



MEETING AGENDA PLANNING AND ZONING BOARD CITY OF RIVIERA BEACH, FL

LOCAL PLANNING AGENCY

Department of Community Development: (561)845-4060 / comdev@rivierabch.com

Commencement – 6:30 PM
Thursday, January 11, 2018

Utility District Building Conference Room
600 West Blue Heron Blvd., Riviera Beach, FL 33404

If you wish to speak on any item(s) on this agenda, please complete a public comment card and provide it to Planning and Zoning Staff. Cards must be submitted prior to Board discussion of an item. Thank you.

I. MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE

II. ROLL CALL

Rena James, Chairperson

James Gallon, Board Member

Margaret Shepherd, Board Member

Vacant, Board Member

Jon Gustafson, 1st Alternate Member

Tradrick McCoy, Vice-Chair

Edward Kunuty, Board Member

Vacant, Board Member

Anthony Brown, 2nd Alternate Member

III. ACKNOWLEDGEMENT OF BOARD MEMBER ABSENCE NOTIFICATION

IV. ADDITIONS AND DELETIONS TO THE AGENDA

V. DISCLOSURE BY BOARD MEMBERS AND ADOPTION OF THE AGENDA

VI. APPROVAL OF MINUTES – December 14, 2017.

VII. UNFINISHED BUSINESS – None.

VIII. NEW BUSINESS – None.

IX. WORKSHOP ITEMS

- A. A CITY STAFF PRESENTATION PROVIDING UPDATES ASSOCIATED WITH THE CITY INITIATED RIVIERA BEACH HEIGHTS COMMUNITY CENTER DEVELOPMENT, APPROVED BY CITY COUNCIL RESOLUTION NO. 14-16, LOCATED AT 594 WEST 4TH STREET (ON THE NORTHEAST CORNER OF AVENUE 'G' AND WEST 4TH STREET).
- B. A CITY STAFF PRESENTATION PROVIDING UPDATES ASSOCIATED WITH THE CITY'S COMPREHENSIVE PLAN AMENDMENT PROCESS AND ANTICIPATED SCHEDULE.

X. GENERAL DISCUSSION

- A. PUBLIC COMMENTS
- B. CORRESPONDENCE
- C. PLANNING AND ZONING BOARD COMMENTS

- 1. Project Updates / Upcoming Projects
- 2. Upcoming P&Z Board Meetings – January 25, 2018 / February 8, 2018.

XI. ADJOURNMENT

NOTICE: In accordance with the Americans with Disabilities Act, persons in need of a special accommodation to participate in this proceeding shall, within a reasonable time prior to any proceeding, contact the City of Riviera Beach, 600 West Blue Heron Boulevard, Riviera Beach, Florida 33404, Telephone 561-845-4000 or TDD 561-840-3350, www.rivierabch.com.

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<p style="text-align: center;">CITY OF RIVIERA BEACH PLANNING AND ZONING BOARD</p> <p style="text-align: center;">---</p> <p style="text-align: center;">Thursday, December 14, 2017</p> <p style="text-align: center;">Riviera Beach Marina Event Center 190 East 13th Street Riviera Beach, Florida</p> <p style="text-align: center;">6:36 p.m. - 8:09 p.m.</p> <p style="text-align: center;">---</p> <p>IN ATTENDANCE:</p> <p>Rena James, Chair Tradrick McCoy, Vice Chair Margaret Shepherd, Board Member Jon Gustafson, First Alternate Member Anthony Brown, Second Alternate Member Jeff Gagnon, Acting Director of Community Development Yoan Machado, Senior Planner, GIS Specialist Lina F. Busby, Assistant City Attorney Simone Davidson, Staff Assistant</p>	<p>1 (No response.)</p> <p>2 MS. DAVIDSON: Jon Gustafson.</p> <p>3 MR. GUSTAFSON: Here.</p> <p>4 MS. DAVIDSON: Anthony Brown.</p> <p>5 MR. BROWN: Present.</p> <p>6 MS. DAVIDSON: You have a quorum.</p> <p>7 CHAIR JAMES: Acknowledgement of Board member</p> <p>8 absence notification, Mr. Gagnon.</p> <p>9 MR. GAGNON: Good evening. Thank you, Chair.</p> <p>10 Jeff Gagnon, Acting Director of Community Development.</p> <p>11 Tonight I did hear from Mr. Gallon. I</p> <p>12 believe that he did indicate he would be present. I</p> <p>13 did not hear from Mr. Kunuty either way. So perhaps</p> <p>14 they're both just running late.</p> <p>15 CHAIR JAMES: Thank you. Item number V,</p> <p>16 additions and deletions to the agenda.</p> <p>17 MR. GAGNON: We have no additions or</p> <p>18 deletions to tonight's agenda.</p> <p>19 CHAIR JAMES: Disclosure by Board members.</p> <p>20 Are there any? Being none, adoption of the agenda, is</p> <p>21 there a motion?</p> <p>22 VICE CHAIR McCOY: Move to adopt the agenda,</p> <p>23 Madam Chair.</p> <p>24 CHAIR JAMES: Is there a second?</p> <p>25 MR. GUSTAFSON: Second.</p>
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<p>1 BE IT REMEMBERED that the following Planning</p> <p>2 and Zoning Board meeting was had at Riviera Beach</p> <p>3 Marina Event Center, 190 East 13th Street, Riviera</p> <p>4 Beach, Florida, on Thursday, December 14, 2017,</p> <p>5 beginning at 6:36 p.m., with attendees as hereinabove</p> <p>6 noted, to wit:</p> <p>7 ---</p> <p>8 CHAIR JAMES: Good evening. The time is now</p> <p>9 6:36, so I'm going to call the meeting to order. We'll</p> <p>10 begin with an extended moment of silence in honor of</p> <p>11 Mr. Julius Whigham, Sr.</p> <p>12 (Moment of silence observed.)</p> <p>13 CHAIR JAMES: Now we'll stand for the Pledge</p> <p>14 of Allegiance.</p> <p>15 (Pledge of Allegiance recited.)</p> <p>16 CHAIR JAMES: Roll call, please.</p> <p>17 MS. DAVIDSON: Rena James.</p> <p>18 CHAIR JAMES: Present.</p> <p>19 MS. DAVIDSON: Tradrick McCoy.</p> <p>20 VICE CHAIR McCOY: Here.</p> <p>21 MS. DAVIDSON: Edward Kunuty.</p> <p>22 (No response.)</p> <p>23 MS. DAVIDSON: Margaret Shepherd.</p> <p>24 MS. SHEPHERD: Here.</p> <p>25 MS. DAVIDSON: James Gallon.</p>	<p>1 CHAIR JAMES: Roll call.</p> <p>2 MS. DAVIDSON: Anthony Brown.</p> <p>3 MR. BROWN: Yes.</p> <p>4 MS. DAVIDSON: Jon Gustafson.</p> <p>5 MR. GUSTAFSON: Yes.</p> <p>6 MS. DAVIDSON: Margaret Shepherd.</p> <p>7 MS. SHEPHERD: Yes.</p> <p>8 MS. DAVIDSON: Tradrick McCoy.</p> <p>9 VICE CHAIR McCOY: Yes.</p> <p>10 MS. DAVIDSON: Rena James.</p> <p>11 CHAIR JAMES: Yes.</p> <p>12 MS. DAVIDSON: Unanimous vote.</p> <p>13 CHAIR JAMES: Item VII, approval of minutes</p> <p>14 from the October 26, 2017 meeting. Is there a motion?</p> <p>15 VICE CHAIR McCOY: Move to approve with the</p> <p>16 necessary changes.</p> <p>17 CHAIR JAMES: Is there a second?</p> <p>18 MS. SHEPHERD: Second.</p> <p>19 CHAIR JAMES: Roll call.</p> <p>20 MS. DAVIDSON: Anthony Brown.</p> <p>21 MR. BROWN: Yes.</p> <p>22 MS. DAVIDSON: Jon Gustafson.</p> <p>23 MR. GUSTAFSON: Yes.</p> <p>24 MS. DAVIDSON: Margaret Shepherd.</p> <p>25 MS. SHEPHERD: Yes.</p>

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<p>1 MS. DAVIDSON: Tradrick McCoy. 2 VICE CHAIR McCOY: Yes. 3 MS. DAVIDSON: Rena James. 4 CHAIR JAMES: Yes. 5 MS. DAVIDSON: Unanimous vote. 6 CHAIR JAMES: Item VIII, unfinished business. 7 Seeing there is none, item IX, new business, none as 8 well. On to item X, workshop items. 9 MR. GAGNON: Yes, thank you, Madam Chair. 10 We have two workshop items for the Board 11 tonight, letters A and B. For the record, letter A is 12 a presentation by applicant regarding proposed 13 renovations within the Stonybrook Apartments, including 14 a newly planned clubhouse and requested abandonment of 15 an existing right-of-way located at 1555 Dr. Martin 16 Luther King, Jr. Highway. 17 At this time I would like to introduce the 18 Stonybrook development team. They would like to, 19 again, provide this presentation for the edification of 20 the Board. Feel free to ask any questions you may 21 have, and in the very near future we anticipate an item 22 to be formally presented to the Planning and Zoning 23 Board for the entire project itself. So at this time. 24 MR. MIGNOGNA: Madam Chairwoman, Board 25 members, my name is Tom Mignogna. I'm with Millennia</p>	<p>1 And HUD is asking that we acquire these 2 properties and go straight into a substantial 3 rehabilitation of these properties; not just 4 renovations, but substantial rehabilitations. And from 5 what our plans and what our design architect, 6 Mr. Glowacki, will show you is that we're planning big 7 changes for this property. 8 Millennia Housing Development -- that's the 9 company that I work for -- we're pulling together the 10 financing, which involves working with HUD on a 11 221(d)(4) mortgage, as well as tax credits issued from 12 the Florida Housing Finance Corporation to make these 13 improvements. 14 I want you to know this property, these units 15 will stay affordable. The affordability requirement 16 will be renewed for 20 years, and we're working with 17 HUD for an extension of that Housing Assistance Payment 18 Contract, the Section 8 contract, if you will. 19 We also have our own GC. However, in this 20 instance we are working with NEI General Contracting 21 out of Florida. 22 And we have our capital company. Millennia 23 owns and/or manages 24,000 units in 24 states. Most of 24 our property is over -- I'd say 80 percent of our 25 properties are affordable housing properties, Section 8</p>
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<p>1 Housing Development. 2 We have a purchase, an option agreement to 3 acquire Stonybrook Apartments on Dr. Martin Luther 4 King, Jr. Drive. We are here to introduce our company, 5 ourselves and our proposed project to you all, with no 6 action items yet, but we want to put some action items 7 on the table for you to consider. 8 For starters, Millennia is based out of 9 Cleveland, Ohio. Got a foot of snow this morning, just 10 so you know, so it was kind of nice flying down here 11 and getting away from that. 12 We have a little bit of information about 13 our -- thank you very much. 14 Let me give you a summary about the company. 15 Millennia Housing -- the Millennia Companies is made up 16 of the management company, and currently we're doing 17 third party management of the property for the owner, 18 GMF-Stonybrook, a company out of Tennessee. This is 19 part of a larger 38 property acquisition that we're 20 working to acquire from this owner. 21 We are working closely with the Department of 22 Housing and Urban Development, who has asked us to come 23 in and look at these properties, make a proposal to the 24 seller, which he has accepted, to acquire all 38. 25 They're located in eight different states.</p>	<p>1 properties. And we often use low-income housing tax 2 credits to improve these properties. So we've done 3 this quite a bit. 4 And often we work with challenging properties 5 that need significant rehabilitation, that have often 6 many difficult residents as well. So we, 7 operationally, make sure that we can manage the 8 population during construction, but also provide a safe 9 and secure and uplifting environment through our design 10 and our management of the residents and the units. 11 We run from New York to Oklahoma; the far 12 west Oklahoma to down to Florida and in between. We 13 have and are working on affordable housing tax credit 14 projects in most of these states, if not all of them. 15 And what's important to us and important to 16 the success of these projects is establishing strong 17 relationships with the local government, the local 18 police force, faith based organizations in the area. 19 It really allows us to take on these difficult 20 projects. And we seek to transform the properties 21 physically, culturally, as well as operationally to 22 establish the highest quality life possible for these 23 residents. 24 I wanted to give you an example of some 25 before and afters of what we've done in other states</p>

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<p>1 and other cities so you can see that we walk the walk. 2 Park Shore Commons in Gary, Indiana was a 3 very violent place. It took us a good three or four 4 years to pull together the acquisition, the financing 5 and complete the construction. It was 246 units. 6 Eighty-two percent of those units were on Section 8 7 rental housing contracts. We did a \$24 million 8 project. Fifteen and a half million dollars of that 9 was a HUD 221(d)(4) mortgage, and we used low housing 10 tax credits. 11 And as you can see, we focused on improving 12 the exterior of the properties, providing all new 13 interiors, bathrooms, kitchens, but also, most 14 importantly, programming the spaces so that there are 15 community rooms and places for the children to play 16 that are safe and attractive. 17 In De Soto, Missouri we did the same thing at 18 Sycamore Hills. Whereas before you had a rundown 19 property with deferred maintenance, then we, utilizing 20 conventional mortgages, nine percent low income housing 21 tax credits and State low income housing tax credits to 22 transform the property into something that is 23 attractive, safe and uplifting for the residents. 24 Also, in Ashland, Kentucky, same thing. The 25 before, you have properties that weren't well managed</p>	<p>1 site, we kind of get a first impression and really 2 bounce ideas off of each other on how to make them 3 better, kind of the feeling that we get when we're on 4 site and what we can do to hopefully make it a better 5 place when we're done. 6 These existing photos kind of show some of 7 the vision that we saw when we were first there, the 8 entrance to the site, the units throughout and what 9 conditions they were in, and kind of just the general 10 barren nature throughout the site. 11 And really, the entrance to the site being as 12 tight as it is, we saw a lot of residents coming in and 13 getting their cars positioned into the gate, into the 14 site, and really we had this vision because the 15 community building, the offices are kind of in 16 locations that aren't central to the site. They're not 17 easily accessible by all the residents. And especially 18 the office, as you enter the site, which is the picture 19 to the left here, people just park their cars and get 20 out to go into the office there. 21 And so those were kind of some of the first, 22 you know, things we noticed. And as Tom mentioned, and 23 you saw some of the photos of the before and after, you 24 could see the before pictures here, and we have some, 25 you know, concepts and proposals and ideas on what we</p>
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<p>1 or well maintained, and we proceeded to utilize HUD 2 mortgages and low income housing tax credits to again 3 improve the appearance physically and operationally, 4 allow us to provide a better product for the residents. 5 Here's a list of our development team. 6 Myself, Paul Glowacki from Dimit Architects, Pieter 7 Bockweg from NEI General Contracting, and Teresa Lee, 8 who is with the management company. Teresa has been 9 managing the property for the last -- I don't know, 10 Teresa, how long have you been there? 11 MS. LEE: June. 12 MR. MIGNOGNA: Since June, since we took over 13 third party management for the seller. And we're here 14 to answer your questions. Paul and I will do the 15 predominant presentation, but we're all available to 16 answer any questions or concerns that you may have. 17 I'm going to pass it over to Paul to go 18 through the existing property and what our plans are to 19 put before you. 20 MR. GLOWACKI: Good evening, everybody. My 21 name is Paul Glowacki. I'm with Dimit Architects. 22 I was -- I actually got to tour this project 23 early in 2017. I've been lucky enough to go along on a 24 lot of these properties with the owner, and we kind of 25 just do a little bit of a visioning. We just visit the</p>	<p>1 want to do as an after, and we'll show you as best we 2 can here. 3 This is an aerial, a look from above of the 4 site. Martin Luther King, Jr. Boulevard is on the top 5 of that aerial. And then you can see, as you enter 6 into the site, the kind of tight nature of the entry, 7 the large parking area in the middle of the site, and 8 halfway down on the aerial, both on the left and the 9 right side, there are two small buildings. 10 One is their existing community building. 11 It's very small. It's extremely outdated. There's no 12 real windows in or out of it. It's kind of a pretty 13 dark place. The building on the opposite side is their 14 laundry facilities, which are very much in the same 15 condition. 16 The other thing to kind of note is there are 17 some spaces that the buildings create, little, you 18 know, kind of plaza areas. And then there's one very 19 large space in the middle of the site that is really 20 just a concrete parking lot. There's not really any 21 activity that can happen there. It's kind of a barren 22 area. 23 There are some -- there's a playground to the 24 left-hand side and an open area to the right-hand side, 25 but as many times as I've been on the site measuring</p>

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<p>1 and taking pictures, there's not really a lot of use of 2 that space. And really, that's kind of the feel that 3 we got as you enter the site. You don't really see 4 people out using the space, interacting with their 5 neighbors, and really, it was just something we felt 6 right off the bat.</p> <p>7 This is the proposed site plan, what we would 8 like to do. And I think what you could see right off 9 the bat is in the middle of the site we're locating a 10 very large community space, over 3,000 square feet. It 11 contains a large community room, offices for leasing 12 and for residents. There's also a fitness center, and 13 there's also a small business type space with some 14 computers in it.</p> <p>15 The community building is located right in 16 the center of the site. The front of the building 17 faces out towards the newly configured entrance off of 18 Martin Luther King, so the offices will have good views 19 as people come into the site, better security, and that 20 way, to be able to see people coming in and out.</p> <p>21 And also, and you'll see in some of the 22 elevations and the renderings we've done, it's full of 23 glass. You know, the residents will be in there, 24 they'll be able to interact with each other, but 25 they'll also kind of be brought in because you'll have</p>	<p>1 The other thing that we're going to -- that 2 we're proposing here is reworking the entrance from a 3 vehicular standpoint and from a pedestrian standpoint. 4 So the cars can pull further into the site, we pulled 5 the -- there's a set of gates that create a secure -- 6 security to the site. We're going to put those all the 7 way back to the second darker blue building so there 8 will be more space for cars to be able to line up, and 9 additionally adding some pedestrian scale gates to 10 secure the entire site so that there's no way that you 11 can just kind of enter into the site without having a 12 key card or knowing somebody there that would come let 13 you in. So it becomes much, much more secure.</p> <p>14 Throughout the site, and not really seeing it 15 on here, but there's also a security plan for the 16 entire site, cameras that would cover all the areas of 17 the site itself, and then also additionally, cameras 18 inside of the community building internally so that, 19 you know, they can kind of have a maintenance of any 20 residents that are in there. Staff can be monitoring 21 pretty much the entire site and any of the public 22 spaces throughout.</p> <p>23 Additionally to the landscaping, new 24 accessible sidewalks for accessible units, reworking 25 the pavement in kind of the distressed areas of the</p>
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<p>1 that light at night, you'll have the activity in there, 2 and you'll see it inside to outside. And we're really 3 taking that whole central space and trying to create a 4 much better, usable area.</p> <p>5 The community building there, reworking on 6 the playground to the left of it, a new pavilion to the 7 right of it, and there's two small blue boxes that are 8 hard to see, but those will be the mail kiosk areas. 9 So we're really bringing the whole community into the 10 central space, giving a lot better access to all of the 11 residents all the way around the site.</p> <p>12 The existing community building and the 13 existing laundry building will be renovated. One will 14 become completely a laundry building. Right now it's 15 kind of a split laundry and maintenance building. And 16 the community building itself will become a maintenance 17 building, so they'll have a lot more room to be able to 18 work on, you know, items all around the site.</p> <p>19 There is, in between the darker blue boxes on 20 the top and the bottom, those are also going to be 21 landscaped and maintained a lot better than they are. 22 There's also some small pergola areas in there, really 23 trying to bring the residents out of their units and be 24 able to kind of, you know, have community throughout 25 the site.</p>	<p>1 parking, all new trash dumpster enclosures throughout 2 the site, and really kind of just a real remake of 3 anything that's currently on the site.</p> <p>4 CHAIR JAMES: Question. 5 MR. GLOWACKI: Sure. 6 CHAIR JAMES: Playground. 7 MR. GLOWACKI: Um-hmm. 8 CHAIR JAMES: Is the playground going to be 9 redone? I didn't see that.</p> <p>10 MR. GLOWACKI: So I believe on this one there 11 is like a brand new playground on this project, and so 12 the intent was to keep it. But then as I mentioned, 13 there's a large picnic pavilion on the opposite side, 14 which would also be an amenity for both families and 15 anybody living on the site here.</p> <p>16 MR. MIGNOGNA: So Paul, between the grey 17 building and the blue bottom -- blue building in the -- 18 CHAIR JAMES: We can't hear you. 19 MR. MIGNOGNA: -- middle on the left? 20 MR. GLOWACKI: Yes, to the left. The 21 community building being on the site, if you go 22 straight, left of there is a small blue box, and then 23 to the left of that there's a, almost like a kidney 24 shaped green item there. It's kind of hard to see, but 25 that would be the playground. But yes, it definitely</p>

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<p style="text-align: right;">Page 17</p> <p>1 would be maintaining the new playground on the site. 2 There would be no thought of getting rid of that. 3 CHAIR JAMES: Thank you. 4 MR. GLOWACKI: This is kind of a layout of 5 the community building. On the right you see the large 6 community space, a fireplace, there's a little 7 kitchenette in there, really a space where the 8 residents can come and have a birthday party, or you 9 know, just really get out of the kind of hot summer 10 sun. 11 But also noting that, you know, Florida has 12 great weather, as Tom had mentioned, coming from zero 13 degrees and snow, we also really wanted to be able to 14 use the outside space as well. And so you see to the 15 right there's kind of the half circle. That's a 16 pergola, so like a semi-covered area on the outside 17 where we would have grills, and you know, for barbecues 18 during, you know, the somewhat cooler months that you 19 have here. 20 Additionally, as you move from right to left, 21 the main entrance to the building is really from three 22 different points. It's top, bottom and front. So you 23 really are connecting all of the units into the 24 community building, bringing them into that central 25 area.</p>	<p style="text-align: right;">Page 19</p> <p>1 and then a refinish of all the exterior material as 2 it's needed. 3 This is a look at what we think the community 4 building will be, along with that same architecture, 5 getting very much a notion of kind of a little beach 6 hut with the lighthouse on top of it. We would have 7 that be lit essentially all the time, so kind of a 8 little beacon on the entire site. But you can see the 9 two sides and the front where it kind of brings 10 everybody into the building, having an entrance on all 11 three sides, and then to the back of it, having the 12 large outdoor area. 13 This is just a view of those new apartments 14 so that the corner tower element, being the stairs up 15 into the second floor, and that would be on all the 16 buildings to really create that end to each building 17 and create a nice architectural element there. 18 You can kind of see the lighting. You know, 19 as part of the security measures, there would be all 20 new lighting on the building to really have a much 21 better lit site, better exterior corridors, and also 22 common areas to have, you know, more secure lighted 23 areas. 24 This is a view of the community building as 25 we would see it. You can see the apartment buildings</p>
<p style="text-align: right;">Page 18</p> <p>1 On the bottom left there are three offices, 2 so leasing, management offices. And then on the upper 3 left there's a large fitness room, and as I mentioned, 4 a community -- or, sorry -- a computer room with four 5 computer spaces for the residents. But really again, 6 the idea is just to bring people together, to bring 7 that community space there. 8 This is proposed elevations for the actual 9 buildings themselves. They're all two story buildings 10 with flat roofs. You can see in the lower right 11 picture -- I assume you're all aware of the site, but 12 the buildings don't really have any distinctive 13 architectural characteristics to them. And one of the 14 things that we noted on our first site visit was this 15 concept that it has a very beach town feel to it; it's 16 close to the beach. But it really gets lost in the 17 architecture. 18 And so one of the big architectural features 19 that we want to add is on either end of the building 20 where the stairs are currently, is a large tower, you 21 know, similar to a lighthouse for the residents to get 22 up into the second floor, but really to be a, you know, 23 a nice architectural feature, with new lighting, 24 standing seam metal roofs and some new stone around the 25 base of the building, new shutters on all the windows,</p>	<p style="text-align: right;">Page 20</p> <p>1 kind of around it, but that same flavor of 2 architecture, bringing the stucco walls in with a nice 3 stone base, standing seam metal roofs, just a very high 4 quality product throughout. 5 Some interior views of that community space. 6 On the left, the large community room with the 7 fireplace, and on the right, the kitchenette in that 8 community space. 9 MR. MIGNOGNA: So I'm going to step in here. 10 What you're seeing is the existing condition of the 11 site plan, the road going right through the center of 12 the property, essentially splitting it into a left and 13 a right property site. That's a public road. 14 And as we see in our site plan, the community 15 building is integral to the success of this development 16 project. We want to consolidate the left and the right 17 into one project. We want to unify the site into one 18 site, and we want to have the leasing office, the 19 manager's office, the community center in the heart of 20 it, not only so that all tenants have equal access to 21 it and it's not on the left side or the right side, but 22 it also allows our management team the central focus to 23 monitor, manage and maintain the security of the site. 24 It's not lost on us that this has been a 25 challenging property for the city, whether it's, you</p>

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<p>1 know, the recent arson or shootings, fires. We're here 2 to put together a plan that allows our operating team 3 to manage this property and reduce the fear, the dread, 4 the issues that arise by, you know, some of the tenants 5 or the visitors of the tenants that are causing such 6 problems at this site. So the physical renovation, the 7 substantial rehabilitation of the property is necessary 8 to allow our operations team, our property management 9 team to maintain a safe and secure property. I'll get 10 back to that in a second.</p> <p>11 So what we're going to ask you to explore and 12 act on in 2018 is an abandonment of that roadway. We 13 would like to assume it and maintain it and incorporate 14 our planned community building right in the middle of 15 it so that we could have one central, uniform property.</p> <p>16 That also brings into effect a need for a 17 parking variance. Right now the code requires, I 18 think, two spaces, two parking spaces per unit. This 19 property would not have required -- would not have been 20 required to modify any parking spaces if we left the 21 site as is, but the site won't operate properly in its 22 as-is condition, as-is layout.</p> <p>23 So because we are asking for the abandonment 24 of the roadway, and because we want to put this 25 community building right in the center of it so we can</p>	<p>1 the things that we want you to understand, our 2 interpretation of how this project will impact the 3 community. It will be a complete, substantial 4 rehabilitation, all the units, interior and exterior. 5 It's a \$13 million construction project that is going 6 to give the residents new bathrooms, new kitchens. The 7 exterior buildings will be completely renovated and 8 updated.</p> <p>9 Included in our renovation to the 10 construction will be a security plan on this 11 consolidated site, and a large part of that will 12 involve the community building, which will be not just 13 a building in the heart of the space, but it will be 14 activated, it will be programmed.</p> <p>15 All of our properties around the country, our 16 property managers are directed to host parties for the 17 tenants, to engage the residents to come. And whether 18 it's Easter breakfast or a Christmas dinner, that's why 19 all our community buildings have kitchens and 20 kitchenettes and dining areas, so that the community 21 can come together.</p> <p>22 We find that it helps create a sense of 23 community, it helps create a sense of pride. And once 24 that starts, we find a huge reduction in any crime, any 25 theft, anything that happens at the property. So what</p>
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<p>1 manage and maintain and improve the conditions, we will 2 be approaching you and requesting the City for a 3 variance for the parking spaces.</p> <p>4 Over the -- since June, over the past several 5 months though specifically, we have been monitoring the 6 parking needs of our tenants. Right now we have 69; we 7 rounded it up to 70 tenants have cars and use the 8 spaces. We currently have 248 parking spaces. If we 9 were to get approval for the road abandonment so that 10 we could put the new community building in, we might 11 lose 16 spaces. That's 232, where we'd be left with. 12 I'd say still 35 percent of our tenants will be parking 13 and utilizing 70 spaces.</p> <p>14 Part of the concern we have is if there are 15 more than 70 cars there, that they're either guests who 16 are invited, but most likely uninvited guests who are 17 soliciting, you know, unwanted services or providing 18 hardships for property management and/or the residents 19 there. And, you know, quite honestly, the property 20 would operate better with less parking spots than what 21 we are required by code. So we want you to think about 22 that, come back with any questions you have for us. 23 But we feel strongly about the need for the road 24 abandonment and the parking variance request.</p> <p>25 We're going to leave you today with some of</p>	<p>1 we are asking will improve the operational management 2 of the property, and I think what you'll find is it 3 will be less of a strain on the police or fire 4 resources of Rivera Beach.</p> <p>5 You know, one more important thing is that 6 the current owner, who did minimal improvements to the 7 property, was a nonprofit. We are a for profit 8 developer and owner, so this property will land back on 9 the tax rolls, which will provide another benefit to 10 all the taxing authorities in the area. We're not 11 asking for any kind of PILOTs or tax relief or 12 anything. You know, we understand the importance of 13 that. Again, we work closely with HUD. We work 14 closely with Senator Rubio and Senator Nelson on these 15 properties as well.</p> <p>16 We've done it before, and we would like to do 17 it again here in Riviera Beach. And we'll open up 18 ourselves to any questions that you may have at this 19 time.</p> <p>20 CHAIR JAMES: Okay, Board, we'll start with 21 Mr. Brown. Mr. Brown, do you have any comments, 22 questions?</p> <p>23 MR. BROWN: Not at this time.</p> <p>24 CHAIR JAMES: Mr. Gustafson.</p> <p>25 MR. GUSTAFSON: Thank you, gentlemen, for</p>

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<p>1 your presentation. One question. What's your time 2 line and order of operations for what you want to fix, 3 first to last?</p> <p>4 MR. MIGNOGNA: Our time line is based on the 5 current tax reform bill in Congress, which was 6 eliminating private activity bonds which four percent 7 tax credits rely on. From what I understand, however, 8 private activity bonds will be left in existence by the 9 new proposal that's going through Congress. As soon as 10 they vote, we can start moving forward with the Florida 11 Housing Finance Corporation, which is issuing those 12 four percent credits, and we're going to try to close 13 this within the next 90 days. We will start 14 construction immediately thereafter, and we project, 15 what, Pieter, a 12 to 8, 16 month --</p> <p>16 MR. BOCKWEG: Sixteen month.</p> <p>17 MR. MIGNOGNA: -- 16 month construction 18 period.</p> <p>19 MR. GUSTAFSON: Madam Chair, follow-up.</p> <p>20 CHAIR JAMES: Sure, go ahead.</p> <p>21 MR. GUSTAFSON: Is your plan to build the 22 clubhouse first or do the interior repairs to the 23 apartments first?</p> <p>24 MR. MIGNOGNA: I'll defer to the design and 25 construction team on that.</p>	<p>1 last or --</p> <p>2 MR. BOCKWEG: It will be simultaneously done 3 while we do construction on that first -- building B 4 actually is the first building we'll be doing, and the 5 community building will happen simultaneously.</p> <p>6 MR. GUSTAFSON: No more questions.</p> <p>7 CHAIR JAMES: Thank you.</p> <p>8 Ms. Shepherd.</p> <p>9 MS. SHEPHERD: Thank you.</p> <p>10 I do live in the Rivera Beach Housing 11 Authority, which is HUD, owned and operated by the 12 federal government. In the next few months, I think 13 March, they will be breaking ground for the Heron 14 Estates. So I've been through this rodeo, I know, 15 twice, and I want to make it clear, I did not hear you 16 say anything about the senior citizens, because where I 17 was at was the senior citizen building. Is there any 18 input for the seniors?</p> <p>19 MR. MIGNOGNA: This property is a HUD family 20 property. It has a Section 8 Housing Assistance 21 Payment Contract that's not limited or designated 22 solely for seniors or elderly, so it's open to elderly 23 and families. But using HUD terms, it is a family 24 designated property.</p> <p>25 MS. SHEPHERD: Let me be clear. And I see</p>
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<p>1 MR. GLOWACKI: I think typically on Millennia 2 projects everything happens at once. Pieter can speak 3 to kind of the transition of tenants from units that 4 they're living in into renovated. But the plan would 5 be to do all the construction at the same time as we're 6 mobilizing.</p> <p>7 MR. BOCKWEG: Good evening. Pieter Bockweg 8 with NEI General Contracting.</p> <p>9 It's important to note that none of the 10 residents currently there will be relocated to another 11 location while construction is going on. We'll be 12 starting with one building and moving the residents, 13 once that building is complete, which we're fortunate 14 or unfortunate to have a vacant building due to the 15 hurricane damage. We'll start with that building and 16 the clubhouse, and the residents will be moving, using 17 that building as kind of a temporary while we're 18 working on their building.</p> <p>19 Total construction should take about 16 20 months. But you know, like it was said, things will 21 continuously be going on nonstop, but it's important 22 that we prepare one building first so that the 23 residents don't have to relocate while we're working on 24 their units.</p> <p>25 MR. GUSTAFSON: Will that building be first,</p>	<p>1 you have your guidelines. I understand. But living in 2 the senior building myself, it was a lot going on in 3 that building. The Rivera Beach Housing Authority was 4 deemed one of the worst. Other than Sanford, Florida, 5 they were the worst. I'm sure you know the history.</p> <p>6 And I'm quite concerned with the seniors.</p> <p>7 Well, there was 51 of us. I think only eight of us are 8 left. And I'm quite concerned about the seniors and 9 what happened with the storms, and you know, having to 10 run for their life. And I think that you need to think 11 about that. How are the seniors going to be 12 accommodated, because they are people. And fortunately 13 for me, I live in a part of the Housing Authority where 14 I'm in a house, a single unit. As a colleague say, I 15 only pay \$133 rent, and I thank God for the Housing 16 Authority, people like you.</p> <p>17 But I am disturbed about how Stonybrook was 18 handled. So I kind of like need to kind of know where 19 everybody is fitting in, because young people just do 20 not take care of the seniors. I lived through it. So 21 is it anything in your mind that you could kind of put 22 aside, or you're just distinct on this particular 23 project as it is?</p> <p>24 MR. MIGNOGNA: Yes, we're locked into -- you 25 maintain the property's designation as it is. Now, we</p>

<p style="text-align: right;">Page 29</p> <p>1 will be increasing and improving the ADA accessibility 2 of the units, per guidelines that not only the Florida 3 Housing Finance Agency requires, but also, you know, 4 HUD, as they review the property. 5 We're not associated with the public housing 6 authority at all. We're a private developer, private 7 owner that's utilizing HUD resources. And there are 8 Section 8 Rental Assistance Contract payments involved 9 in the operation of the property, but no public housing 10 authority involvement. 11 MS. SHEPHERD: But you are getting federal 12 dollars from HUD? Is that what I'm hearing? 13 MR. MIGNOGNA: I'm not getting federal 14 dollars from HUD, but HUD is insuring the first 15 mortgage, and as it's called, the 221(d)(4) Mortgage 16 Insurance Program. 17 MS. SHEPHERD: Okay. How much will these 18 apartments be rented out for? Do you have a 19 projection? 20 MR. MIGNOGNA: I can provide you with one. 21 But we are limited to the approved rent as the HUD 22 guidelines allow. We cannot charge more. 23 MS. SHEPHERD: Okay, that's all I have right 24 now. Thank you. 25 CHAIR JAMES: Thank you, Ms. Shepherd.</p>	<p style="text-align: right;">Page 31</p> <p>1 MR. GAGNON: Right, so again, this isn't my 2 slide, but I believe what the slide is demonstrating 3 that if the units were left as they are and no 4 renovations were proposed, it would be considered 5 legally nonconforming by the City, being that there's 6 no new renovations, there's no development approval 7 requested, there's no abandonment request being made. 8 What this slide is indicating is that really 9 the opposite's occurring, where there is a new 10 development approval, a new site plan associated with 11 that community clubhouse. There is an abandonment 12 request that's being provided. So those are a few of 13 the mechanisms that trigger the site having to come 14 into the current standards for conformity for parking 15 regulations. 16 So I believe what this slide's indicating is 17 that if nothing were to be done, it would be considered 18 legally nonconforming. However, this application 19 process and request from the developer is now 20 triggering other code compliance issues that staff is 21 currently reviewing. 22 VICE CHAIR McCOY: So I guess it will be a 23 safe bet to presume that the variance is being applied 24 for, and that's what the site plan is based upon, 25 because I mean I think -- I appreciate the</p>
<p style="text-align: right;">Page 30</p> <p>1 Mr. McCoy. 2 VICE CHAIR McCOY: Thank you, Madam Chair. 3 I do have a question about parking. In fact, 4 that's what I was initially thinking if we abandon that 5 center road. If you can go back two slides to the -- 6 right there. Well, before I come to you, Tom -- 7 Mr. Gagnon, does this have to go before the 8 Special Master for a variance before it comes back to 9 P & Z? 10 MR. GAGNON: So what I will say is there has 11 been a site plan application submitted, as well as an 12 abandonment request. They're both still in the staff 13 review phase. If there is a determination that a 14 variance is applied for, it would go to the Development 15 Special Magistrate, which is completely separate from 16 the Planning and Zoning Board, and that determination 17 would be made prior to the item coming before the 18 Planning and Zoning Board and then City Council. 19 VICE CHAIR McCOY: Okay, I have another 20 question, Mr. Gagnon. So as it stands now, I thought I 21 heard it -- oh, there it is. It's currently considered 22 legal nonconforming. But isn't there a dollar value 23 threshold, or is there a percentage threshold that if 24 there's any remodels, then they have to conform to the 25 new parking requirement?</p>	<p style="text-align: right;">Page 32</p> <p>1 presentation, but I think it's premature for us to 2 consider that that is going to be granted by the 3 Special Master for a variance, correct? 4 MR. GAGNON: It is a separate process, and we 5 haven't initiated that process at this point in time. 6 VICE CHAIR McCOY: But if it's not approved, 7 Mr. Gagnon, then we won't see that same site plan, 8 likely? 9 MR. GAGNON: You will not see the site plan 10 as presented tonight if it's not approved. 11 VICE CHAIR McCOY: Mr. -- 12 MR. MIGNOGNA: Mignogna. 13 VICE CHAIR McCOY: Tom. 14 MR. MIGNOGNA: Yes. 15 VICE CHAIR McCOY: Was there any alternatives 16 for parking, because, you know, that was the first 17 thing that stuck out to me. And I did kind of have an 18 understanding that there was going to have to be an 19 abandonment, because that is the right-of-way that was 20 in the center. 21 But are there not any other alternatives or 22 possibilities for parking, because it really almost 23 seems, you know -- I guess you gave the scenario that, 24 you know, if there was additional cars, then they're 25 not invited or they shouldn't be there. I don't</p>

