

From: [Thompson, Allison](#)
To: [Mulkey, Cindy](#)
Cc: [SCO](#); [Seiler, Ann](#); [Greenberg, Zack](#); [Brobst, David](#)
Subject: RBEC Manatee Lagoon (PA 09-54D) Post Certification Amendment Request
Date: Friday, November 3, 2023 2:15:16 PM
Attachments: [2023 Manatee Lagoon Ammendment Request.pdf](#)

EXTERNAL MESSAGE

This email originated outside of DEP. Please use caution when opening attachments, clicking links, or responding to this email.

Good afternoon,

Please accept the attached Post-Certification Amendment Request for the Riviera Beach Energy Center (PA 09-54D). Please reach out to me if you should have any questions or concerns with this submittal.

Thank you,

Allison Thompson

Environmental Services, Florida Power & Light (FPL)

O: 561-694-3771 | C: 561-876-5745

Allison.Thompson@fpl.com

Join our team! We have exciting opportunities available on our renewables team:
[Environmental Specialist](#)



November 3, 2023

Ms. Cindy Mulkey
Florida Department of Environmental Protection
Siting Coordination Office
2600 Blairstone Road, MS 5500
Tallahassee, FL 32399-2400

RE: Florida Power & Light Company
Riviera Beach Energy Center – Manatee Lagoon
Post-Certification Amendment (PA 09-54D)

Dear Ms. Mulkey:

Florida Power & Light Company (FPL) is requesting a post-certification amendment to the Site Certification for FPL's Riviera Beach Energy Center, pursuant to rule 62-17.205(1)(A) F.A.C. The purpose of this amendment is to obtain approval for the installation of a manatee rescue/beach access ramp, the installation of intake and discharge pipes for three seagrass nursery tanks, and the addition of an Electric Vehicle (EV) Parking area. Included in this submittal are an aerial photograph showing the location of the proposed project, engineering plans detailing the project design, and approved the Site Plan amendment from the City of West Palm Beach.

The manatee rescue/beach access ramp will consist of the installation of approximately 1,050 square feet of ramp (730 sq. ft. over water, and 320 sq. ft. upland) directly adjacent to the existing seawall on the south end of Manatee Lagoon. The purpose of this ramp is to satisfy FPL's commitment to the Unusual Mortality Event (UME) to assist with manatee rescues and releases at Manatee Lagoon. It is anticipated that the ramp will be constructed on wrapped wood piles, wood framing, and composite or wood decking, with synthetic walkway mats. All piles would be installed by jetting, driving, and/or a combination of jetting/punching if rock is encountered.

The installation of intake and discharge pipes will include the installation of two 3" diameter intake pipes, one 3" diameter discharge pipe, two 3" diameter support pipes, and one 36" diameter well pipe which will circulate water from Lake Worth into three upland seagrass nursery tanks. The PVC pipes would be attached to the waterward side of the concrete seawall cap (horizontally) with stainless steel brackets, then turn down vertically into the waters of Lake Worth. The pipes will either be run on the ground, or with very shallow excavation (less than 12"), in a previously disturbed and graded area. The seagrass nursery tanks are also part of FPL's commitment to the UME to assist with manatee rescues and releases at Manatee Lagoon. It will primarily be used for educational purposes although excess seagrass grown in these tanks will be transferred to Palm Beach County Environmental Resource Management (ERM) with the intent to replant seagrass for regrowth in natural areas.

The EV parking area will include the addition of seven EV parking spaces in the existing Manatee Lagoon parking lot. This work will increase impervious area by approximately 1,080 sq. ft. and the detention area volume was increased due to this additional impervious area. Sidewalks are also being reconfigured in part of this addition.

Florida Power & Light Company

700 Universe Boulevard, Juno Beach, FL 33408

Thank you for your attention and consideration of FPL's request to amend the Site Certification for the FPL RBEC. If you have any comments or questions regarding the attached, please feel free to contact Allison Thompson at (561) 694-3771.

Sincerely,

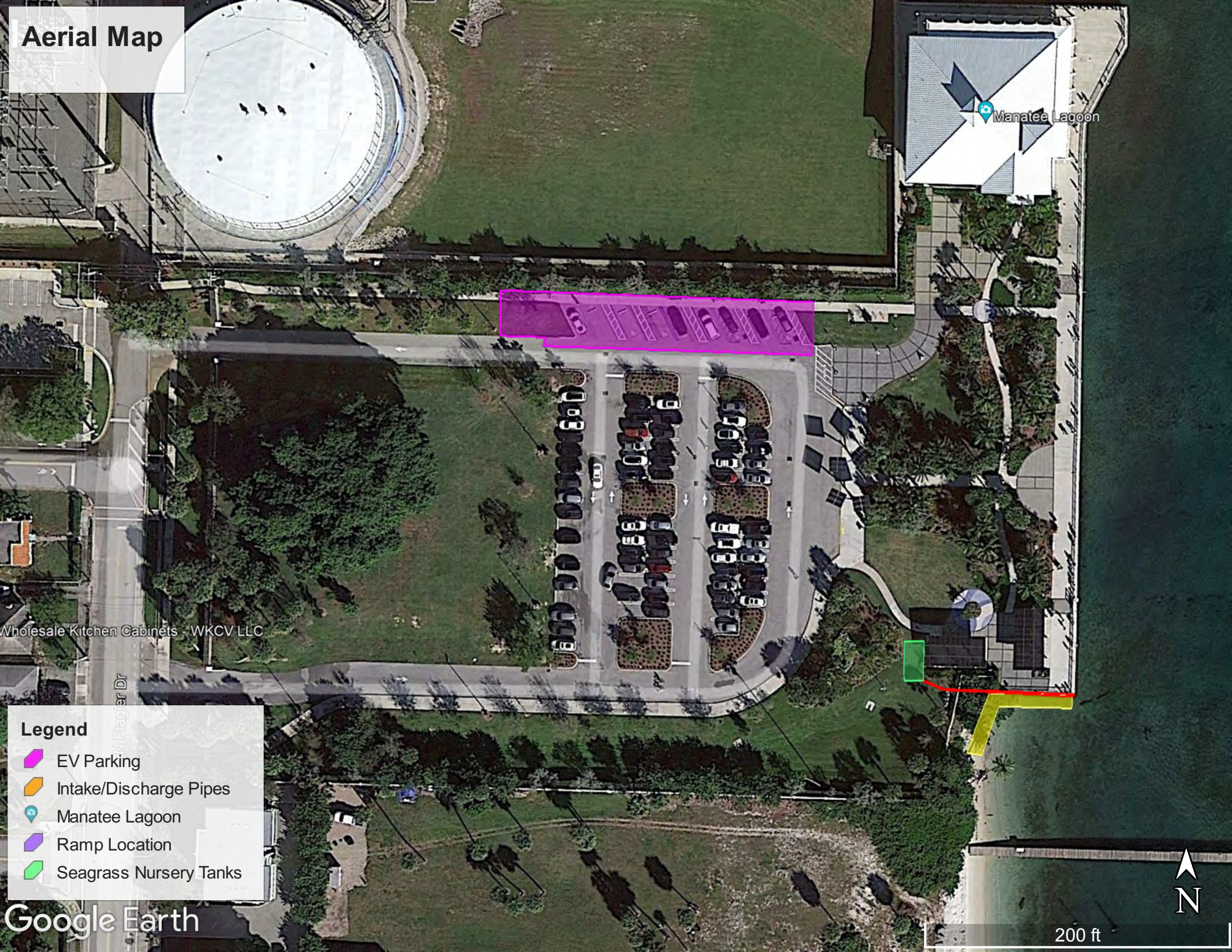
A handwritten signature in black ink, appearing to read "Allison Thompson".

