

**VILLAGE OF ROYAL PALM BEACH  
PLANNING and ENGINEERING  
1050 Royal Palm Beach Boulevard  
Royal Palm Beach, FL 33411  
(561) 790-5131**

**DEVELOPMENT APPLICATION**

APPLICATION NO.: \_\_\_\_\_

SUBMITTAL DATE: 06-23-10

PROPERTY OWNER(S)	APPLICANT
Name: <u>Gobi Cass Properties, LLC</u>	Name: <u>Miguel Soto</u>
Address: <u>1893 Trotter Ct Wellington, FL 33414</u>	Address: <u>3500 N FLyter Dr West Palm Beach, FL 33407</u>
Phone: <u>833-1933</u>	E-Mail: <u>prestige@201.com</u>
	Phone: <u>954-868-5197</u>

Proof of ownership, along with agent's authorization letter if Application is being submitted by anyone other than the Owner(s), must be submitted with Application.

One (1) original, plus nine (9) copies of all plans, plats and forms must be submitted with the application. (Additional copies of the application packet will be required for all subsequent Board meetings). For Minor Site Plan Modifications, submit one (1) original plus three (3) copies. In addition, ALL PLANS, PLATS AND APPLICATION FORMS MUST BE SUBMITTED IN ELECTRONIC FORMAT. Following Council approval 3 complete sets of plans shall be submitted for stamped sign off as well as an updated electronic copy of plans, plats applications in TIFF format.

**CHECK APPLICABLE APPROVALS BEING REQUESTED:**  
(Fees per current Village Code must be submitted with application.)

<input type="checkbox"/>	ADMINISTRATIVE APPEAL	\$250.00	<input type="checkbox"/>	SITE PLAN MODIFICATION (Major)	\$2,000.00
<input type="checkbox"/>	ANNEXATION	No Fee	<input type="checkbox"/>	SITE PLAN MODIFICATION (Minor)	\$250.00
<input type="checkbox"/>	MASTER PLAN REVIEW	\$2,000.00	<input type="checkbox"/>	SITE PLAN REVIEW	\$2,000.00
<input type="checkbox"/>	COMP PLAN AMEND. (LARGE)	\$3,000.00	<input type="checkbox"/>	VARIANCE	\$100.00
<input type="checkbox"/>	COMP PLAN AMEND. (SMALL)	\$2,000.00	<input type="checkbox"/>	MOD. TO COUNCIL REQUIREMENTS	\$250.00
<input type="checkbox"/>	REZONING	\$2,000.00	<input type="checkbox"/>	SPECIAL EXCEPTION	\$1,000.00
<input type="checkbox"/>	PRELIMINARY PLAT	\$1,000.00	<input type="checkbox"/>	FINAL PLAT (see page 13)	\$1,000.00
<input checked="" type="checkbox"/>	ARCHITECTURAL REVIEW (AAR)	\$250.00	<input type="checkbox"/>	AAR APPEAL	\$250.00
<input type="checkbox"/>	SITE PLAN EXTENSION	\$250.00	<input type="checkbox"/>	LANDSCAPE WAIVER	\$100.00
<input type="checkbox"/>	ZONING TEXT AMENDMENT	\$1,000.00	<input type="checkbox"/>	SIGN VARIANCE	\$100.00

Site Plan Review includes an additional \$300.00 per acre fee. Master Plan includes an additional \$100.00 per acre fee. Additional legal and certified mailing fees may also apply.

**DO NOT WRITE BELOW THIS LINE**

**FOR DEPARTMENTAL USE ONLY**

ACCEPTED FOR REVIEW BY

Received by: C. Cox

Date: 6/28/10

Fee Paid: \$ 250--

Sufficiency Approval Date \_\_\_\_\_ TRC Date: \_\_\_\_\_

Received from applicant: ☒ 10 Applications ☒ 10 sets of Plans ☒ Fees ☒ CD of submittal ☒ Color Samples

**GENERAL DATA**

Project Name: GobiCess Properties, LLC

Project Location: (Address and property control no.) 340 Business Pkwy, Rapid City, SD 57701 33411

Existing Zoning: IG

Proposed Zoning: IG

Existing Comprehensive Plan Designation: \_\_\_\_\_

Proposed Comprehensive Plan Designation: \_\_\_\_\_

Existing Land Use: Industrial

Proposed Land Use: Industrial

Total Site Area: 30,928 10,578 Sq. Ft. 0.71 Acres

Flood Zone Category: \_\_\_\_\_

Is site currently served by public water? Yes \_\_\_\_\_ No \_\_\_\_\_

Is site currently served by public sewer? Yes \_\_\_\_\_ No \_\_\_\_\_

**RESIDENTIAL**

Total Number of Dwelling Units: 45/1 Density (Units per acre): \_\_\_\_\_

**COMMERCIAL**

Total Square Footage: 10,578 Number of Buildings: 1

Describe briefly the nature of any improvements presently located on the subject property.

