



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

LOCAL PLANNING AGENCY

Development Services Department: (561)845-4060 / [comdev@rivierabch.com](mailto:comdev@rivierabch.com)

Commencement – 6:30 PM  
Thursday, April 12, 2018

City Council Chambers - Municipal Complex  
600 W. Blue Heron Blvd., Riviera Beach, FL 33404

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*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.*

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**I. MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE**

**II. ROLL CALL**

Rena Burgess, Chairperson

Tradrick McCoy, Vice-Chair

James Gallon, Board Member

Edward Kunuty, Board Member

Margaret Shepherd, Board Member

Vacant, Board Member

Vacant, Board Member

Jon Gustafson, 1<sup>st</sup> Alternate Member

Anthony Brown, 2<sup>nd</sup> 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** – March 22, 2018.

**VII. UNFINISHED BUSINESS** – None.

**VIII. NEW BUSINESS**

- A. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, APPROVING SITE PLAN APPLICATION SP-17-06 TO ADD APPROXIMATELY 4,330 SQUARE FEET IN BUILDING AREA TO AN EXISTING WHOLESALE AND WAREHOUSE BUILDING, CURRENTLY 13,204 SQUARE FEET IN BUILDING AREA, FOR A TOTAL OF 17,534 SQUARE FEET IN BUILDING AREA, ON A 1.3 ACRE PARCEL OF LAND, LOCATED AT 2020 SEABIRD WAY, IDENTIFIED BY PARCEL CONTROL NUMBER 56-43-42-30-16-000-0110, HAVING AN INDUSTRIAL FUTURE LAND USE DESIGNATION AND AN INDUSTRIAL PLANNED UNIT DEVELOPMENT ZONING DESIGNATION; AND PROVIDING FOR AN EFFECTIVE DATE.

**IX. WORKSHOP ITEMS** – None.

**X. GENERAL DISCUSSION**

A. PUBLIC COMMENTS

B. CORRESPONDENCE

C. NOMINATION OF CHAIRPERSON AND VICE-CHAIRPERSON

D. PLANNING AND ZONING BOARD COMMENTS

1. Project Updates / Upcoming Projects

2. Upcoming P&Z Board Meetings – April 26, 2018 / May 10, 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](http://www.rivierabch.com).

<p style="text-align: right;">Page 1</p> <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, March 22, 2018</p> <p style="text-align: center;">Council Chambers 600 West Blue Heron Boulevard Riviera Beach, Florida</p> <p style="text-align: center;">6:43 p.m. - 7:48 p.m.</p> <p style="text-align: center;">---</p> <p>IN ATTENDANCE:</p> <p>Tradrick McCoy, Vice Chair Edward Kunuty, Board Member Margaret Shepherd, Board Member Jon Gustafson, First Alternate Member Anthony Brown, Second Alternate Member Jeff Gagnon, Acting Director of Community Development Lina F. Busby, Assistant City Attorney Simone Davidson, Staff Assistant</p>	<p style="text-align: right;">Page 3</p> <p>1 MR. BROWN: Present.</p> <p>2 MS. DAVIDSON: Tradrick McCoy.</p> <p>3 VICE CHAIR McCOY: Here.</p> <p>4 MS. DAVIDSON: Rena James.</p> <p>5 (No response.)</p> <p>6 MS. DAVIDSON: You have a quorum.</p> <p>7 VICE CHAIR McCOY: Thank you. Item number</p> <p>8 III, acknowledgement of Board member absence</p> <p>9 notification.</p> <p>10 MR. GAGNON: Thank you, sir.</p> <p>11 Jeff Gagnon, Acting Director of Community</p> <p>12 Development.</p> <p>13 For tonight's meeting, I did receive word</p> <p>14 from Ms. Rena James, who recently had a name change to</p> <p>15 Rena Burgess. She, unfortunately, is sick tonight, so</p> <p>16 she won't be in attendance.</p> <p>17 Mr. Gallon stated during our last meeting</p> <p>18 that he would be out of town, so he would not be able</p> <p>19 to make it.</p> <p>20 I'd like to personally apologize to</p> <p>21 Ms. Margaret Shepherd for a very late notice of this</p> <p>22 Board meeting. She had a conflict because of that. So</p> <p>23 I do again apologize to her for not getting that</p> <p>24 information in advance. In the future, I will do a</p> <p>25 much better job of that.</p>
<p style="text-align: right;">Page 2</p> <p>1 BE IT REMEMBERED that the following Planning</p> <p>2 and Zoning Board meeting was had at Riviera Beach City</p> <p>3 Hall Council Chambers, 600 West Blue Heron Boulevard,</p> <p>4 Riviera Beach, Florida, on Thursday, March 22, 2018,</p> <p>5 beginning at 6:43 p.m., with attendees as hereinabove</p> <p>6 noted, to wit:</p> <p>7 ---</p> <p>8 VICE CHAIR McCOY: Good evening. Going to</p> <p>9 call the March 22nd, 2018 Planning and Zoning Board</p> <p>10 meeting to order. We'll start with item number I, a</p> <p>11 moment of silence, followed by the Pledge of</p> <p>12 Allegiance.</p> <p>13 (Moment of silence observed. Pledge of</p> <p>14 Allegiance recited.)</p> <p>15 VICE CHAIR McCOY: Item II, roll call,</p> <p>16 Ms. Davidson.</p> <p>17 MS. DAVIDSON: James Gallon.</p> <p>18 (No response.)</p> <p>19 MS. DAVIDSON: Edward Kunuty.</p> <p>20 MR. KUNUTY: Here.</p> <p>21 MS. DAVIDSON: Margaret Shepherd.</p> <p>22 (No response.)</p> <p>23 MS. DAVIDSON: Jon Gustafson.</p> <p>24 MR. GUSTAFSON: Here.</p> <p>25 MS. DAVIDSON: Anthony Brown.</p>	<p style="text-align: right;">Page 4</p> <p>1 And in the absence of Board members, I would</p> <p>2 like to have both alternates function as permanent</p> <p>3 members, if that pleases the Board, as well as making</p> <p>4 note of the fact that Mr. McCoy will be our Chair for</p> <p>5 tonight's meeting. And that's it.</p> <p>6 VICE CHAIR McCOY: Thank you, Mr. Gagnon.</p> <p>7 Item number IV, additions and deletions.</p> <p>8 MR. GAGNON: Yes, thank you.</p> <p>9 For tonight's meeting I would like to not</p> <p>10 delete letter C, but potentially move it under workshop</p> <p>11 items. We don't have backup information, and there's</p> <p>12 no presentation, but I don't want to remove it entirely</p> <p>13 from the agenda just in case there happens to be a</p> <p>14 public comment or discussion that the Board would like</p> <p>15 to have on it. So I'd like to proceed with new</p> <p>16 business A and B, and then move new business C under</p> <p>17 workshop item. And that would conclude additions and</p> <p>18 deletions.</p> <p>19 VICE CHAIR McCOY: Thank you, Mr. Gagnon.</p> <p>20 Item number V, disclosure by Board members</p> <p>21 and adoption of the agenda. Any members with</p> <p>22 disclosures? Hearing none, is there a motion to adopt</p> <p>23 the agenda?</p> <p>24 MR. KUNUTY: Move to adopt the agenda.</p> <p>25 MR. GUSTAFSON: Second.</p>

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<p>1 VICE CHAIR McCOY: Moved by Mr. Kunuty,  2 seconded by Mr. Gustafson. Roll call.  3 MS. DAVIDSON: Edward Kunuty.  4 MR. KUNUTY: Yes.  5 MS. DAVIDSON: Jon Gustafson.  6 MR. GUSTAFSON: Yes.  7 MS. DAVIDSON: Anthony Brown.  8 MR. BROWN: Yes.  9 MS. DAVIDSON: Tradrick McCoy.  10 VICE CHAIR McCOY: Yes.  11 MS. DAVIDSON: Motion approved.  12 VICE CHAIR McCOY: Item number VI, approval  13 of the minutes from March 8th.  14 MR. KUNUTY: Move to approve.  15 MR. BROWN: Second.  16 VICE CHAIR McCOY: There was a motion by  17 Mr. Kunuty and a second by Mr. Brown. Roll call.  18 MS. DAVIDSON: Edward Kunuty.  19 MR. KUNUTY: Yes.  20 MS. DAVIDSON: Jon Gustafson.  21 MR. GUSTAFSON: Yes.  22 MS. DAVIDSON: Anthony Brown.  23 MR. BROWN: Yes.  24 MS. DAVIDSON: Tradrick McCoy.  25 VICE CHAIR McCOY: Yes.</p>	<p>1 those workshops that it was the desire of the Board to  2 prohibit this particular use within the City.  3 This is something that other municipalities  4 locally have also moved forward with as far as  5 prohibiting the use.  6 It's something that at this point, staff is  7 also supporting and recommending, being that the  8 industry is still rather new and there is the potential  9 for further legislative action and further legal  10 amendments associated with this use. So until it's  11 fully established and pans out, I think our best  12 approach is to specifically prohibit these facilities.  13 And at a further date, if the City so chooses  14 to look at these uses again, that option is always  15 available. It's always best, in my opinion, to take  16 the safer approach and potentially prohibit versus  17 allow, and then once you've allowed the uses, you can't  18 really go backwards. So we want to make sure that we  19 have a really firm grasp on the use impacts to the  20 community. By prohibiting this use here, we'll be able  21 to have other case studies and locations that have  22 approved the use, and again, be able to take a closer  23 look in the future.  24 At this point, I'm available to answer any  25 questions the Board may have. The specific section</p>
Page 6	Page 8
<p>1 MS. DAVIDSON: Motion approved.  2 VICE CHAIR McCOY: Item number VII is  3 unfinished business. We don't have any. We'll move  4 right to new business, item number VIII, and we'll  5 begin with letter A, Mr. Gagnon.  6 MR. GAGNON: Thank you, sir.  7 New business, letter A is an ordinance of the  8 City Council of the City of Riviera Beach, Palm Beach  9 County, Florida, amending Chapter 31 of the City's Code  10 of Ordinances entitled Zoning, Article I, In General,  11 Section 31-1, Definitions, and amending Article VI,  12 Supplemental District Regulations in order to add  13 definitions for and associated with medical marijuana  14 treatment centers and medical marijuana treatment  15 center dispensing facilities, and to prohibit medical  16 marijuana treatment centers and medical marijuana  17 treatment center dispensing facilities within all  18 zoning districts and within the City's jurisdictional  19 boundaries, providing for conflicts, severability and  20 codification, and providing for an effective date.  21 So as provided within staff's backup and also  22 as available in the public reference binders, this is  23 the final product based off our multiple workshop items  24 concerning this topic. We had a consensus from the  25 Planning and Zoning Board at previous meetings during</p>	<p>1 within the staff report that's most applicable is on  2 the last page, which is page two of two of the  3 language. And what we'd add is a specific section that  4 speaks to medical marijuana, and within that section we  5 would specifically prohibit and ban it from the City.  6 So again, I'm here to answer any questions the Board  7 may have.  8 VICE CHAIR McCOY: Members, any questions of  9 the presentation? Not all at once. So I'll take a  10 stab at it, and you know, the floor is open whenever  11 somebody wants to answer.  12 But I do have one question, Mr. Gagnon. I  13 know that it was referenced in the staff analysis, and  14 I know through media reports, I know that there was a  15 concern that there was a limit on the type -- or I  16 guess there was restrictions on medical marijuana being  17 smoked. So you can -- I believe there's a substance  18 that you can actually have it in an oil base or -- and  19 I don't even know if there's any kind of oral tablets  20 or anything, but specifically there are prohibitions  21 against -- I guess the law doesn't allow you to use  22 medical marijuana to smoke it.  23 But is there a concern or a concern of staff  24 or in the industry of the planning industry of possibly  25 where, you know, in the future -- which I understand</p>

<p style="text-align: right;">Page 9</p> <p>1 there's a lawsuit out that potentially could expand  2 that use to allow for smoking of marijuana. Is there  3 something from the land use standpoint that we should  4 be concerned with about whether, you know, there's some  5 future legislation that allows for individuals to smoke  6 marijuana? Does that impact, you know, our ability  7 from the land use perspective, like should we be  8 concerned to, you know, put, in the event of any kind  9 of future updates of, you know, how this drug can be  10 administered, you know, do we allow this to be at  11 Rivera Beach public parks or something like that?  12 MR. GAGNON: It's a good question, and I  13 think a lot is still yet to be determined based on  14 further legal guidance, and it could be court case  15 decisions. What has happened to date is the State has  16 only given local jurisdictions a small window or a  17 small ability to come up with local regulations to  18 really manage or dictate these uses moving forward.  19 Within the staff report, it's explained here  20 in detail. But part of the statute, the Florida  21 statute identifies the fact that local municipalities  22 can either treat these dispensing facilities identical  23 to a pharmacy or strictly prohibit them altogether.  24 And if they're treated identical to a pharmacy, there  25 are some buffer restrictions and separation</p>	<p style="text-align: right;">Page 11</p> <p>1 So I just was curious to see if that was a concern or  2 even had come up on anyone's radar. So that's what I  3 had.  4 Any other members?  5 MR. KUNUTY: My only concern is that, you  6 know, the State Legislature did some in depth research  7 on this, passed it in '14, 2014. We're in 2018.  8 That's four years later. And I think the information  9 that's available nationally is that there are some  10 significant benefits to people who have certain types  11 of pain and certain other conditions.  12 So I mean I think there is benefit, and you  13 know, I think the City ought to be a little bit more  14 creative in maybe allowing it in that we can build  15 restrictions and we can build, you know, some  16 parameters. We don't have to have it on every corner,  17 but we could say we'll allow two. You know, we did the  18 same limitation with, you know, the Dollar Stores,  19 okay? We said we don't want one on every corner, so  20 we're not going to allow them.  21 So my feeling is that I think we should  22 consider that people in this city who probably use that  23 maybe can't go to, you know, Orlando to get it, you  24 know, or wherever it's available. And I'm not even  25 sure where it's available. But you know, I think</p>
<p style="text-align: right;">Page 10</p> <p>1 requirements to schools. I believe there's a  2 separation requirement for parks, things of that  3 nature. But they have preempted local government's  4 ability to really dictate how those uses are governed  5 within any given municipality.  6 So I guess to go back full circle to answer  7 your question, as far as the use, I think that goes  8 beyond the scope of what we have the ability to do  9 right now, and that may be more of a policing or  10 enforcement type of action or law that would have to be  11 enacted in the future.  12 (Whereupon, Ms. Shepherd took her seat on the  13 dais.)  14 VICE CHAIR McCOY: Okay. I just was curious  15 to see if that was a concern, because, you know, I  16 never really knew the medicinal benefits of marijuana  17 until I've read articles, and you know, I guess  18 depending on what study you read, you know, some people  19 swear by it and then others think it's nothing more  20 than just a recreational drug. You know, I'm not the  21 person to decide.  22 I'm just curious to see that, you know, if  23 two years down the line, you know, we have somebody in  24 front of City Hall smoking marijuana under the premise  25 that it was, you know, issued medically, I don't know.</p>	<p style="text-align: right;">Page 12</p> <p>1 there's people that can benefit, and you know, they  2 probably should have the option of being able to access  3 it, particularly since it is a legal treatment.  4 MR. GAGNON: The one thing that I want to  5 make mention of again -- and also for the record, I  6 wanted to make mention Ms. Shepherd is present.  7 So thank you, Ms. Shepherd.  8 City staff did a very similar analysis that  9 you're referencing, Mr. Kunuty, as far as seeing if  10 there were other separation requirements, restrictions,  11 things of that nature that may be applicable to make  12 the use fit better within the City's desires and the  13 existing City format. The difficulty with that is the  14 most recent amendment really preempted the City's  15 ability to do that.  16 So our options were to treat the facility  17 identical to a pharmacy, with specific provisions that  18 the State statute calls out, which is -- let's see, I  19 lost my staff analysis. I'll say the opposite.  20 So what was amended was within Florida  21 Statute 381.986 that removed a local jurisdiction's  22 authority to ban dispensaries unless it was a strict  23 prohibition. It prohibits jurisdictions from limiting  24 the number of dispensaries. It also gets into  25 separation requirements and prohibits local</p>

<p style="text-align: right;">Page 13</p> <p>1 municipalities from generating separation requirements  2 other than what's located in the statute.  3 So what we've been given to work with, in my  4 opinion, is either we have to follow exactly what the  5 State has provided, or we have the option just to say  6 no for now. So because of that, and because that  7 preemption exists as far as not allowing local  8 municipalities to come up with our own jurisdictional  9 restrictions that can help these uses fit within the  10 local city character and dynamic, because of that, at  11 this point it may be best to prohibit it strictly, even  12 though there is research that indicates that there are  13 potential health benefits for certain individuals. And  14 I think the process in legalizing it is still in the  15 works, so to speak.  16 MR. KUNUTY: Understood.  17 VICE CHAIR McCOY: Any other members with  18 questions or comments on the presentation?  19 If I could just respond to Mr. Kunuty, you  20 know, I don't know if us prohibiting it would kind of  21 reduce any kind of access to it, because I mean from  22 what I've seen, Mr. Kunuty, I think, you know, this  23 statute, or at least the original statute, the most  24 recent one that was done last summer provides for those  25 exceptions when medical marijuana is delivered by -- I</p>	<p style="text-align: right;">Page 15</p> <p>1 treatment centers and medical marijuana treatment  2 center dispensing facilities within the city.  3 MS. SHEPHERD: So this has to go before  4 Council. Is that correct?  5 MR. GAGNON: Yes. It will go before Council  6 for two readings as an ordinance.  7 MS. SHEPHERD: When will it go before  8 Council? Do you know?  9 MR. GAGNON: The first reading would probably  10 be the third Wednesday in April, is probably the first  11 reading.  12 MS. SHEPHERD: Third Wednesday in April.  13 Because this is a very delicate piece to me, because I  14 do not think this should be in the City of Riviera  15 Beach, and I will stand by it completely, 100 percent.  16 I know they have one in Lake Worth, they have another  17 one in Lake Worth. If they want it delivered, they can  18 deliver it. Why come to our city? And I will  19 completely stand by that. Thank you.  20 VICE CHAIR McCOY: Any other members?  21 MR. KUNUTY: No. But on your comment,  22 Mr. Chairman, I was not aware that the delivery option  23 was available. I thought it was a prescription from a  24 doctor and then personal, you know, purchase. So, but  25 that's good to know. I think I'll reread the statute</p>
<p style="text-align: right;">Page 14</p> <p>1 guess you have to be registered and you can actually,  2 sort of like you order Uber Eats, you can actually have  3 the marijuana delivered to you, the medicine delivered  4 to you. So I don't know if us restricting it in  5 Riviera Beach would some kind of way diminish access  6 and availability.  7 And you know, also, these -- this medical  8 marijuana is not -- it's not anything that anybody can  9 just go and get. I think they made it pretty extensive  10 as far as how those are issued, how those medical  11 marijuana license cards, I.D. cards are issued. So you  12 know, it has to be for defined medical purposes that  13 are within that list that is promulgated by the  14 Department of Health. So I don't see that us  15 prohibiting medical marijuana facilities in the city  16 would prevent someone from having access to it.  17 Any other members?  18 MS. SHEPHERD: Mr. Gagnon, staff  19 recommendation, they obviously say you all have  20 approved this ordinance?  21 MR. GAGNON: So staff's recommendation for  22 this item is to move forward with approval of the  23 ordinance. And what this ordinance would do, it would  24 prohibit the use of -- I want to be very specific. It  25 would be: Prohibit the use of medical marijuana</p>	<p style="text-align: right;">Page 16</p> <p>1 and take a look at it.  2 VICE CHAIR McCOY: I actually believe it was  3 in the promulgated rules. I don't think the statute  4 went into it. I believe it's in the promulgated rules  5 on how that statute should be, how that should be  6 regulated.  7 So if there's no other comments, concern, we  8 can entertain a motion. Any members with a motion to  9 approve?  10 MR. GUSTAFSON: Motion to approve.  11 MR. BROWN: Second.  12 MS. DAVIDSON: Edward Kunuty.  13 MR. KUNUTY: Yes.  14 MS. DAVIDSON: Margaret Shepherd.  15 MS. SHEPHERD: No.  16 MS. DAVIDSON: Jon Gustafson.  17 MR. GUSTAFSON: Yes.  18 MS. DAVIDSON: Anthony Brown.  19 MR. BROWN: Yes.  20 MS. DAVIDSON: Tradrick McCoy.  21 VICE CHAIR McCOY: Yes.  22 MS. DAVIDSON: You have three, with one  23 dissenting. I'm sorry, four with one dissenting.  24 MR. GAGNON: Thank you. Okay, so that motion  25 passes four to one.</p>