Allison Thompson
FPL Senior Environmental Specialist

CC: Ann Seiler, FDEP SCO
David Brobst, FPL
Zachary Greenberg, FPL

Aerial Map

Aerial Map



Manatee Lagoon

Wholesale Kitchen Cabinets - WKCV LLC

Legend

- EV Parking
- Intake/Discharge Pipes
- Manatee Lagoon
- Ramp Location
- Seagrass Nursery Tanks

Google Earth

N

200 ft

Drawings



TAKEN FROM U.S.G.S. RIVIERA BEACH, FLORIDA QUADRANGLE

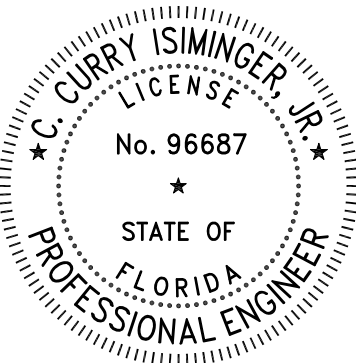
SEC: 03 TWP: 43S RGE: 43E

LAT: 26° 45' 45" N

LONG: 080° 03' 02" W

08/11/2023

This item has been digitally signed and sealed by Charles Curry Isiminger, Jr., P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



VICINITY MAP



**ISIMINGER & STUBBS
ENGINEERING, INC.**

COASTAL • ENVIRONMENTAL • MARINE

REGISTRY NUMBER: 8114

P.O. BOX 14702 - NORTH PALM BEACH, FL 33408 - 561-881-0003

**PROPOSED INTAKE AND DISCHARGE PIPES
LAKE WORTH**

5904 NORTH FLAGLER DRIVE

CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FL

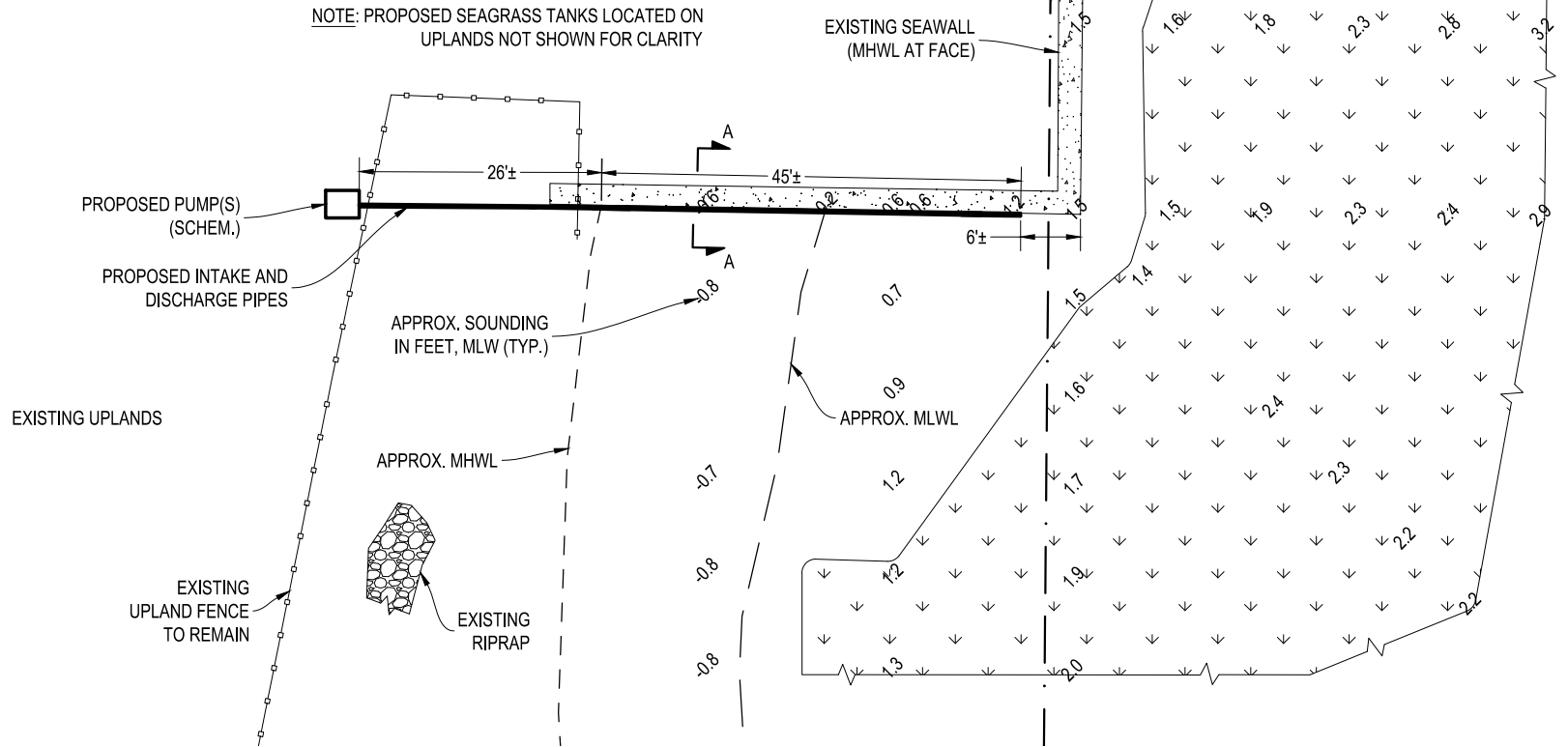
APPLICANT: FLORIDA POWER & LIGHT COMPANY

DATE	8/23	DRAWN	ELF	CHKD	MDB	APPRVD	CCIJR
DWG NO.	23040B1						SHEET
COMPUTER FILE NO.	23040B						OF 5

1



0 10 20
SCALE IN FEET
1"=20'



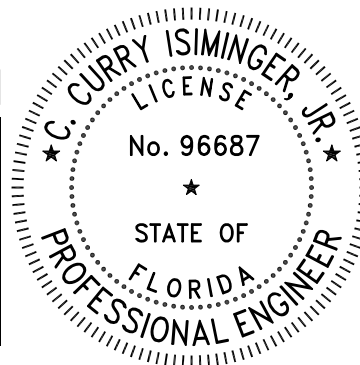
NOTES:

1. DATUM IS MLW. MLW = -2.5± NAVD BASED ON SURVEY.
2. EXISTING LOCATIONS ARE APPROXIMATE BASED ON SURVEY BY AVIROM & ASSOCIATES, INC., REV. 8/02/2023, PLANS BY URBAN DESIGN STUDIO, DATED 22-02-07, AND ON-SITE OBSERVATIONS.
3. SOUNDINGS AND RESOURCE INFORMATION BY ISIMINGER & STUBBS ENGINEERING, INC. FIELD WORK PERFORMED 6/7/23. SOUNDINGS REDUCED TO MLW BASED ON ELEVATIONS FROM SURVEY.

**SKETCH SUBMITTED FOR ENVIRONMENTAL PERMIT REVIEW.
NOT INTENDED FOR CONSTRUCTION OR BUILDING PERMIT REVIEW.**

08/11/2023

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**ISIMINGER & STUBBS
ENGINEERING, INC.**