Exterior Painting

Describe type of operation or business proposed; or the proposed construction.

Estimate of construction costs: \_\_\_\_\_

Describe in detail the phasing of the proposed development (Attach if insufficient space).

State the reasons or basis for the Approval request, and explain why this request is consistent with good planning and zoning practice, will not be contrary to the Village's Comprehensive Development Plan, and will not be detrimental to the promotion of public appearance, comfort, convenience, general welfare, good order, health, morals, prosperity, and safety of the Village. Additionally, all standards set forth in the Village Code of Ordinances for Special Exceptions, Variances, Sign Variances, Administrative Appeals, etc. must be addressed on the additional sheet provided with this application.

Has any previous Application been filed within the last year in connection with the subject property? (Yes) ☐ (No) ☒ If yes, briefly describe the nature of the Application.

Has a site plan been previously approved by the Village Commission for this property? (Yes) ☐ (No) ☐ If yes, please note date of previous approval.

#### EXACT LEGAL DESCRIPTION OF PROPERTY:

(Attach if insufficient space)

Give the name, address and telephone number for the following persons or firms involved in this development:

AGENT [if different from Owner(s)]:	DEVELOPER:
Name:	Name:
Company Name:	Company Name:
Address:	Address:
Phone:	Phone:

PLANNER:	ARCHITECT:
Name:	Name:
Company Name:	Company Name:
Address:	Address:
Phone:	Phone:
	Florida Registration No.:

<b>ENGINEER:</b>	<b>LANDSCAPE ARCHITECT:</b>
<b>Name:</b>	<b>Name:</b>
<b>Company Name:</b>	<b>Company Name:</b>
<b>Address:</b>	<b>Address:</b>
<b>Phone:</b>	<b>Phone:</b>
<b>Florida Registration No.:</b>	<b>Florida Registration No.:</b>

<b>SURVEYOR:</b>	<b>ATTORNEY:</b>
<b>Name:</b>	<b>Name:</b>
<b>Company Name:</b>	<b>Company Name:</b>
<b>Address:</b>	<b>Address:</b>
<b>Phone:</b>	<b>Phone:</b>

<b>CURRENT OCCUPANT:</b>	<b>ALL CORRESPONDENCE WILL BE MAILED TO APPLICANT ONLY UNLESS A SUBSTITUTE ADDRESS IS SPECIFIED BELOW:</b>
<b>Name:</b>	
<b>Address:</b>	<b>Address:</b>
<b>Phone:</b>	<b>Phone:</b>



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## Consent Form

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**INSTRUCTIONS:** Consent to an agent is required from the property owner(s) and contract purchaser, if applicable, if the property owner(s) or contract purchaser does not intend to attend all meetings and public hearings and submit in person all material pertaining to the application. A separate form is required from each owner/contract purchaser. Consent to a firm shall be deemed consent for the entire firm, unless otherwise specified. Consent is valid for one year from date of notary, unless otherwise specified. Attach copy of last recorded warranty deed for subject property.

**Project Name:** 340 Business Pkwy **Submittal Date:** \_\_\_\_\_

This form shall serve as **CONSENT** for the agent identified below to prepare or have prepared and submit all documents for the following application(s) affecting property I have an ownership interest in:

☒ Architectural Review ☐ Comprehensive Plan Amendment ☐ Final Plats ☐ Major Site Plan Modification ☐ Minor Site Plan Modification ☐ Modifications to Council Imposed Conditions ☐ Preliminary Plats ☐ Rezoning ☐ Site Plan Review ☐ Special Exception Use ☐ Time Extension ☐ Variance ☐ Voluntary Annexations ☐ Zoning Text Amendments

☐ Other (indicate request): \_\_\_\_\_

I hereby give CONSENT to (\_\_\_\_\_) to act on my behalf, to submit or have submitted this application and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining to the application(s) indicated above. Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application for the proposed use of:

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I hereby certify I have full knowledge the property I have an ownership interest in is the subject of this application. I further certify the statements or information made in any paper or plans submitted herewith are true and correct to the best of my knowledge. I understand this application, related material and all attachments become official records of the Planning & Engineering Department of Royal Palm Beach, Florida, and will not be returned. I understand that any false, inaccurate or incomplete information provided by me or my agent will result in the denial, revocation or administrative withdrawal of this application, request, approval or permits. I acknowledge that additional information may be required to process this application. I further consent to Royal Palm Beach to publish, copy or reproduce any copyrighted document submitted as a part of this application for any third party. I further agree to all terms and conditions, which may be imposed as part of the approval of this application.