<p style="text-align: right;">Page 17</p> <p>1 And under new business, our next item is  2 letter B. And for the record, that is an ordinance of  3 the City Council of the City of Riviera Beach, Palm  4 beach County, Florida, amending Chapter 31 of the  5 City's Code of Ordinances entitled Zoning, Article VI,  6 Supplemental District Regulations, Section 31-551,  7 Principal Arterial Commercial Design Standards Overlay,  8 to amend existing objectives, applicability and overlay  9 district delineation and to enact new regulations for  10 the appearance of buildings, structures, landscape  11 design, buffer standards and signage, providing for  12 conflicts, severability and codification, and providing  13 for an effective date.</p> <p>14 So the scope of this item was workshopped at  15 least once, if not twice. In our previous meeting, we  16 workshopped this item and went over specific points as  17 far as what the objectives were for the item. There  18 was some wordsmithing that was required, being that we  19 had some road name changes that occurred since this  20 ordinance was originally passed.</p> <p>21 So this ordinance would update the street  22 name of Old Dixie Highway to President Barack Obama  23 Highway. It would also clean up the variance process  24 and indicate that the Development Special Magistrate is  25 the proper path for any variance request. It also</p>	<p style="text-align: right;">Page 19</p> <p>1 or required within that district. So we want to move  2 away from just chain-link fencing, and we want to have  3 a style of fencing that will present itself in a better  4 manner and overall improve some of the aesthetics  5 associated with these primary roadways in the City.</p> <p>6 So we have the backup information provided.  7 I guess at this point I'll just open up the floor for  8 any questions that the Board may have. The proposed  9 deletions are provided in a strike-through format, and  10 proposed additions are shown underlined in red text.  11 And I also have it provided on screen if there's any  12 specific items that the Board would like to discuss  13 further. So at this point, if there's any questions.</p> <p>14 VICE CHAIR McCOY: Members, any questions of  15 the presentation?</p> <p>16 MR. KUNUTY: One question I have is how many  17 participants of people that are on these roadways gave  18 input into this? Ballpark. I mean I'm sure we talked  19 to some of them.</p> <p>20 MR. GAGNON: Yes, it would be limited. It  21 was something that we didn't set up a community  22 workshop format. You know, we had multiple  23 opportunities at Planning and Zoning Board meetings.  24 We provided notice of those meetings, but it wasn't  25 something that we went door to door per se.</p>
<p style="text-align: right;">Page 18</p> <p>1 would provide additional landscape buffer requirements  2 for properties that were located along the City's  3 principal roadways.</p> <p>4 And those roadways specifically would be  5 Dr. Martin Luther King, Jr. Boulevard, President Barack  6 Obama Highway, Blue Heron Boulevard, Broadway, also  7 known as U.S. 1, 13th Street, Military Trail, Congress  8 Avenue and Australian Avenue. So those were the  9 specific roadways that are called out as principal  10 arterial roadways in the city.</p> <p>11 We would look at applicability of the section  12 to see whether or not it was appropriate to expand the  13 scope to go past just commercial uses and also  14 incorporate industrial uses that were adjacent or some  15 residential uses with exception.</p> <p>16 Additionally, we want to call out the  17 importance for new developments located next to  18 existing bus stops, to specifically call that out on  19 site plans and to accommodate the addition of a bus  20 stop or bus shelter, based on the space available, and  21 provide an easement or potentially provide the shelter  22 itself, based on the development that's being proposed.</p> <p>23 Additionally, we want to strengthen the  24 signage requirements within that district and also call  25 out specific styles of fencing that would be requested</p>	<p style="text-align: right;">Page 20</p> <p>1 I can tell you that we've had a few  2 developers that were interested in coming into the city  3 that have been looking closely at the regulations  4 because they wanted to ensure that there weren't any  5 potential detrimental impacts to how the site design  6 may unfold in the future. So this information has been  7 provided and posted online, so anyone has access to it.  8 The few developers that have been in communication with  9 staff have not raised any concerns at this point. I'd  10 be happy to provide it directly to them if that would  11 be of benefit.</p> <p>12 And again, we still have the public process.  13 It would have to go in front of City Council twice  14 prior to enactment, so there's definitely a lot of  15 opportunity for public input still.</p> <p>16 MR. KUNUTY: That might be a suggestion, is  17 to at least send a link to people there, owners, so  18 that they could at least review it before Council gets  19 the two readings. That's the only question.</p> <p>20 VICE CHAIR McCOY: Thank you.</p> <p>21 Mr. Gustafson, did you have something?</p> <p>22 MR. GUSTAFSON: No, I don't have anything,  23 but I just want to commend staff. It looks like  24 there's -- I've read through this pretty extensively,  25 and I commend staff. It seems like they did a pretty</p>

<p style="text-align: right;">Page 21</p> <p>1 good job to make it pretty fair. So good job.</p> <p>2 MS. SHEPHERD: Mr. Gagnon, you made a comment</p> <p>3 that you did not reach out into the community. You</p> <p>4 thought it wasn't important with this item?</p> <p>5 MR. GAGNON: Well, I definitely think it's</p> <p>6 important. We didn't send out specific mail-out</p> <p>7 notices. We did provide a legal ad. We did provide --</p> <p>8 I think this was the third Planning and Zoning Board</p> <p>9 meeting where we had the same item, even though</p> <p>10 previously it was just a workshop item format. But</p> <p>11 unfortunately, based on tonight's attendance, I don't</p> <p>12 know if it's not sparking the interest of the</p> <p>13 community, but even after the workshops, we didn't</p> <p>14 receive much feedback, if any, other than just from the</p> <p>15 development community that had specific projects in</p> <p>16 mind.</p> <p>17 So it's something that we definitely want to</p> <p>18 continue to communicate and provide opportunities for</p> <p>19 public input, but the method in which we interact and</p> <p>20 approach those specific parcel owners, it can be</p> <p>21 difficult at times. So we're definitely more than</p> <p>22 happy to send out a notification, if that would please</p> <p>23 the Board, prior to moving to City Council, so that</p> <p>24 way, there's specific notification of property owners.</p> <p>25 But we'd have to go through all the legal notification</p>	<p style="text-align: right;">Page 23</p> <p>1 include the map in this item. That was something we</p> <p>2 discussed previously as far as showing the delineation</p> <p>3 and the potential impact of the overlay itself. And</p> <p>4 what that was -- unfortunately, I don't have a digital</p> <p>5 copy tonight, but what that was was a map of the City</p> <p>6 that indicated the specific roadways that are called</p> <p>7 out in the ordinance, and it highlighted the specific</p> <p>8 parcels that are adjacent to those roadways.</p> <p>9 Unfortunately, I don't have a copy of it currently.</p> <p>10 VICE CHAIR McCOY: My next question is it</p> <p>11 appears that the variance process it would establish</p> <p>12 under 31-42 of the Code of Ordinances, Development</p> <p>13 Special Magistrate process. But is there any kind of</p> <p>14 rules to how that works, because, you know, from the</p> <p>15 planning arm, I have no idea what that means. I mean I</p> <p>16 know what they do, but I don't even know what that</p> <p>17 process is, and I don't know if I'm comfortable with</p> <p>18 voting on the Development Special Magistrate until I</p> <p>19 have a full understanding. I know when I got on this</p> <p>20 Board there was a Zoning Board of Adjustments, and it</p> <p>21 changed.</p> <p>22 MR. GAGNON: Correct.</p> <p>23 VICE CHAIR McCOY: And you know, I don't</p> <p>24 really know what -- I know we referred to it, but I</p> <p>25 don't really know how that works. And while I think</p>
<p style="text-align: right;">Page 22</p> <p>1 processes associated with an ordinance as well.</p> <p>2 MS. SHEPHERD: So let me get it clear. So</p> <p>3 you put this particular item in the newspaper. Palm</p> <p>4 Beach Post? Is that correct?</p> <p>5 MR. GAGNON: Yes, ma'am.</p> <p>6 MS. SHEPHERD: Any other newspaper?</p> <p>7 MR. GAGNON: No. The Palm Beach Post.</p> <p>8 MS. SHEPHERD: A lot of people really don't</p> <p>9 get the paper anymore, Mr. Gagnon; they go online, from</p> <p>10 my understanding. And I always think it's just a</p> <p>11 little bit nicer if we reach out, because if something</p> <p>12 happen and we didn't hear about it or we didn't know</p> <p>13 about it -- I hear it all the time. And I just think</p> <p>14 you guys need to do a little bit better by reaching out</p> <p>15 to the public. It might seem something to you.</p> <p>16 They're not here, but it doesn't mean they're not</p> <p>17 talking about it.</p> <p>18 MR. GAGNON: Understood. I agree; I agree.</p> <p>19 VICE CHAIR McCOY: Mr. Gagnon, I have a</p> <p>20 couple concerns. I know when we seen this the last</p> <p>21 time, I thought we had a map. At least there was a map</p> <p>22 that we received, and I went through it a couple times.</p> <p>23 Unless it's in this hard copy, I don't believe that the</p> <p>24 map was provided.</p> <p>25 MR. GAGNON: You are correct, I did not</p>	<p style="text-align: right;">Page 24</p> <p>1 it's always a great idea to have someone that can grant</p> <p>2 variances when you can't exactly meet it, but sometimes</p> <p>3 that may be very restrictive and another layer of</p> <p>4 bureaucracy.</p> <p>5 And before I feel comfortable with supporting</p> <p>6 this, you know, one of the things that I want to kind</p> <p>7 of have an understanding on is what exactly does that</p> <p>8 mean, because to send someone to a Special Magistrate</p> <p>9 for a variance is not guaranteed they will be granted a</p> <p>10 variance. And it just sounds like another layer. How</p> <p>11 long does that take? Do they have meetings every two</p> <p>12 weeks? Who's that Magistrate?</p> <p>13 You know, and the next point that I wanted to</p> <p>14 bring up was without a map, this seems very</p> <p>15 restrictive. I know for the Land Development</p> <p>16 Regulations we did, I want to say back in 2013 for the</p> <p>17 CRA District, we really went into detail with those. I</p> <p>18 mean there was a lot of graphs and depictions and that</p> <p>19 sort of thing.</p> <p>20 I mean if we're going to change this whole, I</p> <p>21 guess the design standards, I want to be able to</p> <p>22 reference more than just this chart and a few</p> <p>23 paragraphs, because for me, it just seems like this is</p> <p>24 more restrictive, and I don't want to make -- you know,</p> <p>25 I want to be effective in what we're doing in making</p>



<p style="text-align: right;">Page 25</p> <p>1 recommendations, but I don't think it should be to the 2 point where, you know, these recommendations tie the 3 hands of people that potentially want to come into the 4 City of Riviera Beach and do business, especially along 5 the Broadway corridor.</p> <p>6 I know just in the past there was a guy that 7 said he purchased a trailer park, and you know, they're 8 in limbo because they don't even know what, you know, 9 these regulations that's supposed to come out.</p> <p>10 You know, so I just wanted to kind of get 11 your feedback on those items and see what you could 12 offer.</p> <p>13 MR. GAGNON: Sure. So the current code has 14 an item, it's letter D, and it's stated as exceptions. 15 And as it currently is written in the code, it states 16 the City Council may approve exceptions to these 17 regulations as conditions of a site plan approval.</p> <p>18 So typically, any sort of exception would 19 follow a variance process. And our variance process is 20 something that years ago we used to have a Zoning Board 21 of Adjustment, and that was modified to a Development 22 Special Magistrate system. So it's a quasi-judicial 23 board that the Zoning Board of Adjustment was, so they 24 functioned in really an ultimate decision making 25 capacity.</p>	<p style="text-align: right;">Page 27</p> <p>1 really an answer to the previous City Council 2 moratorium on development -- excuse me, not on 3 development -- on site plan applications being 4 submitted to the City along both the Blue Heron 5 corridor and U.S. 1 corridor.</p> <p>6 So what staff is attempting to do by 7 providing this through the Planning and Zoning Board 8 and eventually the City Council is to satisfy that 9 previous moratorium and satisfy the zoning in progress, 10 which would allow those developers to move forward with 11 their projects.</p> <p>12 So until we can come up with regulations that 13 satisfy that zoning in progress, then we are in this 14 limbo state. So again, it's not something that has to 15 move forward. It's always something that we can doctor 16 more, but there is starting to be more pressure 17 building as far as the timeframe associated with the 18 item, because I do know there are a few developers that 19 are waiting to move forward based off of these 20 regulations.</p> <p>21 VICE CHAIR MCCOY: If I can follow up, I do 22 recognize that, and thank you for correcting that. 23 That is something different.</p> <p>24 But, you know, as you were beginning to talk, 25 it took me back to a few years ago when this guy was</p>
<p style="text-align: right;">Page 26</p> <p>1 So from there, you would go to the Florida 2 court system. It wouldn't be any sort of internal City 3 review following the Zoning Board of Adjustment. So 4 what the Development Special Magistrate did is it 5 allowed for, instead of a board of nominated 6 individuals that may have varying opinions on topic, it 7 created a more standardized and formalized process 8 where we have a land use attorney that would preside as 9 the Development Special Magistrate.</p> <p>10 And in order to be granted a variance, you 11 have to meet certain conditions. It's approximately 12 seven conditions. And what you need to do is satisfy 13 that those seven conditions are satisfied in order to 14 get the variance. So that's the process we currently 15 have in place, and it was the intent of staff to 16 reference that existing process.</p> <p>17 However, if it pleases the Board, we could 18 leave the exemption section as written. It doesn't 19 seem to follow the existing process that the City 20 currently has, but that was, I guess, the back story as 21 far as Zoning Board of Adjustment, Development Special 22 Magistrate and staff's intent as far as amending letter 23 D within that section of the code.</p> <p>24 The design standards -- and I know you 25 referenced a specific property owner. And this is</p>	<p style="text-align: right;">Page 28</p> <p>1 coming in here and there was a use that was changed 2 right next door to his place. And there was a site 3 plan submitted, but it never went to Council. So at 4 some point, I believe it might have been a -- you know, 5 it was a complete demolition and a whole new project 6 that was done, a whole new structure that was built. 7 What happens when there isn't a site plan review by 8 City Council, and what triggers are in place when -- to 9 decide when that goes through the whole planning 10 process?</p> <p>11 MR. GAGNON: I think I remember that specific 12 project. And within the downtown code section that you 13 referenced before as far as, you know, the Planning and 14 Zoning Board spent a lot of time on it, City Council 15 spent a lot of time on it, and it's lengthy, you know, 16 to put it in a nice framework. It's definitely very 17 leveled as far as all the requirements. And it's not 18 necessarily in the best framework, in my opinion, but 19 we spent a lot of time to make sure that it 20 accomplished what the needs were for particularly the 21 Broadway corridor.</p> <p>22 And there's a specific section that gives 23 staff the administrative authority to approve 24 renovation developments within the CRA. The way it's 25 written is discretionary as far as meeting thresholds</p>

<p style="text-align: right;">Page 29</p> <p>1 or criteria for renovation development. So in the 2 particular instance that I think we're thinking of, it 3 was something that -- 4 VICE CHAIR McCOY: Met that definition of 5 discretion. 6 MR. GAGNON: Yes. And previous staff moved 7 forward. It's something that -- what I can say is we 8 definitely learned from that, and we've been very 9 careful in how we treat the code sections. 10 And similar to -- I'm trying to think of the 11 item. So similar to our Community Center that we 12 brought back to the Planning and Zoning Board that was 13 for very minor amendments to the plan, things like that 14 is something that current staff wants to perpetuate and 15 continue doing, because we want to make sure that there 16 is public input, there is the opportunity for 17 notification, because again, learning from past history 18 and some projects where that maybe didn't happen, I 19 personally would much rather present the item and take 20 the extra couple weeks, if that's what it requires, 21 versus making an administrative decision -- 22 VICE CHAIR McCOY: Sure. 23 MR. GAGNON: -- and then have years of 24 discussion -- 25 VICE CHAIR McCOY: Right, because these</p>	<p style="text-align: right;">Page 31</p> <p>1 request. 2 VICE CHAIR McCOY: Okay. All right, thank 3 you, Mr. Gagnon. 4 Any other members with questions or -- 5 MR. BROWN: Yes, Mr. Chair. 6 Mr. Gagnon. 7 MR. GAGNON: Yes, sir. 8 MR. BROWN: How would these ordinances affect 9 present owners? 10 MR. GAGNON: So that's a very good question. 11 And under letter C, which is applicability, what this 12 does is it sets a trigger mechanism, so to speak, where 13 if a certain property has either brand new construction 14 or if they have renovation development that exceeds 50 15 percent of value, which is a standard metric or unit of 16 measurement as far as bringing a property from what 17 could be considered legal nonconformity to current 18 standards, so again, if you had a new development or if 19 you had significant renovation development, these 20 conditions would come into effect. 21 So it wouldn't have an immediate impact on 22 all properties. So it's not something that once it's 23 enacted, the following day this is something that all 24 property owners have to change. This is something that 25 over time, as we get new development, as we get</p>
<p style="text-align: right;">Page 30</p> <p>1 things are permanent, Mr. Gagnon. 2 MR. GAGNON: Right. 3 VICE CHAIR McCOY: When you build something, 4 it's going to be there for 50, 60 years -- 5 MR. GAGNON: Absolutely. 6 VICE CHAIR McCOY: -- you know, God knows how 7 long. So I certainly understand, and I hope that we 8 lean more towards, you know, bringing these things into 9 the view of the public, you know, let's talk and 10 discuss that. I mean I hate to put folks' business out 11 there, but when you come to do business in the City, 12 you've got to expect that. You know, we want to know 13 what's going on in our community and is it a good fit. 14 Now, I do have one other question, and I'm 15 going to allow other members to, you know, ask 16 questions. But a part of that Development Special 17 Magistrate process, if an applicant for a variance 18 can't seek that variance or is denied that variance, 19 what happens then? Is there an appellate board beyond 20 that, because I just want to understand how that's to 21 work. 22 MR. GAGNON: Yes. You would go to the 23 Florida court system as your appeal process. So 24 there's no other City board or City staff member that 25 would have any sort of purview over that variance</p>	<p style="text-align: right;">Page 32</p> <p>1 renovation development, these are the standards that 2 the City is looking for in the future. 3 MR. BROWN: Thank you. 4 MR. GAGNON: That was a very good question. 5 MR. GUSTAFSON: Mr. Chair. 6 VICE CHAIR McCOY: You're recognized. 7 MR. GUSTAFSON: With your comments to the 8 variances and Special Magistrate, I question staff -- 9 and maybe it's my own ignorance for not knowing this -- 10 it has to go to the Special Magistrate, but is there 11 any way that those variances could come to the Planning 12 and Zoning Board so we could make a decision on either 13 a suggestion or a way to help a potential business or a 14 developer in how to adjust it, and therefore, it would 15 have to be approved by Planning and Zoning first and 16 then also have to step up to Council? 17 MR. GAGNON: The only process that would 18 result in an item coming before Planning and Zoning 19 Board and City Council if there was a conflict with the 20 code would be a code text amendment request. So if the 21 developer or the property owner had an issue with a 22 section of the code, they could seek a variance, or if 23 it was something that, you know, staff was amenable to 24 changing as well and it made sense to look at the code 25 structure, that's a secondary option.</p>

<p style="text-align: right;">Page 33</p> <p>1           What I can say is we've seen very, very few 2           variances. In fact, since we've converted from the 3           Zoning Board of Adjustment to the Development Special 4           Magistrate, we haven't had a single hearing. So it's 5           something that it's very infrequent as far as 6           requesting variances. 7           It's something that those seven criteria that 8           are established within our code, they're normally 9           difficult to satisfy, and really, for good reason, 10          because if any board or any individual had the ability 11          to grant variances as they chose, just based on, you 12          know, the way that they felt about an item, it would 13          kind of negate the fact of having the code structure we 14          have. So that's kind of it in a nutshell. 15          MR. GUSTAFSON: Understand completely. I 16          just, you know, I'm glad to hear there aren't many, you 17          know, variances that come through, but I don't want to 18          make something so difficult that no one wants to 19          develop. I want business here, and I want development 20          here, and I want beautification. So I don't want to 21          make things too difficult, but at the same time, I want 22          them to be able to come back to us before they have to 23          go to a judicial system to make that happen. So that 24          was the reason for my comment. Thank you. 25          VICE CHAIR McCOY: Well, if I can also point</p>	<p style="text-align: right;">Page 35</p> <p>1           standard level that most municipalities use as far as 2           projects or properties, once they're legal 3           nonconforming, to be brought into full conformity with 4           the City's codes. 5           So the case or the example that I provided 6           before to Mr. Gustafson as far as staff has the option 7           to consider text amendments if they're appropriate, 8           that's actually something that we're currently 9           discussing with the Stonybrook team as well, being that 10          our parking code section has not been visited in many 11          years, I think since '82 was when it was enacted, for 12          the most part. There might have been minor amendments 13          since then. But other municipalities have specific 14          sections that address workforce housing and similar 15          types of development and parking needs associated with 16          those projects. 17          So it's not fully vetted yet, but we're 18          looking at potentially a code amendment, which is still 19          in the works. If that particular development did want 20          to move forward with the variance process, they, 21          procedurally, would go through the variance process. 22          If approved, they would then bring the plan with that 23          variance before Planning and Zoning Board, and then 24          City Council. So they would have to get the variance 25          before they were able to move forward with the process.</p>
<p style="text-align: right;">Page 34</p> <p>1           out, now, if I can remember maybe a couple of months 2           ago when we had the presentation regarding Stonybrooks, 3           you know, I think it was pretty apparent that there was 4           going to have to be a variance in that case with what 5           was proposed to us, because there was a significant 6           reduction. 7           So I don't know if you were there, 8           Mr. Kunuty, but there was just a presentation about 9           renovations and a remodel going on over there at 10          Stonybrooks by the company that was potentially going 11          to buy it, and there was going to be a significant 12          reduction in the parking, which I remember the 13          presenter saying that it would likely require a 14          variance. 15          And my concern is sort of like yours, 16          Mr. Gustafson. If it does require a variance, you 17          know, we still have to see it. You know, if it's a 18          site plan or -- well, I don't know. Actually, you know 19          what? Would we have to see something like that on a 20          remodel of Stonybrooks, because I thought we would only 21          deal with new site plans and that sort of thing? 22          MR. GAGNON: So the scale of that particular 23          project would require it to come before the Planning 24          and Zoning Board and City Council, because it goes 25          beyond that 50 percent threshold, which is, again, the</p>	<p style="text-align: right;">Page 36</p> <p>1           VICE CHAIR McCOY: Okay. Any other? 2           MR. KUNUTY: So if I understand it, my 3           understanding of the previous Zoning Board of 4           Adjustment and now the Special Magistrate was that that 5           was a final decision. 6           MR. GAGNON: It was a final decision from a 7           the City, yes, sir. 8           MR. KUNUTY: So now you're saying though that 9           variance is coming back here and then going to City 10          Council. 11          MR. GAGNON: Well, the plan that would 12          incorporate the approved variance would come to the 13          Planning and Zoning Board and then Council. So if the 14          variance was denied, they wouldn't be able to satisfy 15          code requirements and they wouldn't be able to move 16          forward with the process. 17          MR. KUNUTY: Well, I guess the thing that I'm 18          hearing that I like is that if that variance is 19          approved, at least we get another bite of the apple to 20          take a look at it. 21          MR. GAGNON: Right. And that's based on the 22          scale of that particular project that we're discussing. 23          So let's say -- this is a brand new example, but 24          someone wants to put in a swimming pool, and there's an 25          issue with a setback. And they request a variance, and</p>