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<p>1 understand how that was rational to say that we're 2 reducing our parking, and any additional spaces beyond 3 that amount is not -- 4 MR. MIGNOGNA: Well, let me explain. We have 5 70 residents utilizing 248 spaces. We have plenty of 6 parking for the property right now. In fact, we have 7 more spaces than we need. To have to increase the 8 number of parking spaces to meet the code would be an 9 unreasonable burden and a potential operational 10 concern. And I'll say it because what we do not want 11 to do is spend money on parking spaces when we can put 12 that money into the units or into the playgrounds or 13 into the programming of the property. 14 So I'm also a big believer that we don't need 15 concrete and asphalt where we could have grass and 16 trees. So there's certainly a budgetary impact on it. 17 There's a zoning code impact as well, because there's 18 not enough land to meet the code. But once I learned 19 that only 70 residents utilize the spaces, I felt 20 better approaching you with a here's the real situation 21 and here's our take on it. 22 And, you know, codes aren't meant to be 23 applied across the board. There always has to be an 24 opportunity to appeal them when it makes sense. And to 25 us, it makes sense that we would get a variance,</p>	<p>1 that material of a difference. My next question was 2 does this, I guess, insured mortgage by HUD require 3 local support, like for -- similar to some of those 4 bond issues that requires local support by the Council? 5 MR. MIGNOGNA: No. 6 VICE CHAIR McCOY: So my next questions deals 7 with the general contractor side. I mean a number of 8 those people in that community are low income. I know 9 we're very early on, and I'm glad that we have this in 10 a presentation, but can there be some initiative to try 11 to reach out and do, similar to what I think occurred 12 in this building, a local apprenticeship program at 13 least? 14 You know, I think we need affordable housing, 15 but more than affordable housing, we need a path to 16 sustainability. And this would be a perfect 17 opportunity to introduce individuals in the community 18 to possibly a trade, or even employ some of those 19 people inside that same community. 20 MR. MIGNOGNA: Local trades will be hired to 21 do all the work on this. 22 VICE CHAIR McCOY: Okay. 23 MR. MIGNOGNA: So we're not bringing in Ohio 24 people to work on this. It will be Floridians, general 25 contractors, subs, tradesmen hired on this. As far as</p>
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<p>1 because it's not needed, given the circumstances 2 associated with this design and this plan. I think the 3 proposal of the good outweighs the code requirements of 4 having to increase the number of parking spaces. 5 VICE CHAIR McCOY: Okay. Sixteen spaces is 6 not a deal breaker for me. But the way you explained 7 it, Tom, it just did not make sense that, you know, we 8 would sit here and have a discussion about whether or 9 not there were additional cars, that means someone's 10 not invited or shouldn't be there, but -- 11 MR. MIGNOGNA: Well, let me say it a 12 different way then. We have a concern that there are 13 people driving cars through there that don't have the 14 best intentions when visiting the property. They're 15 there for nefarious things, whether it's drugs or 16 violence. 17 And we want to put protocols in place to 18 increase the security and manage the operations of 19 those unwanted guests so that if someone were to go 20 there and they want to follow the house rules 21 associated with the management of this property, that's 22 fine, but if there are cars visiting and people 23 visiting that are unwanted or don't have the best 24 intentions, we want to manage that as well. 25 VICE CHAIR McCOY: Okay. I don't think it's</p>	<p>1 an apprenticeship program, I'll have to talk to our 2 general contractor about that, as I do not know whether 3 they are able, willing, or have, you know, the ability 4 to put such a program in place right now. 5 VICE CHAIR McCOY: Tom, I think this is the 6 perfect time to ask. And I'm not necessarily saying 7 that we should, you know, definitely, you know, make 8 that contingent upon, you know, any kind of site plan 9 approval, but I think certainly it's an opportunity to 10 put people, you know, right in their neighborhoods, you 11 know, in their training thing. Because we have an 12 issue in the community where, you know, a lot of the 13 construction is -- you know, those jobs are being -- 14 you know, those jobs are provided to individuals that 15 don't necessarily live and reflect the community that 16 they come in to earn those wages. 17 So that's just something that I would hope 18 perhaps somebody at the City could kind of look into. 19 Because certainly, you know, I support it, and I think 20 definitely it's in need of a face-lift. But you know, 21 it just really works better when we can not just 22 provide it to the community, but involve the people 23 that live in the community as well. 24 MR. MIGNOGNA: I agree with you. I was with 25 the City of Cleveland for a long time, and being with a</p>

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<p>1 rust belt city, you can understand that construction 2 jobs are not nearly as in volume as they are down here 3 in Florida. In fact, the whole industry is in a little 4 turmoil, based on the need for repairs and construction 5 work in Florida based on the last six months. So there 6 should be plenty of opportunities. I don't know about 7 the training, but there's certainly a lot of work for 8 contractors right now in Florida.</p> <p>9 VICE CHAIR MCCOY: Okay, thank you.</p> <p>10 CHAIR JAMES: Thank you, Mr. McCoy.</p> <p>11 My question, are there going to be any 12 elevators in any of the buildings? I know you said 13 you're going to -- you're increasing ADA requirements.</p> <p>14 MR. MIGNOGNA: That's correct. And that 15 would be on the first floor units. We are not adding 16 elevators.</p> <p>17 MR. GLOWACKI: And from the accessible units, 18 they'll have direct access to accessible parking spaces 19 and an accessible path to their unit. Yes, they will 20 all be located on the first floor.</p> <p>21 CHAIR JAMES: Okay. And I just want to touch 22 on this again about the 70 parking spaces. So you said 23 you currently have 70 residents that utilize. So only 24 70 residents own vehicles?</p> <p>25 MR. MIGNOGNA: That's my understanding.</p>	<p>1 it's good that you brought your leasing manager here.</p> <p>2 Last question. Do the residents get any type 3 of input?</p> <p>4 MR. MIGNOGNA: Absolutely. On this design, 5 however, I don't know if community input has been 6 involved on that aspect of it, as we are still in 7 conceptual. However, there will be community meetings 8 particularly associated with mobilization of the repair 9 process.</p> <p>10 When we say relocation, no one's being 11 relocated outside of the property. However, the units 12 are going to be worked on, and then people will be 13 transferred into the new, completed units. That will 14 allow us to then go building by building. So there 15 will be community meetings as to the process. There 16 will be funding set aside to assist people with their 17 move. And that's where most of the meetings will 18 really commence.</p> <p>19 Our vice president and regional for this 20 area, for Florida, is not here. Otherwise, I would 21 have handed it off to her as to that process. And we 22 can certainly speak to it when we come back.</p> <p>23 CHAIR JAMES: Sure. You also stated that you 24 guys have taken over the property since June of 2017?</p> <p>25 MR. MIGNOGNA: Correct.</p>
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<p>1 CHAIR JAMES: Okay, so when the community is 2 redone, it's going to be gated? There will be like a 3 registration process, they'll have decals for their 4 vehicles to get in and out?</p> <p>5 MR. MIGNOGNA: That is my understanding. I 6 can get a write-up of the protocol for you. Each one 7 is different for different properties. We've done it 8 that way at many of our other properties.</p> <p>9 CHAIR JAMES: Right, because that would be a 10 way to keep track of, of course, if they have, you 11 know, the residents have decals and they have that 12 access --</p> <p>13 MR. MIGNOGNA: Correct.</p> <p>14 CHAIR JAMES: -- then you would know which 15 cars. You know, of course, it could still be company. 16 I wouldn't just automatically, you know, assume that, 17 you know, if a vehicle is there and it's not 18 registered, that they're there for an unethical reason.</p> <p>19 MR. MIGNOGNA: But we'd want our staff and 20 management to know either way --</p> <p>21 CHAIR JAMES: Right.</p> <p>22 MR. MIGNOGNA: -- and to know our residents 23 so well that they also get to know their friends and 24 relatives and frequent visitors.</p> <p>25 CHAIR JAMES: Of course. That's why I think</p>	<p>1 CHAIR JAMES: What has been the feel from the 2 residents since the change in ownership?</p> <p>3 MR. MIGNOGNA: I don't know if there has been 4 an experience of a big change.</p> <p>5 CHAIR JAMES: Then maybe your leasing manager 6 can speak to that.</p> <p>7 MR. MIGNOGNA: Teresa can speak to that. 8 Because we are not the owner of it, we are not 9 necessarily implementing our protocols that we utilize 10 at our other properties. So we cannot, because we're 11 not the owner; we're a fee manager at this point.</p> <p>12 And the reason why we're doing that is 13 because when the former management company -- and this 14 has happened at a few of these properties associated 15 with this GMF acquisition. When they learned that the 16 property was for sale and that we were the buyer, that 17 we have our own management company, they walk off. We 18 step up, without even owning the property, and try to 19 manage it for the seller until we can close the 20 transaction.</p> <p>21 CHAIR JAMES: Okay.</p> <p>22 MS. LEE: Good evening. My name is Teresa 23 Lee. I am the property manager. I actually am a 24 resident of Riviera Beach, born and raised. I've been 25 managing the property since June.</p>

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<p>1 My residents, Ms. Shepherd, to let you know, 2 I have one elderly lady that's actually been there, I 3 believe, since she was a little girl, and she literally 4 pushes her walker. And she speaks to us every day. 5 And she comes in the office, says, "I love you." That 6 particular resident I'm quite sure we would definitely 7 not put on the second floor, Ms. Yvonne. I mean I love 8 all of my residents, so I can actually say this change 9 I feel would be excellent for this community, okay? 10 Like I said, born and raised right here from 11 Rivera Beach. Only been doing property management with 12 this company since June. I am honored to be working 13 with -- or working for -- in Stonybrooks with these 14 residents, from the young kids at the playground, 15 giving them an opportunity to barbecue, an opportunity 16 to at least get together in these areas where they 17 don't have, they don't have this right now. And I 18 think this change will be great for them. Also, the 19 inside of the units, I mean the units don't look, you 20 know, presentable, and for them to come in and to do 21 this, I think our residents deserve it; I think they 22 do. 23 As far as the traffic that comes in, because 24 I come in there every day, I mean if I walk through the 25 property -- I do it twice a day -- they respect what I</p>	<p>1 storm. But my question is: Who's going to be moving 2 these people? 3 MS. LEE: Actually, I was -- can I speak on 4 this? I was actually already informed to contact 5 different moving companies. And at that time what we 6 are planning to do is that we're going to provide the 7 boxes and all of that and everything for the residents. 8 They would put their things into -- you know, pack the 9 boxes. We will have the moving companies move their, 10 you know, boxes to their new unit, and they would 11 unpack. 12 As far as the elderly residents, even now any 13 time my elderly residents contact me, whatever they 14 need, our maintenance, I pull them and they will help 15 and assist. So it's not like we just throw them out. 16 MS. SHEPHERD: Once again, sound good. I've 17 been through it. 18 MS. LEE: I understand thoroughly. I have 19 elderly parents myself. And definitely, I mean this 20 was a change for me to come from where I was and to do 21 what I'm doing now, and I do understand where you're 22 coming from. 23 MS. SHEPHERD: Parking. When I was over in 24 Ivey Green, which was the worst complex, I think, in 25 the world, the parking was horrendous. And you all say</p>
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<p>1 say. Most of the residents can't even afford vehicles. 2 And since I've been there, we have been giving them 3 stickers and placing them on the back of their cars so 4 that we can determine who is supposed to be there and 5 who is not supposed to be there. We have ample enough 6 parking for visitors. During the hurricane, parents 7 came, relatives came. Plenty of parking in the back 8 and everything. 9 So I really think for the residents 10 themselves, this would be excellent. Moving them from 11 one unit to another unit, you know, again, we would 12 make sure that they are, you know, on the bottom 13 floors, you know, actually where they are now. 14 CHAIR JAMES: Okay, thank you for that input, 15 Ms. Lee. 16 MS. SHEPHERD: Madam Chair. 17 CHAIR JAMES: Yes, Ms. Shepherd. 18 MS. SHEPHERD: I'd like to ask her one 19 question. 20 MS. LEE: Sure. 21 MS. SHEPHERD: Once again, I've been through 22 this, and we had to move due to something that was in 23 the senior building. And I want to say it's not a 24 pretty sight. You all paint a real good picture, and 25 the parking and everything. I've been through that</p>	<p>1 70 spaces, okay. Not true. Please don't; please 2 don't. I mean you might can persuade them. I've been 3 through it. 4 So I, you know, I want you all to go ahead, 5 because I know it has to go through Council again. But 6 I think you all need to rethink these parking spaces, 7 because when they have birthdays, holidays, you've got 8 the clubhouse, cars from everywhere. Stickers, 9 unacceptable, because I had a sticker on my car. My 10 car broke down. I brought a new car there. They towed 11 my car out of there. So I've been through that sticker 12 deal. So go ahead, you all. 13 MS. LEE: Well, I understand your 14 frustration, I do. But as far as me managing the 15 property and my elderly residents, I'm for them. Not 16 just them, but for all of them. 17 CHAIR JAMES: Thank you, Ms. Shepherd. 18 Are there any other Board comments? 19 MR. GUSTAFSON: Madam Chair, I've got a 20 question. 21 CHAIR JAMES: Go ahead. 22 MR. GUSTAFSON: What is the percentage of 23 apartments filled currently? 24 MS. LEE: Right now we have -- actually, I 25 can tell you what we have not occupied. We have our</p>

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<p>1 building B that was destroyed by the hurricane and 2 building F that was destroyed with the fire. We've 3 already relocated -- there's 16 units in there, so 4 we've relocated eight people in there. So there's 5 eight out, eight units that are not there. And I think 6 we have about five in building I. 7 MR. GUSTAFSON: So before any tenant is 8 moved, will the apartments be rebuilt for them to move 9 into? 10 MR. BOCKWEG: So all apartments, prior to a 11 resident moving into the apartment, will be built up to 12 the new standards that we're renovating the entire 13 property. 14 MR. GUSTAFSON: Okay, so and at that 15 particular point, that tenant can stay in that 16 apartment, or will they have to be moved out of that 17 apartment at a later date? 18 MR. BOCKWEG: Well, that part of the plan 19 we're still looking at. Actually, we are in the final 20 stages. When we come back, we will give you that plan. 21 We need to see the logistical issues that we will have 22 from doing that, but that's something that we will come 23 back, whether they stay in that building or move back 24 to their original location. 25 MR. GUSTAFSON: Understand. I just want to</p>	<p>1 was just wondering were they made aware that this could 2 be an opportunity for them to come and see this 3 workshop. 4 MR. MIGNOGNA: Well, no, there was not. And 5 the plans are tentative -- 6 CHAIR JAMES: Right. 7 MR. MIGNOGNA: -- based on the approvals we 8 receive, so I wouldn't know if we would be presenting 9 to them something that will never get approved -- 10 CHAIR JAMES: Well, just -- 11 MR. MIGNOGNA: -- or whether a project will 12 happen. 13 CHAIR JAMES: -- of transparency -- 14 MR. MIGNOGNA: Understood. 15 CHAIR JAMES: -- and open communication, and 16 you know, becoming good management. 17 MR. MIGNOGNA: Yes, ma'am. 18 CHAIR JAMES: So that was my question. 19 Do we have any other Board questions? 20 MS. SHEPHERD: Madam Chair, one more. That 21 was a good question, Ms. James. 22 Every resident that live in that building, 23 whether it was tentative or not, should have got a 24 notice on their door that this meeting was in progress. 25 When I was in Ivey Green, I made sure that we sat in</p>
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<p>1 make sure. I mean curb appeal is one thing, but the 2 quality of living in an apartment is another. And 3 before any tenant is moved from one place to another, I 4 hope that the quality of their life becomes better 5 through this process. Stonybrook needs that update, 6 and that's the way it should go if it's going to 7 happen. 8 MR. BOCKWEG: Well, when a resident is moved, 9 they'll be relocated, moved into one of the new units 10 up to the standards that we're doing the entire 11 property. 12 MR. GUSTAFSON: And there would be no cost 13 associated with them moving into that new apartment? 14 MR. MIGNOGNA: Well, there will be a cost, 15 but it will be borne by the project and not by the 16 resident. We have a budget set aside for relocation 17 expenses. 18 MR. GUSTAFSON: Understand. No more 19 questions. 20 CHAIR JAMES: I do have one more question. 21 Were the residents made aware that tonight there would 22 be a presentation, a workshop presentation on -- 23 MR. MIGNOGNA: Not that I'm aware of. 24 CHAIR JAMES: -- the remodeling? Yes, 25 because that's interesting that no one is here, so I</p>	<p>1 the building, the clubhouse I guess we called it, and 2 HUD came in, which had never happened, because that 3 year was when the property, whatever it was, went 4 under, so it was never ever put in place. But at least 5 we knew. 6 And right now while the Heron Estates are 7 going forth, they called me and said, "Ms. Shepherd, I 8 need you here. Tell us how it was before you left." 9 So I had an idea, and I talked about the (inaudible). 10 This is going to be their building. They got 11 to live there, not you. You will not come back. It's 12 them. It's not you. You're there to make money. And 13 I'm very upset that these projects come into the 14 city -- Broadmoor was here, Ivey Green was here, and 15 you come here to make money and leave people. The 16 project will probably be good for six or seven years. 17 But I'm making a point. They should be here. It's 18 their project, not your project. 19 Thank you, Madam Chair. 20 CHAIR JAMES: Thank you, Ms. Shepherd. 21 If that's all of the Board comments, we thank 22 you and we do appreciate you coming before us tonight. 23 MR. MIGNOGNA: Thank you, Madam Chair. Thank 24 you, Board members. 25 CHAIR JAMES: On to item B.</p>

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<p>1 MR. GAGNON: I just want to say thank you to 2 Tom, Paul, Pieter and Teresa for their presentation. 3 Before me move into workshop item B, I want 4 to also make note of the fact that Councilwoman Pardo 5 is in attendance. So I want to thank her for being 6 here tonight. 7 I also, I missed the opportunity during the, 8 I guess, add/delete section to acknowledge the fact 9 that three new staff members in the City's Planning and 10 Zoning Division are here. In order from, I guess, 11 closest to farthest away, Mr. Yoan Machado, Mr. Josue 12 Leger and Ms. Andrea Harper. 13 CHAIR JAMES: You said Yoan -- 14 MS. SHEPHERD: Welcome. We need you; we need 15 you. 16 CHAIR JAMES: Yoan, Joseph and Andrea? 17 MR. GAGNON: Yoan, Josue and Andrea. So out 18 of all three names, I know Andrea will probably give 19 everyone the most difficulty to remember, but -- 20 MS. SHEPHERD: Welcome. 21 CHAIR JAMES: They'll probably be on the next 22 agenda. 23 MR. GAGNON: I'm sorry, Madam Chair? 24 CHAIR JAMES: They'll probably be on the next 25 agenda.</p>	<p>1 and Zoning Board with this information so hopefully, 2 early in 2018, early next year we'll be able to move 3 forward with recommendations from the Planning and 4 Zoning Board, which would be followed by an actual 5 ordinance by the City Council. 6 So at this point, I'll ask Mr. Machado to 7 provide a presentation. 8 MR. MACHADO: Good evening, Board members. 9 Once again, Yoan Machado with the Development Services 10 Division in the City. 11 As Jeff previously mentioned, this is just a 12 discussion to further discuss the active moratorium 13 that we have that is coming up for expiration due to 14 Ordinance 4090 and the establishment of an extension 15 due to the fact that we have not come up with 16 regulations for the proposed uses. 17 A little bit of brief history. On June 16, 18 2014, the Governor signed the Medical Cannabis Act, and 19 that was amended later on 2016 and on 2017. The latest 20 amendment in June 2017, known as Bill 8A, changed some 21 of the definitions and regulations of the uses as to 22 also be with compared with pharmacies. 23 Due to the historical prohibition of 24 marijuana, the City's code is completely silent, so at 25 this time we cannot discuss it. Staff is comparing and</p>
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<p>1 MR. GAGNON: I can add staff names to the 2 next agenda, yes. 3 I also want to welcome Mr. Connor Bailey as 4 well. He is currently enrolled at FAU and 5 participating in the mentorship program. So I just 6 wanted to thank him for being in attendance tonight as 7 well. 8 MS. SHEPHERD: Thank you. 9 CHAIR JAMES: Welcome. 10 MR. GUSTAFSON: Welcome. 11 MS. SHEPHERD: Welcome. 12 MR. GAGNON: So moving on to workshop letter 13 B, this is a discussion and deliberation regarding Land 14 Development Regulations associated with medical 15 marijuana uses within the City's municipal limits and 16 Ordinance Number 4090, which enacted a one year 17 moratorium for the filing, receiving and processing of 18 any application or permit for the establishment, 19 development or operation of a medical marijuana 20 dispensary or treatment center. 21 So Mr. Yoan Machado will provide the Board 22 with a brief overview of where we are. We anticipate 23 providing the City Council with a proposal to extend 24 the existing moratorium for an additional six months on 25 December 20th. We also want to provide the Planning</p>	<p>1 analyzing some of the ordinances that have been passed 2 in adjacent and neighboring cities, and I'll just 3 quickly go over some of the most predominant ones. 4 As far as unincorporated Palm Beach County, 5 they have created and come up with use regulations and 6 standards, and they have chosen to adopt them into the 7 code and allow medical marijuana dispensaries and 8 facilities. 9 The City of Palm Beach Gardens has completely 10 and strictly prohibited any kind of treatment 11 facilities or dispensaries within their city 12 boundaries, so it's a complete ban. 13 The Village of Royal Palm had come up with 14 some standards that were later amended as of June 2017, 15 after the amendments of Bill 8A, and they have also 16 chosen to prohibits the dispensaries. 17 The City of Lake Worth has two active and 18 approved dispensaries. After the amendment on 2017, 19 they had to ban, put a moratorium that is still in 20 place. So at this time they're not taking any further 21 dispensaries or applications for dispensaries. 22 The City of Boynton has also adopted and 23 approved one location thus far. 24 Reviewing these ordinances for some of the 25 neighboring cities and looking at the standards, we</p>

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<p>1 have come up with some items that staff should consider 2 the Board take a look. If we were to consider the 3 approval or the allowance of some of these uses it's to 4 set up some buffers to protected uses. 5 Some of them will be about 200 feet of any 6 residential zoning district, 1,000 feet from any place 7 of worship, schools, parks, child care, day care 8 facilities, treatment and recovery facilities, and 9 5,280 feet -- that's a mile -- from any other 10 dispensary. So that will prohibit a proliferation of 11 dispensaries on the city. 12 Also, we are aware that as part of their 13 packet, they need to submit a security program or plan 14 to the Department of Health. We're asking that this 15 plan be submitted for review and consideration to the 16 Police and Fire Chief, and any amendments that they 17 have to this plan be submitted and approved by the 18 Police and Fire Chief prior to opening any of these 19 centers. 20 These are the three active locations that we 21 have in Palm Beach County. The two on the left are in 22 the City of Lake Worth. The one on the right is on the 23 City of Boynton. So these are active dispensaries in 24 the county, just so that you have an idea of possible 25 looks or what the industry is looking for. It is the</p>	<p>1 the allowance. I don't have any information as far as 2 incidents that may have been reported to any of those. 3 MR. GAGNON: If I may add to that as well, 4 during the research process we were really looking to 5 see which other municipalities took action, what action 6 they took. I thought it was interesting that 7 originally Lake Worth decided to not prohibit this use. 8 They had two facilities come into their municipal 9 boundaries, and then at that point, they decided to 10 create regulations to help govern the facilities. So 11 it doesn't directly answer the question, but that was 12 one local approach where they kind of changed their 13 mind mid process. 14 And really, from my perspective, it's always 15 easier to start with a more restrictive regulation, 16 and then as we obtain more information, if we have 17 input from the community demonstrating there's a need, 18 if there's an economic benefit that's demonstrated, you 19 know, we can always go back and start reducing those 20 regulations. But it's always much more difficult to go 21 back in and try to strengthen it once facilities are 22 already in operation. So I think that's the approach 23 staff's taking at this point. 24 MR. BROWN: Thank you. 25 CHAIR JAMES: Mr. Gustafson.</p>
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<p>1 staff's consideration that if we decide to allow it, 2 that we would impose or consider some architectural 3 standards or features that would go along with these 4 facilities. 5 Based on the analysis, the City's Police 6 Department has concerns with the security and the 7 negative impact that the proposed use may have on the 8 community. Staff is planning to bring this item 9 forward on December 20th to the City Council to request 10 an extension of the moratorium for another six months. 11 That way, staff has additional time to further research 12 what neighboring cities are doing, how is it being 13 monitored in those cities, and decide if we do need to 14 make additional changes. 15 That concludes my presentation, unless you 16 have any questions at this time. 17 CHAIR JAMES: Sure. We'll start with 18 Mr. Brown. 19 MR. BROWN: Just one quick question. Have 20 there been any reports of any problems so far in Palm 21 Beach County? 22 MR. MACHADO: As far as the locations that 23 have been opened, they are recent. Most of the news 24 that I've been able to research since I've been 25 involved in this project has been from the opening and</p>	<p>1 MR. GUSTAFSON: No question, but one comment 2 to staff. I could completely agree with you, Jeff, the 3 stricter that is, the easier it may be to deal with it 4 in the future. Rivera Beach already has its own set of 5 problems out there, and I'm completely against any type 6 of dispensary inside of the city limits. 7 CHAIR JAMES: Ms. Shepherd. 8 MS. SHEPHERD: I totally agree with my 9 constituent here. Have anyone put in a -- for a 10 dispensary here? 11 MR. GAGNON: So we currently -- 12 MS. SHEPHERD: An applicant, I guess. 13 MR. GAGNON: Yes, I'm sorry. So we currently 14 have a one year moratorium in place. If I recall, we 15 were actually one of the first municipalities to 16 establish a moratorium. That was last December 21st, 17 2016 I think it was established. So we were somewhat 18 of a trendsetter in that fashion. 19 But because we had the moratorium in place, 20 we did have a few applicants come to the City that were 21 looking to establish facilities, but that moratorium 22 prevented that from occurring until we can establish 23 some more uniform regulations to govern how those 24 facilities will operate. So we did have interest. I 25 think there was a lot of interest throughout the county</p>

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<p>1 and probably throughout the state, but again, that</p> <p>2 moratorium protected the city as far as how those uses</p> <p>3 will operate in the future.</p> <p>4 MS. SHEPHERD: Once again, bringing these</p> <p>5 type of facilities into this city that's already</p> <p>6 plagued, I just have doubts about how I would feel</p> <p>7 about even entertaining this. I mean I thought it over</p> <p>8 and over again, and I think it's going to be a high</p> <p>9 risk for the City of Riviera Beach. And that's really</p> <p>10 my comment, Madam Chair.</p> <p>11 CHAIR JAMES: Thank you, Ms. Shepherd.</p> <p>12 Mr. McCoy.</p> <p>13 VICE CHAIR McCOY: Thank you, Madam Chair. I</p> <p>14 have a few comments.</p> <p>15 Can we go back to, I think, one of the</p> <p>16 earlier slides? Right there. So I want to first talk</p> <p>17 about the buffer. So when this does come back, is it</p> <p>18 possible -- and I know we kind of -- I think we did</p> <p>19 something like an overlay map when we wanted to see</p> <p>20 what the distance was between fueling stations. You</p> <p>21 know, I want to see if we can do that with this.</p> <p>22 However, I just have some concerns about, you</p> <p>23 know, obviously, the places of worship. I believe</p> <p>24 through conversation I found out they don't require</p> <p>25 registration with the local government for business tax</p>	<p>1 based just on this description of these buffers. And</p> <p>2 I'm almost okay with that. But there's always some --</p> <p>3 there's going to be always some loophole or some caveat</p> <p>4 that they can go in off of, you know, potentially those</p> <p>5 unincorporated areas in and around Palm Beach County --</p> <p>6 oh, I'm sorry -- within the boundaries of the city, but</p> <p>7 are considered unincorporated. So I certainly want to</p> <p>8 see how that looks as it relates to the buffer.</p> <p>9 Furthermore, what is the basis to have the</p> <p>10 security plan reviewed by the Chief of Police?</p> <p>11 MR. MACHADO: So I guess I'll answer it in</p> <p>12 multiple, since you have brought up a few points. It</p> <p>13 is staff's position to provide such map, just to see if</p> <p>14 these buffers are acceptable to the City and how -- you</p> <p>15 know, if they provide any spaces available for such</p> <p>16 dispensaries.</p> <p>17 As far as the security plan, it is the</p> <p>18 most -- the biggest interest that the police has is</p> <p>19 that these facilities -- given that marijuana is still</p> <p>20 a regulated substance, there are banks and other</p> <p>21 financial aspects of the business that are not backed</p> <p>22 up by banks. So these facilities will pretty much run</p> <p>23 on cash, and the clients that will be coming in will</p> <p>24 also be running in on cash. So it does have a</p> <p>25 potential for robberies and stuff within the</p>
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<p>1 receipts, so we don't exactly know every single place</p> <p>2 that there's a church at.</p> <p>3 So certainly I think all child care</p> <p>4 facilities, definitely, we're aware of that. But</p> <p>5 treatment and recovery facility, I would like to also</p> <p>6 add in there counseling as well, because I've noticed a</p> <p>7 place that opened under the auspices of counseling, and</p> <p>8 in my opinion -- you know, and I didn't really question</p> <p>9 it, but in my opinion, it's nothing more than basically</p> <p>10 a treatment center. If possibly that could be added or</p> <p>11 some language similar to that.</p> <p>12 Now, my thought initially about medical</p> <p>13 marijuana and how it impacts -- in fact, I'm proud to</p> <p>14 say I supported it when it came up in 2016 on the</p> <p>15 amendment, and I thought this would be a good</p> <p>16 opportunity for individuals, potentially entrepreneurs</p> <p>17 or business owners to maybe enter into, I guess, a new</p> <p>18 field of, you know, being able to supply, you know,</p> <p>19 medicinal marijuana to individuals in need. But in</p> <p>20 thinking about it, it just becomes too problematic for</p> <p>21 our city.</p> <p>22 And certainly I think when we do have this on</p> <p>23 a vote, I do want to see a buffer map to see exactly</p> <p>24 what these distances represent, because, you know, from</p> <p>25 the looks of it, this won't be nowhere in the city</p>	<p>1 neighborhood.</p> <p>2 So they have to have a security plan for as</p> <p>3 to how the clients get into the facility, how the money</p> <p>4 and the inventory of their product is stored. Now,</p> <p>5 that security also has a play with Fire Department,</p> <p>6 because they are asking for two and three layers of</p> <p>7 security on the building. That could pose a fire</p> <p>8 hazard for the occupants of the building in case of an</p> <p>9 emergency.</p> <p>10 So that has been the result of research that</p> <p>11 other municipalities have done. Therefore, we have --</p> <p>12 we share the same concerns based on the write-up and</p> <p>13 the background information that was provided to our</p> <p>14 division from the Police Department. They share the</p> <p>15 same concerns.</p> <p>16 VICE CHAIR McCOY: Okay. Madam Chair,</p> <p>17 follow-up.</p> <p>18 CHAIR JAMES: Sure.</p> <p>19 VICE CHAIR McCOY: I apologize, I stepped</p> <p>20 out. Can you remind me of your name?</p> <p>21 MR. MACHADO: Yoan.</p> <p>22 VICE CHAIR McCOY: Yoan?</p> <p>23 MR. MACHADO: Yes.</p> <p>24 VICE CHAIR McCOY: Mr. Yoan, I don't think</p> <p>25 you've given me a reason why I should have the Police</p>

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<p>1 Department telling a private business what kind of 2 security measures they need to have in place. This is 3 no riskier than a bank, this is no riskier than a 4 pharmacy, this is no riskier than a convenience store. 5 The mere fact that there aren't any 6 established standards that's going to be presented to 7 us, I certainly don't want an applicant, even though I 8 don't agree with the premise of it being inside of our 9 neighborhoods, but I don't want an applicant to be able 10 to apply for a medical marijuana application when 11 there's no standards on exactly what the Police 12 Department is reviewing, you know, whether they want 13 access to their cameras. 14 You know, first of all, until we're presented 15 with a plan, that should be absolutely removed, because 16 that is infringing on somebody's right as a business 17 owner. And without any standards, God knows, that can 18 definitely be abused, and I would not want to see that. 19 MR. MACHADO: Well, the plan, the plan is 20 being submitted to the Health Department, so we're 21 asking that the same plan be shared with the Police 22 Department. It's not about access to their equipment 23 or desktop. It's just how are they handling their 24 security. 25 VICE CHAIR McCOY: But you mentioned the mere</p>	<p>1 intent of that is the information that is already being 2 requested by the State. We just want to make sure that 3 the City receives the same information as it's being 4 provided to the State. 5 This type of facility, it's somewhat unique 6 being that, as Mr. Machado pointed out, there are major 7 banks that don't recognize it as a legal sale. So most 8 places now -- I'm almost entirely dependent on these 9 little pieces of plastic, and you know, you don't 10 actually physically hold the money, which I don't know 11 how kids get by growing up not seeing money, you know. 12 But the difference, I guess, is in order to complete 13 the transaction, it's cash only, so it just creates a 14 new dynamic. 15 So if I wanted to do something really bad and 16 I want to target a certain location, if I knew the fact 17 that, well, anyone walking into this building, in order 18 to complete this transaction probably has \$50, \$100, 19 \$200, \$500, whatever the rate is for whatever they're 20 purchasing, it just creates something that we need to 21 look at if we're deciding to move forward with allowing 22 this use in the city. If we decide to do a strict ban 23 similar to what Palm Beach Gardens did, it's really a 24 moot point. 25 VICE CHAIR McCOY: Of no consequence.</p>
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<p>1 fact that they have cash on hand. 2 MR. MACHADO: Um-hmm. 3 VICE CHAIR McCOY: Who is the police to tell, 4 you know -- I don't understand what's the police's 5 involvement or what standard has been set forth by any 6 other local municipality that gives the -- sets them 7 for some sort of a, I guess, foundation or framework 8 for the Police Department to judge what a business' 9 security structure should look like. You know, it's a 10 private business. If they chose to have it in a hot 11 dog stand, if it meets all other, you know, other 12 requirements, why should the police be involved? 13 I'm really concerned that we give some of 14 these departments a little too much leverage. And 15 until I can see some standards that set forth that 16 perhaps the Chief is going to see, he's going to 17 measure, you know, I guess the security standard next 18 to how does -- it just doesn't make sense. I have no 19 idea what the Chief will be looking at. And until I 20 can see what those standards are that he'll be judging 21 or determining whether or not this fits in, that should 22 be absolutely removed, because that is an easy way for 23 it to be abused. 24 MR. GAGNON: If I may, thank you, Vice Chair. 25 So the specific bullet point, I think the</p>	<p>1 MR. GAGNON: Yes. 2 VICE CHAIR McCOY: But again, if there is an 3 event where one of these come into the city, and the 4 mere fact that they don't use debits cards and they 5 don't use any form of electronic payment and the only 6 method is cash, what position and authority does the 7 Chief have to tell someone or even grant approval as to 8 the security layout of their own business? I mean it 9 becomes a point where, you know, even if he reviews it, 10 I'm okay with. But the mere fact of approval of a 11 local business tax receipt in the city should not be 12 contingent upon the approval of something that there's 13 no standards set in place already. 14 And I don't want it to be arbitrary and 15 capricious, I mean for anybody, for any different 16 business. But I'm sure that that requires some working 17 out. And if there was something that you guys received 18 from the Police Department -- and my apologies, I 19 stepped out -- I don't believe that I heard it, you 20 know, spelled out in details here in the presentation. 21 So if it comes back and there's something, I 22 definitely want to see it and make sure that it's 23 something that, you know, we're actually being succinct 24 in our intent and not just throwing anything against 25 the wall, you know, just to make it that much harder.</p>

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<p>1 I mean, you know, ultimately, I think this is a 2 decision that rests with Council, you know. 3 And again, I just generally don't want them 4 in my neighborhood. I don't want a kid to get out of 5 school and have to walk by a medical marijuana store, 6 because, you know, it's going to make him inquisitive. 7 And you know, I'm sure they won't be able to go in and 8 purchase right off of the street, but clearly, when the 9 accessibility is there, you know, it could present a 10 potential interest for someone that doesn't have any 11 business even using it. 12 Now, am I correct, I thought there was 13 something that said that there couldn't be any more 14 stringent regulations than what was required for 15 pharmacies. Am I correct? 16 MR. MACHADO: That is correct. That's what 17 the latest amendment to the bill was in June 2017. 18 They want the zoning and municipalities to basically 19 put the same regulations that we have in for 20 pharmacies, consider this establishment the same way we 21 will consider a pharmacy. 22 VICE CHAIR McCOY: Okay. And you know, I 23 don't like that either, because the Legislature didn't 24 get it right when they did home day cares, you know, so 25 basically -- I think I had this discussion with</p>	<p>1 before you do that, Madam Chair. 2 CHAIR JAMES: Go ahead, Ms. Shepherd. 3 MS. SHEPHERD: Thank you. 4 CHAIR JAMES: Excuse me. Were you finished, 5 Mr. McCoy? 6 VICE CHAIR McCOY: (Nods head.) 7 CHAIR JAMES: Okay, go ahead, Ms. Shepherd. 8 MS. SHEPHERD: Madam Chair, let's face it, 9 marijuana is a drug, a dangerous drug. It has been 10 said over and over that people that start on 11 marijuana -- I can testify, I had a son start it and 12 ended up on crack cocaine. 13 Let us be clear that when you see the police 14 are involved, people have an act of taking a step back. 15 When you say police, they are there to protect us. And 16 one of those dispensaries come into the city, I would 17 hope that the police are involved for reasons of it is 18 a dangerous, dangerous situation to walk around with a 19 wad of money, and people will target you. They target 20 you now for five cents. What make you think they're 21 not going to target you with money you're going to get 22 a drug with? 23 Whether it's for an illness or pleasure or 24 whatever, I hope it does not come into the city, and 25 then we would not have to get the Chief of Police or</p>
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<p>1 Mr. Gagnon -- we can essentially have a street where 2 there's ten home day cares on it. And there's nothing 3 that we can do as a local government, because I'm 4 seeing it right in my own street. And it's just like 5 at what point does my street become a residential 6 neighborhood or a business district, you know? 7 So I don't agree, and I don't think there's 8 nothing that we can do as a Board to address it, but 9 you know, I just want to make sure that the language is 10 succinct and not just something that we're going to 11 throw at it. 12 In fact, I really do support Council 13 extending this moratorium. And I wanted to put a 14 motion on the floor asking, just as a show of support, 15 to extend the moratorium, because clearly, this takes a 16 lot of work, and I don't want us to get it wrong. 17 And I certainly agree that we should have 18 something in place, because, you know, I have people 19 asking me, as if, you know, I really support it. But 20 as it stands now, you know, just off of those 21 descriptions, it's going to be really hard for one of 22 them to come into the city. 23 And you know, when the opportunity comes, 24 Madam Chair, I want to put a motion on the floor. 25 MS. SHEPHERD: I'd like to make a statement</p>	<p>1 whomever involved. Let me be clear. It is a drug, 2 with a capital "d". 3 Thank you, Madam Chair. 4 CHAIR JAMES: Okay. I see this is a very hot 5 topic item. As for my comments, I'm not going to 6 provide my personal opinion on how I feel about it. I 7 mean it was voted on, and it's approved by the 8 citizens, so it is the law. I happen to have a family 9 member with a serious terminal illness, and if he 10 needed to use medical marijuana, I would support him in 11 an effort to keep him out of pain. Not saying that it 12 has to be in my back yard, but again, I'm not going to 13 give my personal opinion on it because it is approved 14 and it is lawful. 15 I would just advise staff to continue what 16 you're doing with your researching, continue to seek 17 out best practices from other cities and what they're 18 using from around the state and coming up with our 19 regulations for our city, should it be approved, should 20 it happen one day. 21 So are there any other Board questions or 22 comments on item B? 23 MS. SHEPHERD: May I be clear, Madam Chair, 24 one more time? 25 I'm not talking about the people that need</p>