**OWNER/CONTRACT PURCHASER INFORMATION:** I am the ☒ owner ☐ contract purchaser (☐ one)

Miguel Soto  
(Name - type, stamp or print clearly)

[Signature]  
(Signature)

3500 N Fkyle Dr WPB FL 33407  
(Address) (City, State, Zip)

**STATE OF FLORIDA  
PALM BEACH COUNTY:**

The foregoing instrument was acknowledged before me this day of 23<sup>rd</sup> June, 2010 by Miguel Soto (name of person acknowledging). He/she is personally known to me or has produced (type of identification) as identification and did/did not take an oath (circle correct response).

Bonnie S. Groat  
(Name - type, stamp or print clearly)

[Signature]  
(Signature)

**NOTARY'S SEAL**

**AGENT INFORMATION:**

\_\_\_\_\_  
(Name - type, stamp or print clearly)

\_\_\_\_\_  
(Name of firm)

\_\_\_\_\_  
(Address) (City, State, Zip)

\_\_\_\_\_  
Signature of Agent

**STATE OF FLORIDA  
PALM BEACH COUNTY:**

The foregoing instrument was acknowledged before me this day of \_\_\_\_\_, 20\_\_\_\_ by \_\_\_\_\_ (name of person acknowledging). He/she is personally known to me or has produced (type of identification) as identification and did/did not take an oath (circle correct response).

\_\_\_\_\_  
(Name - type, stamp or print clearly)

\_\_\_\_\_  
(Signature)

**NOTARY'S SEAL**

**ARCHITECTURAL AND AESTHETIC REVIEW CRITERIA-ROYAL PALM BEACH**

Application Date: \_\_\_\_\_

Applying for Meeting on \_\_\_\_\_

This is a required phase of the Village Site Plan Review process. Please complete form and return to the Planning Dept. with the appropriate attachments.

	Check appropriate box
SIGNAGE REVIEW	<input type="checkbox"/>
ARCHITECTURE REVIEW	<input checked="" type="checkbox"/>
LANDSCAPE REVIEW	<input type="checkbox"/>

Business Name: Gobi Gass Properties, LLC

Location Address: 340 Business Pkwy, Royal Palm Beach, FL

NAME	ADDRESS	PHONE
Building Owner <u>Gobi Gass Properties, LLC</u>		
Property Owner <u>Miguel Soto / Peter Wiene</u>		
Applicant <u>Miguel Soto</u>	<u>3400 N Flier Dr. WPB</u>	<u>954-868-5197</u>
Contact Person <u>"</u>	<u>FL 33407</u>	

Description of proposed building and improvements (Justification Statement may be used if additional space is needed)

Exterior Painting

Property is Zoned: \_\_\_\_\_

Building is:

- ☐ Free Standing Building  
☒ Part of a Complex  
☐ New  
☒ Existing

Signed: W/L ☐ Representative ☒ Owner

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**APPLICANT'S CERTIFICATION**

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(I) (We) affirm and certify that (I) (We) understand and will comply with all provisions and regulations of the Village of Royal Palm Beach, Florida. (I) (We) understand that if this Petition is approved by the Village, the aforementioned real property described herein will be considered, in every respect, to be a part of the Village of Royal Palm Beach and will be subjected to all applicable laws, regulations, taxes and police powers of the Village including the Comprehensive and Zoning Ordinance. (I) (We) further certify that all statements and diagrams submitted herewith are true and accurate to the best of (my) (our) knowledge and belief. Further, (I) (We) understand that this Application and attachments become part of the Official Records of the Village of Royal Palm Beach, Florida, and are not returnable.

Olga L. Soto  
Witness

Jose Soto  
Witness

Applicant is:

- ☒ Owner  
☐ Optionee  
☐ Lessee  
☐ Agent  
☐ Contract Purchaser

Miguel Soto  
Signature of Applicant

Miguel Soto  
Printed Name of Applicant

Address:  
3500 N Flier Dr  
WPO, FL 33411

Telephone Number: 954-868-5197

Fax Number: 561-833-1935



**THIS INSTRUMENT PREPARED BY:**

Scott Levine, Esq.