COASTAL • ENVIRONMENTAL • MARINE

REGISTRY NUMBER: 8114

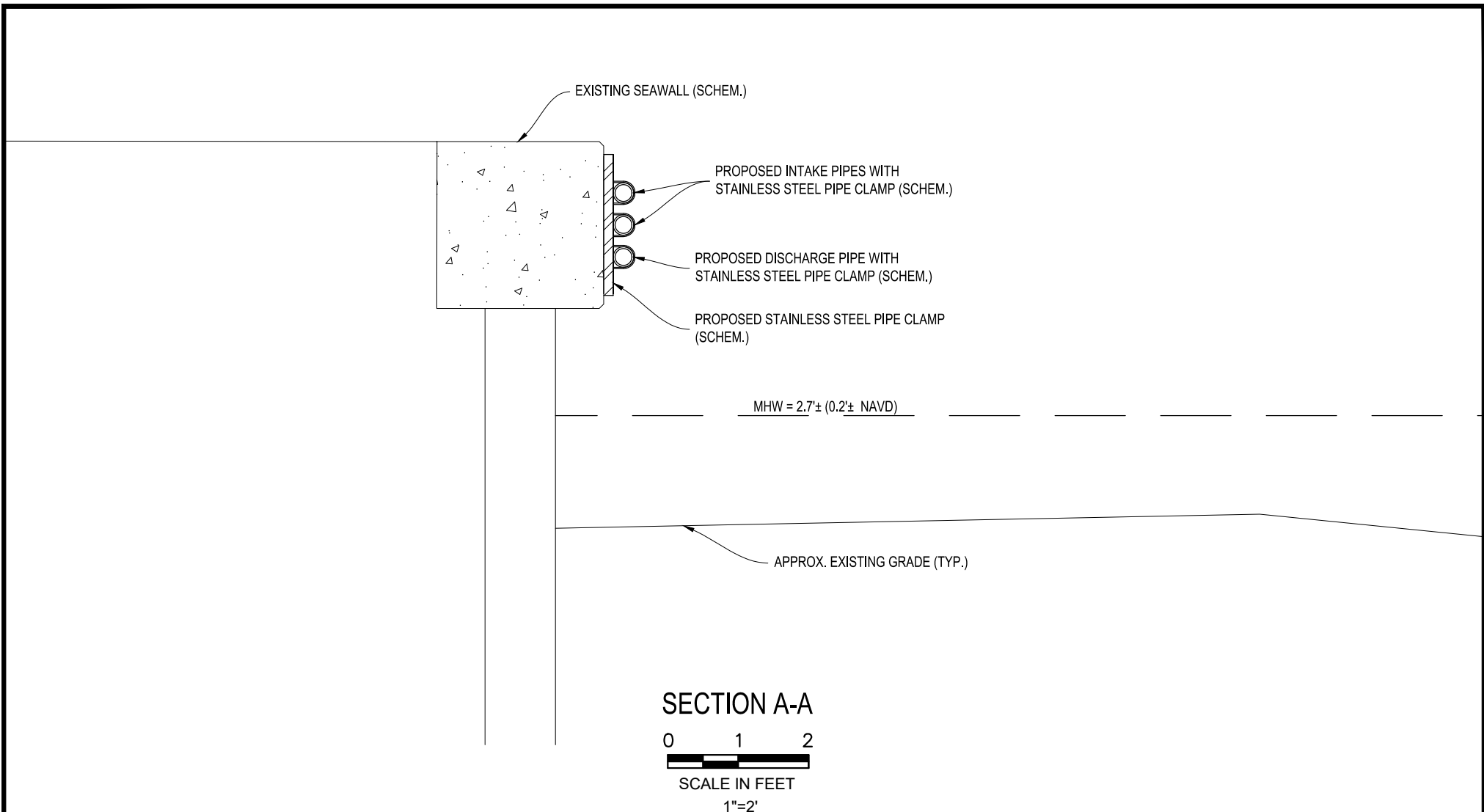
P.O. BOX 14702 - NORTH PALM BEACH, FL 33408 - 561-881-0003

**PROPOSED INTAKE AND DISCHARGE PIPES
LAKE WORTH**

**5904 NORTH FLAGLER DRIVE
CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FL
APPLICANT: FLORIDA POWER & LIGHT COMPANY**

DATE	8/23	DRAWN	ELF	CHKD	MDB	APPRVD	CCIJR
DWG NO.	23040B2						SHEET
COMPUTER FILE NO.	23040B						OF 5

2



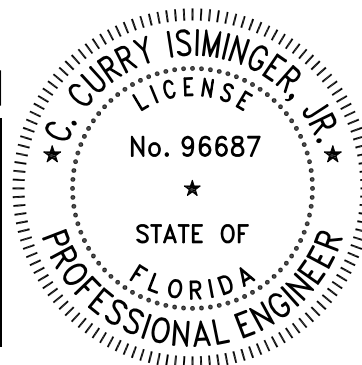
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08/11/2023

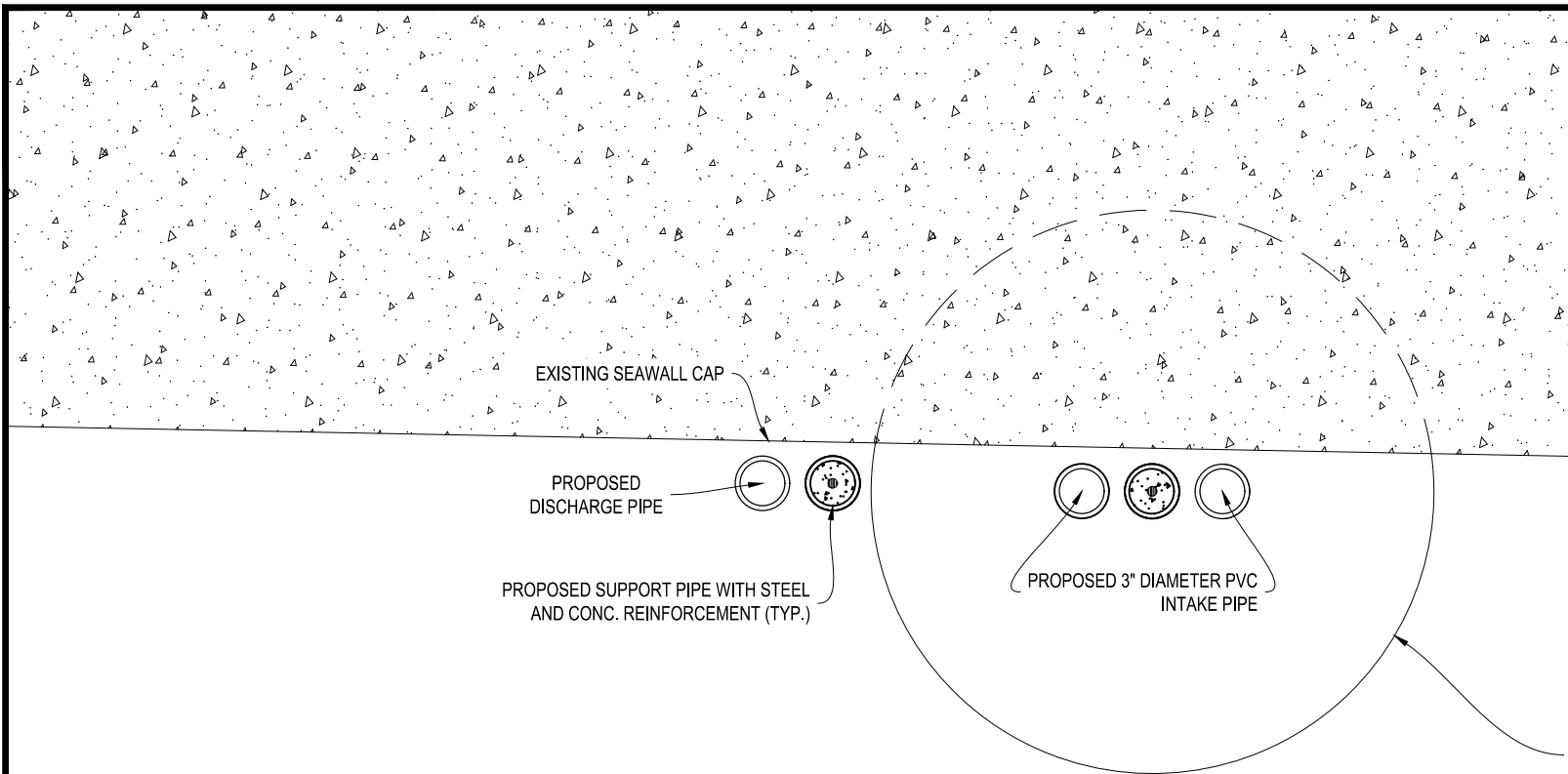
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SECTION VIEW

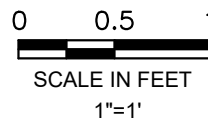
 ISIMINGER & STUBBS ENGINEERING, INC. COASTAL • ENVIRONMENTAL • MARINE REGISTRY NUMBER: 8114 P.O. BOX 14702 - NORTH PALM BEACH, FL 33408 - 561-881-0003							
PROPOSED INTAKE AND DISCHARGE PIPES LAKE WORTH 5904 NORTH FLAGLER DRIVE CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FL APPLICANT: FLORIDA POWER & LIGHT COMPANY							
DATE	8/23	DRAWN	ELF	CHKD	MDB	APPRVD	CCIJR
DWG NO.	23040B3					SHEET	
COMPUTER FILE NO.	23040B					OF 5	

DATE	8/23	DRAWN	ELF	CHKD	MDB	APPRVD	CCIJR
DWG NO.	23040B4					SHEET	
COMPUTER FILE NO.	23040B					OF 5	
						4	



NOTE: PIPE CLAMPS NOT SHOWN FOR CLARITY

TOP VIEW



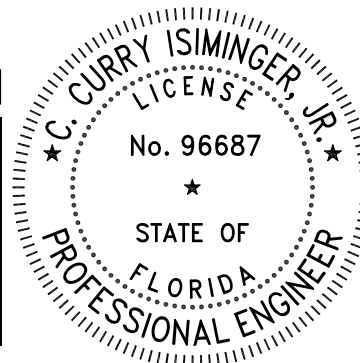
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08/11/2023

