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

LOCAL PLANNING AGENCY
Development Services Department: (561)845-4060, www.rivierabch.com

Commencement – 6:30 PM
Thursday, September 23, 2021

Riviera Beach – Event Center
190 E 13th Street, Riviera Beach, FL33404

Due to COVID-19, attendees must adhere to the City of Riviera Beach guidelines.

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

I. MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE

II. ROLL CALL

Evelyn Harris Clark,Chairperson
Anthony Brown, Board Member
William Wyly, Board Member
Frank Fernandez, Board Member
Rena Burgess, Vice-Chair
Margaret Shepherd, Board Member
James Gallon, Board Member
Moeti Ncube, 1st Alternate
Russell Barnes, 2nd Alternate

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

VII. UNFINISHED BUSINESS

VIII. NEW BUSINESS

A. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, APPROVING THE APPLICATION (ZA-21-02) FROM BERKELEY LANDING LTD. REQUESTING A ZONING MAP AMENDMENT FROM AN "DR" DOWNTOWN RESIDENTIAL DISTRICT DESIGNATION TO A "DG" DOWNTOWN GENERAL DISTRICT DESIGNATION FOR APPROXIMATELY 2.23 ACRES (97,740 SQUARE FEET) OF THE PROPERTY KNOWN AS 3100 BROADWAY, IDENTIFIED BY PARCEL CONTROL NUMBER 56-43-42-28-00-002-0020, AND PROVIDING FOR AN EFFECTIVE DATE.

B. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, APPROVING PLAT APPLICATION (PA-21-01) FROM BERKELEY LANDING LTD., TO COMBINE TWO CONTIGUOUS LOTS OF RECORD INTO ONE LOT TOTALING

APPROXIMATELY 4.01 ACRES IN LAND AREA, FOR THE REAL PROPERTIES LOCATED AT 3100 AND 3124 BROADWAY AVENUE, IDENTIFIED BY PARCEL CONTROL NUMBERS 56-43-42-28-42-000-0010 AND 56-43-42-28-00-002-0020, AND PROVIDING FOR AN EFFECTIVE DATE.

C. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, APPROVING SITE PLAN APPLICATION (SP-21-04) FROM BERKELEY LANDING LTD, TO CONSTRUCT TWO (2) THREE-STORY RESIDENTIAL AFFORDABLE HOUSING APARTMENT BUILDINGS, INCLUDING LIVE-WORK UNITS, WITH ASSOCIATED PARKING, LANDSCAPING AND AMENITIES, ON APPROXIMATELY 4.01 ACRES OF LAND, LOCATED AT 3100 AND 3124 BROADWAY AVENUE, IDENTIFIED BY PARCEL CONTROL NUMBERS 56-43-42-28-42-000-0010 AND 56-43-42-28-00-002-0020 , HAVING A DOWNTOWN MIXED USE (DMU) FUTURE LAND USE DESIGNATION AND DOWNTOWN GENERAL (DG) AND DOWNTOWN RESIDENTIAL (DR) ZONING DESIGNATIONS, PROVIDING FOR CONDITIONS OF APPROVAL, AND PROVIDING FOR AN EFFECTIVE DATE.

D. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, ESTABLISHING THE CITY OF RIVIERA BEACH ART IN PUBLIC PLACES PROGRAM (AIPP PROGRAM), AND PROVIDING FOR THE DEVELOPMENT OF AN ART IN PUBLIC PLACES MASTER PLAN TO GUIDE THE IMPLEMENTATION OF THE AIPP PROGRAM, AND PROVIDING FOR AN EFFECTIVE DATE.

IX. WORKSHOP ITEMS – None.

X. GENERAL DISCUSSION

A. PUBLIC COMMENTS
B. CORRESPONDENCE
C. PLANNING AND ZONING BOARD COMMENTS
   A. Upcoming P&Z Board Meetings – October 14 & 28, 2021

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.

For Staff Use Only

City of Riviera Beach 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:** **1st Hearing:** **2nd 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.

APPLICANT

Name of Property Owner(s): EC Commerical Properies, LLC / East Coast Property Investment Group, LLC

Mailing Address: 7965 Lantana Road, Lake Worth, FL 33467

Property Address: 3100 & 3124 Broadway Avenue, Riviera Beach, FL 33404

Name of Applicant (if other than owner): Berkeley Landing LTD

Cell ~~Home~~: (305)710-8603 Work: (561)207-2070 Fax: ( )

E-mail Address: Timothy Wheat, twheat@pinnaclehousing.com

PLEASE ATTACH LEGAL DESCRIPTION

PROPERTY

Future Land Use Map Designation: Downtown MXD Current Zoning Classification: Downtown General and Downtown Residential

Square footage of site: 174,637.37 Property Control Number (PCN): 56-43-42-28-42-000-0010 & 56-43-42-28-00-002-0020

Type and gross area of any existing non residential uses on site: Vacant

Gross area of any proposed structure: Vacant

Is there a current or recent use of the property that is/was in violation of City Ordinance? [ ] Yes [✓] No

If yes, please describe:

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: prior ATT site, recent sale for redevelopment

South: Ocean Tide MHP

East: Condominium (Lake Harbor/Wilshire North)

West: Ocean Tide MHP

REZONE

Requested Zoning Classification: Partial rezoning to the Downtown General district

Is the requested zoning classification contiguous with existing? yes

Is a Special Exception necessary for your intended use? [ ] Yes [✓] No

Is a Variance necessary for your intended use? [ ] Yes [✓] No

FUTURE LAND USE	
	Existing Use: No change requested Proposed Use:
	Land Use Designation: Requested Land Use:
	Adjacent Land Uses: North: South:
	East: West:
	Size of Property Requesting Land Use Change:

SPECIAL EXCEPTION	
	Describe the intended use requiring a Special Exception: No Special Exception requested
	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:

VARIANCE	
	Describe the Variance sought: No Variance requested
	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:

SITE PLAN

Describe proposed development:
Two (2) three-story residential affordable housing apartment buildings, including Live Work, with amenities

Demonstrate that proposed use is appropriate to site:
Proposed development is permitted in the Downtown CRA district and compatible with surrounding uses. See Narrative for more detal.

Demonstrate how drainage and paving requirement will be met:
See Drainage and Engineering documents for details.

Demonstrate any landscaping techniques to visually screen use from adjacent uses:
See Narrative and Landscape Plan for details.

Demonstrate what is proposed to reduce the impact of any potential hazards, problems, public nuisances generated by use:
The proposed residential use will not have any negative impact on the area, but will provide for new development that will further the City's goals.

Demonstrate how utilities and other service requirements of the use can be met:
See Narrative and Engineering documents for details.

Demonstrate how the impact of traffic generated will be handled:
On-site: See Traffic Statement
Off-site: See Traffic Statement, applicant is working with FDOT to meet their design standards.

OTHER

COMMUNICATION TOWER CO-LOCATION REQUIREMENTS:

- 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.
- Antenna manufacture cut sheets including antenna size and shape.
- Zoning map of area with site clearly marked.
- Photos of existing building or tower and surrounding uses.
- Letter of non-interference and FCC compliance from applicant's Radio Frequency Professional.
- Map of surrounding carrier existing locations in all directions with type i.e. Guyed, Self-Support, Monopole, Rooftop.
- Letter of structural capacity and building code compliance.
- Notes on plan or letter demonstrating floor area coverage not in excess of restrictions
- Provide Photo Enhancements of proposal.
- Statement that proposal is in compliance with Environmental Regulations prior to permit issue.

Confirmation of Information Accuracy

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.

Signature

April 15, 2021
Date

AGENT AUTHORIZATION FORM

Owner(s) of Record: EC Commercial Properties, LLC
7965 Lantana Road
Lake Worth, FL 33467

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority personally appeared Gary Smigiel

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: 3124 Broadway, Riviera Beach, Florida 33404

and that we hereby appoint:

Name: Urban Design Studio, Ken Tuma and Sandra Megrue
Address: 610 Clematis Street, #CU-02
West Palm Beach, FL 33401
Telephone: 561-366-1100

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.

_____ (Seal)

_____ (Seal)

_____ (Seal)

Sworn to and subscribed before me this 26 day of March, 2021.

Miranda Morales Seuss
Notary Public

MIRANDA MORALES SEUSS
Notary Public - State of Florida
Commission # HH 100577
My Comm. Expires May 30, 2025
Bonded through National Notary Assn.

Berkeley Landing Legal Description

ORB 27036 PAGE 212: *(3124 Broadway)*

LISA PARK, ACCORDING TO PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT IN AND FOR PALM BEACH COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK 28, PAGE 74.

ALSO DESCRIBED AS A PARCEL OF LAND IN GOVERNMENT LOT 2, OF SECTION 28, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BOUNDED AS FOLLOWS:

ON THE SOUTH BY A LINE PARALLEL TO AND 185 FEET NORTHERLY FROM, MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF THE NORTHERLY HALF OF SAID GOVERNMENT LOT 2, ON THE NORTH BY A LINE PARALLEL TO AND 285 FEET NORTHERLY FROM, MEASURED AT RIGHT ANGLES, THE SOUTH LINE OF THE NORTHERLY HALF OF SAID GOVERNMENT LOT 2, ON THE WEST BY THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD #5 (FORMERLY STATE ROAD #4 AND DESCRIBED AS U.S. HIGHWAY #1) AND ON THE EAST BY THE EASTERLY RIGHT-OF-WAY LINE OF AVENUE "A", AS SHOWN IN ROAD PLAT BOOK 1, PAGE 157, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS HOWEVER, THE EAST 250 FEET THEREOF.

ORB 27692 PAGE 631: *(3100 Broadway)*

BEGINNING A POINT 25 FEET NORTH OF AND 27 FEET EAST OF THE POINT OF INTERSECTION OF THE SOUTH LINE OF THE NORTH 1/2 OF GOVERNMENT LOT 2, SECTION 28, TOWNSHIP 42 SOUTH, RANGE 43 EAST, WITH A LINE RUNNING WITH U.S. HIGHWAY #1 (BROADWAY OR S.R. #5) KNOWN AS THE POTTER LINE AND BEING 27 FEET WEST OF THE EASTERLY RIGHT-OF-WAY OF SAID U.S. #1;
THENCE EASTERLY FOR 664.23 FEET;
THENCE SOUTHERLY FOR 50 FEET;
THENCE EASTERLY FOR 160.45 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF AVENUE A;
THENCE NORTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR 227.52 FEET;
THENCE WESTERLY FOR 736.7 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF U.S. #1;
THENCE SOUTHERLY WITH THE EASTERLY RIGHT-OF-WAY LINE OF U.S. #1 FOR 160.14 FEET;
TO THE POINT OF BEGINNING.
SAID LANDS BEING IN PALM BEACH COUNTY, FLORIDA.

AGENT AUTHORIZATION FORM

Owner(s) of Record: EC Commercial Properties, LLC
7965 Lantana Road
Lake Worth, FL 33467

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority personally appeared Gary Smigiel

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: 3124 Broadway, Riviera Beach, Florida 33404

and that we hereby appoint:

Name: Berkeley Landing, LTD, Kevin Kroll and Timothy Wheat
Address: 1105 Kensington Park Drive, #200
Altamonte Springs, FL 32714
Telephone: (561) 207-2070

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.

_____ (Seal)

_____ (Seal)

_____ (Seal)

Sworn to and subscribed before me this 26 day of March, 2021.

Miranda Morales Seuss
Notary Public

MIRANDA MORALES SEUSS
Notary Public - State of Florida
Commission # HH 100577
My Comm. Expires May 30, 2025
Bonded through National Notary Assn.

Berkeley Landing Legal Description

ORB 27036 PAGE 212: *(3124 Broadway)*

LISA PARK, ACCORDING TO PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT IN AND FOR PALM BEACH COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK 28, PAGE 74.

ALSO DESCRIBED AS A PARCEL OF LAND IN GOVERNMENT LOT 2, OF SECTION 28, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BOUNDED AS FOLLOWS:

ON THE SOUTH BY A LINE PARALLEL TO AND 185 FEET NORTHERLY FROM, MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF THE NORTHERLY HALF OF SAID GOVERNMENT LOT 2, ON THE NORTH BY A LINE PARALLEL TO AND 285 FEET NORTHERLY FROM, MEASURED AT RIGHT ANGLES, THE SOUTH LINE OF THE NORTHERLY HALF OF SAID GOVERNMENT LOT 2, ON THE WEST BY THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD #5 (FORMERLY STATE ROAD #4 AND DESCRIBED AS U.S. HIGHWAY #1) AND ON THE EAST BY THE EASTERLY RIGHT-OF-WAY LINE OF AVENUE "A", AS SHOWN IN ROAD PLAT BOOK 1, PAGE 157, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS HOWEVER, THE EAST 250 FEET THEREOF.

ORB 27692 PAGE 631: *(3100 Broadway)*

BEGINNING A POINT 25 FEET NORTH OF AND 27 FEET EAST OF THE POINT OF INTERSECTION OF THE SOUTH LINE OF THE NORTH 1/2 OF GOVERNMENT LOT 2, SECTION 28, TOWNSHIP 42 SOUTH, RANGE 43 EAST, WITH A LINE RUNNING WITH U.S. HIGHWAY #1 (BROADWAY OR S.R. #5) KNOWN AS THE POTTER LINE AND BEING 27 FEET WEST OF THE EASTERLY RIGHT-OF-WAY OF SAID U.S. #1;
THENCE EASTERLY FOR 664.23 FEET;
THENCE SOUTHERLY FOR 50 FEET;
THENCE EASTERLY FOR 160.45 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF AVENUE A;
THENCE NORTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR 227.52 FEET;
THENCE WESTERLY FOR 736.7 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF U.S. #1;
THENCE SOUTHERLY WITH THE EASTERLY RIGHT-OF-WAY LINE OF U.S. #1 FOR 160.14 FEET;
TO THE POINT OF BEGINNING.
SAID LANDS BEING IN PALM BEACH COUNTY, FLORIDA.

Detail by Entity Name

Florida Limited Liability Company
EC COMMERCIAL PROPERTIES LLC

Filing Information

Document Number	L14000121212
FEI/EIN Number	47-1493739
Date Filed	08/01/2014
Effective Date	08/01/2014
State	FL
Status	ACTIVE

Principal Address

7965 Lantana Road
Lake Worth, FL 33467

Changed: 04/05/2019

Mailing Address

PO BOX 540669
Lake Worth, FL 33454

Changed: 04/05/2019

Registered Agent Name & Address

HEINE, CHRIS
2765 Lake Drive
RIVIERA BEACH, FL 33404

Name Changed: 02/09/2018

Address Changed: 02/09/2018

Authorized Person(s) Detail

Name & Address

Title MGR

HEINE, CHRIS, SR
2765 LAKE DRIVE
SINGER ISLAND, FL 33404

Title MGR

SMIGIEL, L.C., GARY
PO BOX 540669
LAKE WORTH, FL 33454

Annual Reports

Report Year	Filed Date
2019	04/05/2019
2020	03/05/2020
2021	01/12/2021

Document Images

01/12/2021 -- ANNUAL REPORT	View image in PDF format
03/05/2020 -- ANNUAL REPORT	View image in PDF format
04/05/2019 -- ANNUAL REPORT	View image in PDF format
02/09/2018 -- ANNUAL REPORT	View image in PDF format
03/20/2017 -- ANNUAL REPORT	View image in PDF format
04/30/2016 -- ANNUAL REPORT	View image in PDF format
01/15/2015 -- ANNUAL REPORT	View image in PDF format
08/01/2014 -- Florida Limited Liability	View image in PDF format

AGENT AUTHORIZATION FORM

Owner(s) of Record: East Coast Property Investment Group, LLC
7965 Lantana Road
Lake Worth, FL 33467

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority personally appeared Gary Smigiel

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: 3100 Broadway, Riviera Beach, Florida 33404

and that we hereby appoint:

Name: Urban Design Studio, Ken Tuma and Sandra Megrue
Address: 610 Clematis Street, #CU-02
West Palm Beach, FL 33401
Telephone: 561-366-1100

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.

_____ (Seal)

_____ (Seal)

_____ (Seal)

Sworn to and subscribed before me this 26 day of March, 2021.

Miranda Morales Seuss
Notary Public

MIRANDA MORALES SEUSS
Notary Public - State of Florida
Commission # HH 100577
My Comm. Expires May 30, 2025
Bonded through National Notary Assn.

Berkeley Landing Legal Description

ORB 27036 PAGE 212: *(3124 Broadway)*

LISA PARK, ACCORDING TO PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT IN AND FOR PALM BEACH COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK 28, PAGE 74.

ALSO DESCRIBED AS A PARCEL OF LAND IN GOVERNMENT LOT 2, OF SECTION 28, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BOUNDED AS FOLLOWS:

ON THE SOUTH BY A LINE PARALLEL TO AND 185 FEET NORTHERLY FROM, MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF THE NORTHERLY HALF OF SAID GOVERNMENT LOT 2, ON THE NORTH BY A LINE PARALLEL TO AND 285 FEET NORTHERLY FROM, MEASURED AT RIGHT ANGLES, THE SOUTH LINE OF THE NORTHERLY HALF OF SAID GOVERNMENT LOT 2, ON THE WEST BY THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD #5 (FORMERLY STATE ROAD #4 AND DESCRIBED AS U.S. HIGHWAY #1) AND ON THE EAST BY THE EASTERLY RIGHT-OF-WAY LINE OF AVENUE "A", AS SHOWN IN ROAD PLAT BOOK 1, PAGE 157, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS HOWEVER, THE EAST 250 FEET THEREOF.

ORB 27692 PAGE 631: *(3100 Broadway)*

BEGINNING A POINT 25 FEET NORTH OF AND 27 FEET EAST OF THE POINT OF INTERSECTION OF THE SOUTH LINE OF THE NORTH 1/2 OF GOVERNMENT LOT 2, SECTION 28, TOWNSHIP 42 SOUTH, RANGE 43 EAST, WITH A LINE RUNNING WITH U.S. HIGHWAY #1 (BROADWAY OR S.R. #5) KNOWN AS THE POTTER LINE AND BEING 27 FEET WEST OF THE EASTERLY RIGHT-OF-WAY OF SAID U.S. #1;
THENCE EASTERLY FOR 664.23 FEET;
THENCE SOUTHERLY FOR 50 FEET;
THENCE EASTERLY FOR 160.45 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF AVENUE A;
THENCE NORTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR 227.52 FEET;
THENCE WESTERLY FOR 736.7 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF U.S. #1;
THENCE SOUTHERLY WITH THE EASTERLY RIGHT-OF-WAY LINE OF U.S. #1 FOR 160.14 FEET;
TO THE POINT OF BEGINNING.
SAID LANDS BEING IN PALM BEACH COUNTY, FLORIDA.

AGENT AUTHORIZATION FORM

Owner(s) of Record: East Coast Property Investment Group, LLC
7965 Lantana Road
Lake Worth, FL 33467

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority personally appeared Gary Smigiel

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: 3100 Broadway, Riviera Beach, Florida 33404

and that we hereby appoint:

Name: Berkeley Landing, LTD, Kevin Kroll and Timothy Wheat
Address: 1105 Kensington Park Drive, #200
Altamonte Springs, FL 32714
Telephone: (561) 207-2070

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.

_____ (Seal)

_____ (Seal)

_____ (Seal)

Sworn to and subscribed before me this 26 day of March, 2021.

Miranda Morales Seuss
Notary Public

MIRANDA MORALES SEUSS
Notary Public - State of Florida
Commission # HH 100577
My Comm. Expires May 30, 2025
Bonded through National Notary Assn.

Berkeley Landing Legal Description

ORB 27036 PAGE 212: ***(3124 Broadway)***

LISA PARK, ACCORDING TO PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT IN AND FOR PALM BEACH COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK 28, PAGE 74.

ALSO DESCRIBED AS A PARCEL OF LAND IN GOVERNMENT LOT 2, OF SECTION 28, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BOUNDED AS FOLLOWS:

ON THE SOUTH BY A LINE PARALLEL TO AND 185 FEET NORTHERLY FROM, MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF THE NORTHERLY HALF OF SAID GOVERNMENT LOT 2, ON THE NORTH BY A LINE PARALLEL TO AND 285 FEET NORTHERLY FROM, MEASURED AT RIGHT ANGLES, THE SOUTH LINE OF THE NORTHERLY HALF OF SAID GOVERNMENT LOT 2, ON THE WEST BY THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD #5 (FORMERLY STATE ROAD #4 AND DESCRIBED AS U.S. HIGHWAY #1) AND ON THE EAST BY THE EASTERLY RIGHT-OF-WAY LINE OF AVENUE "A", AS SHOWN IN ROAD PLAT BOOK 1, PAGE 157, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS HOWEVER, THE EAST 250 FEET THEREOF.

ORB 27692 PAGE 631: ***(3100 Broadway)***

BEGINNING A POINT 25 FEET NORTH OF AND 27 FEET EAST OF THE POINT OF INTERSECTION OF THE SOUTH LINE OF THE NORTH 1/2 OF GOVERNMENT LOT 2, SECTION 28, TOWNSHIP 42 SOUTH, RANGE 43 EAST, WITH A LINE RUNNING WITH U.S. HIGHWAY #1 (BROADWAY OR S.R. #5) KNOWN AS THE POTTER LINE AND BEING 27 FEET WEST OF THE EASTERLY RIGHT-OF-WAY OF SAID U.S. #1;
THENCE EASTERLY FOR 664.23 FEET;
THENCE SOUTHERLY FOR 50 FEET;
THENCE EASTERLY FOR 160.45 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF AVENUE A;
THENCE NORTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR 227.52 FEET;
THENCE WESTERLY FOR 736.7 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF U.S. #1;
THENCE SOUTHERLY WITH THE EASTERLY RIGHT-OF-WAY LINE OF U.S. #1 FOR 160.14 FEET;
TO THE POINT OF BEGINNING.
SAID LANDS BEING IN PALM BEACH COUNTY, FLORIDA.

Detail by Entity Name

Florida Limited Liability Company
EAST COAST PROPERTY INVESTMENT GROUP LLC

Filing Information

Document Number	L14000113074
FEI/EIN Number	47-1485527
Date Filed	07/17/2014
Effective Date	07/17/2014
State	FL
Status	ACTIVE

Principal Address

7965 Lantana Road
Lake Worth, FL 33467

Changed: 03/16/2016

Mailing Address

PO Box 540669
Lake Worth, FL 33454

Changed: 03/16/2016

Registered Agent Name & Address

SMIGIEL, GARY, INC.
7965 LANTANA ROAD
LAKE WORTH, FL 33467

Name Changed: 03/16/2016

Address Changed: 03/16/2016

Authorized Person(s) Detail

Name & Address

Title MGR

HEINE, CHRIS
2765 LAKE DRIVE
SINGER ISLAND, FL 33404

Title MGR

HEINE, NICHOLIS
120 SHORE DRIVE
RIVIERA BEACH, FL 33404

Title MGR

SMIGIEL, GARY
PO BOX 540669
LAKE WORTH, FL 33454

Annual Reports

Report Year	Filed Date
2019	04/04/2019
2020	03/04/2020
2021	01/08/2021

Document Images

01/08/2021 -- ANNUAL REPORT	View image in PDF format
03/04/2020 -- ANNUAL REPORT	View image in PDF format
04/04/2019 -- ANNUAL REPORT	View image in PDF format
03/09/2018 -- ANNUAL REPORT	View image in PDF format
01/18/2017 -- ANNUAL REPORT	View image in PDF format
03/16/2016 -- ANNUAL REPORT	View image in PDF format
03/23/2015 -- ANNUAL REPORT	View image in PDF format
07/17/2014 -- Florida Limited Liability	View image in PDF format

STATEMENT OF AUTHORITY AND DESIGNATION OF AUTHORIZED AGENT

Before me, the undersigned authority, personally appeared **JONATHAN L. WOLF**, who being sworn on oath, deposes and says:

1. That, he is an Authorized Signatory for **BERKELEY LANDING, LTD**, the contract purchasers of the property located at 3100 and 3124 Broadway, Riviera Beach, Florida, as described on the attached deeds, and;

2. That he is authorized to act on behalf of **BERKELEY LANDING, LTD**, with regard to this application, and;

3. That, **BERKELEY LANDING, LTD**, is requesting a partial Rezoning of the properties and Major Site Plan Review approvals for the parcels of land described, and;

4. That, **BERKELEY LANDING, LTD**, has appointed **KEN TUMA** and **SANDRA MEGRUE** of **URBAN DESIGN STUDIO** to act as Agents on its behalf to accomplish the above, and;

5. That, **BERKELEY LANDING, LTD**, and/or its successors or assigns, commits to proceed with the proposed development in accordance with the Ordinances and/or Resolutions of approval and such conditions and safeguards as may be set by the City Commission in stated approval, and;

6. That, **BERKELEY LANDING, LTD**, or its successors or assigns, commits to complete the development according to the plans approved by such Ordinance/ Resolution, and commits to bind any successors in title to any commitments made in the approval.

BERKELEY LANDING, LTD, a Florida limited partnership

By: _____

JONATHAN L. WOLF
Manager

Berkeley Landing GP, LLC, Managing Member
Berkeley Landing, Ltd.

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 26th day of March, 2021, by **Jonathan L. Wolf**, who is personally known to me.

_____
SIGNATURE - NOTARY PUBLIC

Jennie D. Lagmay
PRINT NAME - NOTARY PUBLIC

NOTARY SEAL OR STAMP:

11/04/2022
My Commission Expires:

JENNIE D. LAGMAY
Commission # GG 271630
Expires November 4, 2022
Bonded Thru Troy Fain Insurance 800-385-7019

Detail by Entity Name

Florida Limited Partnership
BERKELEY LANDING, LTD.

Filing Information

Document Number	A16000000401
FEI/EIN Number	81-4758481
Date Filed	08/12/2016
State	FL
Status	ACTIVE
Last Event	LP AMENDMENT
Event Date Filed	09/30/2020
Event Effective Date	NONE

Principal Address

1105 KENSINGTON PARK DR.
SUITE 200
ALTAMONTE SPRINGS, FL 32714

Mailing Address

1105 KENSINGTON PARK DR.
SUITE 200
ALTAMONTE SPRINGS, FL 32714

Registered Agent Name & Address

RHODEN, REBECCA
215 N EOLA DRIVE
ORLANDO, FL 32801

Name Changed: 03/09/2021

Address Changed: 03/09/2021

General Partner Detail

Name & Address

Document Number L16000148738

BERKELEY LANDING GP, LLC
1105 KENSINGTON PARK DR, STE. 200
ALTAMONTE SPRINGS, FL 32714

PC BERKELEY, LLC

9400 SOUTH DADELAND BLVD
SUITE 100
MIAMI, FL 33156

Annual Reports

Report Year	Filed Date
2019	01/31/2019
2020	03/18/2020
2021	03/09/2021

Document Images

03/09/2021 -- ANNUAL REPORT	View image in PDF format
09/30/2020 -- LP Amendment	View image in PDF format
03/18/2020 -- ANNUAL REPORT	View image in PDF format
01/31/2019 -- ANNUAL REPORT	View image in PDF format
09/28/2018 -- LP Amendment	View image in PDF format
02/27/2018 -- ANNUAL REPORT	View image in PDF format
12/22/2017 -- LP Amendment	View image in PDF format
02/17/2017 -- ANNUAL REPORT	View image in PDF format
08/12/2016 -- Domestic LP	View image in PDF format

Detail by Entity Name

Florida Limited Liability Company
BERKELEY LANDING GP, LLC

Filing Information

Document Number	L16000148738
FEI/EIN Number	35-2572503
Date Filed	08/10/2016
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	12/03/2018
Event Effective Date	NONE

Principal Address

1105 KENSINGTON PARK DRIVE, STE 200
ALTAMONTE SPRINGS, FL 32714

Mailing Address

1105 KENSINGTON PARK DRIVE, STE 200
ALTAMONTE SPRINGS, FL 32714

Registered Agent Name & Address

RHODEN, REBECCA
215 N EOLA DRIVE
ORLANDO, FL 32801

Name Changed: 03/09/2021

Address Changed: 03/09/2021

Authorized Person(s) Detail

Name & Address

Title MGR AND MBR

WOLF, JONATHAN L
1105 KENSINGTON PARK DRIVE, STE 200
ALTAMONTE SPRINGS, FL 32714

Title MBR

JONATHAN AND NANCY WOLF FAMILY TRUST I, DATED AUGUST 6, 2018

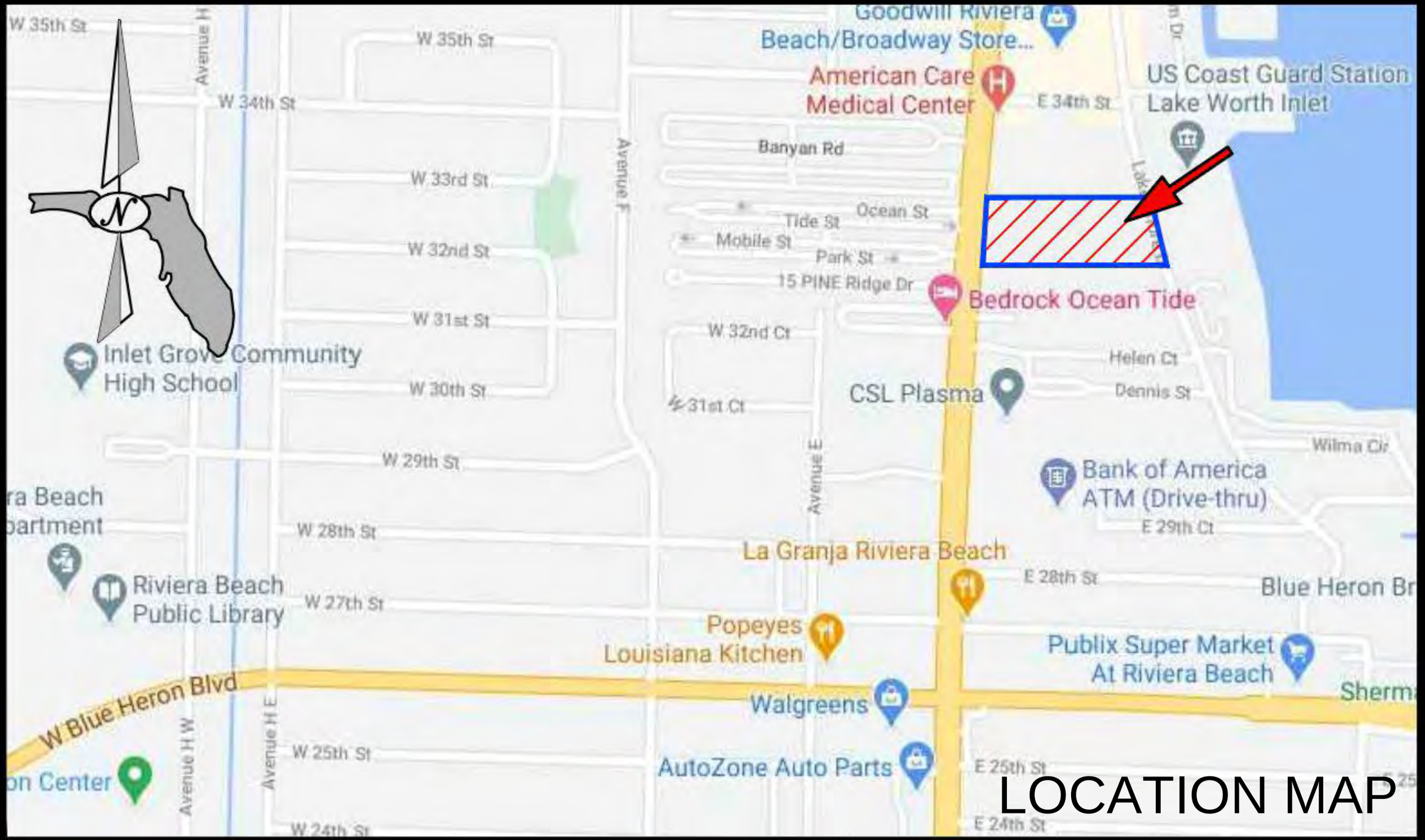
1105 KENSINGTON PARK DRIVE, STE 200
ALTAMONTE SPRINGS, FL 32714