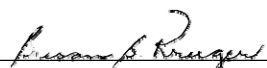
17 (Pages 65 to 68)

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<p>1 this particular drug. I'm not talking about those 2 people. Those people with the utmost that need this 3 drug, I am 100 percent for them. I'm saying since 4 we're bringing it up about the Police Chief and this 5 particular drug, we have to be careful what comes into 6 the City of Riviera Beach. That's all I'm saying. 7 Thank you. 8 CHAIR JAMES: Thank you, Ms. Shepherd. 9 On to item 11, general discussion. 10 VICE CHAIR McCOY: Madam Chair, before we 11 move forward, I want to put a motion on the floor 12 related to that item. And I do have a question for 13 Mr. Gagnon. 14 CHAIR JAMES: Okay, one second. You said -- 15 go ahead with your question for Mr. Gagnon first. 16 VICE CHAIR McCOY: So December 20th is the 17 first date. Do you know when they'll have the second 18 reading? 19 MR. GAGNON: So the anticipated meeting dates 20 would be December 20th for the first reading, and I 21 believe January 3rd would be the second reading. 22 VICE CHAIR McCOY: Okay, that's it, Madam 23 Chair, for the question. 24 CHAIR JAMES: Okay. Did you have a motion? 25 VICE CHAIR McCOY: Madam Chair, I move</p>	<p>1 the fact we did have two permanent Board members that 2 were absent, so the two alternates did have voting 3 rights for tonight's meeting. So I just wanted to make 4 that noted on the record. 5 CHAIR JAMES: So noted. 6 MR. GAGNON: Again, we did not receive any 7 correspondence, so if it pleases the Board, you can 8 move into Board comments. 9 CHAIR JAMES: All right, we'll start with are 10 there any Board comments? 11 MS. SHEPHERD: May I, Madam Chair? 12 CHAIR JAMES: Go ahead, Ms. Shepherd. 13 MS. SHEPHERD: First, I want to thank you, 14 Mr. Gagnon, for putting into the record of Mr. Julius 15 Whigham. It was a very, very good service, and I am 16 just appreciative of his service to this City. And I 17 thank you for recognizing him. And I'm sure his family 18 is listening on Channel 18, because they always 19 listened to Mr. Whigham talking. So I thank you for 20 that gesture toward them. Thank you. 21 CHAIR JAMES: Thank you, Ms. Shepherd. 22 Any additional Board comments? 23 VICE CHAIR McCOY: Madam Chair. 24 CHAIR JAMES: Go ahead, Mr. McCoy. 25 VICE CHAIR McCOY: Mr. Gagnon, can we send</p>
Page 70	Page 72
<p>1 to urge City Council to extend the moratorium for -- 2 MR. GAGNON: Six months. 3 VICE CHAIR McCOY: -- six months to develop 4 Land Use Regulations. 5 CHAIR JAMES: Is there a second? 6 MR. BROWN: Second. 7 CHAIR JAMES: Roll call, please. 8 MS. DAVIDSON: Margaret Shepherd. 9 MS. SHEPHERD: Yes. 10 MS. DAVIDSON: Jon Gustafson. 11 MR. GUSTAFSON: Yes. 12 MS. DAVIDSON: Anthony Brown. 13 MR. BROWN: Yes. 14 MS. DAVIDSON: Tradrick McCoy. 15 VICE CHAIR McCOY: Yes. 16 MS. DAVIDSON: Rena James. 17 CHAIR JAMES: Yes. 18 MS. DAVIDSON: Unanimous vote. 19 CHAIR JAMES: On to item XI, general 20 discussion. We don't have any public comment cards; I 21 was not given any. So we'll move on to item B, 22 correspondence. 23 MR. GAGNON: We did not receive any 24 correspondence. I do want to go back, if I may, Madam 25 Chair, and I missed the fact in our initial roll call,</p>	<p>1 something back to Council requesting one of the 2 alternates be moved into that position? 3 MR. GAGNON: Yes, I actually made note 4 tonight that we do need to provide the Council with an 5 action item to move Board members. Well, my proposal 6 will be to move both alternate Board members into 7 permanent positions. Alternately, it's a Council 8 decision on how they want to proceed with filling the 9 vacant seats, but what I'll do is provide an agenda 10 item in the near future that recommends moving both 11 alternates to the permanent seats and then filling the 12 two alternate seats with new Board members. 13 VICE CHAIR McCOY: Thank you. 14 CHAIR JAMES: Any other Board comments? 15 Okay, any project updates, upcoming projects, 16 Mr. Gagnon? 17 MR. GAGNON: Really, I just wanted to say 18 happy holidays to everyone, happy new year, and we'll 19 see you next year. 20 MS. SHEPHERD: Thank you. 21 CHAIR JAMES: Hurrah. Is there a motion to 22 adjourn? 23 MS. SHEPHERD: Motion to adjourn. 24 (Whereupon, at 8:09 p.m., the proceedings 25 were concluded.)</p>

1 CERTIFICATE
2
3

4 THE STATE OF FLORIDA)

)

5 COUNTY OF PALM BEACH)
6
78 I, Susan S. Kruger, do hereby certify that
9 I was authorized to and did report the foregoing
10 proceedings at the time and place herein stated, and
11 that the foregoing pages comprise a true and correct
12 transcription of my stenotype notes taken during the
13 proceedings.
1415 IN WITNESS WHEREOF, I have hereunto set my
16 hand this 21st day of December, 2017.
17
1819
20
21
22
23
24
25

Susan S. Kruger

TO: PLANNING AND ZONING BOARD MEMBERS
FROM: JEFF GAGNON, ACTING COMMUNITY DEVELOPMENT DIRECTOR
DATE: JANUARY 5, 2018
SUBJECT: RIVIERA BEACH HEIGHTS COMMUNITY CENTER UPDATES
JANUARY 11, 2018 PLANNING AND ZONING BOARD AGENDA ITEM

The City Council approved the Riviera Beach Heights Community Center Project through Resolution No. 14-16 on February 3, 2016. This approval included a Site Plan, Landscape Plan and Building Elevations which are currently the controlling development documents, (meaning that Building Construction Plans should match identically). The Development Services Department recently received a Building Permit Application and Building Construction Plans, however, the plans submitted are not an identical match to the plans approved by Resolution No. 14-16.

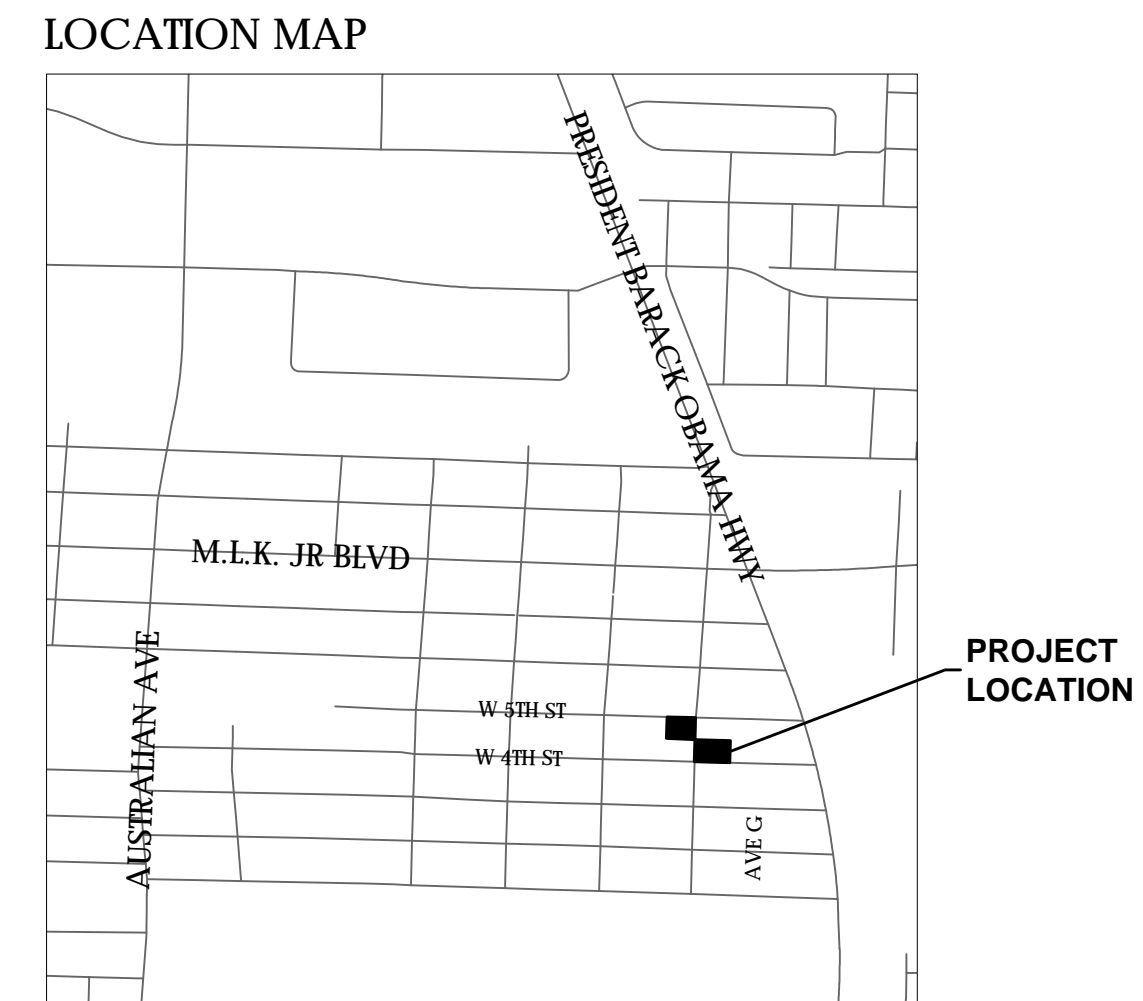
Within Resolution No 14-16, the second condition of approval states, "Once approved, the City Council authorizes City staff to approve future amendments to this site plan administratively so long as the site plan does not deviate greater than 5% from the originally approved submittal." Since architectural elements and features are proposed to be amended, it was difficult for staff to utilize the aforementioned condition without seeking additional public and board feedback. This item is being presented to the Board to ensure process transparency and to provide the opportunity for continued public input.

In summary, the following amendments are proposed (identified within the enclosed plans):

1. Addition of directional arrow pavement markings.
2. Building size reduction (less +/- 188 total square feet; [an allowable 5% deviation]).
3. Removal of front patio and sidewalk reconfiguration.
4. Bike rack location change and sidewalk reconfiguration.
5. Building size reduction and sidewalk reconfiguration (less +/- 188 total square feet).

A motion from the Planning and Zoning Board is not required, however, City staff would encourage the Board to provide a ceremonial motion of support for these amendments.

Please feel free to contact me with any questions. Thank you.



PROPERTY DEVELOPMENT REGULATIONS						
ZONING DISTRICT	PROPERTY SIZE	MAX. BUILDING AREA (% OF PARCEL)	MIN. BUILDING SETBACKS			
			FRONT	SIDE	STREET	REAR
CF-REQUIRED	5,000 SF	35% MAX. (5,250 SF)	20'	7'	12'-6"	15'
CF-PROPOSED	15,000 SF	22% (3,312 SF)	13'	10'	92'	17'

REGISTRATION
SUZANNE DOMBROWSKI
REGISTRATION NO. PE-69918
DATE: ----

SUB-CONSULTANT



PROJECT INFORMATION

RIVIERA BEACH
HEIGHTS
COMMUNITY
CENTER

RIVIERA BEACH, FL

PROJECT NUMBER
15.221.002

CLIENT PROJECT NUMBER

VERIFY SCALES

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DATE OF ISSUE
01/30/17

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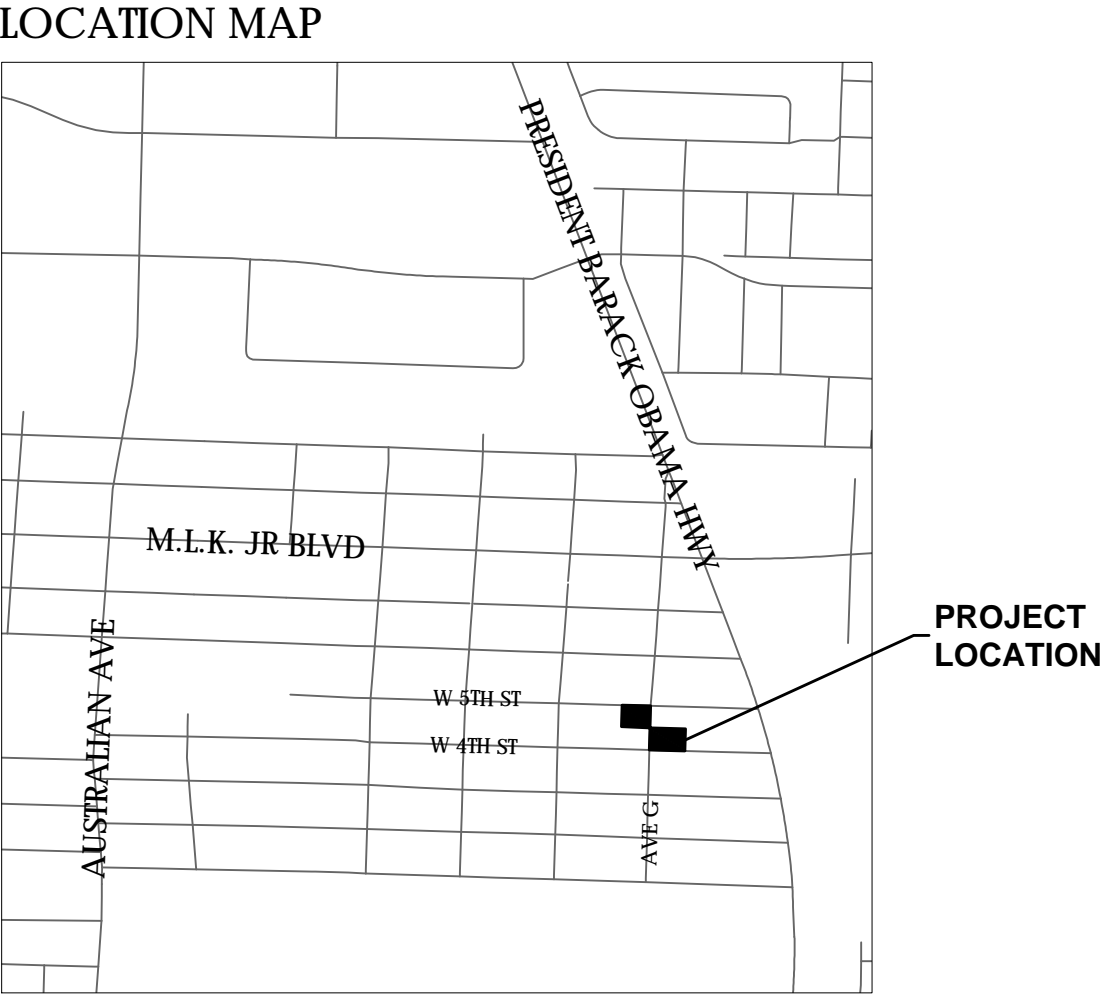
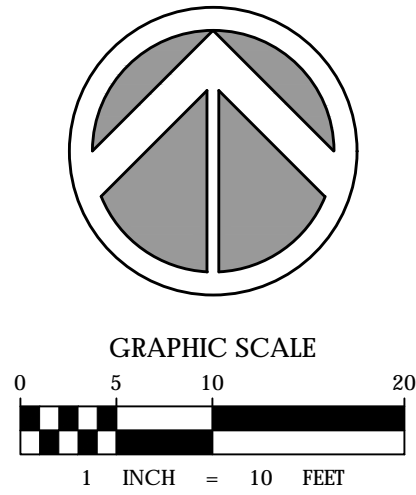
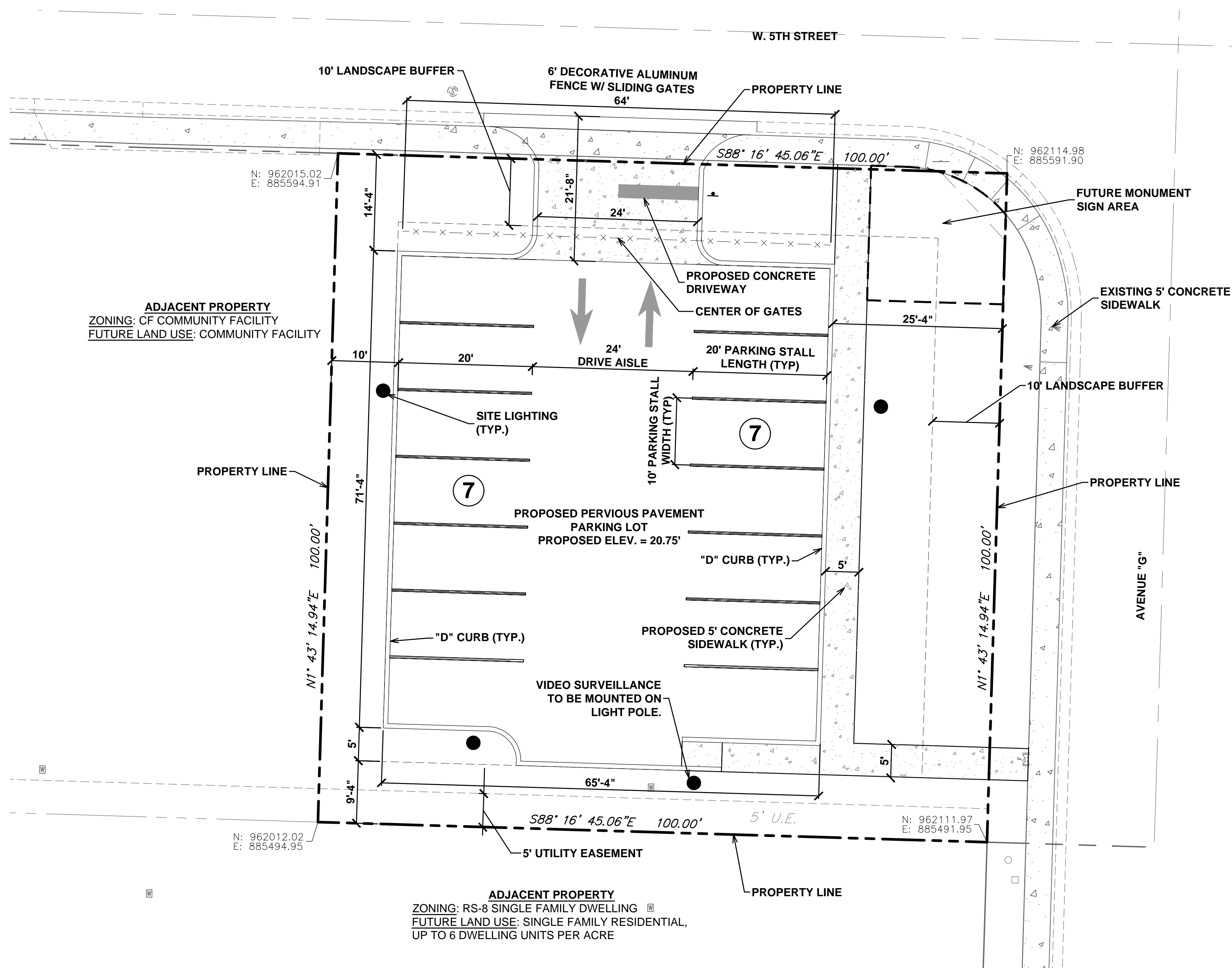
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COMMUNITY CENTER SITE PLAN

DRAWING NUMBER

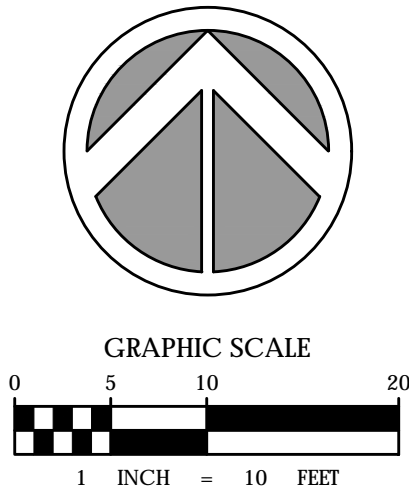
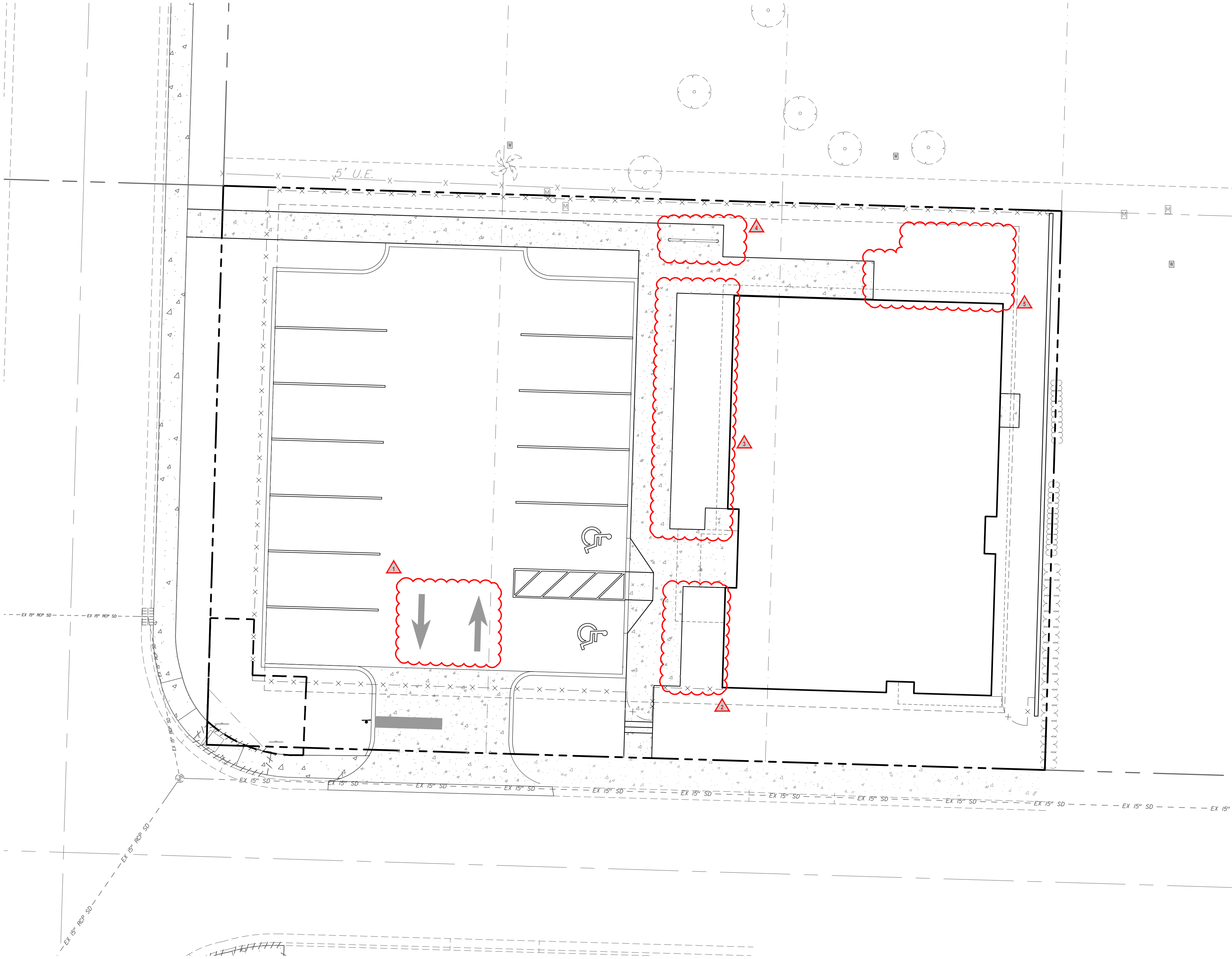
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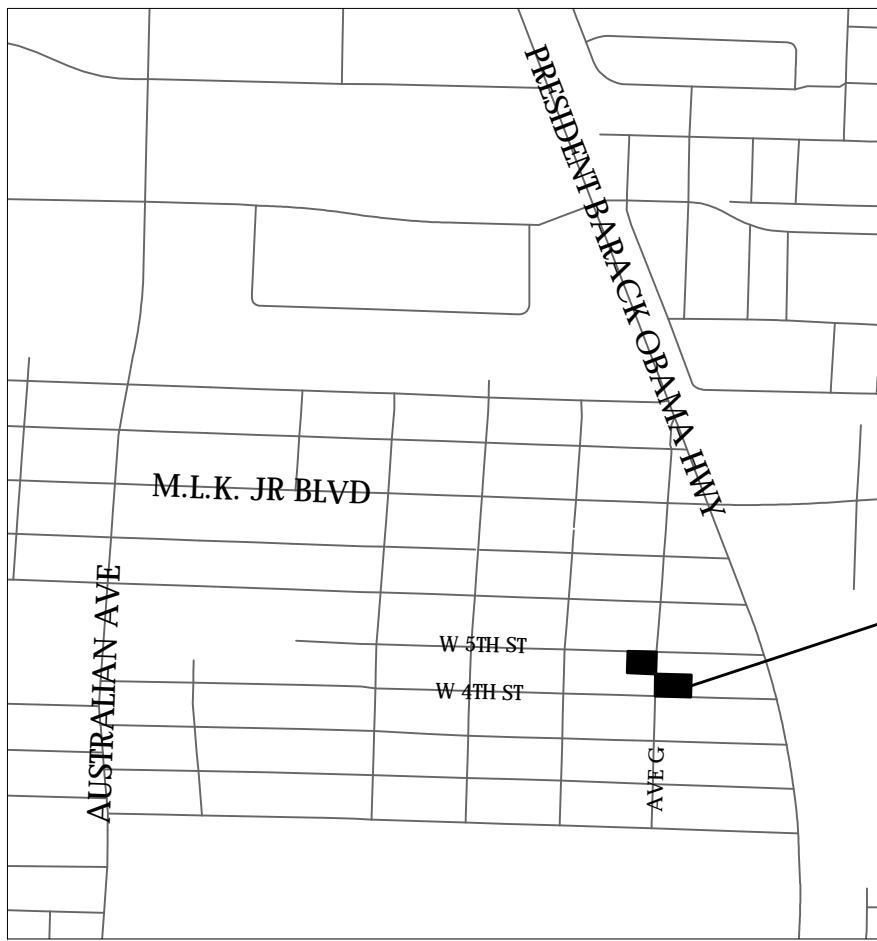
SITE DATA	
APPLICATION NAME	RIVIERA BEACH HEIGHTS COMMUNITY CENTER
APPLICATION #	SP-17-08
LAND USE DESIGNATION	COMMUNITY FACILITY
ZONING DISTRICT	CF
PROPERTY CONTROL NUMBERS	56434233090000520 56434233090000510 56434233080000310
USE	COMMUNITY FACILITY
SECTION/TOWNSHIP/RANGE	32/42/43
COMMUNITY CENTER PARCEL AREA	15,000 SF
OVERFLOW PARKING LOT PARCEL AREA (SEE SHEET SP-2)	10,000 SF
TOTAL AREA	25,000 SF
COMMUNITY CENTER PARCEL	
BUILDING AREA	3,312 SF (22%)
IMPERVIOUS AREA	6,689 SF (45%)
PERVIOUS AREA	4,999 SF (33%)
COMMUNITY CENTER PARCEL AREA	15,000 SF
OVERFLOW PARKING LOT PARCEL (SEE SHEET SP-2)	
BUILDING AREA	0 SF (0%)
IMPERVIOUS AREA	5,810 SF (58%)
PERVIOUS AREA	4,190 SF (42%)
OVERFLOW PARKING LOT PARCEL AREA	10,000 SF
BUILDING DATA	
EVENT SPACE	1,491 SF
OFFICE SPACE	348 SF
COMMON AREA	1,473 SF
TOTAL BUILDING AREA	3,312 SF
MAX. BUILDING HEIGHT	20'-6"
REQUIRED PARKING (1 SPACE PER 200 SF)	
TOTAL BUILDING AREA (3,312 SF)	16.56 PARKING SPACES = 17 REQUIRED
PROPOSED PARKING (INCLUDING OVERFLOW PARKING AREA)	
STANDARD PARKING SPACES (10'X20')	25
ACCESSIBLE SPACES (12'X20')	2

PROPERTY DEVELOPMENT REGULATIONS						
ZONING DISTRICT	PROPERTY SIZE	MAX. BUILDING AREA (% OF PARCEL)	MIN. BUILDING SETBACKS			
			FRONT	SIDE	STREET	REAR
CF-REQUIRED	5,000 SF	35% MAX. (5,250 SF)	20'	7'	12'-6"	15'
CF-PROPOSED	10,000 SF	0% (0 SF)	13'	10'	92'	17'





LOCATION MAP



SITE

LEGEND

AREAS WITH SITE PLAN CHANGES

SITE PLAN CHANGES

- ADDITION OF DIRECTIONAL ARROW PAVEMENT MARKINGS
- BUILDING SIZE REDUCTION
- BUILDING SIZE REDUCTION, REMOVAL OF FRONT PATIO, AND SIDEWALK RECONFIGURATION
- BIKE RACK LOCATION CHANGE AND SIDEWALK RECONFIGURATION
- BUILDING SIZE REDUCTION AND SIDEWALK RECONFIGURATION

CHEN•MOORE
&ASSOCIATES
500 Australian Avenue South
Suite 530
West Palm Beach, FL 33401
561.746.6900
www.chenmoore.com
CERTIFICATES OF AUTHORIZATION
EB4593 LC26000425

REGISTRATION
SUZANNE DOMBROWSKI
REGISTRATION NO. PE-69918
DATE: -----

SUB-CONSULTANT

CLIENT



PROJECT INFORMATION
**RIVIERA BEACH
HEIGHTS
COMMUNITY
CENTER**

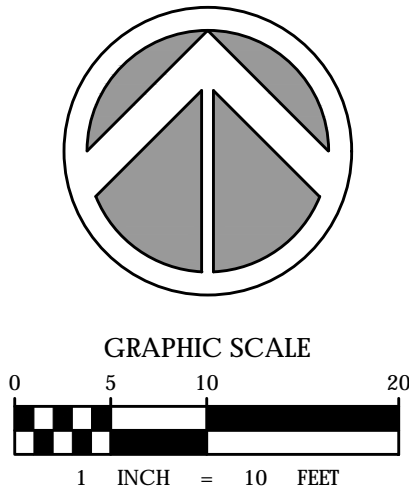
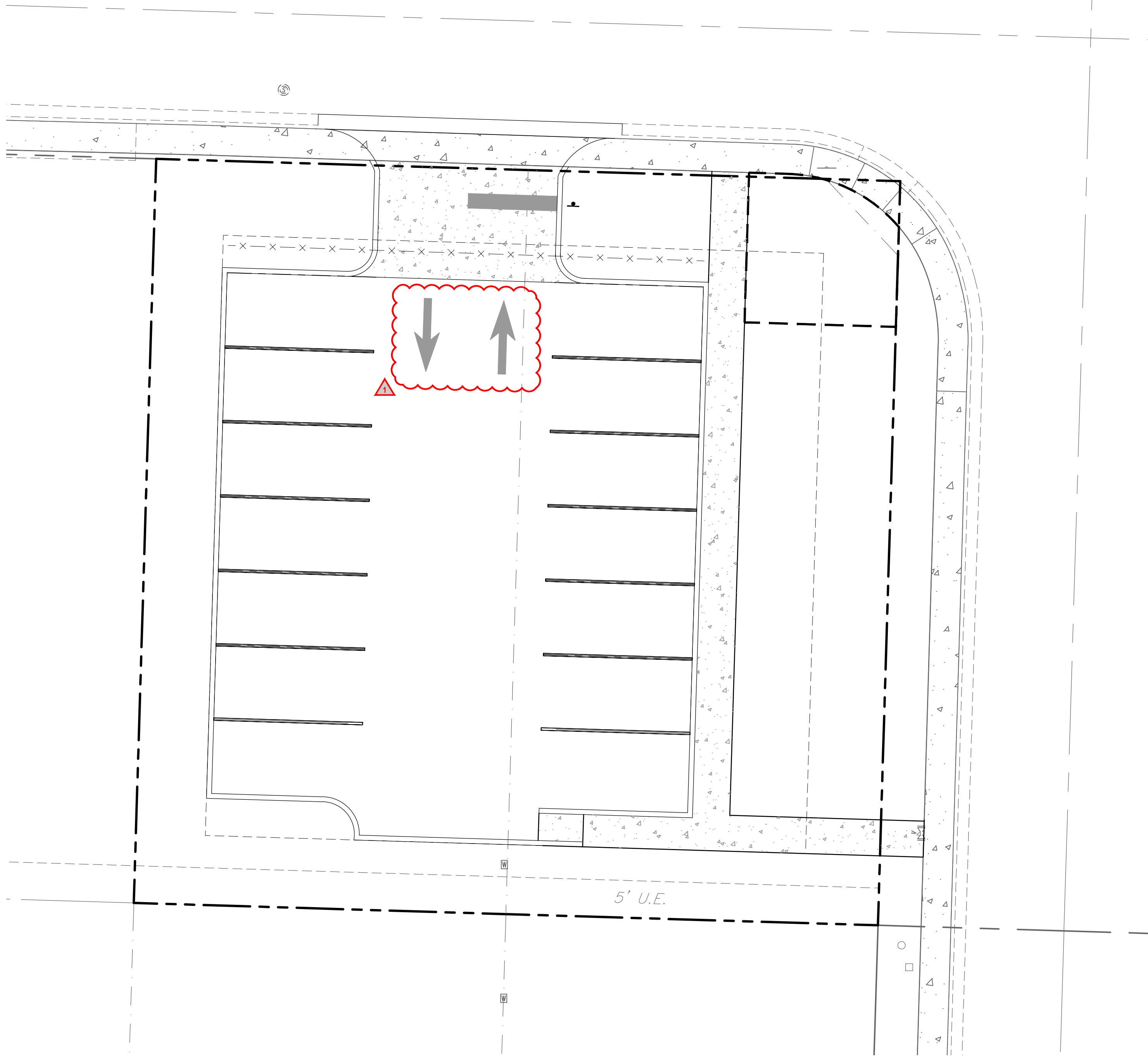
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15.221.002
CLIENT PROJECT NUMBER

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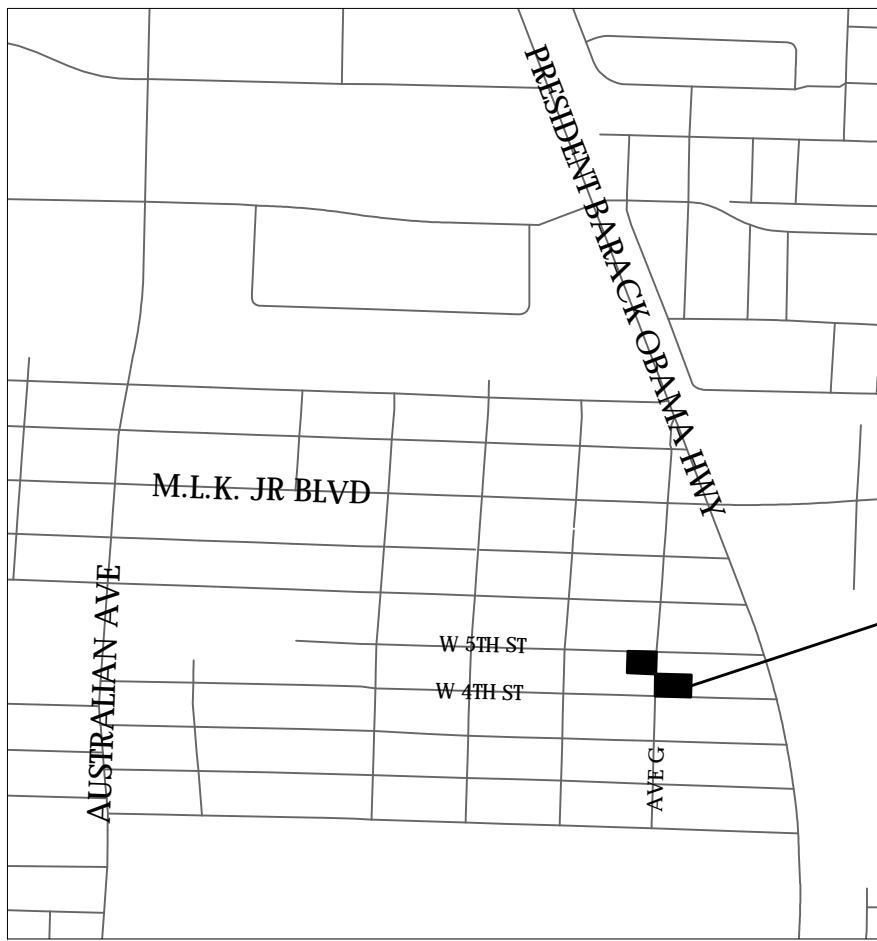
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**COMMUNITY
CENTER SITE PLAN**
DRAWING NUMBER
SP-1
OF

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LOCATION MAP



LEGEND

AREAS WITH SITE PLAN CHANGES

SITE PLAN CHANGES

ADDITION OF DIRECTIONAL ARROW PAVEMENT MARKINGS

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&ASSOCIATES

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Suite 530
West Palm Beach, FL 33401
561.746.6900
www.chenmoore.com

CERTIFICATES OF AUTHORIZATION
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REGISTRATION
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PROJECT INFORMATION