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SOUTH ELEVATION



**ISIMINGER & STUBBS
ENGINEERING, INC.**

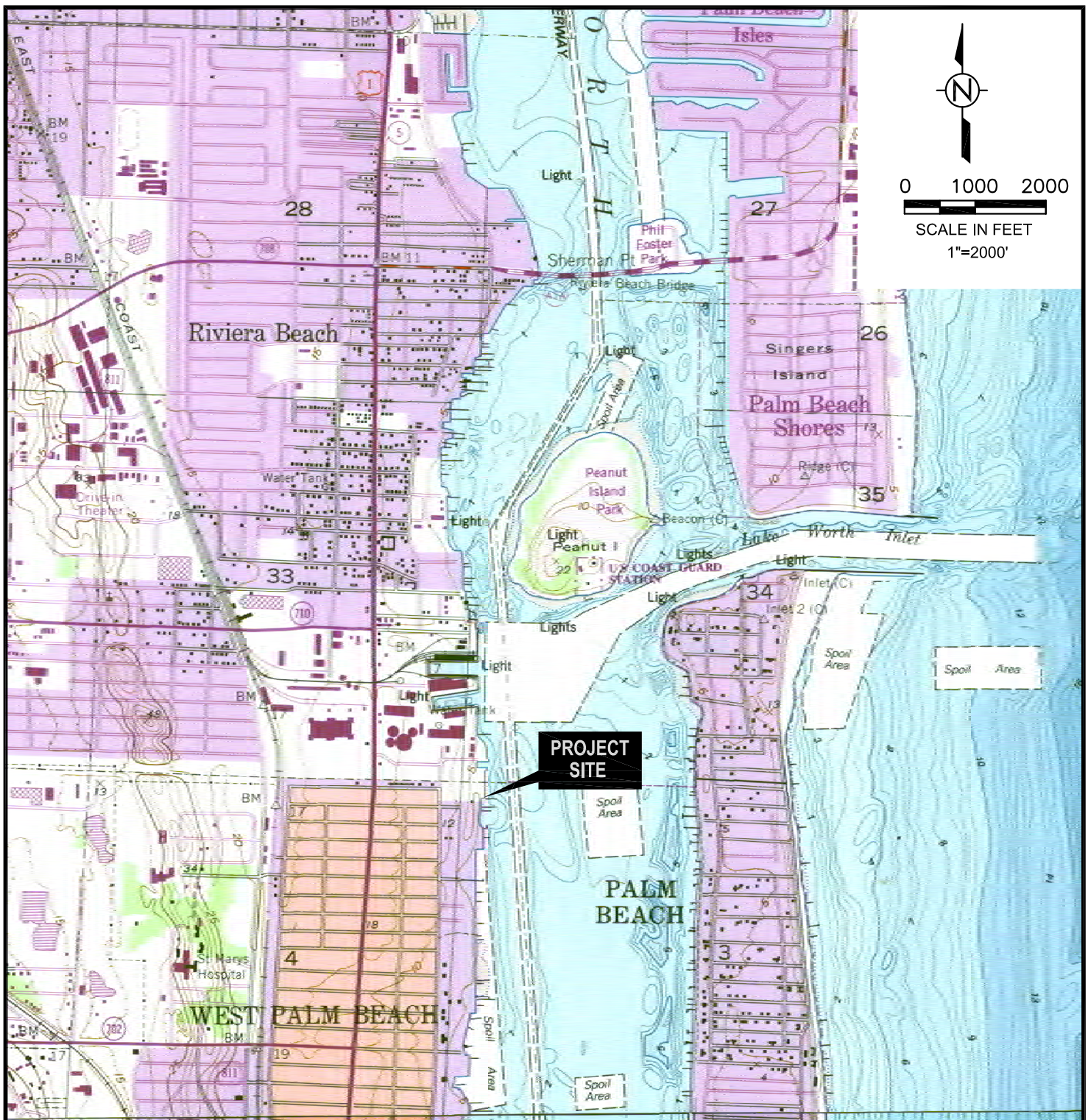
COASTAL • ENVIRONMENTAL • MARINE

REGISTRY NUMBER: 8114
P.O. BOX 14702 - NORTH PALM BEACH, FL 33408 - 561-881-0003

**PROPOSED INTAKE AND DISCHARGE PIPES
LAKE WORTH**

**5904 NORTH FLAGLER DRIVE
CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FL
APPLICANT: FLORIDA POWER & LIGHT COMPANY**

DATE	8/23	DRAWN	ELF	CHKD	MDB	APPRVD	CCIJR
DWG NO.	23040B5						SHEET
COMPUTER FILE NO.	23040B						OF 5



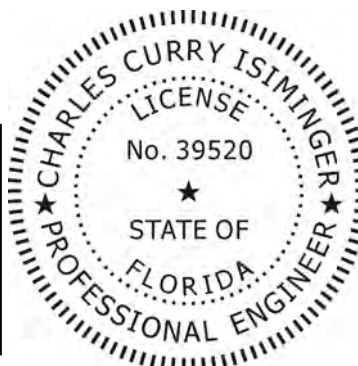
TAKEN FROM U.S.G.S. RIVIERA BEACH, FLORIDA QUADRANGLE

SEC: 04 TWP: 43S RGE: 43E

LAT: 26° 45' 45" N

LONG: 080° 03' 02" W

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VICINITY MAP



**ISIMINGER & STUBBS
ENGINEERING, INC.**

COASTAL • ENVIRONMENTAL • MARINE

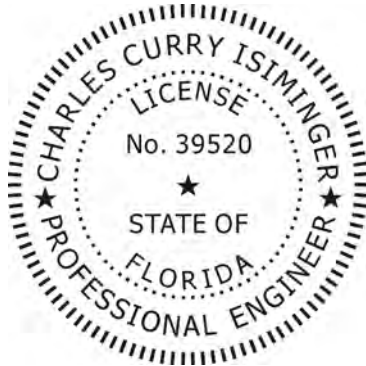
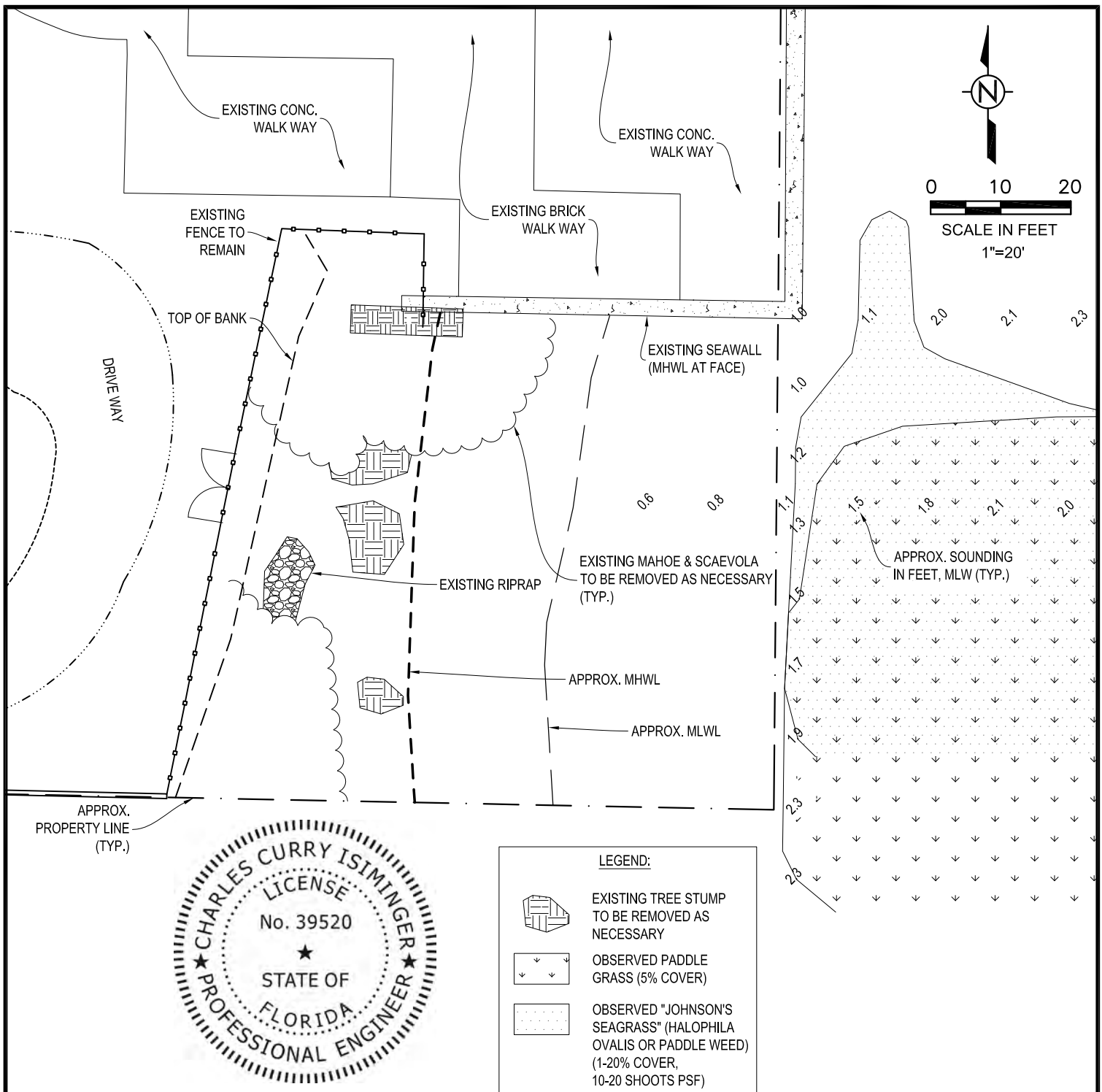
REGISTRATION NUMBER: 8114
P.O. BOX 14702 • NORTH PALM BEACH, FL 33408 • 561-881-0003