Annual Reports

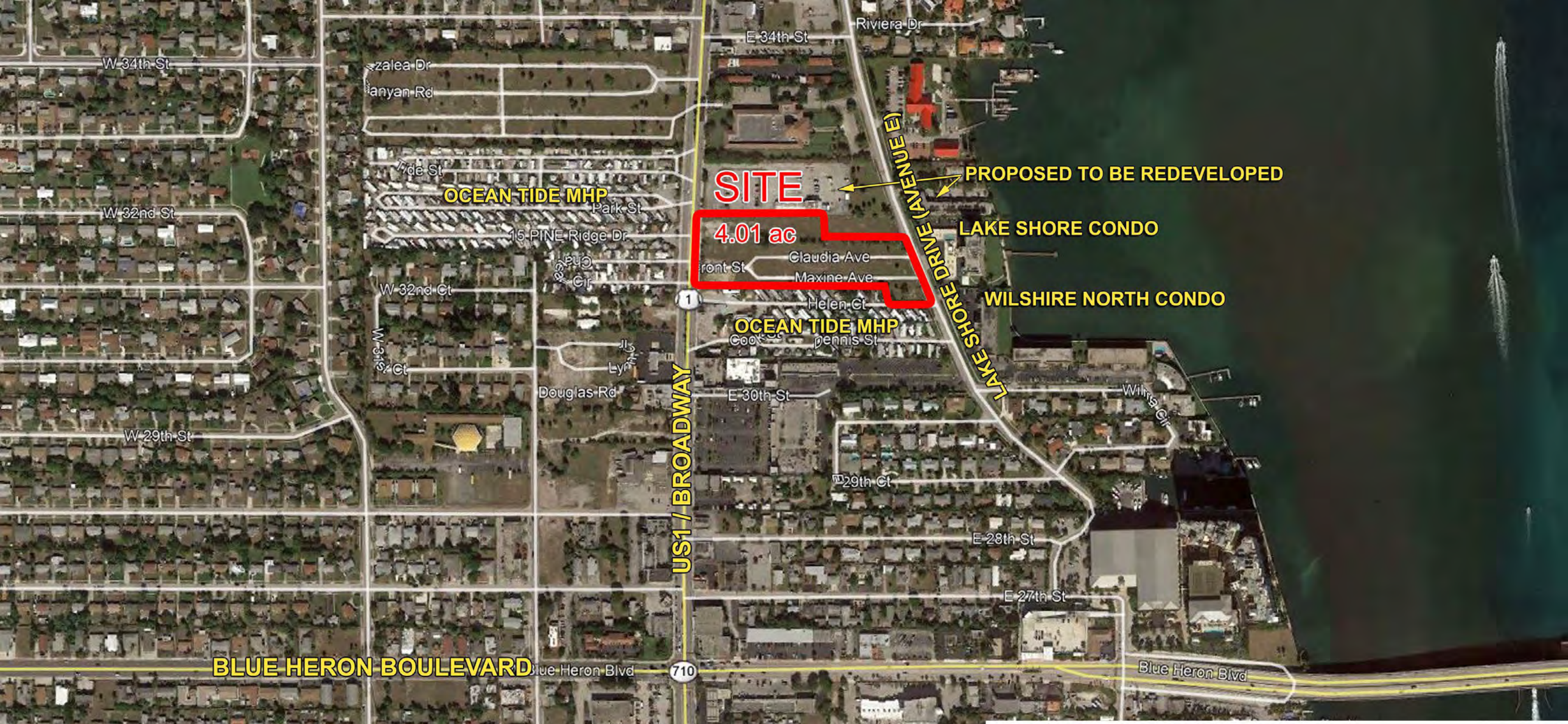
Report Year	Filed Date
2019	02/06/2019
2020	03/18/2020
2021	03/09/2021

Document Images

03/09/2021 -- ANNUAL REPORT	View image in PDF format
03/18/2020 -- ANNUAL REPORT	View image in PDF format
02/06/2019 -- ANNUAL REPORT	View image in PDF format
12/03/2018 -- LC Amendment	View image in PDF format
09/28/2018 -- LC Amendment	View image in PDF format
02/27/2018 -- ANNUAL REPORT	View image in PDF format
02/17/2017 -- ANNUAL REPORT	View image in PDF format
08/10/2016 -- Florida Limited Liability	View image in PDF format



LOCATION MAP



Berkeley Landing

Rezoning and Major Site Plan

Location Aerial

Riviera Beach, FL

04/15/21

CITY OF RIVIERA BEACH STAFF REPORT
BERKELEY LANDING LTD AFFORDABLE HOUSING PROJECT
APPLICATION NUMBERS ZA-21-02, PA-21-01, SP-21-04

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, APPROVING THE APPLICATION (ZA-21-02) FROM BERKELEY LANDING LTD. REQUESTING A ZONING MAP AMENDMENT FROM AN "DR" DOWNTOWN RESIDENTIAL DISTRICT DESIGNATION TO A "DG" DOWNTOWN GENERAL DISTRICT DESIGNATION FOR APPROXIMATELY 2.23 ACRES (97,740 SQUARE FEET) OF THE PROPERTY KNOWN AS 3100 BROADWAY, IDENTIFIED BY PARCEL CONTROL NUMBER 56-43-42-28-00-002-0020, AND PROVIDING FOR AN EFFECTIVE DATE.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, APPROVING PLAT APPLICATION (PA-21-01) FROM BERKELEY LANDING LTD., TO COMBINE TWO CONTIGUOUS LOTS OF RECORD INTO ONE LOT TOTALING APPROXIMATELY 4.01 ACRES IN LAND AREA, FOR THE REAL PROPERTIES LOCATED AT 3100 AND 3124 BROADWAY AVENUE, IDENTIFIED BY PARCEL CONTROL NUMBERS 56-43-42-28-42-000-0010 AND 56-43-42-28-00-002-0020, AND PROVIDING FOR AN EFFECTIVE DATE.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, APPROVING SITE PLAN APPLICATION (SP-21-04) FROM BERKELEY LANDING LTD, TO CONSTRUCT TWO (2) THREE-STORY RESIDENTIAL AFFORDABLE HOUSING APARTMENT BUILDINGS, INCLUDING LIVE-WORK UNITS, WITH ASSOCIATED PARKING, LANDSCAPING AND AMENITIES, ON APPROXIMATELY 4 ACRES OF LAND, LOCATED AT 3100 AND 3124 BROADWAY AVENUE, IDENTIFIED BY PARCEL CONTROL NUMBERS 56-43-42-28-42-000-0010 AND 56-43-42-28-00-002-0020, HAVING A DOWNTOWN MIXED USE (DMU) FUTURE LAND USE DESIGNATION AND DOWNTOWN GENERAL (DG) AND DOWNTOWN RESIDENTIAL (DR) ZONING DESIGNATIONS, PROVIDING FOR CONDITIONS OF APPROVAL, AND PROVIDING FOR AN EFFECTIVE DATE.

A. Applicant: **BERKELEY LANDING LTD**

B. Request: The application set includes a rezoning of a portion of the property to have one zoning designation of Downtown General for the entire property instead of the current split zoning of Downtown Residential/Downtown General, a Plat application to combine the two properties into one property and clearly identify the civic open spaces; and Site Plan application to allow for the construction of two (2) three-story buildings for affordable housing and live-work units with associated landscaping, parking and site amenities.

C. Location: The subject properties are located at 3100 and 3124 Broadway Avenue, identified by PCN's 56-43-42-28-42-000-0010 and 56-43-42-28-00-002-0020.

D. Property Description and Uses:

Parcel Control Numbers: 56-43-42-28-42-000-0010 and 56-43-42-28-00-002-0020

Parcel Size: 4.01 acres

Existing Use: vacant

Zoning: Downtown General and Downtown Residential

Future Land Use: Downtown Mixed Use

E. Adjacent Property Description and Uses:

North: prior ATT site, recently sold for redevelopment

South: Ocean Tide MHP

East: Condominium (Lake Harbor/Wilshire North)

West: Ocean Tide MHP

F. Background:

The Applicant submitted these applications in support of the proposed affordable housing project at this location. More specifically, the project consists of a multifamily residential development that will provide two (2) live-work units and 110 rental based units. The project provides civic open space on both the Broadway frontage and the Lake Shore Drive frontage. The project will provide on site amenities for the residents as well as an easement to Palm Tran for a bus shelter, as well as providing the bus shelter structure itself. The site design also anticipates future development on the northern side and makes

a provision for future changes to the site access to Broadway to ensure safe access/egress for future residents of both this project and the ultimate users of the site to the north.

G. Staff Analysis:

Proposed Use: The proposed use is a permitted use per Section 31-536(b) Downtown General (2) a.1.

Zoning Regulations: The Purpose and intent of the downtown districts is to guide the redevelopment of the Community Redevelopment Area of Riviera Beach and the surrounding properties into a vibrant downtown that: (1) Provides a variety of housing types to accommodate a diverse population; (2) Establishes a "park once" environment by providing a mix of uses within a pedestrian-friendly environment; (3) Maintains and enhances a continuous, inter-connected network of pedestrian- and bicycle-friendly streets that effectively links transit stations, bike paths, sidewalks, buildings, open spaces, and the waterfront; (4) Provides public open space in the form of civic parks, plazas, and greens; (5) Maintains and enhances public access to the waterfront; (6) Encourages investment by accommodating new development at a range of scales including individual infill buildings and large redevelopment projects; and (7) Maintains and improves real and perceived safety as a key component of walkability and sustainability. This project meets the purpose and intent of the downtown districts. The Applicant is providing for a total of 8,603 square feet of civic open space in total, meeting the required 5% of 8,601.78 square feet based on 172,035.76 total square feet of site area.

Comprehensive Plan: The proposed project is consistent with the City's Comprehensive Plan Future Land Use designation of Downtown Mixed Use. This project provides affordable housing and live work units, as well as civic open space areas.

Compatibility: The proposed development of this property is compatible with adjacent development.

Levels of Service: Customary services such as water, sewer, roads and garbage collection are available to the site. The School Concurrency materials and final determination are attached within the packet.

Landscaping: The applicant has proposed extensive landscaping. In order to accommodate the three bedroom units the landscape beds between the foundation and parking lot immediately adjacent to the 3 bedroom units are slightly narrower but it is a de-minimus reduction.

Lighting: Lighting proposed is as required for the operations of the facility, and photometric plans are attached.

Parking/Traffic: Site access is proposed via Lakeshore Drive and Broadway Avenue. Palm Beach County has provided the TPS letter which is enclosed. In addition, we anticipate a high density residential development on the parcel to the north and

preparation for that we have required this applicant to prepare a future design for a shared access/egress to Broadway in order to ensure optimal safety and in the event a signal is required at that location. This project provided one parking space per unit and also has 46 additional parking spaces for visitors, as well as two spaces for the management office and 8 handicapped spaces so it is our opinion that the parking provided will be sufficient to meet the needs of the development.

H. Recommendations:

Staff recommends approval of an ordinance of the City Council of the City of Riviera Beach, Palm Beach County, Florida, approving the application (ZA-21-02) from Berkeley Landing Ltd. requesting a zoning map amendment from an "DR" Downtown Residential district designation to a "DG" Downtown General district designation for approximately 2.23 acres (97,740 square feet) of the property known as 3100 Broadway, identified by Parcel Control Number 56-43-42-28-00-002-0020, and providing for an effective date.

Staff recommends approval of a Resolution of the City Council of the City of Riviera Beach, Palm Beach County, Florida, Approving Plat Application (PA-21-01) from Berkeley Landing Ltd., to combine two contiguous lots of record into one lot totaling approximately 4.01 acres in land area, for the real properties located at 3100 and 3124 Broadway Avenue, identified by Parcel Control Numbers 56-43-42-28-42-000-0010 And 56-43-42-28-00-002-0020, and providing for an effective date.

Staff recommends approval of the Site Plan application (SP-21-04) from Berkeley Landing Ltd, to construct two (2) three-story residential affordable housing apartment buildings, including live-work units, with associated parking, landscaping and amenities, on approximately 4 acres of land, located at 3100 and 3124 Broadway Avenue, identified by Parcel Control Numbers 56-43-42-28-42-000-0010 and 56-43-42-28-00-002-0020, having a Downtown Mixed Use (DMU) future land use designation and Downtown General (DG) and Downtown Residential (DR) zoning designations, and providing for an effective date, subject to the following conditions:

1. Construction must be initiated within 18 months of the effective date of this Resolution in accordance with Section 31-60(b), of the City Code of Ordinances. Demolition, site preparation and/or land clearing shall not be considered construction. Building permit application and associated plans and documents shall be submitted in its entirety and shall not be accepted by City staff in a partial or incomplete manner.

2. A two-year landscaping performance bond for 110% of the value of landscaping and irrigation shall be required before a Certificate of Occupancy is issued for this site.

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

4. This development must receive final Certificate of Occupancy from the City for all buildings and/or units approved within five years of the approval of the adopting resolution or the adopting resolution shall be considered null and void, requiring the applicant to resubmit application for site plan approval and re-initiate the site plan approval process.

5. All future advertising must state that the development is located in the City of Riviera Beach. Fees and penalties in accordance with City Code Sec. 31-554 will be levied against the property owner and/or business for violation of this condition.

6. Once approved, this resolution shall supersede any previous site plan approval resolutions associated with this property, causing previous site plan approval resolutions to be null and void.

7. The concurrently processed ordinance (ZA-21-02) and Resolution (PA-21-01) must be adopted, approved and become effective prior to this site plan approval becoming effective.

8. The property owner is responsible for the overall maintenance of the civic open space, as shown on the Plat (PA 21-01) for Berkeley Landing, and the civic open space shall be maintained in perpetuity for the use and benefit of the public.

9. Within six months after the approval of the resolution or prior to the issuance of a Certificate of Occupancy, whichever is later, the property owner or designee must provide and record a Palm Tran bus shelter easement, no less than 10 feet by 30 feet in area, subject to the approval of the City of Riviera Beach. The location sketch, legal description, and dedication documents of this easement as well as the final design of the bus shelter shall be approved by the City (Public Works Director and Director of Development Services) prior to the recordation of the documents.

10. Within six months after the approval of the resolution or prior to the issuance of a Certificate of Occupancy, whichever is later, the petitioner shall construct a Palm Tran approved mass transit shelter with appropriate access, lighting, and two (2) trash receptacles. The location of the shelter shall be within an approved Bus Stop Boarding and Alighting Area easement. Any and all costs associated with the construction and perpetual maintenance shall be funded by the petitioner and or future property owner.

11. The Applicant shall install fencing to restrict access behind the southernmost sides of the buildings.

RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY

600 W BLUE HERON BLVD, SUITE C-225
RIVIERA BEACH, FL, 33404
PHONE: 561-844-3408
FAX: 561-881-8043
Website: www.rbcra.com

August 13, 2021

Mary F. Savage Dunham, AICP, CFM
Assistant Director of Development Services
City of Riviera Beach
600 W. Blue Heron Blvd.
Riviera Beach, FL 33404

Re; Berkeley Landing Project – 3100 and 3124 Broadway, Riviera Beach, FL 33404

Dear Ms. Savage Dunham:

Please be advised that this project had an evaluation hearing before the Riviera Beach Board of Commissioners on October 8, 2020. See attached Resolution No. 2020-23, which states that:

- Berkeley Landing is consistent with the goals and objectives of the adopted Riviera Beach Community Redevelopment Plan;
- The Agency approved a contribution of $640,000 as Local Area Contribution (Local Match) in support of an application for low-income housing tax credits;

Additionally, the Board is contemplating receiving an update on the site plan, tax credit allocation, timeline, and community outreach at its meeting on August 26, 2021 at 6 p.m. This presentation will be at the top of the regular agenda, in anticipation of a presentation to the Planning and Zoning Commission later that evening. Staff has done a preliminary review of the design documents and has no objections.

If you require further information, please do not hesitate to reach out to me. Thank you for your attention to this matter.

Sincerely,

Scott Evans/aj

Scott Evans,
Planning and Development Director

C: Jonathan Evans, Executive Director
Annetta Jenkins, Director of Neighborhood Services
Chris Smith, Pittman Law Group, General Counsel
Opal McKinney-Williams, Pittman Law Group, General Counsel

RESOLUTION NO. 2020-23

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY ("THE AGENCY") FINDING THAT THE Berkley Landing PROJECT LOCATED AT 3100+3124 Broadway ("PROJECT") IS CONSISTENT WITH THE ADOPTED COMMUNITY REDEVELOPMENT PLAN; APPROVING THE CONTRIBUTION, IN CONJUNCTION WITH THE CITY OF RIVIERA BEACH, TO BE USED AS A LOCAL CONTRIBUTION AND LOAN IN THE AMOUNT OF $640,000 ("LOCAL MATCH") IN SUPPORT OF AN APPLICATION FOR LOW INCOME HOUSING TAX CREDITS TO SUPPORT THE PROJECT; AUTHORIZING THE CHAIRMAN AND EXECUTIVE DIRECTOR TO EXECUTE THE AGREEMENT WITH THE CITY OF RIVIERA BEACH FOR THE CONTRIBUTION FOR THE PURPOSE OF THE LOCAL MATCH; PROVIDING AN EFFECTIVE DATE.

****

WHEREAS, Part III of Chapter 163, Florida Statutes, provides that redevelopment agencies shall afford maximum opportunity to the rehabilitation or redevelopment of the community redevelopment area by private enterprise for the elimination of slum and blight and the provision for the development of affordable housing; and

WHEREAS, the Riviera Beach Community Redevelopment Plan provides for development of programs to encourage the private sector to undertake redevelopment within the Community Redevelopment Area and the development of affordable housing; and

WHEREAS, the Riviera Beach Community Redevelopment Plan identifies projects such as Berkley Landing as the type of project to encourage development which will improve commercial corridors and provide attainable, affordable, and workforce housing within the Community Redevelopment Areas in the City of Riviera Beach, Florida ("the Area"); and

WHEREAS, the Borrower's property is located within the Area and the proposed development of multi-family residential units is consistent with the goals and objectives of the adopted CRA Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMSSIONERS OF THE RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY THAT:

SECTION 1. The Riviera Beach Community Redevelopment Agency finds that the Berkley Landing Project located at 3100+3104 Broadway, Riviera Beach is consistent with the goals and objectives of the adopted Riviera Beach Community Redevelopment Plan.

SECTION 2. The Riviera Beach Community Redevelopment Agency hereby approves the contribution of $640,000, in conjunction with the City of Riviera Beach, to be used as a local contribution and loan (Local Match) for the Project in support of an application for low income housing tax credits to support the Project.

SECTION 3. The Chair and the Executive Director of the Agency, on behalf of the Agency, are each hereby authorized to take such actions that are consistent to carry out the intent of this resolution.

SECTION 4. This resolution shall be effective immediately upon its adoption.

PASSED AND ADOPTED this 8th day of October 2020.

RIVIERA BEACH COMMUNITY
REDEVELOPMENT AGENCY

By: _____

JULIA A. BOTEL, Ed. D
Chairperson

ATTEST:

_____
Executive Director

Approved as to form and legal sufficiency

_____
J. Michael Haygood, PA

Date 10/8/2020
J. Michael Haygood, PA
General Counsel to CRA

MOTION BY: K. Miller-Anderson

SECONDED BY: D. Lawson

J. BOTEL	Aye
K. MILLER-ANDERSON	Aye
T. MCCOY	Nay
S. LANIER	Aye
D. LAWSON	Aye

RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY

Florida's Dynamic Waterfront Community

2001 BROADWAY, SUITE 300
RIVIERA BEACH, FL 33404
Phone: 561-844-3408
Fax: 561-881-8043
Website: www.rbcra.com

MEMORANDUM

TO: Honorable Chair and Members, CRA Board of Commissioners
City of Riviera Beach, Florida

FROM: Jonathan Evans
Interim Executive Director, CRA

COPY: J. Michael Haygood, CRA Attorney

DATE: October 2, 2020

SUBJECT: Berkeley Landing, a Family Rental Mixed Income Community to be located at 3100 and 3124 Broadway, Riviera Beach, FL, and Island View Apartments at 2525 Broadway Blvd., a Family Rental Mixed Income Community

REQUEST FOR BOARD ACTION

The Agency Staff is requesting the Board of Commissioners to approve a resolution authorizing a Local Government Area of Opportunity Funding Contribution and Loan/Grant in the amount of $640,000. The loan/grant is a demonstration of a local government commitment to the project and will maximize the applicant's score for an allocation of Low-Income Housing Tax Credits (LIHTCs) with Florida Housing Finance Corporation ("FHFC"). This support is to be considered at special meetings of the Agency and of the City of Riviera Beach on Thursday, October 8, 2020, at 6 p.m. Pursuant to a process delineated by Mr. Jonathan Evans, City Manager/Interim Executive Director, CRA, (See Process Memorandum from Mr. Evans, dated September 25, 2020, attached hereto as Exhibit A) the two development teams submitted detailed proposal packages on October 2, 2020. Those proposals are attached as Exhibit B-1 and Exhibit B-2. This funding commitment will be structured through the City in compliance with FHFC regulations.

The subsidy will be conditional upon the award of tax credits to the [Wendover/Pinnacle Group or HTG Group] for the development of the proposed number of units of housing affordable to residents with incomes not more than 80% of area median income and not disbursed until closing of the entire transaction. Exhibit "C-1 and C-2" are the loan/grant commitment forms to be provided to the developer by the City for submission in its application package. Staff is asking the Board's approval to authorize the Executive Director to execute an Interlocal Agreement with the City so that the City can provide the Loan/Grant Agreement shown in Exhibit "C-1" or "C-2." Subsequent to action by the Agency, the City will take action to effectuate the City of Riviera Beach's intent to support the project selected for Local Government Area of Opportunity Funding Contribution and a Loan/Grant in the amount of $640,000.

BACKGROUND

Berkeley Landing

Berkeley Landing is a proposed new development adjacent to the Park Manor neighborhood of Riviera Beach. The proposed development will add approximately $30.5 million in development value on a property currently assessed at $970,030. The project will generate an estimate of $257,786 of *ad valorem* tax revenue.

Island View Apartments

Island View Apartments is a proposed new development located at 2525 Broadway near the Park Manor neighborhood. This development will add $30.5 million in development value on a property currently assessed at $881,145. The project will generate an estimate of $257,786 in *ad valorem* tax revenues.

FHFC's LIHTC program is among the most competitive in the country and the most sophisticated. Developers are interested in maximizing the likelihood for success as the pursuit of such funding is costly.

TIMELINE:

For the Developers: Housing Tax Credit Application due to FHFC no later than October 20, 2020. Commitment and concurrency documents due no later than October 13, 2020 to the developer selected.

For the CRA/City: Board/Commission approval no later than October 8, 2020, with all documents executed and transmitted, no later than October 12, 2020.

CONSISTENCY WITH ADOPTED CRA PLAN

The Projects are consistent with the goals and objectives of the adopted CRA Plan. The CRA Plan has identified the need to bring new residential housing to the City. The proposed development is located within the Blue Heron North area and provides that as the area redevelops, a wide mix of housing should be included. Redevelopment of the Broadway corridor is a high priority for the Agency. The development proposals for future affordable multifamily residential will create new housing opportunities within close proximity to employment, shopping areas, and public transportation. The properties are designated Downtown Mixed Use and Multi-family Residential in the Riviera Beach Comprehensive Plan and has a Downtown Residential Zoning classification. The proposed residential development is consistent with the adopted zoning and land use.

ABOUT LOW INCOME HOUSING TAX CREDITS (LIHTCs)

Low Income Housing Tax Credits are the nation's and the state's best tool for the delivery and financing of rental housing for working families. Since 1986, LIHTCs have provided critical financing for more than 3.23 million rental homes. (Note that LIHTC properties have an average vacancy rate of 4.2 percent, compared to 10.6 percent in the overall rental market. Foreclosures have occurred in less than 1% of all LIHTC properties since 1986, better than all other classes of real estate.)

RECOMMENDATION

The Agency Staff is requesting the Board of Commissioners to approve Staff's request to provide a grant/loan to Berkeley Landing/Island View Apartments and to Wendover/Pinnacle or HTG to construct a new residential community on Broadway as outlined in the attached proposals:

1. The grant/loan award is contingent upon the receipt of Low Income Housing Tax Credits.
2. The Project is consistent with the goals and objectives of the adopted CRA Plan.

"The Best Waterfront City in Which to Live, Work And Play."

CITY OF RIVIERA BEACH

TO: MAYOR, CHAIRPERSON, AND CRA COMMISSIONERS

FROM: JONATHAN E. EVANS, CITY MANAGER/INTERIM CRA EXECUTIVE DIRECTOR, MPA, MBA, ICMA-CM

SUBJECT: **FLORIDA HOUSING FINANCE CORPORATION (FHFC) – LOCAL SUPPORT – CRA UPDATE (IMPORTANT)**

DATE: **SEPTEMBER 25, 2020**

CC: CRA STAFF, LEGAL, CITY ADMIN, HTG, AND PINNACLE

This memorandum is a request by CRA staff to seek direction and support regarding two projects seeking local contributions/loans in the approximate amount of $650,000. This funding is associated with the support of a local agency for an application for low-income tax credits with the Florida Housing Finance Corporation (FHFC). The City of Riviera Beach (City) and the Community Redevelopment Agency (CRA) have been approached by two entities looking to develop within the Broadway Corridor. These particular development projects have some similarities and differences, but both seek support to pursue funding through the state's FHFC program. FHFC allows for tax credits to facilitate low-to-moderate and some market-rate-income housing developments within communities with a defined or established need. This process is extremely complicated, very competitive, and takes precision execution to ensure success. Throughout the process, city staff would like to allow the CRA Board and the City Council to provide clear direction as to which project they wish to support. If both projects move forward, it will undoubtedly lead to both being disqualified from consideration, so policymakers must determine which project brings the best economic development/redevelopment opportunity to the CRA.

City and CRA staff met to discuss the nuances of moving the projects forward, and we are at a point where the CRA Board needs to make an informed public policy decision on how to proceed. To facilitate the necessary commitment, staff will take on a couple of tasks to provide a complete analysis. First, for whichever project is selected, staff will calculate the projected economic impact associated with the project and its proposed size, scope, and development criteria. There will also be a preliminary analysis to roughly calculate the anticipated ad valorem revenue projected to be collected vis-à-vis the CRA as a result of the development project; this will include permitting and building fees, impact fees, and other revenues generated as a result of the proposed development.

Additionally, staff has compiled a series of approximately 18 questions to be submitted in writing and addressed as part of the presentations that will come before the CRA Board and City Council for consideration, as an accompanying resolution must be executed by both the CRA and the City. This step will lead to two special meetings on the same day to effectuate the board's legislative directive once the two presentations are concluded.

Furthermore, the fiscal impact associated with these projects would not be experienced until FY 2022–2023. The state will have an intimate role in reviewing and underwriting key elements associated with this project. City staff believes that both projects that will come before both the CRA and City Council for consideration have merit, and that the questions proffered by the collaborative team should be addressed both in writing and as part of the verbal presentation. Additionally, City/CRA staff will investigate the proposed fiscal impact. Staff recommends that the meeting be held in person on **Thursday, October 8, 2020,** to allow for both entities to present compelling arguments as to why their projects should be considered for local support. Below, you will find the questions that will be proffered by the internal development team. The order in which the teams will present is as follows: HTG will proceed first, followed by Pinnacle. After the presentations have concluded, both entities will be given three minutes for closing remarks in the same order.

Questions:

1. Please provide the projected development cost, sources, and uses associated with your particular project, including the unit mix, square footage per unit, and proposed rental rates. Include any mixed-use elements. Additionally, please provide the projected construction elevation.

2. Detail the number, type, and wage levels of construction jobs, jobs during stabilization, and permanent jobs.

3. Please explain your corporate development philosophy and how you will ensure continuity and consistency with the City's comprehensive plan and the CRA Plan for the Broadway Corridor. Do you currently have site control? If so, please provide the specifics of the site.

4. Local participation and inclusion are a major priority of this agency to facilitate the creation of economic opportunities, wealth, and jobs. Please describe how your company will ensure participation by a women-owned business enterprise (WBE); minority-owned business enterprise (MBE); a small, minority, and women-owned business enterprise (SMWBE); and/or a small business enterprise (SBE). Detail the percentages and provide documentation.

5. If you are selected to receive a local contribution/loan in the amount of approximately $650,000 from the Community Redevelopment Agency (CRA) in support of an application for housing tax credits from the Florida Housing Finance Corporation (FHFC), will you stipulate and affirm that you will not seek additional funding from either the City or CRA to fund your development project?

6. Homeownership is a major priority for this agency. What would you do to facilitate bridge opportunities and assistance for homeownership within your project and the community? Does your project afford the opportunity for both rental and ownership?

7. How will your project beautify and improve the surrounding areas? What elements will your project contain to ensure that the features in the architectural design and living units are superior to those of similar projects? Provide details on project amenities. Does the project incorporate a public art component? Additionally, how will you guarantee a "value-added" component to ensure that your development complements future developments within the CRA district?

8. Do you have any plans for further investments within the City of Riviera Beach? What other development projects, similar in size and scope, have you undertaken that you would deem a success? Also, through what projects have you been able to learn valuable lessons to improve your development projects moving forward?

9. Do you plan to retain ownership of this project for its entirety and manage it in perpetuity? If not, what are your plans for the project after the compliance period?

10. What is the collective experience of the development team, and how many projects has this team facilitated in/outside the State of Florida and exclusively in Palm Beach County?

11. If your project is not selected, can you move the project forward utilizing conventional or layered financing structures? What would be the timing of these efforts?

12. Have alternative sites been considered within Riviera Beach away from the Broadway Corridor or within other communities in Palm Beach County?

13. Has consideration been given to adding near-market/market-rate units in addition to the unit mix described?

14. How might the location of your proposed project spur revitalization and other development in this area?

15. What amenities will be included in your project? Of the amenities to be provided, what services will be available only to your residents? What amenities will be available to the larger community?

16. If you are awarded the tax credits, when will the development occur? What is your anticipated timeline to complete the project? What is the likelihood of the project being completed in a timely manner?

17. What benefits will your project add to the Riviera Beach community?

18. Explain your leveraging: The developer's contribution vs. percentage of funding and city's contribution vs. total development cost.

In conclusion, staff will commence crafting a resolution to accompany the presentations that will allow for the appropriate entity to be inserted in the resolution for both the CRA and the City to execute. It is imperative that the resolution be executed that evening, as the applications must be submitted soon after the resolution. Presentations will be one hour in duration, with an opportunity for questioning by the Board at the conclusion of both presentations. We ask that the questioning be consistent for both parties and that all questioning be reserved for the question-and-answer session prior to participants' closing arguments. Furthermore, the consistency of questioning allows for a fair and equitable chance to respond by both parties; if there is any deviation in the process, the projects can be challenged and thrown out, as the process is so competitive.

Important Requirements: Please note that all responses are due by **Friday, October 2, 2020,** at noontime. This includes the answers to the questions listed above and all supplemental material that will be shared via your verbal presentations. The information is to be emailed to Ms. Sherley Desir at SDesir@rbcra.com, and all questions concerning the project or process are to be communicated to Scott Evans at sevans@rbcra.com or Ms. Annetta Jenkins at ajenkins@rbcra.com.

Tentative meeting date will be **Thursday, October 8, 2020, at 7:00 PM EST at the Riviera Beach Marina Event Center.** Presentations will be an hour per party, and 3 minutes for closing statements after the CRA Board of Commissioners' questioning has concluded.