<p style="text-align: right;">Page 37</p> <p>1 they can somehow meet the criteria because the lot is</p> <p>2 an unusual size and other conditions that are out of</p> <p>3 the control of the applicant. Something like that</p> <p>4 wouldn't come before the Planning and Zoning Board</p> <p>5 because of the scale and scope wouldn't come to the</p> <p>6 Board in any instance, so --</p> <p>7 MR. KUNUTY: But the Singer Island Yacht</p> <p>8 Club, when we approved that site plan, didn't we</p> <p>9 approve it with added height?</p> <p>10 MR. GAGNON: So in that downtown code,</p> <p>11 there's a bonus density that developers can apply for.</p> <p>12 MR. KUNUTY: So that fell under that.</p> <p>13 MR. GAGNON: Yes. So they were able to get</p> <p>14 bonus density in there, providing public space that</p> <p>15 actually has not true water access, but it abuts the</p> <p>16 Intracoastal, so you can walk up to it. So --</p> <p>17 MR. KUNUTY: Had it not been in the downtown</p> <p>18 area and they wanted the added height, that would have</p> <p>19 to be a variance or not?</p> <p>20 MR. GAGNON: Yes. But I think it would be</p> <p>21 very difficult --</p> <p>22 MR. KUNUTY: Understood that, but just</p> <p>23 understanding the process.</p> <p>24 MR. GAGNON: You could apply for the</p> <p>25 variance, but I think it would be very difficult to get</p>	<p style="text-align: right;">Page 39</p> <p>1 speak on the item specifically. Staff doesn't have a</p> <p>2 presentation or any additional comments on that item at</p> <p>3 this time.</p> <p>4 VICE CHAIR McCOY: Okay, so does any member</p> <p>5 have any questions or concerns on item C that they</p> <p>6 would ask of Mr. Gagnon on the record?</p> <p>7 MR. GUSTAFSON: I don't have a question, but</p> <p>8 I have a suggestion.</p> <p>9 VICE CHAIR McCOY: You're recognized.</p> <p>10 MR. GUSTAFSON: When staff has this completed</p> <p>11 and so forth, then I think it should come back to the</p> <p>12 Planning and Zoning Board and we should review it then.</p> <p>13 But at this time I have no questions because of not</p> <p>14 enough information available.</p> <p>15 MR. KUNUTY: No questions.</p> <p>16 MR. BROWN: No questions.</p> <p>17 VICE CHAIR McCOY: Hearing none, Mr. Gagnon,</p> <p>18 we're going to move forward to item number IX, which is</p> <p>19 workshop items. And we don't have anything. And</p> <p>20 general discussion. No public comments. Any</p> <p>21 correspondence, Mr. Gagnon?</p> <p>22 MR. GAGNON: Not tonight.</p> <p>23 VICE CHAIR McCOY: Board member comments.</p> <p>24 Any member wishing to comment on anything?</p> <p>25 MR. KUNUTY: Mr. Gagnon.</p>
<p style="text-align: right;">Page 38</p> <p>1 it approved.</p> <p>2 MR. KUNUTY: Right. Okay. All right, thank</p> <p>3 you. No other questions.</p> <p>4 VICE CHAIR McCOY: Any other members?</p> <p>5 Anything? Is there a motion on this item?</p> <p>6 MR. KUNUTY: Move to approve, with staff</p> <p>7 recommendations.</p> <p>8 MR. BROWN: Second.</p> <p>9 VICE CHAIR McCOY: It's moved, and there's a</p> <p>10 second.</p> <p>11 MS. DAVIDSON: Edward Kunuty.</p> <p>12 MR. KUNUTY: Yes.</p> <p>13 MS. DAVIDSON: Margaret Shepherd.</p> <p>14 MS. SHEPHERD: Yes.</p> <p>15 MS. DAVIDSON: Jon Gustafson.</p> <p>16 MR. GUSTAFSON: Yes.</p> <p>17 MS. DAVIDSON: Anthony Brown.</p> <p>18 MR. BROWN: Yes.</p> <p>19 MS. DAVIDSON: Tradrick McCoy.</p> <p>20 VICE CHAIR McCOY: Yes.</p> <p>21 MS. DAVIDSON: Unanimous vote.</p> <p>22 MR. GAGNON: Thank you, Board.</p> <p>23 So item C, again, if it pleases the Board, I</p> <p>24 just want to move that under workshop items, just in</p> <p>25 case someone from the public did come out and want to</p>	<p style="text-align: right;">Page 40</p> <p>1 MR. GAGNON: Yes, sir.</p> <p>2 MR. KUNUTY: Is there any activity on the</p> <p>3 corner of Blue Heron, the old bank building?</p> <p>4 MR. GAGNON: Blue Heron and U.S. 1?</p> <p>5 MR. KUNUTY: Yes.</p> <p>6 MR. GAGNON: Had some inquiries, but we don't</p> <p>7 have a plan in place, no application. There's been</p> <p>8 discussions, but really other than that, no plan in</p> <p>9 place right now.</p> <p>10 MR. KUNUTY: Okay. What about the bank on</p> <p>11 Singer Island right over the bridge? They're doing a</p> <p>12 lot of --</p> <p>13 MR. GAGNON: The north side of East Blue</p> <p>14 Heron?</p> <p>15 MR. KUNUTY: Yes. They seem to be doing a</p> <p>16 lot of work over there.</p> <p>17 MR. GAGNON: Yes, I think it was purchased by</p> <p>18 new ownership, and I don't think we've been presented</p> <p>19 with a final site plan. I'd have to look into that</p> <p>20 one.</p> <p>21 MR. KUNUTY: Okay. Finally, what's happening</p> <p>22 with the Singer Island Yacht Club?</p> <p>23 MR. GAGNON: So the previous building was</p> <p>24 demolished following Hurricane Irma.</p> <p>25 MR. KUNUTY: Right.</p>

<p style="text-align: right;">Page 41</p> <p>1 MR. GAGNON: At this point, they have a 2 development order that is active, and they could come 3 in and apply for a construction permit at will. I 4 don't know why it hasn't occurred at this point, but 5 it's an option for the development team. I don't know 6 if they're looking to potentially sell it. It's a big 7 question mark. But we have not received a building 8 permit application to move forward with construction at 9 this time.</p> <p>10 MR. KUNUTY: Thank you. No other questions.</p> <p>11 MS. SHEPHERD: Mr. Gagnon, on, I think, page 12 one where the roll call, and it says that you heard 13 from Mr. Kunuty, and it goes on: And I believe 14 Ms. Shepherd communicated she would be here. I think 15 she might be stuck in traffic. I don't know who called 16 me, but I never got a call. And I ask that you strike 17 that absence off my record. I've only missed one 18 meeting since I've been back on the Board.</p> <p>19 MR. GAGNON: Okay. Yes, and I do apologize. 20 I think there was a miscommunication on staff's part. 21 And at the beginning of this meeting I did state on the 22 record that there was, again, miscommunication for 23 tonight's meeting. So I'm happy that you were able to 24 join us.</p> <p>25 MS. SHEPHERD: And last week's meeting.</p>	<p style="text-align: right;">Page 43</p> <p>1 (Whereupon, Ms. Shepherd left the dais.) 2 Now, certainly a lot of things I know it's 3 not always practical to bring to the Board. Even 4 though I disagree, you know, that's a part of our 5 function and should be part of why we're here. But 6 this went from an educational institution, and the use 7 is now being changed to, I guess, a social services 8 use.</p> <p>9 You know, my first thing, I think it was a 10 bad deal for the City. I know we can't negotiate the 11 arrangements of the lease. But at least I wanted to be 12 able to have a discussion, at least among the Board. 13 If we're the planning arm of the City, we could have 14 some, you know, have some input on it.</p> <p>15 Now, what's particularly interesting about 16 this is I looked at the backup for that, and I know 17 this is not your concern, but I want to find out if 18 there is a way that we can be more involved in the 19 stuff that goes on. And you know, I referenced Section 20 27-36 of the Code of Ordinances that, you know -- and 21 I'll read the first couple lines.</p> <p>22 No street, park or other public way, ground 23 or space, no public building or structure and no public 24 utility, whether publicly or privately owned, shall be 25 constructed or authorized in the City, nor shall any</p>
<p style="text-align: right;">Page 42</p> <p>1 MR. GAGNON: Yes, both last week's and this 2 week's.</p> <p>3 MS. SHEPHERD: Thank you.</p> <p>4 VICE CHAIR MCCOY: Mr. Gagnon, I want to ask, 5 at least I want to bring up a concern that I had last 6 night about the Maritime Academy, the property that has 7 been presented to the Council last night and 8 potentially, you know, maybe some discussion by other 9 members.</p> <p>10 But, you know, it was just this week that I 11 learned that, and possibly because I hadn't been around 12 the process, but I learned that this property is now 13 being proposed to the Alphas, which, you know, 14 certainly nothing that I have against the Alphas or the 15 program that they're trying to do, but part of our 16 role, at least I thought it was, and why I joined the 17 Board was so that we could really be involved in these 18 things.</p> <p>19 And I know I brought it up before, but that 20 property, you know, after researching it, was something 21 that was deeded to the City of Riviera Beach by the 22 School District. And I looked up the deed, and there 23 was a reverter cause on the deed that, you know, it had 24 to be maintained by the City for civic government use 25 or public use.</p>	<p style="text-align: right;">Page 44</p> <p>1 real property be acquired by the City until the 2 location and the extent thereof are submitted to the 3 Board for its information -- meaning the Planning and 4 Zoning Board.</p> <p>5 But I particularly didn't like that Maritime 6 was -- lease was not renewed. You know, it's not my -- 7 you know, I don't have an opinion on that matter. But 8 I mean it doesn't make a difference. But at least if 9 they're going to change the use, somebody needs to have 10 a discussion.</p> <p>11 And they put these things on consent, and I'm 12 sitting here thinking how is it that Alphas now can 13 sublet this property that the City just gave them 14 unfettered five year access to, can make money on, 15 potentially make money, even though -- and here's my 16 issue. We have a lot of organizations. And I'm going 17 to be frank with you. These people are really sucking 18 us dry.</p> <p>19 They come in and they establish a 501(c)(3), 20 they transfer property into a 501(c)(3) solely for the 21 reason to avoid paying property tax. And that's really 22 robbing the City, right? So when we have something 23 massive like this, or a huge project like this, you 24 know, somebody should be here in the City to address 25 this.</p>

<p style="text-align: right;">Page 45</p> <p>1 And part of the problem is a systemic 2 problem, but we have no community economic development 3 person. It seems like all negotiations that go on with 4 businesses don't even occur at the staff level. It 5 occurs between a Council member and the developer. So 6 a lot of times staff is not even privy to it, and staff 7 is kind of forced to go along with something that a 8 City Council member may have promised. 9 And you know, it just doesn't work. And this 10 process is kind of draining, because what happened last 11 night was, to me, I thought it could have been done in 12 a more transparent fashion and definitely not on the 13 consent agenda. And you know, my reading and my 14 understanding is that is something that we should at 15 least had a conversation or an opinion on. 16 That way, when it's presented to City Council 17 members, here's what's going to happen, it can't be on 18 the consent. Well, I guess it could be on consent, but 19 it shouldn't be on consent because the Planning and 20 Zoning Board has provided its opinion or offered a 21 recommendation as to how this property should be used. 22 So I welcome any feedback by members. 23 MR. GUSTAFSON: Concur. 24 VICE CHAIR McCOY: Okay. Well, hearing 25 nothing else, any other members? If not, Mr. Gagnon,</p>	<p style="text-align: right;">Page 47</p> <p>1 until after, you know, Mr. Gustafson and Mr. Brown are 2 regular members, because I certainly think they should 3 have a shot if they so wanted to be nominated. Is that 4 something that's -- 5 MR. GAGNON: I think ultimately it's a Board 6 decision, I mean how you want to move forward with it. 7 Historically we've had that one year span for those 8 positions. I can't recall off the top of my head if 9 that's actually required in the code section or if it 10 pleases the Board to have a new Chairperson at each 11 meeting. If that was an option, then that could also 12 be visited. So as far as how it's handled, I think 13 it's really the Board's discretion. But historically, 14 it's been for a one year period. So I guess it's open. 15 But what I can say as far as the ultimate 16 positions, I did provide a memo to City Council 17 identifying the fact that we do have Board vacancies, 18 and I do believe that within that memo I offered or 19 suggested the fact that because both Mr. Gustafson and 20 Mr. Brown had been so active as alternates and in many 21 meetings are functioning as permanent Board members, 22 that it would be appropriate, if the Council chooses, 23 to put them in permanent positions. So that would be 24 my personal recommendation. 25 VICE CHAIR McCOY: Thank you.</p>
<p style="text-align: right;">Page 46</p> <p>1 if you choose to respond. If not, we'll move to item 2 C. 3 MR. GAGNON: Yes, item C is fine. 4 VICE CHAIR McCOY: Item C, project updates. 5 MR. GAGNON: So I think I need to provide the 6 Board with just an overall, just a project list. I 7 think it's been a few months since that's happened, so 8 I'll try to have that prepared for our coming meeting. 9 And I also want to make mention of the fact 10 that nominations for Board Chairperson and Vice Chair, 11 I believe that happens in the second meeting in April, 12 but I'll double-check. So in the month of April we'll 13 have that discussion as well. 14 VICE CHAIR McCOY: Well, can I offer this? I 15 know that there was some discussion about our alternate 16 members. How soon can they be moved into the permanent 17 positions, because, you know, we spent -- I think I've 18 been on this Board since 2012. I've been Chair maybe 19 three, possibly four times. And I certainly want to 20 allow other members that, you know, take their time, 21 and you know, if they want to be a part of this 22 process, because I don't want them to be restricted 23 because they're alternate members. 24 So is it possible, or does the Board think we 25 should defer the nomination of Chair and Vice Chair</p>	<p style="text-align: right;">Page 48</p> <p>1 Mr. Kunuty, did you have anything? 2 MR. KUNUTY: No, I agree with you. I think 3 that should be a priority, that they move up. But 4 didn't we -- I think a while back we did say, the Board 5 did say that the Chair could be the one year term, but 6 the Board has the option of turning it into an 7 additional year if they choose someplace back there. 8 But more importantly, we also had the discussion that 9 an alternate can be Chair, didn't we, at one time? I 10 remember having a discussion. I don't remember the 11 outcome. 12 MR. GAGNON: I do remember a similar 13 discussion. I don't recall the outcome. I think 14 that -- 15 MR. KUNUTY: So your memory is like mine. 16 MR. GAGNON: It was years ago I think it came 17 up, that's why. So it just wasn't recently. I think 18 that the overall consensus was because the alternate 19 members, even though they could participate in the 20 discussion, they weren't considered functioning members 21 during the meeting, and I think that was the ultimate 22 indicator whether or not they would be able to function 23 as a Chairperson for the meeting, that's if I can 24 recall correctly. 25 MR. KUNUTY: But is there anything the Board</p>

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1 can do to help you get that particular task  
2 accomplished other than contacting Council members?

3 MR. GAGNON: As far as the agenda item for  
4 Council for --

5 MR. KUNUTY: Moving up.

6 MR. GAGNON: -- filling the seats and then  
7 alternates?

8 MR. KUNUTY: Yes.

9 MR. GAGNON: It could be beneficial where I  
10 could provide as backup to the agenda item if the Board  
11 wanted to provide a letter of support, so to speak, as  
12 far as moving the members from alternate to permanent  
13 positions. That could be provided as backup to  
14 Council. But ultimately, the composition of the  
15 Planning and Zoning Board and members of the Planning  
16 and Zoning Board, it falls on City Council, so it's  
17 their decision on how they fill the seats.

18 MR. KUNUTY: Okay, thank you. No other  
19 comment.

20 VICE CHAIR McCOY: Anything else? For the  
21 good of the order, if there isn't anything, I guess  
22 we'll --

23 MR. GUSTAFSON: As an alternate member, I'd  
24 like to make a motion to adjourn.

25 VICE CHAIR McCOY: Thank you.

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1 (Whereupon, at 7:48 p.m., the proceedings  
2 were concluded.)  
3  
4

5 C E R T I F I C A T E  
6  
7

8 THE STATE OF FLORIDA )  
9 )  
10 COUNTY OF PALM BEACH )  
11

12 I, Susan S. Kruger, do hereby certify that  
13 I was authorized to and did report the foregoing  
14 proceedings at the time and place herein stated, and  
15 that the foregoing pages comprise a true and correct  
16 transcription of my stenotype notes taken during the  
17 proceedings.

18 IN WITNESS WHEREOF, I have hereunto set my  
19 hand this 27th day of March, 2018.  
20  
21  
22  
23  
24

\_\_\_\_\_  
Susan S. Kruger  
25

13 (Pages 49 to 50)



**CITY OF RIVIERA BEACH STAFF REPORT  
CASE NUMBERS SP-17-06, ABEL UNLIMITED WAREHOUSE EXPANSION  
PLANNING AND ZONING BOARD – APRIL 12, 2018**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, APPROVING SITE PLAN APPLICATION SP-17-06 TO ADD APPROXIMATELY 4,330 SQUARE FEET IN BUILDING AREA TO AN EXISTING WHOLESALE AND WAREHOUSE BUILDING, CURRENTLY 13,204 SQUARE FEET IN BUILDING AREA, FOR A TOTAL OF 17,534 SQUARE FEET IN BUILDING AREA, ON A 1.3 ACRE PARCEL OF LAND, LOCATED AT 2020 SEABIRD WAY, IDENTIFIED BY PARCEL CONTROL NUMBER 56-43-42-30-16-000-0110, HAVING AN INDUSTRIAL FUTURE LAND USE DESIGNATION AND AN INDUSTRIAL PLANNED UNIT DEVELOPMENT ZONING DESIGNATION; AND PROVIDING FOR AN EFFECTIVE DATE.**

---

**A. Applicants:** Schmidt Nichols

**B. Request:** The applicant is requesting Site Plan approval for the Abel Unlimited Warehouse to expand the existing 13,204 SF. building structure by increasing its square footage by 4,330 SF. for a total of 17,534 SF.

**C. Location:** The subject property is located at 2020 Seabird Way within the City of Riviera Beach Municipal Boundary, as depicted on Exhibit A (Location Map).

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

Parcel Control Numbers: 56-43-42-30-16-000-0110

Parcel Size: 1.30-Acres

Existing Use: Accessory Office; Wholesale; Warehouse

Zoning: I-PUD (Industrial Planned Unit Development)

Future Land Use: IND (Industrial)

**E. Adjacent Property Description and Uses:**

North: Industrial Planned Unit Development (I-PUD) Zoning District: Warehouse Distribution.

South: Industrial Planned Unit Development (I-PUD) Zoning District: Warehouse Distribution.

East: Industrial Planned Unit Development (I-PUD) Zoning District: Warehouse Distribution.

West: Industrial Planned Unit Development (I-PUD) Zoning District: Light Manufacturing.



## **F. Background:**

The Applicant originally submitted the site plan application on November 13, 2017. Staff conducted their initial review and provided comments. Two subsequent resubmittals took place thereafter prior to the application being placed on the Public Hearing agenda. The Applicant is requesting site plan approval to allow a 4,330 Square Feet (SF) addition to the existing wholesale / warehouse building structure located at 2020 Seabird Way identified by Parcel Control Number 56-43-42-30-16-000-0110. According to the Applicant's Justification statement, the addition will encompass the existing wholesale and warehouse use. The proposed addition will expand the northern portion of the existing building; Thus, increasing the building footprint area by 4,330 SF for a total of 17,534 SF. The site plan does not impose any adverse impact to the surrounding properties uses located within the PUD, as there is no new uses proposed. Expansion of the existing wholesale / Warehouse use is similar to other surrounding industrial uses within the vicinity.

The site plan application for the subject property has been scheduled to be heard by the Planning and Zoning Board on Thursday, April 12, 2018 at 06:30 P.M.

## **G. Staff Analysis:**

**Proposed Use:** Wholesale, warehouse (existing use).

**Zoning Regulations:** The Industrial Planned Unit Development (I-PUD) Zoning District highlights the requirements for developments / redevelopment within the I-PUD Zoning District. The Applicant has addressed all applicable elements as pointed out by Staff. The proposed building expansion is contained within the site, away from any required setbacks and does not affect existing surrounding buffers. The proposed building expansion is consistent with the development pattern of the area, especially the I-PUD.

**Comprehensive Plan:** The proposal is consistent with the City's Comprehensive Plan, including the industrial Land Use category and Floor Area Ratio (FAR). The site plan does not impose any adverse impact to the surrounding properties uses located within the PUD, as there is no new uses proposed. Expansion of the existing wholesale / Warehouse use is similar to other surrounding industrial uses within the vicinity. Thus. Maintaining the industrial characteristic of the PUD.