PROPOSED MANATEE RESCUE/BEACH ACCESS RAMP
LAKE WORTH

5904 NORTH FLAGLER DRIVE
CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FL
APPLICANTS: FLORIDA POWER & LIGHT COMPANY

DATE	2/22	DRAWN	TCR	CHKD	MDB	APPRVD	CCI
DWG NO.	21159B1	SHEET					1
COMPUTER FILE NO.	21159Br1	OF 5					

REV 1 3/22 REVISED NUMBER OF SHEETS



LEGEND:	
	EXISTING TREE STUMP TO BE REMOVED AS NECESSARY
	OBSERVED PADDLE GRASS (5% COVER)
	OBSERVED "JOHNSON'S SEAGRASS" (HALOPHILA OVALIS OR PADDLE WEED) (1-20% COVER, 10-20 SHOOTS PSF)

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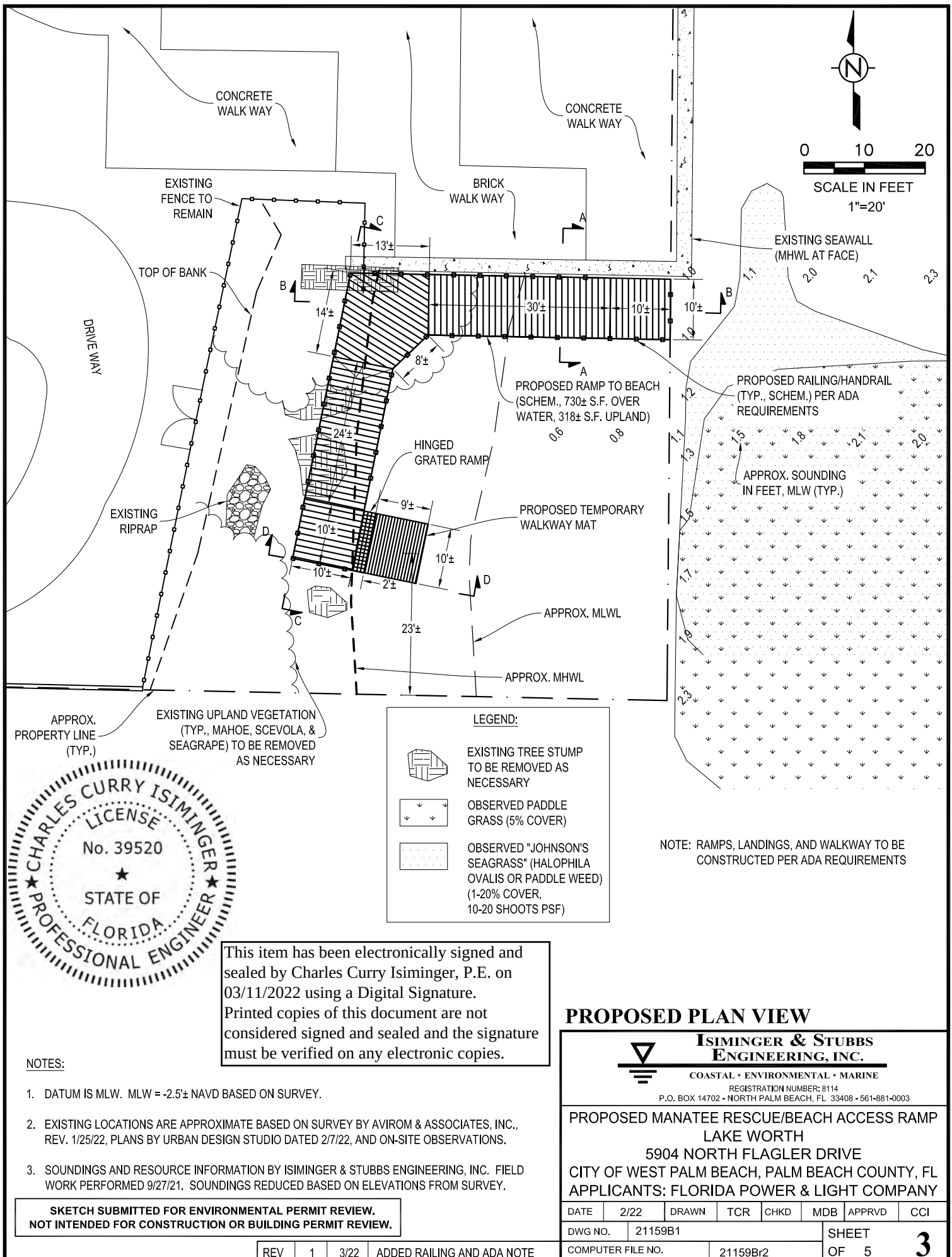
EXISTING PLAN VIEW

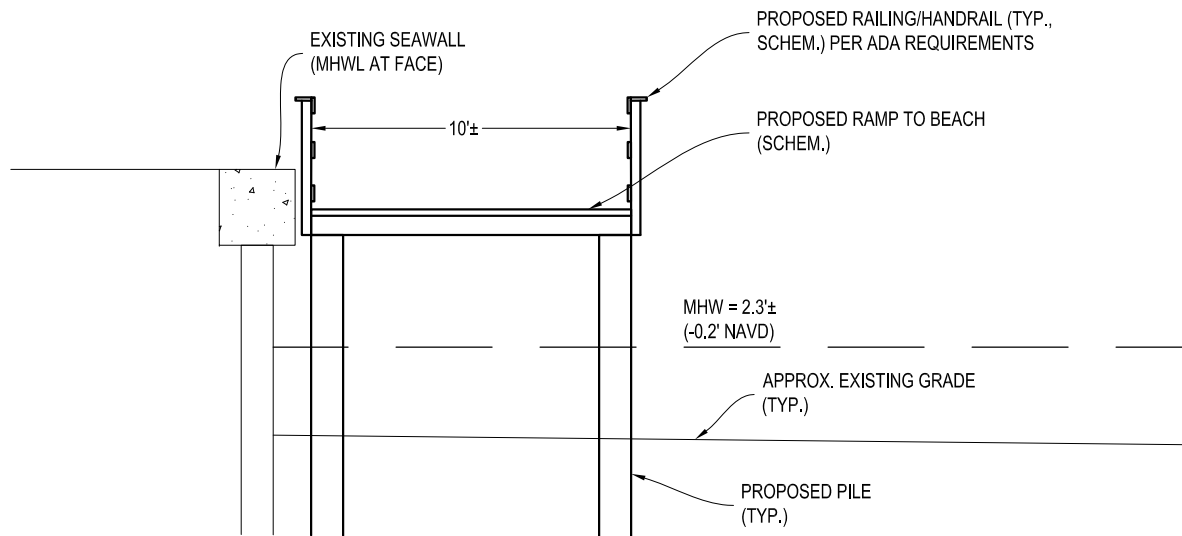
NOTES:

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- SOUNDINGS AND RESOURCE INFORMATION BY ISIMINGER & STUBBS ENGINEERING, INC. FIELD WORK PERFORMED 9/27/21. SOUNDINGS REDUCED BASED ON ELEVATIONS FROM SURVEY.