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HEIGHTS
COMMUNITY
CENTER

RIVIERA BEACH, FL

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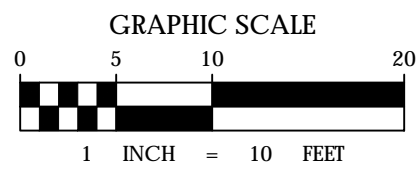
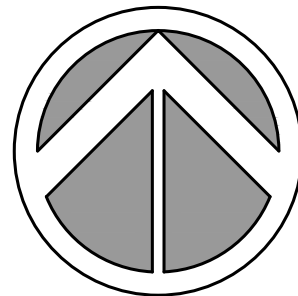
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OVERFLOW
PARKING LOT SITE
PLAN (BID
ALTERNATE 1)

DRAWING NUMBER

SP-2
OF









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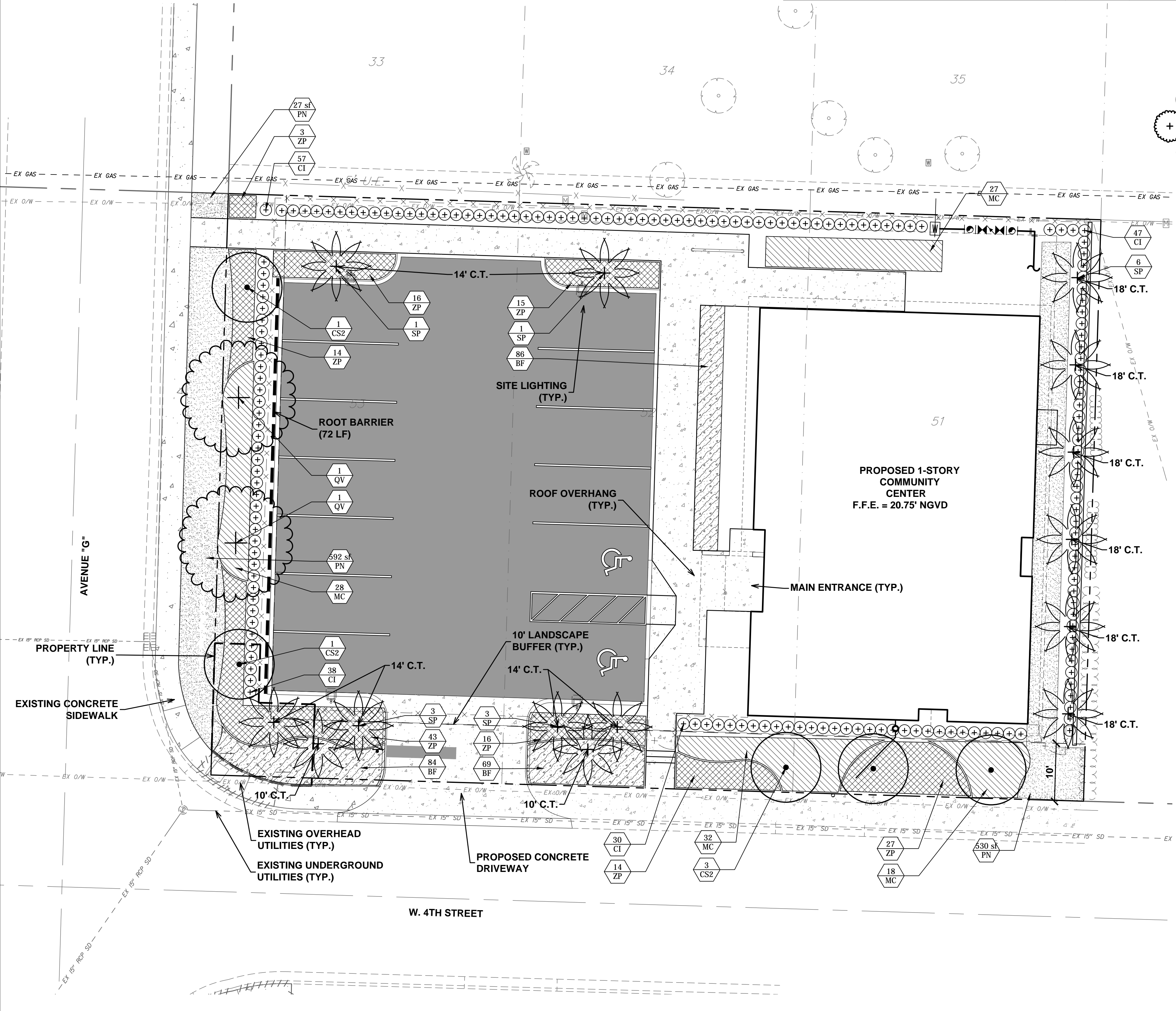


SITE LANDSCAPE DATA TABLE: COMMUNITY CENTER

LAND USE CATEGORY: RS-8 SINGLE FAMILY DWELLING								
CODE APPLICATION	#	REQUIRED	PROVIDED	EXISTING	RELOCATED	PROPOSED	TREE VALADATION/LOCATION	
SEC. 31-609 DEVELOPMENT LANDSCAPE REQUIREMENTS								
1 TREE PER 1,500 SF	15,000	10	21	X	X	21	(5) SILVER BUTTONWOOD, SPECIES SELECTED DUE TO PROXIMITY OF OVERHEAD UTILITY LINES. (2) LIVE OAKS, (14) CABBAGE PALMS, SPECIES SELECTED DUE TO PROXIMITY OF OVERHEAD UTILITY LINES	
MIN. 20% OF DEVELOPED SITE SHALL BE LANDSCAPED		3,000	4,282				73% SHRUBS/ GROUNDCOVERS AND 27% BAHIA TURF	
SEC. 31-610 PARKING AREAS FOR NONRESIDENTIAL DEVELOPMENTS								
AVENUE G: MIN. 10' BUFFER W/ 1 TREE PER 20 LF	100	5	5	X	X	5	PROPOSED TREES: (2) SILVER BUTTONWOOD, (2) LIVE OAK, (1) CABBAGE PALM. BUFFER TREES ARE COUNTED TOWARDS THE REQUIRMENTS OF 1 TREE PER 1,500 SF.	
CONTINUOUS HEDGE		CONTINUOUS HEDGE	CONTINUOUS HEDGE	X	X	CONTINUOUS HEDGE		
WEST 4TH STREET: MIN. 10' BUFFER W/ 1 TREE PER 20 LF	80	4	8	X	X	8	PROPOSED TREES: (3) SILVER BUTTONWOOD, (5) CABBAGE PALM. BUFFER TREES ARE COUNTED TOWARDS THE REQUIREMENTS OF 1 TREE PER 1,500 SF	
CONTINUOUS HEDGE		CONTINUOUS HEDGE	CONTINUOUS HEDGE	X	X	CONTINUOUS HEDGE		

PLANT SCHEDULE COMMUNITY CENTER

TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE	NATIVE	
	CS2	5	Silver Buttonwood	Conocarpus erectus 'Sericeus'	F.G.	12' OAH, 2" DBH MIN.	Yes	
	QV	2	Park Side Live Oak	Quercus virginiana 'Park Side' TM	F.G.	14' HT, 5' SPRD, 4" DBH	Yes	
	SP	14	Cabbage Palmetto	Sabal palmetto	F.G.	10', 14', 18' CT., Stag. Ht.	Yes	
SHRUBS	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE	NATIVE	SPACING
	CI	172	Coco Plum Full to ground. Min. 24" sprd.	Chrysobalanus icaco	7 gal	Min. 36" ht x 24" sprd.	Yes	24" o.c.
SHRUB AREAS	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE	NATIVE	SPACING
	BF	239	Stalked Bulbine	Bulbine frutescens	1 gal.	MIN 12" FULL	No	18" o.c.
	MC	105	Pink Muhly	Muhlenbergia capillaris	3 gal.	MIN. 24" HT.	Yes	30" o.c.
	ZP	148	Coontie	Zamia pumila	3 gal.	14" HT, 14" SPRD	Yes	30" o.c.
GROUND COVERS	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE	NATIVE	
	PN	1,150 sf	Bahia Grass	Paspalum notatum	Solid Sod	FULL	No	





REGISTRATION
CRISTOBAL BETANCOURT
REGISTRATION NO. LA6666941
DATE: _____

SUB-CONSULTANT

CLIENT




PROJECT INFORMATION

RIVIERA BEACH
HEIGHTS
COMMUNITY
CENTER

RIVIERA BEACH, FL

PROJECT NUMBER
15.221.002

CLIENT PROJECT NUMBER

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DATE OF ISSUE
01/30/17

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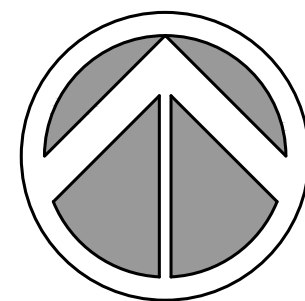
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OVERFLOW
PARKING
LANDSCAPE PLAN
(BID ALTERNATE 1)

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L1.02
OF

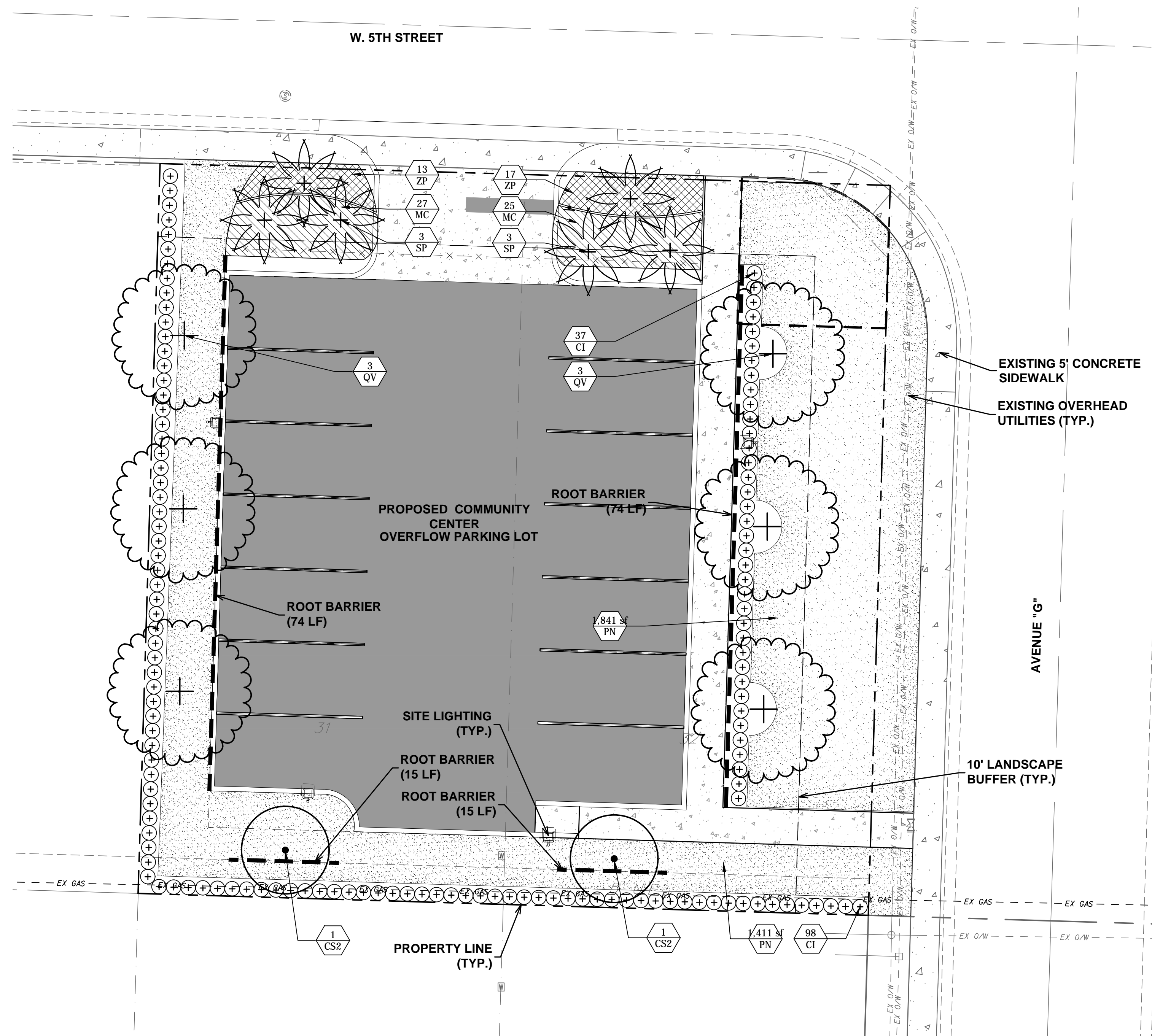
LAND USE CATEGORY: RS-8 SINGLE FAMILY DWELLING							
CODE APPLICATION	#	REQUIRED	PROVIDED	EXISTING	RELOCATED	PROPOSED	TREE VALADATION/LOCATION
SEC. 31-609 DEVELOPMENT LANDSCAPE REQUIREMENTS							
1 TREE PER 1,500 SF	10,000	7	14	X	X	14	(2) SILVER BUTTONWOOD, SPECIES SELECTED DUE TO PROXIMITY OF OVERHEAD UTILITY LINES. (6) LIVE OAKS, (6) CABBAGE PALMS,
MIN. 20% OF DEVELOPED SITE SHALL BE LANDSCAPED		2,000	4,290				28% SHRUBS/ GROUNDCOVERS AND 72% BAHIA TURF
SEC. 31-610 PARKING AREAS FOR NONRESIDENTIAL DEVELOPMENTS							
AVENUE G: MIN. 10' BUFFER W/ 1 TREE PER 20 LF	75	4	4	X	X	4	PROPOSED TREES: (1) SILVER BUTTONWOOD, (3) LIVE OAK. BUFFER TREES ARE COUNTED TOWARDS THE REQUIRERMENTS OF 1 TREE PER 1,500 SF
CONTINUOUS HEDGE		CONTINUOUS HEDGE	CONTINUOUS HEDGE	X	X	CONTINUOUS HEDGE	
WEST 5TH STREET: MIN. 10' BUFFER W/ 1 TREE PER 20 LF	65	4	7	X	X	7	PROPOSED TREES: (1) LIVE OAK, (6) CABBAGE PALM. BUFFER TREES ARE COUNTED TOWARDS THE REQUIRERMENTS OF 1 TREE PER 1,500 SF
CONTINUOUS HEDGE		CONTINUOUS HEDGE	CONTINUOUS HEDGE	X	X	CONTINUOUS HEDGE	










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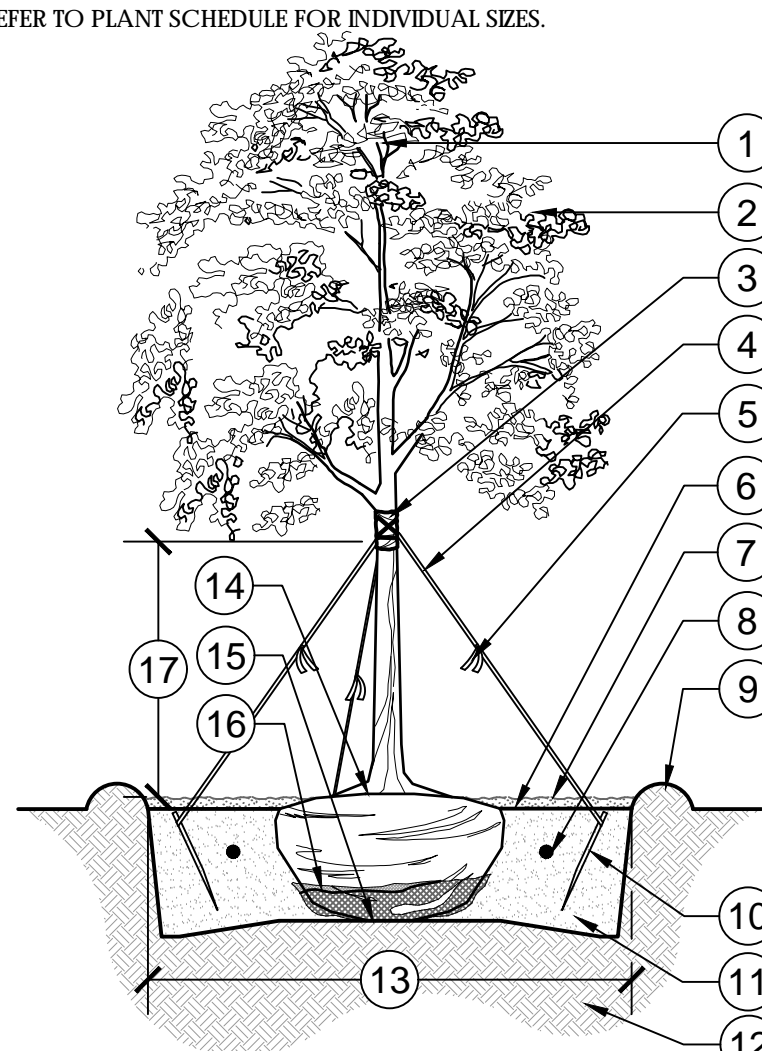
PLANT SCHEDULE OVERFLOW PARKING

TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE	NATIVE	
	CS2	2	Silver Buttonwood	Conocarpus erectus 'Sericeus'	F.G.	12' OAH, 2" DBH MIN.	Yes	
	QV	6	Park Side Live Oak	Quercus virginiana 'Park Side' TM	F.G.	14' HT, 5' SPRD, 4" DBH	Yes	
	SP	6	Cabbage Palmetto	Sabal palmetto	F.G.	10', 14', 18" CT., Stag. Ht.	Yes	
SHRUBS	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE	NATIVE	SPACING
	CI	135	Coco Plum Full to ground, Min. 24" sprd.	Chrysobalanus icaco	7 gal	Min. 36" ht x 24" sprd.	Yes	24" o.c.
SHRUB AREAS	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE	NATIVE	SPACING
	MC	52	Pink Muhly	Muhlenbergia capillaris	3 gal.	MIN. 24" HT.	Yes	30" o.c.
	ZP	30	Coontie	Zamia pumila	3 gal.	14" HT, 14" SPRD	Yes	30" o.c.
GROUND COVERS	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE	NATIVE	
	PN	3,252 sf	Bahia Grass	Paspalum notatum	Solid Sod	FULL	No	

CALIPER MEASUREMENTS NOTES:

- CALIPER MEASUREMENT IS 6" FROM TOP OF ROOT BALL FOR TREES WITH 6" CALIPER OR LESS.
- CALIPER MEASUREMENT IS 12" FROM TOP OF ROOT BALL FOR TREES WITH 6" CALIPER GREATER.

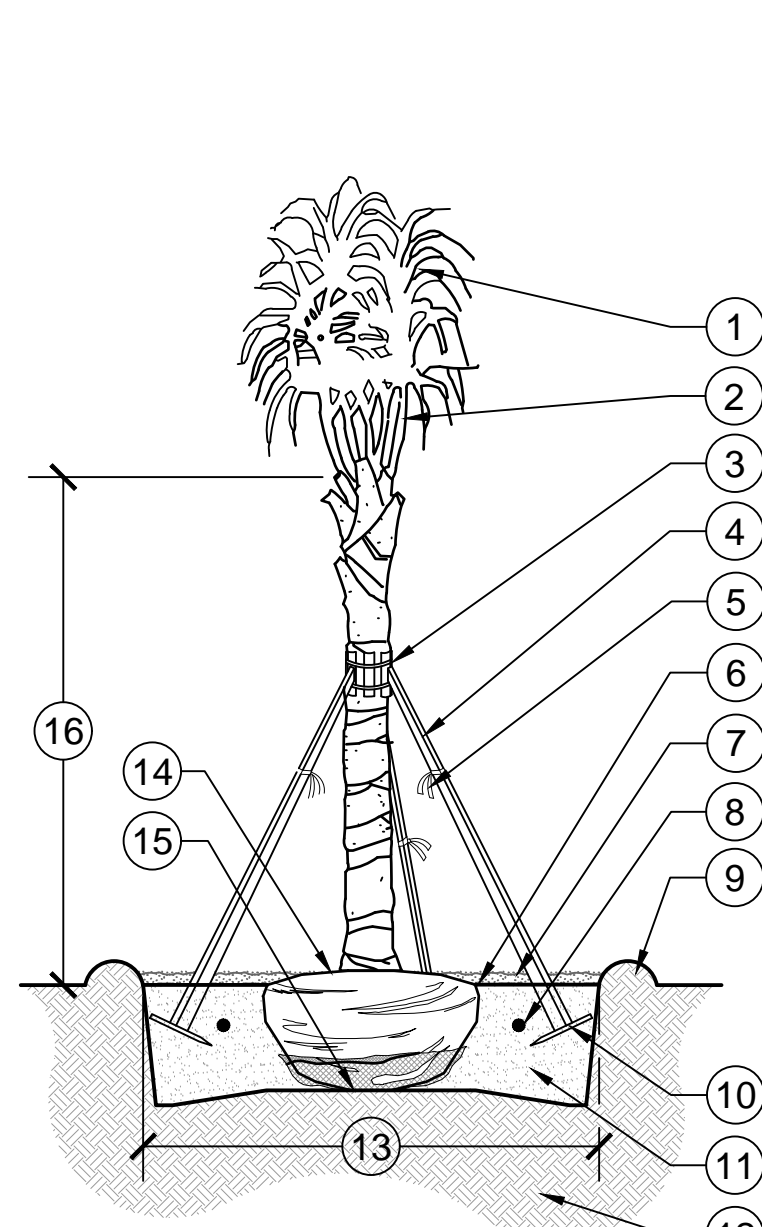
REFER TO PLANT SCHEDULE FOR INDIVIDUAL SIZES.



- DO NOT PRUNE CENTRAL LEADER
- PRUNE DAMAGED OR DEAD WOOD IMMEDIATELY PRIOR TO PLANTING USING ACCEPTABLE NURSERY PRACTICES OR AS DIRECTED BY THE LANDSCAPE ARCHITECT
- PROTECT TRUNK WITH 3 LAYERS OF BURLAP MINIMUM
- 1" WIDE MIN. NYLON STRAPPING AT EQUAL SPACING (3 PER TREE) GUY WIRES SHALL NOT TO BE USED
- FLUORESCENT MARKING FLAG
- FINISH GRADE
- 3" LAYER OF SPECIFIED MULCH. DO NOT INSTALL WITHIN 3" OF TREE TRUNK
- FERTILIZER TABLET IF APPLICABLE
- CONSTRUCT TEMPORARY 3" WATERING BASIN.
- 2"x4"x8" STAKE: SET 2" BELOW FINISH GRADE
- SPECIFIED SOIL MIX
- EXISTING SOIL
- 2X DIAMETER OF THE ROOTBALL
- SET CROWN OF ROOT BALL SLIGHTLY ABOVE SURROUNDING FINISH GRADE. REMOVE TOP 2/3 OF BURLAP FROM ROOTBALL. TRUNK TAPER SHALL BE VISIBLE AT TIME OF INSTALLATION
- SET ROOTBALL ON UNDISTURBED SOIL
- REMOVE TOP 2/3 OF BURLAP/WIRE BASKET FROM ROOTBALL
- CLEAR TRUNK: REFER TO PLANT SCHEDULE

1 LARGE TREE PLANTING: 2" CALIPER AND GREATER
1/4" = 1'-0"

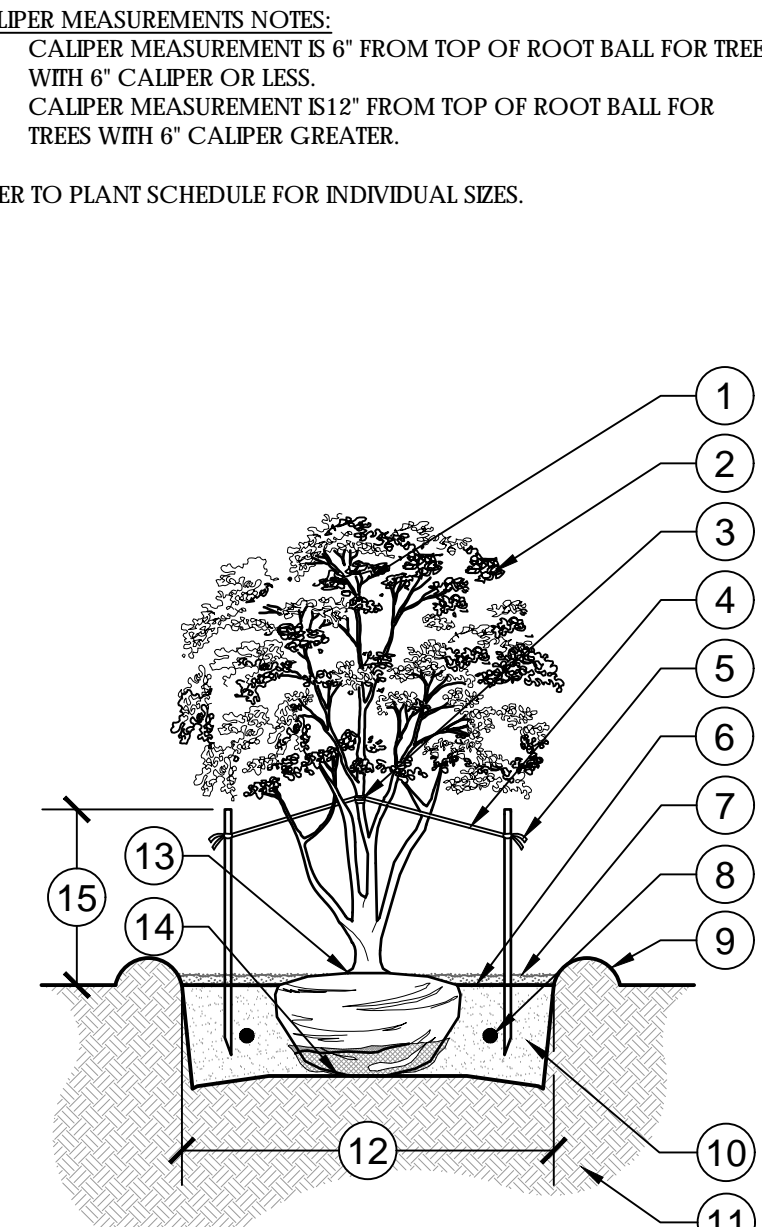
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- DO NOT HURRICANE CUT FRONDS
- UNITE FRONDS PRIOR TO INSPECTION
- METAL STRAPS SECURING 2"x4" WOOD BATTENS, MIN. 5 LAYERS BURLAP, TOE NAIL BRACES TO 2"x4" WOOD BATTENS; DO NOT NAIL STAKES DIRECTLY TO TRUNK
- 2"x4" WOOD BRACE AT EQUAL SPACING (3 PER TREE)
- 1/2"x2" FLUORESCENT MARKER
- FINISH GRADE
- 3" LAYER OF SPECIFIED MULCH. DO NOT INSTALL WITHIN 3" OF TREE TRUNK
- FERTILIZER TABLET IF APPLICABLE
- CONSTRUCT TEMPORARY 3" WATERING BASIN
- 2"x4"x8" STAKE: SET 2" BELOW FINISH GRADE
- BACKFILL WITH SPECIFIED SOIL MIX
- EXISTING SOIL
- 2X DIAMETER OF THE ROOTBALL
- SET CROWN OF ROOT BALL 0'-2" ABOVE SURROUNDING FINISH GRADE. REMOVE TOP 2/3 OF BURLAP FROM ROOTBALL. TRUNK TAPER SHALL BE VISIBLE AT TIME OF INSTALLATION
- SET ROOTBALL ON UNDISTURBED SOIL
- CLEAR TRUNK: REFER TO PLANT SCHEDULE

2 SABAL PALM PLANTING
1/4" = 1'-0"

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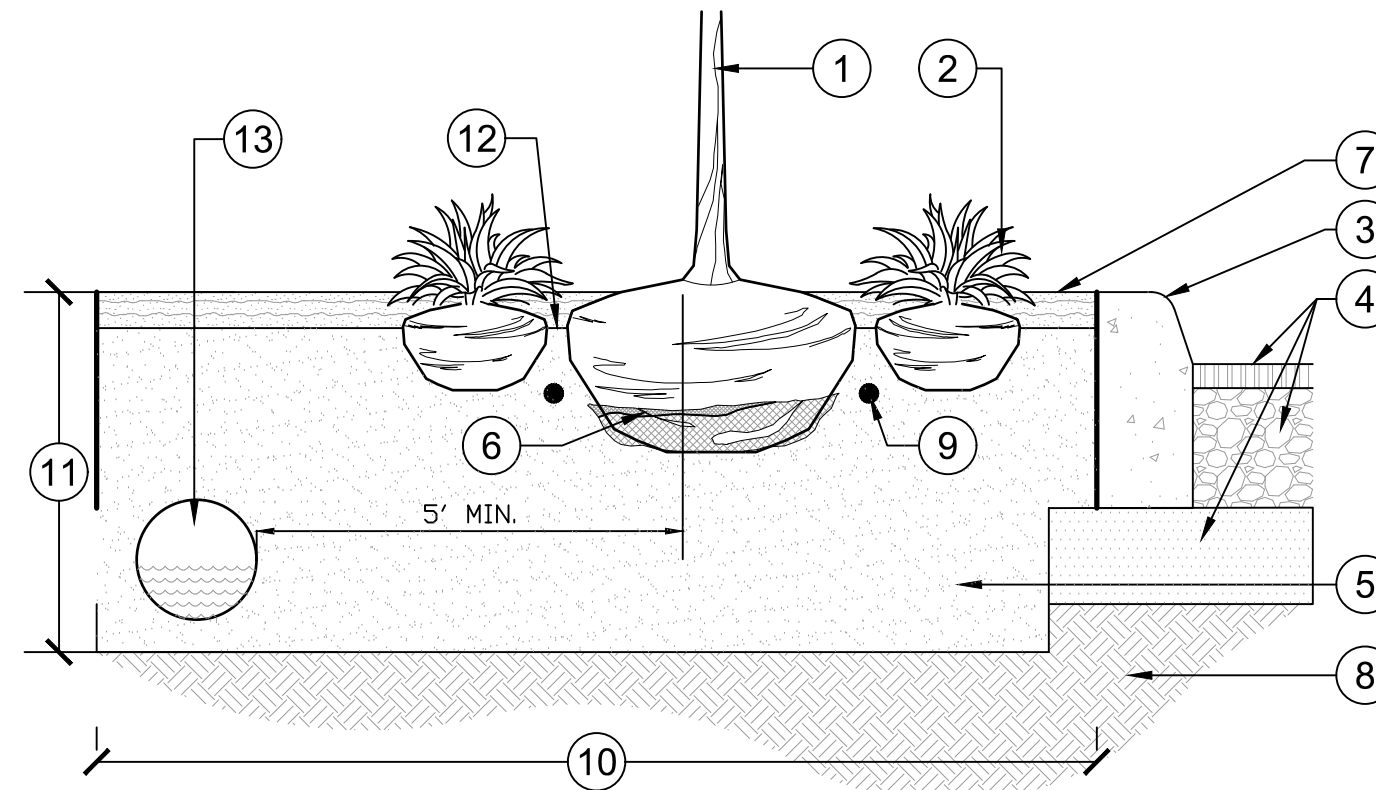


- DO NOT PRUNE CENTRAL LEADER
- PRUNE DAMAGED OR DEAD WOOD IMMEDIATELY PRIOR TO PLANTING USING ACCEPTABLE NURSERY PRACTICES OR AS DIRECTED BY THE LANDSCAPE ARCHITECT
- PROTECT TRUNK WITH 3 LAYERS OF BURLAP MINIMUM
- 1" WIDE MIN. NYLON STRAPPING AT EQUAL SPACING (3 PER TREE) GUY WIRES SHALL NOT TO BE USED
- 1/2"x2" FLUORESCENT MARKER
- FINISH GRADE
- 3" LAYER OF SPECIFIED MULCH. DO NOT INSTALL WITHIN 3" OF TREE TRUNK
- FERTILIZER TABLET IF APPLICABLE
- CONSTRUCT TEMPORARY 3" WATERING BASIN
- 2"x4"x8" STAKE: SET 2" BELOW FINISH GRADE
- EXISTING SOIL
- 2X DIAMETER OF THE ROOTBALL
- SET CROWN OF ROOT BALL SLIGHTLY ABOVE SURROUNDING FINISH GRADE. REMOVE TOP 2/3 OF BURLAP FROM ROOTBALL. TRUNK TAPER SHALL BE VISIBLE AT TIME OF INSTALLATION
- SET ROOTBALL ON UNDISTURBED SOIL
- CLEAR TRUNK: REFER TO PLANT SCHEDULE

3 MULTI-TRUNK TREE PLANTING
1/4" = 1'-0"

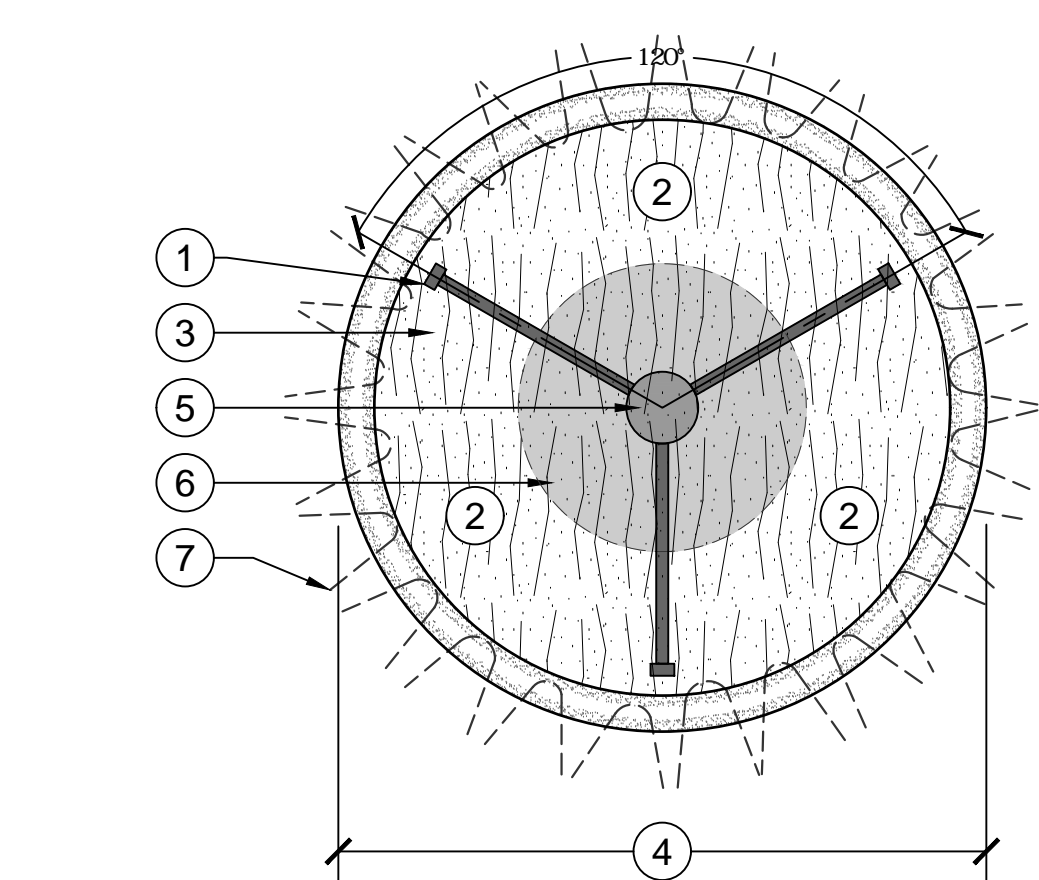
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- TREE TRUNK.
- SHRUB OR GROUND COVER AS APPLICABLE.
- CURBING, REFER TO PLANS.
- SURFACING & SUB-BASE AS SPECIFIED BY ENGINEER.
- SPECIFIED SOIL MIX.
- REMOVE TOP 2/3 OF BURLAP/WIRE BASKET FROM TREE ROOTBALL.
- MULCH OR OTHER SPECIFIED SURFACE TREATMENT.
- EXISTING SOIL.
- FERTILIZER TABLET AS APPLICABLE.
- WIDTH VARIES. REFER TO PLAN.
- EXCAVATE MEDIAN OF ALL BASE ROCK AND/OR CONSTRUCTION MATERIAL TO A MINIMUM DEPTH OF 3/8" BELOW TOP OF CURB OR TO NATURAL SOIL, WHICHEVER IS GREATER.
- SLOPE PER ENGINEERING PLANS.
- EXISTING OR PROPOSED UTILITY



4 5' MINIMUM UTILITY TREE OFFSET
3/4" = 1'-0"

329343-26

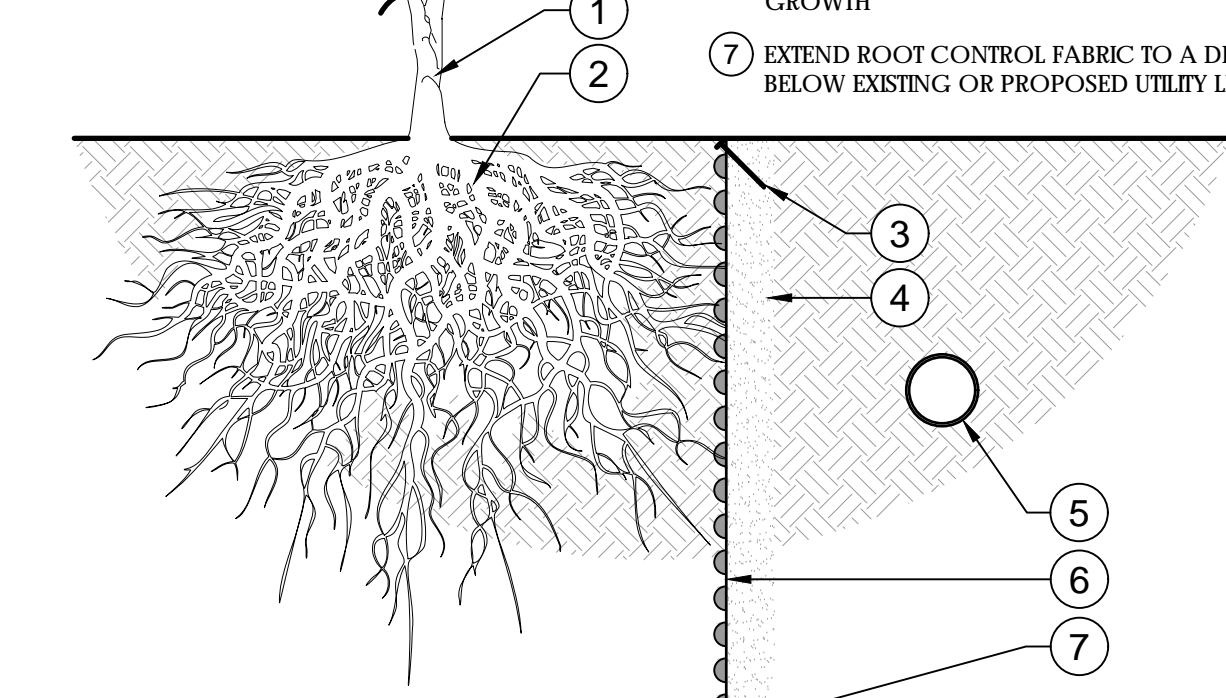


- 2"x4" WOOD BRACE AT EQUAL SPACING (3 PER TREE)
- 3" LAYER OF SPECIFIED MULCH. DO NOT INSTALL WITHIN 3" OF TREE TRUNK
- CONSTRUCT TEMPORARY 3" WATERING BASIN
- 2X DIAMETER OF THE ROOTBALL
- TREE TRUNK
- ROOTBALL
- TREE CANOPY

5 LARGE TREE STAKING DETAIL
3/8" = 1'-0"

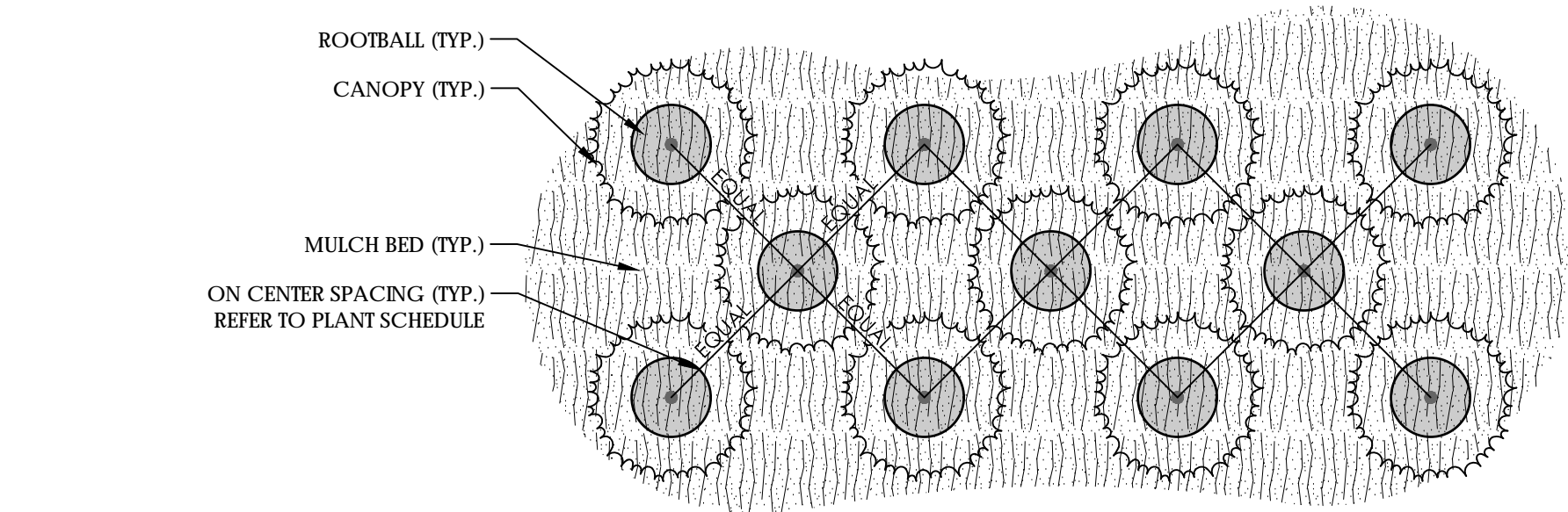
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- INSTALLATION NOTES
- CONTACT UTILITY COMPANY AND ENSURE UTILITY LINES ARE PROPERLY LOCATED PRIOR TO DIGGING OR TRENCHING.
 - FOR EXISTING TREES, CONSULT A PROFESSIONAL ARBORIST IF ROOT TRIMMING IS REQUIRED.
 - INSTALL & COVER BIOBARRIER WITHIN 12 HOURS AFTER OPENING. HIGH TEMPERATURES AND DIRECT SUNLIGHT CAN REDUCE EFFECTIVE PRODUCT LIFE.
 - INSTALL TYPAR BIOBARRIER ROOT CONTROL FABRIC WITH NODULES FACING TOWARD ROOT SOURCE.
 - BACKFILL AND TAMP FIRMLY TO ELIMINATE SOIL SETTLING. WET SOIL, IF NECESSARY, TO ENSURE PROPER SOIL COMPACTION.
 - PROPOSED OR EXISTING TREE
 - FUTURE OR EXISTING ROOT STRUCTURE
 - SECURE FABRIC EVERY 2'-0" WITHIN 1/4" OF TOP EDGE
 - EXCAVATE TRENCHES A MINIMUM OF 4" WIDE. TRENCHES MUST BE A MINIMUM LENGTH OF MATURE PLANT CANOPY PLUS 10 FEET, CENTERED ON THE ROOT SOURCE AND ADJACENT TO PROTECTION AREA
 - PROPOSED OR EXISTING UTILITIES
 - TYPAR BIOBARRIER ROOT CONTROL FABRIC VERTICALLY PLACED TO STOP LATERAL ROOT GROWTH
 - EXTEND ROOT CONTROL FABRIC TO A DEPTH BELOW EXISTING OR PROPOSED UTILITY LINES



6 TREE ROOT BARRIER - ADJACENT UTILITIES
3/4" = 1'-0"

32 9413.23-01



SHRUB SPACING DETAIL PLAN
N.T.S.