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

**Landscaping:** New landscaping will be installed according to City landscape code requirements.

**Parking/Traffic:** The applicant will continue to operate the facility, as it exists to date with the exception of the new configuration of interior vehicular circulation to accommodate the building expansion. Parking calculations have been reviewed as part of the Site Plan application in accordance to any additional spaces required due to the building expansion. Ingress and egress will remain on both the northwestern and southeastern portion of the property fronting on Seabird Way.

**H. Recommendation:** Staff recommends consideration of the application for the Abel Unlimited Warehouse expansion; to add approximately 4,330 square feet in building area to an existing wholesale and warehouse building, currently 13,204 square feet in building area, for a total of 17,534 square feet in building area, on a 1.3 acre parcel of land, located at 2020 seabird way, identified by parcel control number 56-43-42-30-16-000-0110.

Exhibit A. Location Map.

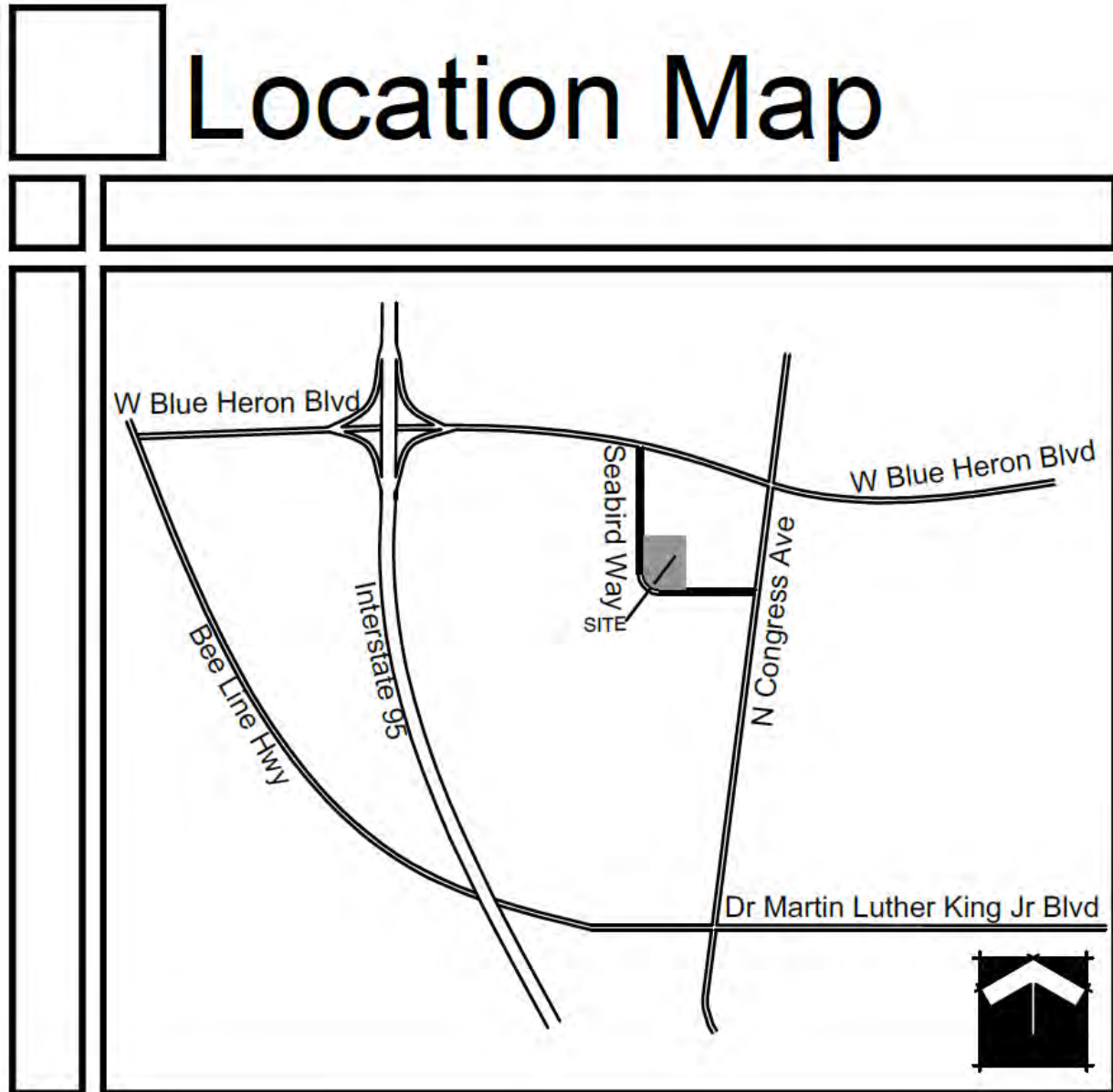


Exhibit B. Legal Description

LOT 11, OF CONGRESS PARK, ACCORDING THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 52, PAGE 197, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA



**Justification Statement – Formal Site Plan Approval Request**  
**Abel Unlimited Warehouse Expansion**  
**City of Riviera Beach**  
**Original Submittal: November 13, 2017**  
**Resubmittal: March 3, 2018**  
**Resubmittal: March 29, 2018**

**Description of Request**

Schmidt Nichols (“Agent”), on behalf of the Applicant and Contract Purchaser, Masm Realty LLC, respectfully requests approval of the Site Plan for the Abel Unlimited Warehouse Expansion project. The subject property (PCN 56-43-42-30-16-000-0110), which is located west of Congress Avenue and south of Blue Heron Blvd, is a 1.30-acre (56,628 s.f.) site located within the City of Riviera Beach (RB). The subject property is located on Lot 11 of the Plat of Congress Park as recorded in plat book 52, page 197 of the public records of Palm Beach County. Congress Park consists of approximately 40 acres of mixed light industrial and commercial buildings and a portion of Congress Avenue.

The subject property supports a Future Land Use (FLU) designation of Industrial (IND) and is located within the Industrial Planned Unit Development (I-PUD) Zoning District. Below is a chart of the surrounding property information:

	<b>Future Land Use</b>	<b>Zoning</b>	<b>Use</b>
<b>Subject Property</b>	IND	I-PUD	Warehouse/Dist
<b>North</b>	IND	I-PUD	Warehouse/Dist
<b>South</b>	IND	I-PUD	Warehouse/Dist
<b>East</b>	IND	I-PUD	Warehouse/Dist
<b>West</b>	IND	I-PUD	Light Manufacturing

This application is a request for Formal Site Plan Approval to allow a 4,330 s.f. addition to the existing accessory office/warehouse building that will encompass the following uses:

- Existing Wholesale/Warehouse: 7,701 s.f.
  - Existing Accessory Office (Includes 2<sup>nd</sup> Story): 5,503 s.f.
  - Proposed Wholesale/Warehouse Expansion: 4,330 s.f.
- Total Building: 17,534 s.f.

Per Section (Sec.) 31-496, Property Development Standards for the industrial (I-PUD), of the City of RB Code of Ordinances a property must comply with a 45 percent lot coverage.

Based on the maximum lot coverage (45%), the maximum square feet which could be developed on the property is:

$$1.30 \text{ acres} \times 43,560 \text{ square feet} \times 0.45 = 25,483 \text{ square feet}$$

Based on the proposed lot coverage (30%), the proposed square footage of the building will be:

$$1.30 \text{ acres} \times 43,560 \text{ square feet} \times 0.30 = 16,988 \text{ square feet}$$

Per Objective 1.8, Future Land Use Categories, of the City of RB Comprehensive Plan the maximum floor area ratio (FAR) requirement is 1.15%

Based on the maximum floor area ratio (1.15%), the maximum square footage which could be developed on the property is:

$$1.30 \text{ acres} \times 43,560 \text{ square feet} \times 1.15\% = 65,122 \text{ square feet}$$

Based on the proposed floor area ratio (30%), the proposed square footage of the building will be:

$$1.30 \text{ acres} \times 43,560 \text{ square feet} \times 0.30 = 16,988 \text{ square feet}$$

### **Foundation Planting:**

Pursuant to Sec. 31-610.C.2 from the City of Riviera Beach Code of Ordinances, "The owner shall provide a landscaped area not less than five feet wide, consisting primarily of shrubs and ground cover, along the sides of the building which abut a parking area. The owner may cluster this landscaping to allow for creativity and flexibility in design, with the approval of the community development director." The applicant is proposing to increase the required foundation planting from 5' to 8' to the south of the existing 2-story building and from 5' to 10' to the west of the existing 2-story building to accommodate no foundation planting to the north and east of the existing 2-story building (see enclosed site plan). Fire requires a minimum of 20' for emergency apparatus access of unobstructed width and adding 5' of foundation planting to the east of the existing 2-story building will encroach upon the required 20' minimum for

emergency apparatus access. The 20' drive aisle also allows the delivery trucks to circulate around the building to access the loading area and loading bays. A letter requesting approval has been provided to the community development director for the applicant to cluster the foundation planting along the south and west of the existing 2-story building, which abuts a parking area.

### **Parking:**

#### Required Parking:

Accessory Office – 1 space / 300 S.F. @ 5,503 S.F.= 18 spaces

Wholesale/Warehouse – 1 space / 1,000 S.F. @ 12,031 S.F. = 12 spaces

**Total: 30 spaces**

#### Parking Provided:

Accessory Office – 1 space / 300 S.F. @ 5,503 S.F.= 18 spaces

Wholesale/Warehouse – 1 space / 1,000 S.F. @ 12,031 S.F. = 12 spaces

**Total: 30 Spaces**

Handicap Spaces Required: 2 Spaces

Handicap Spaces Proposed: 2 Spaces

Per Section (Sec.) 31-482, General Classification, of the City of RB Code of Ordinances a property within the I-PUD Zoning District that is greater than one acre is subject to site plan review and must take the following standards into consideration:

1. Demonstrate that proposed use is appropriate to site:

**Response:** The proposed site plan and associated buildings are compatible with the adjacent uses and surrounding neighborhood. Pursuant to Sec. 31-362, the existing wholesale/warehouse and existing accessory office are permitted by right. Properties to the north, south, east and west support similar industrial type uses and are located in the I-PUD.

2. Demonstrate how drainage and paving requirement will be met:

**Response:** In accordance with the South Florida Water Management Permit the site can accommodate up to 79% impervious area with the existing water management system. The impervious area of the site will still be less than the 79% limit even with the building expansion. No additional water quality or quantity treatment is required for the new addition. Storm water runoff from the building's expansion will be discharged through the existing drainage system and will be treated and stored within the existing Congress Park drainage system. Legal positive outfall from the site is to the C-17 canal located immediately west of Congress Park. Best

**Management Practices will be employed during construction to prevent sediment being discharged from the site.**

3. Demonstrate any landscaping techniques to visually screen use from adjacent uses:

**Response: Please see enclosed Landscape Plan (Sheet LP-1 of 2) prepared by Schmidt Nichols.**

4. Demonstrate what is proposed to reduce the impact of any potential hazards, problems, public nuisances generated by use:

**Response: Properties to the north, south, east and west support similar industrial type uses. The proposed warehouse expansion is not expected to generate any potential hazards, problems or public nuisances to this property. Again, this is an existing use and structure which is seeking to expand their business within the City and we do not anticipate any potential impacts to the surrounding properties.**

5. Demonstrate how utilities and other service requirements of the use can be met:

**Response: Please see enclosed Conceptual Paving, Drainage, Water & Wastewater Plan (Sheet 1 of 1) prepared by Jonathan T. Ricketts, Inc. Please also refer to the Traffic Impact Statement prepared by Jonathan T. Ricketts, Inc.**

6. Demonstrate how the impact of traffic generated will be handled:

**Response: The Traffic Impact Statement prepared by Jonathan T. Ricketts, Inc. indicates the proposed use generates 20 net daily trips. The additional trips generated are less than 500 additional net trips therefore a traffic study is not required nor a review by Palm Beach County per City Code Section 31-713.**

On behalf of the Applicant, please accept this request for Site Plan approval for Abel Unlimited Warehouse Expansion.



**For Staff Use Only**

<b>City of Riviera Beach</b>  Community Development Department 600 W. Blue Heron Boulevard Riviera Beach, Florida 33404  Phone: (561) 845-4060 Fax : (561) 845-4038	Date:	Case Number:
	Project Title:	
	Fee Paid:	Notices Mailed:
	1 <sup>st</sup> Hearing:	2 <sup>nd</sup> Hearing:
	Publication Dates (if required)	

**UNIFORM LAND USE APPLICATION**

*(Please attach separate sheet of paper for required additional information)*

**Complete appropriate sections of Application and sign.**

<b>APPLICANT</b>	Name of Property Owner(s):	Marvin Maltz		
	Mailing Address:	2020 Seabird Way, Riviera Beach, FL 33404		
	Property Address:	2020 Seabird Way, Riviera Beach, FL 33404		
	Name of Applicant (if other than owner):	N/A		
	Home: (    )	Work: (    )	Fax: (    )	
	E-mail Address:	contact agent		

**PLEASE ATTACH LEGAL DESCRIPTION**

<b>PROPERTY</b>	Future Land Use Map Designation:	IND	Current Zoning Classification:	I-PUD
	Square footage of site:	56,628	Property Control Number (PCN):	56-43-42-30-16-000-0110
	Type and gross area of any existing non residential uses on site:	Existing Accessory Office/Warehouse - 17,534 s.f.		
	Gross area of any proposed structure:	4,330 s.f.		
	Is there a current or recent use of the property that is/was in violation of City Ordinance?	[    ] Yes    [ ✓ ] No		
	If yes, please describe:	N/A		
	Have there been any land use applications concerning all or part of this property in the last 18 months?	[    ] Yes    [ ✓ ] No		
	If yes, indicate date, nature and applicant's name:			
	Briefly describe use of adjoining property: North:	Warehouse/Dist		
		South:	Warehouse/Dist	
	East:	Warehouse/Dist		
	West:	Light Manufacturing		

<b>REZONE</b>	Requested Zoning Classification:	
	Is the requested zoning classification contiguous with existing?	
	Is a Special Exception necessary for your intended use?	[    ] Yes    [    ] No
	Is a Variance necessary for your intended use?	[    ] Yes    [    ] No




<b>FUTURE LAND USE</b>	Existing Use:	Proposed Use:
	Land Use Designation:	Requested Land Use:
	Adjacent Land Uses: North:	South:
	East:	West:
	Size of Property Requesting Land Use Change:	

<b>SPECIAL EXCEPTION</b>	Describe the intended use requiring a Special Exception:
	Provide specific LDR ordinance section number and page number:
	How does intended use meet the standards in the Land Development Code?
	Demonstrate that proposed location and site is appropriate for requested use:
	Demonstrate how site and proposed building(s) have been designed so they are compatible with adjacent uses and neighborhoods:
	Demonstrate any landscaping techniques to visually screen use from adjacent uses:
	Demonstrate what is proposed to reduce the impact of any potential hazards, problems, public nuisances generated by use:
	Demonstrate how utilities and other service requirements of the use can be met:
	Demonstrate how the impact of traffic generated will be handled:
	On-site:
Off-Site:	
Other:	

<b>VARIANCE</b>	Describe the Variance sought:
	Demonstrate that the Variance is needed to overcome a hardship caused by the unique physical conditions of the site:
	Specify the minimum Variance requirements including: height, lot area, size of structure, size of yard, setback, buffer or open space:
	Other:

<b>SITE PLAN</b>	Describe proposed development: <b>Expansion of the existing building with a 4,330 s.f. warehouse.</b>
	Demonstrate that proposed use is appropriate to site: <b>See Justification Statement.</b>
	Demonstrate how drainage and paving requirement will be met: <b>See Justification Statement and paving and drainage plans for details.</b>
	Demonstrate any landscaping techniques to visually screen use from adjacent uses: <b>See Justification Statement and Landscape Plans for details.</b>
	Demonstrate what is proposed to reduce the impact of any potential hazards, problems, public nuisances generated by use: <b>See Justification Statement.</b>
	Demonstrate how utilities and other service requirements of the use can be met: <b>See Justification Statement and Civil Plans for details.</b>
	Demonstrate how the impact of traffic generated will be handled:  On-site:  Off-site:

<b>OTHER</b>	<b><u>COMMUNICATION TOWER CO-LOCATION REQUIREMENTS:</u></b>
	<ul style="list-style-type: none"> <li>• Three sets of signed and sealed Construction documents, elevations and all equipment shelters, cabinets, Coax, telephone and power conduits identified. These plans will then be used to obtain the Building Permit.</li> <li>• Antenna manufacture cut sheets including antenna size and shape.</li> <li>• Zoning map of area with site clearly marked.</li> <li>• Photos of existing building or tower and surrounding uses.</li> <li>• Letter of non-interference and FCC compliance from applicant's Radio Frequency Professional.</li> <li>• Map of surrounding carrier existing locations in all directions with type i.e. Guyed, Self-Support, Monopole, Rooftop.</li> <li>• Letter of structural capacity and building code compliance.</li> <li>• Notes on plan or letter demonstrating floor area coverage not in excess of restrictions</li> <li>• Provide Photo Enhancements of proposal.</li> <li>• Statement that proposal is in compliance with Environmental Regulations prior to permit issue.</li> </ul>

<b>Confirmation of Information Accuracy</b>	
<p>I hereby certify that the information on this application is correct. The information included in this application is for use by the City of Riviera Beach in processing my request. False or misleading information may be punishable by a fine of up to five hundred dollars (\$500.00) and imprisonment of up to thirty (30) days and may result in the summary denial of this application.</p>	
 _____ Signature	<b>03/01/18</b> _____ Date

**AGENT AUTHORIZATION FORM**

Owner(s) of Record: MASM Realty LLC

2020 Seabird Way

Riviera Beach, FL 33404

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority personally appeared Marvin Maltz

who, being first duly sworn upon oath and personal knowledge say(s) that they are the owner(s) of record of the following described real property:

See attached Legal Description

the street address of which is: 2020 Seabird Way, Riviera Beach, FL 33404

and that we hereby appoint:

Name: Jordan Sperling & Damian Brink, Schmidt Nichols

Address: 1551 N Flagler Drive, Suite 102

West Palm Beach, FL 33401

Telephone: (561) 684-6141

as our authorized agent, to file applications and papers with the City of Riviera Beach, and to represent me (us) at any Hearing regarding my (our) interest.



Marian R. Gandy  
Commission #FF094306  
Expires: FEB. 20, 2018  
WWW.AARONNOTARY.COM

[Signature] (Seal)  
\_\_\_\_ (Seal)  
\_\_\_\_ (Seal)

Sworn to and subscribed before me this 25<sup>th</sup> day of October, 2017.

[Signature]  
Notary Public



## **SITE PLAN APPROVAL PROCEDURE**

### *Application Information Sheet*

#### **STEP 1. PRELIMINARY REVIEW OF SUBMISSION**

SIX (6) SETS OF A STAPLED AND FOLDED PACKAGE CONTAINING DRAWINGS TO SCALE AND DIMENSIONED

##### **1. SITE PLAN**

- a. Special site plan drawing with information block showing zoning, parking calculations, site area, building coverage, pervious/impervious areas, location map.
- b. Dimensions should include – lot, landscape strips, setbacks, roads, internal circulation areas, building(s), typical parking spaces, dumpster pads/enclosures, sign locations. It should be noted that sign approval requires separate building permit submission.
- c. Provide a digital copy of the site plan drawing with State Plan Coordinates in AutoCAD 2000 (.DWG) or Shapefile (.shp) format.

##### **2. LANDSCAPE PLAN and ENVIRONMENTAL ASSESSMENT**

- a. Show compliance with the City of Riviera Beach Land Development Code
- b. Drawings and/or narrative sufficient to describe the relevant flora and fauna which may be on the site. Tree survey may be required.

##### **3. ARTERIAL ROAD DESIGN AND STANDARD**

- a. Design standards for all non-residential properties fronting the following roads are required:
  - Dr. Martin Luther King, Jr. Boulevard
  - Old Dixie Highway
  - Blue Heron Boulevard
  - 13<sup>th</sup> Street
  - Military Trail
  - Congress Avenue
- b. Drawings indicating the appearance standards are required and addressed under Ordinance 2833.
- c. Only one monument sign is permitted per site with maximum square footage of 42 square feet.

##### **4. UTILITY and DRAINAGE PLAN**

- a. Conceptual plan, indicating location of lines and tie-ins, proposed hydrants, if applicable
- b. Conceptual plan to include existing and proposed major elevations.
- c. Show easement, existing and proposed.
- d. Show conceptually how retention area will provide treatment for one-hour storm.

##### **5. TRAFFIC ASSESSMENT**

- a. If traffic trip generation is under 500 T.P.D. then a properly formulated traffic statement is adequate. Traffic generation above this level will require a traffic engineer prepared traffic study. Provide total ADT (Average Daily Trips) for project [from Traffic Statement, Traffic Study or Table 1 in Sec. 23.AA – 28.3 of Code].

- b. Palm Beach County Traffic Assessment Requirements: Applicant must submit a Traffic Impact Study for Palm Beach County to receive concurrency approval in accordance with Sec. 23-131 of the Palm Beach County Traffic Performance Code.

#### **6. BUILDING ELEVATIONS**

- a. Front, rear, and both sides.
- b. Show finishes (color, materials).
- c. Elevators are required to be in color showing building finishes, lighting, canopies, etc. Plans shall have a minimum sheet size of 8 ½ "x 14". Plans larger than 8 ½ "x 14" shall be folded individually. Reduced copies of the site plan on 11" x 17" sheets are required for the City Council. (Note: Plans for submittal to the Planning and Zoning Board and City Council shall be provided after all comments and requirements by staff have been satisfied.

#### **7. FLOOR PLAN**

- a. Conceptual (construction details are not necessary).