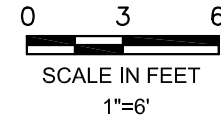
SKETCH SUBMITTED FOR ENVIRONMENTAL PERMIT REVIEW.
NOT INTENDED FOR CONSTRUCTION OR BUILDING PERMIT REVIEW.

 ISIMINGER & STUBBS ENGINEERING, INC. COASTAL • ENVIRONMENTAL • MARINE REGISTRATION NUMBER: 8114 P.O. BOX 14702 • NORTH PALM BEACH, FL 33408 • 561-881-0003							
PROPOSED MANATEE RESCUE/BEACH ACCESS RAMP LAKE WORTH 5904 NORTH FLAGLER DRIVE CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FL APPLICANTS: FLORIDA POWER & LIGHT COMPANY							
DATE	2/22	DRAWN	TCR	CHKD	MDB	APPRVD	CCI
DWG NO.	21159B1					SHEET	
COMPUTER FILE NO.	21159Br1					OF 5	
REV		1	3/22	REVISED VEGETATION NOTE			

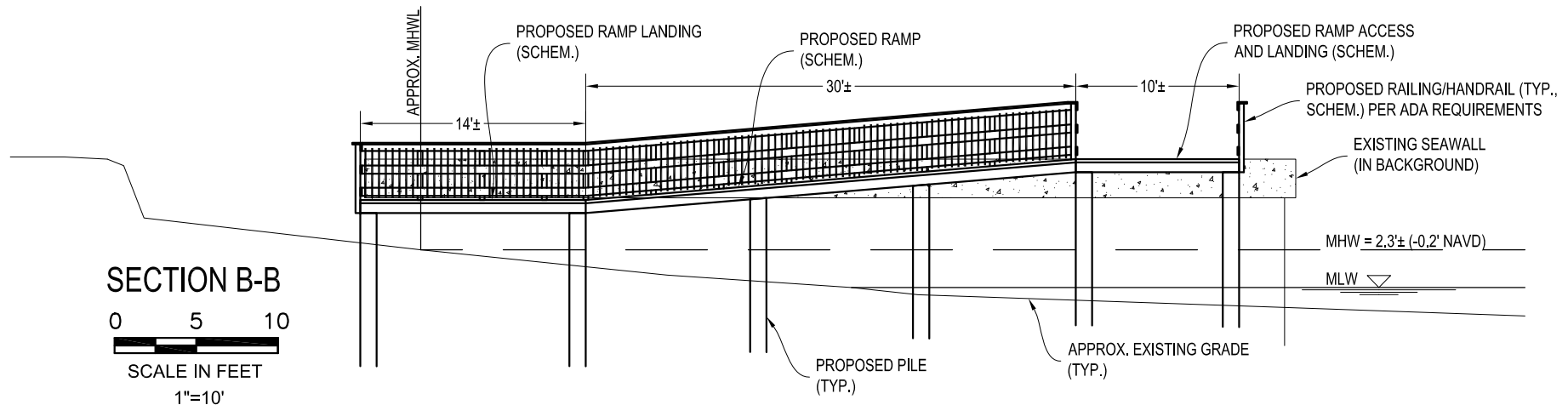




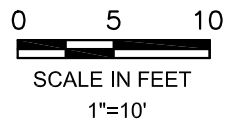
SECTION A-A



NOTE: RAMPS, LANDINGS, AND WALKWAY TO BE CONSTRUCTED PER ADA REQUIREMENTS



SECTION B-B

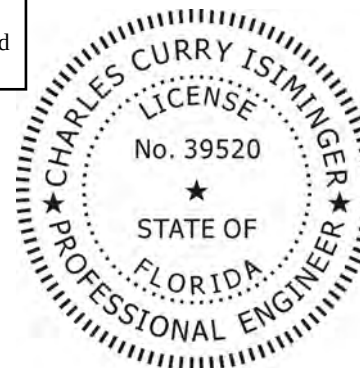


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SECTIONS A & B



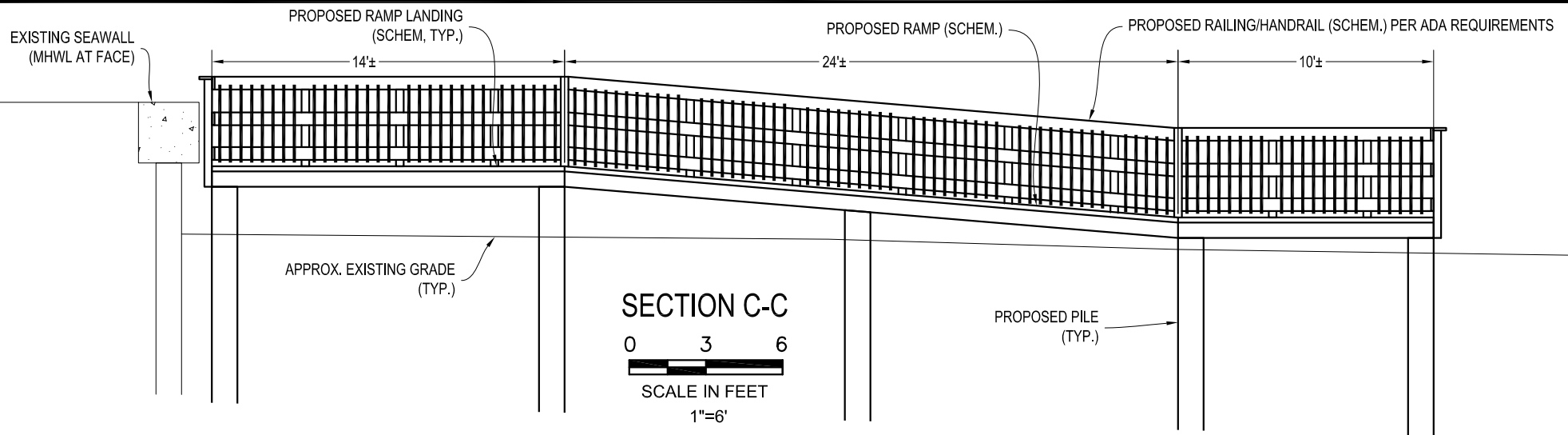
**ISIMINGER & STUBBS
ENGINEERING, INC.**

COASTAL • ENVIRONMENTAL • MARINE
REGISTRATION NUMBER: 8114
P.O. BOX 14702 • NORTH PALM BEACH, FL 33408 • 561-881-0003

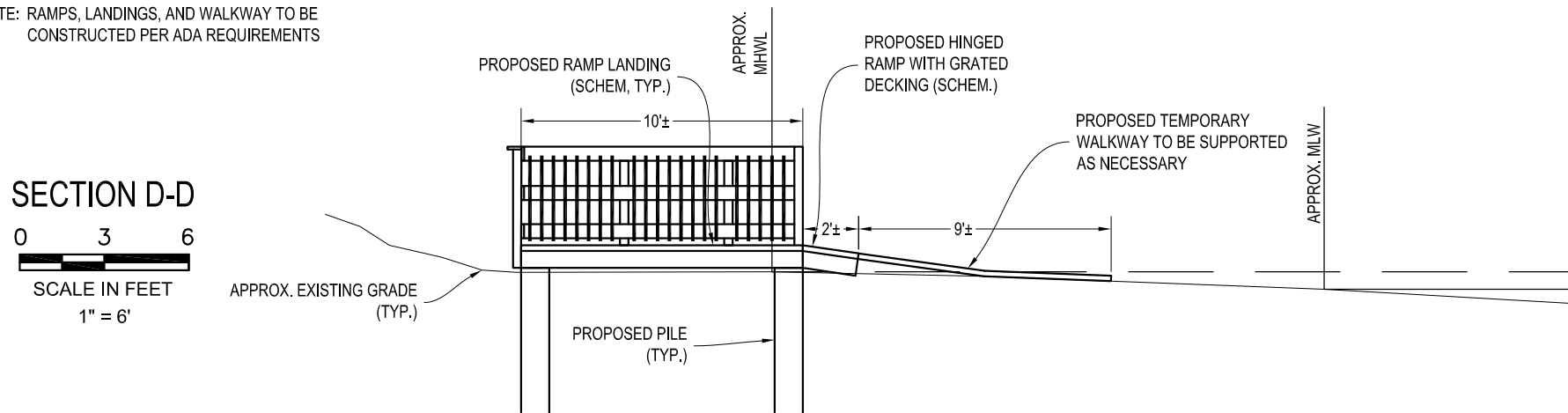
**PROPOSED MANATEE RESCUE/BEACH ACCESS RAMP
LAKE WORTH**
5904 NORTH FLAGLER DRIVE
CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FL
APPLICANTS: FLORIDA POWER & LIGHT COMPANY