HTG

October 2, 2020

Mr. Jonathan Evans
City Manager/ Interim CRA Executive Director
City of Riviera Beach
600 West Blue Herron Boulevard
Riviera Beach, Florida 33404

Re: Local Contractor Initiative – Local Government Area of Opportunity Funding for Island View Apartments

Mr. Manager:

Thank you for giving the Housing Trust Group (HTG) the opportunity to apply for a Local Government Area of Opportunity Funding associated with our "Local Contractors Initiative". The Local Contractors Initiative is being designed to link Riviera Beach businesses to community redevelopment activities in the City of Riviera Beach. Over the last five years, HTG has developed four multi-family projects in Palm Beach County with two, Heron Estates Senior and Heron Estates Family in Riviera Beach (construction commencement on Heron Estates Family is scheduled for October 2020). We have had positive experiences working with the City of Riviera Beach's administration and its residents. These experiences and project successes have created an opportunity for HTG's leadership to support staff recommendations to create a Local Contractors Initiative. The Local Contractors Initiative contain the following elements:

1. Establish a joint venture with a local Riviera Beach Contractor and form an HTG/Prime Contractor Joint Venture.
2. The HTG/Prime Contractor Joint Venture will work with the City of Riviera Beach to establish a list of Riviera Beach based businesses i.e. sub-contractors, construction suppliers and retail for local purchasing.
3. The HTG /Prime Contractor Joint Venture will establish a bidding process designed facilitate hiring local contractors.
4. The HTG/Prime Contactors Joint Venture will implement a process to identify a pool of unskilled labors to work on the project in conjunction with local labor unions.
5. Most importantly, the local contracting entity will be at the ownership level of the construction phase of the project

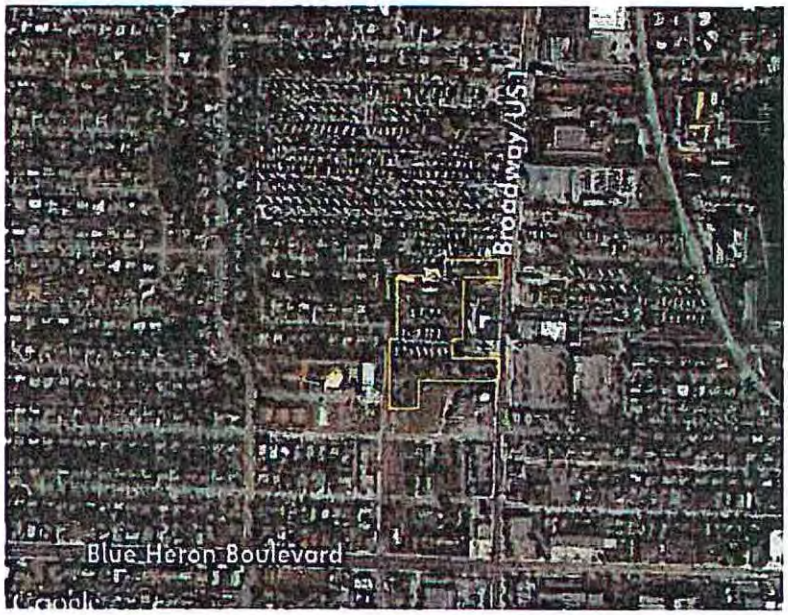
Project Description

Owner Name & Address:	HTG Island View, LLC (an affiliate of Housing Trust Group) 3225 Aviation Ave., 6th floor Coconut Grove, FL 3313
Managers:	HTG Island View Manager, LLC (managing entity) Matthew Rieger, Manager of Managing Entity
Development Information:	Development Name: Island View Apartments Address: Broadway, Broadway, and W 28th St., Riviera Beach also described at 2525 Broadway Blvd, Riviera Beach by the Palm Beach County Property Appraiser PCNs: 56-43-42-28-55-001-0000; 56-43-42-28-00-002-0290; 56-43-42-28-00-002-0300; 56-43-42-28-00-002-0311; 56-43-42-28-00-002-0360 Type: New construction Demographic: Family Type of Housing Units: Affordable Workforce Rental Apartments Housing Units to be built: 110 units Number of Housing Units Seeking City Funding: 110 units

Location & General Description

The development site is located on or about 2525 Broadway Blvd, Riviera Beach. The location provides accessibility to a variety of community services within the area.

Island View Apartments will serve the family demographic that qualify as low-income and workforce households (up to 80% AMI) as defined by LIHTC and Florida Housing. The new garden style community will feature a state-of-the-art fitness center, games and lounge seating, a business center, a playground, and a variety of other amenities.



Resident Income Mix

Unit Type	# of Units	Rent Limit	Unit Sq. Ft.	Gross Rent	Utility Allowance	Net Rent
1/1	4	30%	701	$494	$98	$396
1/1	13	60%	701	$988	$98	$890
1/1	7	70%	701	$1,153	$98	$1,055
1/1	2	80%	701	$1,318	$98	$1,220
2/2	9	30%	850	$593	$110	$483
2/2	27	60%	850	$1,186	$110	$1,076
2/2	17	70%	850	$1,384	$110	$1,274
2/2	5	80%	850	$1,582	$110	$1,472
3/2	4	30%	1,050	$685	$121	$564
3/2	12	60%	1,050	$1,370	$121	$1,249
3/2	7	70%	1,050	$1,598	$121	$1,477
3/2	3	80%	1,050	$1,827	$121	$1,706
Total	**110**					

Job Creation:
We anticipate that the project will create 40 construction jobs with the annualized wage rate of $50,000 per job. Upon completion, the project will create 3 permanent property management jobs. It is important to note that we envision the Local Contractors Assistance program as ongoing and , when possible, migrated to other projects in HTG's portfolio.

Corporate Philosophy and Impact on CRA Corridor:
HTG s an award-winning affordable housing developer, committed to providing individuals, families, and seniors with safe, decent, and affordable communities to call "Home". HTG has developed over 6000 units (31 multi-family communities) primarily through funding partnerships with federal, state, and local governmental agencies , not-for -profit partners, and housing authorities. HTG 's mission is to simply provide and deliver , without compromise the highest quality of work , service and care in a professional environment and ethical manner (See attached Previous Housing Development Experience).

Presently, HTG has site control via a sales contact. (Please see the attached preliminary site plan).

Local Participation:
This initiative was developed as a strategy to maximize the use of local contractors in redevelopment activities in the City of Riviera Beach. While we will meet all conventional participation standards, this initiative is structured to exceed those standards by not establishing a cap but striving to exceed the ceiling relative to the utilization of local MBE/WMBE businesses. This will be accomplished by making a local contractor part owner of the Prime Contractor Joint Venture established for this project. Secondly as the Prime Contractor, the local partner will participate/manage the procurement process.

Local Government Area of Opportunity Stipulation:
HTG certifies that this request for a $640,000 Local Government Area of Opportunity funding will be the project's only request for financial support from the City of Riviera Beach.

Homeownership:
The project does not entail a homeownership component. However, HTG commits to provide Financial Assistance with Purchase of a Home utilizing the following provisions:

- the incentive will be applicable to the home selected by the resident and will not be restricted to or enhanced by the purchase of homes in which HTG other related party has an interest. HTG will retain 5% of the residents rent payment for future down payment assistance to purchase a home.

- the incentive will be not less than 5 percent of the rent for the resident's unit during the resident's entire occupancy (Note: Resident will receive the incentive for all months for which the resident is in compliance with the terms and conditions of the lease. Damages to the unit more than the security deposit will be deducted from the incentive).
- the benefit will be in the form of a gift or grant and will not be a loan of any nature.
- the benefits of the incentive will accrue from the beginning of occupancy.

- the vesting period will be no longer than 2 years of continuous residency. and

- no fee, deposit or any other such charge will be levied against the resident as a condition of participation in this program.

Beautification:
HTG will create an "Arts- In- Public -Places program. We will allocate 1.5% of construction costs for the purchase of Artworks. Art will be installed in public places within the Island View Complex. Consistent with the CRA Plan, emphasis will be placed on commissioning local artists to produce the art.

Investments in the City of Riviera Beach:
Within the last three years, HTG partnered with the Riviera Beach Housing Authority on the redevelopment of the Ivey Green Village site. This new development encompasses 180 units developed in two phases. The new community includes 101 one- and two-bedrooms apartments (completed) as well as 79 town homes (construction starts in October 2020). Its amenities include a large community center, a swimming pool, and a lake feature. The total aggregate project cost is approximately $38,000,000.

Long-term Ownership Structure:
HTG Management will be the long-term manager of the site and HTG Island View, LLC will retain ownership of the project.

Collaborative Experience of Development Team:
HTG will create a Joint Venture Prime Contractor Prime Contractor entity consisting of a local based Riviera Beach business and Newport Construction. HTG has completed three projects with Newport Construction, all in Palm Beach County. These projects are as Follows:

1. Covenant Villas is a 144-unit rehabilitation/redevelopment project in Belle Glade Florida. Total project cost $21,000,000. Completed.

2. Pahokee Housing Authority – 129-unit rehabilitation/redevelopment in Pahokee, Florida. Total project cost approximately $18,000,000. Completed.

3. Heron Estates Family – 79-unit new construction townhomes built on land leased from the Riviera Beach Housing Authority. Total project cost approximately $18,300,000. Construction scheduled to commence in October 2020.

The HTG Newport team has successfully completed projects in Palm Beach County which clearly demonstrates the teams' understanding of local requirements relative to the development process.

Financing Options:
The funding attached to the Local Government Area of Opportunity program has the financial liquidity necessary to implement the local contractor's assistance program. Generally, small contractors have limited access to credit and capital. By utilizing the funds provided through the Florida Housing Finance Corporation's (FHFC) Local Government Area of Opportunity program, funds are available support these businesses. While HTG may have the ability to seek alternative methods to fund this project, it will not be able to effectively implement a Local Contractor Initiative by utilizing these alternative sources.

Alternative Sites:
Presently, HTG has no other Riviera Beach sites under contract.

Market Rate Units:
An appraisal completed in May of 2020 for the Heron Estates Family development being constructed at 2003 W 17th Court, Riviera Beach listed market rental rates in Riviera Beach at $1,250 for a one bedroom one bath, $1,450 for a two-bedroom two bath, and $1,575 for a three-bedroom three bath unit.

Island View Apartments will contain units serving households at 80% of the Area Median Income. With these units renting at current 2020 rental rates of $1,220 for a one bedroom one bath, $1,472 for a two-bedroom two bath, and $1,706 for a three-bedroom three bath unit, these rental rates are at current market rents.

Spur of Revitalization:
Consistent with the CRA plan for the Broadway corridor, we believe the development of 110 units/townhomes will start the process of revitalization and spur additional investment. While our strategy involves multi-family housing, we will simultaneously commence negotiations on and adjacent parcel of land for commercial/retail development. Which is now viable because of the development of new housing and the introduction of new consumers in the neighborhood.

Amenities:
The project entails the development of 110 multifamily units. Its amenities will include a large community center, computer lab, fitness center, swimming pool, tot lot.

Project Timeline:
The proposed project timeline is as follows:

*Application Submission to FHFC	October 20, 2020
*FHFC Recommendation-	November 17, 2020
*Application Litigation Process	April 2021
*Complete Project Underwriting	March 2022
*Commence Construction	April 2022

Benefits to Riviera Beach:
This project will positively impact the City of Riviera Beach by generating new tax revenue, fees, and the creation of jobs for its residents. Upon completion, the project will generate $120,000 in annual tax revenues or $1,200,000 over ten-year period for the City. The project will generate approximately $1,600,000 in initial permit and impact fees for the City in FY 2021-2022. We anticipate that Riviera Beach based businesses will create over 40 jobs with most of these jobs being held by residents of Riviera Beach. Finally, the redevelopment of the property will be in a manner consistent with the goals and objectives of the CRA.

Project Leveraging:
With a total development cost of $30.5 million, the City's $640,000 will be leveraged 47.65 times.

We look forward to having an opportunity to continue our productive working relationship with the City of Riviera Beach.

Sincerely,

Bryan K. Finnie.
Vice President
Housing Trust Group

Jason Larson
Vice President
Housing Trust Group

Housing Trust Group

Island View - Palm Beach - Family

Sources & Uses

Uses	Ref.	Permanent Phase Total	%	Per Unit	Construction Phase Total	%	Per Unit
Hard Costs							
GC Contract							
Hard Construction Costs		15,325,876	50.22%	139,326	15,325,876	53.39%	139,326.15
GC Profit		919,553	3.01%	8,360	919,553	3.20%	8,360
GC General Requirements		919,553	3.01%	8,360	919,553	3.20%	8,360
GC Overhead		306,518	1.00%	2,787	306,518	1.07%	2,787
General Liability Insurance		43,937	0.14%	399	43,937	0.15%	399
Construction - P&P Bond		84,564	0.28%	769	84,564	0.29%	769
GC Contract Total		17,600,000	57.67%	160,000	17,600,000	61.31%	160,000
Hard Cost Contingency @:	5.0%	880,000	2.88%	8,000	880,000	3.07%	8,000
Recreational / Owner Items		380,000	1.25%	3,455	380,000	1.32%	3,455
Total Hard Costs		18,860,000	61.80%	171,455	18,860,000	65.70%	171,455
Soft Costs							
Financial Costs							
Construction Interest Expense		1,255,151	4.11%	11,410	1,255,151	4.37%	11,410
Construction Loan Origination Fee		247,500	0.81%	2,250	247,500	0.86%	2,250
Construction Loan Closing Costs		49,500	0.16%	450	49,500	0.17%	450
Permanent Loan Origination Fee		108,900	0.36%	990	108,900	0.38%	990
Permanent Loan Closing Costs		25,000	0.08%	227	25,000	0.09%	227
Legal - Lender		25,000	0.08%	227	25,000	0.09%	227
Total Financial Costs		1,711,051	5.61%	15,555	1,711,051	5.96%	15,555
Reports & Studies							
Appraisal		10,000	0.03%	91	10,000	0.03%	91
Environmental Report		10,000	0.03%	91	10,000	0.03%	91
Geotech Report		10,000	0.03%	91	10,000	0.03%	91
Market Study		10,000	0.03%	91	10,000	0.03%	91
Plan and Cost Review		5,000	0.02%	45	5,000	0.02%	45
Total Reports and Studies		45,000	0.15%	409	45,000	0.16%	409
General Development Costs							
Accounting Fees		40,000	0.13%	364	40,000	0.14%	364
Architect - Design	2.50%	438,787	1.43%	3,971	436,787	1.52%	3,971
Architect - Supervision		50,000	0.16%	455	50,000	0.17%	455
Architect - Landscape		17,000	0.06%	155	17,000	0.06%	155
Building Permits	1,200.00	132,000	0.43%	1,200	132,000	0.46%	1,200
Engineering Fee		100,000	0.33%	909	100,000	0.35%	909
FHFC Administrative Fees	5.50%	110,715	0.36%	1,007	110,715	0.39%	1,007
FHFC Application Fees		3,000	0.01%	27	3,000	0.01%	27
FHFC Compliance Mon. Fee		212,332	0.70%	1,930	212,332	0.74%	1,930
FHFC - Underwriting Fee		17,845	0.06%	162	17,845	0.06%	162
Green Certification - NGBS/LEED		25,000	0.08%	227	25,000	0.09%	227
Impact Fees	$9,601	1,056,072	3.46%	9,601	1,056,072	3.68%	9,601
Inspection & Material Testing Fees		60,000	0.20%	545	60,000	0.21%	545
Survey & Platting (including as-built)		25,000	0.08%	227	25,000	0.09%	227
Utility & Submetering Connection	Heron senior	$434,500	1.42%	3,950	434,500	1.51%	3,950
Organizational Costs		10,000	0.03%	91	10,000	0.03%	91
Site Preparation		35,500	0.12%	323	35,500	0.12%	323
Total General Development Costs		2,765,752	9.06%	25,143	2,765,752	9.63%	25,143
Legal							
Legal Fees		150,000	0.49%	1,364	150,000	0.52%	1,364
Legal - Zoning, Site Plan, & Platting		50,000	0.16%	455	50,000	0.17%	455
Title Insurance, Taxes, & Recording	0.45%	137,327	0.45%	1,248	137,327	0.48%	1,248
Total Legal		337,327	1.11%	1,703	187,327	0.65%	1,703
Marketing and Lease-up							
Marketing Costs & Other		25,000	0.08%	227	25,000	0.09%	227
Lease Up Costs		75,000	0.25%	682	75,000	0.26%	682
Total Marketing & Lease-up		100,000	0.33%	909	100,000	0.35%	909
Taxes and Insurance							
Builder's Risk & Const. Insurance	1.15%	176,248	0.58%	1,602	176,248	0.61%	1,602
Insurance- Property/Liability		78,760	0.26%	716	78,760	0.27%	716
Property Taxes & Other	2.13%	162,250	0.53%	1,475	162,250	0.57%	1,475
Total Taxes and Insurance		417,258	1.37%	3,793	417,258	1.45%	3,793
Soft Cost Contingency	5.00%	183,267	0.60%	1,666.06	183,267	0.64%	1,666
Sub-Total		24,419,655	80.02%	220,633	24,269,655	84.55%	220,633
Land Acquisition Costs							
Land, To be Acquired		1,885,000	6.18%	17,136	1,885,000	6.57%	17,136
Existing Buildings, To be Acquired		-	0.00%	-	-	0.00%	-
Developer Fee & Overhead							
Developer's Fee	16.0%	3,907,145	12.80%	35,519	2,551,289	8.89%	23,194
Reserves							
Operating Deficit Reserve (3M OpEx & Debt Service)		305,271	1.00%	2,775	-	0.00%	-
Total Project Cost		30,517,071	100.00%	276,064	28,705,943	100.00%	260,963
Financing Gap Surplus/(Short)		0			59,602		

Sources	Rate	Permanent Phase Total	%	Per Unit	Construction Phase Total	%	Per Unit
Hard							
Construction Loan	4.00%	-	0.00%	-	24,750,000	86.04%	225,000.00
Bridge Loan	4.00%	-	0.00%	-	-	0.00%	-
Permanent Loan 1	4.25%	10,890,000	35.68%	99,000.00	-	0.00%	-
Soft							
Investor Equity		19,121,644	62.66%	173,833	4,015,545	13.96%	36,504.96
Deferred Developer Fee		505,427	1.66%	4,595	-	0.00%	-
Total Sources		30,517,071	100.00%	277,428	28,765,545	100.00%	261,505

PREVIOUS HOUSING DEVELOPMENT EXPERIENCE

Project Name: Princeton Park
Location: 13105 SW 248th Street, Princeton, FL
Project Size: 150 Units
Project Completion Date or Current Status: January 2019
Funding Sources & Amounts:

1. Key Bank, N.A. Construction Loan: $23,300,000
2. Key Bank, N.A. Perm Loan: $7,300,000
   Column Financial Construction/Permanent Loan: $3,478,200
3. NEF Assignment Corporation Housing Credit Equity:
   Construction Phase = $5,934,526 Permanent Phase = $23,738,096
4. Deferred Developer Fee:
   Construction Phase = $2,012,337 Permanent Phase = $208,767

Ownership Type: Limited Liability Company
Public Programs Utilized: N/A
Income Levels Served: 135 units at 60% AMI & 15 units at 33% AMI (8 units Special Needs)
Type of Development: Garden Style Development
Demographic: Family
Extent of community and/or residential participation:

1. Literacy Training
2. Employment Assistance Programs
3. Family Support Coordinators

Total Development Cost: $34,725,063

HTG DEVELOPMENT EXPERIENCE

COVENANT VILLAS
PALM BEACH COUNTY HOUSING AUTHORITY 601 Covenant Drive
Belle Glade, Florida 33430

Property Size: 8.23-acres
Property Type: Affordable Multi-Family
Community Style: Garden Style Apartments
Building Height: 2 stories
Number of Buildings: 18
Number of Units: 144
Funding: Palm Beach County Loan and 9% tax credits **Completion Date:** July 2017

The property consists of 144 affordable rental apartments comprised of eighteen, 2-story buildings situated on 8.23 acres of land. The property includes a 3,500 square foot structure containing administrative leasing / maintenance functions and day care center.

The work scope entails substantial rehabilitation to all the apartments and upon completion the units will be updated to meet all local code requirements as well as Florida Housing Finance Corporation guidelines. Covenant Villas will have an amenities package that will include, but not be limited to, energy effi cient apartments containing eco-friendly flooring, programmable thermostats, energy star rated windows and appliances. Additionally, tenants will have access to a "state of the art" laundry center within the complex.

HTG DEVELOPMENT EXPERIENCE

COURTSIDE APARTMENTS
OVERTOWN/ PARK WEST CRA

1600 NW 3rd Avenue
Miami, Florida 33136

Property Size: 2.31-acres
Property Type: Affordable Multi-Family
Community Style: Mid-rise
Building Height: 6 stories
Number of Buildings: 1
Number of Units: 84
Funding: Southeast Overtown/Park West CRA Loan, Miami-Dade HFA Bonds and Surtax, 4% tax credits.
Completion Date: November 2016

National Reader's Choice Award for Best Family Project, Affordable Housing Finance 2017

Best Affordable Residential Project, 2017 South Florida Business Journal Structure Awards.

Courtside Apartments is located in Miami's historic Overtown district in the Southeast Overtown Park West (SEOPW) CRA and on the grounds of the County owned Culmer Neighborhood Center.

The new community has created a more pedestrian friendly environment on the grounds of the Culmer Center and serves as a catalyst for future development in the area, as well as providing residents with access to governmental services, small business opportunities and neighborhood-oriented shopping.

Some amenities include a state of the art theater/media room, Miami Heat branded and Alonzo Mourning signature basketball court, covered outdoor BBQ area, large state-of-the-art fitness center, computer lab & wifi lounge, and library.

HTG DEVELOPMENT EXPERIENCE

VALENCIA GROVE

551 Huffstetler Drive
Eustis, FL 32726

Property Size: 9.25-acres
Property Type: Affordable Family
Community Style: Garden Style
Building Height: 3 stories
Number of Buildings: 6
Number of Units: 144
Funding: 4% tax credits, SAIL, ELI.
Completion Date: January 2017

Valencia Grove is a $21 million, 144-unit affordable multifamily development located in the Central Florida city of Eustis, Lake County, FL.

The community features garden-style residential buildings, along with a Grand Clubhouse which provides its residents access to a cyber cafe room, laundry facility, an exercise room and a pool. Other onsite amenities include a playground, sand volleyball court, car care center, pet park and sports field. It serves working families with rents ranging from $405 to $849 per month.

Valencia Grove was 100% leased upon opening.

HTG DEVELOPMENT EXPERIENCE

VILLAGE PLACE

720 NE 4th Avenue
Ft. Lauderdale, Florida 33304

Property Size: 1.08-acres
Property Type: Affordable Elderly
Community Style: Mid-rise
Building Height: 6 stories
Number of Buildings: 1
Number of Units: 112
Funding: 9% tax credits
Completion Date: November 2014
Services: Daily activities, quarterly health care visits, health and nutrition classes, and resident assistance referral program

Village Place is located in the heart of downtown Ft. Lauderdale, near Las Olas in the fast-growing Flagler Village neighborhood. Village Place is a new construction, six-story midrise development with 112 affordable apartments targeted for people aged 55-and-older who earn between 25 percent and 60 percent of the area's median income.

The new community aims to create a safe and attractive environment for its residents with access to amenities like a clubhouse, large state-of-the-art fitness center, library, courtyard, wifi lounge, rooftop pool and private garage parking.

Village Place won the National Association of Home Builder's Silver Award in 2017 for Best of 55+ Affordable Rental Community category.

HTG DEVELOPMENT EXPERIENCE

FREEDOM GARDENS

932 Freedom Way
Brooksville, Florida 34601

Property Size: 10.7-acres
Property Type: Affordable Family
Community Style: Garden Style
Building Height: 3 stories
Number of Buildings: 5
Number of Units: 96
Funding: 9% tax credits.
Completion Date: March 2017

Located in Brooksville, which is home to historic buildings and famous governor residences, Freedom Gardens, a brand new gorgeous multifamily affordable community, will serve as an avant catalyst for future business developments and opportunities.

Freedom Gardens is pursuing green building certification under the National Green Building Standard (NGBS) administered by NAHB. Architectural design is based on a "French Country Theme".

Freedom Gardens is the first phase of the 2-phase development that will consist of 96 units. Amenities at Freedom Gardens will include a Pet Park, a jogging path, a 1,200 SF pool and a 4,806 SF Grand

PREVIOUS HOUSING DEVELOPMENT EXPERIENCE

Project Name: Freedom Gardens II
Location: 290 Revere Road Brooksville, FL 34601
Project Size: 94 Units
Project Completion Date or Current Status: May 2019
Funding Sources & Amounts:

1. Citi Bank Construction Loan: $8,600,000
2. Citi Bank Permanent Loan: $4,625,000
3. SAIL: $5,500,000
4. ELI: $493,400
5. Raymond James 4% Tax Credit Equity:
   Construction Phase = $1,456,198 Permanent Phase = $5,824,793
6. Deferred Developer Fee:
   Construction Phase = $1,157,504 Permanent Phase = $763,909

Ownership Type: Limited Liability Company
Public Programs Utilized: N/A
Income Levels Served: 84 units at 60% AMI & 10 units at 40% AMI (5 units Special Needs)
Type of Development: Garden Style Development
Demographic: Family
Extent of community and/or residential participation:

1. After School Programs for Children 3. Employment Assistance Programs
2. Literacy Training

Total Development Cost: $17,207,102

PREVIOUS HOUSING DEVELOPMENT EXPERIENCE

Project Name: Hammock Ridge II
Location: 8234 Omaha Circle Spring Hill, FL 34606
Project Size: 92 units
Project Completion Date or Current Status: June 2019
Funding Sources & Amounts:

1. Key Bank National Association Construction Loan: $13,700,000
2. Key Bank/Freddie Mac Perm Loan: $3,700,000
3. CREA Housing Credit Equity: $13,995,073
   Construction Phase = $3,498,769 Permanent Phase = $13,995,073
4. Deferred Developer Fee:
   Construction Phase = $400,401 Permanent Phase = $50,282
5. Deferred Reserves: $146,185

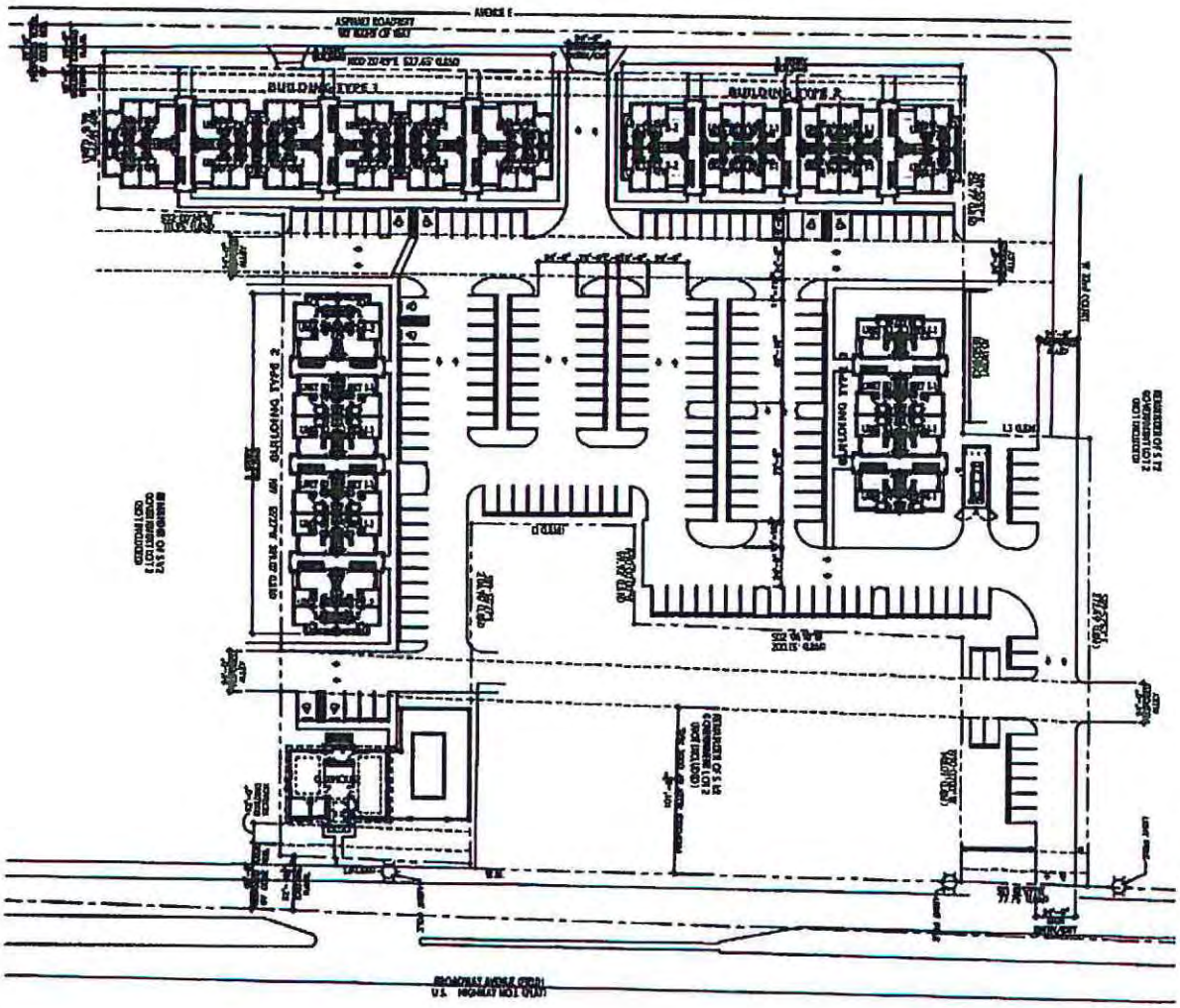
Ownership Type: Limited Liability Company
Public Programs Utilized: N/A
Income Levels Served: 82 units at 60% AMI & 10 units at 40% AMI (5 units Special Needs)
Type of Development: Mid-Rise 4 Story Development
Demographic: Elderly
Extent of community and/or residential participation

1. Literacy Training
2. Daily Activities
3. Assistance with Light Housekeeping, Grocery Shopping and/or Laundry

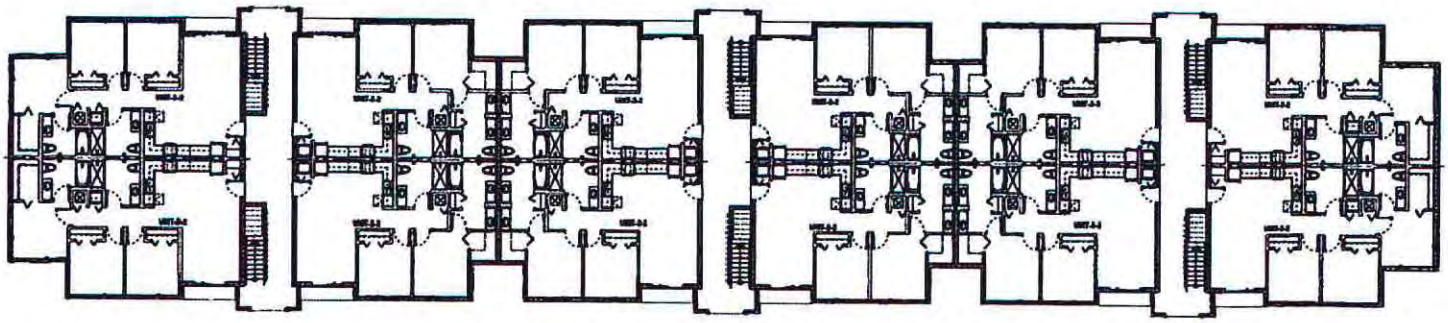
Total Development Cost: $17,745,355

HTG

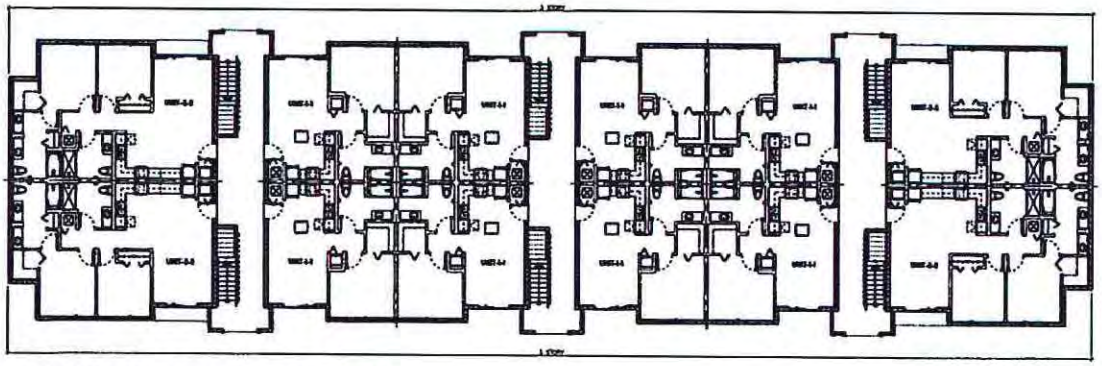
Conceptual Site Plan



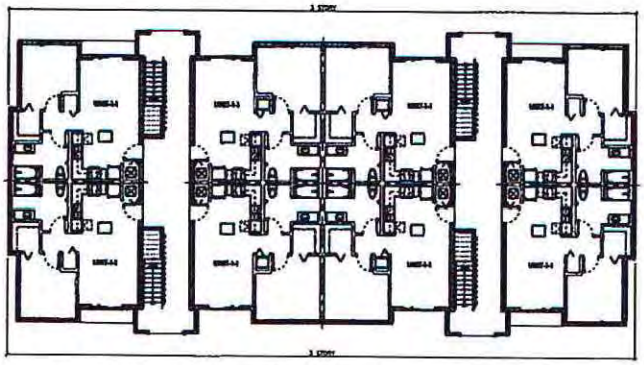
HOUSING TRUST GROUP
3225 Aviation Avenue, 6th Floor • Coconut Grove, FL 33133 • 305-860-8188
www.htgf.com