#### **8. NARRATIVE OR COVER LETTER**

- a. Describe project purpose and details of intended use, including phasing and relationship to surrounding area.
- b. Include estimate of employment and student population generated by project, if applicable.

#### **9. CONCURRENCE COMPLIANCE**

- a. Traffic Generation: Total ADT (Average Daily Trips) for project [from Traffic Statement, Traffic Study or Table I in Sec. 31-715 of Code]
- b. Sanitary Sewer: Total gallons per day produced by project - [from calculations or Table III in Section 31-717 of Code]
- c. Potable Water: Total gallons per day required by project [from calculation or based on Table II in Section 31-716 of Code]
- d. Drainage: Does project detain on-site the first inch of run-off or run-off from a one-hour storm (3 year)? Note: All developments of one acre or more are required to obtain an NPDES permit prior to obtaining a City Building permit, and provide PPP and BMP plans.
- e. Solid Waste: Total pounds of waste generated per day by project [from calculations or based on Table IV in Section 31-718 of Code]
- f. Recreation: If a residential project, list proposed public recreational or park elements of project (in acres)
- g. School Concurrency: The School Concurrency Application and Service Provider Form must be completed and submitted with this application. Please refer to the attached School Concurrency Application and Service Provider Form for related fees.

### **STEP 2: DEPARTMENTAL REVIEW, COMMENTS TO APPLICANT AND REVISIONS TO PROJECT**

After departmental review (approximately four weeks), the applicant will receive a letter from Community Development outlining department concerns and comments. The departmental review process repeats until staff is satisfied with revisions. Applicant will then provide six (6) full size packages of accordion folded, revised plans. These

must be provided to Staff a minimum of fourteen (14) days prior to the next Planning and Zoning Board Meeting in order to be included on the Agenda. The Board meets the second Thursday of each month. Staff comments to the Board are available for pickup the Monday prior to the Thursday Planning and Zoning Board meeting.

**STEP 3: PLANNING AND ZONING BOARD MEETING**

Applicant, or agent, **must** be in attendance to present their project and to address concerns of the Planning and Zoning Board. The City will provide a laptop, projector and video screen to be used in the presentation. Applicants intending to use these devices must inform Staff at least three business days in advance of the Planning and Zoning Board meeting. The Board may recommend the City Council approve, approve with conditions, deny, or table the project.

**STEP 4: SUBMITTAL FOR COUNCIL MEETING**

Any revisions required as a result of the Planning and Zoning Board's conditions, shall be incorporated (by applicant) into the package for submission to the City Council. Six (6) **reduced size copies** on 11" x 17" sheets of the final site plan must then be provided for the City Council agenda along with the other package items a minimum of twenty-one (21) days prior to meeting. The City Council meets the first and third Wednesday of each month.

A complete package for submission to the City Council includes the following items:

1. Uniform Land Use Application
2. Project Narrative
3. Response(s) to Departmental Comments
4. Site Plan
5. Landscape Plan
6. Elevations

Applicants seeking to expedite the approval process should submit revised packages as soon after the Planning and Zoning Board meeting as possible in order to have the project placed on the City Council Agenda.

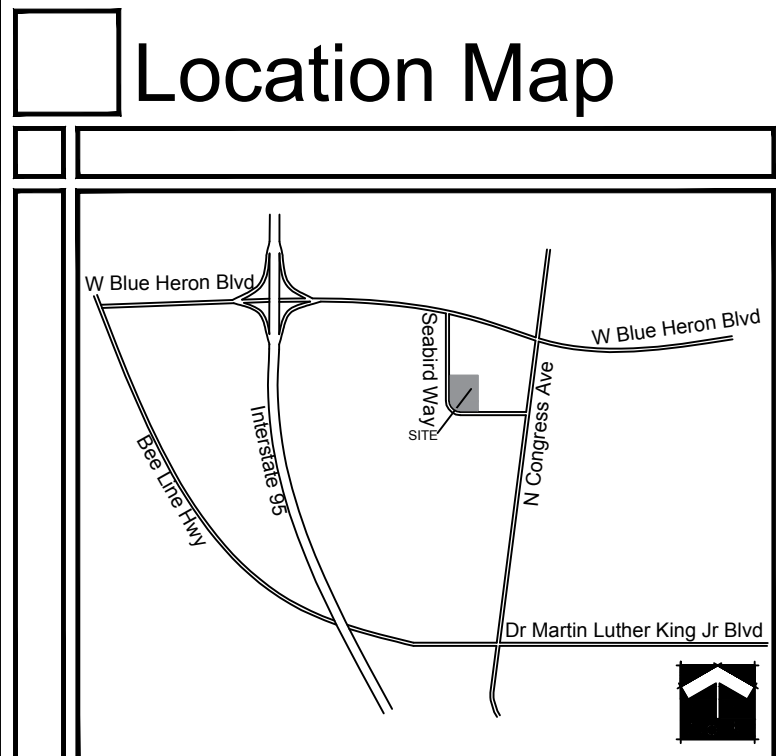
**STEP 5: COUNCIL MEETING**

The project then goes before the City Council for decision. Applicant must be in attendance. Applicant will be allowed to make a brief presentation about the project. The City will provide a laptop, projector and video screen to be used in the presentation. Applicants intending to use these devices must inform Staff at least three business days in advance of the City Council meeting. The City Council may approve, approve with conditions, deny, or table the project.

**STEP 6: UPON APPROVAL APPLICANT MAY APPLY FOR BUILDING PERMIT**

Applicant will be formally notified of decision and any conditions which may be attached. Two (2) folded sets of the approved site plan complying with conditions shall be submitted to the Community Development Department within fifteen (15) days of the Council hearing. Plans must be submitted and approved by the Planning Division before building permits can be issued.





Site Data

Name of Project	Abel Unlimited Warehouse Expansion
Application Number	SP-17-06
Future Land Use Designation	IND
Existing Zoning District	I-PUD
Section, Township, Range	30/42/43
Property Control Numbers	56-43-42-30-16-000-0110
Traffic Analysis Zone	134
Existing Use	Warehouse/Dist
Total Gross Floor Area	17,534 s.f.
Existing Wholesale/Warehouse	7,701 s.f.
Accessory Office (includes 2nd Story)	5,503 s.f.
Proposed Wholesale/Warehouse Expansion	4,330 s.f.
Concurrence Approval*	
Existing Wholesale/Warehouse	7,701 s.f.
Accessory Office (includes 2nd Story)	5,503 s.f.
Proposed Wholesale/Warehouse Expansion	4,330 s.f.
*Concurrence is approved for the above uses and amounts shown on this plan.	
Impervious Area	77%
Buildings	17,534
Pavement/Walks	26,214 S.F.
Pervious Area	23%
Open Space	12,877 S.F.
Total Number Of Bays	4
Total Site Area	1.30 ac. (56,628 s.f.)
Building Height	2
Number of Stories	2
Parking Required	30 Spaces
Accessory Office - 1 Space/300 S.F. @ 5,503 S.F.	18 Spaces
Warehouse - 1 Space/1,000 S.F. @ 12,031 S.F.	12 Spaces
Proposed Parking	30 Spaces
Handicap Spaces Required	2
Handicap Spaces Provided	2
Loading Required	3
Loading Provided	3

Development Regulations

I-PUD PROPERTY DEVELOPMENT REQUIREMENTS											
ZONING DISTRICT	MINIMUM LOT DIMENSIONS				MAX. FAR	MAX. BLDG COVER	MIN. Open Sp.	SETBACKS/SEPARATIONS			
	SIZE	WIDTH	FRONTAGE	DEPTH				FRONT	SIDE	SIDE	REAR
I-PUD	XX AC.	N/A	N/A	N/A	1.15	45%	N/A	5'	N/A	5'	N/A
I-PUD	1.30 AC.	213	213	275'	.30	30%	25%	79'	42'	70'	35'

Legal Description

LOT 11, OF CONGRESS PARK, ACCORDING THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 52, PAGE 197, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

Notes

o BASE INFORMATION FOR THIS PROJECT WAS OBTAINED FROM A SURVEY PREPARED BY WALLACE SURVEYING DATED 10/23/2017

o D/R DUMPSTER WITH ENCLOSURES

o LIGHTING LOCATIONS ARE CONCEPTUAL AND ARE SUBJECT TO FINAL PHOTOMETRICS.

Development Team

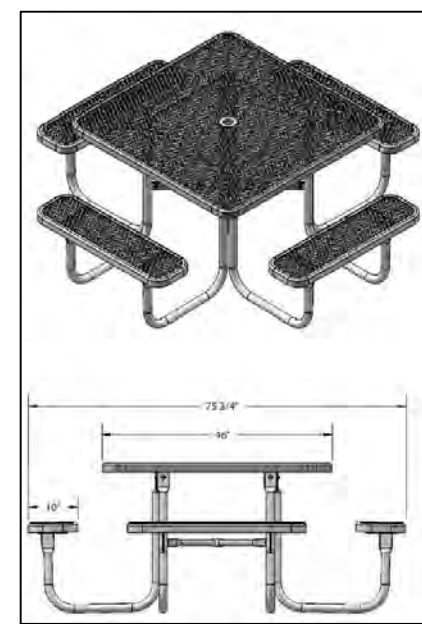
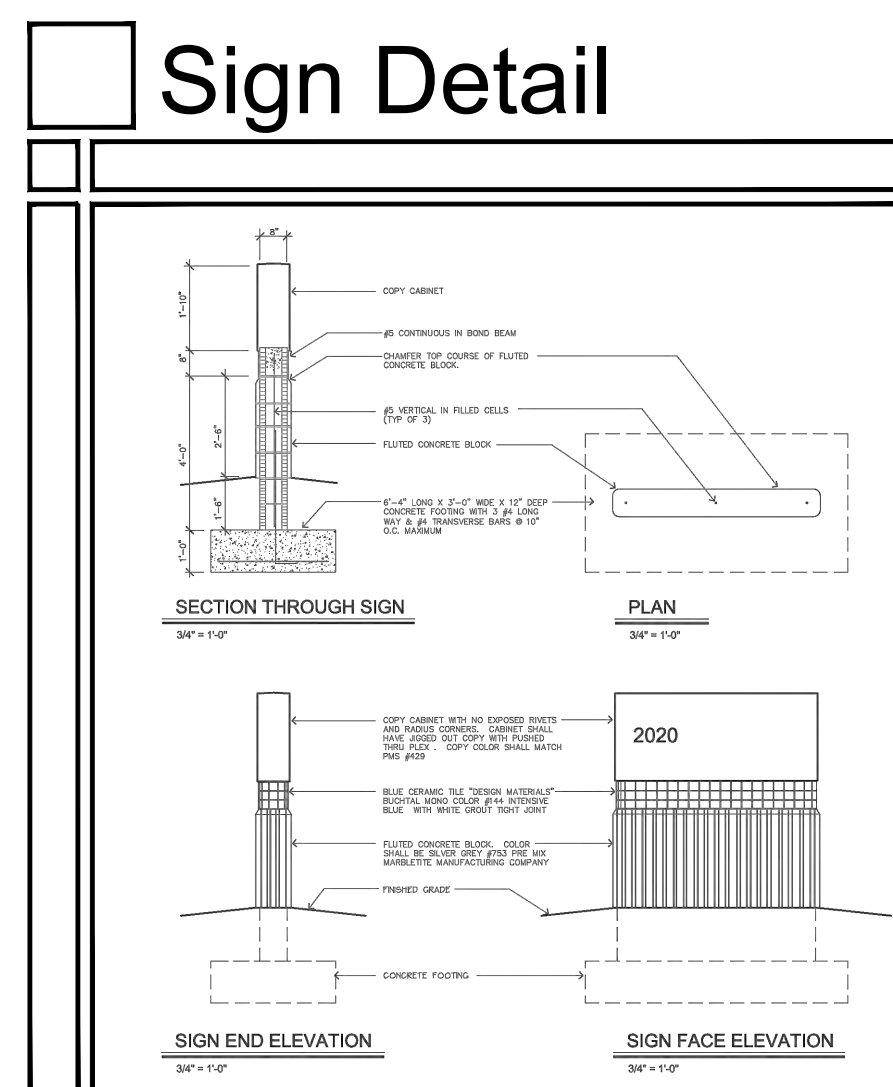
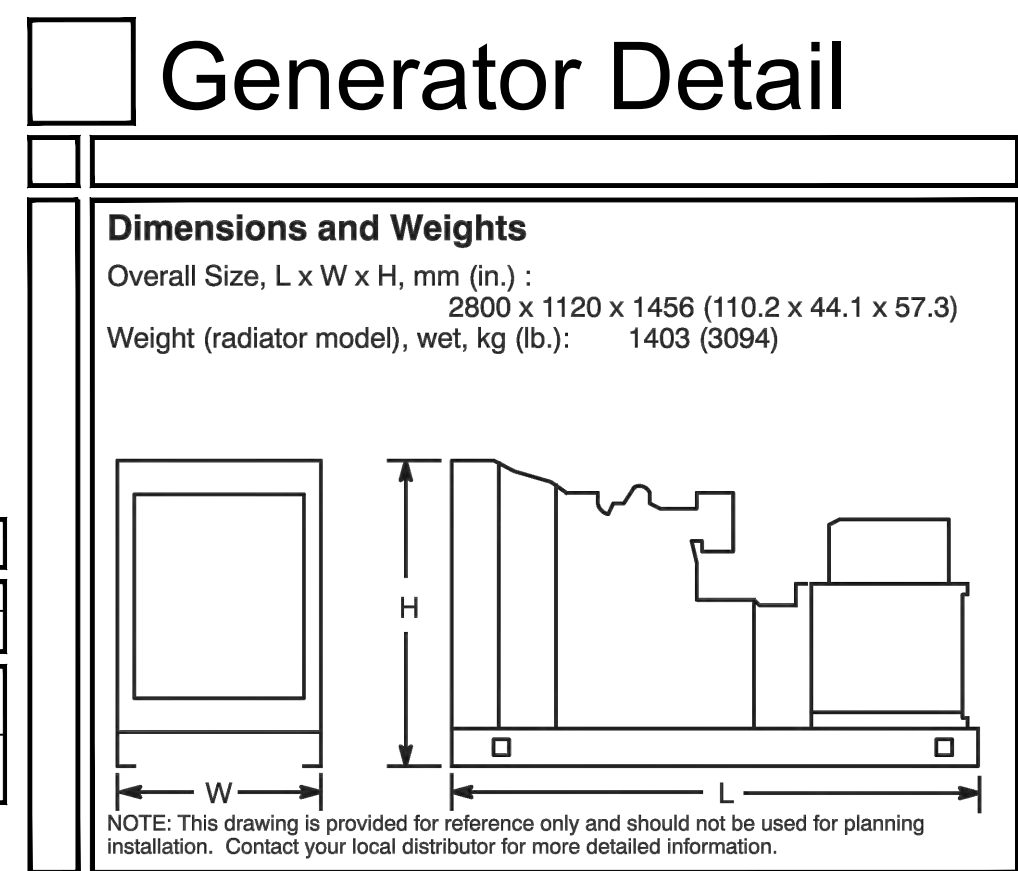
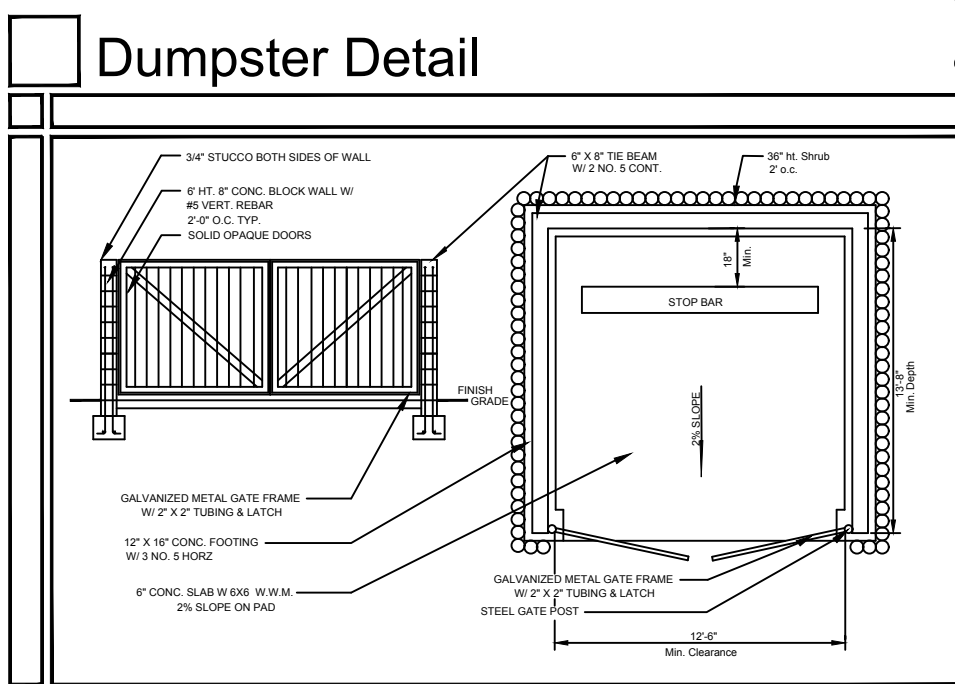
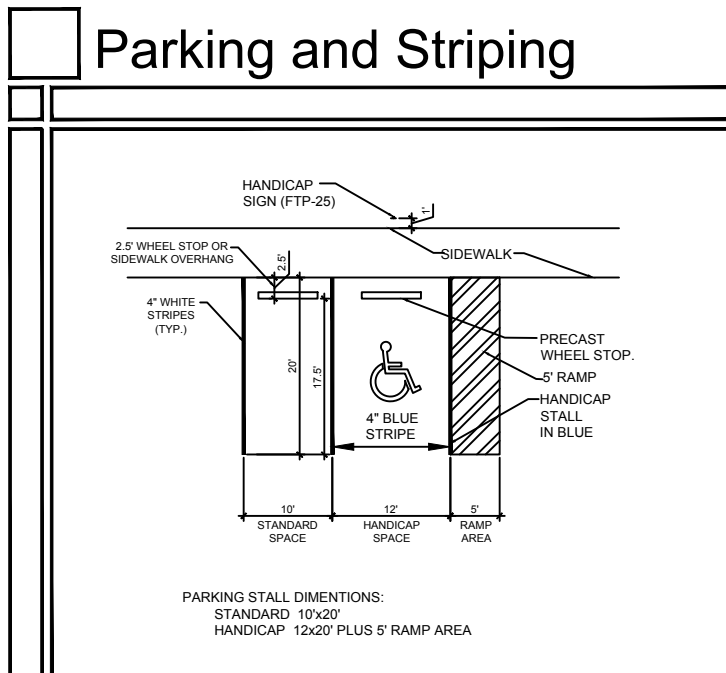
DEVELOPER: MASM REALTY, LLC  
2020 SEABIRD WAY  
RIVIERA BEACH, FL 33404  
(561) 884-6141

ARCHITECT: GUY HELLER  
601 HERITAGE DRIVE, SUITE 121  
JUPITER, FL 33458  
(561) 331-5036

CIVIL/TRAFFIC ENGINEER: JONATHAN T. RICKETTS, INC.  
3480 NORTHLAKE BOULEVARD, #200  
PALM BEACH GARDENS, FL 33403  
(561) 850-6700

PLANNER: SCHMIDT NICHOLS  
1551 N. FLAGLER DRIVE, SUITE 102  
WEST PALM BEACH, FLORIDA 33401  
(561) 884-6141

SURVEYOR: WALLACE SURVEYING  
5663 VILLAGE BOULEVARD  
WEST PALM BEACH, FLORIDA 33407  
(561) 840-4551

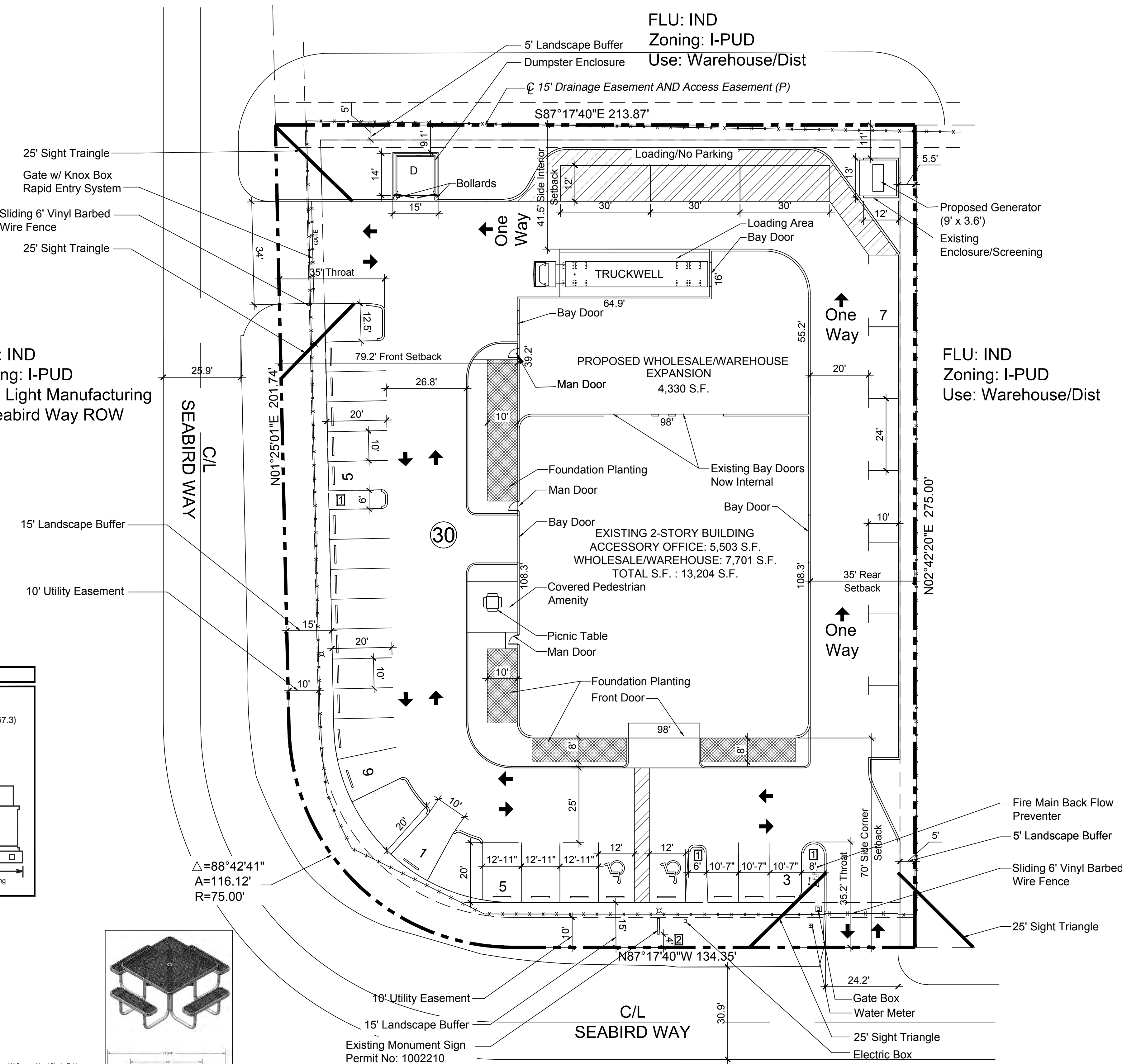


504: Standard Picnic Table Detail  
Scale: N.T.S.