7 SHRUB/GROUND COVER PLANTING & SPACING
1" = 1'-0"

329333-08



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LANDSCAPE SPECIFICATIONS

1. GENERAL

- 1.1. WORK PERFORMED SHALL COMPLY WITH THE FOLLOWING:
- 1.1.1. THESE GENERAL NOTES, CONSTRUCTION DOCUMENTS AND SPECIFICATIONS.
- 1.1.2. ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES, ORDINANCES AND REGULATIONS.
- 1.2. SOURCE OF BASE INFORMATION PROVIDED BY OWNER AND IS ASSUMED TO BE CORRECT. IF SITE DISCREPANCIES ARE PRESENT, CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE IMMEDIATELY. IF CONTRACTOR CONTINUES WORK WITHOUT THE PROPER NOTIFICATION, CONTRACTOR DOES SO AT HIS OWN RSK.
- 1.3. THE CONTRACTOR SHALL FURNISH ALL MATERIALS, LABOR, SUPERVISION, AND EQUIPMENT REQUIRED FOR THE WORK AS SHOWN ON THE CONSTRUCTION DOCUMENTS DESCRIBED HEREIN.
- 1.4. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUB-CONTRACTORS AS REQUIRED TO COMPLETE THE WORK OF THIS PROJECT.
- 1.5. CONTRACTOR SHALL VERIFY LOCATIONS OF PERTINENT SITE IMPROVEMENTS INSTALLED UNDER OTHER CONTRACTS. IF ANY PART OF THIS PLAN CANNOT BE FOLLOWED DUE TO SITE CONDITIONS, CONTACT OWNER'S REPRESENTATIVE FOR INSTRUCTIONS PRIOR TO COMMENCING WORK.
- 1.6. CONTRACTOR TO NOTIFY "SUNSHINE STATE ONE CALL OF FLORIDA, INC." AT 1-800-432-4770 TWO FULL BUSINESS DAYS PRIOR TO DIGGING FOR UNDERGROUND UTILITY LOCATIONS.
- 1.7. CONTRACTOR IS RESPONSIBLE FOR DETERMINING ALL UTILITY LOCATIONS AND INSTALLING FACILITIES SO AS TO NOT CONFLICT. THE LOCATION OF EXISTING UTILITIES OR SITE FEATURES AS SHOWN ON THE PLANS MAY VARY IN RELATION TO ACTUAL EXISTING CONDITIONS. ANY DIFFERING SITE CONDITIONS FROM THAT WHICH IS REPRESENTED HEREON, WHETHER ABOVE, ON OR BELOW THE SURFACE OF THE GROUND, SHOULD BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE LANDSCAPE ARCHITECT AND THE OWNER IN WRITING. NO CLAIM FOR EXPENSES INCURRED BY THE CONTRACTOR DUE TO DIFFERING SITE CONDITIONS WILL BE ALLOWED IF THE CONTRACTOR FAILS TO PROVIDE THE REQUIRED WRITTEN NOTIFICATION OF SUCH CONDITIONS FOR REVIEW BY THE LANDSCAPE ARCHITECT AND THE OWNER.
- 1.8. CONTRACTOR SHALL NOTIFY ALL APPROPRIATE UTILITY COMPANIES OF PROPOSED START OF WORK IN ACCORDANCE WITH THEIR STANDARD REQUIREMENTS, INCLUDING BUT NOT LIMITED TO, WATER, SANITARY SEWER, POWER, NATURAL GAS, TELEPHONE AND CABLE TV COMPANIES.
- 1.9. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO TAKE THE NECESSARY PRECAUTIONS TO ENSURE PROPER SAFETY AND WORKMANSHIP WHEN WORKING IN THE VICINITY OF EXISTING UTILITY LINES.
- 1.10. PERFORM EXCAVATION IN THE VICINITY OF UNDERGROUND UTILITIES WITH CARE AND BY HAND, IF NECESSARY. THE CONTRACTOR BEARS FULL RESPONSIBILITY FOR THIS WORK AND DISRUPTION OF DAMAGE TO UTILITIES SHALL BE REPAIRED IMMEDIATELY AND AT NO EXPENSE TO THE OWNER.
- 1.11. THE SUCCESSFUL BIDDER SHALL FURNISH TO THE OWNER A UNIT PRICE BREAKDOWN FOR ALL MATERIALS. THE OWNER MAY, AT ITS DISCRETION, ADD OR DELETE FROM THE MATERIALS UTILIZING THE UNIT PRICE BREAKDOWN SUBMITTED.
- 1.12. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL REQUIRED PERMITS ARE OBTAINED AND ARE IN HAND AT THE JOB SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. CONTRACTOR SHALL ABIDE BY ALL PERMIT CONDITIONS.
2. PRE-CONSTRUCTION RESPONSIBILITY
- 2.1. UPON RECEIPT OF NOTICE OF AWARD, THE CONTRACTOR SHALL ARRANGE A PRE-CONSTRUCTION CONFERENCE TO INCLUDE ALL INVOLVED GOVERNMENTAL AGENCIES, ALL AFFECTED UTILITY OWNERS, THE OWNER, THE LANDSCAPE ARCHITECT, ANY OTHER PERTINENT PARTIES AND HIMSELF.
- 2.2. CONTRACTOR SHALL PROVIDE TEMPORARY SANITARY FACILITIES ONSITE. LOCATION TO BE DETERMINED BY THE OWNER. JANITORIAL SERVICES SHALL BE PROVIDED BY CONTRACTOR THROUGHOUT THE DURATION OF PROJECT.
- 2.3. PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE SIZE, LOCATION, ELEVATION, AND MATERIAL OF ALL EXISTING UTILITIES WITHIN THE AREA OF CONSTRUCTION.
- 2.4. IF UPON EXCAVATION, AN EXISTING UTILITY IS FOUND TO BE IN CONFLICT WITH THE PROPOSED CONSTRUCTION OR TO BE OF A SIZE OR MATERIAL DIFFERENT FROM THAT SHOWN ON THE PLANS; THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT.
- 2.5. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS FOR THE FIELD LOCATIONS AND FOR ANY TREES PROPOSED FOR RELOCATION. THIS SHALL BE DONE IN A TIMELY MANNER TO MINIMIZE IMPACT ON CONSTRUCTION SCHEDULE. ANY DELAY CAUSED BY THE CONTRACTOR BY THE RELOCATION OF TREES SHALL BE INCIDENTAL TO THE CONTRACT AND NO EXTRA COMPENSATION WILL BE ALLOWED.
- 2.6. CONTRACTOR SHALL VERIFY LIMITS OF CONSTRUCTION AS NOTED ON THE PLANS. ANY WORK PERFORMED OUTSIDE OF THE AGREED UPON LIMITS OF CONSTRUCTION SHALL BE DONE AT THE EXPENSE OF THE CONTRACTOR.
3. SITE DEMOLITION
- 3.1. ITEMS SHALL REMAIN UNLESS OTHERWISE NOTED ON THE PLAN(S). REMOVE DESIGNATED ITEMS SHOWN ON THE PLAN TO THE FULL DEPTH OF THEIR CONSTRUCTION UNLESS OTHERWISE NOTED.
- 3.2. ALL HARDSCAPE DESIGNATED FOR REMOVAL SHALL BE SAW CUT, LEAVING UNIFORM EDGES TO THE GREATEST EXTENT POSSIBLE. MATERIAL EDGES TO REMAIN SHALL BE SHORED UP AND PROTECTED DURING CONSTRUCTION TO PRESERVE EDGE INTACT. REPAIRS TO DAMAGED EDGES SHALL BE REPAIRED BY CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- 3.3. NO EXISTING MATERIAL SHALL BE USED IN NEW CONSTRUCTION UNLESS NOTED ON THE PLANS OR APPROVED DURING THE SHOP DRAWING APPROVAL PROCESS.
- 3.4. SALVAGE EXISTING MATERIALS AS INDICATED ON THE PLANS. SALVAGED MATERIALS SHALL BE HANDLED WITH CARE AND STORED ON-SITE OR AS DIRECTED BY OWNER. CLEAN ALL DEBRIS AND CONSTRUCTION MATERIAL FROM SALVAGED ITEMS; REUSE AS DIRECTED BY OWNER'S REPRESENTATIVE.
- 3.5. REMOVE DEMOLISHED MATERIALS FROM SITE AND DISPOSE OF AS REQUIRED BY LOCAL, STATE OR FEDERAL LAWS.
- 3.6. CONTRACTOR SHALL PROTECT ADJACENT WATER BODIES, COASTAL DUNE SYSTEMS AND PROPERTIES FROM DAMAGE BY SEDIMENTATION OR OTHER POTENTIAL CONSTRUCTION RELATED CAUSES.
- 3.7. ALL IRRIGATION IN DEMOLITION AREA TO BE CAPPED AND ADJUSTED AS NECESSARY TO ENSURE OVERALL SYSTEM IS NOT AFFECTED.
4. TREE PRESERVATION
- 4.1. ALL TREES TO BE PRESERVED AS INDICATED ON THE TREE DISPOSITION PLAN SHALL BE PROTECTED BY A TREE PROTECTION BARRICADE, UNLESS OTHERWISE NOTED ON PLAN.

- 4.2. TREE PROTECTION BARRICADES SHALL BE PROVIDED BY LANDSCAPE CONTRACTOR AROUND THE DRIP LINE OF EXISTING TREES TO BE PRESERVED IN PLACE, AS SHOWN ON PLAN. PRESERVATION BARRICADES SHALL BE LEFT IN PLACE THROUGHOUT DURING ALL PHASES OF CONSTRUCTION.
- 4.3. PRIOR TO ANY CONSTRUCTION A TREE PROTECTION BARRICADE INSPECTION SHALL BE CONDUCTED BY THE LANDSCAPE ARCHITECT, OWNER OR GOVERNING MUNICIPALITY. REFER TO PLANS FOR TREE PRESERVATION BARRICADE FENCING DETAIL.
- 4.4. IF EXCAVATION IN THE VICINITY OF A PROTECTED TREE IS REQUIRED, CONTRACTOR SHALL ROOT PRUNE TREES, UNDER THE SUPERVISION OF A CERTIFIED ARBORIST IN ACCORDANCE TO THE FOLLOWING CONDITIONS:
- 4.4.1. ROOT PRUNE TREES A MINIMUM OF EIGHT (8) WEEKS PRIOR TO CONSTRUCTION. PRIOR TO ROOT PRUNING, THOROUGHLY WATER THE ROOT ZONE WITH AT LEAST 2 TO 3 INCHES OF WATER FOR 2 TO 3 DAYS PRIOR TO ROOT PRUNING. SEE BELOW FOR RELOCATION TIMELINE.
1. PROVIDE TEMPORARY IRRIGATION FOR EACH TREE THROUGHOUT THE DURATION OF CONSTRUCTION.
2. ROOT PRUNE TREES, SHOWN ON PLAN IN AREAS WHERE ROOTS WILL CONFLICT WITH CONSTRUCTION ACTIVITY. PRUNING OF ROOTS SHOULD BE DONE IN A MANNER TO PRESERVE THE GREATEST AMOUNT OF THE ROOT BASE AS POSSIBLE.
3. BACKFILL TRENCH WITH PLANTING SOIL.
4. FERTILIZE WITHIN THE ROOT ZONE (SEE BELOW).
- 4.4.2. ROOT PRUNING SHALL BE ACCOMPLISHED BY DIGGING A TRENCH AROUND THE TREE IN AREAS WHERE PROPOSED SITE WORK WILL BE PERFORMED. TRENCHING SHALL BE AT A MINIMUM OF 24" DEEP. ROOT PRUNE ONLY WITH A MECHANICAL ROOT-PRUNING SAW OR A TRENCHER WITH A MAXIMUM TRENCH WIDTH OF 8".
- 4.4.3. ALL EXPOSED ROOTS SHALL BE CUT OFF SMOOTHLY, WITH SHARP INSTRUMENTS. BACKFILL TRENCHES WITH SOIL CONSISTING OF 30% SILICA SAND AND 70% MUCK. WATER THOROUGHLY AFTER ROOT PRUNING, AND ONCE WEEKLY DURING THE ROOT REGENERATION PERIOD, WITH A SOLUBLE FERTILIZER THAT HAS A 20.20.20 ANALYSIS AT MANUFACTURER'S RECOMMENDED RATE.
- 4.5. THE CONTRACTOR SHALL FIELD STAKE THE LIMIT OF ROOT PRUNING. LIMITS OF ROOT PRUNING SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ANY EXCAVATION. DO NOT ROOT PRUNE FOR IRRIGATION OR ELECTRICAL LINES WITHIN DRIP LINES OF EXISTING TREES. COORDINATE ALL TRENCHING REQUIRED FOR UTILITY WORK WITH THE LANDSCAPE PLANS.
- 4.6. ROOT PRUNING SHALL OCCUR IN ACCORDANCE WITH TREE RELOCATION NOTES AS NOTED ON PLANS.
5. PLANTING SOIL
- 5.1. ALL TREES SHALL BE PLANTED WITH A MINIMUM OF 12" TOPSOIL AROUND AND BENEATH THE ROOTBALL.
- 5.2. ALL TREES SHALL BE PLANTED WITH A MINIMUM OF 6" TOPSOIL AROUND AND BENEATH THE ROOTBALL.
- 5.3. MINIMUM TOPSOIL SHALL BE 2" FOR SODDED GRASS AREAS.
- 5.4. PLANTING SOIL MIX SHALL BE A WEED FREE MIX AS FOLLOWS:
- 5.4.1. DICOT TREES & SHRUBS: 50% SAND, 40% MUCK & 10% PEAT
- 5.4.2. MONOCOT PALMS: 70% SAND & 30% MUCK
- 5.4.3. TURF: 80% SAND, 10% PEAT & 10% MUCK
6. LANDSCAPE PLANTING
- 6.1. THIS PLAN HAS BEEN DESIGNED TO MEET OR EXCEED ALL APPLICABLE CODES.
- 6.2. THE PLANTING PLAN SHALL BE INSTALLED IN COMPLIANCE WITH ALL EXISTING CODES AND APPLICABLE DEED RESTRICTIONS.
- 6.3. PLANT MATERIAL: ALL PLANT MATERIAL SHALL BE FLORIDA #1 OR BETTER AS ESTABLISHED BY "GRADES AND STANDARDS FOR NURSERY PLANTS" OF THE STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE.
- 6.4. ALL PLANT MATERIAL SHALL BE TRUE TO THE BOTANICAL NAME, GENUS, SPECIES AND/OR HYBRID DESIGNATION.
- 6.5. ALL TREES, SHRUBS AND GROUNDCOVERS SHALL BE OF THE SIZES (HEIGHT & SPREAD) AS SPECIFIED IN THE PLANT LIST. CONTAINER SIZE IS FOR REFERENCE PURPOSES ONLY. ALL PLANT MATERIAL SHALL MEET OR EXCEED THE MINIMUM SIZES AT INSTALLATION, AS SPECIFIED IN THE PLANT LIST.
- 6.6. QUANTITIES LISTED ON THE PLANT LIST ARE FOR ESTIMATING PURPOSES. CONTRACTOR SHALL VERIFY ALL QUANTITIES, MULCH, TOPSOIL, FERTILIZER, ETC. SHALL BE INCLUDED IN THE UNIT COST OF THE PLANTS.
- 6.7. WHERE THERE IS A DISCREPANCY EITHER IN QUANTITIES, PLANT NAMES, SIZES OR SPECIFICATIONS BETWEEN THE PLAN OR PLANT LIST, THE PLAN TAKES PRECEDENCE.
- 6.8. ALL SUBSTITUTIONS AND CHANGES SHALL BE APPROVED IN WRITING PRIOR TO INSTALLATION. ANY DISCREPANCIES BETWEEN PLANS, SITE AND SPECIFICATIONS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE LANDSCAPE ARCHITECT, THE OWNER AND/OR GOVERNING MUNICIPALITY.
- 6.9. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING FINAL GRADING OF ALL ASSOCIATED PLANTING AREAS.
- 6.10. AFTER FINAL GRADE, LANDSCAPE AREAS ARE TO BE RAKED TO A DEPTH OF 6". ALL ROCK AND FOREIGN INORGANIC MATERIALS SHALL BE REMOVED AND DISPOSED OF PROPERLY OFF-SITE.
- 6.11. ALL PLANTING HOLES TO BE HAND DUG EXCEPT WHERE MACHINE DUG HOLES WILL NOT ADVERSELY AFFECT EXISTING TREES, DAMAGE UTILITIES OR OTHER IMPROVEMENTS.
- 6.12. ALL PLANTING BEDS IN OPEN AREAS AND AROUND BUILDING FOUNDATIONS SHALL BE EXCAVATED TO A DEPTH OF TWENTY-FOUR INCHES (24") AND BACK FILLED WITH SOIL MIX AS SPECIFIED IN SECTION 5.00. PLANTING BED SHALL BE FREE FROM ROCK, CONSTRUCTION DEBRIS OR OTHER EXTRANEIOUS MATERIAL.
- 6.13. ALL PLANTING BEDS IN MEDIANS, HARDSCAPE AREAS OR AREAS ENCOMPASSED BY IMPERVIOUS MATERIAL SHALL BE EXCAVATED TO A DEPTH OF THIRTY-SIX INCHES (36") OR UNTIL NATIVE SOILS ENCOUNTERED TO ENSURE DRAINAGE. BACK FILL WITH SOIL MIX AS SPECIFIED IN SECTION 5.00. PLANTING BED SHALL BE FREE FROM ROCK, CONSTRUCTION DEBRIS OR OTHER EXTRANEIOUS MATERIAL.
- 6.14. EXCAVATE PLANTING PITS TO A DEPTH SO THAT THE TRUNK FLARE AND FIRST ORDER LATERAL ROOT(S) WILL BE PLANTED AT FINISH GRADE OR SLIGHTLY HIGHER. ADVENTITIOUS ROOTS ARE NOT CONSIDERED FIRST ORDER ROOTS.
- 6.15. BURLAP, SYNTHETIC STRING, CORDS AND/OR LIFTING ROPES SHALL BE REMOVED FROM THE ROOTBALLS BEFORE ANY TREES ARE PLANTED. THE TOP 1/3RD OF BURLAP MUST BE REMOVED FROM HE TOP OF THE ROOTBALLS. THE TOP 1/3RD OF WIRE BASKETS SHALL BE COMPLETELY REMOVED AND THE BOTTOM 2/3RDS SHALL BE CUT BEFORE THE TREES ARE INSTALLED.
- 6.16. NO PLUNGING OF ANY TREE OR PALM WILL BE ACCEPTED.

- 6.17. NO PLANT MATERIAL WILL BE ACCEPTED SHOWING EVIDENCE OF CABLE, CHAIN MARKS, EQUIPMENT SCARS, OR OTHERWISE DAMAGED.
- 6.18. PLANT MATERIAL WILL NOT BE ACCEPTED WHEN THE BALL OF EARTH SURROUNDING ITS ROOTS HAS BEEN CRACKED, BROKEN OR OTHERWISE DAMAGED.
- 6.19. ALL TREES SPECIFIED AS FIELD GROWN OR B&B TREES SHALL BE ROOT-PRUNED AT THE NURSERY A MINIMUM OF (8) WEEKS PRIOR TO PLANTING.
- 6.20. ALL PLANT MATERIAL PLANTED WITHIN THE SIGHT DISTANCE TRIANGLE AREAS SHALL BE MAINTAINED TO PROVIDE UNOBSTRUCTED CROSS-VISIBILITY AT A HORIZONTAL LEVEL BETWEEN 30 INCHES AND 8 FEET ABOVE ADJACENT STREET GRADE.
- 6.21. NO CANOPY TREES SHALL BE PLANTED WITHIN 12 FEET OF A LIGHT POLE. NO PALM SPECIES SHALL BE PLANTED WITHIN 6 FEET OF A LIGHT POLE.
- 6.22. GROUND COVER PLANTINGS SHALL PROVIDE NOT LESS THAN 50 PERCENT COVERAGE IMMEDIATELY UPON PLANTING AND 100 PERCENT COVERAGE WITHIN 6 MONTHS AFTER PLANTING.
- 6.23. TREES AND PALMS SHALL BE MAINTAINED TO ALLOW FOR CLEAR PASSAGE 8' IN ALL PEDESTRIAN AREAS.
- 6.24. ALL LANDSCAPE MATERIAL SHALL BE SETBACK A MINIMUM OF 10' FROM ANY FIRE HYDRANT.
- 6.25. CONTRACTOR SHALL REMOVE ALL NURSERY STAKES, CONDUIT, FLAGGING AND NURSERY TAPE PRIOR TO STAKING.
- 6.26. CONTRACTOR SHALL STAKE & GUY ALL TREES AND PALMS AT TIME OF PLANTING AS PER THE APPROPRIATE DETAIL. CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE AND/OR REPAIR OF ALL STAKING AND GUYING DURING WARRANTY PERIOD AND REMOVAL & DISPOSAL OF STAKING AFTER ESTABLISHMENT/WARRANTY PERIOD.
- 6.27. TREES THAT CANNOT STAND WITHOUT THE SUPPORT OF STAKES AND/OR GUYS SHALL BE REJECTED.
7. TURF GRASSES
- 7.1. ALL AREAS NOT USED FOR BUILDINGS, VEHICULAR USE AREAS, WALKS OR PLANTING BEDS SHALL BE GRASSED. GRASSING SHALL EXTEND TO ANY ABUTTING STREET PAVEMENT EDGE AND TO THE MEAN WATERLINE OF ANY ABUTTING CANAL, LAKE OR WATERWAY. REFER TO PLANTING SCHEDULE FOR ESTIMATED QUANTITY AND SPECIES.
8. MULCH & FERTILIZER
- 8.1. ALL PLANTING BEDS AND WATER BASINS FOR TREES SHALL BE COVERED WITH A 3" MINIMUM DEPTH OF SHREDDED FLORI-MULCH, MELALEUCA OR EUCALYPTUS MULCH GRADE 'B' OR BETTER, UNLESS OTHERWISE SPECIFIED.
- 8.2. INDIVIDUAL TREES PLANTED IN LAWN AREAS SHALL BE MULCHED WITH A MINIMUM 3' DIAMETER MULCH RING.
- 8.3. MULCH SHALL NOT BE INSTALLED WITHIN 3' OF TREE TRUNKS.
- 8.4. FERTILIZER MIX AS FOLLOWS:
- 8.4.1. DICOT TREES & SHRUBS: NPK 18-4-2, SLOW RELEASE W/ MICRONUTRIENTS
- 8.4.2. MONOCOT PALMS: NPK 8-2-12, SLOW RELEASE W/ MICRONUTRIENTS
- 8.4.3. TURF: NPK 16-4-8, SLOW RELEASE W/ MICRONUTRIENTS
9. WATERING
- 9.1. ALL LANDSCAPED AREAS WITHIN THE COMMUNITY CENTER SITE WILL BE IRRIGATED BY AN UNDERGROUND, AUTOMATIC, RUST-FREE IRRIGATION SYSTEM PROVIDING 100% COVERAGE AND 50% SPRAY OVERLAP. THE SYSTEM SHALL BE MAINTAINED IN GOOD WORKING ORDER AND DESIGNED TO MINIMIZE WATER ON IMPERVIOUS SERVICES AND NOT OVERSPRAY WALKWAYS. A RAIN SENSOR DEVICE SHALL BE INSTALLED TO OVERRIDE THE IRRIGATION CYCLE OF THE SYSTEM WHEN ADEQUATE RAINFALL HAS OCCURRED.
- 9.2. ALL LANDSCAPE AREAS WITHIN THE OVERFLOW PARKING SITE SHALL BE HAND WATERED DURING ESTABLISHMENT PERIOD. IN ACCORDANCE WITH IFAS PUBLICATION #ENH85 "IRRIGATING LANDSCAPE PLANTS DURING ESTABLISHMENT" (<https://edis.ifas.edu/ep113>).
- 9.3. ALL PLANT MATERIAL SHALL BE WATERED IN AT TIME OF PLANTING IN ACCORDANCE WITH STANDARD NURSERY PRACTICES. IN ADDITION, CONTRACTOR WILL CONTINUE THE WATERING OF PLANT MATERIAL UNTIL SUBSTANTIAL COMPLETION AND THE LANDSCAPE IS TURNED OVER TO THE OWNER.
10. PROJECT CLOSEOUT
- 10.1. DURING CONSTRUCTION, THE PROJECT SITE AND ALL ADJACENT AREAS SHALL BE MAINTAINED IN A NEAT AND CLEAN MANNER. UPON FINAL CLEAN UP, THE PROJECT SITE SHALL BE LEFT CLEAR OF ALL SURPLUS MATERIAL OR TRASH. THE PAVED AREAS SHALL BE SWEEP BROOM CLEAN.
- 10.2. THE CONTRACTOR SHALL RESTORE, REPLACE OR AS DIRECTED BY THE LANDSCAPE ARCHITECT, ANY PUBLIC OR PRIVATE PROPERTY DAMAGED BY THE WORK OF THE CONTRACTOR, HIS EQUIPMENT, EMPLOYEES OR THOSE OF HIS SUB-CONTRACTORS. THIS WORK SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN THAT OF THE EXISTING ADJACENT AREAS. THE RESTORATION WORK SHALL BE AT THE CONTRACTOR'S EXPENSE. SUITABLE MATERIALS AND METHODS SHALL BE USED FOR SUCH RESTORATION.
- 10.3. WHERE MATERIAL OR DEBRIS HAS WASHED OR FLOWED INTO OR BEEN PLACED IN WATER COURSES, DITCHES, DRAINS, CATCH BASINS, OR ELSEWHERE AS A RESULT OF THE CONTRACTOR'S OPERATIONS, SUCH MATERIAL OR DEBRIS SHALL BE REMOVED AND SATISFACTORILY DISPOSED OF DURING PROGRESS OF THE WORK. THESE AREAS SHALL BE KEPT IN A CLEAN AND NEAT CONDITION.
- 10.4. THE CONTRACTOR SHALL MAINTAIN ACCURATE AND COMPLETE RECORDS OF WORK ITEMS COMPLETED.
- 10.5. UPON COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT TO THE LANDSCAPE ARCHITECT OF RECORD COMPLETE SETS OF "AS-BUILT" CONSTRUCTION DRAWINGS. THESE DRAWINGS SHALL BE MARKED TO SHOW "AS-BUILT" CONSTRUCTION CHANGES AND DIMENSIONED LOCATIONS AND ELEVATIONS OF ALL IMPROVEMENTS INCLUDING PRODUCT/EQUIPMENT AS SPECIFIED OR REVISED DURING THE SHOP DRAWING SUBMITTAL PROCESS. AS-BUILT DRAWINGS SHALL BE SIGNED AND SEALED BY A FLORIDA REGISTERED LAND SURVEYOR.
11. GUARANTEE
- 11.1. ALL NEW PLANT MATERIAL SHALL BE GUARANTEED FOR 1 YEAR FROM TIME OF FINAL ACCEPTANCE OF PROJECT. ANY PLANT MATERIAL NOT IN A HEALTHY GROWING CONDITION WILL BE REPLACED IN KIND BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER WITHIN 10 DAYS OF NOTIFICATION.

- 11.2. FOR ALL REPLACEMENT PLANT MATERIAL, THE WARRANTY PERIOD SHALL BE EXTENDED AN ADDITIONAL 90 DAYS BEYOND THE ORIGINAL WARRANTY PERIOD. REPLACEMENT MATERIAL SHALL BE REPLACED IN KIND AS IT RELATES TO SPECIES, QUANTITY AND SIZE.
- 11.3. ALL TREES THAT LEAN OR ARE BLOWN OVER, CAUSED BY WINDS LESS THAN 74 MPH AS DETERMINED BY THE NATIONAL HURRICANE CENTER, WILL BE RE-SET AND BRACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

CHEN•MOORE

&ASSOCIATES

500 Australian Avenue South
Suite 530
West Palm Beach, FL 33401
561.746.6900
www.chenmoore.com

CERTIFICATES OF AUTHORIZATION
EB4593 LC26000425

REGISTRATION
CRISTOBAL BETANCOURT
REGISTRATION NO. LA6666941
DATE: ----

SUB-CONSULTANT

CLIENT



PROJECT INFORMATION

RIVIERA BEACH
HEIGHTS
COMMUNITY
CENTER

RIVIERA BEACH, FL

PROJECT NUMBER
15.221.002

CLIENT PROJECT NUMBER

VERIFY SCALES
0 1"
IF NOT ONE INCH ON THIS SHEET,
ADJUST SCALES ACCORDINGLY

REVISIONS

DATE OF ISSUE
01/30/17

DESIGNED BY
JS

DRAWN BY
JS

CHECKED BY
EH

DRAWING TITLE

LANDSCAPE
SPECIFICATIONS

DRAWING NUMBER
L1.04
OF



VIEW FROM SOUTHEAST



VIEW FROM SOUTHWEST



VIEW FROM NORTHEAST



VIEW FROM NORTHWEST

MATTHEW F. WEST
AR 93859



WEST
ARCHITECTURE
+ DESIGN, LLC
AA26001503

318 SOUTH DIXIE HIGHWAY
SUITE 4-5
LAKE WORTH FL 33460
561-588-2027 T
561-582-9419 F

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AND IN CONNECTION WITH THE SPECIFIED PROJECT.
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PERSONS, FIRM OR CORPORATION FOR ANY
PURPOSE WITHOUT THE WRITTEN PERMISSION OF
WEST ARCHITECTURE + DESIGN, LLC.

CONSULTANT:

NEW DEVELOPMENT
FOR:

**RIVIERA
BEACH
HEIGHTS
COMMUNITY
CENTER**

594 W 4TH ST.
RIVIERA BEACH,
FL, 33404

DATE: 03 / 02 / 17
NUMBER: A15-011
REVIEWED: MW
MANAGED: PG
DRAWN: BG

REVISION:

RENDERINGS

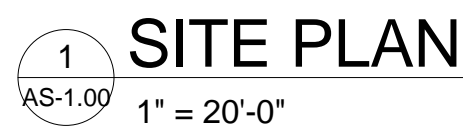
A-2.03

594 W 4TH ST.
RIVIERA BEACH,
FL, 33404

ARCHITECTURAL SITE PLAN

AS-1.00

1. ARCHITECTURAL SITE PLAN FOR REFERENCE ONLY - SEE CIVIL & LANDSCAPE/LAND PLANNER DRAWINGS FOR DETAILED SITE INFORMATION.
2. SEE LANDSCAPE PLANS FOR LANDSCAPE AND HARDSCAPE INFORMATION.
3. COORDINATE WITH MEP AND CIVIL PLANS FOR SYSTEMS LOCATIONS AND DETAILS.
4. COORDINATE WITH STRUCTURAL PLANS FOR FOUNDATIONS AND ADDITIONAL INFORMATION.
5. SIZE OF TYPICAL OFF-STREET PARKING SPACES - SEE TYPICAL HANDICAPPED PARKING DETAIL: SEE CIVIL
6. ALL SIDEWALKS, CURBS, AND ROADWAY DRAINAGE DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED IN CONFORMANCE WITH THE LAND DEVELOPMENT REGULATIONS AS DETERMINED BY THE CITY ENGINEER
7. SEE CIVIL DRAWINGS FOR CONTROL JOINT DETAILS FOR CONCRETE PAVING AND SIDEWALKS.