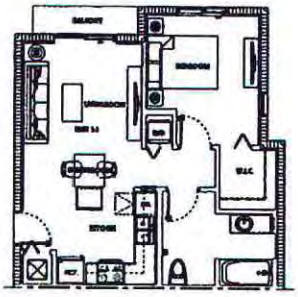
01 BUILDING TYPE 1 FLOOR PLAN (3 STORY)



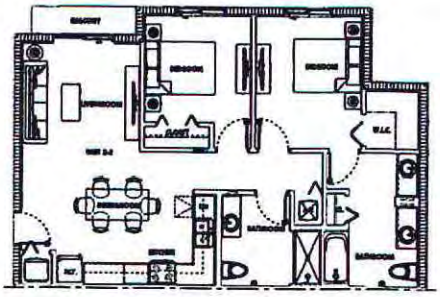
02 BUILDING TYPE 2 FLOOR PLAN (3 STORY)



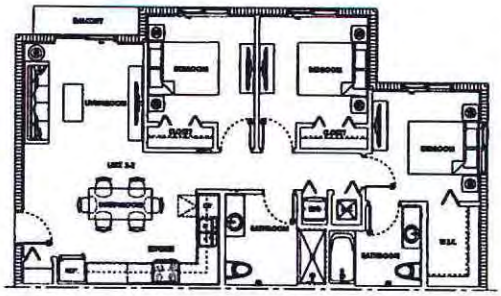
02 BUILDING TYPE 3 FLOOR PLAN (3 STORY)



01 UNIT 1-1 FLOOR PLAN



02 UNIT 2-2 FLOOR PLAN



03 UNIT 3-2 FLOOR PLAN

modis architects

Residential Apartments
City of Riviera Beach, Florida

ZONING STUDY
08/14/2020

A104

HOUSING TRUST GROUP

	Development Name	Florida (County)	Building Type	Units	Address	Completion Date	Demographic	Status	Total Development Cost
1	Grande Pointe	Orange	Garden Style	276	1705 Grande Pointe Boulevard Orlando, FL 32839	August-01	Family Affordable	Completed	$ 17,969,282.00
2	Colony Park	Palm Beach	Garden Style	130	8215 Belvedere Road West Palm Beach, FL 33411	May-02	Family Affordable	Completed	$ 13,241,339.00
3	Emerald Palms	Broward	Duplex	318	5331 SW 43rd Terrace Dania Beach, FL 33314	June-02	Family Affordable	Completed	$ 23,792,185.00
4	The Chateau	Leon	Garden Style	36	511 N. Woodward Avenue Tallahassee, Florida 32304	August-02	Students	Completed	$ 4,500,000.00
5	Venice Cove	Broward	Garden Style	150	721 N.W. 19th Street Fort Lauderdale, FL 33311	November-02	Family Affordable	Completed	$ 15,074,942.00
6	Marina Bay	Palm Beach	Garden Style	192	2400 Lantana Road Lake Worth, FL 33462	December-02	Senior Affordable	Completed	$ 16,145,375.00
7	Venetian Isles I	Palm Beach	Garden Style	288	800 Venetian Isles Drive Lake Park, FL 33403	February-03	Family Affordable	Completed	$ 29,426,693.00
8	Preserve at San Luis	Leon	Townhome	190	1560 San Luis Road Tallahassee, FL 32304	August-03	Students	Completed	$ 23,000,000.00
9	Groves At Wimauma	Hillsborough	Garden Style	108	5411 Palm Dunes Ct Wimauma, Florida 33598	October-03	Family Affordable	Completed	$ 4,300,000.00
10	The Kensington	Palm Beach	Garden Style	163	300 Crestwood Circle Royal Palm Beach, FL 33411	January-04	Market Rate	Completed	$ 18,523,429.00
11	Venetian Isles II	Palm Beach	Garden Style	112	800 Venetian Isles Drive Lake Park, FL 33403	February-04	Family Affordable	Completed	$ 14,192,003.00
12	Chapel Trace	Orange	Garden Style	312	562 Chapel Trace Drive Orlando, FL 32807	February-04	Family Affordable	Completed	$ 16,249,000.00
13	Malibu Bay	Palm Beach	Garden Style	264	750 Malibu Bay Drive West Palm Beach, FL 33401	April-05	Family Affordable	Completed	$ 29,521,257.00
14	Campus Club	Hillsborough	Mid-Rise	64	5651 East Fletcher Avenue Tampa, FL 33617	August-05	Students	Completed	$ 12,017,644.00
15	Preserve at River's Edge	Volusia	Garden Style	180	1401 S Palmetto Avenue Daytona Beach, FL 32114	September-05	Condominium for Sale	Completed	$ 7,200,000.00
16	The Oasis at Pearl Lake	Seminole	Garden Style	316	1037 Alden Pkwy Altamonte Springs, FL 32714	March-07	Condominium for Sale	Completed	$ 12,640,000.00
17	Green Cay Village Town Homes	Palm Beach	Townhome	100	12577 Green Cay Farm Boulevard, Boynton Beach, FL 33437	June-07	Workforce for Sale	Completed	$ 2,840,666.00
18	Green Cay Village Condominium	Palm Beach	Garden Style	160	12576 Green Cay Farm Boulevard, Boynton Beach, FL 33437	June-07	Workforce for Sale	Completed	$ 4,762,779.00
19	Palm Park f/k/a Green Cay Village Apartments	Palm Beach	Garden Style	160	12575 Green Cay Farm Boulevard, Boynton Beach, FL 33437	August-07	Family Affordable	Completed	$ 24,780,341.00
20	Veranda Senior Apartments	Miami-Dade	Garden Style	99	28355 SW 152nd Avenue Homestead, FL 33033	January-12	Senior Affordable	Completed	$ 20,796,869.79
21	540 Town Center	Pinellas	High-Rise	146	540 2nd Avenue South St. Petersburg, FL 33701	January-13	Senior Affordable	Completed	$ 24,500,000.00
22	Pine Run Villas	Palm Beach	Townhome	63	5212 Sunset Trail Lake Worth, FL 33463	July-13	Family Affordable	Completed	$ 13,431,509.39
23	Village Place	Broward	Mid-Rise	112	720 NE 4th Avenue Fort Lauderdale, FL 33304	November-14	Senior Affordable	Completed	$ 25,016,991.64
24	Whispering Palms	Pinellas	Townhome & Garden Style	63	601 16th Avenue SE Largo, FL 33771	November-15	Family Affordable	Completed	$ 11,000,000.00

As of: 9/2/2020

HOUSING TRUST GROUP

	Development Name	Florida (County)	Building Type	Units	Address	Completion Date	Demographic	Status	Total Development Cost
25	Valencia Grove	Lake	Garden Style	144	551 Huffstetler Drive Eustis, FL 32726	November-16	Family Affordable	Completed	$ 21,000,000.00
26	Courtside Apartments	Miami-Dade	Mid-Rise	84	1700 NW 4th Avenue Miami, FL 33136	November-16	Family Affordable	Completed	$ 20,000,000.00
27	Wagner Creek	Miami-Dade	High-Rise	73	1501 NW 13th Court Miami, FL 33125	January-17	Family Affordable	Completed	$ 22,800,000.00
28	Freedom Gardens	Hernando	Garden Style	98	1130 South Main St. Brooksville, FL 34601	August-17	Family Affordable	Completed	$ 17,300,000.00
29	Park at Wellington	Pasco	Garden Style	110	4369 Sunray Drive Holiday, FL 34691	August-17	Family Affordable	Completed	$ 19,500,000.00
30	Park at Wellington II	Pasco	Mid-Rise	110	4370 Sunray Drive Holiday, FL 34691	March-18	Family Affordable	Completed	$ 16,800,000.00
31	Hammock Ridge	Hernando	Garden Style	104	8274 Omaha Cir Spring Hill, FL 34606	April-18	Family Affordable	Completed	$ 18,000,000.00
32	Covenant Villas	Palm Beach	Garden Style	144	601 Covenant Drive Belle Glade, FL 33430	May-18	Family Affordable	Completed	$ 21,900,000.00
33	Arbor View	Broward	Mid-Rise	100	3100 N SR 7 Margate, FL 33063	June-18	Senior Affordable	Completed	$ 27,000,000.00
34	Princeton Park	Miami-Dade	Garden Style	150	13105 SW 248th Street, Princeton, FL	December-18	Family Affordable	Completed	$ 34,710,617.00
35	Douglas Gardens V	Broward	Mid-Rise	110	709 SW 88 Avenue Pembroke Pines, FL 33025	March-19	Senior Affordable	Completed	$ 21,000,000.00
36	Twin Lakes Estates, Phase I	Polk	Garden Style	100	501 Hartsell Avenue Lakeland, FL 33801	March-19	Senior Affordable	Completed	$ 17,000,000.00
37	Heron Estates Sr.	Palm Beach	Garden Style	101	2014 W 17 Court Riviera Beach, FL 33404	July-20	Senior Affordable	Completed	$ 20,000,000.00
38	Hammock Ridge II	Hernando	Mid-Rise	92	8234 Omaha Circle Spring Hill, FL 34606	May-20	Senior Affordable	Completed	$ 16,400,000.00
39	Freedom Gardens II	Hernando	Garden Style	94	290 Revere Road Brooksville, FL 34601	February-20	Family Affordable	Completed	$ 15,000,000.00
40	The Addison	Manatee	Mid-Rise	90	702 6th Avenue E Bradenton 34208	July-20	Family Affordable	Completed	$ 21,600,000.00
41	Luna Trails	Brevard	Garden Style	86	1705 South De Leon Avenue Titusville FL 32780	November-20	Senior Affordable	Completed	$ 16,300,000.00
42	Isles of Pahokee, II	Palm Beach	Garden Style	129	308 Pope Court Pahokee, FL 33476	January-20	Senior Affordable	Completed	$ 15,500,000.00
43	Twin Lakes Estates, Phase II	Polk	Garden Style	132	501 Hartsell Avenue Lakeland, FL 33801	Est. July-21	Family Affordable	Under Construction	$ 19,000,000.00
44	The Palms at Town Center	Flagler	Garden Style	88	470 Bulldog Drive Palm Coast, FL 32164	Est. March-20	Family Affordable	Completed	$ 16,000,000.00

As of: 9/2/2020

HOUSING TRUST GROUP

	Development Name	Florida (County)	Building Type	Units	Address	Completion Date	Demographic	Status	Total Development Cost
45	Osprey Pointe	Pasco	Garden Style	110	13021 US HWY 301 Dade City, FL 33525	Est. June - 20	Family Affordable	Under Construction	$ 22,350,000.00
46	Max'a Landing	Miami-Dade	Garden Style	76	8905 Sw 169 Court Miami, FL 33196	Est. October-20	Family Affordable	Under Construction	$ 16,800,000.00
47	Village View	Broward	High-Rise	96	640 N Andrews Avenue Fort Lauderdale, FL 33311	Est. March-21	Senior Affordable	Under Construction	$ 31,500,000.00
48	Oaks at Lakeside	Manatee	Garden Style	96	3505 53rd Avenue E Bradenton, FL	Est. Otober - 20	Family Affordable	Under Construction	$ 18,000,000.00
49	Father Marquess-Barry Apartments	Miami-Dade	Garden Style	50	301 NW 17th Street Miami, FL 33136	Est. January-21	Senior Affordable	Under Construction	$ 12,600,000.00
50	Heron Estates Family	Palm Beach	Garden Style	79	2003 W 17th Court Riviera Beach, FL 33404	Est. March-21	Family Affordable	Underwriting	$ 20,900,000.00
51	Lafayette Gardens	Leon	Garden Style	96	1235 E Lafayette Street Tallahassee, FL	Est. May-22	Family Affordable	Underwriting	$ 20,400,000.00
52	Hudson Village	Broward	High-Rise	98	901 S Federal Hwy, Hollywood, FL 33020	Est. May-22	Family Affordable	Under Construction	$ 34,900,000.00
53	Valencia Grove II	Lake	Garden Style	110	2751 Dillard Road Eustis, FL 32726	Est. May-22	Senior Affordable	Under Construction	$ 20,200,000.00
54	Flagler Station	Palm Beach	Mid-Rise	94	951 Banyan Boulevard Riviera Beach, FL	Est. May-22	Family Affordable	Underwriting	$ 26,000,000.00
55	Oak Valley	Marion	Garden Style	96	831 NE 28th Street Ocala, FL 34470	Est. May-22	Senior Affordable	Under Construction	$ 19,000,000.00
					Outside of Florida				
56	River Ridge	Cherokee	Garden Style	356	100 River Ridge Drive Canton, GA 30114	March-03	Family Affordable	Completed	$ 28,423,763.00
57	Reserve at Creekside	Hamilton	Garden Style	192	1360 Reserve Way Chattanooga, TN 37421	June-05	Market Rate	Completed	$ 14,122,555.00
58	Forest Cove, Phase I	Hamilton	Garden Style	120	7700 Aspen Lodge Way Chattanooga, TN 37421	August-14	Market Rate	Completed	$ 14,462,555.28
59	Forest Cove, Phase II	Hamilton	Garden Style	72	East Brainerd Road Chattanooga, TN	February-17	Market Rate	Completed	$ 9,000,000.00
60	Aviva	Maricopa	Garden Style	325	8340 E Baseline Road, Mesa , AZ 85209	August-18	Market Rate	Completed	$ 63,937,136.00
61	Aviva Goodyear	Maricopa	Garden Style	288	4195 North Falcon Drive Goodyear, AZ 85395	Est. December-22	Market Rate	Underwriting	$ 68,646,276.00

As of: 9/2/2020

PINNACLE
COMMITTED TO EXCELLENCE

WENDOVER
HOUSING PARTNERS

September 15, 2020

Jonathan E. Evans, MPA, MBA, ICMA-CM
City Manager/Interim CRA Director
City of Riviera Beach
600 West Blue Heron Boulevard
Riviera Beach, Florida 33404

RE: Local Government Area of Opportunity Funding for "Berkeley Landing" - 3100 and 3124 Broadway, Riviera Beach

Dear Mr. Evans:

We write you representing the Pinnacle/Wendover venture for the proposed 110 unit multi-family community named "Berkeley Landing" in Rivera Beach, following up on Wendover's correspondence to the Riviera Beach CRA dated August 5, 2020, Pinnacle's correspondence to the CRA dated September 16, 2020 and your memo to the Mayor, Chairperson, CRA Commissioners, our team and the competing team dated September 25, 2020. Specifically, this letter and accompanying attachments will address each of the eighteen (18) inquiries in your September 25th memorandum, and more fully articulate our vision for this exciting development to be located at 3100 and 3124 Broadway.

First, we wish to thank you, staff and the CRA Commissioners for their extensive diligence and patience in evaluating our proposal and that of Housing Trust Group to secure "Local Government Area of Opportunity (LGAO)" funding in the amount of $640,000, in order to compete for an allocation of Housing Tax Credits from the Florida Housing Finance Corporation. As you have stated in the memo and in discussions with our team, Riviera Beach is most fortunate to have two capable development teams seeking to develop high quality housing in the City of Riviera Beach. However, per Florida Housing's allocation process, only one development can be selected by the City for this LGAO designation, and we provide herein a persuasive case why the Wendover/Pinnacle team is best-suited to deliver the most impactful development to ensure the City's long-term growth and prosperity.

It is important to emphasize the unique joining of forces between two affordable, workforce and market rate rental housing development standard-bearers in Pinnacle and Wendover. The

Pinnacle Communities, LLC
9400 S. Dadeland Blvd., Suite 100, Miami, FL 33156
Tel: 305.854.7100
www.pinnaclehousing.com

Wendover Housing Partners
1105 Kensington Park Dr., Suite 200, Altamonte Springs, FL
Tel: 407.333.3233
www.wendovergroup.com

principals of our respective companies have each collaborated on various industry matters for over 20 years and have maintained both a working relationship and friendship in a highly competitive industry. Collectively, we have over 200 years of combined successful experience in affordable and workforce housing development of all kinds and in many locations throughout Florida and the southeastern United States. We share a common corporate approach to realizing transformative and "best in class" affordable, workforce and market rate communities. Pinnacle and Wendover understand the need to create iconic developments which reinvigorate communities and offer a sense of pride and belonging to its residents, helping them obtain housing and economic security. Both of our companies develop and hold our properties for the long term. Further, our joint efforts will be led on the ground by Kevin Kroll of Wendover and Timothy P. Wheat of Pinnacle, both of whom are native Palm Beach County residents and understand the dynamics of the community, and Pinnacle also maintains a day-to-day regional office in central Palm Beach County. The uniqueness of this venture, our decades of knowledge, our collective financial strength and our local commitment are a significant advantage.

We are also excited about the opportunity to reinvest in Riviera Beach's citizens. Pinnacle and Wendover will work tirelessly to see the economic spin-off of our development activity benefit the City's residents and are prepared to commit to this success as outlined in this response. Pinnacle's construction affiliate will form a construction joint venture with Dwight Stephenson and his firm, D. Stephenson Construction. Pinnacle and Mr. Stephenson are currently utilizing a joint venture called PCDS Construction for a similar development now underway in Miami-Dade County. This construction joint venture offers a wealth of prior experience in Palm Beach County, including within Riviera Beach, and will focus on both construction and effective community engagement though spreading economic opportunities within the community.

Our abilities are greatly complimented by our core team, which consists of a group of seasoned professionals with local experience, including:

- Pinnacle Communities and Wendover Housing Partners – Owners/Developers
- D. Stephenson Construction – General Contracting joint venture with PC Building, Pinnacle's affiliate
- Richard Jones Architecture – architect (Palm Beach County-based)
- Urban Design Studio – land planning and urban design (Palm Beach County-based)
- Gunster Law Firm – land use and legal advisory services (Palm Beach County-based)
- Wendover Management – Wendover's hands-on, full-service property management arm

This team will be expanded as needed representing best-in-class professionals committed to helping Riviera Beach grow its community.

The CRA Commissioners/City Council will be tasked with deciding which development best represents the best long-term vision for the City and how its residents will best benefit. We are firmly convinced that the development of Berkeley Landing offers the most effective vision. When considering the various defining factors of both developments, please consider:

We are committed to assisting our residents in growing socially and economically. Berkeley Landing will provide continuous, year-round resident services such as health and wellness classes, financial counseling, employment referrals, parenting skills, and homebuyer education. Our goal is to see Berkeley Landing be a steppingstone for our residents' personal growth, and for our residents to fully realize how wonderful the Riviera Beach lifestyle can be, making it the "best waterfront city in which to live, work and play."

We will invest in our residents as they transition to homeownership. We will offer a program which rebates 5% of rent paid for our resident's term of tenancy if they purchase a home in Riviera Beach and are in good standing under the terms of their lease. We will coordinate our efforts with local stakeholders such as the Riviera Beach CDC to maximize this investment.

Berkeley Landing will create jobs and spur economic growth. Our team will be guided by D. Stephenson's S.H.A.R.E. model for the hiring of local business. Further we will be laser-focused on identifying local hires, both during construction and in permanent operations, and require our team to create meaningful apprenticeship opportunities for the City's citizens.

Thank you for the opportunity to present Berkeley Landing for consideration, and we are most grateful to you and your staff at the City and CRA for organizing this important, timely and transparent process.

Sincerely,

David O. Deutch
Pinnacle Communities, LLC

Jonathan L. Wolf
Wendover Housing Partners

Pinnacle Communities, LLC
9400 S. Dadeland Blvd., Suite 100, Miami, FL 33156
Tel: 305.854.7100
www.pinnaclehousing.com

Wendover Housing Partners
1105 Kensington Park Dr., Suite 200, Altamonte Springs, FL
Tel: 407.333.3233
www.wendovergroup.com

PINNACLE
COMMITTED TO EXCELLENCE

WENDOVER
HOUSING PARTNERS

Answers to Questions from City of Riviera Beach Memo Dated September 25, 2020

1. *Development Sources and Uses, Unit Mix and Sizes, Rents and Mixed-Use Elements, with Construction Elevation*

The following is the proposed Development Sources and Uses in connection with Berkeley Landing, a 110-unit mixed-income and mixed-use rental community on Broadway in Riviera Beach.

This Development Sources and Uses is for all improvements associated with the development, including the cost of the two potential live/work lofts with ground floor office and/or commercial space facing Broadway.

FORECASTED SOURCES & USES OF FUNDS
Berkeley Landing - Riviera Beach

	TOTAL BUDGET
SOURCES OF FUNDS	
Permanent Mortgage	$ 6,100,000
Local Government Area of Opportunity Funding	$ 640,000
Deferred Developer Fee	$ 1,913,501
Equity	$ 21,847,815
TOTAL SOURCES OF FUNDS	**$30,501,316**
USES OF FUNDS	
Hard Construction Costs	
New Rental Units	$ 13,836,648
Site Work	$ 1,200,000
TOTAL HARD COSTS	**$15,036,648**
General Contractor Fees	
Builders Profit	$ 850,748
General Requirements	$ 850,748
General Overhead	$ 283,583
Payment & Performance Bond	$ 125,000
TOTAL GC FEES	**$ 2,110,080**
Hard Cost Contingency Reserves	$ 851,086
TOTAL CONSTRUCTION CONTRACT	**$17,997,814**
General Development Costs	
Accounting Fees	$ 25,000
Appraisal	$ 10,000
Architect's Fee - Building Design	$ 500,000
Architect's Fees - Landscape	$ 25,000
Architects Fees - Supervision	$ 25,000
Builder's Risk Insurance	$ 100,000
Building Permit	$ 220,000
Engineering Fees	$ 400,000
Environmental	$ 25,000
HFC Administrative Fee	$ 213,750
HFC Application Fee + TEFRA Fee	$ 3,000
HFC Compliance Fee	$ 220,699
HFC Credit Underwriting Fee	$ 14,546
Soft Cost Contingency	$ 132,250
Green Certification / HERS Inspection Costs	$ 40,000
Impact/Utility Connection Fees	$ 1,162,202
Inspection Fees	$ 20,000
Legal Fees	$ 400,000
Market Study	$ 10,000
Marketing/Advertising	$ 125,000
Property Taxes	$ 200,000
Soil Test Report	$ 10,000
Survey	$ 10,000
Title Insurance and Recording Fees	$ 100,000
Personal Property	$ 400,000
TOTAL GENERAL DEVELOPMENT COSTS	**$ 4,391,447**
Financial Costs	
Construction & Soft Loan Commitment Fees	$ 219,400
Const. Loan, Soft & Gap Financing Const. Period Int.	$ 1,181,819
Construction Loan Cost Review & Inspections	$ 50,000
Perm Loan Fee(s)	$ 61,000
Construction Loan Closing Costs	$ 60,000
Permanent Loan Closing Costs	$ 50,000
Equity Closing Costs	$ 50,000
TOTAL FINANCIAL COSTS	**$ 1,672,219**
Developer's Fee	**$ 3,849,837**
Total Land Cost	**$ 2,590,000**
TOTAL USES OF FUNDS	**$30,501,316**

Pinnacle Communities, LLC
9400 S. Dadeland Blvd., Suite 100, Miami, FL 33156
Tel: 305.854.7100
www.pinnaclehousing.com

Wendover Housing Partners
1105 Kensington Park Dr., Suite 200, Altamonte Springs, FL
Tel: 407.333.3233
www.wendovergroup.com

The following table indicates the unit sizes, unit mix, rental rates and income levels for all of the units in the development. Berkeley Landing will contain a thoughtful mix of 1, 2 and 3 bedroom units with units available for household incomes at 30%, 60%, 80% and unrestricted/market rate.

Unit Mix / Sizes / Rents		*1BR - 800 S.F.*		*2BR - 1,060 S.F.*		*3BR - 1,257 S.F.*		
	Income Level	*#*	*Monthly Rent (incl. Util.)*	*#*	*Monthly Rent (incl. Util.)*	*#*	*Monthly Rent (incl. Util.)*	*TOTAL Units*
Market Rate Live/Work	**Market Rate**			2	*$1,582*			*2*
Market Rate Affordable	**80%**	7	*$1,318*	13	*$1,582*	5	*$1,827*	*25*
Low Income	**60%**	16	*$988*	36	*$1,186*	14	*$1,370*	*66*
Extemely Low Income	**30%**	4	*$494*	10	*$593*	3	*$685*	*17*
TOTAL UNITS		*27*		*61*		*22*		*110*

Also enclosed in this section is a conceptual site layout of Berkeley Landing, along with both a street-level and aerial rendering of the development. More information about the design vision for Berkeley Landing is contained in Question #8 of this response.

RICHARD JONES ARCHITECTURE

BERKELEY LANDING

RIVIERA BEACH FLORIDA

WENDOVER HOUSING PARTNERS

PINNACLE

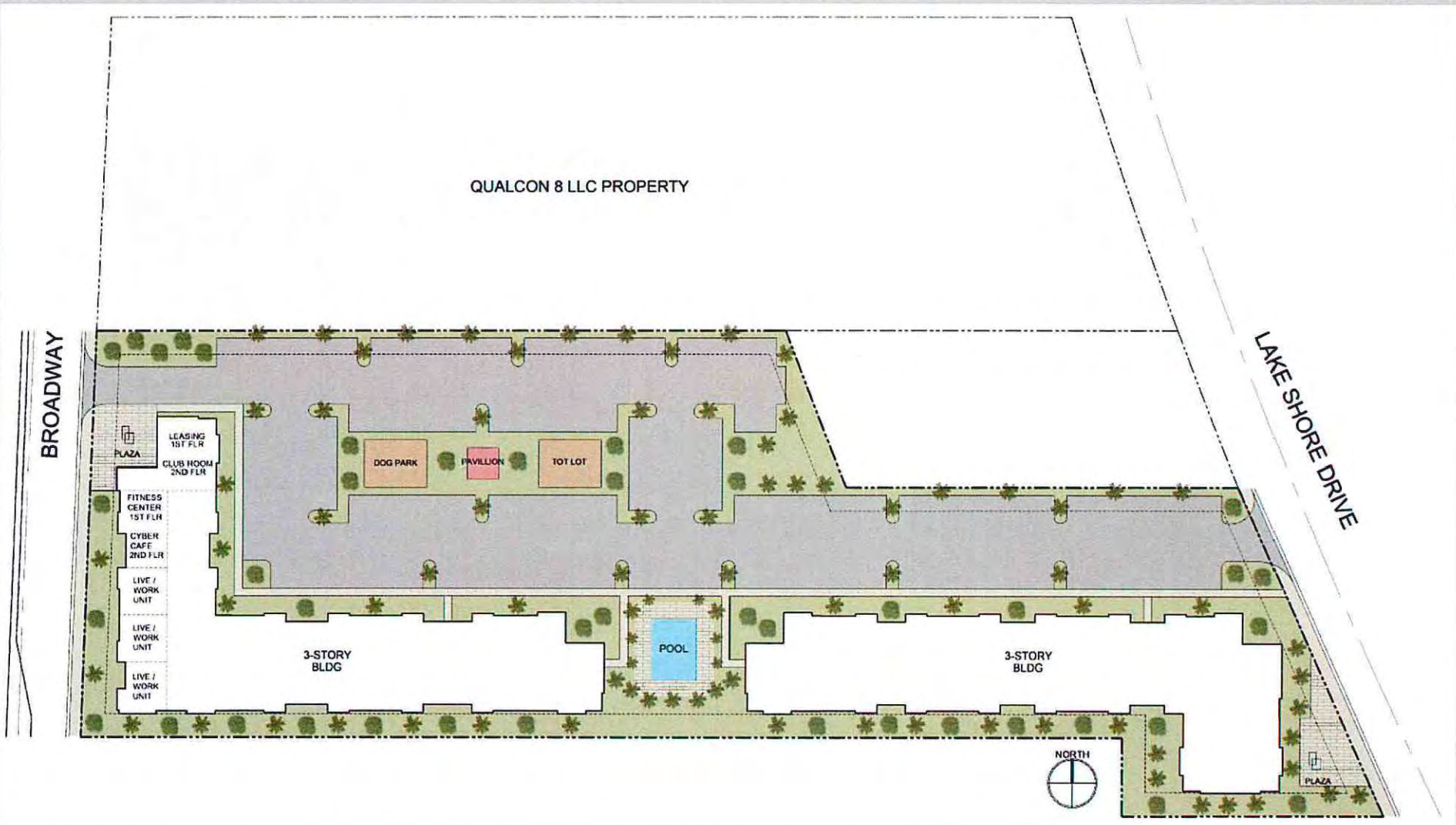
RICHARD JONES ARCHITECTURE

BERKELEY LANDING

RIVIERA BEACH FLORIDA

WENDOVER HOUSING PARTNERS

PINNACLE



BERKELEY LANDING

RIVIERA BEACH FLORIDA

RICHARD JONES ARCHITECTURE

WENDOVER HOUSING PARTNERS

PINNACLE

2. Number, Type and Wage Levels of Construction Jobs, Stabilization Jobs and Permanent Jobs

The actual number of total jobs created for any give construction project is a tricky analysis, because the hiring practices of each subcontractor varies. Some may utilize a group of employees over many projects, others might hire specifically for a particular project as either employees or sub-subcontractors or individuals as independent "piecework" contractors. With an estimated construction budget of $18 million for Berkeley Landing, we can utilize the model relied upon by the Associated Builders & Constructors (ABC) developed by Markstein Advisors, which indicates for every $1 billion in extra construction spending generates an average of at least 6,300 construction jobs. Therefore, we would expect to create approximately *110+ full time construction job equivalents*, but the actual number of total persons working on any particular construction project can be as much as 3-5 times that figure and that does not necessarily account for the spin-off effect of those indirectly employed by vendors associated with the construction work.

Further, as stated elsewhere in this response, the National Association of Home Builders routinely studies the "spinoff" local benefits of a typical 100-unit affordable housing development. They have found that "the estimated one-year local impacts of building 100 apartments in a typical family tax credit development include $7.9 million in local income, $827,000 in taxes and other revenue for local governments, and *122 local jobs*. These are local impacts, representing income and jobs for local residents, and taxes (and other sources of revenue, including permit fees)...the additional, annually recurring impacts of building 100 apartments in a typical family tax credit development include $2.4 million in local income, $441,000 in taxes and other revenue for local governments, and 30 local jobs. These are ongoing, annual local impacts that result from the new apartments being occupied, and the occupants paying taxes and otherwise participating in the local economy year after year."

With respect to wages, these figures can vary depending upon the type, nature and duration of construction work. However, according to the job search resource Indeed, the average salary of a construction worker in Riviera Beach as of August 24, 2020 was $68,467 per year. We would expect skilled workers to be paid in line with these industry norms.

Berkeley Landing will have approximately 5 permanent full-time employees working in the development, as well as local vendors to provide development services such as pest control and lawn maintenance. We commit to make every opportunity for hires or professional service engagement available to Riviera Beach residents to the greatest extent possible, advising relevant City agencies and the CRA of such availabilities. In Section 4, our team demonstrates how we will maximize these benefits of jobs and opportunity locally in Riviera Beach as Berkeley Landing is constructed.

3. *Corporate Development Philosophy and Continuity with the City Comprehensive Plan and CRA Plan; Proof of Site Control & Site specifics*

Based on the Pinnacle/Wendover team's combined historical experiences and incorporation of industry best practices, Berkeley Landing is poised to become a prototype mixed-income apartment community that will bring vitality to the Broadway corridor of Riviera Beach and serve as a catalyst for further residential and commercial development.

This three-story modern development follows the vision set forth by the Riviera Beach CRA, which was established in 1986 with the fundamental purpose to facilitate redevelopment. As the oldest part of Riviera Beach, and containing the richest assortment and history of churches and community organizations, the CRA boasts remarkable real estate and enormous potential for revitalization. The CRA Plan identifies a series of strategies and site-specific development recommendations to take advantage of these factors and finds it essential that redevelopment in the CRA be viewed as an incremental, block-by-block endeavor for it to be successful. The plan is not a single "project," but instead, it is many projects, all of which work towards the same goal – a better, safer, and more prosperous Riviera Beach.

The City of Riviera Beach is centrally located at the heart of Palm Beach County, and with its close proximity to Palm Beach County's centers of employment and tourism, the successful redevelopment of Riviera Beach is absolutely critical to the County's future vitality. Further, the lack of affordable rental housing has been singled out as one of the greatest challenges currently facing the city.