NONCONFORMITY CHART

CODE SECTION	REQUIRED	PROVIDED	NONCONFORMITY
Sec. 31-610	The owner shall provide terminal landscaped islands at the end of each parking row. Terminal landscaped islands shall be not less than ten feet in width	Three terminal landscape islands (6' in width - 8' in width)	2' in width - 4' in width
Sec. 31-610	In industrial zoning districts, no sign shall be placed within five feet from the property line.	Existing Monument Sign is 4' from south property line	1' from south property line

FLU: IND  
Zoning: I-PUD  
Use: Light Manufacturing & Seabird Way ROW



FLU: IND  
Zoning: I-PUD  
Use: Warehouse/Dist & Seabird Way ROW

Amendment Stamp

Zoning Stamp



SCHMIDT NICHOLS

LANDSCAPE ARCHITECTURE AND URBAN PLANNING

1551 N. Flagler Dr, Ste 102  
West Palm Beach, FL 33401  
Phone: 561.684.6141  
Email: info@snlandplan.com  
Website: www.snlandplan.com  
License No: LC26000232

Abel Unlimited  
Warehouse Expansion  
2020 Seabird Way, Riviera Beach, FL 33404

Date: 11/10/17  
Scale: 1" = 20'-0"  
Design By: JES  
Drawn By: A H  
Checked By: JES  
File No. 862.01  
Job No. 17-103

REVISIONS / SUBMISSIONS

03/02/18 DRC Resubmittal

03/29/18 DRC Resubmittal

Site Plan

SP-1





SCHMIDT  
NICHOLS

LANDSCAPE ARCHITECTURE  
AND URBAN PLANNING

1551 N. Flagler Dr, Ste 102  
West Palm Beach, FL 33401  
Phone: 561.684.6141  
Email: info@snlandplan.com  
Website: www.snlandplan.com  
License No: LC26000232

# Abel Unlimited Warehouse Expansion Riviera Beach, Florida

Date: 11/10/17  
Scale: 1" = 20'-0"  
Design By: MLD  
Drawn By: AMP  
Checked By: JES  
File No. 862.01  
Job No. 17-103

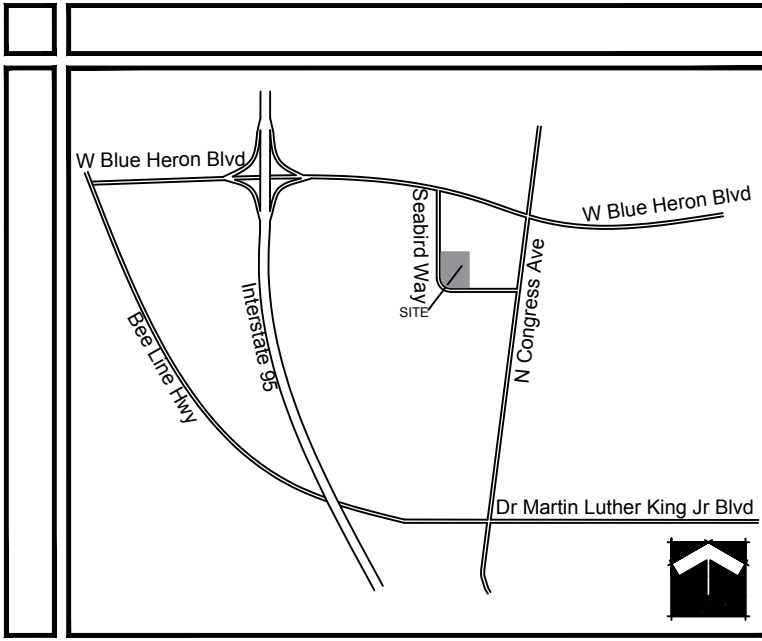
## REVISIONS / SUBMISSIONS

02/13/18 DRO Submittal  
03/01/18 DRC Submittal  
03/28/18 DRC Submittal

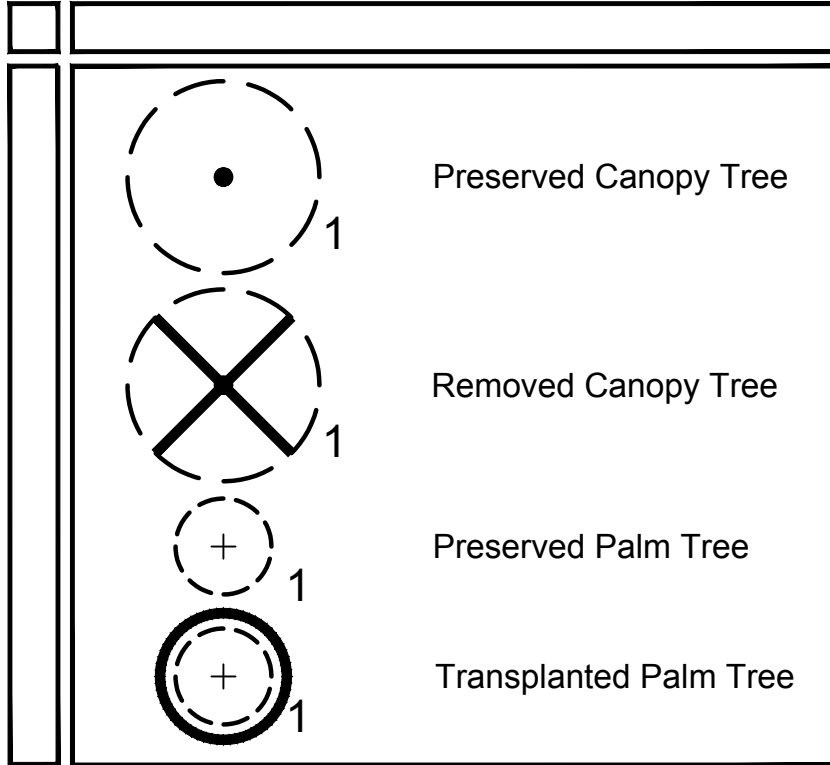
## Landscape Plan

LP-1 of 3

## Location Map



## Tree Key



## Landscape Requirements

Category	Requirement	No. Required	No. Provided
<b>Trees:</b>			
North Property Line	214'	20 I.F.	11
South Property Line	250'	20 I.F.	13
East Property Line	275'	20 I.F.	14
West Property Line	202'	20 I.F.	10
TOTAL BUFFER TREES		48	48
<b>Hedge:</b>			
North Property Line	214'	Hedge	Hedge
South Property Line	250'	Hedge	Hedge
East Property Line	275'	Hedge	Hedge
West Property Line	202'	Hedge	Hedge
TOTAL HEDGE			
<b>Groundcover:</b>			
South Property Line	250'	25%	631'
West Property Line	202'	25%	51'
TOTAL GROUNDCOVER		114'	466' of Groundcover (NO sod)

Category	Requirement	No. Required	No. Provided
Landscape Area (Site: 56,628 sf)	20% Site	11,326 sf	13,627 sf
Sod Area (13,627 sf Landscape Area)	45% Max.	5,451 sf Max	4,665 sf

Category	Requirement	No. Required	No. Provided
Interior Landscape Area (Total Required: 11,326 sf)	50% of Required	5,663 sf	5,799 sf
TOTAL INTERIOR LANDSCAPE AREA		5,663 sf	5,799 sf

Category	Requirement	No. Required	No. Provided
Terminal Island Trees (8 Islands)	1/Island	8	9
TOTAL INTERIOR TREES		8	9

Category	Requirement	No. Required	No. Provided
Overall Site Trees (Net Site: 56628 sf) (INCLUDES TREES COUNTED FOR BUFFER AND INTERIOR)	1/1500 sf	38	38

Category	Requirement	No. Required	No. Provided
Native Shade Trees (56 Total Required)	60%	34	34
Native Accent Trees (56 Total Required)	10%	6	6
Palm Trees (56 Total Required)	20% Max.	11	11
Shade Tree Species Mix (56 Total Required)	6 species	4	4

## Plant List

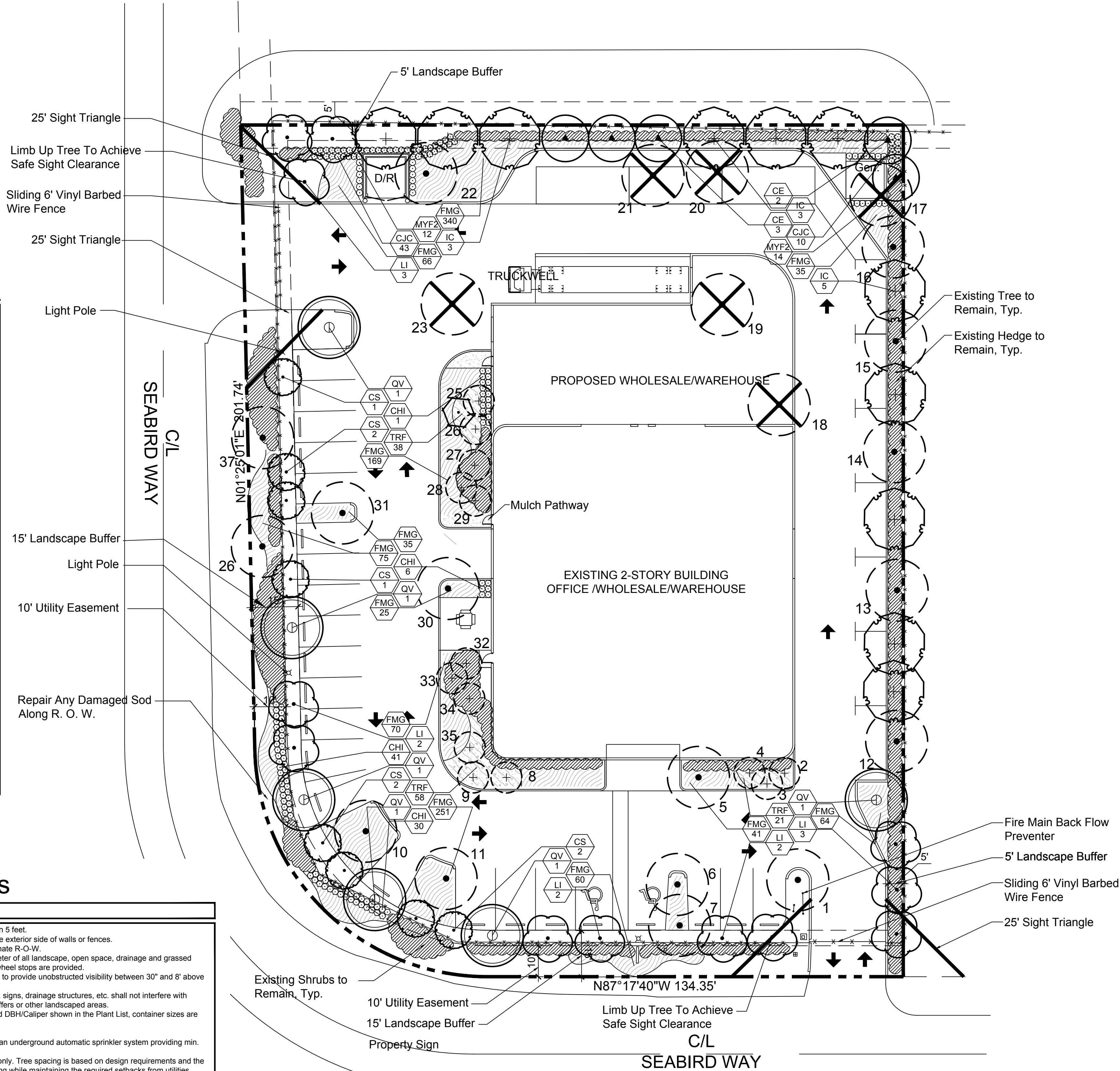
TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	CALIPER	HEIGHT	SPREAD	CLEAR TRUNK
	CE	5	Conocarpus erectus / Green Button Wood** Single Straight Trunk, No Low Crotch	2" DBH	12'	5'	6' Min.
	CS	8	Conocarpus erectus sericeus / Silver Button Wood** Single Straight Trunk	1.5" DBH	10'	5'	5'
	IC	11	Ilex cassine / Dahoon Holly** Single Straight Trunk, Full to Base is Not Acceptable	2" DBH	12'	5'	6' Min.
	LI	12	Lagerstroemia indica / Tuscaraora / Tuscaraora Crape Myrtle** Single Straight Trunk, Matched	2" DBH	12'	5'	6' Min.
	QV	6	Quercus virginiana / Southern Live Oak** Single Straight Trunk, Min. No Low Crotch	2" DBH	12'	5'	6' Min.
	ST	1	Sabal palmetto / Transplanted Cabbage Palm ** Transplanted From On Site. Stagger Heights in Groups, Avg. 12' OA Min. Ht. in Groupings	EX.	EX.	EX.	EX.
SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	HEIGHT	SPREAD	SPACING	
	CJC	53	Capparis cynophallophora / Jamaica Caper Full To Base	24"	24"	24" O.C.	
	CHI	97	Chrysobalanus icaco / Coco Plum** Full To Base	24"	24"	24" O.C.	
	MYF2	26	Myrcianthes fragrans / Simpson's Stopper** Full to Base, Screening	36"	24"	24" O.C.	
GROUND COVERS	CODE	QTY	BOTANICAL NAME / COMMON NAME	HEIGHT	SPREAD	SPACING	
	FMG	1,459	Ficus microcarpa / Green Island / Green Island Ficus** Full to Base	12"	12"	18" O.C.	
	TRF	117	Tripsacum floridanum / Dwarf Fakahatchee Grass** Full To Base	24"	24"	24" O.C.	

## Tree Tabular

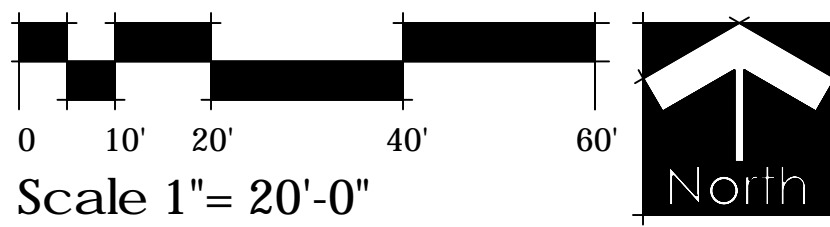
Tag #	Common Name	Scientific Name	DBH (inches)	Disposition
1	Black Olive	Bucida buceras	11"	Preserve
2	Sabal Palm	Sabal palmetto	12"	Preserve
3	Sabal Palm	Sabal palmetto	10"	Preserve
4	Sabal Palm	Sabal palmetto	12"	Preserve
5	Carrotwood Tree	Cupaniopsis anacardioides	15"	Preserve
6	Live Oak	Quercus virginiana	7"	Preserve
7	Live Oak	Quercus virginiana	6"	Preserve
8	Sabal Palm	Sabal palmetto	6"	Preserve
9	Sabal Palm	Sabal palmetto	8"	Preserve
10	Live Oak	Quercus virginiana	16"	Preserve
11	Live Oak	Quercus virginiana	6"	Preserve
12	Live Oak	Quercus virginiana	10"	Preserve
13	Live Oak	Quercus virginiana	6"	Preserve
14	Live Oak	Quercus virginiana	14"	Preserve
15	Live Oak	Quercus virginiana	10"	Preserve
16	Live Oak	Quercus virginiana	6"	Preserve
17	Brazilian Black Pepper	Schinus terebinthifolia	8"	Remove
18	Carrotwood Tree	Cupaniopsis anacardioides	10"	Remove
19	Live Oak	Quercus virginiana	6"	Remove
20	Live Oak	Quercus virginiana	16"	Remove
21	Live Oak	Quercus virginiana	18"	Remove
22	Live Oak	Quercus virginiana	18"	Preserve
23	Live Oak	Quercus virginiana	18"	Remove
24	Sabal Palm	Sabal palmetto	16"	Transplant
25	Sabal Palm	Sabal palmetto	16"	Preserve
26	Sabal Palm	Sabal palmetto	20"	Preserve
27	Sabal Palm	Sabal palmetto	18"	Preserve
28	Sabal Palm	Sabal palmetto	18"	Preserve
29	Sabal Palm	Sabal palmetto	20"	Preserve
30	Live Oak	Quercus virginiana	20"	Preserve
31	Live Oak	Quercus virginiana	18"	Preserve
32	Sabal Palm	Sabal palmetto	18"	Preserve
33	Sabal Palm	Sabal palmetto	16"	Preserve
34	Sabal Palm	Sabal palmetto	18"	Preserve
35	Sabal Palm	Sabal palmetto	14"	Preserve
36	Live Oak	Quercus virginiana	17"	Preserve
37	Live Oak	Quercus virginiana	15"	Preserve

## Landscape Notes

- Easements shall not encroach landscape buffers more than 5 feet.
- Landscaping in right-of-way buffers shall be installed on the exterior side of walls or fences.
- Walls & fences shall be setback a min. of 10' from the ultimate R.O.W.
- FDOT Type D or F curb shall be provided along the perimeter of all landscape, open space, drainage and grassed areas adjacent to paved vehicular use areas, except where wheel stops are provided.
- Safe sight triangles shall be maintained clear of vegetation to provide unobstructed visibility between 30" and 8' above crown of road.
- Light poles, fire hydrants, electrical/mechanical equipment, signs, drainage structures, etc. shall not interfere with landscaping in terminal islands, parking islands, medians, buffers or other landscaped areas.
- All plant material is to be installed at the height, spread and DBH/Caliper shown in the Plant List, container sizes are given as a suggestion only.
- No muck-grown sod shall be utilized in detention areas.
- All landscape areas (including sod) shall be irrigated with an underground automatic sprinkler system providing min. 120% coverage.
- Trees shown on this plan are for graphic representation only. Tree spacing is based on design requirements and the trees shown on these plans attempt to accomplish that spacing while maintaining the required setbacks from utilities. Trees may be field adjusted to avoid conflicts with driveways and underground utilities. In any case the trees shall be located in the field in accordance with the planting details shown hereon.
- Trees are to be installed with a ten foot (10') separation from any water or sewer main and/or service, hydrants, and lift stations. If a ten foot (10') separation cannot be achieved, the tree can be installed with a root barrier system. Refer to the "Root Barrier" detail for installation requirements. However, in no case shall a tree encroach into a PBCUE without prior PBCUWD approval and only sod can be installed within 7.5' of a fire hydrant unless otherwise approved by the Fire Marshal.
- All planters shall be excavated to a minimum depth of twenty-four (24) inches and back-filled with a suitable soil consisting of fifty percent (50%) composted organic matter, well-mixed with native soil. Backfill material shall be free from rock, construction debris, or other extraneous material.