DATE	2/22	DRAWN	TCR	CHKD	MDB	APPRVD	CCI
DWG NO.	21159B1					SHEET	
COMPUTER FILE NO.			21159Br2			OF 5	
						4	

REV	1	3/22	ADDED RAILING AND ADA NOTE
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NOTE: RAMPS, LANDINGS, AND WALKWAY TO BE CONSTRUCTED PER ADA REQUIREMENTS

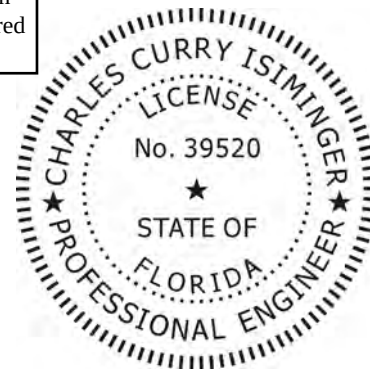


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NOT INTENDED FOR CONSTRUCTION OR BUILDING PERMIT REVIEW.**



SECTIONS C & D



**ISIMINGER & STUBBS
ENGINEERING, INC.**

COASTAL • ENVIRONMENTAL • MARINE

REGISTRATION NUMBER: 8114

P.O. BOX 14702 • NORTH PALM BEACH, FL 33408 • 561-881-0003

**PROPOSED MANATEE RESCUE/BEACH ACCESS RAMP
LAKE WORTH**

5904 NORTH FLAGLER DRIVE

CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FL

APPLICANTS: FLORIDA POWER & LIGHT COMPANY

DATE	2/22	DRAWN	TCR	CHKD	MDB	APPRVD	CCI
DWG NO.	21159B1					SHEET	5
COMPUTER FILE NO.	21159Br2					OF	5

REV	1	3/22	ADDED RAILING AND ADA NOTE
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City of West Palm Beach Site Plan Amendment

September 15, 2023

Ms. Shayne Broadnix
Urban Design Studio
610 Clematis Street, Suite CU-02
West Palm Beach, Florida 33401

RE: ISPR 14-06F Manatee Education Center Park EV Parking Expansion Site Plan Approval

Dear Ms. Broadnix:

This letter approves, with conditions, a Minor Site Plan Amendment to the Manatee Education Center Park to permit the installation of additional Electric Vehicle parking spaces and the modification to the seagrass demonstration area. The plans listed below, available for download from the City's EPL site, are approved as part of this amendment and replace previous versions. The plans and conditions approved as part of the February 12, 2015, September 30, 2016, April 23, 2018, January 16, 2020, March 17, 2020 and April 7, 2022; approval letters that are not replaced by the plans listed below remain in effect:

- Site: "Manatee Education Center Park, AKA Manatee Lagoon, An FPL Eco-Discovery Center," Sheet SP-1, prepared by Urban Design Studio on February 11, 2022, with last revision date of August 21, 2023, and received by the Planning Division on August 21, 2023.
- Landscape: "Manatee Education Center Park, AKA Manatee Lagoon, An FPL Eco-Discovery Center," Sheet LP-1, prepared by Urban Design Studio, dated April 17, 2023, with last revision date of August 21, 2023, and received by the Planning Division on August 21, 2023.
- Civil: "Site Engineering Plan, FPL Manatee Lagoon Discovery Center EV Parking Addition," Sheet C1.1, prepared by McLeod McCarthy & Associates, P.A., signed and sealed by Todd N McLeod, P.E., on August 21, 2023, and received by the Planning Division on August 21, 2023.

The following conditions apply to this approval:

1. All above ground infrastructure for the EV chargers shall be screened.

2. A Tree Alteration Permit will be required prior to the removal or relocation of any trees/palms.

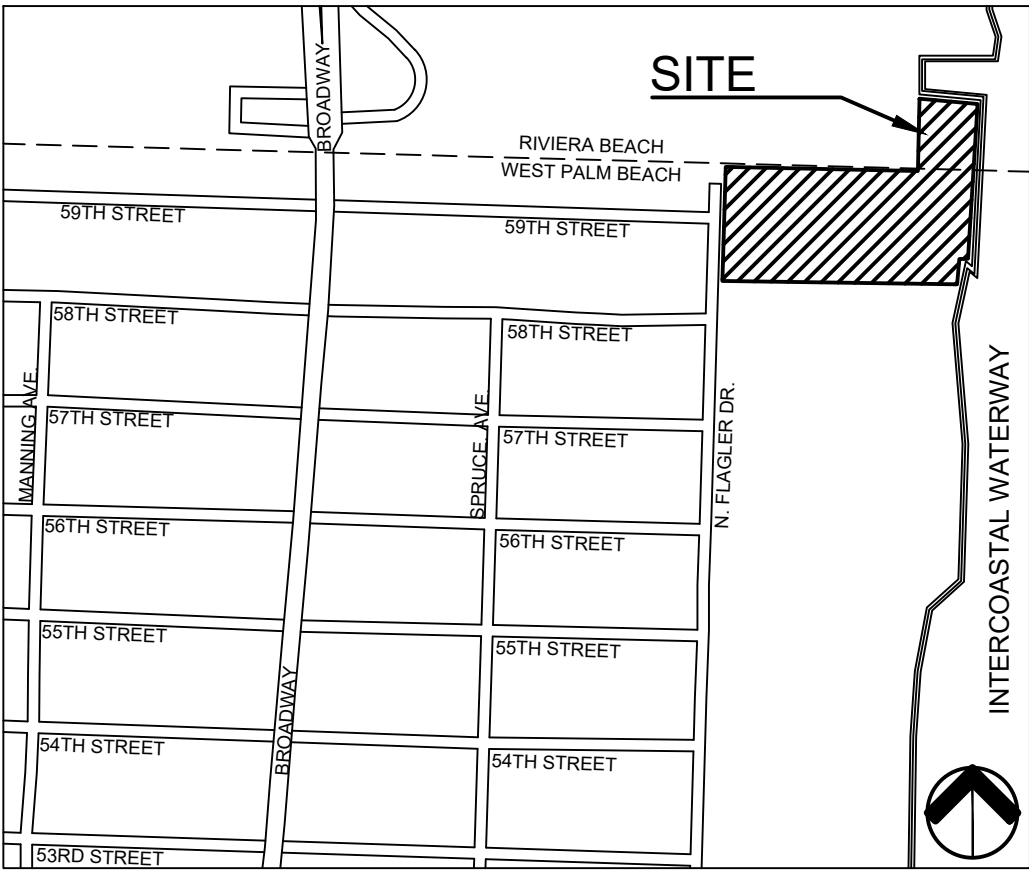
If you have any further questions, please contact Eric Schneider, Principal Planner, at 561-822-1446.

Sincerely,

A handwritten signature in black ink, appearing to read 'E. Schneider', with a long horizontal flourish extending to the right.

FOR: Angella Vann, AICP
Planning and Zoning Administrator

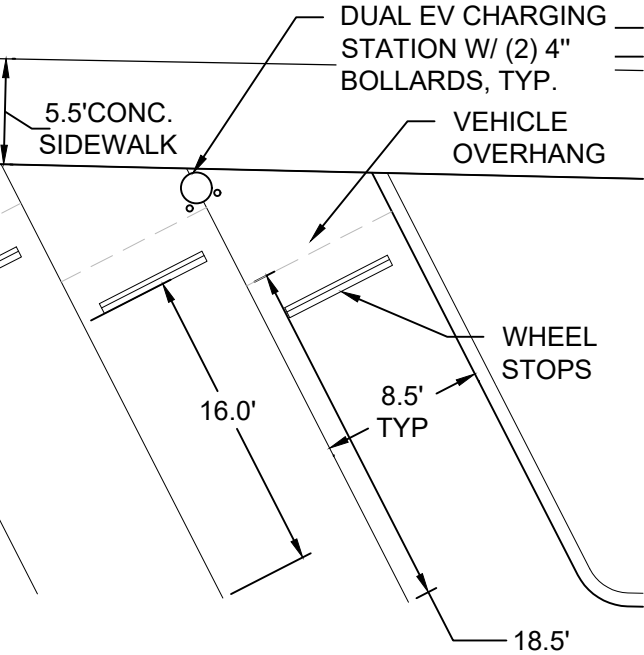
Location Map



Notes

1. BASE INFORMATION BASED ON SURVEY PREPARED BY AVIROM & ASSOCIATES, INC. DATED 02/04/14 AND LAST UPDATED 01/25/2022.
2. SURROUNDING INFORMATION SHOWN FOR INFORMATIONAL PURPOSES ONLY.