A key component of the CRA's 2008 updated Master Plan was a long-term redevelopment strategy for the district north of Blue Heron Boulevard adjacent to Broadway/US 1, at the heart of which will be Berkeley Landing. The City adopted a new comprehensive plan, including form-based zoning codes that seek a wide range of uses to create a more diverse downtown area, which encompasses the CRA district. One of the main objectives of this overhaul is to create more affordable and senior housing within the district. Other initiatives adopted by the CRA for the district all have a direct correlation to the anticipated success of Berkeley Landing. Our development can be crucial to the district's overall redevelopment success through the following initiatives:

- Enhancing the working waterfront
- Attracting new residents to the City and elevating the quality of housing for existing residents
- Creating both construction and permanent jobs
- Providing a catalyst for future residential investment and development
- Empowering a base of future long-term City homeowners

Berkeley Landing will add over *$125,000 of ad-valorem tax revenue to the City and Palm Beach County's annual budget*, as well as additional ongoing utility revenue to the City, and will represent one of the biggest such gains from any residential project in the CRA's history.

The Pinnacle/Wendover team understands that to foster the overall success of Berkeley Landing, the needs of individual tenants must be understood and met on a consistent basis. Due to its close proximity to the Palm Beach Veterans Affairs Medical Center, Berkeley Landing aims to serve a high number of Veteran residents and looks forward to building upon Wendover's experience and stellar reputation for serving not only this particular demographic, but all special needs residents. Wendover recently completed Haley Park, a senior affordable community in Tampa. Disabled and/or previous homeless Veterans constituted a significant portion of applicants. As such, Wendover Management's team immediately reached out to the Veteran's Affairs office and the James A. Haley VA Hospital in Tampa in an effort to craft and provide appropriate support services to these new residents. VASH vouchers were allocated and procured by qualifying tenants of Haley Park. The homeless Veterans granted housing vouchers to move into Haley Park were assisted through Operation: REVEILLE, a housing initiative with the goal of finding homes for every homeless Veteran in Hillsborough County. Local organizations provided move-in assistance, home goods, and furniture free of charge to these new residents. United States Secretary of Veterans Affairs Robert McDonald personally made a visit to Haley Park and lauded its ability to not only house, but also to enhance the lives of its Veteran residents. Philip Mangano, President and CEO of the American Round Table to Abolish Homelessness, also lauded Wendover's success in providing permanent supportive housing for formerly homeless Veterans.

Wendover Management has and continues to work successfully with HUD/VASH offices throughout the State of Florida. Upon nearing completion of Berkeley Landing, management will work with the Palm Beach County HUD/VASH Supervisor to begin identifying local Veterans that qualify to become residents. All approved HUD/VASH referrals to the property will be directed to the community through one of the Housing Specialists from the HUD/VASH office. Wendover Management staff and the support staff for HUD/VASH, which includes case managers, clinicians and housing specialists, work closely with a variety of Veteran support agencies. This includes assisting with security deposits, prorates, electric/utilities deposits and payments, furnishings and accessories as well as supplemental rents.

Persons with Special Needs (PSN) and Extremely Low Income (ELI) households typically face a unique set of challenges when it comes to qualifying for and remaining in high quality affordable housing. Wendover Housing Partners has its own management division, Wendover Management, which is adept at assisting PSN/ELI households with every stage of the housing process: from application, through move in, as well as providing ongoing resident assistance programs. Wendover will work closely with the Riviera Beach Housing Authority, the Palm Beach

County Housing Authority and the Palm Beach County Community Services Department to identify and contact potential residents individually beginning one year before Berkeley Landing is ready for leasing to provide them the best opportunity to move into new, high quality affordable housing in the neighborhood where many of them have previously spent large portions of their lives. Wendover will also work closely with the housing authorities to contact other community service providers, referral agencies, and case managers to identify and procure additional PSN/ELI residents.

Ongoing management of Berkeley Landing by Wendover Management will focus on the safety, security, and well-being of its tenants. The city of Riviera Beach has higher crime rates than surrounding areas, and Berkeley Landing will help immensely in reversing this trend. Berkeley Landing's management will work with the Riviera Beach Police and Fire Departments in an effort to create an ongoing partnership and consistent on-site community policing presence.

This approach to community development is part of the core philosophies of both Wendover and Pinnacle and are also reflected in responses to questions #s 8 and 10 of this response.

Proof of site control is provided after this narrative.

PURCHASE AND SALE AGREEMENT

THIS PURCHASE AND SALE AGREEMENT ("Agreement") is entered into and effective as of September 4, 2018, by and between **EAST COAST PROPERTY INVESTMENT GROUP, LLC,** a Florida limited liability company (the "Seller") and **Berkeley Landing, Ltd.**, a Florida limited partnership, or its assigns ("Purchaser").

WITNESSETH:

In consideration of the mutual covenants set forth herein and the earnest money deposit herein called for, the parties hereto mutually agree as follows:

Section 1. Sale and Purchase.

Seller hereby agrees to sell, convey, and assign to Purchaser and Purchaser hereby agrees to purchase and accept from Seller, for the Purchase Price (hereinafter defined) and on and subject to the terms and conditions herein set forth, the following:

a. the parcel of land situated in Palm Beach County, Florida, described in Exhibit "A" attached hereto containing approximately 2.96 acres, more or less (the "Land"); and all right, title, and interest appurtenant or related to the Land, including, but not limited to, all rights to underlying roads adjacent thereto, access easements and rights-of-way relating thereto or benefiting the Land, riparian, littoral rights, and other water rights relating thereto or benefiting the Land, utility mains, service laterals, hydrants and valves servicing or available to service the Land, and all minerals, soil, fill, landscaping and other embellishments now or in the future on or appurtenant thereto;

b. to the extent they are assignable, are owned and/or held by Seller, are in Seller's possession or control, and relate to the design, construction, ownership, development, maintenance or operation of the Land, any and all: (i) contracts or agreements, such as maintenance, service, or utility contracts; (ii) licenses, permits, approvals, or similar documents; (iii) plans, drawings, specifications, surveys, engineering reports, environmental reports, water and soil tests, construction, architectural and landscape plans, and other technical descriptions, maps and graphics related thereto; and (iv) all sewer and water tap reservations, impact fee credits and all of the items listed in this sub-paragraph (b) and all rights of Seller thereunder are hereinafter collectively called the "Intangible Personal Property."

The Land and Intangible Personal Property are herein collectively called the "Property." All of the Property shall be conveyed, assigned and transferred to Purchaser at Closing (hereinafter defined) free and clear of all liens, claims, and encumbrances except for taxes for the year of closing and easements and restrictions of record, provide such easements and restrictions do not adversely affect Purchaser's ability to develop and construct an affordable housing project, a clubhouse and attendant facilities on the combined Property and the Adjacent Land. Said attendant facilities shall be more particularly set forth and developed in accordance with the requirements of the Federal Low Income Housing Tax Credits (LIHTC) program, and/or the Florida Housing Finance Corporation. (the "Project"). Simultaneously with the execution of this Agreement, Purchaser is executing a Purchase and Sale Agreement with an affiliated entity of Seller, EC Commercial Properties, LLC, a Florida limited liability company in which Purchaser intends to purchase .99 acres of land contiguous and adjacent to the Property ("the Adjacent Land"). The Project shall be constructed on both the Property and the Adjacent Land.

Section 2. Purchase Price.

The price ("Purchase Price") for which Seller agrees to sell and convey the Property to Purchaser, and which the Purchaser agrees to pay to Seller is One Million Eight Hundred Seventy Five Thousand and No/100 Dollars ($1,875,000.00).

a. Purchaser shall pay to Seller the sum of Six Thousand Five Hundred and No/100 Dollars ($6,500.00) (the "Deposit") each and every month that this Agreement is in effect, commencing on November 15, 2018 and continuing on the 15th day of each and every month thereafter until the earlier of (i) Purchaser terminating this Agreement or (ii) Closing. The Deposit shall be non-refundable to Purchaser (except in the event of Seller's default) but will apply against the Purchase Price at Closing.

b. All funds payable hereunder shall be tendered in lawful money of the United States of America. All sums payable on the date of Closing shall be paid by wire transfer of immediately available U.S. federal funds.

Section 3. Escrow Agent.

Escrow Agent has agreed to act as escrow agent for the convenience of the parties without fee or compensation for its services. Escrow Agent shall hold any Additional Deposit, and any other documents required herein, and shall deliver same to the parties herein in accordance with the provisions of this Agreement. Escrow Agent, as escrow agent, is acting in the capacity of a depository only, and shall not be liable or responsible to anyone for any damages, losses or expenses unless same shall be caused by the gross negligence or willful misconduct of Escrow Agent. Escrow Agent may rely upon the written notices, communications, orders or instructions given by Seller or Purchaser or believed by it to be genuine. Seller and Purchaser will indemnify and hold Escrow Agent harmless against any matters directly or indirectly related to any Additional Deposit and any other funds held by Escrow Agent under this Agreement, including, without limitation, attorneys' fees. In the event of any disagreement among any of the parties to this Agreement resulting in adverse claims and demands being made in connection with the Property, Escrow Agent shall be entitled to refuse to comply with any such claims or demands as long as such disagreement may continue, and in so refusing, shall make no delivery or other disposition of any Additional Deposit then held by it under this Agreement, and in doing so, Escrow Agent shall not become liable in any way for such refusal, and Escrow Agent shall be entitled to continue to refrain from acting until (a) the rights of adverse claimants shall have been finally settled by binding arbitration or finally adjudicated in a court assuming and having jurisdiction of the Property, or (b) all differences shall have been adjusted by agreement and Escrow Agent shall have been notified in writing of such agreement signed by the parties hereto. Further, Escrow Agent shall have the right at any time after a dispute between Seller and Purchaser has arisen, to pay any Additional Deposit held by it into any court of competent jurisdiction for payment to the appropriate party, whereupon Escrow Agent's obligations hereunder shall terminate. Seller and Purchaser agree that the status of Purchaser's counsel as Escrow Agent under this Agreement does not disqualify such law firm from representing Purchaser in this transaction and in any disputes that may arise between Seller and Purchaser concerning this transaction, including any dispute or controversy with respect to any Additional Deposit.

Section 4. Inspection Period. - Intentionally Deleted

Section 5. Financing and Tax Credit Contingency.

Purchaser's obligation to acquire the Property is contingent on its ability to obtain an allocation award to Purchaser for low income housing tax credits, through the Florida Housing Finance Corporation ("FHFC") for the construction of the Project on the Property and the Adjacent Land. Purchaser shall file all necessary applications for obtaining the tax credits, through the FHFC within the timeframe for applications for the applicable Request For Applications ("RFA") issued by FHFC for the current tax credit cycle ("FHFC Allocation Award").Within ten (10) business days of final and binding FHFC Allocation Award, but no later than December 15, 2019, Purchaser may elect to either (i) to cancel and terminate this Agreement by delivering notice to Seller, and this Agreement shall be terminated and the parties shall be relieved of any further obligations hereunder; or (ii) make an additional earnest money escrow Deposit in the amount of Seventy Five Thousand and No/100 Dollars ($75,000.00) (The "Additional Deposit"), upon which said Additional Deposit shall become non-refundable (except in the event of Seller's failure to close) and shall be released to Seller by Escrow Agent, but will apply against

the Purchase Price at Closing. Seller and Purchaser hereby acknowledge and agree that Purchaser has simultaneously contracted to purchase a .99 acre property contiguous and adjacent to the Property described herein (the "Adjacent Land") which is owned by an affiliated entity of Seller, EC Commercial Properties, LLC. Purchaser intends to include both the Property and the Adjacent Land in its application for the Project.

Section 6. Permits, Approvals and Site Plan Contingency.

Upon the execution hereof, Purchaser, at the Purchaser's expense and option, shall engage the appropriate professionals, in order to prepare all of the plans, specifications and documents necessary for the Purchaser to obtain approval from Riviera Beach and/or Palm Beach County, Florida and all other appropriate regulatory agencies for preliminary site plan approval for the Project and Purchaser's obligation to acquire the Property is contingent upon obtaining such approvals. Purchaser shall apply and diligently and in good faith pursue the preliminary site plan approvals for the Project from all appropriate governmental and quasi-governmental agencies. The Purchaser shall be responsible for paying for all professional fees, and governmental approval fees and applications associated with the approvals which Purchaser has incurred. Purchaser agrees that Purchaser will not submit any executed documents that would bind either the Property or the Seller to the Purchaser's preliminary site plan without the express written consent of Seller, which will not be unreasonably withheld. Seller and Purchaser hereby agree to fully cooperate with each other in connection with obtaining the preliminary site plan approval for the construction of the Project. Seller and Purchaser shall use their best efforts to obtain these approvals.

Section 7. Closing.

a. The closing ("Closing") of the sale of the Property by Seller to Purchaser shall occur at a time and place designated by Purchaser on or before June 30, 2019 (the "Closing Date"), unless an earlier date is agreed to between Seller and Purchaser. Purchaser may elect to extend the Closing Date through December 31, 2019 provided Purchaser continues to pay Seller the monthly Deposit equal to $6,500.00 as set forth in Section 2(a) herein. All Deposits shall be non-refundable to Purchaser (except in the event of Seller's failure to close) but will apply against the Purchase Price at Closing. Seller and Purchaser acknowledge that it is Purchaser's intent to simultaneously close on the Adjacent Land.

b. At the Closing, the following shall occur:

(i) Purchaser, at its sole cost and expense, shall deliver or cause to be delivered at Closing the following:

1. The balance of the Purchase Price as set forth in Section 2 hereof, subject to prorations, adjustments and credits as described in this Agreement; and

2. Execute and deliver or obtain for delivery any instruments reasonably necessary to close this transaction, including, by way of example but not limitation, authorization resolutions, closing statements, certificates or affidavits and delivery of instruments reasonably required by the title agent.

(ii) Seller, at its sole cost and expense, shall deliver or cause to be delivered to Purchaser the following:

1. Special Warranty Deed fully executed and acknowledged by Seller, conveying, to Purchaser the Property, subject only to (a) real estate taxes for the year of closing, which are not yet due and payable, and subsequent years; (b) zoning and use restrictions in effect or which may hereafter come into existence due to governmental action; and (c) easements and restrictions of record which have been approved by Purchaser;

2. Assignment of all City of Riviera Beach and/or Palm Beach County sewer and water taps, impact fee credits, licenses, permits, plan and approvals in accordance with the terms set forth in Section 27 herein;

3. Affidavit attesting to the absence, of any financing statements, claims of lien or potential lienors known to Seller and further attesting that there have been no improvements or repairs to the Property which remain unpaid for ninety (90) days immediately preceding the date of Closing;

4. A certificate meeting the requirements of Section 1445 of the Internal Revenue Code executed and sworn to by Seller;

5. Evidence reasonably satisfactory to Purchaser and the title agent that the person or persons executing the closing documents on behalf of Seller have full right, power and authority to do so;

6. Execute and deliver or obtain for delivery any other instruments reasonably necessary to close this transaction, including, by way of example but not limitation, closing statements, releases, affidavits and delivery of instruments reasonably required by the title agent;

7. Deliver all Intangible Personal Property, if any, in Seller's possession.

c. The following items shall be prorated or adjusted at the closing:

(i) Real estate taxes and assessments shall be prorated as of the Closing Date. Real estate taxes and assessments shall be prorated based on actual taxes and assessments for the year of Closing, or, if same are not available, on taxes and assessments for the preceding year, subject to reproration between the parties upon receipt of final tax bill for the year of the closing.

d. Upon completion of the Closing, (i) Seller shall deliver to Purchaser possession of the Property; and (ii) Escrow Agent shall promptly record the deed of conveyance, and any other applicable closing documents upon confirmation of clearance of all funds.

e. Purchaser, at closing, shall pay (i) the premium for the owner's policy of title insurance based on the minimum promulgated rate; (ii) the recording fee for the deed and (iii) Purchaser's attorneys' fees.

f. Seller, at closing shall pay (i) current real estate taxes; and (ii) documentary stamp tax on the deed of conveyance; (iii) all real estate commissions; and (iv) Seller's attorneys' fees.

g. Certified, confirmed and ratified special assessment liens as of the date hereof shall be paid by Seller and pending liens as of the date hereof shall be assumed by Purchaser.

Section 8. Evidence of Title and Title Insurance.

a. On or before thirty (30) days after the Effective Date, Purchaser shall obtain, at Purchaser's expense not to exceed the minimum promulgated rate set forth by the Insurance Commissioner of the State of Florida a title insurance commitment for an ALTA Form B marketability policy issued by First American Title Insurance Company (the "Title Company") in the full amount of the Purchase Price (the "Commitment"), together with legible copies of any encumbrances listed thereon. The Commitment shall have an effective date that is after the Effective Date of the Agreement and that is within 10 days of the date of its issuance. Purchaser shall deliver a copy of the Commitment to Seller within ten (10) days of Purchasers receipt. At the Closing, Title Company shall deliver an endorsement to, or "mark-up" of, the Commitment deleting all Schedule B-I requirements, all standard exceptions except taxes for the current year not then due and payable, and the "gap" exceptions.

b. If the Commitment contains any exceptions which render title unmarketable or adversely affect the value of the Property or Purchaser's intended use of the Property as determined by Purchaser in its sole discretion, Purchaser shall deliver written notice to Seller specifying the additional exceptions that render title unmarketable or objectionable to Purchaser. Such notice shall be given not later than fifteen (15) days after receipt of the Commitment by Purchaser. Upon receipt of the notice, Seller shall have thirty (30) days in which to remove the additional exceptions with reasonable effort and reasonable expenditures.

c. If Seller fails to remove any such objections within thirty (30) days after notice to Seller, Purchaser may elect by giving written notice to Seller, which notice must be received by Seller before the date that is five (5) business days after the end of such thirty (30) day period, either to (i) reject title as it then exists and terminate this Agreement and thereupon be entitled to a return of the Deposit, or (ii) waive such objections and proceed with the Closing and accept the Property subject to such exceptions without reduction of the Purchase Price. Upon return of the Deposit to Purchaser pursuant to subparagraph (i) above, this Agreement shall cease and terminate and the parties shall have no further rights, duties, or obligations under this Agreement, except for those rights, duties and obligations that specifically survive termination of this Agreement. If Purchaser fails to send any notice by the required date, Purchaser shall be deemed to have waived the objections to such exceptions and shall proceed to the Closing as provided by this Agreement.

d. If any subsequent endorsement to the Commitment reveals any additional exceptions not permitted by this Agreement, Seller shall have fifteen (15) days in which to remove such additional exceptions, subject to the limitations set forth above. If Seller is unable to remove such additional exceptions, Purchaser shall have the same rights and remedies as provided above, except that the Closing shall not be extended more than thirty (30) days to permit Seller to cure any such additional exceptions.

e. Seller and Purchaser each agree to provide reasonable affidavits and documentation to enable the Title Company to delete all Schedule B-I requirements, the "gap" exception, and the construction lien and parties in possession exceptions from the Commitment at Closing. Seller and Purchaser each shall be responsible for satisfying those Schedule B-I requirements applicable to each of them.

Section 9. Survey.

Purchaser shall obtain, at Purchaser's expense, a survey of the Property. If the survey shows any encroachment on the Property, the same shall be treated as a title defect and the notice and cure provisions hereof shall control. The legal description set forth on the survey shall be the legal description utilized in the special warranty deed for the Property. Purchaser, at Purchaser's expense, shall also cause the surveyor to prepare an overall legal description which combines the legal description of the Property and the Adjacent Land into one overall legal description which shall be attached to this Agreement as Exhibit "C."

Section 10. Representations of Purchaser and Seller.

Seller and Purchaser respectively hereby make the following representations. Such representations shall also be deemed made as of the Closing Date and the remedies for breach thereof shall survive Closing:

a. Purchaser' Representations.

To induce Seller to enter into this Agreement and to sell the Property, Purchaser represents and warrants to Seller:

(i) Except for this Agreement, Purchaser has entered into no other purchase or commission agreement with respect to the Property.

(ii) Purchaser shall pay prior to Closing or arrange for payment after Closing of all claims, liabilities or expenses associated with its inspection, permitting and development of the Property, except as otherwise provided herein.

(iii) Purchaser has not (a) made a general assignment for the benefit of creditors, (b) filed any voluntary petition or suffered the filing of an involuntary petition by Purchaser's creditors, (c) suffered the appointment of a receiver to take all, or substantially all, of Purchaser's assets, (d) suffered the attachment or other judicial seizure of all, or substantially all, of Purchaser's assets, or (e) admitted in writing its inability to pay its debts as they fall due, and no such action is threatened or contemplated. If any of such actions have been taken or brought against Purchaser, then prior to the date hereof the same have been fully disclosed and Purchaser discharged therefrom so that there are no prohibitions or conditions upon Purchaser's acquisition of the Property.

(iv) Neither the execution and delivery of this Agreement nor the consummation of the transaction contemplated by this Agreement will result (either immediately or after the passage of time and/or the giving of notice) in breach or default by Purchaser under any agreement or understanding to which Purchaser is a party or by which Purchaser may be bound or which would have an effect upon Purchaser's ability to fully perform its obligations under this Agreement.

(v) That Purchaser has the right, power and authority to execute, deliver and perform this Agreement without obtaining any consents or approvals from or the taking of any action with respect to, any third parties. This Agreement, when executed and delivered by Purchaser and Seller, will constitute the valid and binding Agreement of Purchaser.

b. Seller's Representations.

To induce Purchaser to enter into this Agreement and to purchase the Property, Seller represents and warrants to Purchaser that:

(i) That Seller owns the entire fee simple title to the Property, legal and equitable, subject only to the Permitted Exceptions (which are title exceptions disclosed by the Title Commitment or survey and which do not adversely affect Purchaser's ability to construct the Project in the Purchaser's reasonable discretion);

(ii) That Seller has no knowledge regarding, and has received no written notice of, violations of any law, ordinance, order or regulation affecting the Property issued by any governmental or quasi-governmental authority having jurisdiction over the Property that has not been corrected; and that before the Closing, Seller shall promptly disclose to Purchaser any knowledge regarding, and furnish to Purchaser copies of any and all written notices of, violations that Seller receives between the Effective Date and the Closing Date from any governmental or quasi-governmental authorities having jurisdiction over the Property;

(iii) That there are no other purchase and sale agreements, options or rights of first refusal or leases in effect as of the Effective Date relating to the Property nor will any such interest be in effect as of the time of Closing;

(iv) That there are no judgments, encumbrances or liens against the Property or Seller that will remain unsatisfied at the time of Closing;

(v) That there is permanent vehicular and pedestrian physical and legal egress from and ingress to the Property;

(vi) During the term of this Agreement, Seller shall not, without in each instance first obtaining Purchaser's written consent, which may be withheld in Purchaser's sole discretion, consent to or permit (i) any modification, termination or alteration to existing easements, dedications, covenants, conditions, restrictions, or rights of way adversely affecting Purchaser's intended use for the Property, (ii) any new easements, covenants, dedications, conditions, restrictions, or rights of way affecting Purchaser's intended use for the Property, (iii) any zoning changes or other changes of governmental approvals, (iv) any modifications to or future advances under any existing liens, mortgages, or other encumbrances on the Property, or (v) any new liens, mortgages, or other encumbrances on the Property;

(vii) That Seller is a limited liability company duly organized and in good standing under the laws of the State of Florida and has full power and authority to enter into this Agreement and to consummate the transaction contemplated by this Agreement;

(viii) That Seller is not a "foreign person" within the meaning of the Foreign Investment in Real Property Tax Act (FIRPTA), as amended;

(ix) That Seller is solvent, and no receivership, bankruptcy, or reorganization proceedings are pending or, to Seller's knowledge, contemplated against Seller in any court;

(x) Seller has the right, power, and authority to execute, deliver, and perform this Agreement without obtaining any consents or approvals from, or the taking of any other actions with respect to, any third parties, and this Agreement, when executed and delivered by Seller and Purchaser, will constitute the valid and binding Agreement of Seller;

(xi) That, at all times during the term of this Agreement and as of the Closing, all of Seller's representations, warranties, and covenants in this Agreement shall be true and correct;

(xii) That no representation or warranty by Seller contained in this Agreement and no statement delivered or information supplied to Purchaser pursuant to this Agreement contains any untrue statement of a material fact or omits to state a material fact necessary to make the statements or information contained in them or in this Agreement not misleading; and

No inquiry, examination, or analysis made by Purchaser (or the results of same) shall reduce, limit or otherwise affect the representations and warranties made by Seller in this Agreement.

Section 11. Remedies.

In the event Purchaser shall fail to close for reasons not caused by Seller, the Deposit made by Purchaser shall be retained by Seller as agreed and liquidated damages for withholding the Property from the market and for expenses incurred and the parties shall thereupon be relieved of any further liability hereunder. In the event Seller shall fail to close for reasons not caused by Purchaser or due to Seller's inability to convey marketable title according to Section 8 hereof, Purchaser shall have the right to demand return of the Deposit paid hereunder, upon which return of Deposit the parties shall have no further liability hereunder, or, in the alternative, Purchaser shall have the right to seek specific performance.

Section 12. Destruction, Damage or Taking Prior to Closing.

If, prior to Closing, the Property is destroyed, damaged or becomes subject to condemnation or eminent domain proceedings, the Purchaser shall have the option, which must be exercised within ten (10) days after its receipt of written notice from Seller advising of such destruction, damage or taking (which Seller hereby agrees to give), to terminate this Agreement or to proceed with the Closing, without reduction in the Purchase Price. If Purchaser elects to terminate this Agreement, the Deposit shall be returned to Purchaser and neither party shall have any further rights, duties or obligations hereunder, except as otherwise provided herein. If Purchaser elects to proceed with the Closing, Purchaser shall be entitled to the insurance proceeds or condemnation proceeds payable as a result of such damage,

destruction or taking up to the amount of the Purchase Price and, to the extent the same may be necessary or appropriate, Seller shall assign to Purchaser, at Closing, Seller's rights to such proceeds up to the amount of the Purchase Price, and Seller will not settle or adjust any insurance claims without Purchaser's prior consent. All insurance proceeds or condemnation proceeds in excess of the Purchase Price shall belong to and be retained by Seller.

Section 13. Real Estate Commission.

The parties each represent and warrant that there are no real estate agents or brokers or transactional brokers involved in this transaction. Each party agrees to indemnify and hold harmless the other from all claims or demands of any real estate agent or broker or transactional broker claiming by, through or under said party. This indemnification shall also include payment of court costs and attorneys fees, including those incurred in appellate proceedings.

Section 14. Prohibition Against Recording.

Neither this Agreement nor any part hereof, shall be recorded among the Public Records of any County in the State of Florida.

Section 15. Confidentiality.

At all times before the Closing Date of the Property, Seller and Purchaser each agrees to hold in strict confidence and not to disclose to any other party without the prior written consent of the other party, all information regarding the Property, as expressed in this Agreement, except as may be required by applicable law or as otherwise contemplated in this Agreement, or to each parties legal and financial advisors, lending institutions, and investors.

Section 16. Notices.

Any notice provided or permitted to be given under this Agreement must be in writing and may be served by depositing same in the United States mail, addressed to the party to be notified, postage prepaid and registered or certified with return receipt requested; by delivering the same in person to such party; by prepaid telegram or telex; express mail or overnight delivery. Notice given in accordance herewith shall be effective upon receipt at the address of the party to be served. For purposes of notice, the addresses of the parties shall be as follows:

If to Seller, to:	EAST COAST PROPERTY INVESTMENT GROUP, LLC 7965 Lantana Road Lantana, Florida 33467 Attn: Gary Smigiel
And:	P.O. Box 540669 Lake Worth, Florida 33454 Attn: Gary Smigel
With a copy to:	WEISS HANDLER & CORNWELL, P.A. 2255 Glades Road, Suite 218A Boca Raton, Florida 33431 Attn: Harry Winderman, Esquire
If to Purchaser, to:	BERKELEY LANDING, LTD.

1105 Kensington Park Drive
Suite 200
Altamonte Springs, Florida 32714
Attn: Jonathan L. Wolf

with a copy to: Zimmerman, Kiser & Sutcliffe, P.A.
315 East Robinson Street, Suite 600
P.O. Box 3000
Orlando, Florida 32802

If to Escrow Agent, to: Zimmerman, Kiser & Sutcliffe, P.A.
315 East Robinson Street, Suite 600
P.O. Box 3000
Orlando, Florida 32802

Section 17. Assigns.

This Agreement shall bind and insure to the benefit of Purchaser and Seller and their respective heirs, executors, administrators, personal and legal representatives, successors and assigns. Purchaser may assign Purchaser's rights under this Agreement provided that any potential Assignee expressly assumes all of the terms, conditions and obligations of this Agreement in writing.

Section 18. Entire Agreement.

This Agreement and all exhibits, when accepted by Seller, shall constitute the entire agreement between Seller and Purchaser concerning the sale of the Property and supersedes all prior agreements, representations or understandings, whether oral or written, between the parties and no modification hereof or subsequent agreement relative to the subject matter hereof shall be binding on either party unless reduced to writing and signed by the party to be bound. This Agreement, when accepted by Seller, shall be binding on and shall inure to the benefit of the parties and their respective successors and permitted assigns.

Section 19. Counterparts.

This Agreement may be executed in multiple counterparts, all of which together shall constitute one agreement. A facsimile signature shall be deemed to be an original. Offer and acceptance of this Agreement by facsimile is binding.

Section 20. Time of Essence.

Time is important to both Seller and Purchaser in the performance of this Agreement, and they have agreed that strict compliance is required as to any date or time period set out or described herein. All references to days herein (unless otherwise specified) shall include Saturdays, Sundays and legal holidays. If the final date of any period which is set out in any section of this Agreement falls upon a Saturday, Sunday or legal holiday under the laws of the United States or the State of Florida, then, in such event, the time of such period shall be extended to the next day which is not a Saturday, Sunday or legal holiday.

Section 21. Effective Date.

Whenever the term or phrase "effective date" or "date hereof" or other similar phrases describing the date this Agreement becomes binding on Seller and Purchaser are used in this Agreement, such terms

or phrases shall mean and refer to the date on which a counterpart or counterparts of this Agreement executed by Seller and Purchaser, together with the Initial Deposit, are deposited with the Escrow Agent.

Section 22. Time for Acceptance.

Delivery of this document to Purchaser shall not be deemed nor taken to be an offer to sell by Seller. Only when executed by Purchaser or Seller and delivered to the other party hereto shall this Agreement constitute an offer to buy or sell the Property, as the case may be, on the terms herein set forth, acceptable by the party receiving such executed Agreement within seven (7) business days after such receipt, by executing this Agreement and delivering the original hereof to the Escrow Agent and an originally signed copy hereof to the other party hereto. Failure to accept in the manner and within the time specified shall constitute a rejection and termination of such offer. No acceptance shall be valid and binding upon Seller unless in writing and signed by an authorized officer of Seller.

Section 23. Attorney's Fees.

In the event either party deems it necessary to cause litigation to enforce, interpret or construe the terms of this Agreement, court costs and attorneys fees, including those incurred in appellate proceedings, shall be awarded to the prevailing party. In the event of enforcement of this Agreement, or any dispute as to interpretation or construction hereof the laws of the State of Florida shall apply, and this Agreement shall not be construed more strictly against one party than against the other merely by virtue of the fact that this Agreement may have been prepared by counsel for one of the parties, it being recognized that both Seller and Purchaser have contributed substantially and materially to the preparation of this Agreement. In the event of litigation, the parties hereto agree that all suits shall be instituted and maintained in the Circuit Court in and for Palm Beach County, Florida, the jurisdiction of which Court the parties hereby consent to. Purchaser and Seller mutually agree that they waive all rights to a trial by jury in the event of any dispute or court action arising from or related to this Agreement. The parties acknowledge that this waiver is a significant consideration to, and a material inducement for, Purchaser and Seller to enter into this Agreement.

Section 24. Severability.

If any one or more of the provisions of this Agreement shall for any reason be held to be invalid, illegal or unenforceable in any respect, then such invalidity, illegality or unenforceability shall not affect any other provision hereof.

Section 25. Headings.

The headings of the sections, paragraphs and subdivisions of this Agreement are for convenience and reference only, and shall not limit or otherwise affect any of the terms hereof.

Section 26. Tax Deferred Exchange.

In the event that Seller wishes to enter into a Section 1031 tax deferred exchange for the Property, Purchaser agrees to cooperate with Seller in connection with such exchange, including the execution of such documents as may be reasonably necessary to effectuate the same, provided that: (a) the closing shall not be delayed; (b) all additional costs in connection with the exchange should be borne by the Seller; and the Purchaser shall not be obligated to execute any note, contract, or other document providing for any personal liability which would survive the exchange.