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LANDSCAPE ARCHITECTURE  
AND URBAN PLANNING

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# Abel Unlimited Warehouse Expansion

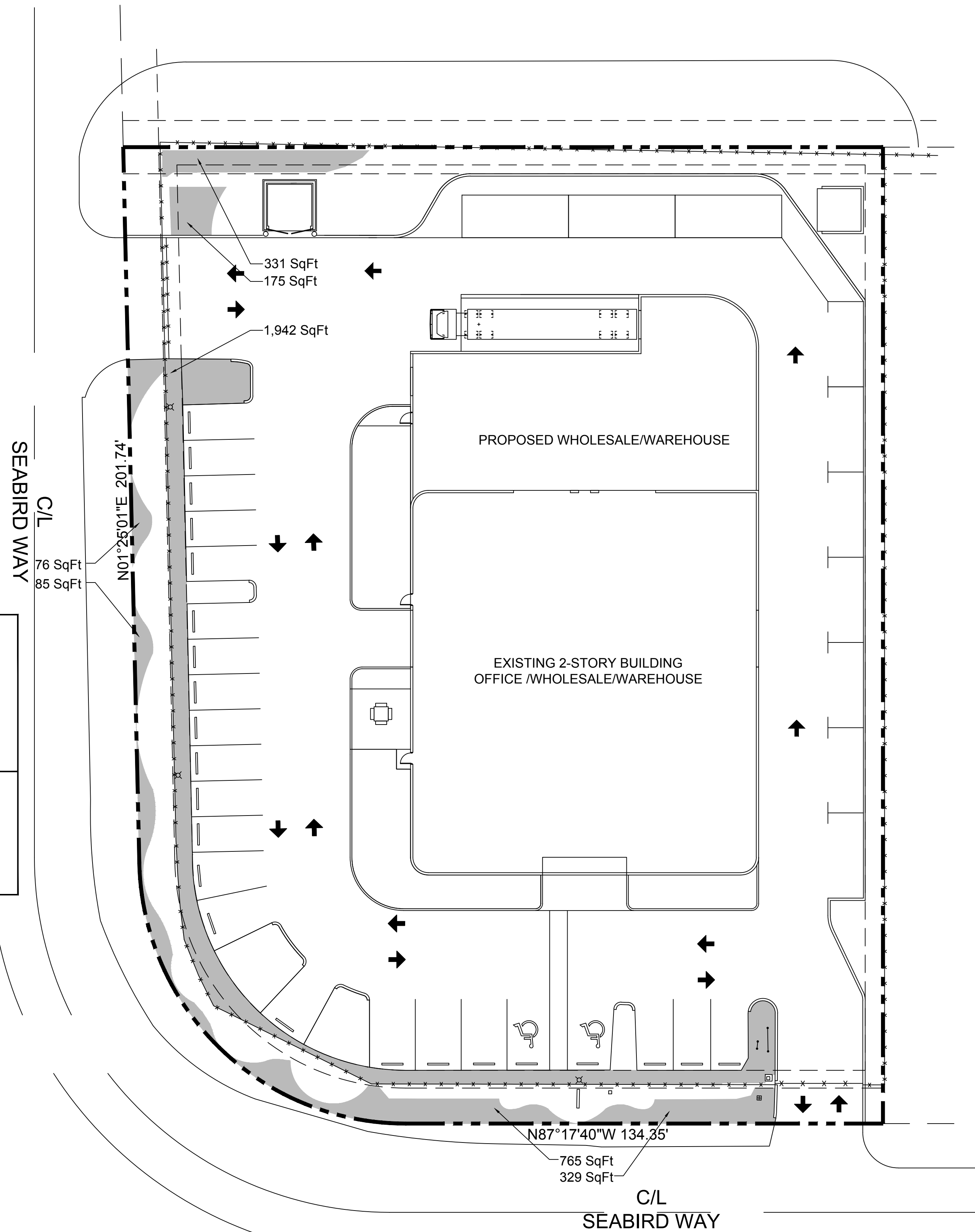
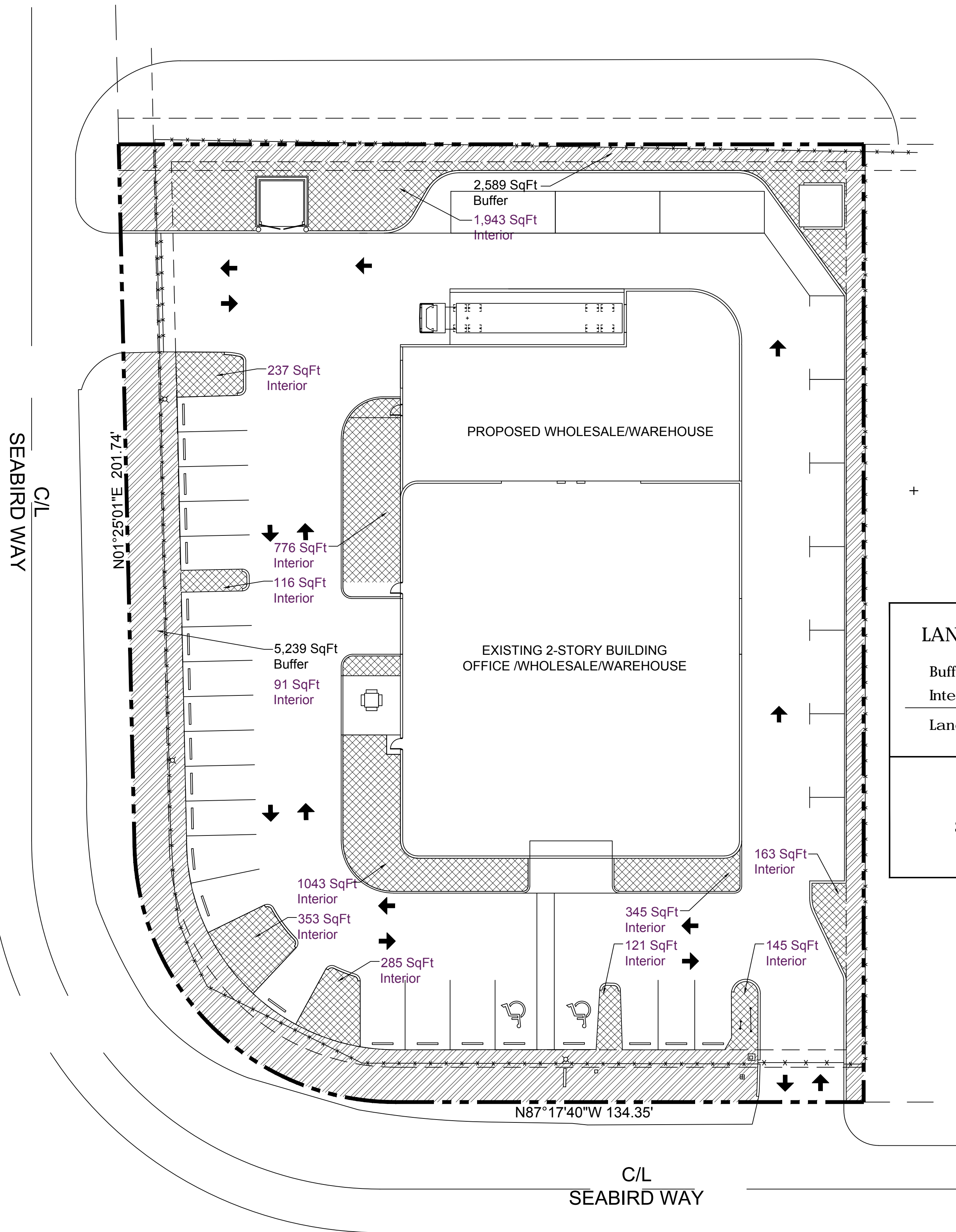
Riviera Beach, Florida

Date: 11/10/17  
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Design By: MLD  
Drawn By: AMP  
Checked By: JES  
File No. 862.01  
Job No. 17-103

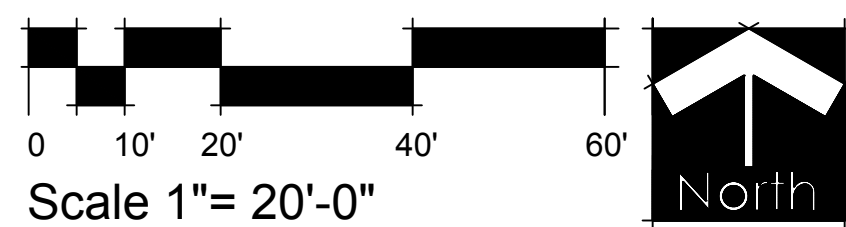
REVISIONS / SUBMISSIONS  
03/01/18 DRC Submittal  
03/29/18 DRC Submittal

Area  
Exhibit

LP-2 of 3



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PART 1 GENERAL

1.01 WORK INCLUDED

- A. Extent of planting work is shown on drawings and in schedules.  
B. Subgrade Elevations: Excavation, filling and grading required to establish elevations 4" lower than elevations and contours shown on drawings are not specified in this Section.  
C. Finish Grade Elevations: 1 inch below top of pathway edging.

1.02 QUALITY ASSURANCE

- A. Subcontract landscape work to a single firm specializing in landscape work.  
B. Source Quality Control:  
1. General: Ship landscape materials with certificates of inspection required by governing authorities. Comply with regulations applicable to landscape materials.  
2. Do not make substitutions. If specified landscape material is not obtainable, submit to Landscape Architect proof of non-availability and proposal for use of equivalent material. When authorized, adjustment of contract amount will be made.  
3. Analysis and Standards: Package standard products with manufacturer's certified analysis. For other materials, provide analysis by recognized laboratory made in accordance with methods established by the Association of Official Agricultural Chemists, wherever applicable.  
4. Trees, Palms and Shrubs: Provide trees, palms and shrubs grown in a recognized nursery in accordance with good horticultural practice. Provide healthy, vigorous stock free of disease, insects, eggs, larvae, and defects such as decay, knots, sun-scales, injuries, abrasions, disfigurement. Provide trees, palms and shrubs for grade needed as outlined under Grades and Standards for Nursery Plants, State Plant Board of Florida, unless otherwise noted.  
a. Sizes: Provide trees and shrubs of sizes shown or specified. Trees, palms and shrubs of larger size may be used if acceptable to Landscape Architect, and if sizes of roots or balls are increased proportionately.  
C. Inspection: Landscape Architect reserves right to inspect trees, palms and shrubs either at place of growth or at site before planting, for compliance with requirements for name, variety, size and quality.

1.03 SUBMITTALS

- A. Certification: Submit certificates of inspections as required by governmental authorities, and manufacturer's or vendor's certified analysis for soil amendments and fertilizer materials. Submit other data substantiating that materials comply with specified requirements.  
B. Submit seed vendor's certified statement for each grass seed mixture required, stating botanical and common name, percentage by weight, and percentage of purity, germination, and weed seed for each grass seed species.  
C. Planting Schedule: Submit planting schedule showing schedule dates for each type of planting in each area of site.  
D. Maintenance Instructions: Submit typewritten procedures for maintenance of landscape work.

1.04 DELIVERY, STORAGE AND HANDLING

- A. Packaged Materials: Deliver packaged materials in original containers showing weight analysis and name of manufacturer. Protect materials from deterioration during delivery, and while stored at site.  
B. Sod: Time delivery so that sod will be placed within 24 hours after stripping. Protect sod against drying and breaking of rolled strips.  
C. Trees, palms and shrubs: Provide freshly dug trees, palms and shrubs. Do not prune prior to delivery. Do not bend or bind-tie trees or shrubs in such a manner to damage bark, break branches or destroy natural shape. Provide protective covering during delivery.  
D. Deliver trees, palms and shrubs after preparations for planting have been completed and plant immediately. If planting is delayed more than 6 hours after delivery, set trees and shrubs in shade, protect from weather and mechanical damage, and keep roots moist.  
E. Do not remove container grown stock from containers until planting time.

1.05 JOB CONDITIONS

- A. Proceed with and complete landscape work as rapidly as portions of site become available.  
B. Utilities: Determine location of underground utilities and perform work in a manner which will avoid possible damage. Hand excavate, as required. Maintain grade stakes set by others until removal is mutually agreed upon by parties concerned.  
C. Excavation: When conditions detrimental to plant growth are encountered, such as rubble fill, adverse drainage conditions, or obstructions, notify Landscape Architect before planting.  
D. Planting Schedule: Where applicable, prepare a proposed planting schedule. Schedule dates to establish a logical sequence for completing each type of landscape work to avoid damage to other landscape work and work performed by other disciplines. Correlate with specified maintenance periods to provide maintenance from date of substantial completion. Once accepted, revise dates only as approved in writing after documentation of reasons for delay.  
E. Coordination with Lawns: Plant trees, palms and shrubs after final grades are established and prior to planting of lawns, unless otherwise acceptable to Landscape Architect. If planting of trees, palms and shrubs occurs after lawn work, protect lawn areas and promptly repair damage to lawns resulting from planting operations.

1.06 SPECIAL PROJECT WARRANTY

- A. Warrant lawns through specified maintenance period, and until final acceptance. The required period is for one full year following installation of lawn areas.  
B. Warrant trees for a period of one year after date of substantial completion against defects death and unsatisfactory growth, except for defects resulting from neglect by Owner, abuse or damage by others, or unusual phenomena or incidents which are beyond Landscape Contractor's control.  
C. Warrant shrubs for 1 full year after date of substantial completion.  
D. Remove and replace trees, shrubs or other plants found to be dead or in unhealthy condition during warranty period. Make replacements during growth season following end of warranty period. Replace trees and shrubs which are in doubtful condition at end of warranty period; unless, in opinion of the Landscape Architect, it is advisable to extend warranty period for a full growing season or for one full year.  
1. Another inspection will be conducted at end of extended warranty period, to determine acceptance or rejection. Only one replacement will be required at end of warranty period, except for losses or replacements due to failure to comply with specified requirements.

PART 2 PRODUCTS

2.01 TOPSOIL

- A. If topsoil is not available on site it must be furnished as specified. Throughout all parts of site where finish grades and contour lines differ from existing contour lines, bring to finish grade contours shown on "Grading Plan."  
B. Topsoil shall be friable fertile soil with representative characteristics of area soils. It should be free of lime, clay, silt, stones, extraneous lime, plant roots and other foreign matter greater than 1 1/2" in diameter. It shall not contain noxious plant growth (such as bermuda or nut grass). It shall test in neutral Ph range of 5.0 to 6.75 and contain no toxic substances that can be deemed to impede plant growth. The contractor shall be prepared to have soil lab-tested at his expense by the Landscape Architect. Topsoil shall comply with the following quantitative analysis.

COMPONENTS	VOLUME MEASURE	PARTICLE SIZE
Organic Matter	3 - 5%	
Silt	10 - 30%	0.05 to 0.002 MM
Sand	25 - 75%	0.2 to 0.05 MM
Clay	5 - 25%	0.002 MM and below

2.02 SOIL AMENDMENTS

If necessary to bring soil into above specified limits:

- A. Lime: Natural limestone (Dolomite) containing not less than 85% of total carbonates, ground so that not less than 90% passes a 10-mesh sieve and not less than 50% passes a 100-mesh sieve.  
B. Peat Humus or Peat Moss: Texture, moisture and pH range suitable for intended use.  
C. Humus Soil Conditioner: Consisting of yard trimmings and biosolids co-compost.  
D. Commercial Fertilizer: Complete fertilizer of neutral character, with 40% - 50% of the total nitrogen in a water insoluble form. It shall be uniform in composition, dry and free flowing.

1. For trees, palms and shrubs, provide fertilizer with not less than 6% available phosphoric acid, 6% nitrogen and 6% soluble potash.  
2. For lawns, provide fertilizer with not less than 6% phosphoric acid, and 6% potassium, and percentage of nitrogen required to provide not less than 1 lb. of actual nitrogen per 1000 square feet of lawn area. Provide nitrogen in a form that will be available to lawn during initial period of growth.

2.03 PLANT MATERIAL

- A. Plant list is part of this specification section.  
B. Quality: Trees and palms and shrubs and other plants shall conform to the standards for Florida No. 1 or better as given in the latest edition of Grades and Standards for Nursery Plants, State Plant Board of Florida.  
C. Deciduous Trees: Provide trees of height and caliper listed or shown and with branching configuration for No. 1 graded trees in Grades and Standard for Nursery Plants for type and species required. Provide single stem trees except where special forms are shown or listed. Ball condition variable.  
D. Coniferous and Broadleaved Evergreens: Provide evergreens of size shown or listed. Dimensions indicate minimum height and spread. Provide specified quality evergreens with well-balanced form complying with requirements for other size relationships to the primary dimension shown.

2.04 GRASS MATERIALS

- A. Grass Seed: Provide fresh, clean, new-crop seed complying with established tolerance for purity and germination. Provide seed of grass species, proportions and minimum percentages of purity, germination, and maximum percentage of weed seed, as specified on schedule of materials. Attach a schedule of materials.  
B. Sod: Provide strongly rooted sod free of weeds and undesirable native grasses, capable of growth and development when planted.

2.05 MISCELLANEOUS LANDSCAPE MATERIALS

- A. Ground Cover: Provide plants established and well-rooted in removable containers or internal peat pots and with not less than minimum number and length of runners specified.  
B. Anti-Erosion Mulch: Provide clean, dry, mulching hay or straw of coastal bermuda, pangola or bahia grass. Only undeteriorated mulch which can be readily cut into the soil shall be used.  
C. Mulch: Melaleuca or equal.  
D. Stakes and Guys: When required provide stakes and deadmen of sound new hardwood, treated softwood, or redwood, free of knot holes and other defects. Provide wire ties and guys of 2-strand, twisted, pliable galvanized iron wire not lighter than 12 ga. with zinc-coated turnbuckles. Provide not less than 1/2" hose, cut to required lengths to protect tree trunks from damage by wires.

PART 3 EXECUTION

3.01 LAYOUT

- A. Layout individual trees and shrub locations and areas for multiple plantings. Stake locations and outline areas and secure Landscape Architect's acceptance before start of planting work. Make adjustments as maybe required.

3.02 PREPARATION OF PLANTING SOIL

- A. Before mixing, clean topsoil of roots, plants, sods, stones, clay lumps, and other extraneous materials harmful or toxic to plant growth.  
B. Mix specified soil amendments and fertilizers with topsoil at rates specified. Delay mixing of fertilizer if planting will not follow placing of planting soil within a few days.  
C. For planting beds, mix planting soil either prior to planting or apply on surface of topsoil and mix thoroughly before planting.  
1. Mix lime with dry soil prior to mixing of fertilizer.  
2. Prevent lime from contacting roots of acid-loving plants.  
D. Remove all shellrock encountered and backfill with clean sand or sand/soil mix.

3.03 PREPARATION FOR PLANTING AREAS (To include Lawn and Planting Bed Areas)

- A. Spread a layer of 2 to 3 inches of humus soil conditioner over the entire planting area. Planting areas shall include all new sod areas, shrub areas and tree areas. These areas shall be as large as 3 times the diameter of the beds of the plants, except where confined by hardscape features such as paved parking areas, paved walk ways, structures, etc. Overlapping areas shall be considered to be one large planting area for the entire mass. The humus soil conditioner shall then be uniformly disked, tilled or aerified into the existing soil to a depth of 6 to 8 inches with the following exception: no rototilling shall occur closer to the trunk of established plants than one half the distance to the dripline of the existing plant canopy. All plants, including hedges and ground cover shall be planted in individually dug holes and the material dug from the holes shall then be further mixed with the prepared site soil prior to backfilling of the planting holes around the rootballs.

3.04 PREPARATION FOR PLANTING LAWNS

- A. Preparation of Unchanged Grades: Where lawns are to be planted in areas that have not been altered or disturbed by excavating, grading, or stripping operations, prepare soil for lawn planting as follows: Till to a depth of not less than 6", apply soil amendments and initial fertilizers; remove high areas and fill in depressions; till soil to a homogeneous mixture of fine texture, free of lumps, clods, stones, roots and other extraneous matter.

1. Prior to preparation of unchanged areas, remove existing grass, vegetation and turf. Dispose of such material outside of Owner's property; do not turn over into soil being prepared for lawns.

- B. Elsewhere: Loosen subgrade of lawn areas to a minimum depth of 4". Remove stones over 1 1/2" in any dimension and sticks, roots, rubbish and other extraneous matter. Limit preparation to areas which will be planted promptly after preparation.

1. Spread planting soil mixture to minimum depth required to meet lines, grades and elevations shown, after light rolling and natural settlement.  
2. Place approximately 1/2 of total amount of planting soil required. Work into top of loosened subgrade to create a transition layer and then place remainder of planting soil.  
3. Allow for sod thickness in areas to be sodded.

- C. Grade lawn areas to smooth, even surface with loose, uniformly fine texture. Roll and rake and remove ridges and fill depressions, as required to meet finish grades. Limit fine grading to areas which can be planted immediately after grading.  
D. Moistened prepared lawn areas before planting if soil is dry. Water thoroughly and allow surface moisture to dry before planting lawns. Do not create a muddy soil condition.  
E. Restore lawn areas to specified condition if eroded or otherwise disturbed after fine grading and prior to planting.

3.05 PREPARATION OF PLANTING BEDS

- A. Loosen subgrade of planting bed areas to a minimum depth of 12" using a cultimulcher or similar equipment Remove stones over 1 1/2" in any dimension, and sticks, stones, rubbish and other extraneous matter. Spread planting soil mixture to minimum depth required to meet lines, grades and elevations shown, after light rolling and natural settlement. Place approximately 1/2 of total amount of planting soil required. Work into top of loosened subgrade to create a transition layer, then place remainder of the planting soil. Add soil amendment.

- B. Excavation for Trees and Shrubs: Excavate pits, beds and trenched with vertical sides and with bottom of excavation slightly raised at center to provide proper drainage. Loosen hard subsoil in bottom of excavation.  
1. For balled and burlapped (B & B trees and shrubs), make excavations at least half again as wide as the ball diameter and equal to the ball depth. For container grown stocks, excavate as specified for balled and burlapped stock, adjusted to size of container width and depth.  
2.

- C. Dispose of subsoil removed from landscape excavations. Do not mix with planting soil or use as backfill. Fill excavations for trees and shrubs with water and allow to percolate out before planting.