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CONSULTANT:

NEW DEVELOPMENT
FOR:

RIVIERA
BEACH
HEIGHTS
COMMUNITY
CENTER

594 W 4TH ST.
RIVIERA BEACH,
FL, 33404

DATE: 03 / 02 / 17
NUMBER: A15-011
REVIEWED: MW
MANAGED: PG
DRAWN: DA
REVISION:

FLOOR PLAN

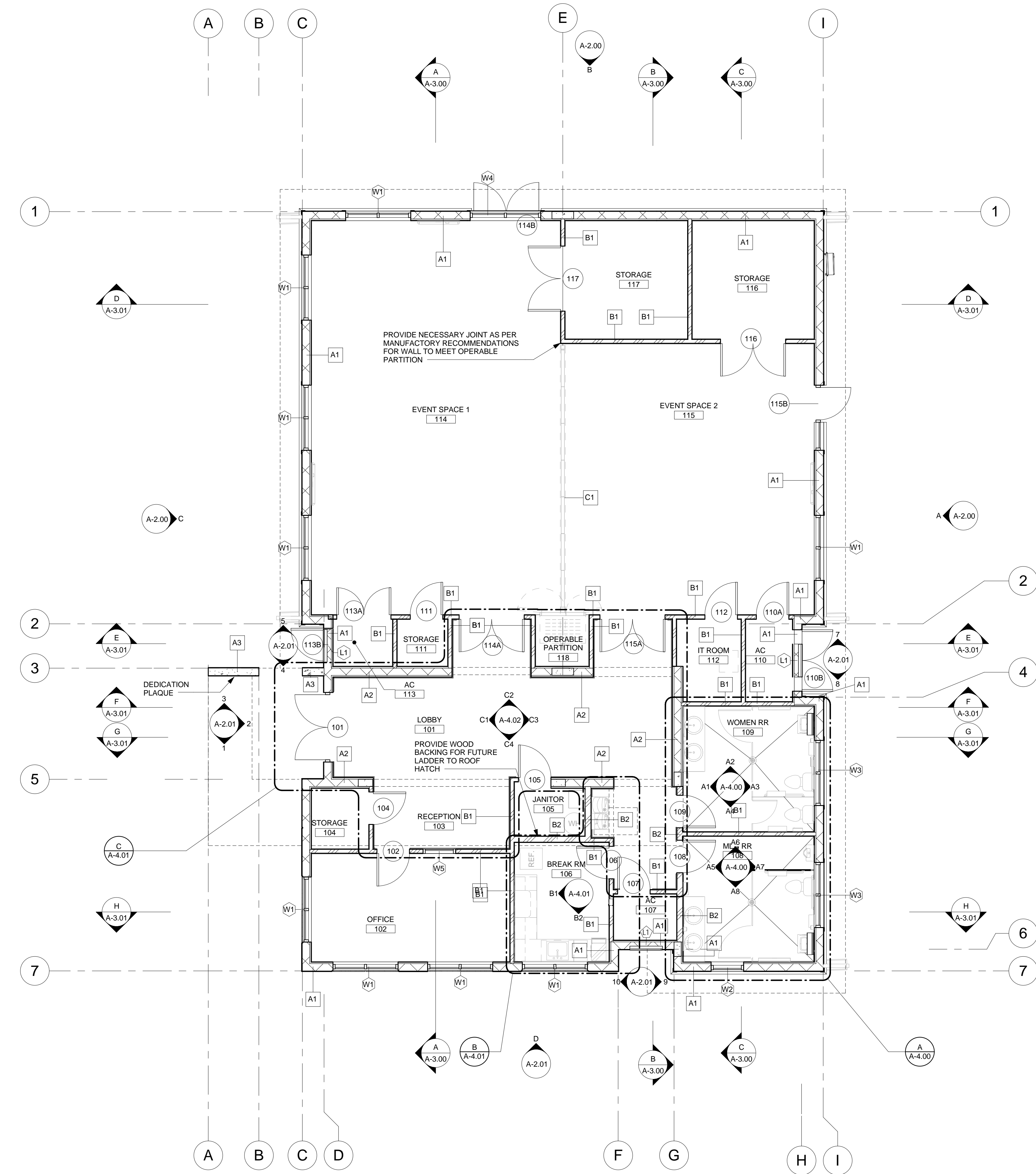
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FLOOR PLAN NOTES:

1. ASSEMBLY OCCUPANCIES OVER 50 PEOPLE SHALL POST OCCUPANCY LOAD SIGNAGE, LIFE SAFETY INSTRUCTIONS AND LIFE SAFETY DIAGRAMS.
2. FIRE ALARM SHALL COMPLY WITH NFPA 72.
3. KNOX BOX SHALL BE INSTALLED.
4. CONTRACTORS TO VERIFY ALL FIELD CONDITIONS PRIOR TO COMMENCEMENT AND REPORT ANY DISCREPANCIES TO THE ARCHITECT
5. PROVIDE SOLID WOOD BACKING FOR ALL WALLS TO RECEIVE COUNTERS, CABINETS, DOOR STOPS, SINKS, TOILET ACCESSORIES, CHAIR RAILS, AND OTHER RELATED INSTALLATIONS. THE INSTALLATIONS SHALL BE INSPECTED BY THE ARCHITECT PRIOR TO COVERING WITH DRYWALL.
6. PROVIDE MOISTURE RESISTANCE GYPSUM BOARD IN RESTROOMS.
7. LEVEL 4 FINISH ON ALL GYPSUM BOARD PARTITIONS.

WALL LEGEND

A1		7-5/8" MASONRY WALL W/ 1-5/8" METAL FURRING (24" O.C.), W/ MINIMUM R8 INSULATION AND 5/8" GYPSUM BOARD ON INTERIOR AND WATERPROOFING AND STUCCO FINISH ON EXTERIOR
A2		7-5/8" MASONRY WALL W/ 1-1/2" METAL STUDS (24" O.C.), W/ MINIMUM R8 INSULATION AND 5/8" GYPSUM BOARD ON BOTH SIDES
A3		7-5/8" POUR CONCRETE SEE STRUCTURAL W/ PAINTED STUCCO FINISH ON BOTH SIDES
B1		4-7/8" INTERIOR PARTITION W/ 3-5/8" 25GA. METAL STUDS @ 16" O.C. W/ INSULATION R13 AND 5/8" GYPSUM BOARD ON BOTH SIDES - PROVIDE DIAGONAL BRACING TO STRUCTURE ABOVE
B2		7-1/4" INTERIOR PARTITION W/ 6" 25GA. METAL STUDS @ 16" O.C. W/ INSULATION R19 AND 5/8" GYPSUM BOARD ON BOTH SIDES - PROVIDE DIAGONAL BRACING TO STRUCTURE ABOVE
C1		OPERABLE PARTITION HUFECORE SERIES: 642, 54 STC WITH TOP AND BOTTOM MECHANICAL SEALS. ONE (1) 25" W X 14"-10" H. WITH ONE TYPE II POCKET DOOR OR APPROVED EQUAL



WALL OPENING WITH
WALL CAP - SEE
EXTERIOR ELEVATIONS

CONCRETE AWNING - SEE
EXTERIOR ELEVATIONS AND
STRUCTURAL DRAWINGS

LOW SLOPED ROOF - SEE SECTIONS
PARAPET. SEE SECTIONS

BUILT-UP ROOF - SEE SECTIONS
AND EXTERIOR ELEVATIONS

FLOOR PLAN

3/16" = 1'-0"

UPPER PLAN

3/16" = 1'-0"



**CITY OF RIVIERA BEACH STAFF REPORT, SP-15-15
RIVIERA BEACH HEIGHTS COMMUNITY CENTER
PLANNING AND ZONING BOARD – JANUARY 14, 2016**

A SITE PLAN APPLICATION (SP-15-15) FOR THE CITY INITIATED RIVIERA BEACH HEIGHTS COMMUNITY CENTER, A MULTI-PURPOSE COMMUNITY ACTIVITY BUILDING, APPROXIMATELY 3,500 SQUARE FEET IN AREA, LOCATED ON VACANT LAND AT THE NORTHEAST CORNER OF WEST 4TH STREET AND AVENUE 'G'.

A. Applicants: City of Riviera Beach.

B. Request: The City desires to develop a 3,500 square foot multi-purpose community center on parcels which are currently vacant (see attached plans).

C. Location: The community center is proposed at the northeast corner of West 4th Street and Avenue 'G'. Overflow parking is proposed at the southwest corner of West 5th Street and Avenue 'G' (see attached location map).

D. Property Description and Uses: The subject property description / uses are as follows:

Parcel Control Numbers: 56-43-42-33-09-000-0520; 56-43-42-33-09-000-0510 & 56-43-42-33-08-000-0310

Parcel Size: +/- 0.22; 0.23; 0.11 Acres (0.56 Total Acres)

Existing Use: Vacant.

Zoning: RS-8 Single Family Dwelling District
(Proposed Amendment to Community Facility)

Future Land Use: Single Family Residential
(Proposed Amendment to Community Facilities)

E. Adjacent Property Description and Uses:

North: Single Family Residences / Vacant Property, RS-8 Zoning Designation.

South: Single Family Residences, RS-8 Zoning Designation.

East: Single Family Residences, RS-8 Zoning Designation.

West: Single Family Residences, RS-8 Zoning Designation.

F. Background:

Residents within the Riviera Beach Heights Community desire a community facility for various activities and events. Construction of a community center would satisfy this request and also function as a neighborhood anchor fostering a greater sense of place. City Council members have supported this proposal by way of funding allocations and initiating site plan development.

Historically FDOT acquired property in the Riviera Beach Heights Neighborhood in association with the SR 710 (Dr. MLK Jr. Hwy.) roadway improvement project. FDOT did not utilize all properties acquired and is willing to transfer this land to the City of Riviera Beach so long as it is utilized for a public purpose by the City in the future. The three aforementioned parcels (PCN's listed above) are all currently owned by FDOT and will be transferred to the City (see attached FDOT Parcel Map).

Please note that a Community Meeting was held on December 9, 2015 at 6:30 PM within the City's Public Services Complex; meeting minutes have been attached.

G. Staff Analysis:

Proposed Use: A +/- 3,500 square foot multi-purpose community center.

Zoning Regulations: The zoning designation and map shall be amended to CF – Community Facility in order to accommodate this use.

Comprehensive Plan: The future land use designation and map shall be amended to CF – Community Facilities in order to accommodate this use.

Levels of Service: Customary services such as water, sewer, roads and garbage collection are currently available to the site.

Landscaping: A landscape plan was provided and new landscaping will be installed according to City landscape code requirements.

Parking/Traffic: The City Code requires 1 space per every 200 sq. ft. of building area ($3500 / 200 = 17.5$ parking spaces) and 27 spaces have been provided (including 2 accessible spaces). On average, this proposal is estimated to generate a minimal number of trips per day and is not anticipated to have any negative traffic impact within the community.

H. Recommendation: Staff recommends approval of the City of Riviera Beach site plan application with the following conditions:

1. A two-year landscape performance bond for 100% of the value of landscaping and irrigation is required prior to issuance of a certificate of occupancy.
2. Construction must be initiated within 18 months of the effective date of the adopting Resolution in accordance with Section 31-60(b), of the City Code of Ordinances. Demolition, site preparation or land clearing shall not be considered construction. Building permit application and associated plans and documents shall be submitted in its entirety and shall not be accepted by City staff in a partial or incomplete manner.
3. All future advertising must state that the development is located in the City of Riviera Beach. Fees and penalties in accordance with City Code Sec. 31-554 will be levied against the property owner and/or business for violation of this condition.
4. This development must receive final Certificate of Occupancy from the City for all buildings and units approved within five years of the approval of the adopting resolution or the adopting resolution shall be considered null and void, requiring the applicant to resubmit application for site plan approval and re-initiate the site plan approval process.

continued on next page

5. Once approved, the City Council authorizes City staff to approve future amendments to this site plan administratively so long as the site plan does not deviate greater than 5% from the originally approved submittal.

RESOLUTION NO. 14-16

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, APPROVING A SITE PLAN APPLICATION FOR THE CITY INITIATED RIVIERA BEACH HEIGHTS COMMUNITY CENTER, A MULTI-PURPOSE COMMUNITY ACTIVITY BUILDING, APPROXIMATELY 3,500 SQUARE FEET IN AREA, LOCATED ON VACANT LAND AT THE NORTHEAST CORNER OF WEST 4TH STREET AND AVENUE 'G'; PROVIDING FOR CONDITIONS OF APPROVAL; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the residents of the Riviera Beach Heights neighborhood have requested a community facility in order to provide a space for various events and activities; and

WHEREAS, construction of a neighborhood community center would satisfy the residents' requests and also function as a neighborhood anchor, fostering a greater sense of place; and

WHEREAS, the City Council has supported this proposal and encouraged project approval and implementation; and

WHEREAS, the Florida Department of Transportation has committed to donating land for construction of the community center; and

WHEREAS, a public informational meeting was held on December 9, 2015 to discuss this project and there was overwhelming support of the community center proposal; and

WHEREAS, this proposal has been reviewed interdepartmentally by City staff and there are no outstanding staff questions or comments; and

WHEREAS, on January 14, 2016, the Planning and Zoning Board reviewed this project proposal and unanimously recommend approval.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, AS FOLLOWS:

RESOLUTION NO. 14-16
PAGE 2 of 3

SECTION 1. The City Council hereby approves the City initiated application for site plan approval (SP-15-15), for a +/- 3500 square foot community center, located on three parcels of land, known by parcel control numbers 56-43-42-33-09-000-0520; 56-43-42-33-09-000-0510 & 56-43-42-33-08-000-0310, on +/- 0.56 acres, within the Riviera Beach Heights Neighborhood, situated on the northeast corner of West 4th Street and Avenue "G", with overflow parking at the southwest corner of West 5th Street and Avenue "G", with the following conditions:

1. This development must receive final Certificate of Occupancy from the City within five years of the approval of this resolution (by February 3, 2021) or the resolution shall be considered null and void, requiring the applicant to resubmit application for site plan approval and re-initiate the site plan approval process.
2. Once approved, the City Council authorizes City staff to approve future amendments to this site plan administratively so long as the site plan does not deviate greater than 5% from the originally approved submittal

SECTION 2. The associated site plan and landscape plan are attached hereto and shall be archived as part of this resolution as Exhibit "A" and Exhibit "B".

SECTION 3. This Resolution shall take effect immediately upon passage and approval by City Council.


PASSED and APPROVED this 3RD day of FEBRUARY, 2016.

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RESOLUTION NO. 14-16
PAGE 3 of 3


APPROVED:

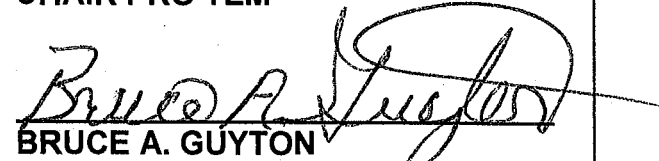

THOMAS A. MASTERS
MAYOR



DAWN S. PARDO
CHAIRPERSON

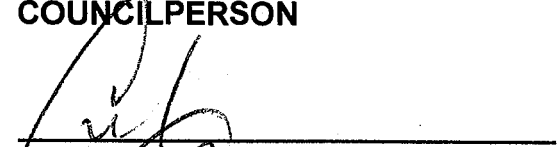
ATTEST:


CLAUDENE L. ANTHONY
CERTIFIED MUNICIPAL CLERK
CITY CLERK


TERENCE D. DAVIS
CHAIR PRO TEM


BRUCE A. GUYTON
COUNCILPERSON


KASHAMBA L. MILLER-ANDERSON
COUNCILPERSON


CEDRICK A. THOMAS
COUNCILPERSON

MOTIONED BY: C. THOMAS

SECONDED BY: B. GUYTON

B. GUYTON AYE

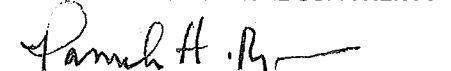
K. MILLER-ANDERSON NAY

C. THOMAS AYE

D. PARDO AYE

T. DAVIS AYE

REVIEWED AS TO LEGAL SUFFICIENCY


PAMALA H. RYAN, B.C.S.,
CITY ATTORNEY

DATE: 2/2/16

City Council EHXIBIT "A"

CHEN•MOORE

&ASSOCIATES

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West Palm Beach, FL 33401
561.746.6900
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CERTIFICATES OF AUTHORIZATION
EB4593 LC26000425

REGISTRATION
CRISTOBAL BETANCOURT
REGISTRATION NO. LA6666941
DATE: 10/08/15

SUB-CONSULTANT

CLIENT



PROJECT INFORMATION

SOUTH SIDE
COMMUNITY
CENTER

RIVIERA BEACH, FL

PROJECT NUMBER
15-221.002

CLIENT PROJECT NUMBER

VERIFY SCALES
0 1"
IF NOT ONE INCH ON THIS SHEET,
ADJUST SCALES ACCORDINGLY

REVISIONS

DATE OF ISSUE
10/08/15

DESIGNED BY
JS

DRAWN BY
JS

CHECKED BY
EH

DRAWING TITLE

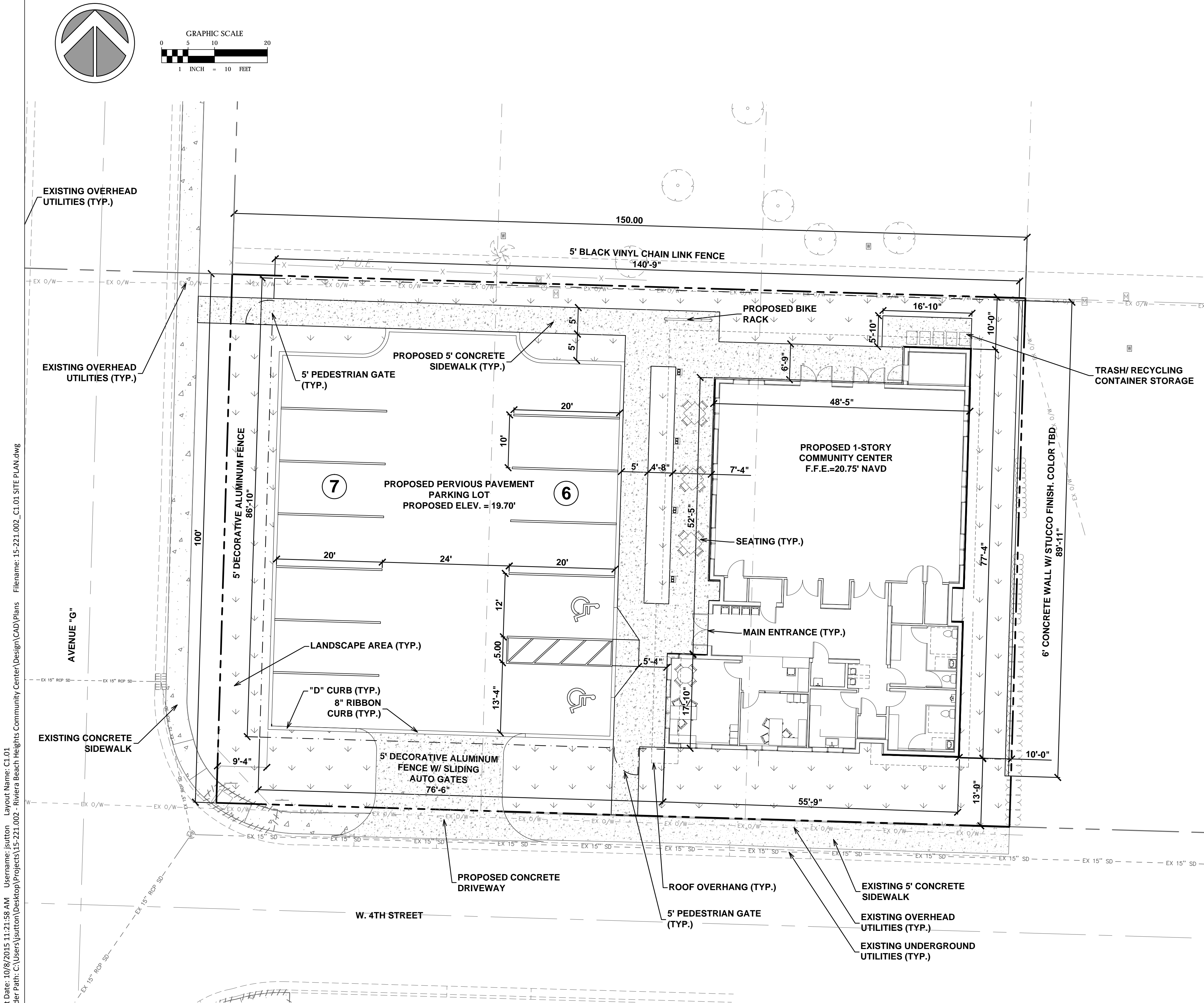
COMMUNITY
CENTER SITE PLAN

DRAWING NUMBER

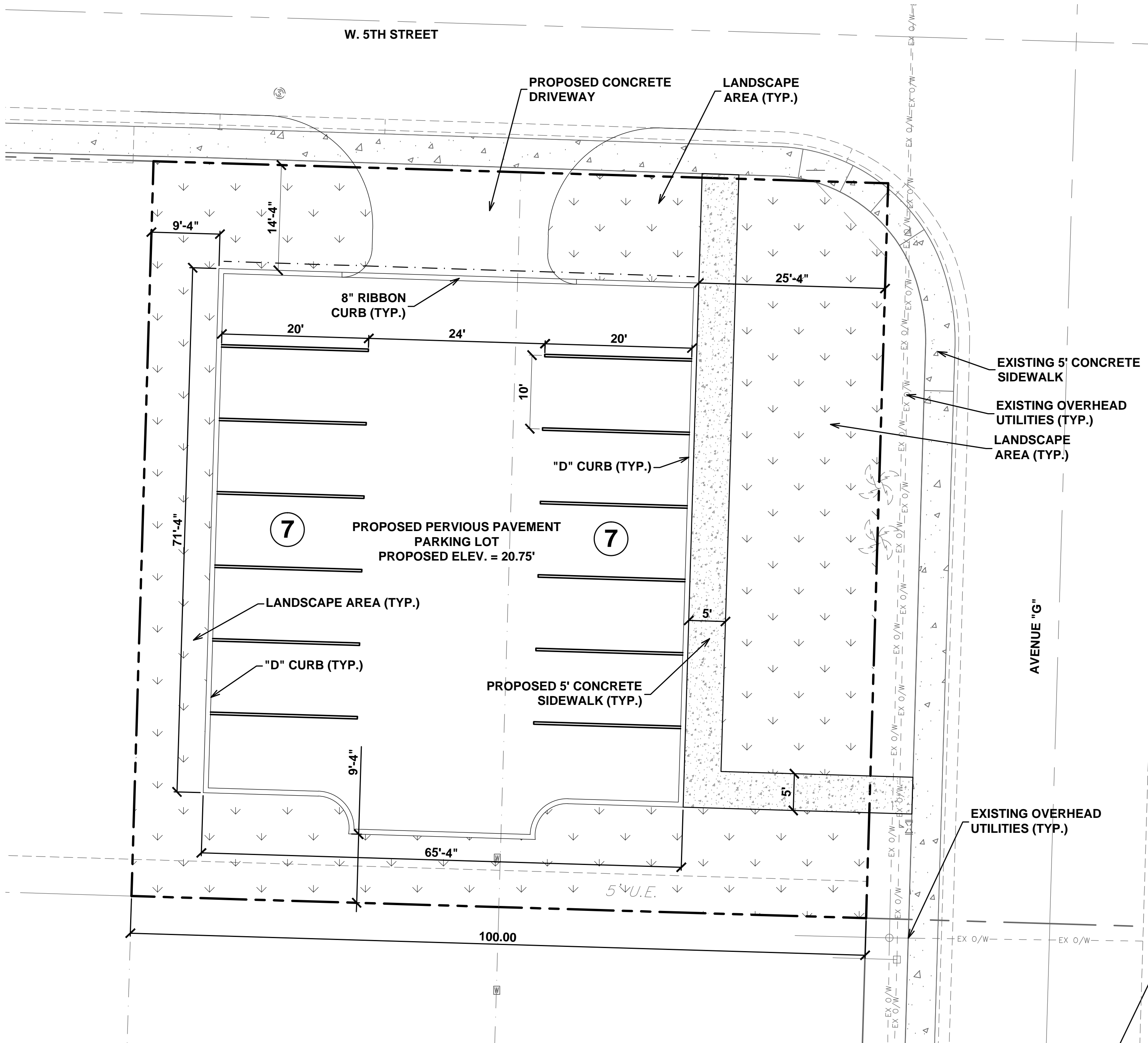
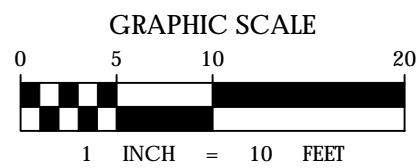
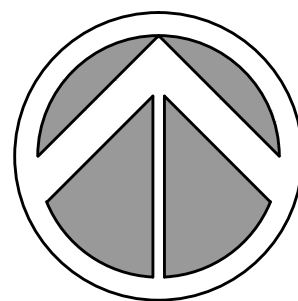
C1.01
OF

SITE DATA TABLE: COMMUNITY CENTER

CURRENT ZONING:	RS-8 SINGLE FAMILY DWELLING	
PROPOSED USE:	COMMUNITY CENTER	
	REQUIRED	PROVIDED
MINIMUM PROPERTY SIZE	5,000 SF	15,000 SF
MINIMUM BUILDING SETBACKS:		
FRONT	20'	13'
SIDE, INTERIOR	7'	10'
SIDE, STREET	12'-6"	9'-4"
REAR	15'	10'-0"
MAXIMUM BUILDING AREA (% OF PARCEL)	35% MAX.	26%
MAXIMUM BUILDING HEIGHT	35' MAX.	20'-6"
TOTAL IMPERVIOUS AREA		10,718 SF (60%)
TOTAL PERVIOUS AREA		4,282 SF (40%)
	PARKING RATIO REQUIREMENT (SF)	PROVIDED PARKING
PARKING REQUIREMENTS FOR COMMUNITY CENTER		
EVENT SPACE (1,792 SF)	1 SPACE PER 200 SF = 9	
OFFICE SPACE (469 SF)	1 SPACE PER 300 SF = 2	
COMMON AREA (1,208 SF)	1 SPACE PER 200 SF = 6	
TOTAL PARKING INCLUDING OVERFLOW PARKING AREA		
STANDARD PARKING SPACES (10'X20')		25
ACCESSIBLE SPACES (12'X20')		2



PRELIMINARY SITE PLAN SUBMITTAL. NOT FOR CONSTRUCTION



SITE DATA TABLE: OVERFLOW PARKING LOT

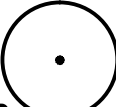







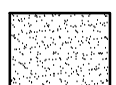
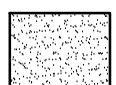
CURRENT ZONING:	RS-8 SINGLE FAMILY DWELLING	
PROPOSED USE:	COMMUNITY CENTER OVERFLOW PARKING LOT	
	REQUIRED	PROVIDED
MINIMUM PROPERTY SIZE	5,000 SF	10,000 SF
MINIMUM BUILDING SETBACKS:		
FRONT	20'	13'
SIDE, INTERIOR	7'	9'-4"
SIDE, STREET	12'-6"	25'-4"
REAR	15'	9'-4"
TOTAL IMPERVIOUS AREA	5,710 SF (25%)	
TOTAL PERVIOUS AREA	4,290 (75%)	

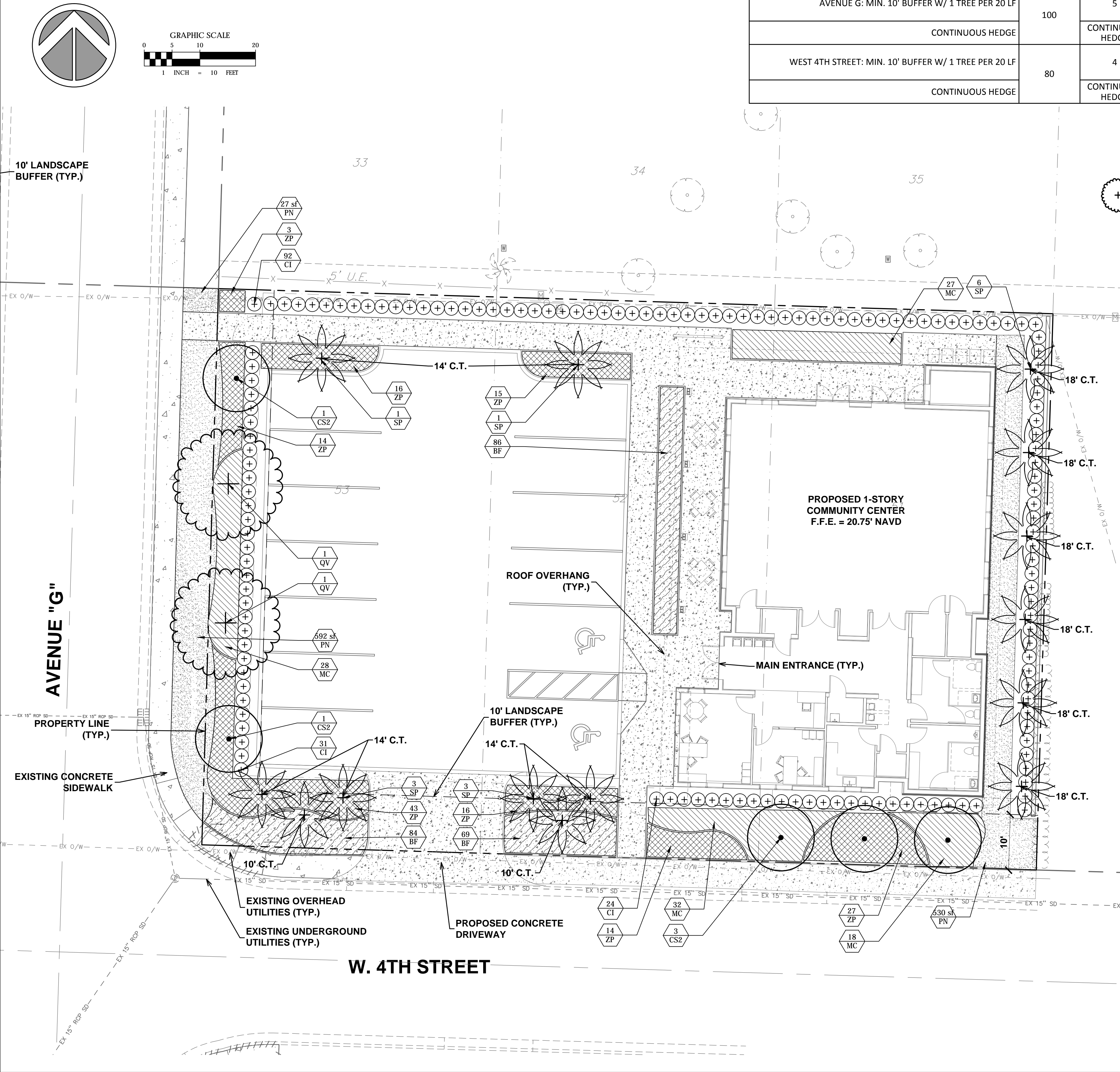
City Council EHXIBIT "B"

SITE LANDSCAPE DATA TABLE: COMMUNITY CENTER

LAND USE CATEGORY: RS-8 SINGLE FAMILY DWELLING								
CODE APPLICATION	#	REQUIRED	PROVIDED	EXISTING	RELOCATED	PROPOSED	TREE VALADATION/LOCATION	
SEC. 31-609 DEVELOPMENT LANDSCAPE REQUIREMENTS								
1 TREE PER 1,500 SF	15,000	10	21	X	X	21	(5) SILVER BUTTONWOOD, SPECIES SELECTED DUE TO PROXIMITY OF OVERHEAD UTILITY LINES. (2) LIVE OAKS, (14) CABBAGE PALMS, SPECIES SELECTED DUE TO PROXIMITY OF OVERHEAD UTILITY LINES	
MIN. 20% OF DEVELOPED SITE SHALL BE LANDSCAPED		3,000	4,282				73% SHRUBS/ GROUNDCOVERS AND 27% BAHIA TURF	
SEC. 31-610 PARKING AREAS FOR NONRESIDENTIAL DEVELOPMENTS								
AVENUE G: MIN. 10' BUFFER W/ 1 TREE PER 20 LF	100	5	5	X	X	5	PROPOSED TREES: (2) SILVER BUTTONWOOD, (2) LIVE OAK, (1) CABBAGE PALM. BUFFER TREES ARE COUNTED TOWARDS THE REQUIRMENTS OF 1 TREE PER 1,500 SF.	
CONTINUOUS HEDGE		CONTINUOUS HEDGE	CONTINUOUS HEDGE	X	X	CONTINUOUS HEDGE		
WEST 4TH STREET: MIN. 10' BUFFER W/ 1 TREE PER 20 LF	80	4	8	X	X	8	PROPOSED TREES: (3) SILVER BUTTONWOOD, (5) CABBAGE PALM. BUFFER TREES ARE COUNTED TOWARDS THE REQUIRMENTS OF 1 TREE PER 1,500 SF	
CONTINUOUS HEDGE		CONTINUOUS HEDGE	CONTINUOUS HEDGE	X	X	CONTINUOUS HEDGE		

PLANT SCHEDULE L1.01

	<u>TREES</u>	<u>CODE</u>	<u>QTY</u>	<u>COMMON NAME</u>	<u>BOTANICAL NAME</u>	<u>CONT</u>	<u>SIZE</u>	<u>NATIVE</u>	
		CS2	5	Silver Buttonwood	Conocarpus erectus 'Sericeus'	F.G.	12" OAH, 2" DBH MIN.	Yes	
		QV	2	Park Side Live Oak	Quercus virginiana 'Park Side' TM	F.G.	14' HT, 5' SPRD, 4" DBH	Yes	
		SP	14	Cabbage Palmetto	Sabal palmetto	F.G.	10', 14', 18' CT., Stag. Ht.	Yes	
	<u>SHRUBS</u>	<u>CODE</u>	<u>QTY</u>	<u>COMMON NAME</u>	<u>BOTANICAL NAME</u>	<u>CONT</u>	<u>SIZE</u>	<u>NATIVE</u>	<u>SPACING</u>
		CI	147	Coco Plum	Chrysobalanus icaco	3 gal	24" HT, 24" SPRD	Yes	30" o.c.
	<u>SHRUB AREAS</u>	<u>CODE</u>	<u>QTY</u>	<u>COMMON NAME</u>	<u>BOTANICAL NAME</u>	<u>CONT</u>	<u>SIZE</u>	<u>NATIVE</u>	<u>SPACING</u>
		BF	239	Stalked Bulbine	Bulbine frutescens	1 gal.	MIN 12" FULL	No	18" o.c.
		MC	105	Pink Muhly	Muhlenbergia capillaris	3 gal.	MIN. 24" HT.	Yes	30" o.c.
		ZP	148	Coontie	Zamia pumila	3 gal.	14" HT, 14" SPRD	Yes	30" o.c.
	<u>GROUND COVERS</u>	<u>CODE</u>	<u>QTY</u>	<u>COMMON NAME</u>	<u>BOTANICAL NAME</u>	<u>CONT</u>	<u>SIZE</u>	<u>NATIVE</u>	
		PN	1,150 sf	Bahia Grass	Paspalum notatum	Solid Sod	FULL	No	



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561.746.6900
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CERTIFICATES OF AUTHORIZATION
EB4593 LC26000425

REGISTRATION
CRISTOBAL BETANCOURT
REGISTRATION NO. LA6666941
DATE: 10/08/15

SUB-CONSULTANT

CLIENT



PROJECT INFORMATION

**SOUTH SIDE
COMMUNITY
CENTER**

RIVIERA BEACH, FL

PROJECT NUMBER
15-221.002

CLIENT PROJECT NUMBER

VERIFY SCALES
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IF NOT ONE INCH ON THIS SHEET,
ADJUST SCALES ACCORDINGLY

REVISIONS

DATE OF ISSUE
10/08/15

DESIGNED BY
JS

DRAWN BY
JS

CHECKED BY
EH

DRAWING TITLE
**COMMUNITY
CENTER
LANDSCAPE
PLAN**

DRAWING NUMBER

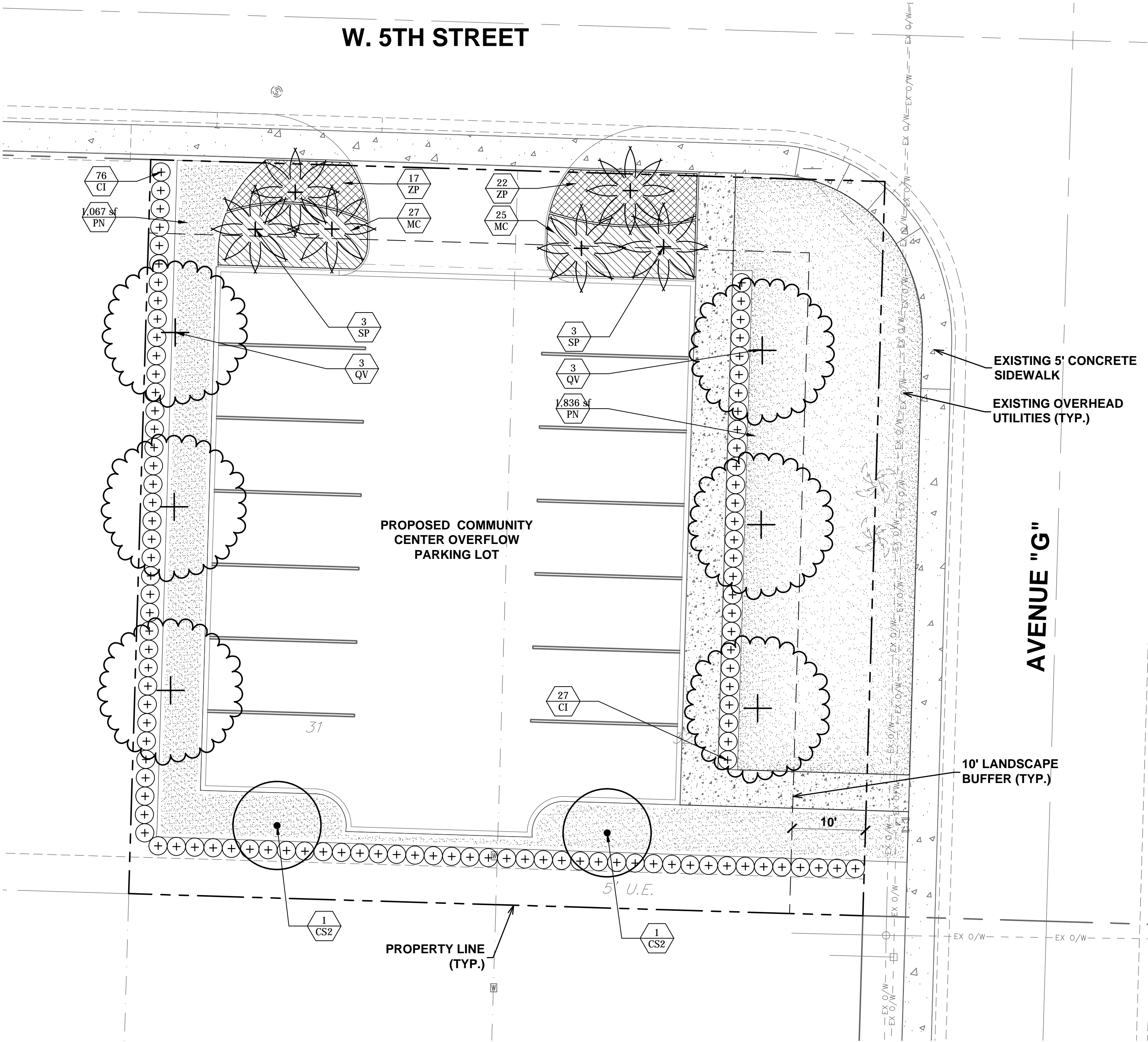
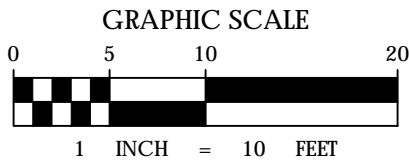
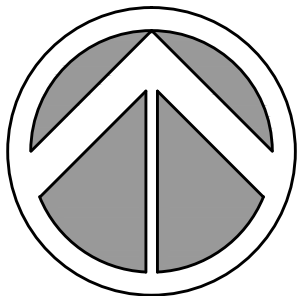
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OF