Section 27. City of Riviera Beach Sewer and Water Impact Fee Credits.

Seller hereby represents to Purchaser that it owns up to one hundred twenty (120) prepaid impact fee credits for utility fee connections for sewer and water from the City of Riviera Beach which run with the Land. Purchaser hereby agrees to purchase all 120 City of Riviera Beach sewer and water impact fee

credits at Closing and will pay the then current prevailing rate established by the City of Riviera Beach for such sewer and water impact fee credits.

Section 28. Simultaneous Closing.

This Agreement is contingent upon the Closing of that certain Purchase and Sale Agreement of even date herewith by and between EC Commercial Properties, LLC and Purchaser for the sale and purchase of the Adjacent Land more particularly described on Exhibit "B" attached hereto.

[SIGNATURE PAGE TO FOLLOW]

EXECUTED as of the date and year written below

SELLER:

EAST COAST PROPERTY INVESTMENT GROUP, LLC, a Florida limited liability company

By:
Printed Name: Gary Smigiel
Title: Managing Member
Date: September 4, 2018

PURCHASER:

BERKELEY LANDING, LTD.,
a Florida limited partnership

By: Berkeley Landing, GP, LLC,
Florida limited liability company
Its General Partner

By:
Printed Name: Jonathan T. Wolf
Title: Manager
Date: September 4, 2018

ESCROW AGENT

We will acknowledge receipt of any Additional Deposit which may be made pursuant to the terms and conditions of this Agreement.

ZIMMERMAN, KISER & SUTCLIFFE, P.A.

By: _____
Printed Name: N. Dwayne Gray, Jr.
Date: September 4, 2018

EXHIBIT "A"

"Property"

Palm Beach County Parcel I.D. Number: 56-43-42-28-00-001-0120

Beginning a point 25 feet North of and 27 feet East of the point of intersection of the South line of the North 1/2 of Government Lot 2, Section 28, Township 42 South, Range 43 East, with a line running with U.S. Highway #1 (Broadway or S.R. #5) known as the Potter Line and being 27 feet West of the Easterly right-of-way of said U.S. #1; thence Easterly for 664.23 feet; thence Southerly for 50 feet; thence Easterly for 160.45 feet to the Westerly right-of-way line of Avenue A; thence along said Westerly right-of-way line for 227.52 feet; thence Westerly for 736.7 feet to the Easterly right-of-way line of U.S. #1; thence Southerly with the Easterly right-of-way line of U.S. #1 for 160.14 feet; to the point of beginning. Said lands being in Palm Beach County, Florida, consisting of 2.96 acres.

EXHIBIT "B"

"Adjacent Land"

Palm Beach County Parcel I.D. Number: 56-43-42-28-42-000-0010

LISA PARK, ACCORDING TO PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT IN AND FOR PALM BEACH COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK 28, PAGE 74.

ALSO DESCRIBED AS A PARCEL OF LAND IN GOVERNMENT LOT 2, OF SECTION 28, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BOUNDED AS FOLLOWS:

ON THE SOUTH BY A LINE PARALLEL TO AND 185 FEET NORTHERLY FROM, MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF THE NORTHERLY HALF OF SAID GOVERNMENT LOT 2, ON THE NORTH BY A LINE PARALLEL TO AND 285 FEET NORTHERLY FROM, MEASURED AT RIGHT ANGLES, THE SOUTH LINE OF THE NORTHERLY HALF OF SAID GOVERNMENT LOT 2, ON THE WEST BY THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD #5 (FORMERLY STATE ROAD #4 AND DESCRIBED AS U.S. HIGHWAY #1) AND ON THE EAST BY THE EASTERLY RIGHT-OF-WAY LINE OF AVENUE "A," AS SHOWN IN ROAD PLAT BOOK 1, PAGE 157, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS HOWEVER, THE EAST 250 FEET THEREOF, CONSISTING OF .99 ACRES.

EXHIBIT "C"

"Project"

Lisa Park, according to plat thereof on file in the office of the Clerk of the circuit in and for Palm Beach County, Florida, as recorded in Plat Book 28, Page 74.

Also described as a parcel of land in Government Lot 2, Section 28, Township 42 South, Range 43 East, Palm Beach County, Florida, bounded as follows:

On the south by a line parallel to and 185 feet northerly from, measured at right angles to the south line of the northerly half of said Government Lot 2, on the north by a line parallel to and 285 feet northerly from, measured by right angles, the south line of the northerly half of said government lot 2, on the west by the easterly right-of-way line of State Road # 5 (formerly State Road # 4 and described as U.S. Highway # 1) and on the east by the easterly right-of-way line of Avenue "A", as shown in road Plat Book 1, Page 157, Public Records of Palm Beach County, Florida, less however, the east 250 feet thereof.

Together with:

Beginning at a point 25 feet north of and 27 feet east of the point of intersection of the south line of the north ½ of Government Lot 2, Section 28, Township 42 South, Range 43 East, with a line running with U.S. Highway #1 (Broadway or S.R. #5) known as the Potter Line and being 27 feet west of the easterly right-of-way of said U.S. #1; thence easterly for 664.23 feet; thence southerly for 50 feet; thence easterly for 160.45 feet to the westerly right-of-way line of Avenue A; thence along said westerly right-of-way line for 227.52 feet; thence westerly for 736.7 to the easterly right-of-way line of U.S. #1; thence southerly with the easterly right-of-way line of U.S. #1 for 160.14 feet; to the point of beginning. Said lands being in Palm Beach County, Florida.

Containing 172,418 square feet to 3.95 acres more or less.

REINSTATEMENT OF AND FIRST AMENDMENT TO PURCHASE AND SALE AGREEMENT

THIS REINSTATEMENT OF AND FIRST AMENDMENT TO PURCHASE AND SALE AGREEMENT (this "**Amendment**") is made and entered into by and between **EAST COAST PROPERTY INVESTMENT GROUP LLC**, a Florida limited liability company (the "**Seller**"), and **BERKELEY LANDING, LTD.**, a Florida limited partnership, or its assigns (the "**Purchaser**").

RECITALS:

A. Seller and Purchaser entered into that certain Purchase and Sale Agreement with an effective date of September 4, 2018 ("**Agreement**").

B. Pursuant to the time periods within the Agreement, the Agreement has lapsed or expired.

C. Seller and Purchaser desire to reinstate and further amend certain provisions of the Agreement, as set forth herein.

D. The capitalized and defined terms utilized herein shall have the meanings and definitions ascribed to them in the Agreement unless expressly modified herein.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual promises, covenants, and conditions above and hereinafter set forth, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. **Recitals**. The above recitals are true and correct and are expressly incorporated herein.

2. **Reinstatement**. Seller and Purchaser hereby reinstate the Agreement as of the date hereof, subject to the terms and conditions of this Amendment. Purchaser and Seller hereby affirm their respective obligations under the Agreement, and the Agreement shall be deemed to be in full force and effect as if it had never lapsed or expired.

3. **Closing**. Section 7 (a) is hereby deleted in its entirey and replaced with the following:

The closing ("Closing") of the sale of the Property by Seller to Purchaser shall occur at a time and place designated by Purchaser on or before July 31, 2020 (the "Closing Date"), unless an earlier date is agreed to between Seller and Purchaser. In conjunction herewith, Purchaser shall. by February 15, 2020, transfer, an extension fee of $26,000.00, directly to the Seller, which shall be non-refundable to Purchaser (except in the event of Seller's failure to close), but will apply against the Purchase Price at Closing. Seller and Purchaser acknowledge that it is Purchaser's intent to simultaneously close on the Adjacent Land.

4. **Financing and Tax Credit Contingency**. The third sentence of Sections 5 is deleted in its entirey and replaced with the following:

Within ten (10) business days of final and binding FHFC Allocation Award, Purchaser may elect to either (i) to cancel and terminate this Agreement by delivering notice to Seller, and this Agreement shall be terminated and the parties shall be relieved of any further obligations hereunder; or (ii) make an additional earnest money escrow Deposit in the amount of Seventy Five Thousand and No/100 Dollars ($75,000.00) (The "Additional Deposit"), upon which said Additional Deposit shall become non-refundable (except in the event of Seller's failure to close) and shall be released to Seller by Escrow Agent, but will apply against the Purchase Price at Closing.

5. **Miscellaneous**. Except as expressly set forth herein, all other terms and provisions of the Agreement remain in full force and effect. This Amendment may be executed in several counterparts, each of which shall be deemed an original and all of which when taken together shall constitute one and the same Amendment. This Amendment may be executed by facsimile or electronic mail signatures, which for all purposes shall be deemed to constitute originals.

[Signatures on the Following Page(s).]

IN WITNESSES WHEREOF, this Amendment is dated effective as of February 25 2020.

SELLER:

EAST COAST PROPERTY INVESTMENT GROUP LLC, a Florida limited liability company

By: _____
Printed Name: GARY SMIGIEL
Title: MANAGING MEMBER

PURCHASER:

BERKELEY LANDING, LTD.,
a Florida limited partnership

By: Berkeley Landing GP, LLC,
A Florida limited liability company,
Its General Partner

By: _____
Printed Name: Jonathan L. Wolf
Title: Manager

IN WITNESSES WHEREOF, this Amendment is dated effective as of February 25, 2020.

SELLER:

EAST COAST PROPERTY INVESTMENT GROUP LLC, a Florida limited liability company

By: _____
Printed Name: _____
Title: _____

PURCHASER:

BERKELEY LANDING, LTD.,
a Florida limited partnership

By: Berkeley Landing GP, LLC,
A Florida limited liability company,
Its General Partner

By: _____
Printed Name: Jonathan L. Wolf
Title: Manager

SECOND AMENDMENT TO PURCHASE AND SALE AGREEMENT

THIS SECOND AMENDMENT TO PURCHASE AND SALE AGREEMENT (this "**Amendment**") is made and entered into by and between **EAST COAST PROPERTY INVESTMENT GROUP LLC**, a Florida limited liability company (the "**Seller**"), and **BERKELEY LANDING, LTD.**, a Florida limited partnership, or its assigns (the "**Purchaser**").

RECITALS

A. Seller and Purchaser entered into that certain Purchase and Sale Agreement with an effective date of September 4, 2018, as reinstated and amended by that certain Reinstatement of and First Amendment to Purchase and Sale Agreement dated February 25, 2020 (together, "**Agreement**").

B. Seller and Purchaser desire to amend certain provisions of the Agreement, as set forth herein.

C. The capitalized and defined terms utilized herein shall have the meanings and definitions ascribed to them in the Agreement unless expressly modified herein.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual promises, covenants, and conditions above and hereinafter set forth, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. Recitals. The above recitals are true and correct and are expressly incorporated herein.

2. Closing. Section 7 (a) is hereby deleted in its entirey and replaced with the following:

The closing ("Closing") of the sale of the Property by Seller to Purchaser shall occur at a time and place designated by Purchaser on or before December 31, 2020 (the "Closing Date"), unless an earlier date is agreed to between Seller and Purchaser. In consideration for the earlier reinstatement, an extension fee of $26,000.00 had been paid directly to the Seller, which sum remains non-refundable to Purchaser (except in the event of Seller's failure to close), but applies against the Purchase Price at Closing. Seller and Purchaser acknowledge that it is Purchaser's intent to simultaneously close on the Adjacent Land. Purchaser previously extended the Closing to July 15, 2020, by paying a monthly extension fee of $6,500.00 per month, commencing on or about March 16, 2020. Purchaser may continue to extend the Closing each month, from August 15, 2020 onward, by paying a monthly extension fee of $6,500.00 on July 16, 2020 and continuing such monthly payments until December 16, 2020. In the event Purchaser fails to timely pay the above monthly extension fees or fails to close on the Closing Date, Purchaser's extension fees shall be non-refundable; provided, however, Seller shall provide Purchaser with written notice of such non-payment with the opportunity for Purchaser to cure such non-payment within three (3) days of Purchaser's receipt of Seller's notice.

3. Miscellaneous.

(a) Purchaser shall pay the 2020 real estate taxes at Closing.

(b) Notwithstanding anything else to the contrary within the Agreement, all extension fees or payments made, or to be made, by the Purchaser, as it relates to the transaction contemplated of within the Agreement, shall be non-refundable, but applicable against the Purchase Price at Closing.

(c) Except as expressly set forth herein, all other terms and provisions of the Agreement remain in full force and effect.

(d) This Amendment may be executed in several counterparts, each of which shall be deemed an original and all of which when taken together shall constitute one and the same Amendment.

(e) This Amendment may be executed by facsimile or electronic mail signatures, which for all purposes shall be deemed to constitute originals.

[Signatures on the Following Page(s).]

IN WITNESSES WHEREOF, this Amendment is dated effective as of July 24, 2020

SELLER:

EAST COAST PROPERTY INVESTMENT GROUP LLC. a Florida limited liability company

By: _____
Printed Name: GARY S MICHEL
Title: CO-MANAGING MEMBER

PURCHASER:

BERKELEY LANDING, LTD., a Florida limited partnership

By: Berkeley Landing GP, LLC, a Florida limited liability company, Its General Partner

By: _____
Printed Name: Jonathan L. Wolf
Title: Manager

THIRD AMENDMENT TO PURCHASE AND SALE AGREEMENT

THIS THIRD AMENDMENT TO PURCHASE AND SALE AGREEMENT (this "**Amendment**") is made and entered into by and between **EAST COAST PROPERTY INVESTMENT GROUP LLC**, a Florida limited liability company (the "Seller"), and **BERKELEY LANDING, LTD.**, a Florida limited partnership, or its assigns (the "**Purchaser**").

RECITALS

A. Seller and Purchaser entered into that certain Purchase and Sale Agreement with an effective date of September 4, 2018, as reinstated and amended by that certain Reinstatement of and First Amendment to Purchase and Sale Agreement dated February 25, 2020, and as further amended by that certain Second Amendment to Purchase and Sale Agreement dated July 2020 (collectively, "**Agreement**").

B. Seller and Purchaser desire to amend certain provisions of the Agreement, as set forth herein.

C. The capitalized and defined terms utilized herein shall have the meanings and definitions ascribed to them in the Agreement unless expressly modified herein.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual promises, covenants, and conditions above and hereinafter set forth, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. **Recitals**. The above recitals are true and correct and are expressly incorporated herein.

2. **Closing**. Section 7 (a) is hereby deleted in its entirey and replaced with the following:

The closing ("Closing") of the sale of the Property by Seller to Purchaser shall occur at a time and place designated by Purchaser on or before June 30, 2021 (the "Closing Date"), unless an earlier date is agreed to between Seller and Purchaser. In consideration for the earlier reinstatement, an extension fee of $26,000.00 had been paid directly to the Seller, which sum remains non-refundable to Purchaser (except in the event of Seller's failure to close), but applies against the Purchase Price at Closing. Seller and Purchaser acknowledge that it is Purchaser's intent to simultaneously close on the Adjacent Land. Purchaser previously extended the Closing to December 31, 2020, by paying a monthly extension fee of $6,500.00 per month, commencing on or about March 16, 2020. Purchaser may continue to extend the Closing each month by paying a monthly extension fee of $6,500.00 on September 16, 2020 and continuing such monthly payments until June 16, 2021. All monthly extension fees made on or before October 31, 2020, shall be non-refundable, except in the event of Seller default, and shall apply against the Purchase Price; all monthly extension fees made on or after November 1, 2020, shall be non-refundable, except in the event of Seller default, and shall not apply against the Purchase Price.

3. **Miscellaneous**.

(a) Purchaser shall pay the 2020 real estate taxes when due, and the real estate taxes, when due, for each subsequent year.

(b) Notwithstanding anything else to the contrary within the Agreement, all extension fees or payments made, or to be made, by the Purchaser, as it relates to the transaction contemplated of within the Agreement, shall be non-refundable, but applicable against the Purchase Price at Closing.

(c) Except as expressly set forth herein, all other terms and provisions of the Agreement remain in full force and effect.

(d) This Amendment may be executed in several counterparts, each of which shall be deemed an original and all of which when taken together shall constitute one and the same Amendment.

(e) This Amendment may be executed by facsimile or electronic mail signatures, which for all purposes shall be deemed to constitute originals.

[Signatures on the Following Page(s).]

IN WITNESSES WHEREOF, this Amendment is dated effective as of September 3, 2020.

SELLER:

EAST COAST PROPERTY INVESTMENT GROUP LLC, a Florida limited liability company

By: [signature]
Printed Name: CARY SMIGIEL
Title: CO-MANAGING MEMBER

PURCHASER:

BERKELEY LANDING, LTD., a Florida limited partnership

By: Berkeley Landing GP, LLC, a Florida limited liability company, Its General Partner

By: _____
Printed Name: Jonathan L. Wolf
Title: Manager

IN WITNESSES WHEREOF, this Amendment is dated effective as of September 3 , 2020.

SELLER:

EAST COAST PROPERTY INVESTMENT GROUP LLC, a Florida limited liability company

By: _____
Printed Name: _____
Title: _____

PURCHASER:

BERKELEY LANDING, LTD.,
a Florida limited partnership

By: Berkeley Landing GP, LLC,
a Florida limited liability company,
Its General Partner

By: _____
Printed Name: Jonathan L. Wolf
Title: Manager

PURCHASE AND SALE AGREEMENT

THIS PURCHASE AND SALE AGREEMENT ("Agreement") is entered into and effective as of September 4, 2018, by and between **EC COMMERCIAL PROPERTIES, LLC**, a Florida limited liability company (the "Seller") and **Berkeley Landing, Ltd.**, a Florida limited partnership, or its assigns ("Purchaser").

WITNESSETH:

In consideration of the mutual covenants set forth herein and the earnest money deposit herein called for, the parties hereto mutually agree as follows:

Section 1. Sale and Purchase.

Seller hereby agrees to sell, convey, and assign to Purchaser and Purchaser hereby agrees to purchase and accept from Seller, for the Purchase Price (hereinafter defined) and on and subject to the terms and conditions herein set forth, the following:

a. the parcel of land situated in Palm Beach County, Florida, described in Exhibit "A" attached hereto containing approximately .99 acres, more or less (the "Land"); and all right, title, and interest appurtenant or related to the Land, including, but not limited to, all rights to underlying roads adjacent thereto, access easements and rights-of-way relating thereto or benefiting the Land, riparian, littoral rights, and other water rights relating thereto or benefiting the Land, utility mains, service laterals, hydrants and valves servicing or available to service the Land, and all minerals, soil, fill, landscaping and other embellishments now or in the future on or appurtenant thereto;

b. to the extent they are assignable, are owned and/or held by Seller, are in Seller's possession or control, and relate to the design, construction, ownership, development, maintenance or operation of the Land, any and all: (i) contracts or agreements, such as maintenance, service, or utility contracts; (ii) licenses, permits, approvals, or similar documents; (iii) plans, drawings, specifications, surveys, engineering reports, environmental reports, water and soil tests, construction, architectural and landscape plans, and other technical descriptions, maps and graphics related thereto; and (iv) all sewer and water tap reservations and all of the items listed in this sub-paragraph (b) and all rights of Seller thereunder are hereinafter collectively called the "Intangible Personal Property."

The Land and Intangible Personal Property are herein collectively called the "Adjacent Land." All of the Property shall be conveyed, assigned and transferred to Purchaser at Closing (hereinafter defined) free and clear of all liens, claims, and encumbrances except for taxes for the year of closing and easements and restrictions of record, provide such easements and restrictions do not adversely affect Purchaser's ability to develop and construct an affordable housing project, a clubhouse and attendant facilities on the combined Adjacent Land and the Property. Said attendant facilities shall be more particularly set forth and developed in accordance with the requirements of the Federal Low Income Housing Tax Credits (LIHTC) program, and/or the Florida Housing Finance Corporation. (the "Project"). Simultaneously with the execution of this Agreement, Purchaser is executing a Purchase and Sale Agreement with an affiliated entity with Seller, East Coast Property Investment Group, LLC, a Florida limited liability company in which Purchaser intends to purchase 2.96 acres of land contiguous and adjacent to the Adjacent Land (the "Property"). The Project shall be constructed on both the Adjacent Land and the Property.

Section 2. Purchase Price.

The price ("Purchase Price") for which Seller agrees to sell and convey the Adjacent Land to Purchaser, and which the Purchaser agrees to pay to Seller is Six Hundred Twenty Five Thousand and No/100 Dollars ($625,000.00).

a. Purchaser shall pay to Seller the sum of One Thousand and No/100 Dollars ($1,000.00) (the "Deposit") each and every month that this Agreement is in effect, commencing on November 15, 2018 and continuing on the 15th day of each and every month thereafter until the earlier of (i) Purchaser terminating this Agreement or (ii) Closing. The Deposit shall be non-refundable to Purchaser (except in the event of Seller's default) but will apply against the Purchase Price at Closing.

b. All funds payable hereunder shall be tendered in lawful money of the United States of America. All sums payable on the date of Closing shall be paid by wire transfer of immediately available U.S. federal funds.

Section 3. Escrow Agent.

Escrow Agent has agreed to act as escrow agent for the convenience of the parties without fee or compensation for its services. Escrow Agent shall hold any Additional Deposit, and any other documents required herein, and shall deliver same to the parties herein in accordance with the provisions of this Agreement. Escrow Agent, as escrow agent, is acting in the capacity of a depository only, and shall not be liable or responsible to anyone for any damages, losses or expenses unless same shall be caused by the gross negligence or willful misconduct of Escrow Agent. Escrow Agent may rely upon the written notices, communications, orders or instructions given by Seller or Purchaser or believed by it to be genuine. Seller and Purchaser will indemnify and hold Escrow Agent harmless against any matters directly or indirectly related to any Additional Deposit and any other funds held by Escrow Agent under this Agreement, including, without limitation, attorneys' fees. In the event of any disagreement among any of the parties to this Agreement resulting in adverse claims and demands being made in connection with the Property, Escrow Agent shall be entitled to refuse to comply with any such claims or demands as long as such disagreement may continue, and in so refusing, shall make no delivery or other disposition of any Additional Deposit then held by it under this Agreement, and in doing so, Escrow Agent shall not become liable in any way for such refusal, and Escrow Agent shall be entitled to continue to refrain from acting until (a) the rights of adverse claimants shall have been finally settled by binding arbitration or finally adjudicated in a court assuming and having jurisdiction of the Property, or (b) all differences shall have been adjusted by agreement and Escrow Agent shall have been notified in writing of such agreement signed by the parties hereto. Further, Escrow Agent shall have the right at any time after a dispute between Seller and Purchaser has arisen, to pay any Additional Deposit held by it into any court of competent jurisdiction for payment to the appropriate party, whereupon Escrow Agent's obligations hereunder shall terminate. Seller and Purchaser agree that the status of Purchaser's counsel as Escrow Agent under this Agreement does not disqualify such law firm from representing Purchaser in this transaction and in any disputes that may arise between Seller and Purchaser concerning this transaction, including any dispute or controversy with respect to any Additional Deposit.

Section 4. Inspection Period. – Intentionally Deleted

Section 5. Financing and Tax Credit Contingency.

Purchaser's obligation to acquire the Adjacent Land is contingent on its ability to obtain an allocation award to Purchaser for low income housing tax credits, through the Florida Housing Finance Corporation ("FHFC") for the construction of the Project on the Adjacent Land and the Property. Purchaser shall file all necessary applications for obtaining the tax credits, through the FHFC within the timeframe for applications for the applicable Request For Applications ("RFA") issued by FHFC for the current tax credit cycle ("FHFC Allocation Award"). Within ten (10) business days of final and binding FHFC Allocation Award, but no later than December 15, 2019, Purchaser may elect to either (i) to cancel and terminate this Agreement by delivering notice to Seller, and this Agreement shall be terminated and the parties shall be relieved of any further obligations hereunder; or (ii) make an additional earnest money

escrow Deposit in the amount of Twenty Five Thousand and No/100 Dollars ($25,000.00) (The "Additional Deposit"), upon which said Additional Deposit shall become non-refundable (except in the event of Seller's failure to close) and shall be released to Seller by Escrow Agent, but will apply against the Purchase Price at Closing. Seller and Purchaser hereby acknowledge and agree that Purchaser has simultaneously contracted to purchase a 2.96 acre property contiguous and adjacent to the Adjacent Land described herein (the "Property") which is owned by an affiliated entity of Seller, East Coast Property Investment Group, LLC. Purchaser intends to include both the Adjacent Land and the Property in its application for the Project.

Section 6. Permits, Approvals and Site Plan Contingency.

Upon the execution hereof, Purchaser, at the Purchaser's expense and option, shall engage the appropriate professionals, in order to prepare all of the plans, specifications and documents necessary for the Purchaser to obtain approval from Riviera Beach and/or Palm Beach County, Florida and all other appropriate regulatory agencies for preliminary site plan approval for the Project and Purchaser's obligation to acquire the Adjacent Land is contingent upon obtaining such approvals. Purchaser shall apply and diligently and in good faith pursue the preliminary site plan approvals for the Project from all appropriate governmental and quasi-governmental agencies. The Purchaser shall be responsible for paying for all professional fees, and governmental approval fees and applications associated with the approvals which Purchaser has incurred. Purchaser agrees that Purchaser will not submit any executed documents that would bind either the Adjacent Land or the Seller to the Purchaser's preliminary site plan without the express written consent of Seller, which will not be unreasonably withheld. Seller and Purchaser hereby agree to fully cooperate with each other in connection with obtaining the preliminary site plan approval for the construction of the Project. Seller and Purchaser shall use their best efforts to obtain these approvals.

Section 7. Closing.

a. The closing ("Closing") of the sale of the Adjacent Land by Seller to Purchaser shall occur at a time and place designated by Purchaser on or before June 30, 2019 (the "Closing Date"), unless an earlier date is agreed to between Seller and Purchaser. Purchaser may elect to extend the Closing Date through December 31, 2019 provided Purchaser continues to pay Seller the monthly Deposit equal to $1,000.00 as set forth in Section 2(a) herein. All Deposits shall be non-refundable to Purchaser (except in the event of Seller's failure to close) but will apply against the Purchase Price at Closing. Seller and Purchaser acknowledge that it is Purchaser's intent to simultaneously close on the Property.

b. At the Closing, the following shall occur:

(i) Purchaser, at its sole cost and expense, shall deliver or cause to be delivered at Closing the following:

1. The balance of the Purchase Price as set forth in Section 2 hereof, subject to prorations, adjustments and credits as described in this Agreement; and

2. Execute and deliver or obtain for delivery any instruments reasonably necessary to close this transaction, including, by way of example but not limitation, authorization resolutions, closing statements, certificates or affidavits and delivery of instruments reasonably required by the title agent.

(ii) Seller, at its sole cost and expense, shall deliver or cause to be delivered to Purchaser the following:

1. Special Warranty Deed fully executed and acknowledged by Seller, conveying, to Purchaser the Property, subject only to (a) real estate taxes for the year of closing, which are not yet due and payable, and subsequent years; (b) zoning and use restrictions in effect or which may hereafter come into existence due to governmental action; and (c) easements and restrictions of record which have been approved by Purchaser;

2. Assignment of all City of Riviera Beach and/or Palm Beach County impact fee credits, licenses, permits, plans and approvals;

3. Affidavit attesting to the absence, of any financing statements, claims of lien or potential lienors known to Seller and further attesting that there have been no improvements or repairs to the Adjacent Land which remain unpaid for ninety (90) days immediately preceding the date of Closing;

4. A certificate meeting the requirements of Section 1445 of the Internal Revenue Code executed and sworn to by Seller;

5. Evidence reasonably satisfactory to Purchaser and the title agent that the person or persons executing the closing documents on behalf of Seller have full right, power and authority to do so;

6. Execute and deliver or obtain for delivery any other instruments reasonably necessary to close this transaction, including, by way of example but not limitation, closing statements, releases, affidavits and delivery of instruments reasonably required by the title agent;

7. Deliver all Intangible Personal Property, if any, in Seller's possession.

c. The following items shall be prorated or adjusted at the closing:

(i) Real estate taxes and assessments shall be prorated as of the Closing Date. Real estate taxes and assessments shall be prorated based on actual taxes and assessments for the year of Closing, or, if same are not available, on taxes and assessments for the preceding year, subject to reproration between the parties upon receipt of final tax bill for the year of the closing.

d. Upon completion of the Closing, (i) Seller shall deliver to Purchaser possession of the Adjacent Land; and (ii) Escrow Agent shall promptly record the deed of conveyance, and any other applicable closing documents upon confirmation of clearance of all funds.

e. Purchaser, at closing, shall pay (i) the premium for the owner's policy of title insurance based on the minimum promulgated rate; (ii) the recording fee for the deed and (iii) Purchaser's attorneys' fees.

f. Seller, at closing shall pay (i) current real estate taxes; and (ii) documentary stamp tax on the deed of conveyance; (iii) all real estate commissions; and (iv) Seller's attorneys' fees.

g. Certified, confirmed and ratified special assessment liens as of the date hereof shall be paid by Seller and pending liens as of the date hereof shall be assumed by Purchaser.

Section 8. <u>Evidence of Title and Title Insurance</u>.

a. On or before thirty (30) days after the Effective Date, Purchaser shall obtain, at Purchaser's expense not to exceed the minimum promulgated rate set forth by the Insurance Commissioner of the State of Florida a title insurance commitment for an ALTA Form B marketability

policy issued by First American Title Insurance Company (the "Title Company") in the full amount of the Purchase Price (the "Commitment"), together with legible copies of any encumbrances listed thereon. The Commitment shall have an effective date that is after the Effective Date of the Agreement and that is within 10 days of the date of its issuance. Purchaser shall deliver a copy of the Commitment to Seller within ten (10) days of Purchasers receipt. At the Closing, Title Company shall deliver an endorsement to, or "mark-up" of, the Commitment deleting all Schedule B-I requirements, all standard exceptions except taxes for the current year not then due and payable, and the "gap" exceptions.

b. If the Commitment contains any exceptions which render title unmarketable or adversely affect the value of the Adjacent Land or Purchaser's intended use of the Adjacent Land as determined by Purchaser in its sole discretion, Purchaser shall deliver written notice to Seller specifying the additional exceptions that render title unmarketable or objectionable to Purchaser. Such notice shall be given not later than fifteen (15) days after receipt of the Commitment by Purchaser. Upon receipt of the notice, Seller shall have thirty (30) days in which to remove the additional exceptions with reasonable effort and reasonable expenditures.

c. If Seller fails to remove any such objections within thirty (30) days after notice to Seller, Purchaser may elect by giving written notice to Seller, which notice must be received by Seller before the date that is five (5) business days after the end of such thirty (30) day period, either to (i) reject title as it then exists and terminate this Agreement and thereupon be entitled to a return of the Deposit, or (ii) waive such objections and proceed with the Closing and accept the Adjacent Land subject to such exceptions without reduction of the Purchase Price. Upon return of the Deposit to Purchaser pursuant to subparagraph (i) above, this Agreement shall cease and terminate and the parties shall have no further rights, duties, or obligations under this Agreement, except for those rights, duties and obligations that specifically survive termination of this Agreement. If Purchaser fails to send any notice by the required date, Purchaser shall be deemed to have waived the objections to such exceptions and shall proceed to the Closing as provided by this Agreement.

d. If any subsequent endorsement to the Commitment reveals any additional exceptions not permitted by this Agreement, Seller shall have fifteen (15) days in which to remove such additional exceptions, subject to the limitations set forth above. If Seller is unable to remove such additional exceptions, Purchaser shall have the same rights and remedies as provided above, except that the Closing shall not be extended more than thirty (30) days to permit Seller to cure any such additional exceptions.

e. Seller and Purchaser each agree to provide reasonable affidavits and documentation to enable the Title Company to delete all Schedule B-I requirements, the "gap" exception, and the construction lien and parties in possession exceptions from the Commitment at Closing. Seller and Purchaser each shall be responsible for satisfying those Schedule B-I requirements applicable to each of them.

Section 9. Survey.

Purchaser shall obtain, at Purchaser's expense, a survey of the Adjacent Land. If the survey shows any encroachment on the Adjacent Land, the same shall be treated as a title defect and the notice and cure provisions hereof shall control. The legal description set forth on the survey shall be the legal description utilized in the special warranty deed for the Adjacent Land. Purchaser, at Purchaser's expense, shall also cause the surveyor to prepare an overall legal description which combines the legal description of the Adjacent Land and the Property into one overall legal description, which shall be attached to this Agreement as Exhibit "C."

Section 10. Representations of Purchaser and Seller.

Seller and Purchaser respectively hereby make the following representations. Such representations shall also be deemed made as of the Closing Date and the remedies for breach thereof shall survive Closing:

a. Purchaser' Representations.