3.06 PLANTING TREES, PALMS AND SHRUBS

- A. Lay out individual trees, palm and shrub locations and areas for multiple plantings where required. Stake locations and outline areas and secure Landscape Architect's acceptance before start of planting work. Make adjustments as may be required.  
B. Set balled and burlapped (B&B) stock on layer of compacted planting soil mixture, plumb and center of pit or trench with top of ball at same elevation as adjacent finished landscape grades. Remove burlap from sides of balls; retain on bottoms. When set, place additional backfill around base and sides of ball, and work each layer to settle backfill and eliminate voids and air pockets. When excavation is approximately 2/3 full, water thoroughly before placing remainder of backfill. Repeat watering until no more is absorbed. Water again after placing final layer

- of backfill.  
C. Set container grown stock as specified for balled and burlapped stock, except cut cans on 2 sides with an approved can cutter; remove bottoms of wooden boxes after partial backfilling so as not to damage root balls.  
D. Dish top of backfill to allow for mulching.  
E. Mulch pits, trenches and planting areas. Provide not less than following thickness of mulch and work into top of backfill and finish level with adjacent finish grades: Provide 3" thickness of mulch.  
F. Guy and stake trees immediately after planting , as indicated.

3.07 PRUNING

- A. All pruning shall be done on the site before planting as directed by Landscape Architect. Pruning shall follow modern horticultural practices (Grades and Standards for Nursery Plants) and shall be done with approved tools designed for the purpose intended. Lopping, topping, or shearing of trees or shrubs will be grounds for rejecting the plants as unsuitable and not meeting requirements. Damaged, scarred, frayed, split, or skinned branches, limbs or roots shall be pruned back to line wood nearest to the next sound outside lateral bud, branch, limb or root. The terminal leader or bud in all trees or shrubs shall be left intact and not removed unless damaged.  
B. Prune, thin out and shape trees and shrubs. Prune trees to retain required height and spread. Unless otherwise directed by Landscape Architect, do not cut tree leaders, and remove only injured or dead branches from flowering trees, if any. Prune shrubs to retain natural character.

3.08 SODDING NEW LAWNS

- A. Lay sod within 24 hours from time of stripping.  
B. Lay sod to form a solid mass with tightly fitted joints. Butt ends and sides of sod strips; do not overlap. Stagger strips to offset joints in adjacent courses. Work from boards to avoid damage to subgrade or sod. Tamp or roll tightly to ensure contact with subgrade. Work sifted soil into minor cracks between pieces to sod; remove excess to avoid smothering of adjacent grass.  
C. Water sod thoroughly with a fine spray immediately after planting.

3.09 MAINTENANCE

- A. No muck-grown sod shall be utilized in detention areas.  
B. Begin maintenance immediately after planting.  
C. Maintain trees, palms, shrubs and other plants until final acceptance but in no case less than following period: 30 days after substantial completion of planting. Maintain trees, palms, shrubs and other plants by pruning, cultivating and weeding as required for healthy growth. Restore planting saucers, tighten and repair stake and guy supports and reset trees and shrubs to proper grades or vertical position as required. Restore or replace damaged wrappings. Spray as required to keep trees and shrubs free of insects and diseases.  
D. Remove and replace excessively pruned or misformed stock resulting from improper pruning.  
E. Maintain lawns for not less than the period stated below, and longer as required to establish an acceptable lawn.  
1. Sodded lawns, not less than 30 days after substantial completion.  
2. Seeded lawns, not less than 60 days after substantial completion.

- F. Maintain lawns by watering fertilizing, weeding, mowing, trimming, and other operations such as rolling, regrading and replanting as required to establish a smooth, acceptable lawn , free of eroded or bare areas.  
G. Landscape Contractor is responsible for watering all sod and plant materials from day of installation through final acceptance even if irrigation is not in place, unless this responsibility is assumed in writing by another party.  
H. Landscape Contractor is to maintain the site weed-free until acceptance by the Owner.

3.10 CLEANUP AND PROTECTION

- A. During landscape work, keep pavement clean and work area in an orderly condition.  
B. Protect landscape work and materials from damage due to landscape operations, operations by other contractors and trades and trespassers. Maintain protection during installation and maintenance periods. Treat, repair or replace damaged landscape work as directed.

3.11 INSPECTION AND ACCEPTANCE

- A. When landscape work is completed, including maintenance, Landscape Architect will, upon request, make an inspection to determine acceptability. Landscape work may be inspected for acceptance in parts agreeable to Landscape Architect, provided work offered for inspection is complete, including maintenance.  
B. Seeded lawns will be acceptable provided requirements, including maintenance, have been complied with, and healthy, uniform close stand of specified grass is established, free of weeds, bare spots and surface irregularities (95% coverage required for acceptance).  
C. Sodded lawns will be acceptable provided requirements, including maintenance, have been complied with, and healthy, well-rooted, even-colored, viable lawn is established, free of weeds, open joints and bare areas (95% coverage required for acceptance). Where inspected landscape work does not comply with requirements, replace rejected work and continue specified maintenance until reinspected by Landscape Architect and found to be acceptable. Remove rejected plants and materials promptly from project site.

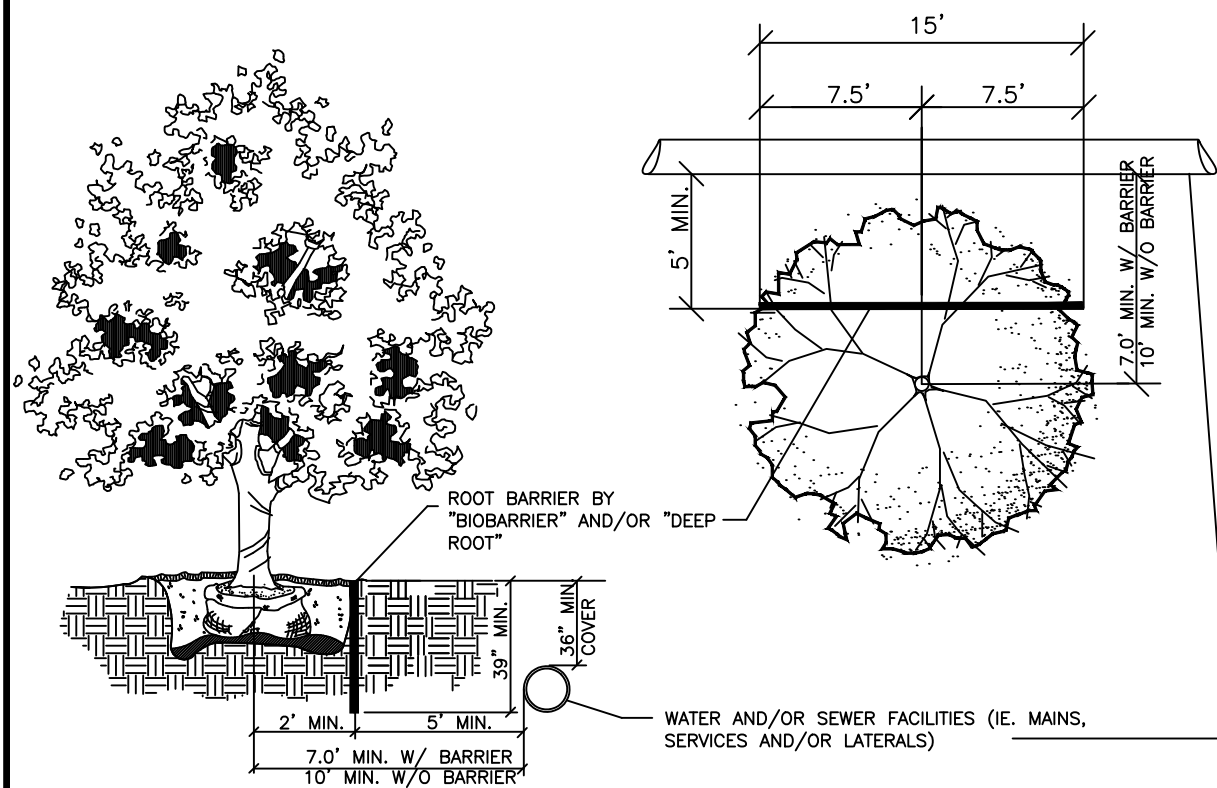
3.12 IRRIGATION

- A. An automatic irrigation system providing 100% coverage with 50% overlap is to be provided.  
B. A rain sensor is required on all Irrigation Systems.  
C. Provide an as built drawing of the irrigation system to the Landscape Architect.

LANDSCAPE AND ROOT BARRIER NOTE:

Trees shown on this plan are for graphic representation only. Tree spacing is based on design requirements and the trees shown on this plans attempt to accomplish that spacing while maintaining the required setbacks from utilities. Trees may be field adjusted to avoid conflicts with driveways and underground utilities. In any case the trees shall be located in the filed in accordance with the planting details shown herein.

Additionally, trees are to be installed with a ten foot (10') separation from any water or sewer main and/or service, hydrants, and lift stations. If a ten foot (10') separation cannot be achieved, the tree can be installed with a root barrier system. Refer to the "Root Barrier" detail for installation requirements.



Typical Root Barrier Detail

LANDSCAPE NOTES

GENERAL

1. All proposed material shall be Florida No. 1 or better as set forth in "Grades & Standards for Nursery Plants," Florida Dept. of Agriculture, 2nd Edition 2/98. No deviations will be permitted.  
2. By submitting a bid, the landscape contractor is responsible for providing the material specified on the plans. No substitutions will be accepted without prior written approval and acceptance by the Owner or his representative, or Landscape Architect.  
3. Materials to be hand-selected at the discretion of the Owner or his representative, or Landscape Architect.  
4. All work shall proceed in a professional manner in accordance with standard nursery and installation practices.  
5. Quantities on plant list are for convenience only. Landscape Contractor is responsible for all plants shown on planting plans. When discrepancies occur between plant list and planting plans, the plans are to override the plant list in all cases. Contractor is responsible for confirming sod quantities and certifying such to the Owner or his representative.  
6. Contractor is responsible for locating all underground utilities prior to digging. Notify the Owner or his representative, or the Landscape Architect immediately regarding discrepancies or conflicts.  
7. Landscape Contractor to notify the Owner or his representative, or Landscape Architect at least three (3) working days prior to beginning any stage of work.  
8. Owner or Landscape Architect or the Landscape Architect reserve the right to field adjust plant material on-site to avoid conflicts or discrepancies not anticipated in the planning process.  
9. Existing plant material to be removed, except as noted.

TREES & PALMS

1. All trees, new and relocated, to be staked and guyed as detailed.  
2. No double or multi-trunk trees unless otherwise specified.  
3. Face of trees and palms to be located a minimum of 2' from all sidewalks/bike paths or other paved surfaces, unless otherwise noted on plans.  
4. Root suckers on Live Oaks are not acceptable.  
5. All trees falling within grassed areas to have a 3" mulch ring with no more than of mulch directly adjacent to the trunk of the tree. Min. 3' radius mulch ring to be provided.

PLANTING BEDS

1. Groundcover and shrubs to be laid out in a uniform and consistent pattern.  
2. All planting beds to receive 3" deep shredded mulch per specification.  
3. Landscape Contractor is responsible for verifying that clean top soil, meeting the attached specifications, exists in each planting bed prior to planting. Contractor shall add or amend top soil if necessary. Tree pits shall be backfilled as noted in attached specifications. Excavate all shrub and groundcover beds as specified and backfill with planting soil per specifications.  
4. All existing asphalt base material to be removed from planting areas and replaced with clean top soil prior to planting. Final grade within planting areas to be 2" below adjacent paved areas or top of curb.

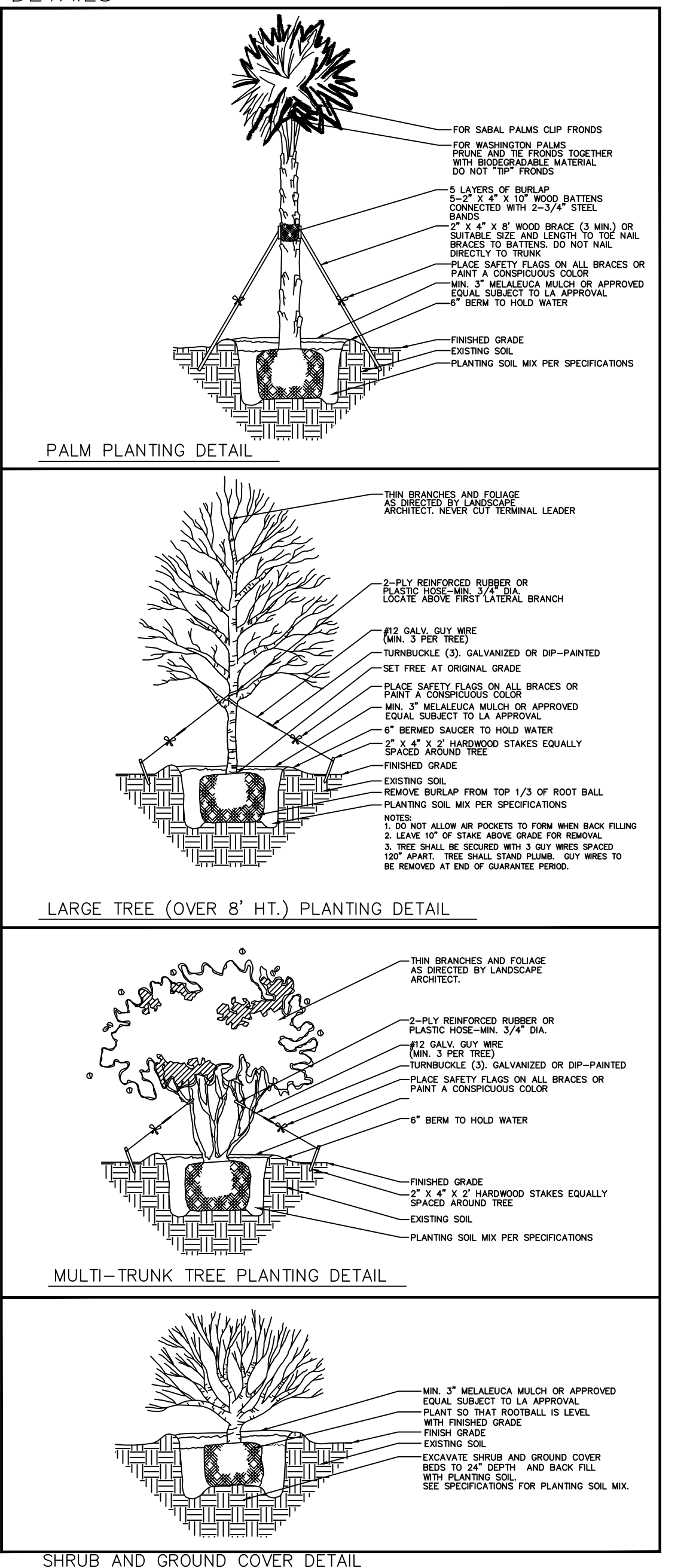
SOD

1. Landscape Contractor is responsible for replacing any damaged sod.  
2. All sod areas to receive a 3" top dressing of soil per specifications.  
3. No muck-grown sod shall be utilized in detention areas.

IRRIGATION

1. All landscape areas (including sod) shall be irrigated with an underground automatic sprinkler system providing 100% coverage, and a rain sensor per attached plans. No landscape installation shall occur until the irrigation system is operational, unless approval is granted by Owner or his representative, or Landscape Architect.

DETAILS



SCHMIDT  
NICHOLS  
LANDSCAPE ARCHITECTURE  
AND URBAN PLANNING

1551 N. Flagler Dr, Ste 102  
West Palm Beach, FL 33401  
Phone: 561.684.6141  
Email: info@snlandplan.com  
Website: www.snlandplan.com  
License No: LC26000232

Abel Unlimited  
Warehouse Expansion  
Riviera Beach, Florida

Date: 11/09/17  
Scale: 1" = 20'-0"  
Design By: MLD  
Drawn By: AMP  
Checked By: JES  
File No. 862.01  
Job No. 17-103

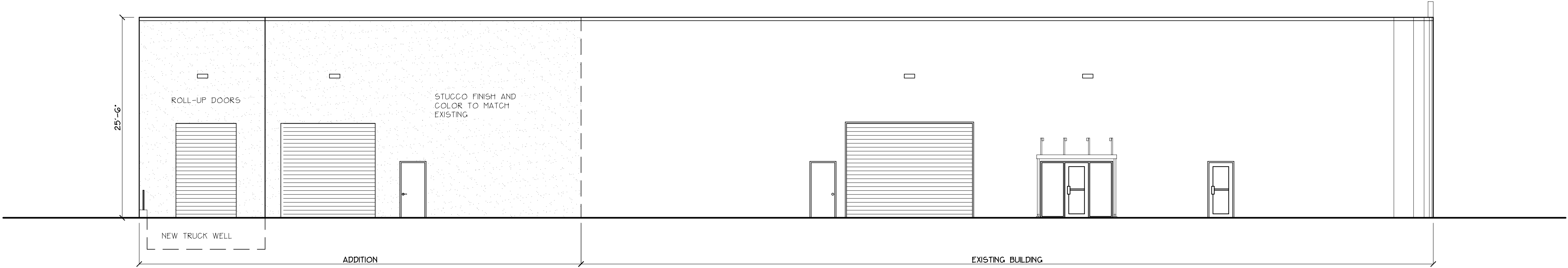
REVISIONS / SUBMISSIONS

03/01/18 DRC Submittal

03/28/18 DRC Submittal

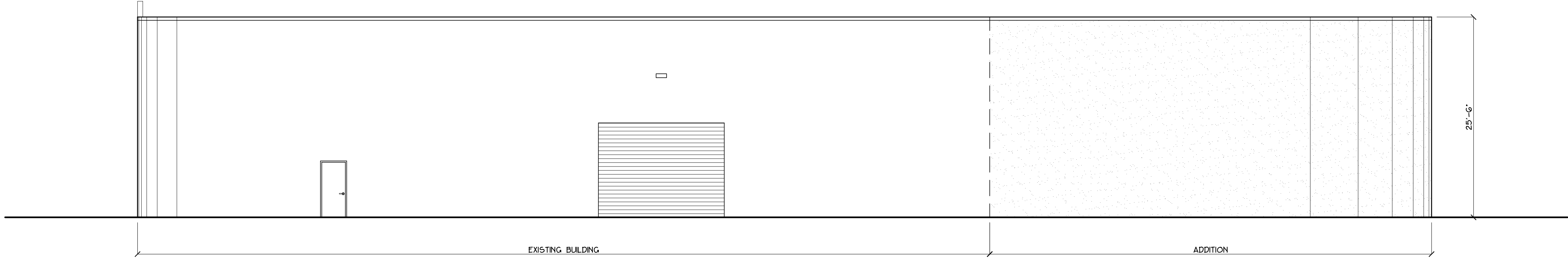
Landscape  
Specs

LP-3 of 3



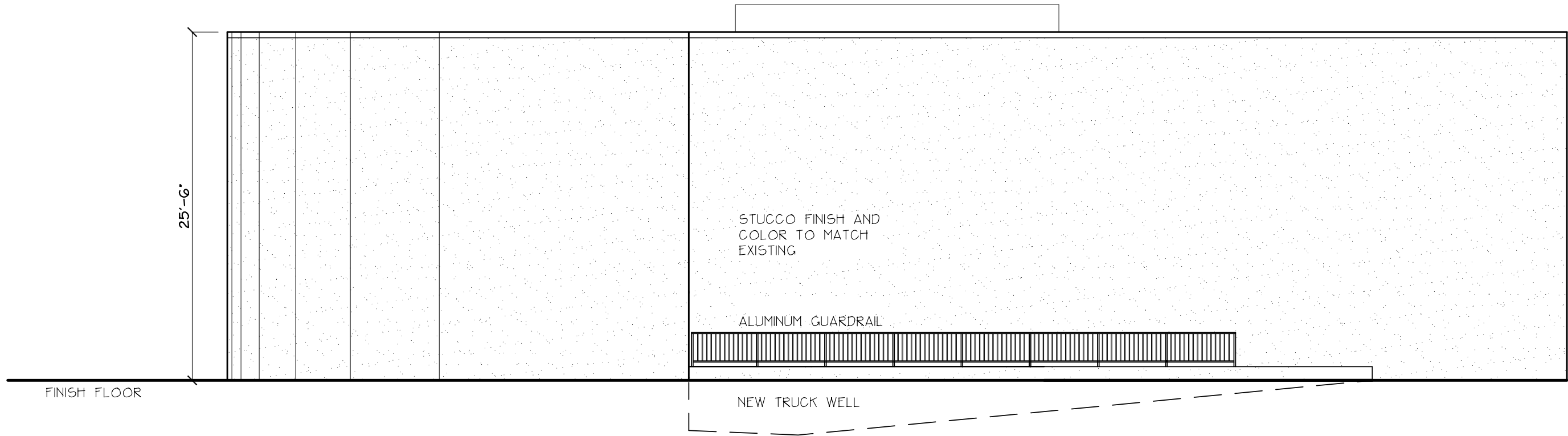
WEST ELEVATION

1/8" = 1'-0"



EAST ELEVATION

1/8" = 1'-0"



NORTH ELEVATION

1/8" = 1'-0"

SEAL

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PROPOSED WHOLESALE/WAREHOUSE ADDITION FOR  
ABEL UNLIMITED INC.

2020 SEABIRD WAY, RIVIERA BEACH, FLORIDA

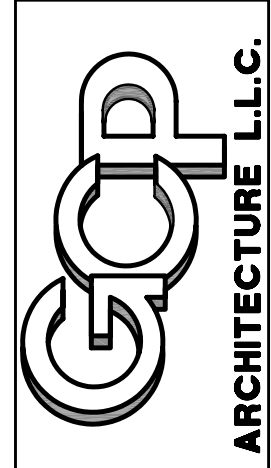
ELEVATIONS

1/8" = 1'-0"

DATE: 2/16/18  
DRAWN BY: GP  
PROJ. NO. 1721  
REVISED:

SHEET:

4.1



601 HERITAGE DRIVE, SUITE 121  
JUPITER, FLORIDA 33458  
(561) 331-5036  
CERTIFICATE OF AUTHORIZATION #A26003279  
GUY C. PELLETER #11000