PRELIMINARY SITE PLAN SUBMITTAL. NOT FOR CONSTRUCTION

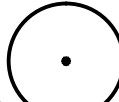



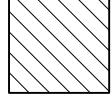
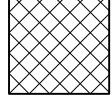

City Council EHXIBIT "B"

SITE LANDSCAPE DATA TABLE: OVERFLOW PARKING LOT

LAND USE CATEGORY: RS-8 SINGLE FAMILY DWELLING							
CODE APPLICATION	#	REQUIRED	PROVIDED	EXISTING	RELOCATED	PROPOSED	TREE VALADATION/LOCATION
SEC. 31-609 DEVELOPMENT LANDSCAPE REQUIREMENTS							
1 TREE PER 1,500 SF	10,000	7	14	X	X	14	(2) SILVER BUTTONWOOD, SPECIES SELECTED DUE TO PROXIMITY OF OVERHEAD UTILITY LINES. (6) LIVE OAKS, (6) CABBAGE PALMS,
MIN. 20% OF DEVELOPED SITE SHALL BE LANDSCAPED		2,000	4,290				28% SHRUBS/ GROUNDCOVERS AND 72% BAHIA TURF
SEC. 31-610 PARKING AREAS FOR NONRESIDENTIAL DEVELOPMENTS							
AVENUE G: MIN. 10' BUFFER W/ 1 TREE PER 20 LF	75	4	4	X	X	4	PROPOSED TREES: (1) SILVER BUTTONWOOD, (3) LIVE OAK. BUFFER TREES ARE COUNTED TOWARDS THE REQUIRERMENTS OF 1 TREE PER 1,500 SF
CONTINUOUS HEDGE		CONTINUOUS HEDGE	CONTINUOUS HEDGE	X	X	CONTINUOUS HEDGE	
WEST 5TH STREET: MIN. 10' BUFFER W/ 1 TREE PER 20 LF	65	4	7	X	X	7	PROPOSED TREES: (1) LIVE OAK, (6) CABBAGE PALM. BUFFER TREES ARE COUNTED TOWARDS THE REQUIRERMENTS OF 1 TREE PER 1,500 SF
CONTINUOUS HEDGE		CONTINUOUS HEDGE	CONTINUOUS HEDGE	X	X	CONTINUOUS HEDGE	



PLANT SCHEDULE L1.02

TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE	NATIVE	
	CS2	2	Silver Buttonwood	Conocarpus erectus 'Sericeus'	F.G.	12' OAH, 2" DBH MIN.	Yes	
	QV	6	Park Side Live Oak	Quercus virginiana 'Park Side' TM	F.G.	14' HT, 5' SPRD, 4" DBH	Yes	
	SP	6	Cabbage Palmetto	Sabal palmetto	F.G.	10', 14', 18' CT., Stag. Ht.	Yes	
SHRUBS	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE	NATIVE	SPACING
	CI	103	Coco Plum	Chrysobalanus icaco	3 gal	24" HT, 24" SPRD	Yes	30" o.c.
SHRUB AREAS	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE	NATIVE	SPACING
	MC	52	Pink Muhly	Muhlenbergia capillaris	3 gal.	MIN. 24" HT.	Yes	30" o.c.
	ZP	39	Coontie	Zamia pumila	3 gal.	14" HT, 14" SPRD	Yes	30" o.c.
GROUND COVERS	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE	NATIVE	
	PN	1,836 sf	Bahia Grass	Paspalum notatum	Solid Sod	FULL	No	

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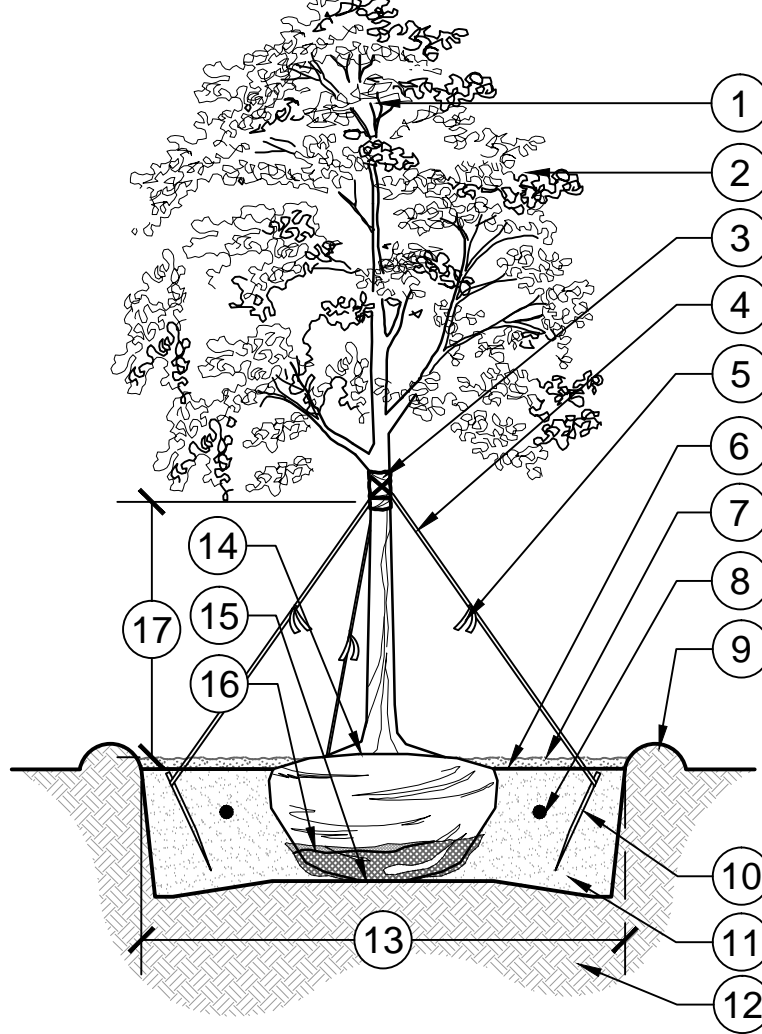
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CALIPER MEASUREMENTS NOTES:

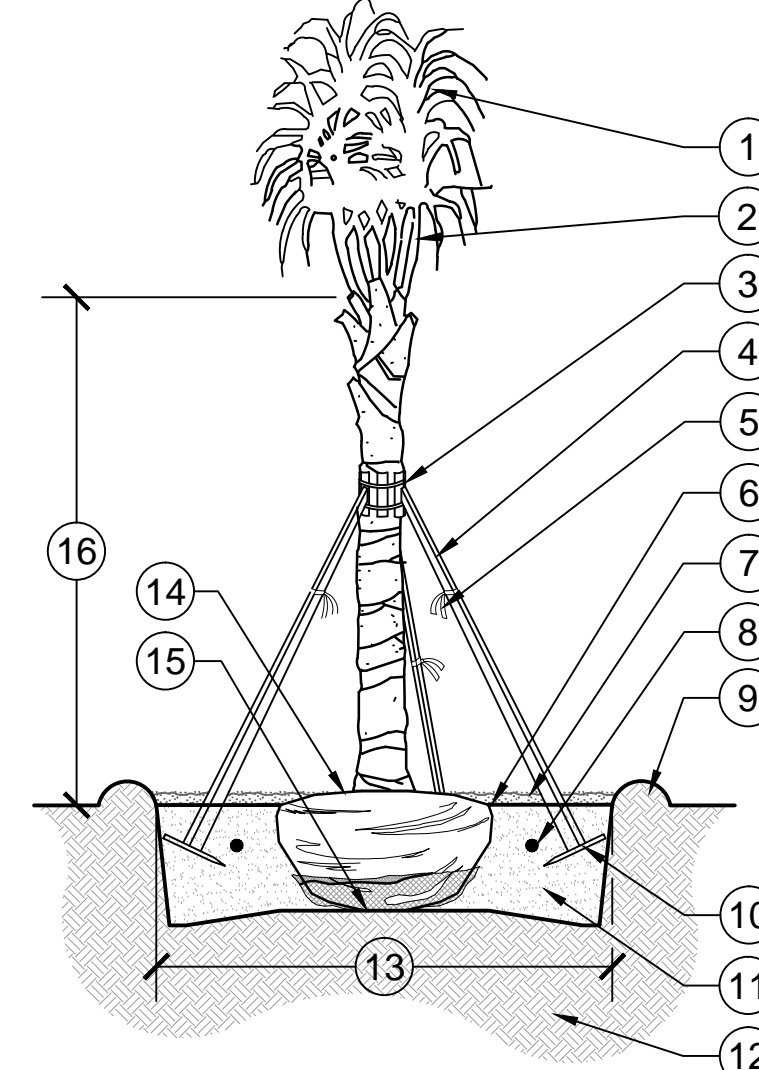
- CALIPER MEASUREMENT IS 6" FROM TOP OF ROOT BALL FOR TREES WITH 6" CALIPER OR LESS.
- CALIPER MEASUREMENT IS 12" FROM TOP OF ROOT BALL FOR TREES WITH 6" CALIPER GREATER.

REFER TO PLANT SCHEDULE FOR INDIVIDUAL SIZES.



1 LARGE TREE PLANTING: 2" CALIPER AND GREATER
1/4" = 1'-0" 329343-17

- DO NOT PRUNE CENTRAL LEADER
- PRUNE DAMAGED OR DEAD WOOD IMMEDIATELY PRIOR TO PLANTING USING ACCEPTABLE NURSERY PRACTICES OR AS DIRECTED BY THE LANDSCAPE ARCHITECT
- PROTECT TRUNK WITH 3 LAYERS OF BURLAP MINIMUM
- 1" WIDE MIN. NYLON STRAPPING AT EQUAL SPACING (3 PER TREE) GUY WIRES SHALL NOT TO BE USED
- FLUORESCENT MARKING FLAG
- FINISH GRADE
- 3" LAYER OF SPECIFIED MULCH. DO NOT INSTALL WITHIN 3" OF TREE TRUNK
- FERTILIZER TABLET IF APPLICABLE
- CONSTRUCT TEMPORARY 3" WATERING BASIN.
- 2"x4"x8" STAKE. SET 2" BELOW FINISH GRADE
- SPECIFIED SOIL MIX
- EXISTING SOIL
- 2X DIAMETER OF THE ROOTBALL
- SET CROWN OF ROOT BALL SLIGHTLY ABOVE SURROUNDING FINISH GRADE. REMOVE TOP 2/3 OF BURLAP FROM ROOTBALL. TRUNK TAPER SHALL BE VISIBLE AT TIME OF INSTALLATION
- SET ROOTBALL ON UNDISTURBED SOIL
- REMOVE TOP 2/3 OF BURLAP/WIRE BASKET FROM ROOTBALL
- CLEAR TRUNK. REFER TO PLANT SCHEDULE



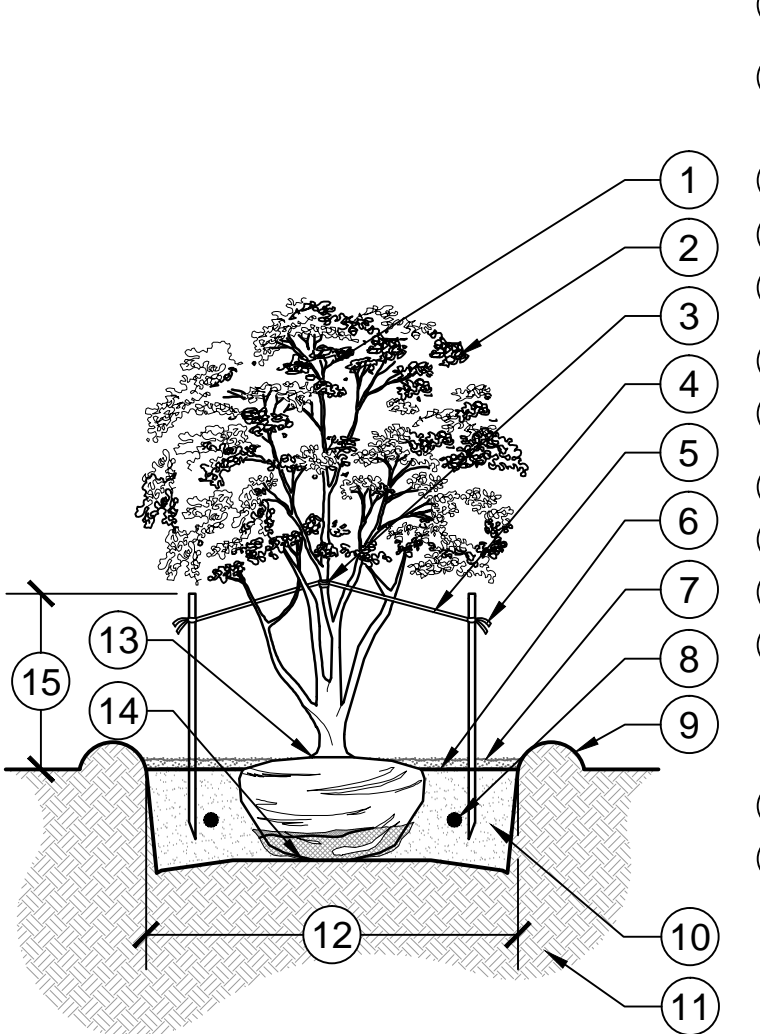
2 SABAL PALM PLANTING
1/4" = 1'-0" 329343-21

- DO NOT HURRICANE CUT FRONDS
- UNITE FRONDS PRIOR TO INSPECTION
- METAL STRAPS SECURING 2"x4" WOOD BATTENS. MIN. 5 LAYERS BURLAP. TOE NAIL BRACES TO 2"x4" WOOD BATTENS. DO NOT NAIL STAKES DIRECTLY TO TRUNK
- 2"x4" WOOD BRACE AT EQUAL SPACING (3 PER TREE)
- 1/2"x2" FLUORESCENT MARKER
- FINISH GRADE
- 3" LAYER OF SPECIFIED MULCH. DO NOT INSTALL WITHIN 3" OF TREE TRUNK
- FERTILIZER TABLET IF APPLICABLE
- CONSTRUCT TEMPORARY 3" WATERING BASIN
- 2"x4"x8" STAKE. SET 2" BELOW FINISH GRADE
- BACKFILL WITH SPECIFIED SOIL MIX
- EXISTING SOIL
- 2X DIAMETER OF THE ROOTBALL
- SET CROWN OF ROOT BALL 0'-2" ABOVE SURROUNDING FINISH GRADE. REMOVE TOP 2/3 OF BURLAP FROM ROOTBALL. TRUNK TAPER SHALL BE VISIBLE AT TIME OF INSTALLATION
- SET ROOTBALL ON UNDISTURBED SOIL
- CLEAR TRUNK. REFER TO PLANT SCHEDULE

CALIPER MEASUREMENTS NOTES:

- CALIPER MEASUREMENT IS 6" FROM TOP OF ROOT BALL FOR TREES WITH 6" CALIPER OR LESS.
- CALIPER MEASUREMENT IS 12" FROM TOP OF ROOT BALL FOR TREES WITH 6" CALIPER GREATER.

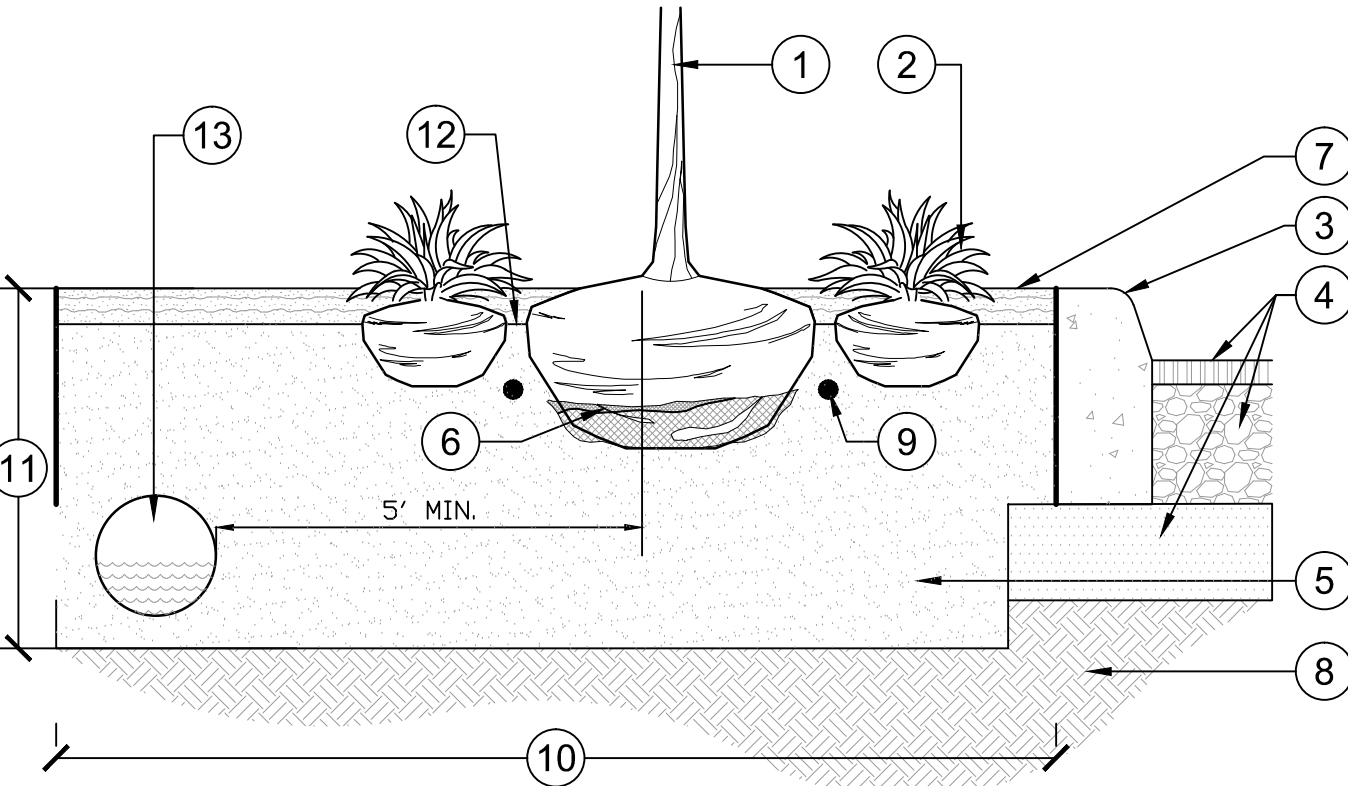
REFER TO PLANT SCHEDULE FOR INDIVIDUAL SIZES.



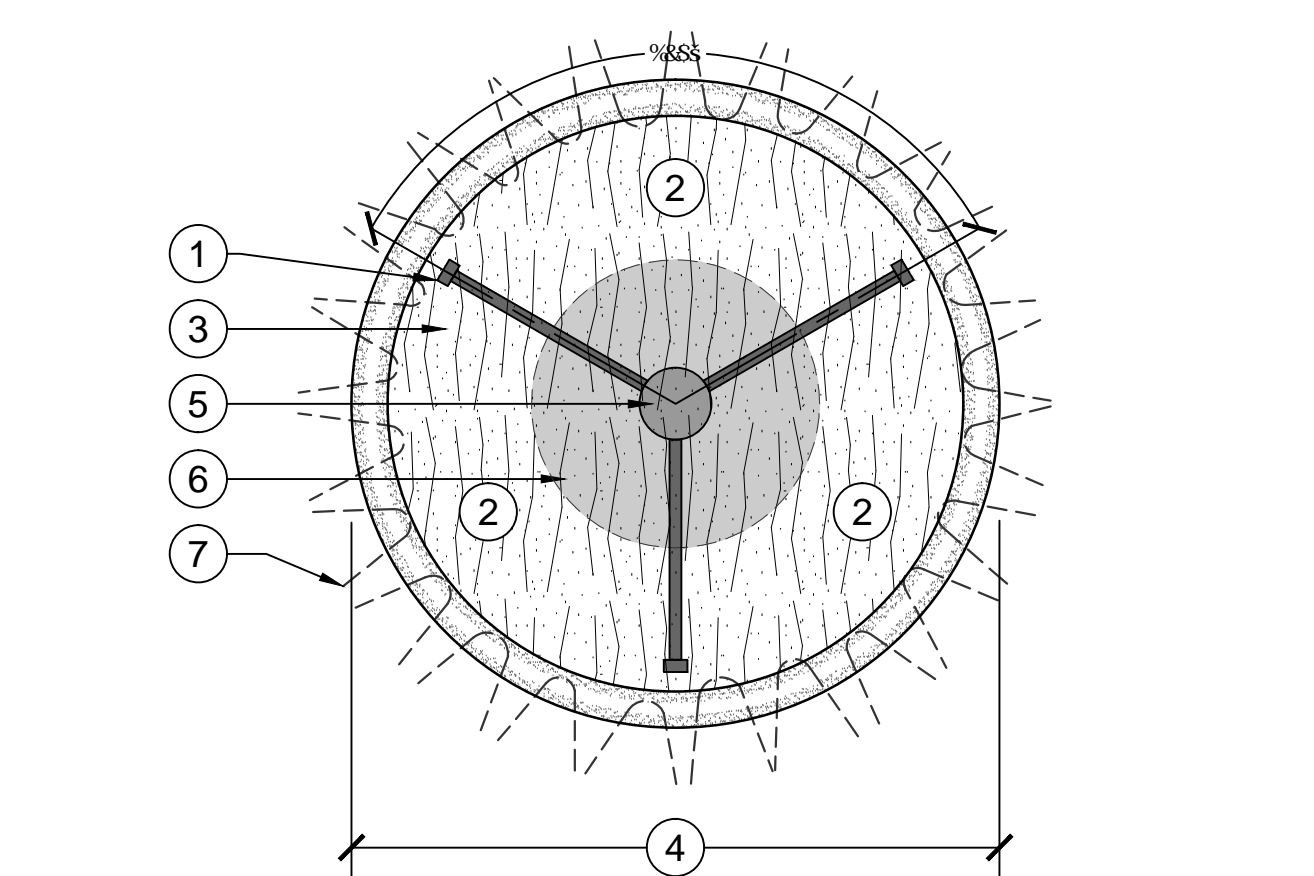
3 MULTI-TRUNK TREE PLANTING
1/4" = 1'-0" 329343-19

- DO NOT PRUNE CENTRAL LEADER
- PRUNE DAMAGED OR DEAD WOOD IMMEDIATELY PRIOR TO PLANTING USING ACCEPTABLE NURSERY PRACTICES OR AS DIRECTED BY THE LANDSCAPE ARCHITECT
- PROTECT TRUNK WITH 3 LAYERS OF BURLAP MINIMUM
- 1" WIDE MIN. NYLON STRAPPING AT EQUAL SPACING (3 PER TREE) GUY WIRES SHALL NOT TO BE USED
- 1/2"x2" FLUORESCENT MARKER
- FINISH GRADE
- 3" LAYER OF SPECIFIED MULCH. DO NOT INSTALL WITHIN 3" OF TREE TRUNK
- FERTILIZER TABLET IF APPLICABLE
- CONSTRUCT TEMPORARY 3" WATERING BASIN
- BACKFILL WITH SPECIFIED SOIL MIX
- EXISTING SOIL
- 2X DIAMETER OF THE ROOTBALL
- SET CROWN OF ROOT BALL SLIGHTLY ABOVE SURROUNDING FINISH GRADE. REMOVE TOP 2/3 OF BURLAP FROM ROOTBALL. TRUNK TAPER SHALL BE VISIBLE AT TIME OF INSTALLATION
- SET ROOTBALL ON UNDISTURBED SOIL
- CLEAR TRUNK. REFER TO PLANT SCHEDULE

- TREE TRUNK.
- SHRUB OR GROUND COVER AS APPLICABLE.
- CURBING. REFER TO PLANS.
- SURFACING & SUB-BASE AS SPECIFIED BY ENGINEER.
- SPECIFIED SOIL MIX.
- REMOVE TOP 2/3 OF BURLAP/WIRE BASKET FROM TREE ROOTBALL.
- MULCH OR OTHER SPECIFIED SURFACE TREATMENT.
- EXISTING SOIL.
- FERTILIZER TABLET AS APPLICABLE.
- WIDTH VARIES. REFER TO PLAN.
- EXCAVATE MEDIAN OF ALL BASE ROCK AND/OR CONSTRUCTION MATERIAL TO A MINIMUM DEPTH OF 3/8" BELOW TOP OF CURB OR TO NATURAL SOIL, WHICHEVER IS GREATER.
- SLOPE PER ENGINEERING PLANS.
- EXISTING OR PROPOSED UTILITY



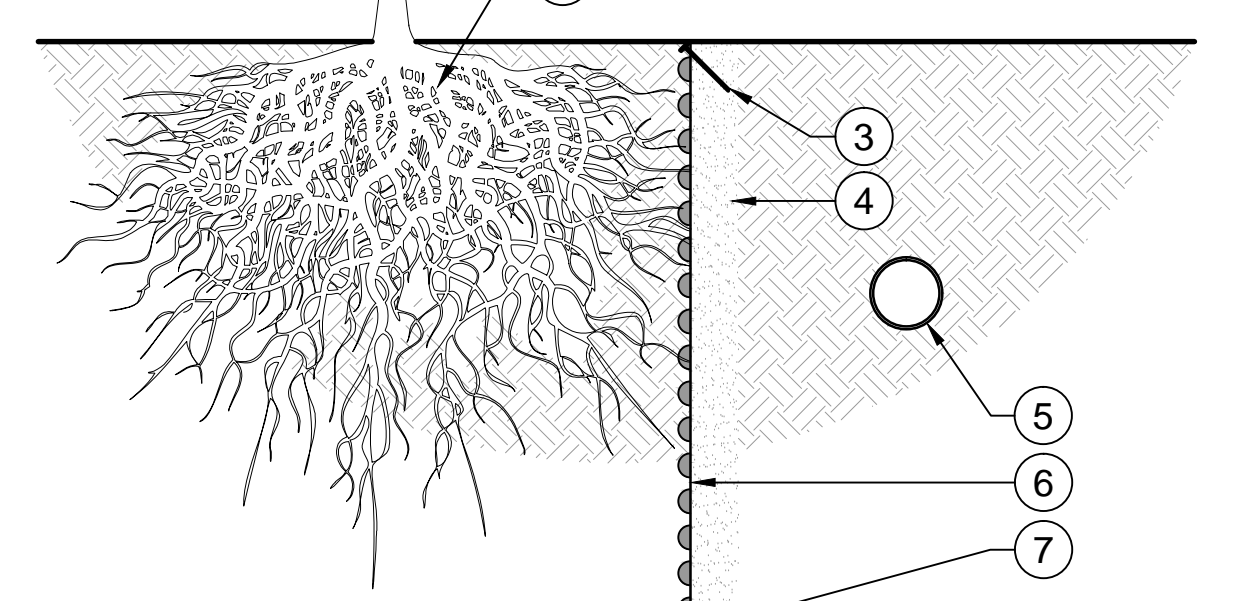
4 5' MINIMUM UTILITY TREE OFFSET
3/4" = 1'-0" 329343-26



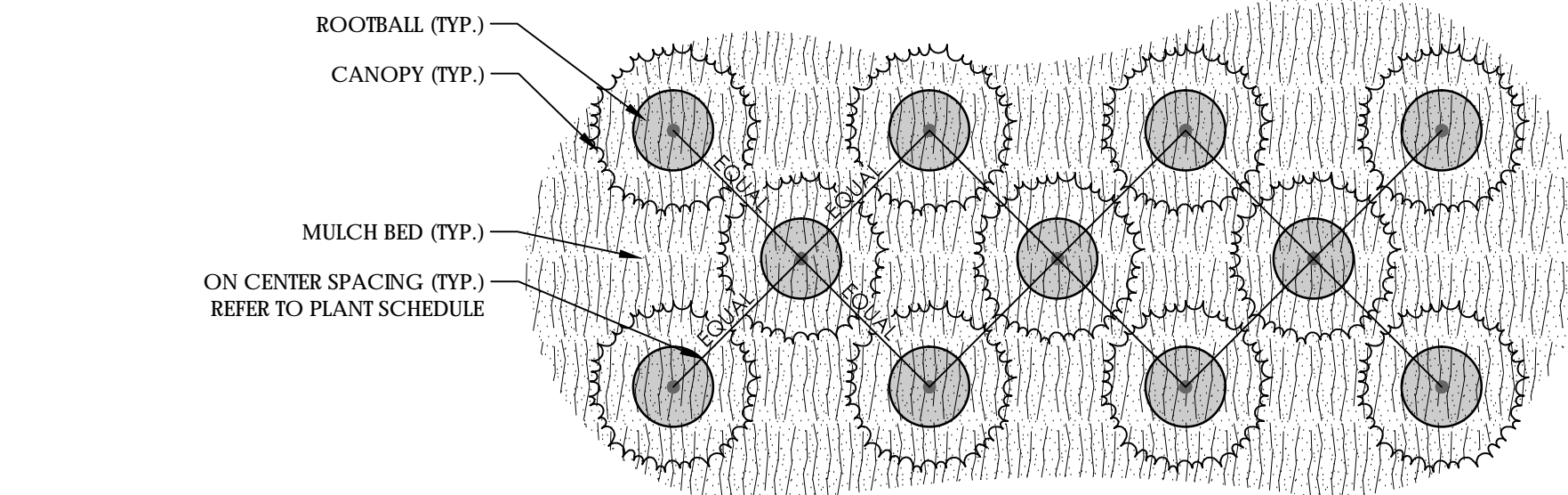
5 LARGE TREE STAKING DETAIL
3/8" = 1'-0" 329343-22

- 2"x4" WOOD BRACE AT EQUAL SPACING (3 PER TREE)
- 3" LAYER OF SPECIFIED MULCH. DO NOT INSTALL WITHIN 3" OF TREE TRUNK
- CONSTRUCT TEMPORARY 3" WATERING BASIN
- 2X DIAMETER OF THE ROOTBALL
- TREE TRUNK
- ROOTBALL
- TREE CANOPY

- INSTALLATION NOTES
- CONTACT UTILITY COMPANY AND ENSURE UTILITY LINES ARE PROPERLY LOCATED PRIOR TO DIGGING OR TRENCHING.
 - FOR EXISTING TREES, CONSULT A PROFESSIONAL ARBORIST IF ROOT TRIMMING IS REQUIRED.
 - INSTALL & COVER BIOBARRIER WITHIN 12 HOURS AFTER OPENING. HIGH TEMPERATURES AND DIRECT SUNLIGHT CAN REDUCE EFFECTIVE PRODUCT LIFE.
 - INSTALL TYPAR BIOBARRIER ROOT CONTROL FABRIC WITH NODULES FACING TOWARD ROOT SOURCE.
 - BACKFILL AND TAMP FIRMLY TO ELIMINATE SOIL SETTLING. WET SOIL, IF NECESSARY, TO ENSURE PROPER SOIL COMPACTION.
 - PROPOSED OR EXISTING TREE
 - FUTURE OR EXISTING ROOT STRUCTURE
 - SECURE FABRIC EVERY 2'-0" WITHIN 1/4" OF TOP EDGE
 - EXCAVATE TRENCHES A MINIMUM OF 4" WIDE. TRENCHES MUST BE A MINIMUM LENGTH OF MATURE PLANT CANOPY PLUS 10 FEET, CENTERED ON THE ROOT SOURCE AND ADJACENT TO PROTECTION AREA
 - PROPOSED OR EXISTING UTILITIES
 - TYPAR BIOBARRIER ROOT CONTROL FABRIC VERTICALLY PLACED TO STOP LATERAL ROOT GROWTH
 - EXTEND ROOT CONTROL FABRIC TO A DEPTH BELOW EXISTING OR PROPOSED UTILITY LINES



6 TREE ROOT BARRIER - ADJACENT UTILITIES
3/4" = 1'-0" 32 9413.23-01



7 SHRUB/GROUND COVER PLANTING & SPACING
1" = 1'-0" 329333-08

- PLANT MATERIAL SHALL NOT BE PRUNED PRIOR TO INSTALLATION: AFTER PLANTS HAVE BEEN INSTALLED, EACH PLANT SHALL BE PRUNED FOR UNIFORMITY
- SET CROWN OF ROOT SLIGHTLY ABOVE SURROUNDING FINISH GRADE. TRUNK TAPER SHALL BE VISIBLE AT TIME OF INSTALLATION
- 3" LAYER OF SPECIFIED MULCH. DO NOT INSTALL WITHIN 3" OF TREE TRUNK
- CONSTRUCT TEMPORARY 3" WATERING BASIN
- FINISH GRADE
- FERTILIZER TABLET IF APPLICABLE
- BACKFILL WITH SPECIFIED SOIL MIX
- EXISTING SOIL
- 2X DIAMETER OF THE ROOTBALL

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**LANDSCAPE
DETAILS**

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OF

PRELIMINARY SITE PLAN SUBMITTAL. NOT FOR CONSTRUCTION

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LANDSCAPE SPECIFICATIONS

1. GENERAL

1.1. WORK PERFORMED SHALL COMPLY WITH THE FOLLOWING:

1.1.1. THESE GENERAL NOTES, CONSTRUCTION DOCUMENTS AND SPECIFICATIONS.

1.1.2. ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES, ORDINANCES AND REGULATIONS.

1.2. SOURCE OF BASE INFORMATION PROVIDED BY OWNER AND IS ASSUMED TO BE CORRECT. IF SITE DISCREPANCIES ARE PRESENT, CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE IMMEDIATELY. IF CONTRACTOR CONTINUES WORK WITHOUT THE PROPER NOTIFICATION, CONTRACTOR DOES SO AT HIS OWN RISK.

1.3. THE CONTRACTOR SHALL FURNISH ALL MATERIALS, LABOR, SUPERVISION, AND EQUIPMENT REQUIRED FOR THE WORK AS SHOWN ON THE CONSTRUCTION DOCUMENTS DESCRIBED HEREIN.

1.4. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUB-CONTRACTORS AS REQUIRED TO COMPLETE THE WORK OF THIS PROJECT.

1.5. CONTRACTOR SHALL VERIFY LOCATIONS OF PERTINENT SITE IMPROVEMENTS INSTALLED UNDER OTHER CONTRACTS. IF ANY PART OF THIS PLAN CANNOT BE FOLLOWED DUE TO SITE CONDITIONS, CONTACT OWNER'S REPRESENTATIVE FOR INSTRUCTIONS PRIOR TO COMMENCING WORK.

1.6. CONTRACTOR TO NOTIFY 'SUNSHINE STATE ONE CALL OF FLORIDA, INC.'" AT 1-800-432-4770 TWO FULL BUSINESS DAYS PRIOR TO DIGGING FOR UNDERGROUND UTILITY LOCATIONS.

1.7. CONTRACTOR IS RESPONSIBLE FOR DETERMINING ALL UTILITY LOCATIONS AND INSTALLING FACILITIES SO AS TO NOT CONFLICT. THE LOCATION OF EXISTING UTILITIES OR SITE FEATURES AS SHOWN ON THE PLANS MAY VARY IN RELATION TO ACTUAL EXISTING CONDITIONS. ANY DIFFERING SITE CONDITIONS FROM THAT WHICH IS REPRESENTED HEREON, WHETHER ABOVE, ON OR BELOW THE SURFACE OF THE GROUND, SHOULD BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE LANDSCAPE ARCHITECT AND THE OWNER IN WRITING. NO CLAIM FOR EXPENSES INCURRED BY THE CONTRACTOR DUE TO DIFFERING SITE CONDITIONS WILL BE ALLOWED IF THE CONTRACTOR FAILS TO PROVIDE THE REQUIRED WRITTEN NOTIFICATION OF SUCH CONDITIONS FOR REVIEW BY THE LANDSCAPE ARCHITECT AND THE OWNER.
- 1.8. CONTRACTOR SHALL NOTIFY ALL APPROPRIATE UTILITY COMPANIES OF PROPOSED START OF WORK IN ACCORDANCE WITH THEIR STANDARD REQUIREMENTS, INCLUDING BUT NOT LIMITED TO, WATER, SANITARY SEWER, POWER, NATURAL GAS, TELEPHONE AND CABLE TV COMPANIES.
- 1.9. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO TAKE THE NECESSARY PRECAUTIONS TO ENSURE PROPER SAFETY AND WORKMANSHIP WHEN WORKING IN THE VICINITY OF EXISTING UTILITY LINES.

1.11. THE SUCCESSFUL BIDDER SHALL FURNISH TO THE OWNER A UNIT PRICE BREAKDOWN FOR ALL MATERIALS. THE OWNER MAY, AT ITS DISCRETION, ADD OR DELETE FROM THE MATERIALS UTILIZING THE UNIT PRICE BREAKDOWN SUBMITTED.

2.1. UPON RECEIPT OF NOTICE OF AWARD, THE CONTRACTOR SHALL ARRANGE A PRE-CONSTRUCTION CONFERENCE TO INCLUDE ALL INVOLVED GOVERNMENTAL AGENCIES, ALL AFFECTED UTILITY OWNERS, THE OWNER, THE LANDSCAPE ARCHITECT, ANY OTHER PERTINENT PARTIES AND HIMSELF.

2.3. PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE SIZE, LOCATION, ELEVATION, AND MATERIAL OF ALL EXISTING UTILITIES WITHIN THE AREA OF CONSTRUCTION.

2.5. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS FOR THE FIELD LOCATIONS AND FOR ANY TREES PROPOSED FOR RELOCATION. THIS SHALL BE DONE IN A TIMELY MANNER TO MINIMIZE IMPACT ON CONSTRUCTION SCHEDULE. ANY DELAY CAUSED BY THE CONTRACTOR BY THE RELOCATION OF TREES SHALL BE INCIDENTAL TO THE CONTRACT AND NO EXTRA COMPENSATION WILL BE ALLOWED.

3.1. ITEMS SHALL REMAIN UNLESS OTHERWISE NOTED ON THE PLAN(S). REMOVE DESIGNATED ITEMS SHOWN ON THE PLAN TO THE FULL DEPTH OF THEIR CONSTRUCTION UNLESS OTHERWISE NOTED.

3.3. NO EXISTING MATERIAL SHALL BE USED IN NEW CONSTRUCTION UNLESS NOTED ON THE PLANS OR APPROVED DURING THE SHOP DRAWING APPROVAL PROCESS.

3.5. REMOVE DEMOLISHED MATERIALS FROM SITE AND DISPOSE OF AS REQUIRED BY LOCAL, STATE OR FEDERAL LAWS.

3.7. ALL IRRIGATION IN DEMOLITION AREA TO BE CAPPED AND ADJUSTED AS NECESSARY TO ENSURE OVERALL SYSTEM IS NOT AFFECTED.

4.1. ALL TREES TO BE PRESERVED AS INDICATED ON THE TREE DISPOSITION PLAN SHALL BE PROTECTED BY A TREE PROTECTION BARRICADE, UNLESS OTHERWISE NOTED ON PLAN.