To induce Seller to enter into this Agreement and to sell the Adjacent Land, Purchaser represents and warrants to Seller:

(i) Except for this Agreement, Purchaser has entered into no other purchase or commission agreement with respect to the Adjacent Land.

(ii) Purchaser shall pay prior to Closing or arrange for payment after Closing of all claims, liabilities or expenses associated with its inspection, permitting and development of the Adjacent Land, except as otherwise provided herein.

(iii) Purchaser has not (a) made a general assignment for the benefit of creditors, (b) filed any voluntary petition or suffered the filing of an involuntary petition by Purchaser's creditors, (c) suffered the appointment of a receiver to take all, or substantially all, of Purchaser's assets, (d) suffered the attachment or other judicial seizure of all, or substantially all, of Purchaser's assets, or (e) admitted in writing its inability to pay its debts as they fall due, and no such action is threatened or contemplated. If any of such actions have been taken or brought against Purchaser, then prior to the date hereof the same have been fully disclosed and Purchaser discharged therefrom so that there are no prohibitions or conditions upon Purchaser's acquisition of the Adjacent Land.

(iv) Neither the execution and delivery of this Agreement nor the consummation of the transaction contemplated by this Agreement will result (either immediately or after the passage of time and/or the giving of notice) in breach or default by Purchaser under any agreement or understanding to which Purchaser is a party or by which Purchaser may be bound or which would have an effect upon Purchaser's ability to fully perform its obligations under this Agreement.

(v) That Purchaser has the right, power and authority to execute, deliver and perform this Agreement without obtaining any consents or approvals from or the taking of any action with respect to, any third parties. This Agreement, when executed and delivered by Purchaser and Seller, will constitute the valid and binding Agreement of Purchaser.

b. Seller's Representations.

To induce Purchaser to enter into this Agreement and to purchase the Adjacent Land, Seller represents and warrants to Purchaser that:

(i) That Seller owns the entire fee simple title to the Adjacent Land, legal and equitable, subject only to the Permitted Exceptions (which are title exceptions disclosed by the Title Commitment or survey and which do not adversely affect Purchaser's ability to construct the Project in the Purchaser's reasonable discretion);

(ii) That Seller has no knowledge regarding, and has received no written notice of, violations of any law, ordinance, order or regulation affecting the Adjacent Land issued by any governmental or quasi-governmental authority having jurisdiction over the Adjacent Land that has not been corrected; and that before the Closing, Seller shall promptly disclose to Purchaser any knowledge regarding, and furnish to Purchaser copies of any and all written notices of, violations that Seller receives

between the Effective Date and the Closing Date from any governmental or quasi-governmental authorities having jurisdiction over the Adjacent Land;

(iii) That there are no other purchase and sale agreements, options or rights of first refusal or leases in effect as of the Effective Date relating to the Adjacent Land nor will any such interest be in effect as of the time of Closing;

(iv) That there are no judgments, encumbrances or liens against the Adjacent Land or Seller that will remain unsatisfied at the time of Closing;

(v) That there is permanent vehicular and pedestrian physical and legal egress from and ingress to the Adjacent Land;

(vi) During the term of this Agreement, Seller shall not, without in each instance first obtaining Purchaser's written consent, which may be withheld in Purchaser's sole discretion, consent to or permit (i) any modification, termination or alteration to existing easements, dedications, covenants, conditions, restrictions, or rights of way adversely affecting Purchaser's intended use for the Adjacent Land, (ii) any new easements, covenants, dedications, conditions, restrictions, or rights of way affecting Purchaser's intended use for the Adjacent Land, (iii) any zoning changes or other changes of governmental approvals, (iv) any modifications to or future advances under any existing liens, mortgages, or other encumbrances on the Adjacent Land, or (v) any new liens, mortgages, or other encumbrances on the Adjacent Land;

(vii) That Seller is a limited liability company duly organized and in good standing under the laws of the State of Florida and has full power and authority to enter into this Agreement and to consummate the transaction contemplated by this Agreement;

(viii) That Seller is not a "foreign person" within the meaning of the Foreign Investment in Real Property Tax Act (FIRPTA), as amended;

(ix) That Seller is solvent, and no receivership, bankruptcy, or reorganization proceedings are pending or, to Seller's knowledge, contemplated against Seller in any court;

(x) Seller has the right, power, and authority to execute, deliver, and perform this Agreement without obtaining any consents or approvals from, or the taking of any other actions with respect to, any third parties, and this Agreement, when executed and delivered by Seller and Purchaser, will constitute the valid and binding Agreement of Seller;

(xi) That, at all times during the term of this Agreement and as of the Closing, all of Seller's representations, warranties, and covenants in this Agreement shall be true and correct;

(xii) That no representation or warranty by Seller contained in this Agreement and no statement delivered or information supplied to Purchaser pursuant to this Agreement contains any untrue statement of a material fact or omits to state a material fact necessary to make the statements or information contained in them or in this Agreement not misleading; and

No inquiry, examination, or analysis made by Purchaser (or the results of same) shall reduce, limit or otherwise affect the representations and warranties made by Seller in this Agreement.

Section 11. Remedies.

In the event Purchaser shall fail to close for reasons not caused by Seller, the Deposit made by Purchaser shall be retained by Seller as agreed and liquidated damages for withholding the Adjacent Land

from the market and for expenses incurred and the parties shall thereupon be relieved of any further liability hereunder. In the event Seller shall fail to close for reasons not caused by Purchaser or due to Seller's inability to convey marketable title according to Section 8 hereof, Purchaser shall have the right to demand return of the Deposit paid hereunder, upon which return of Deposit the parties shall have no further liability hereunder, or, in the alternative, Purchaser shall have the right to seek specific performance.

Section 12. Destruction, Damage or Taking Prior to Closing.

If, prior to Closing, the Adjacent Land is destroyed, damaged or becomes subject to condemnation or eminent domain proceedings, the Purchaser shall have the option, which must be exercised within ten (10) days after its receipt of written notice from Seller advising of such destruction, damage or taking (which Seller hereby agrees to give), to terminate this Agreement or to proceed with the Closing, without reduction in the Purchase Price. If Purchaser elects to terminate this Agreement, the Deposit shall be returned to Purchaser and neither party shall have any further rights, duties or obligations hereunder, except as otherwise provided herein. If Purchaser elects to proceed with the Closing, Purchaser shall be entitled to the insurance proceeds or condemnation proceeds payable as a result of such damage, destruction or taking up to the amount of the Purchase Price and, to the extent the same may be necessary or appropriate, Seller shall assign to Purchaser, at Closing, Seller's rights to such proceeds up to the amount of the Purchase Price, and Seller will not settle or adjust any insurance claims without Purchaser's prior consent. All insurance proceeds or condemnation proceeds in excess of the Purchase Price shall belong to and be retained by Seller.

Section 13. Real Estate Commission.

The parties each represent and warrant that there are no real estate agents or brokers or transactional brokers involved in this transaction. Each party agrees to indemnify and hold harmless the other from all claims or demands of any real estate agent or broker or transactional broker claiming by, through or under said party. This indemnification shall also include payment of court costs and attorneys fees, including those incurred in appellate proceedings.

Section 14. Prohibition Against Recording.

Neither this Agreement nor any part hereof, shall be recorded among the Public Records of any County in the State of Florida.

Section 15. Confidentiality.

At all times before the Closing Date of the Adjacent Land, Seller and Purchaser each agrees to hold in strict confidence and not to disclose to any other party without the prior written consent of the other party, all information regarding the Adjacent Land, as expressed in this Agreement, except as may be required by applicable law or as otherwise contemplated in this Agreement, or to each parties legal and financial advisors, lending institutions, and investors.

Section 16. Notices.

Any notice provided or permitted to be given under this Agreement must be in writing and may be served by depositing same in the United States mail, addressed to the party to be notified, postage prepaid and registered or certified with return receipt requested; by delivering the same in person to such party; by prepaid telegram or telex; express mail or overnight delivery. Notice given in accordance herewith shall be effective upon receipt at the address of the party to be served. For purposes of notice, the addresses of the parties shall be as follows:

If to Seller, to:	EC COMMERCIAL PROPERTIES, LLC 7965 Lantana Road Lantana, Florida 33467 Attn: Gary Smigiel
And:	P.O. Box 540669 Lake Worth, Florida 33454 Attn: Gary Smigiel
With a copy to:	WEISS HANDLER & CORNWELL, P.A. 2255 Glades Road, Suite 218A Boca Raton, Florida 33431 Attn: Harry Winderman, Esquire
If to Purchaser, to:	BERKELEY LANDING, LTD. 1105 Kensington Park Drive Suite 200 Altamonte Springs, Florida 32714 Attn: Jonathan L. Wolf
with a copy to:	Zimmerman, Kiser & Sutcliffe, P.A. 315 East Robinson Street, Suite 600 P.O. Box 3000 Orlando, Florida 32802
If to Escrow Agent, to:	Zimmerman, Kiser & Sutcliffe, P.A. 315 East Robinson Street, Suite 600 P.O. Box 3000 Orlando, Florida 32802

Section 17. Assigns.

This Agreement shall bind and insure to the benefit of Purchaser and Seller and their respective heirs, executors, administrators, personal and legal representatives, successors and assigns. Purchaser may assign Purchaser's rights under this Agreement provided that any potential Assignee expressly assumes all of the terms, conditions and obligations of this Agreement in writing.

Section 18. Entire Agreement.

This Agreement and all exhibits, when accepted by Seller, shall constitute the entire agreement between Seller and Purchaser concerning the sale of the Adjacent Land and supersedes all prior agreements, representations or understandings, whether oral or written, between the parties and no modification hereof or subsequent agreement relative to the subject matter hereof shall be binding on either party unless reduced to writing and signed by the party to be bound. This Agreement, when accepted by Seller, shall be binding on and shall inure to the benefit of the parties and their respective successors and permitted assigns.

Section 19. Counterparts.

This Agreement may be executed in multiple counterparts, all of which together shall constitute one agreement. A facsimile signature shall be deemed to be an original. Offer and acceptance of this Agreement by facsimile is binding.

Section 20. Time of Essence.

Time is important to both Seller and Purchaser in the performance of this Agreement, and they have agreed that strict compliance is required as to any date or time period set out or described herein. All references to days herein (unless otherwise specified) shall include Saturdays, Sundays and legal holidays. If the final date of any period which is set out in any section of this Agreement falls upon a Saturday, Sunday or legal holiday under the laws of the United States or the State of Florida, then, in such event, the time of such period shall be extended to the next day which is not a Saturday, Sunday or legal holiday.

Section 21. Effective Date.

Whenever the term or phrase "effective date" or "date hereof" or other similar phrases describing the date this Agreement becomes binding on Seller and Purchaser are used in this Agreement, such terms or phrases shall mean and refer to the date on which a counterpart or counterparts of this Agreement executed by Seller and Purchaser, together with the Initial Deposit, are deposited with the Escrow Agent.

Section 22. Time for Acceptance.

Delivery of this document to Purchaser shall not be deemed nor taken to be an offer to sell by Seller. Only when executed by Purchaser or Seller and delivered to the other party hereto shall this Agreement constitute an offer to buy or sell the Adjacent Land, as the case may be, on the terms herein set forth, acceptable by the party receiving such executed Agreement within seven (7) business days after such receipt, by executing this Agreement and delivering the original hereof to the Escrow Agent and an originally signed copy hereof to the other party hereto. Failure to accept in the manner and within the time specified shall constitute a rejection and termination of such offer. No acceptance shall be valid and binding upon Seller unless in writing and signed by an authorized officer of Seller.

Section 23. Attorney's Fees.

In the event either party deems it necessary to cause litigation to enforce, interpret or construe the terms of this Agreement, court costs and attorneys fees, including those incurred in appellate proceedings, shall be awarded to the prevailing party. In the event of enforcement of this Agreement, or any dispute as to interpretation or construction hereof the laws of the State of Florida shall apply, and this Agreement shall not be construed more strictly against one party than against the other merely by virtue of the fact that this Agreement may have been prepared by counsel for one of the parties, it being recognized that both Seller and Purchaser have contributed substantially and materially to the preparation of this Agreement. In the event of litigation, the parties hereto agree that all suits shall be instituted and maintained in the Circuit Court in and for Palm Beach County, Florida, the jurisdiction of which Court the parties hereby consent to. Purchaser and Seller mutually agree that they waive all rights to a trial by jury in the event of any dispute or court action arising from or related to this Agreement. The parties acknowledge that this waiver is a significant consideration to, and a material inducement for, Purchaser and Seller to enter into this Agreement.

Section 24. Severability.

If any one or more of the provisions of this Agreement shall for any reason be held to be invalid, illegal or unenforceable in any respect, then such invalidity, illegality or unenforceability shall not affect any other provision hereof.

Section 25. Headings.

The headings of the sections, paragraphs and subdivisions of this Agreement are for convenience and reference only, and shall not limit or otherwise affect any of the terms hereof.

Section 26. Tax Deferred Exchange.

In the event that Seller wishes to enter into a Section 1031 tax deferred exchange for the Adjacent Land, Purchaser agrees to cooperate with Seller in connection with such exchange, including the execution of such documents as may be reasonably necessary to effectuate the same, provided that: (a) the closing shall not be delayed; (b) all additional costs in connection with the exchange should be borne by the Seller; and the Purchaser shall not be obligated to execute any note, contract, or other document providing for any personal liability which would survive the exchange.

Section 27. Simultaneous Closing.

This Agreement is contingent upon the closing of that certain Purchase and Sale Agreement of even date herewith by and between East Coast Property Investment Group, LLC and Purchaser for the sale and purchase of the Property more particularly described as Exhibit "B" attached hereto.

EXECUTED as of the date and year written below

SELLER:

EC COMMERCIAL PROPERTIES, LLC, a
Florida limited liability company

By:
Printed Name: Gary Smigiel
Title: Managing Member
Date: September 4, 2018

PURCHASER:

BERKELEY LANDING, LTD.,
a Florida limited partnership

By: BERKELEY LANDING, GP, LLC,
A Florida limited liability company,
Its General Partner

By:
Printed Name: Jonathan D. Wolf
Title: Manager
Date: September 4, 2018

ESCROW AGENT

We will acknowledge receipt of any Additional Deposit which may be made pursuant to the terms and conditions of this Agreement.

ZIMMERMAN, KISER & SUTCLIFFE, P.A.

By: _____
Printed Name: N. Dwayne Gray, Jr.
Date: September 4, 2018

EXHIBIT "A"

"Adjacent Land"

Palm Beach County Parcel I.D. Number: 56-43-42-28-42-000-0010

LISA PARK, ACCORDING TO PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT IN AND FOR PALM BEACH COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK 28, PAGE 74.

ALSO DESCRIBED AS A PARCEL OF LAND IN GOVERNMENT LOT 2, OF SECTION 28, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BOUNDED AS FOLLOWS:

ON THE SOUTH BY A LINE PARALLEL TO AND 185 FEET NORTHERLY FROM, MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF THE NORTHERLY HALF OF SAID GOVERNMENT LOT 2, ON THE NORTH BY A LINE PARALLEL TO AND 285 FEET NORTHERLY FROM, MEASURED AT RIGHT ANGLES, THE SOUTH LINE OF THE NORTHERLY HALF OF SAID GOVERNMENT LOT 2, ON THE WEST BY THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD #5 (FORMERLY STATE ROAD #4 AND DESCRIBED AS U.S. HIGHWAY #1) AND ON THE EAST BY THE EASTERLY RIGHT-OF-WAY LINE OF AVENUE "A," AS SHOWN IN ROAD PLAT BOOK 1, PAGE 157, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS HOWEVER, THE EAST 250 FEET THEREOF, CONSISTING OF .99 ACRES.

EXHIBIT "B"

"Property"

Palm Beach County Parcel I.D. Number: 56-43-42-28-00-001-0120

Beginning a point 25 feet North of and 27 feet East of the point of intersection of the South line of the North 1/2 of Government Lot 2, Section 28, Township 42 South, Range 43 East, with a line running with U.S. Highway #1 (Broadway or S.R. #5) known as the Potter Line and being 27 feet West of the Easterly right-of-way of said U.S. #1; thence Easterly for 664.23 feet; thence Southerly for 50 feet; thence Easterly for 160.45 feet to the Westerly right-of-way line of Avenue A; thence along said Westerly right-of-way line for 227.52 feet; thence Westerly for 736.7 feet to the Easterly right-of-way line of U.S. #1; thence Southerly with the Easterly right-of-way line of U.S. #1 for 160.14 feet; to the point of beginning. Said lands being in Palm Beach County, Florida, consisting of 2.96 acres.

EXHIBIT "C"

"Project"

Lisa Park, according to plat thereof on file in the office of the Clerk of the circuit in and for Palm Beach County, Florida, as recorded in Plat Book 28, Page 74.

Also described as a parcel of land in Government Lot 2, Section 28, Township 42 South, Range 43 East, Palm Beach County, Florida, bounded as follows:

On the south by a line parallel to and 185 feet northerly from, measured at right angles to the south line of the northerly half of said Government Lot 2, on the north by a line parallel to and 285 feet northerly from, measured by right angles, the south line of the northerly half of said government lot 2, on the west by the easterly right-of-way line of State Road # 5 (formerly State Road # 4 and described as U.S. Highway # 1) and on the east by the easterly right-of-way line of Avenue "A", as shown in road Plat Book 1, Page 157, Public Records of Palm Beach County, Florida, less however, the east 250 feet thereof.

Together with:

Beginning at a point 25 feet north of and 27 feet east of the point of intersection of the south line of the north ½ of Government Lot 2, Section 28, Township 42 South, Range 43 East, with a line running with U.S. Highway #1 (Broadway or S.R. #5) known as the Potter Line and being 27 feet west of the easterly right-of-way of said U.S. #1; thence easterly for 664.23 feet; thence southerly for 50 feet; thence easterly for 160.45 feet to the westerly right-of-way line of Avenue A; thence along said westerly right-of-way line for 227.52 feet; thence westerly for 736.7 to the easterly right-of-way line of U.S. #1; thence southerly with the easterly right-of-way line of U.S. #1 for 160.14 feet; to the point of beginning. Said lands being in Palm Beach County, Florida.

Containing 172,418 square feet to 3.95 acres more or less.

REINSTATEMENT OF AND FIRST AMENDMENT TO PURCHASE AND SALE AGREEMENT

THIS REINSTATEMENT OF AND FIRST AMENDMENT TO PURCHASE AND SALE AGREEMENT (this "**Amendment**") is made and entered into by and between **EC COMMERCIAL PROPERTIES LLC**, a Florida limited liability company (the "**Seller**"), and **BERKELEY LANDING, LTD.**, a Florida limited partnership, or its assigns (the "**Purchaser**").

RECITALS:

A. Seller and Purchaser entered into that certain Purchase and Sale Agreement with an effective date of September 4, 2018 ("**Agreement**").

B. Pursuant to the time periods within the Agreement, the Agreement has lapsed or expired.

C. Seller and Purchaser desire to reinstate and further amend certain provisions of the Agreement, as set forth herein.

D. The capitalized and defined terms utilized herein shall have the meanings and definitions ascribed to them in the Agreement unless expressly modified herein.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual promises, covenants, and conditions above and hereinafter set forth, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. **Recitals**. The above recitals are true and correct and are expressly incorporated herein.

2. **Reinstatement**. Seller and Purchaser hereby reinstate the Agreement as of the date hereof, subject to the terms and conditions of this Amendment. Purchaser and Seller hereby affirm their respective obligations under the Agreement, and the Agreement shall be deemed to be in full force and effect as if it had never lapsed or expired.

3. **Closing**. Section 7 (a) is hereby deleted in its entirey and replaced with the following:

> The closing ("Closing") of the sale of the Property by Seller to Purchaser shall occur at a time and place designated by Purchaser on or before July 31, 2020 (the "Closing Date"), unless an earlier date is agreed to between Seller and Purchaser. In conjunction herewith, Purchaser shall, by February 15, 2020, transfer, an extension fee of $4,000.00, directly to the Seller, which shall be non-refundable to Purchaser (except in the event of Seller's failure to close), but will apply against the Purchase Price at Closing. Seller and Purchaser acknowledge that it is Purchaser's intent to simultaneously close on the Adjacent Land.

4. **Financing and Tax Credit Contingency**. The third sentence of Sections 5 is deleted in its entirey and replaced with the following:

> Within ten (10) business days of final and binding FHFC Allocation Award, Purchaser may elect to either (i) to cancel and terminate this Agreement by delivering notice to Seller, and this Agreement shall be terminated and the parties shall be relieved of any further obligations hereunder; or (ii) make an additional earnest money escrow Deposit in the amount of Twenty Five Thousand and No/100 Dollars ($25,000.00) (The "Additional Deposit"), upon which said Additional Deposit shall become non-refundable (except in the event of Seller's failure to close) and shall be released to Seller by Escrow Agent, but will apply against the Purchase Price at Closing.

5. Miscellaneous. Except as expressly set forth herein, all other terms and provisions of the Agreement remain in full force and effect. This Amendment may be executed in several counterparts, each of which shall be deemed an original and all of which when taken together shall constitute one and the same Amendment. This Amendment may be executed by facsimile or electronic mail signatures, which for all purposes shall be deemed to constitute originals.

[Signatures on the Following Page(s).]

IN WITNESSES WHEREOF, this Amendment is dated effective as of February 25, 2020.

SELLER:

EC COMMERCIAL PROPERTIES LLC,
a Florida limited liability company

By: [signature]
Printed Name: CARL SIMICIEL
Title: MANAGING MEMBER

PURCHASER:

BERKELEY LANDING, LTD.,
a Florida limited partnership

By: Berkeley Landing GP, LLC,
A Florida limited liability company,
Its General Partner

By: _____
Printed Name: Jonathan L. Wolf
Title: Manager

IN WITNESSES WHEREOF, this Amendment is dated effective as of February 25, 2020.

SELLER:

EC COMMERCIAL PROPERTIES LLC,
a Florida limited liability company

By: _____
Printed Name: _____
Title: _____

PURCHASER:

BERKELEY LANDING, LTD.,
a Florida limited partnership

By: Berkeley Landing GP, LLC,
A Florida limited liability company,
Its General Partner

By: _____
Printed Name: Jonathan L. Wolf
Title: Manager

SECOND AMENDMENT TO PURCHASE AND SALE AGREEMENT

THIS SECOND AMENDMENT TO PURCHASE AND SALE AGREEMENT (this "**Amendment**") is made and entered into by and between **EC COMMERCIAL PROPERTIES LLC**, a Florida limited liability company (the "**Seller**"), and **BERKELEY LANDING, LTD.**, a Florida limited partnership, or its assigns (the "**Purchaser**")

RECITALS

A. Seller and Purchaser entered into that certain Purchase and Sale Agreement with an effective date of September 4, 2018, as reinstated and amended by that certain Reinstatement of and First Amendment to Purchase and Sale Agreement dated February 25, 2020 (together, "**Agreement**").

B. Seller and Purchaser desire to amend certain provisions of the Agreement, as set forth herein.

C. The capitalized and defined terms utilized herein shall have the meanings and definitions ascribed to them in the Agreement unless expressly modified herein.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual promises, covenants, and conditions above and hereinafter set forth, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. **Recitals**. The above recitals are true and correct and are expressly incorporated herein.

2. **Closing**. Section 7 (a) is hereby deleted in its entirey and replaced with the following:

The closing ("Closing") of the sale of the Property by Seller to Purchaser shall occur at a time and place designated by Purchaser on or before December 31, 2020 (the "Closing Date"), unless an earlier date is agreed to between Seller and Purchaser. In consideration for the earlier reinstatement, an extension fee of $4,000.00 had been paid directly to the Seller, which sum remains non-refundable to Purchaser (except in the event of Seller's failure to close), but applies against the Purchase Price at Closing. Seller and Purchaser acknowledge that it is Purchaser's intent to simultaneously close on the Adjacent Land. Purchaser previously extended the Closing to July 15, 2020, by paying a monthly extension fee of $1,000.00 per month, commencing on or about March 16, 2020. Purchaser may continue to extend the Closing each month, from August 15, 2020 onward, by paying a monthly extension fee of $1,000.00 on July 16, 2020 and continuing such monthly payments until December 16, 2020. In the event Purchaser fails to timely pay the above monthly extension fees or fails to close on the Closing Date, Purchaser's extension fees shall be non-refundable; provided, however, Seller shall provide Purchaser with written notice of such non-payment with the opportunity for Purchaser to cure such non-payment within three (3) days of Purchaser's receipt of Seller's notice

3. **Miscellaneous**.

(a) Purchaser shall pay the 2020 real estate taxes at Closing.

(b) Notwithstanding anything else to the contrary within the Agreement, all extension fees or payments made, or to be made, by the Purchaser, as it relates to the transaction contemplated of within the Agreement, shall be non-refundable, but applicable against the Purchase Price at Closing.

(c) Except as expressly set forth herein, all other terms and provisions of the Agreement remain in full force and effect.

(d) This Amendment may be executed in several counterparts, each of which shall be deemed an original and all of which when taken together shall constitute one and the same Amendment.

(e) This Amendment may be executed by facsimile or electronic mail signatures, which for all purposes shall be deemed to constitute originals.

[Signatures on the Following Page(s).]

IN WITNESSES WHEREOF, this Amendment is dated effective as of July 24 2020

SELLER:

EC COMMERCIAL PROPERTIES LLC,
a Florida limited liability company

By: [signature]
Printed Name: CARY SPICER
Title: CO-MANAGING MEMB

PURCHASER:

BERKELEY LANDING, LTD.,
a Florida limited partnership

By: Berkeley Landing GP, LLC,
a Florida limited liability company,
Its General Partner

By: [signature]
Printed Name: Jonathan L. Wolf
Title: Manager

THIRD AMENDMENT TO PURCHASE AND SALE AGREEMENT

THIS THIRD AMENDMENT TO PURCHASE AND SALE AGREEMENT (this "**Amendment**") is made and entered into by and between **EC COMMERCIAL PROPERTIES LLC**, a Florida limited liability company (the "**Seller**"), and **BERKELEY LANDING, LTD.**, a Florida limited partnership, or its assigns (the "**Purchaser**").

RECITALS

A. Seller and Purchaser entered into that certain Purchase and Sale Agreement with an effective date of September 4, 2018, as reinstated and amended by that certain Reinstatement of and First Amendment to Purchase and Sale Agreement dated February 25, 2020, and as further amended by that certain Second Amendment to Purchase and Sale Agreement dated July 2020 (collectively, "**Agreement**").

B. Seller and Purchaser desire to amend certain provisions of the Agreement, as set forth herein.

C. The capitalized and defined terms utilized herein shall have the meanings and definitions ascribed to them in the Agreement unless expressly modified herein.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual promises, covenants, and conditions above and hereinafter set forth, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. **Recitals**. The above recitals are true and correct and are expressly incorporated herein.

2. **Closing**. Section 7 (a) is hereby deleted in its entirey and replaced with the following:

The closing ("Closing") of the sale of the Property by Seller to Purchaser shall occur at a time and place designated by Purchaser on or before June 30, 2021 (the "Closing Date"), unless an earlier date is agreed to between Seller and Purchaser. In consideration for the earlier reinstatement, an extension fee of $4,000.00 had been paid directly to the Seller, which sum remains non-refundable to Purchaser (except in the event of Seller's failure to close), but applies against the Purchase Price at Closing. Seller and Purchaser acknowledge that it is Purchaser's intent to simultaneously close on the Adjacent Land. Purchaser previously extended the Closing to December 31, 2020, by paying a monthly extension fee of $1,000.00 per month, commencing on or about March 16, 2020. Purchaser may continue to extend the Closing each month by paying a monthly extension fee of $1,000.00 on September 16, 2020 and continuing such monthly payments until June 16, 2021. All monthly extension fees made on or before October 31, 2020, shall be non-refundable, except in the event of Seller default, and shall apply against the Purchase Price; all monthly extension fees made on or after November 1, 2020, shall be non-refundable, except in the event of Seller default, and shall not apply against the Purchase Price..

3. **Miscellaneous**.

(a) Purchaser shall pay the 2020 real estate taxes when due, and the real estate taxes, when due, for each subsequent year.

(b) Notwithstanding anything else to the contrary within the Agreement, all extension fees or payments made, or to be made, by the Purchaser, as it relates to the transaction contemplated of within the Agreement, shall be non-refundable, but applicable against the Purchase Price at Closing.

(c) Except as expressly set forth herein, all other terms and provisions of the Agreement remain in full force and effect.

(d) This Amendment may be executed in several counterparts, each of which shall be deemed an original and all of which when taken together shall constitute one and the same Amendment.

(e) This Amendment may be executed by facsimile or electronic mail signatures, which for all purposes shall be deemed to constitute originals.

[Signatures on the Following Page(s).]

IN WITNESSES WHEREOF, this Amendment is dated effective as of September 3, 2020

SELLER:

EC COMMERCIAL PROPERTIES LLC,
a Florida limited liability company

By: [signature]
Printed Name: CARL SMILLIE
Title: CO-MANAGING PARTNER

PURCHASER:

BERKELEY LANDING, LTD.,
a Florida limited partnership

By: Berkeley Landing GP, LLC,
a Florida limited liability company,
Its General Partner

By: _____
Printed Name: Jonathan L. Wolf
Title: Manager

IN WITNESSES WHEREOF, this Amendment is dated effective as of September 3, 2020.

SELLER:

EC COMMERCIAL PROPERTIES LLC,
a Florida limited liability company

By: _____
Printed Name: _____
Title: _____

PURCHASER:

BERKELEY LANDING, LTD.,
a Florida limited partnership

By: Berkeley Landing GP, LLC,
a Florida limited liability company,
Its General Partner

By: _____
Printed Name: Jonathan L. Wolf
Title: Manager

4. *Local Participation by WBE, MBE and SMWBE businesses; Detail Percentages and Provide Documentation*

Wendover and Pinnacle are committed to attracting local, Riviera Beach-based Minority/Women-Owned Businesses to participate in the development of Berkeley Landing. It is part of our commitment to seeing the benefits of our investment ripple through local communities to enact meaningful change. We are fully prepared to work closely with the City and CRA to craft a thoughtful recruitment plan for small businesses to participate as vendors for Berkeley Landing. Some representative examples of our success in local hires and recruiting small business to participate in our developments are outlined in this section. We pledge the following:

- We will commit to reserving **25%** of the contracted work for local MBEs, WBEs and SMWBEs and SBEs.
- We will require all subcontractors to participate and fill available labor slots from a Job Fair hosted by the Berkeley Landing team before the start of construction and make hiring opportunities and apprenticeships available throughout the construction process to local residents.
- We will give priority to residents of the City in the hiring of all permanent personnel and the selection of vendors servicing the development.

We also greatly benefit from the construction joint venture between PC Building and D. Stephenson Construction, who will utilize their "S.H.A.R.E." strategy to recruit local business and workers, which is further outlined below. We pledge to work with the CRA and City to coordinate efforts with their Workforce Training and Apprenticeship Program. This continues the strategic relationship used in prior developments, including Pinnacle's newest development now breaking ground in southern Miami-Dade County, Cannery Row at Redlands Crossing.

In terms of meeting goals, here are some representative examples of D. Stephenson's work in goals vs. outcomes. In every instance, they have outperformed their initial goals.

Completed Project Name	Project Type	Goal Type	Project Goal	Participation Achieved
Paul DeMaio Dania Beach Library	Public	M/WBE	25%	27%
Lauderdale Lakes Library & Community Center	Public	M/WBE	25%	25%
Florida Memorial University Wellness Center	Private	SMLBE	15%	31%
New South Bay Villas	Public/Private	Glades Local	10%	26%
West Palm Beach Fire Station No. 8	Public	S/M/WBE	27% SBE	33% M/WBE*
Broward College Public Safety Institute	Public	M/WBE	25%	27%
Broward College Health Simulation Center	Public	M/WBE	25%	25%
The Retreat of Palm Beach	Private	M/WBE	0%	16%
Urban League of Broward County	Private	M/WBE	25%	36%
Benjamin Franklin K-8 Center	Public	S/MBE	20%	68%

*City of WPB implemented its M/WBE Program during the project.