EV CHARGER
PLACEMENT DETAIL



Notes

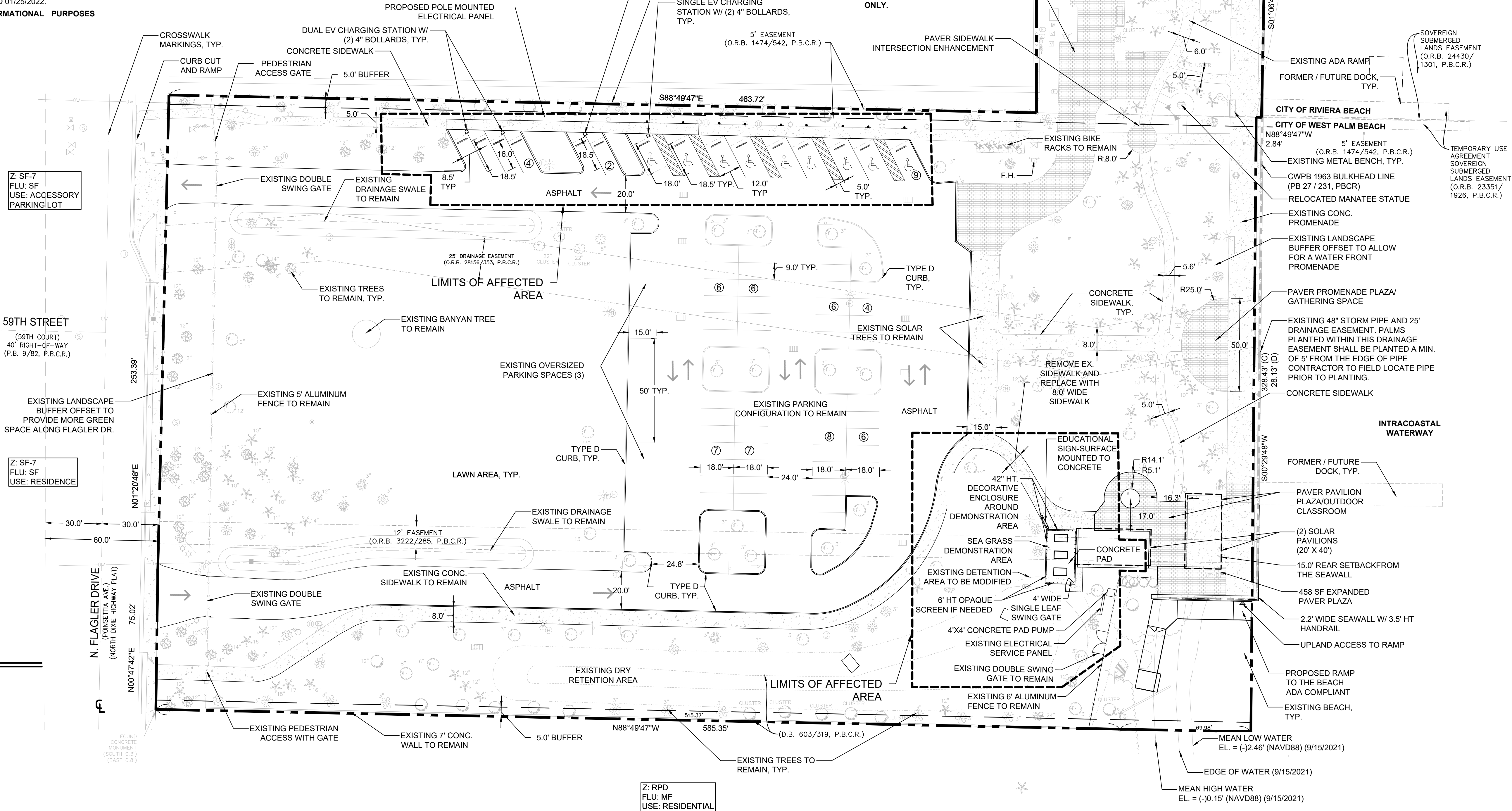
1. EV CHARGERS TO BE PLACED IN THE ASPHALT PAVEMENT AT THE CURB LINE
2. CONC. WHEEL STOPS TO BE PLACED TO ENSURE CODE MINIMUM PARKING STALL DEPTH CAN BE PROVIDED W/O CONFLICT WITH CHARGING STATION

Development Team

PROPERTY OWNER/ APPLICANT:	FLORIDA POWER & LIGHT 6000 N. FLAGLER DRIVE WEST PALM BEACH, FL 33408
PLANNER / LANDSCAPE ARCHITECT:	URBAN DESIGN STUDIO 610 CLEMATIS STREET SUITE CU02 WEST PALM BEACH, FL 33401 561.366.1100
SURVEYOR:	AVIROM & ASSOCIATES, INC. SURVEYING AND MAPPING 7685 SW ELLIPSE WAY STUART, FL 34997 772.781.6266
CIVIL ENGINEER:	MCLEOD MCCARTHY & ASSOCIATES, P.A. THE FORUM III 1655 PALM BEACH LAKES BLVD., STE. 172 WEST PALM BEACH, FL 33401 561.689.9500

SITE DATA

EXISTING LAND USE	MULTI FAMILY (MF)
EXISTING ZONING	MF-32
EXISTING USE	PARK
GROSS SITE AREA	4.94 AC. (215,311 SF)
NET SITE AREA (WITHIN CWPB)	4.40 AC. (191,643 SF)
PCN (S)	74-43-43-04-01-000-0760 (CWPB)
PERVIOUS AREA	119,382 SF
IMPERVIOUS AREA	72,261 SF
MAXIMUM LOT COVERAGE BY IMPERVIOUS AREA	62.3%
ACTUAL LOT COVERAGE BY IMPERVIOUS AREA	37.7%
PARKING REQUIRED (1 SPACE/300 SF)	53 SPACES
ACCESSIBLE SPACES REQUIRED (FOR 51-75 PARKING SPACES PROVIDED)	3 SPACES
PARKING PROVIDED	68 SPACES
STANDARD SPACES	56 SPACES
ACCESSIBLE SPACES	9 SPACES
OVER-SIZED SPACES	3 SPACES
ELECTRIC PARKING	7 SPACES*
STANDARD SPACES	6 SPACES
ACCESSIBLE SPACES	1 SPACE
*INCLUDED IN THE TOTAL PARKING REQUIREMENT	
BIKE SPACES REQUIRED (1 BIKE SPACE / 10 PARKING SPACES)	6 SPACES
BIKE SPACE PROVIDED	10 SPACES
DRY RETENTION	16,955 SF (0.38 AC)



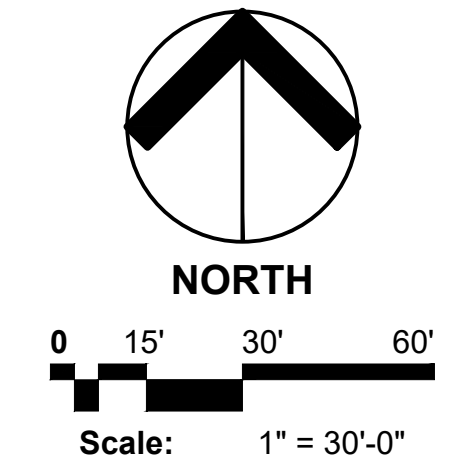
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Urban Design
Land Planning
Landscape Architecture

610 Clematis Street, Suite CU02
West Palm Beach, FL 33401
561.366.1100 FAX 561.366.1111
www.udsfllorida.com
#LA0001739

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Manatee Education Center Park
AKA Manatee Lagoon, An FPL Eco-Discovery Center
West Palm Beach, Florida
Site Plan



Date: 3/31/2023
Project No.: 16-093.006
Designed By: RD
Drawn By: MR
Checked By: CW/RD

Revision Dates:
2/11/22 MINOR SP AMEND SUBMIT.
3/10/22 PPRC COMMENTS
06/13/23 MINOR SP AMEND SUBMITAL
08/21/2023 MINOR RESUBMITAL

SP-1
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