Berman Rennert Vogel & Mandler, P.A.

100 SE Second Street - Suite 2900

Miami, FL 33131

Property Appraisers Parcel

Identification (Folio) Numbers: 72-41-43-25-16-000-0130

\_\_\_\_\_  
SPACE ABOVE THIS LINE FOR RECORDING DATA

## ***SPECIAL WARRANTY DEED***

**THIS SPECIAL WARRANTY DEED**, made the 18 day of June, 2010 by Bayview Loan Servicing, LLC, a Delaware limited liability company, whose post office address is 4425 Ponce de Leon Blvd., 4<sup>th</sup> Floor, Coral Gables, FL 33146, herein called the Grantor, to GabiCass Properties, LLC, a Florida limited liability company, whose post office address is 3500 North Flagler Drive, West Palm Beach, Florida 33407, hereinafter called the Grantee:

*(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)*

**W I T N E S S E T H:** That the Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in Palm Beach County, State of Florida, viz.:

**Parcel 1:**

**Lot 13, ROYAL PALM BEACH BUSINESS PARK**, according to the Plat thereof, as recorded in Plat Book 52, at Page 71, of the Public Records of Palm Beach County, Florida.

**Parcel 2:**

**Non-exclusive Easement for ingress and egress over and across Lot 14, ROYAL PALM BEACH BUSINESS PARK**, as set forth in Declaration of Easement recorded in Official Records Book 9189, at Page 693, of the Public Records of Palm Beach County, Florida.

**Subject to easements, restrictions and reservations of record, without any intent to reimpose the same and taxes for the year 2010 and thereafter.**

**TOGETHER**, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**TO HAVE AND TO HOLD**, the same in fee simple forever.

**AND**, the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2009.

# QUIT CLAIM BILL OF SALE

## KNOW ALL MEN BY THESE PRESENTS:

That Bayview Loan Servicing, LLC, a Delaware limited liability company, whose address is 4425 Ponce de Leon Blvd., 4<sup>th</sup> Floor, Coral Gables, FL 33146, party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00), lawful money of the United States, to be paid by GabiCass Properties, LLC, a Florida limited liability company, whose post office address is 3500 North Flagler Drive, West Palm Beach, Florida 33407, party of the second part, the receipt whereof is hereby acknowledged, has granted, sold, transferred and delivered, and by these presents does grant, sell, transfer and deliver unto the party of the second part, all of the party of the first part's right title and interest, if any, in and to any, if any, personal property owned by party of the first part and situated in the real property located at 360 Business Parkway Royal Palm Beach, FL 33144, without any representation or warranty as to whether any personal property exists, the condition or ownership thereof, or as to any other matter whatsoever with respect thereto.

In Witness whereof, the party of the first part have hereunto set her hands and seals this 18 day of June, 2010.

Signed, sealed and delivered in the presence of us:

Witness #1 Signature

DORIS MACIAS  
RECLOSING MANAGER

Witness #1 Printed Name

Witness #2 Signature

MATTHEW COBURN

Witness #2 Printed Name

STATE OF FLORIDA )

COUNTY OF MIAMI-DADE )

ss.:

Bayview Loan Servicing, LLC,  
a Delaware limited liability company

By:

Name:

Title:

*Glyette Pedraza*  
*Glyette Pedraza*  
*Vice President*

The foregoing instrument was acknowledged before me this 18 day of June, 2010, by Glyette Pedraza, as Vice President of Bayview Loan Servicing, LLC, a Delaware limited liability company, who is personally known to me or produced \_\_\_\_\_ as identification.

SEAL

Notary Signature

Printed Notary Signature

My Commission Expires:

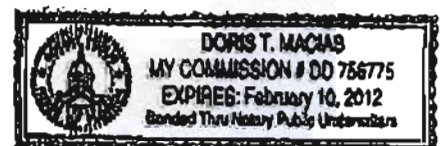




EXHIBIT B



19

SW 6126  
Navajo White

SW 6127  
Ivoire

SW 6594  
Poinsettia



ADJACENT PROPERTY WITH SIMILAR COLOR BAY DOORS







FOR RENT



FOR SALE or LEASE  
Don't Pay for  
561-307-1800  
BANK OWNED

MISSION  
MECHANICAL  
340  
SERVICES