- 4.2. TREE PROTECTION BARRICADES SHALL BE PROVIDED BY LANDSCAPE CONTRACTOR AROUND THE DRIP LINE OF EXISTING TREES TO BE PRESERVED IN PLACE, AS SHOWN ON PLAN. PRESERVATION BARRICADES SHALL BE LEFT IN PLACE THROUGHOUT DURING ALL PHASES OF CONSTRUCTION.
- 4.3. PRIOR TO ANY CONSTRUCTION A TREE PROTECTION BARRICADE INSPECTION SHALL BE CONDUCTED BY THE LANDSCAPE ARCHITECT, OWNER OR GOVERNING MUNICIPALITY. REFER TO PLANS FOR TREE PRESERVATION BARRICADE FENCING DETAIL.
- 4.4. IF EXCAVATION IN THE VICINITY OF A PROTECTED TREE IS REQUIRED, CONTRACTOR SHALL ROOT PRUNE TREES, UNDER THE SUPERVISION OF A CERTIFIED ARBORIST IN ACCORDANCE TO THE FOLLOWING CONDITIONS:

4.4.1. ROOT PRUNE TREES A MINIMUM OF EIGHT (8) WEEKS PRIOR TO CONSTRUCTION. PRIOR TO ROOT PRUNING, THOROUGHLY WATER THE ROOT ZONE WITH AT LEAST 2 TO 3 INCHES OF WATER FOR 2 TO 3 DAYS PRIOR TO ROOT PRUNING. SEE BELOW FOR RELOCATION TIMELINE.

1. PROVIDE TEMPORARY IRRIGATION FOR EACH TREE THROUGHOUT THE DURATION OF CONSTRUCTION.

2. ROOT PRUNE TREES, SHOWN ON PLAN IN AREAS WHERE ROOTS WILL CONFLICT WITH CONSTRUCTION ACTIVITY. PRUNING OF ROOTS SHOULD BE DONE IN A MANNER TO PRESERVE THE GREATEST AMOUNT OF THE ROOT BASE AS POSSIBLE.

3. BACKFILL TRENCH WITH PLANTING SOIL.

4. FERTILIZE WITHIN THE ROOT ZONE (SEE BELOW).
- 4.4.2. ROOT PRUNING SHALL BE ACCOMPLISHED BY DIGGING A TRENCH AROUND THE TREE IN AREAS WHERE PROPOSED SITE WORK WILL BE PERFORMED. TRENCHING SHALL BE AT A MINIMUM OF 24" DEEP. ROOT PRUNE ONLY WITH A MECHANICAL ROOT-PRUNING SAW OR A TRENCHER WITH A MAXIMUM TRENCH WIDTH OF 8".
- 4.4.3. ALL EXPOSED ROOTS SHALL BE CUT OFF SMOOTHLY, WITH SHARP INSTRUMENTS. BACKFILL TRENCHES WITH SOIL CONSISTING OF 30% SILICA SAND AND 70% MUCK. WATER THOROUGHLY AFTER ROOT PRUNING, AND ONCE WEEKLY DURING THE ROOT REGENERATION PERIOD, WITH A SOLUBLE FERTILIZER THAT HAS A 20:20:20 ANALYSIS AT MANUFACTURER'S RECOMMENDED RATE.

4.6. ROOT PRUNING SHALL OCCUR IN ACCORDANCE WITH TREE RELOCATION NOTES AS NOTED ON PLANS.

5.1. ALL TREES SHALL BE PLANTED WITH A MINIMUM OF 12" TOPSOIL AROUND AND BENEATH THE ROOTBALL.

5.3. MINIMUM TOPSOIL SHALL BE 2" FOR SODDED GRASS AREAS.

5.4.1. DICOT TREES & SHRUBS: 50% SAND, 40% MUCK & 10% PEAT

5.4.3. TURF: 80% SAND, 10% PEAT & 10% MUCK

6.1. THIS PLAN HAS BEEN DESIGNED TO MEET OR EXCEED ALL APPLICABLE CODES.

6.3. PLANT MATERIAL: ALL PLANT MATERIAL SHALL BE FLORIDA #1 OR BETTER AS ESTABLISHED BY 'GRADES AND STANDARDS FOR NURSERY PLANTS' OF THE STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE.

6.5. ALL TREES, SHRUBS AND GROUNDCOVERS SHALL BE OF THE SIZES (HEIGHT & SPREAD) AS SPECIFIED IN THE PLANT LIST. CONTAINER SIZE IS FOR REFERENCE PURPOSES ONLY. ALL PLANT MATERIAL SHALL MEET OR EXCEED THE MINIMUM SIZES AT INSTALLATION, AS SPECIFIED IN THE PLANT LIST.

6.7. WHERE THERE IS A DISCREPANCY EITHER IN QUANTITIES, PLANT NAMES, SIZES OR SPECIFICATIONS BETWEEN THE PLAN OR PLANT LIST, THE PLAN TAKES PRECEDENCE.

6.9. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING FINAL GRADING OF ALL ASSOCIATED PLANTING AREAS.

6.11. ALL PLANTING HOLES TO BE HAND DUG EXCEPT WHERE MACHINE DUG HOLES WILL NOT ADVERSELY AFFECT EXISTING TREES, DAMAGE UTILITIES OR OTHER IMPROVEMENTS.

6.13. ALL PLANTING BEDS IN MEDIANS, HARDSCAPE AREAS OR AREAS ENCOMPASSED BY IMPERVIOUS MATERIAL SHALL BE EXCAVATED TO A DEPTH OF THIRTY-SIX INCHES (3") UNTIL NATIVE SOILS ENCOUNTERED TO ENSURE DRAINAGE. BACK FILL WITH SOIL MIX AS SPECIFIED IN SECTION 5.00. PLANTING BED SHALL BE FREE FROM ROCK, CONSTRUCTION DEBRIS OR OTHER EXTRANEIOUS MATERIAL.

6.15. BURLAP, SYNTHETIC STRING, CORDS AND/OR LIFTING ROPES SHALL BE REMOVED FROM THE ROOTBALLS BEFORE ANY TREES ARE PLANTED. THE TOP 1/3RD OF BURLAP MUST BE REMOVED FROM HE TOP OF THE ROOTBALLS. THE TOP 1/3RD OF WIRE BASKETS SHALL BE COMPLETELY REMOVED AND THE BOTTOM 2/3RDS SHALL BE CUT BEFORE THE TREES ARE INSTALLED.

- 6.17. NO PLANT MATERIAL WILL BE ACCEPTED SHOWING EVIDENCE OF CABLE, CHAIN MARKS, EQUIPMENT SCARS, OR OTHERWISE DAMAGED.
- 6.18. PLANT MATERIAL WILL NOT BE ACCEPTED WHEN THE BALL OF EARTH SURROUNDING ITS ROOTS HAS BEEN CRACKED, BROKEN OR OTHERWISE DAMAGED.
- 6.19. ALL TREES SPECIFIED AS FIELD GROWN OR B&B TREES SHALL BE ROOT-PRUNED AT THE NURSERY A MINIMUM OF (8) WEEKS PRIOR TO PLANTING.

6.21. NO CANOPY TREES SHALL BE PLANTED WITHIN 12 FEET OF A LIGHT POLE. NO PALM SPECIES SHALL BE PLANTED WITHIN 6 FEET OF A LIGHT POLE.

6.23. TREES AND PALMS SHALL BE MAINTAINED TO ALLOW FOR CLEAR PASSAGE 8' IN ALL PEDESTRIAN AREAS.

6.25. CONTRACTOR SHALL REMOVE ALL NURSERY STAKES, CONDUIT, FLAGGING AND NURSERY TAPE PRIOR TO STAKING.

6.27. TREES THAT CANNOT STAND WITHOUT THE SUPPORT OF STAKES AND/OR GUYS SHALL BE REJECTED.

7.1. ALL AREAS NOT USED FOR BUILDINGS, VEHICULAR USE AREAS, WALKS OR PLANTING BEDS SHALL BE GRASSED. GRASSING SHALL EXTEND TO ANY ABUTTING STREET PAVEMENT EDGE AND TO THE MEAN WATERLINE OF ANY ABUTTING CANAL, LAKE OR WATERWAY. REFER TO PLANTING SCHEDULE FOR ESTIMATED QUANTITY AND SPECIES.

8.1. ALL PLANTING BEDS AND WATER BASINS FOR TREES SHALL BE COVERED WITH A 3" MINIMUM DEPTH OF SHREDDED FLORI-MULCH, MELALEUCA OR EUCALYPTUS MULCH GRADE 'B' OR BETTER, UNLESS OTHERWISE SPECIFIED.

8.3. A1 @ < G: 5 @ B C H 6 9 B G H @ 9 8 K 4 4 B " Y C: 1 F 9 9 H B ? G

8.4.1. DICOT TREES & SHRUBS: NPK 18-4-2, SLOW RELEASE W/ MICRONUTRIENTS

8.4.3. TURF: NPK 16-4-8, SLOW RELEASE W/ MICRONUTRIENTS

9.1. ALL LANDSCAPED AREAS WITHIN THE COMMUNITY CENTER SITE WILL BE IRRIGATED BY AN UNDERGROUND, AUTOMATIC, RUST-FREE IRRIGATION SYSTEM PROVIDING 100% COVERAGE AND 50% SPRAY OVERLAP. THE SYSTEM SHALL BE MAINTAINED IN GOOD WORKING ORDER AND DESIGNED TO MINIMIZE WATER ON IMPERVIOUS SERVICES AND NOT OVERSPRAY WALKWAYS. A RAIN SENSOR DEVICE SHALL BE INSTALLED TO OVERRIDE THE IRRIGATION CYCLE OF THE SYSTEM WHEN ADEQUATE RAINFALL HAS OCCURRED. ALL LANDSCAPE AREAS WITHIN THE OVERFLOW PARKING SITE SHALL BE HAND WATERED FOR DURATION OF ESTABLISHMENT PERIOD IN ACCORDANCE WITH STANDARD NURSERY PRACTICES.

10.1. DURING CONSTRUCTION, THE PROJECT SITE AND ALL ADJACENT AREAS SHALL BE MAINTAINED IN A NEAT AND CLEAN MANNER. UPON FINAL CLEAN UP, THE PROJECT SITE SHALL BE LEFT CLEAR OF ALL SURPLUS MATERIAL OR TRASH. THE PAVED AREAS SHALL BE SWEEP BROOM CLEAN.

10.3. WHERE MATERIAL OR DEBRIS HAS WASHED OR FLOWED INTO OR BEEN PLACED IN WATER COURSES, DITCHES, DRAINS, CATCH BASINS, OR ELSEWHERE AS A RESULT OF THE CONTRACTOR'S OPERATIONS, SUCH MATERIAL OR DEBRIS SHALL BE REMOVED AND SATISFACTORILY DISPOSED OF DURING PROGRESS OF THE WORK. THESE AREAS SHALL BE KEPT IN A CLEAN AND NEAT CONDITION.

10.5. UPON COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT TO THE LANDSCAPE ARCHITECT OF RECORD COMPLETE SETS OF "AS-BUILT" CONSTRUCTION DRAWINGS. THESE DRAWINGS SHALL BE MARKED TO SHOW "AS-BUILT" CONSTRUCTION CHANGES AND DIMENSIONED LOCATIONS AND ELEVATIONS OF ALL IMPROVEMENTS INCLUDING PRODUCT/EQUIPMENT AS SPECIFIED OR REVISED DURING THE SHOP DRAWING SUBMITTAL PROCESS. AS-BUILT DRAWINGS SHALL BE SIGNED AND SEALED BY A FLORIDA REGISTERED LAND SURVEYOR.

11.1. ALL NEW PLANT MATERIAL SHALL BE GUARANTEED FOR 1 YEAR FROM TIME OF FINAL ACCEPTANCE OF PROJECT. ANY PLANT MATERIAL NOT IN A HEALTHY GROWING CONDITION WILL BE REPLACED IN KIND BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER WITHIN 10 DAYS OF NOTIFICATION.

11.3. ALL TREES THAT LEAN OR ARE BLOWN OVER, CAUSED BY WINDS LESS THAN 74 MPH AS DETERMINED BY THE NATIONAL HURRICANE CENTER, WILL BE RE-SET AND BRACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

PRELIMINARY SITE PLAN SUBMITTAL. NOT FOR CONSTRUCTION



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CERTIFICATES OF AUTHORIZATION
EB4593 LC26000425

REGISTRATION
CRISTOBAL BETANCOURT
REGISTRATION NO. LA6666941
DATE: 10/08/15

SUB-CONSULTANT

CLIENT



PROJECT INFORMATION

**SOUTH SIDE
COMMUNITY
CENTER**

RIVIERA BEACH, FL

PROJECT NUMBER
15-221.002

CLIENT PROJECT NUMBER

VERIFY SCALES
0 1"
IF NOT ONE INCH ON THIS SHEET,
ADJUST SCALES ACCORDINGLY

REVISIONS

DATE OF ISSUE
10/08/15

DESIGNED BY
JS

DRAWN BY
JS

CHECKED BY
EH

DRAWING TITLE

**LANDSCAPE
SPECIFICATIONS**

DRAWING NUMBER
L1.04
OF



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FOR:

RIVIERA
BEACH
HEIGHTS
COMMUNITY
CENTER

594 W 4TH ST.
RIVIERA BEACH, FL
33404

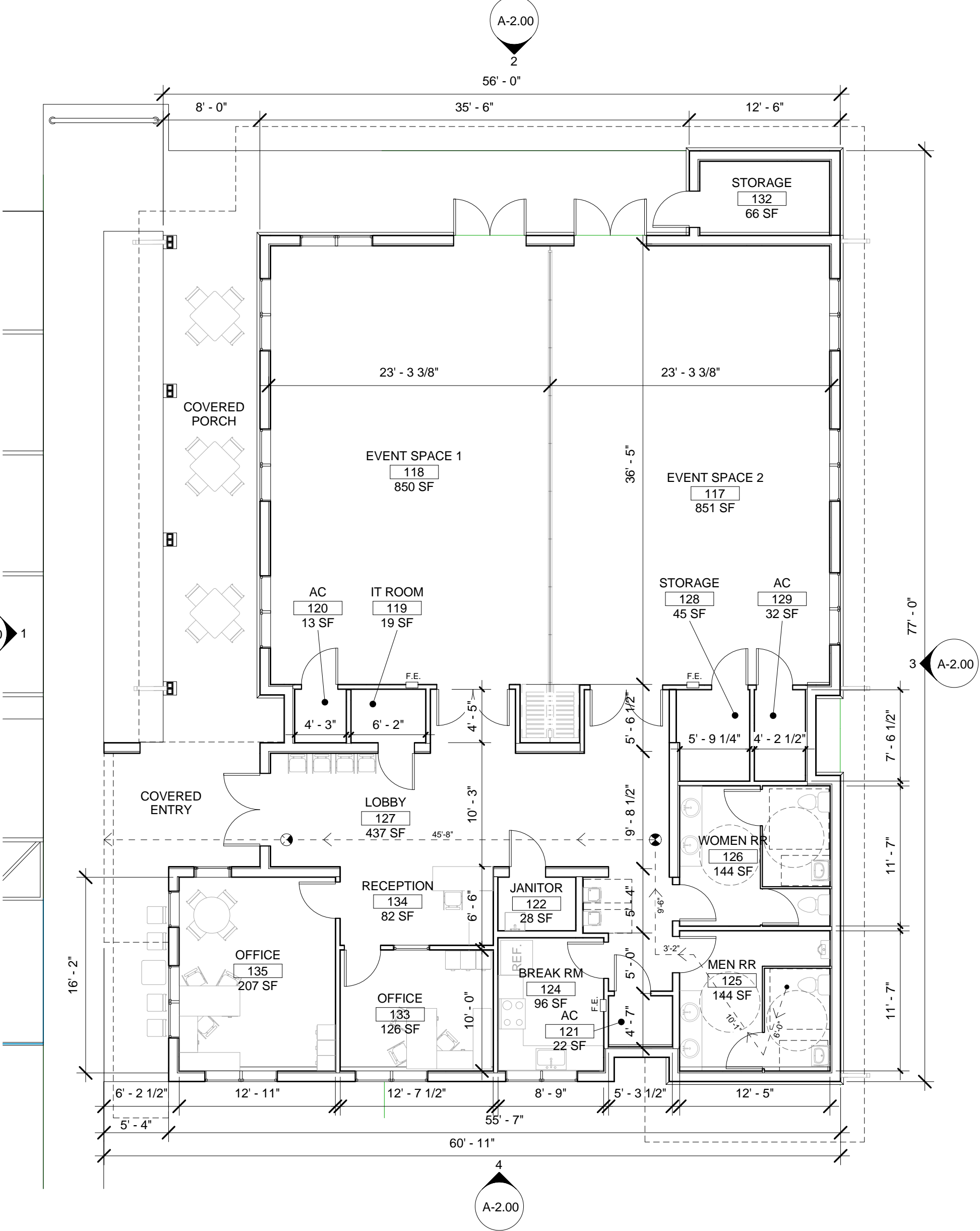
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NUMBER: A15-011
REVIEWED: MW
MANAGED: PG
DRAWN: BG

REVISION:

FLOOR PLAN

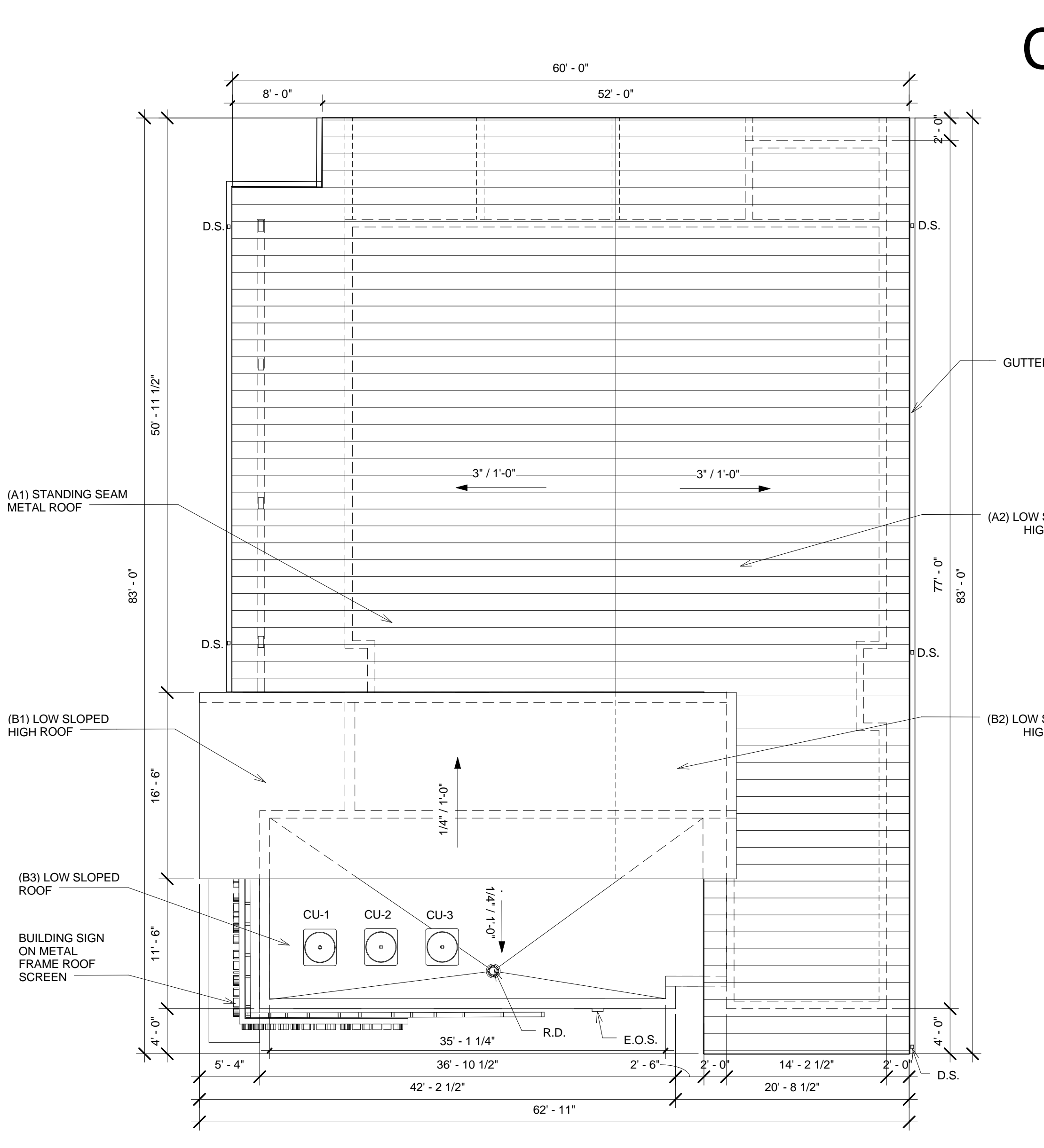
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BUILDING DATA:		
FLORIDA BUILDING CODE FIFTH EDITION (2014)		
OCCUPANCY CLASSIFICATION (CHAPTER 9)	A-3 ASSEMBLY	
TYPE OF CONSTRUCTION (CHAPTER 6)	TYPE V (B) (NON-SPRINKLERED)	
	ALLOWED	PROVIDED
MAXIMUM HEIGHT IN FEET (TABLE 603, SECTION 604)	40 FT (60 FT) *	20'-6"
MAX. NO. STORIES	1	1
AREA: ONE STORY	6,000 SF	4,455 SF
FIRE RESISTANCE RATINGS FOR BUILDING ELEMENTS- (TABLE 601)		
PRIMARY STRUCTURAL FRAME INCLUDING COLUMNS, GIRDERS, TRUSSES	ALLOWED	PROVIDED
	0 HR	0 HR
BEARING WALLS		
	EXTERIOR (TABLE 602)	INTERIOR
	0 HR	0 HR
NONBEARING WALLS AND PARTITIONS		
FLOOR CONSTRUCTION		
INTERIOR		
AND SECONDARY MEMBERS		
ROOF CONSTRUCTION		
AND SECONDARY MEMBERS		
FIRE RESISTANCE RATINGS FOR EXTERIOR WALLS- (TABLE 602)		
FIRE SEPARATION DISTANCE	ALLOWED	PROVIDED
	0 FT TO 5 FT	N/A
OVER 5 FT TO 10 FT	N/A	1 HR
OVER 10 FT TO 20 FT	N/A	1 HR
OVER 20 FT TO 30 FT	N/A	0 HR
OVER 30 FT	0 HR	0 HR
MEANS OF EGRESS (CHAPTER 10)		
OCCUPANT LOAD (SECTION 1004, TABLE 1004.1.1)	ALLOWABLE	PROVIDED
	119.46	-
ASSEMBLY (A-3) (UNCONCENTRATED TABLES AND CHAIRS) - 1/15 NET (1,792 / 15 = 119.46)		
BUSINESS (B) - (1/100 GROSS, 469/100 = 4.69)	4.69	-
TOTAL OCCUPANT LOAD	124.15	125
EGRESS WIDTH PER OCCUPANT SERVED (SECTION 1005)		
STAIRS (0.3 X 125 (2ND FL) = 33.3)	N/A	N/A
LEVEL (0.2 X 125 (2ND FL) = 21.4)	25 IN	60 IN (MIN.)
MINIMUM CLEAR OPENING OF EXIT DOORS (SECTION 1006.1.1)		
	32 IN.	34 IN
MINIMUM STAIR WIDTH (SECTION 1009.1)		
	44 IN.	N/A
COMMON PATH OF EGRESS (SECTION 1014.3)		
	75 FT.	74' - 6"
EXIT ACCESS TRAVEL DISTANCE (TABLE 1016.2)		
	200 FT.	74' - 6"
DEAD ENDS (SECTION 1016.4)		
	20 FT.	10' - 4"
MINIMUM NUMBER OF EXITS (TABLE 1021.1)		
	2	3



FIRST FLOOR DIMENSION PLAN

1/8" = 1'-0"



ROOF PLAN

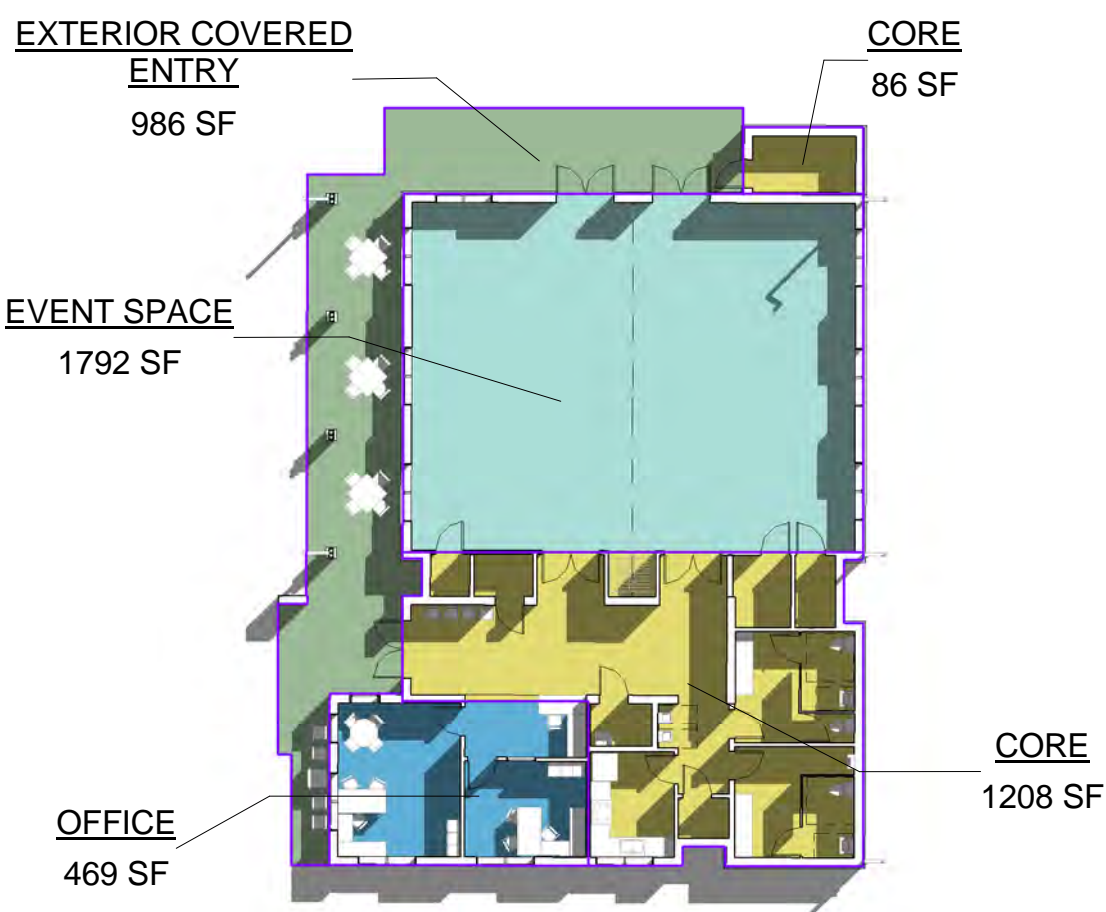
1/8" = 1'-0"

PLUMBING FIXTURE CALCULATIONS: PER FLORIDA PLUMBING CODE, 2014 EDITION, (TABLE 403.1.) MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES											
OCCUPANCY	OCC. LOAD	WATER CLOSETS		LAVATORIES		DRINKING FOUNTAIN		SERVICE SINK		SHOWER	
		MALE	FEMALE	MALE	FEMALE	1 PER 500	1 PER 200	1 SERVICE SINK	NOT REQUIRED	NOT REQUIRED	NOT REQUIRED
EVENT SPACE (A-3)	120	1 PER 125	1 PER 65	1 PER 200	1 PER 200	1 PER 500	1 PER 200	1 SERVICE SINK	NOT REQUIRED	NOT REQUIRED	NOT REQUIRED
		REQ. .96	PROD. 1.84	REQ. .6	PROD. .6	REQ. .24	PROD. .24	REQ. 1	PROD. 0	REQ. 0	PROD. 0
OFFICES (B)	5	MALE	FEMALE	MALE	FEMALE	1 PER 100	NOT REQUIRED	NOT REQUIRED	NOT REQUIRED	NOT REQUIRED	NOT REQUIRED
		1 PER 25 FOR THE FIRST 50 AND 1 PER 50 FOR THE REMAINDER EXCEEDING 50	1 PER 25 FOR THE FIRST 50 AND 1 PER 50 FOR THE REMAINDER EXCEEDING 50	1 PER 40 FOR THE FIRST 60 AND 1 PER 60 FOR THE REMAINDER EXCEEDING 60	1 PER 40 FOR THE FIRST 60 AND 1 PER 60 FOR THE REMAINDER EXCEEDING 60	1 PER 100	NOT REQUIRED	NOT REQUIRED	NOT REQUIRED	NOT REQUIRED	NOT REQUIRED
		REQ. .10	PROD. 1.2	REQ. .125	PROD. .125	REQ. .05	PROD. 0	REQ. 0	PROD. 0	REQ. 0	PROD. 0
TOTAL		1.06	2	2.04	2	.725	3	.29	1	1	0 0

LIFE SAFETY CODE:		
FLORIDA FIRE PREVENTION CODE FIFTH ADDITION (2014) NFPA 101. LIFE SAFETY CODE, 2015 EDITION		
OCCUPANCY CLASSIFICATION (CHAPTER 8)		
A-3 ASSEMBLY	4,455 S.F.	
MEANS OF EGRESS (CHAPTER 1)		
OCCUPANT LOAD (TABLE 7.3.1.2)	ALLOWABLE	PROVIDED
	119.46	-
EVENT SPACE (LESS CONCENTRATED USE, WITHOUT FIXED SEATING) - (1 / 15 SF - NET) 1,792 / 15 = 119.46		
OFFICE (1 / 100 SF) 469 / 100 = 4.69	4.69	-
TOTAL OCCUPANT LOAD	124.15	125
REQUIRED MEANS OF EGRESS (CHAPTERS 10-14)		
MINIMUM STAIR WIDTH (TABLE 7.3.2.1)	44 IN	N/A
MINIMUM WIDTH PER OCCUPANT SERVED (SECTION 10.4)		
PER LEVEL 0.2 X .125 (2ND FL) = 25 IN.	25 IN.	60 IN. (MIN)
PER STAIRS 0.3 X	N/A	N/A
NUMBER OF MEANS OF EGRESS (SECTION 7.4)	2	3
ARRANGEMENT OF MEANS OF EGRESS (SECTION 7.5)	-	* SEE PLAN
1. FIGURE A.7.5.1.3.2 (a) Bldg FIGURE A.7.5.1.3.2 (b)		
DEAD END (TABLE A.7.6)	20 FT.	10' - 4"
COMMON PATH (TABLE A.7.6)	20 / 75 FT.	74' - 6"
TRAVEL DISTANCE (TABLE A.7.6)	200 FT.	74' - 6"
MINIMUM NUMBER OF EXITS (TABLE 1016.1)	2	3

LIFE SAFETY LEGEND	
-----	COMMON PATH
-----	MAXIMUM TRAVEL DISTANCE TO AN EXIT
-----	SEPARATION OF EXITS
FE	FIRE EXTINGUISHER - MPS (OR APPROVED EQUAL)
GENERAL NOTES:	
1. FIRE EXTINGUISHERS TO BE MULTI-PURPOSE ABC (DRY CHEM) INSTALL IN ACCORDANCE W/ NFPA 10.	
2. REFER TO ELECTRICAL DRAWINGS FOR EXIT LIGHT LOCATIONS AND EMERGENCY LIGHTING	

ROOF AREA CALCULATIONS			
MAX ROOF DRAINAGE PROJECTED AREA			
ROOF	ROOF SIZE	VERTICAL WALL (1/2) AREA	TOTAL AREA
ROOF 'A1'	1,682 SF	98 SF	1,780 SF
ROOF 'A2'	1,834 SF	82 SF	1,916 SF
ROOF 'B1'	610 SF	0 SF	610 SF
ROOF 'B2'	177 SF	0 SF	177 SF
ROOF 'B3'	637 SF	134 SF	771 SF
ROOF DRAIN CALCULATIONS			
VERTICAL CONDUCTORS AND LEADERS			
(AS PER FLORIDA PLUMBING CODE 2014, TABLE 1106.2(2) BASED ON 5 IN ANNUAL RAINFALL.			
ROOF	TOTAL ROOF AREA	REQUIRED SIZE OF VERTICAL LEADERS	MINIMUM PROVIDED SIZE OF RECTANGULAR VERTICAL LEADERS
ROOF 'A1 + B1'	2,390 SF	2-3/4" X 4-1/4" (4" DIA.)	3" X 4"
ROOF 'A2 + B2'	2,093 SF	2-3/4" X 4-1/4" (4" DIA.)	3" X 4"
ROOF 'B3'	771 SF	3" DIA.	4" DIA.
NOTE 1 : GUTTERS & LEADERS TO BE PER MANUFACTURERS RECOMMENDATION			
EMERGENCY OVERFLOW SCUPPERS			
(AS PER FLORIDA PLUMBING CODE 2014, TABLE 1106.7. BASED ON 5 IN ANNUAL RAINFALL)			
ROOF	TOTAL ROOF AREA	REQUIRED OVERFLOW SCUPPER SIZE	PROVIDED OVERFLOW SCUPPER SIZE
ROOF 'A1 + B1'	2,292 SF	N/A	N/A
ROOF 'A2 + B2'	2,011 SF	N/A	N/A
ROOF 'B3'	771 SF	12" X 2"	12" X 8"
TYPICAL EMERGENCY OVERFLOW SCUPPER			
NOTE: SCUPPERS TO BE PLACED TO ALLOW NO MORE THAN 2" OF WATER TO ACCUMULATE ON THE ROOF			



AREA PLAN

1" = 20'-0"

AREA CALCULATIONS			
UNDER AIR:			
	EVENT SPACE	1,792 SF	
	COMMON AREA	1,208 SF	
	OFFICES	469 SF	
TOTAL UNDER AIR:		3,469 SF	
	COVERED PATIO	986 SF	
TOTAL UNDER ROOF			4,455 SF

City Council EXHIBIT "C"



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FINISH MATERIAL LEGEND		
SYMBOL	DESCRIPTION	NAME / MANUF. / FINISH
1	PAINTED STUCCO SIDING	BEIGE - FINE TEXTURE
2	PAINTED STUCCO	BLUE - FINE TEXTURE
3	PAINTED STUCCO	WHITE - FINE TEXTURE
4	METAL DOOR	PAINTED WHITE
5	STOREFRONT MULLION	MANUFACTURER STND. - WHITE
6	BUILT-UP ROOF	WHITE
7	STOREFRONT - WINDOW	GRAY TINTED
8	FASCIA	PAINTED WHITE
9	GUTTER	MANUFACTURER STND. - WHITE
10	DOWNSPOUT	MANUFACTURER STND. - WHITE
11	SILL	PAINTED WHITE
12	STANDING SEAM METAL ROOF	SILVER METALLIC
13	SCREEN - MULLION	ANODIZED ALUMINUM
14	SCREEN - PANEL	VARIES (TO BE DETERMINED)
15	SIGNAGE	(TO BE DETERMINED)
16	PAINTED STUCCO ART WALL	(TO BE DETERMINED)
17	STOREFRONT DOOR	MANUFACTURER STND. - WHITE
18	OUTLOOKER	PAINTED WHITE
19	CONCRETE AWNING	PAINTED WHITE
20	ALUMINUM COLUMN	MANUFACTURER STND. - WHITE
21	COLUMN BASE	PAINTED STUCCO - BLUE
22	LOUVER	MANUFACTURER STND. - WHITE

NEW DEVELOPMENT
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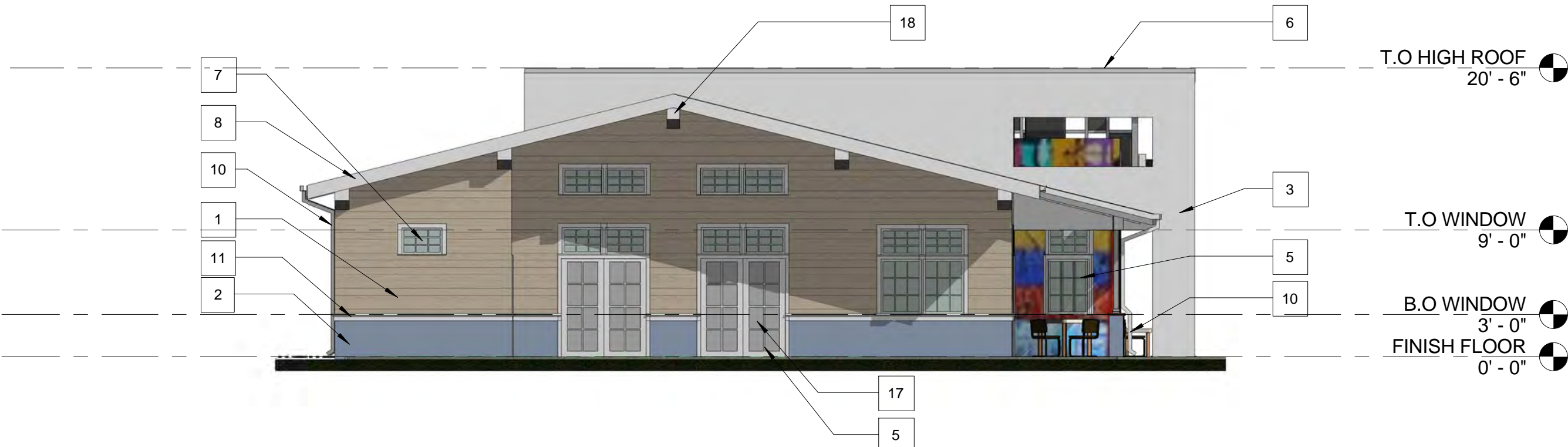
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EXTERIOR ELEVATIONS

A-2.00



1 WES
A-2.00 1/8" = 1'-0"



2 NORTH
A-2.00 1/8" = 1'-0"



3 EAST
A-2.00 1/8" = 1'-0"



4 SOUTH
A-2.00 1/8" = 1'-0"

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CONSULTANT:



VIEW FROM SOUTHEAST



VIEW FROM SOUTHWEST



VIEW FROM NORTHEAST



VIEW FROM NORTHWEST

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