Our overall team has a proven track record of creating local jobs. For example, with the development of Landings at East Pointe and East Pointe Place with the Housing Authority of the City of Fort Myers, Pinnacle refined the concept of utilizing locally sponsored job fairs to secure hires in the communities where the developments actually occur. At the time, Fort Myers had been particularly hard hit by the effects of the Great Recession, the effects of which are multiplied in the lower-income communities. Working closely with the selected contractors and the local branch of the NAACP (recommendation letter attached), Pinnacle secured unprecedented participation in job fairs for both developments, with a combined participation of over 1,400 jobseekers, many from the disadvantaged Dunbar community of Fort Myers where these developments were constructed. Over 200 local hires were made. The program continued after the job fair, with the stakeholders continuing to seek hires, both skilled and unskilled, for each trade while providing the necessary mentorship to allow for long-term employment for these workers.

Both Oak Ridge Estates and Villages of Tarpon, joint ventures with the Housing Authority of Tarpon Springs, and Pinnacle's Kings Terrace located in North Miami are other quality examples. For each property, Pinnacle's construction subsidiary actively recruited SBE/MBE/WBE and "Section 3" subcontractors and tradesman (those who live locally and are either low or very-low income residents of the community) and subsequently monitored the results through periodic subcontractor compliance reporting.

With the development of Golden Square and Golden Villas in Pompano Beach, Pinnacle was persistent in securing as much DBE/MBE and SBE participation as possible. As such, the selected general contractor pursued an aggressive program monitored by Pinnacle to expand participation, which exceeded the base goal established by the Housing Authority. As part of the hiring process the development team hosted a job fair to identify and qualify potential local trade workers. The general contractor and many of the subcontractors took applications from over 150 attendees at a local community center, leading to direct hiring of local and Section 3 qualified residents.

More recently, the same strategy for incentivizing contractors and tradesmen and holding job fairs was used at Pinnacle at Peacefield in Hollywood and Casañas Village at Frenchtown Square in Tallahassee. Also noteworthy is that Pinnacle's construction affiliate is certified as a Section 3 Certified Business Category Five (5) Developer in Miami-Dade County, in recognition of the company's commitment to contract in excess of 25% of subcontracts to public-housing owned or Miami-Dade Section 3 businesses.

PINNACLE
COMMITTED TO EXCELLENCE

WENDOVER
HOUSING PARTNERS

With respect to permanent operations of the completed Berkeley Landing development, we would anticipate approximately 5 permanent full-time employees working in the development, as well as local vendors to provide development services such as pest control and lawn maintenance. We commit to make every opportunity for hires or professional service engagement available to Riviera Beach residents to the greatest extent possible, advising relevant City agencies and the CRA of such availabilities.

Pinnacle and Wendover are committed to spreading the economic benefits of its activity within the local community and expanding economic opportunities for local businesses.

Pinnacle Communities, LLC
9400 S. Dadeland Blvd., Suite 100, Miami, FL 33156
Tel: 305.854.7100
www.pinnaclehousing.com

Wendover Housing Partners
1105 Kensington Park Dr., Suite 200, Altamonte Springs, FL
Tel: 407.333.3233
www.wendovergroup.com

Lee County Branch
National Association for the Advancement of Colored People
Unit #5110

August 25, 2014

Timothy P. Wheat
Pinnacle Housing Group, LLC
9400 S. Dadeland Boulevard, Suite 100
Miami, Florida 33156

RE: Redevelopment and Local Hiring Efforts by Pinnacle – Redevelopment of Landings at East Pointe and East Pointe Place

Dear Mr. Wheat:

On behalf of the Lee County Chapter of the NAACP, I want to extend our sincere appreciation to Pinnacle for its successful redevelopment of the old "Sabal Palm" into "Landings at East Pointe" and the former "Palmetto Court" into "East Pointe Place,", which are providing much needed and very high quality affordable housing in our community. Moreover, I wish to congratulate Pinnacle for its efforts in promoting the hiring of local minority residents and subcontractors.

When Pinnacle and the Housing Authority of the City of Fort Myers initially embarked on these ventures, the Lee County NAACP, local subcontractors and neighborhood citizens expressed concerns that job opportunities would be given to firms and workers primarily outside of the neighborhoods where the developments are located. Our community has disproportionally suffered from high unemployment and lack of critical investment for many years. Pinnacle, working with the Housing Authority, its prime contractors and with the guidance of the Lee County NAACP, implemented a "jobs first" strategy where local hires were sought by each and every subcontractor working on the development. Very successful and well-attended job fairs were held in the community where local citizens were given real opportunities at employment. Through the job fairs and follow up process, community residents by the hundreds received meaningful employment. In addition, Pinnacle worked closely with the Housing Authority and Lee County NAACP to seek out local minority and "Section 3" businesses through the Housing Authority's successful participation and certification program.

Lee County Branch
National Association for the Advancement of Colored People
Unit #5110

These actions led the community to better "connect" with the new developments. While beautiful, well-designed and complete with all the amenities and features that families in our community desire for modern affordable living, the community has embraced East Pointe Place and Landings at East Pointe because of the impact the construction of the development have made in people's lives, bringing much needed wealth and self-esteem to our community.

We are proud of our affiliation with Pinnacle, as it has proven itself a responsible, honorable and visionary community developer, and we hope to see Pinnacle involved in many more future developments that benefit our constituency.

Sincerely,

James Muwakki, President
Lee County Chapter of NAACP

James Muwakkil
President, Lee County NAACP Branch Unit 5110
3903 Dr. MLK Jr. Blvd. Suite K
Fort Myers, Fl 33916
Office: 239-936-2352
Mobile: 239-464-1394

'Unifying the Community'

D. Stephenson Construction, Inc. is most pleased to be working with Pinnacle Communities and Wendover Housing Partners on the development of Berkeley Landing. We have enjoyed a long-standing beneficial relationship with Pinnacle dating back nearly 18 years and are excited to commence construction on Cannery Row at the Redlands through our construction joint venture with Pinnacle.

As a State of Florida-certified MBE, D. Stephenson Construction takes S/M/WBE participation on every project very seriously. DSC has an amiable record of meeting and often exceeding our clients' goals for contracting with local and diverse businesses.

i. History of S/M/WBE Participation

Over the past ten (10) years we have averaged **over 40% S/M/WBE** on our projects. We have designed a flexible program that involves ongoing outreach, training and accountability to ensure success. Because of our experience working on the Riviera Beach Marina District Redevelopment Project in addition to having several of our team members working out of offices on Interstate Park Road in Riviera Beach for the past several years, we are very familiar with Riviera Beach and are confident we can implement a program which will benefit local businesses, local tradesmen and potential apprentices.

ii. Berkeley Landing S/M/WBE Plan

Building partnerships with a diverse group of like-minded individuals who are striving to make their companies the best they can be helps make us a stronger team."

Dwight Stephenson, HOF '98

Based on our own experience growing from a small minority business into the largest African American-owned Florida-based contractor, as well as working with hundreds of other small, minority and woman-owned firms, we have developed a comprehensive business diversity program called "SHARE". SHARE is an acronym for Seek, Help, Access, Report and Evaluate. We will implement S.H.A.R.E. with a specific emphasis on working with S/M/WBEs based in the City of Riviera Beach. Below we describe how S.H.A.R.E. will be implemented to meet or exceed expectations.

S H A R E

:to partake of, use or experience with others

S e e k *: to go in search of; to try to discover*

- **OUTREACH WORKSHOPS:** We will help organize, sponsor and participate in workshops and hiring fairs (as Pinnacle customarily conducts for its developments) in conjunction with the CRA and the relevant City agencies. During these workshops we will share information regarding

Berkeley Landing (and other DSC projects), our prequalification requirements, and other information which will help the S/M/WBE's be more successful.

- **DATABASE MINING:** We will continue to update our database using sources such as the Palm Beach County's Office of Equal Business Opportunity, the School District of Palm Beach County's Office of Diversity in Business Practices and the Florida Office of Supplier Diversity and other sources.

- **ADVERTISING:** We will advertise prequalification and bid opportunities on our website, in the *Palm Beach Post*, through iSqFt and at events that attract diverse groups of people.

- **TRADE ASSOCIATIONS:** We currently have memberships with several chambers and trade associations including the Minority Builders Coalition, the Black Chamber of Commerce of Palm Beach County and the Associated Builders & Constructors. Our plan includes using meetings at these associations, and others, to introduce M/WBEs to bid opportunities with us and do some matchmaking between M/WBEs and larger trade contractors.

- **CONFERENCES:** Each year we participate in several in-person and virtual conferences that are specifically geared for M/WBEs. One such conference we have participated in for last several years the Palm Beach Partners Business Matchmakers Conference & Expo which named us Corporate Partner of the Year in 2015. We will continue this outreach and use these opportunities to attract additional firms to work with us on Berkeley Landing.

H e l p *: to give assistance or support to; to further the advancement of*

- **PREQUALIFICATION AND CERTIFICATION ASSISTANCE:** We will assist firms with becoming prequalified with us and registered as a Vendor with the City of Riviera Beach as well as certified with other governmental entities. This includes connecting them with the right people and assisting them with completing their applications, if necessary. We have completed numerous certification and prequalification applications ourselves, therefore we are well positioned to help smaller firms as they go through the process.

- **LOWERING BARRIERS TO PARTICIPATION:** We will make it easier for small and diverse firms to work with us by employing the following measures:
    - **Smaller bid packages** – ex. breaking the interior and exterior painting into separate bid packages
    - **Waive bonding when possible** – we typically do not require bonding for contracts under $150,000 vs. $100,000 for most CMs
    - **Expedite payments** – we'll offer Net 30 payment terms versus "paid when paid" for S/M/WBEs
    - **Direct material purchases** – this will reduce bonding requirements
    - **Set up a bid room** – making plans available for small firms at no cost
    - **Non-mandatory pre-bid meetings** – don't penalize small firms that may not have someone available attend the meetings

- **Provide photos of field conditions** – photos and other documentation will be available to bidders to help them prepare accurate bids
- **Estimating assistance referrals** – we cannot help bidders prepare their bids, but we can refer them to estimators and quantity surveys who can assist them

- **TRADE SPECIFIC PLAN:** Once the drawings for the Berkeley Landing have been sufficiently developed, a trade specific M/WBE participation strategy be developed based on the scope of the project. We will identify trades which will be targeted for M/WBEs first and second tier subcontractors and suppliers relative to their capabilities and availability.

- **TECHNICAL ASSISTANCE:** Separate from the workshops, we will conduct training sessions to share best practices for doing business with us as well as the City of Riviera Beach and the CRA. Topics will include such issues as bidding, payment applications, safety and closing out projects. Many of these topics will be useful on other projects the subcontractors are or will be working on.

- **COST AVOIDANCE:** Our team will provide field supervision assistance to help S/M/WBEs avoid costly mistakes, minimize rework and reduce punch list and warranty items; all of which can be very costly to subcontractors.

A C C E S S *: freedom or ability to obtain or make use of something*

- **BID READINESS ASSISTANCE:** We will assist bidders with setting up lines of credit with suppliers and connecting them with experienced estimators who can help them prepare and analyze their bids. By making sure bidders know about Berkeley Landing early, they will have the time necessary to prepare themselves for when the ITBs come out.

- **S/M/WBE BIDDER OUTREACH:** Our preconstruction team will contact S/M/WBEs via our bid management system (iSqFt®), telephone and email to make sure they have an opportunity to submit their bids. Their responses will be recorded and reviewed to determine appropriate levels of involvement.

- **CONNECTING PEOPLE:** We will provide access to our Preconstruction Manager and Project Manager and others so the S/M/WBE bidders, and others, can get answers to their questions regarding such issues as submittal requirements, preparation of payment applications or jobsite requirements. This will be done at the workshops, training sessions and in one-on-one meetings with subcontractors. Everyone on our team will be completely accessible to firms that want work on this project.

- **DEBRIEFING:** Following a solicitation, we will provide feedback to bidders by taking the time to meet with the winning bidders as well as the non-winning bidders to help them improve their business practices by discussing their bids, and, if requested, to meet with their lower tier subcontractors and suppliers.

- **ADDITIONAL RESOURCES:** We will assist S/M/WBEs by providing them with access to our lenders, accountants, banker, attorneys, bonding agent and others who can help them take their businesses to the next level. These professionals will be invited to participate in one or more of our training sessions and provide free advice to the S/M/WBEs and others in attendance.

R E P O R T *: to give an account of*

- **DOCUMENTATION OF OUTREACH ACTIVITIES:** To ensure we are meeting our targeted goals, we will provide the CRA with monthly documentation regarding our M/WBE outreach efforts including meetings, attendees and feedback. This information can be used by the City and CRA to help demonstrate how it is meeting its commitments to the public.

- **INTEGRATION:** We consistently stress the importance of S/M/WBE compliance with our preconstruction and construction team members and include discussions regarding compliance at our estimate review meetings and monthly project status meetings. To us S/M/WBE compliance is just as important as meeting the project budget and the schedule.

E V A L U A T E *: to determine the condition of by careful study*

- **CONTINUOUS IMPROVEMENT:** At least twice per year over the course of the project our executive management team will meet with Pinnacle and Wendover to evaluate the effectiveness of the S.H.A.R.E. program, the fidelity to which our staff has applied it, and the resources to which we have committed to its success. If there needs to be improvements either to the process or with the people, we need to identify those needs and implement the necessary measures to improve our performance.

- **ENSURE FAIRNESS:** Part of the evaluation will be to review the basis for the subcontract awards. The purpose is to make sure the contract awards were made fairly. Complaints, if any, will be reviewed by senior management, and resolutions we be determined.

- **EXCEEDING EXPECTATIONS:** We will evaluate the subcontractors involved on our projects to determine if all parties have met their commitments as well as their expectations from us and any prime partners. We will also check in to see if the firms are on target to meet their growth goals, and if not, determine what adjustments can be made.

"We take great pride in ensuring M/WBE participation goals are met on our projects as well as contributing to the development these firms which are a vital part of our economy and our community."

Dinah Stephenson
CAO and Co-Founder, D. Stephenson Construction and President, Dwight Stephenson Foundation

5. No Additional Funding from City or CRA

Our team stipulates and affirms that if awarded the Local Government Area of Opportunity funding from the City of Riviera Beach to compete in RFA 2020-202 with Florida Housing Finance Corp., we will not seek any additional funding from the City and/or CRA to complete the development project if successful in receiving an allocation of Housing Tax Credits. We may however, in the spirit of full disclosure, seek gap funding from Palm Beach County as may be needed and available, specifically under the County's Impact Fee Relief program.

6. Facilitating Homeownership Opportunities

While Berkeley Landing will consist of 110 units of housing which will be entirely rental, Pinnacle and Wendover recognize that resident services and the transition from renting to owning are essential in the process of making our development a success and transforming the community. We are aware of the City and CRA's supportive programs, focusing on Workforce Training and Homebuyer Education Programs, and we have collaborated with similar external programs for over 20 years. Having our residents at Berkeley Landing prepare for the transition into homeownership is a primary goal. As property owners, we know from experience that having a resident population that strives for growth and opportunity leads to a healthy and vibrant community.

Overall Approach

Prior to occupancy, where we will conduct a marketing outreach campaign seeking existing residents to be a part of Riviera Beach's future on the Broadway corridor. We will not simply "take applications"; our experienced leasing team will be a resource center, guiding residents on compliance, creditworthiness, resident selection procedures and steps to qualify as a resident at Berkeley Landing. Further, Berkeley Landing will seek out technical assistance and staff training from the Fair Housing Center of the Greater Palm Beaches to augment its already extensive compliance training, in order to become even more familiar with the challenges to providing fair housing to Riviera Beach's citizens.

Our ultimate goal is to make the high-quality entry level rental housing offered at Berkeley Landing a steppingstone to future opportunities and eventually ownership and long-term investment in the Riviera Beach community. Also, we believe redeveloping a community requires not only the physical improvements, but intangible enhancements as well. Though the list of services to be provided is dependent on community input, we propose the following resident and community services be available to Berkeley Landing:

- Adult Literacy
- Employment Assistance
- Financial Management/Budget Counseling
- Parenting Skills (prenatal nutrition, parenting education, etc.)
- Health & Nutrition Classes
- Computer Lab and Work Skills (training in Excel, Word, PowerPoint, etc.)
- Life Skills Courses (stress management, consumer education, motivational and self-empowerment training, etc.)
- Quarterly Tutoring Assistance
- First-Time Homebuyer Education

Besides the qualitative efforts at resident improvement, Berkeley Landing will offer a tangible, quantitative benefit to our residents who seek homeownership. After a two year vesting period and for residents in good standing under the terms of their lease, any resident may secure a rebate of rent for down payment assistance equal to five percent (5%) of the rent paid during their term of tenancy if they elect to purchase a home within the municipal boundaries of the City of Riviera Beach. These funds will be disbursed directly to the closing agent when the purchase of the home is to be consummated.

We intend to coordinate with the City and CRA's First Time Homebuyer Programs to leverage our residents' future investment in the City to the maximum extent possible.

7. *Beautifying the Broadway corridor, Superiority in Development Design, Amenities and Public Art*

Berkeley Landing will be a destination community on the Broadway Corridor. Our modern design style, the location of buildings and services that activate Broadway, use of colors and a public plaza will offer the city a glimpse of what the future of Broadway can offer. Berkeley Landing is designed in a modernistic style to capture the energy and vitality for this highly visible location in Riviera Beach. The buildings enhance both streetscapes in an urban manner allowing for live-work units, amenities, and residential units to face the tree lined sidewalks and streets. The building shapes create street front plazas as gathering spaces for residents and pedestrians. Internal site amenities including pool, tot-lot, and pet park will enhance the overall sense of community. In addition, balcony's projecting from the street facades and a striking color scheme will help to elevate the quality of living for the residents of Berkeley Landing.

Additionally, Berkeley Landing will have numerous features and amenities, consistent with the high-quality standard for Wendover and Pinnacle developments. The development standard, as displayed in our renderings for Berkeley Landing and in the attached examples of Pinnacle and Wendover representative projects, is to make affordable housing indistinguishable from market-rate development, with builder-grade, durable and energy efficient features throughout. We highlight these features and amenities below:

<u>Site Amenities:</u>

- Theater Room/Multi-Purpose Facility/Community Meeting Room
- Library/Cyber Lounge with Computer Workstations
- Sparking, centrally-located resort-style swimming pool
- Free Community Wi-Fi
- Fitness Center with both fixed equipment and programmable Wellbeats system offering virtual yoga, Pilates and other training classes
- Community Room, made available to residents (also available for local community and civic group uses at no charge and upon request/reservation)
- Outdoor recreation including a covered pavilion with a wet bar, BBQ area and playground
- Electronic surveillance throughout with high definition, night vision cameras, with web-enabled monitoring with a DVR function that can be accessed by Riviera Beach Police
- Controlled access through a key fob system into residential buildings and common areas
- "Touchless" operations on common elements (and/or anti-viral surfaces such as copper) for entry doors, bathrooms and elevators to the greatest extent possible

<u>General Operational Features and Amenities:</u>

- Durable hard-surface countertops and floors throughout

- Impact-resistant windows and doors throughout
- Builder grade PVC blinds or solar shades for each window
- Island kitchens in 2 and 3 bedroom units
- Video and internet access in each unit, with a variety of platforms offered (AT&T TV, Xfinity, etc.)
- USB ports/plugs on kitchen countertops and in master bedrooms
- Full-size range, oven and microwave in all units
- Bathtub with shower in at least one bathroom of every unit
- Washers and dryer hookups in every unit (with high efficiency equipment available to rent at an additional charge)
- Pest control included in rent

Berkeley Landing will commit to a green certification no lower than "Silver" through the National Green Building Standard/ICC 700 process. Specific green features will include:

- Low or No-VOC paint for all interior walls
- Low-flow water fixtures in bathrooms using "WaterSense" labeled products with faucets rated for 1.5 gallons/minute or less and showerheads at 2.0 gallons/minute or less
- Energy Star qualified refrigerator
- Energy Star qualified dishwasher
- Energy Star qualified ventilation fan in all bathrooms
- Energy Star qualified ceiling fans with LED lighting fixtures in bedrooms
- Energy Star qualified water heater
- Air Conditioning with a minimum 16 SEER energy efficiency rating

Berkeley Landing's key "value add component" will be luxury-styled units more energy efficient than any rental housing of any kind in the marketplace, and a product built with state-of-the-art improvements and finishes that will last for the development's lifecycle. Berkeley Landing will be built and operated to maximize quality, curb appeal and enduring value. We will apply the best practices from two companies uniquely focused on long-term quality and value, which is reflected in Pinnacle and Wendover's respective portfolios.

Our further value add component will be the two public plazas on its eastern and western boundaries, facing Broadway and Lakeshore Drive. The plazas will contain hardscape and landscape utilizing the design strategies for the corridor consistent with the City and CRA design objectives. We believe that the public plaza on Broadway will be designed with an "active" feel in mind, while the Lakeshore Drive will have a more "passive" orientation.

These public plazas will permit Berkeley Landing to participate in Pinnacle's long-standing Art in Public Places program, where the partners will improve and dedicate the public plazas in

connection with the development and then donate the public art (outside of the development budget) for the benefit of the City. We embrace the philosophy that art is an integral part of our communities and gives them life and a unique character all their own. Murals, sculptures and architectural features reflect the thinking and care behind the functional and people-friendly designs of our residential communities. Pinnacle's very personal commitment to these concepts, spearheaded by Pinnacle partner Louis Wolfson, III has been supported by a significant personal investment by Pinnacle's partners. This has led to some of the largest and most iconic public art in Miami, such as Romero Britto's "Love Blossoms" sculpture visible from I-95 on Pinnacle's Los Sueños development, and the tallest mural in Miami on the side of the Pinnacle Heights community adjoining the SR 112 Expressway leading into Miami International Airport. Recently, Pinnacle has taken an aggressive leap forward with its public art to highlight social justice causes through extensive investment in murals on Pinnacle's buildings such as Pinnacle Park (also visible from I-95) in Miami and other public locations. We have attached articles from the *Miami Herald* and *Aventura Magazine* featuring these initiatives.

Miami Herald

Mural depicts leaders, positive changes in Liberty City

BY CHRISTINA MAYO

JUNE 19, 2019 04:55 PM , UPDATED JUNE 20, 2019 06:27 PM

Artist Kyle Holbrook of Moving Lives of Kids created the nine-story 'Liberty City Mural' for the Liberty City Pinnacle Art in Public Places program. EILEEN ESCARDA

Changes are happening in our urban communities where colorful art is helping to make the future bright. The latest project of the Pinnacle Housing Group Art in Public Places program is a nine-story tall mural, created in a partnership with local artist Kyle Holbrook of Moving Lives of

Kids. It depicts key leaders and positive change makers in historic Liberty City, Miami-Dade County's first African American suburban neighborhood.

Completed in April, the mural is on the southern facade of Pinnacle Park and is visible from I-95, west of 79th Street. Nearly 150,000 passersby can see it each day. Commuters and the community watched the mural develop in real time.

To preserve the project, Florida International University's "The Urban Boulevard" digital media class produced a documentary for all to watch. The video at https://youtu.be/yEzfo9lI8Mk shows how art and public murals are bringing positivity to communities.

The initiative was developed and funded by Pinnacle co-founder and community activist Louis Wolfson III.

"Art in Public Places adds uniqueness to communities and is our way of telling the community that we're here to bring the neighborhood up," Wolfson said.

"I believe art has the power to reshape communities while providing an intersection between the past, present and future of the neighborhood. Our hope is that this mural speaks to all Liberty City residents and gives them a sense of pride and ownership in the community they call home," he said.

Muralist Holbrook said he is "grateful for the opportunity to depict the vision of Louis with FIU, to illustrate the people and events that were instrumental in shaping the history of the City of Miami and Liberty City."

"As an artist, the canvas, location, visibility and architecture is an artist's dream," Holbrook said. "This is a true showcase of my passionate work, and greatest of mine to date.

"The bright colors and mix of realistic and abstract images was inspired by my home here in Miami, and I hope that all Miamians are proud of this piece for years to come. I encourage everyone to take some time to observe the detail and small nuances of the piece, as it is powerful and very different from some of the more simple and one image focused pieces in the city," Holbrook said.

Pinnacle's Art in Public Places continues to rejuvenate neighborhoods with eye-catching murals across Miami through rising local artists. Recent murals include the Liberty City police station and Miami's tallest mural at Pinnacle Heights near Miami International Airport.

FIU digital media professor Moses Shumow said his students spend "countless hours studying the past, present and future of Liberty City and affordable housing in Miami as part of a new curriculum."

"Having the opportunity for my students to capture the work of Kyle and Pinnacle Housing Group as they create this groundbreaking mural is really fantastic," Shumow said.

"The mural's focus on the rich cultural legacy of Liberty City and the light that the mural will shine on the history of community fits so nicely with the goals of this class. The students working on this documentary are thrilled."

AVENTURA™ MAGAZINE

Art Speaks – AUGUST 2019

BY LINDA MARX | PHOTOS BY EILEE ESCARDA

Pinnacle Housing Group's Art in Public Places program builds neighborhood pride while transforming communities with color and creative energy.

Large scale murals, mosaics, monumental sculpture and urban street art can dress up housing developments and make their residents proud. What started as a simple project in 2001 by Louis Wolfson III has grown into a fascinating and respected art in public places program. Art of all varieties is selected and donated by Wolfson's Pinnacle Housing Group partners to each of the company's housing developments around Florida and in Texas—Dallas, Longview, Abilene, Waco, etc.

Wolfson was a young boy when he was first exposed to art and philanthropy by his late grandmother Frances Wolfson, a successful artist, who sold her creative work to Hallmark for use on cards, pictures and photo albums. "She got all of us interested in art and giving back," says Wolfson, 66, a founding partner of Pinnacle Housing Group/PHG Builders, Inc., and grandson of Colonel Mitchell Wolfson, who was the founder, president and CEO of Wometco Enterprises, and a founder of Miami-Dade College. "I am the businessperson and lucky that business is my passion."

Pinnacle develops, builds and owns more than 6,000 completed and occupied affordable multifamily apartment units—mostly in Florida—with a total of 9,000 nationwide. This year Pinnacle is creating two developments in Miami-Dade, one in Broward, and one each in Gainesville and Tallahassee near the Capitol building. The company has more units under construction in Texas and more on the drawing board for Florida. Combined, Pinnacle's numbers total more than $1 billion in both affordable and luxury rental developments notable for their peaked roofs, stone work, pastel paints and subtle accents which work in tandem with great art.

A few of Pinnacle's prominent developments with spectacular uses of art include Brickell View Terrace, a 176 unit mixed use/mixed income multifamily development adjacent to the Brickell Metro Rail Station; Pinnacle Park, a high-rise with 135 units in Liberty City—the first African American suburban neighborhood in Miami-Dade County; Pinnacle Square, 110 units in Little Haiti with a vibrant Caribbean color scheme; and Pinnacle View, a Wynwood high-rise that preserved an adjoining historic structure. Another, La Vida, is Pinnacle's first multifamily community of 272 units built within the master-planned Blue Lagoon commercial park adjacent to Miami International Airport. This luxury rental has interior units designed by tennis great Venus Williams' V Starr company, a clubhouse, a

pool and 20-acre lake. The community also offers modern features like Amazon lockers, keyless apartments and Uber waiting areas.

Indeed, these developments were made special by Wolfson's sweeping public art program which draws on the creative abilities of upcoming and respected local artists and architects. Pinnacle targets artists to infuse the communities with a surprising light and happy vibe filled with color, texture and excitement.

Adding public art to residential communities creates a crucial sense of place and purpose that is unusual and unexpected and encourages residents to respect the neighborhood that they call home. "I have pushed for art in every one of our developments because it says to our neighborhoods we are going to be different and better than other communities," says Wolfson, who previously worked for Wometco and founded, took public, then sold The Video Jukebox Network to MTV in 1998 as an interactive Internet company. He adds, "We have made our developments fun and special, using art to take neighborhoods up and rejuvenate the property."

During the summer, Wolfson and his team hire young neighbor children to work with the artists and create murals. In Little Haiti, the kids worked with 26 artists to finish 26 pieces, which built pride in the neighborhood. "This means no graffiti, no overflowing garbage," he points out. "Rather, it establishes a powerful sense of place for families, and the result is amazing."

Wolfson believes buildings without art and architectural features are "bare bones" and undistinguished from other rectangular concrete structures. He feels that art is an integral part of our communities which gives them life and character. Pinnacle's commitment to this concept has been supported by a personal investment in art by the partners which has reached nearly $2 million. "When I go to ribbon cuttings, people come up and hug us," says Wolfson. "We all feel a huge sense of pride."

Art in Public Places started with Love is a Dancer, a sculpture from Lenore Meyer at Pinnacle View in Wynwood which was the company's first high rise affordable housing community, and influential in the early 2000s development of Wynwood. Pinnacle Housing Group has also expanded this program to include community wide art projects like the *Puerto Rico Hope* mural in Wynwood that graces the Liberty City Police Station in Miami to honor victims of gun violence, and urban murals in Overtown. Working with art consultant Doris Meltzer, Wolfson commissions a cross section of about 80 artists to work their magic. "We like to use up-and-coming artists who are trying to get ahead because we can't pay big bucks," says Wolfson.

But some of the artists the company engages are already superstars, like Romero Britto with his *Floating Girl* at Pinnacle's Los Sueños complex in Midtown Miami, which was restored and beautified. Well-known, successful and philanthropic, Britto and his passion for pop art and color is a bright spot for any public art program. Miami rising star Rey Jaffet's Declaration of Hope at Pinnacle Heights, a mixed-income community, is the city's tallest mural at 13 stories and depicts six influential people in the artist's life with an overall theme of unity regardless of race, sex, age and preferences. "*Declaration of Hope* is a phrase to express my beliefs that we are all connected; that we are one," says Jaffet, whose wise words mirror the company's philosophy.

For a nine-story mural by local artist Kyle Holbrook depicting historic leaders in Liberty City, Wolfson's Pinnacle Park partnered with Florida International University students from The Urban Boulevard, a digital media class, to document the progress of the mural and how it affected the community.

Wolfson is also the anchor sponsor of public art at The Underline, the 10-mile linear park and urban trail, and brought aboard artists Jaffet, Holbrook, Anthony Ardavin, Robert McKnight and Kench (Kenneth DeGeorge) to design Metrorail columns at the future Brickell Backyard. "I want to encourage other businesses and artists to beautify the remaining columns along The Underline," says Wolfson.

As Wolfson and his team break ground on new projects to be completed in 2020, he is busy working out his artistic plan to transform them into beautiful visuals. Verbena Apartments in the Leisure City Neighborhood Revitalization Strategy Area (NRSA) of southern Miami-Dade County will have 110 units in two five-story buildings, and Pinnacle at Peacefield, an affordable urban village for seniors in Hollywood named after the ancestral home of U.S. Founding Father John Adams, will have three buildings. "I am an entrepreneur who strives to make things better," says Wolfson. "We are helping all kinds of families beyond my wildest dreams. All of us at Pinnacle Housing Group are gratified that we are doing good and beneficial work, and we want to continue to do this as long as we can."

Pinnacle's Wolfson said he believes "art is an integral component of the communities we build, and we couldn't be happier to partner with these brilliant FIU students as they study the history of Liberty City, the affordable housing crisis in Miami and how this mural will affect the community."

Pinnacle Park is at 7901 NW Seventh Ave. For more, visit www.pinnaclehousing.com.

8. Future Investment Plans in Riviera Beach; Projects Similar in Size and Scope, Lessons Learned

Pinnacle and Wendover have plans for future investments in Riviera Beach and has previously explored acquiring the three-acre parcel at 3200 Broadway and maintains an interest in doing so for a possible second phase of Berkeley Landing. Pinnacle has had a long-standing interest in developing in Riviera Beach. In 2007, Pinnacle and the Riviera Beach Housing Authority were awarded Housing Tax Credits to redevelop the RBHA's site on Congress Avenue, which has since been redeveloped by the current leadership of RBCA with Housing Trust Group. Unfortunately, the 2007 award was rescinded by Florida Housing at the height of the Great Recession as part of a rather regrettable policy decision affecting awarded projects state-wide to protect other developments funded by Florida Housing in markets they perceived as under-performing.

This prior experience is a "lesson learned" – that having strategic persistence in creating new placemaking communities is vital. Pinnacle and Wendover understand this collectively, and it is evidenced by Wendover's ongoing control of the land for Berkeley Landing dating back to 2016. This same persistence paid off in one of Pinnacle's two examples for similar projects in terms of size and scope.

Pinnacle submitted a successful "Public-Private Partnership" (P3) Proposal in 2015 to the City of Hollywood and the Hollywood Community Redevelopment Agency for the development of affordable senior housing on City and CRA-owned land. ***Pinnacle at Peacefield***, a critical strategic redevelopment along Adams Street in the City of Hollywood, is the result of strategic planning and investment by the City and CRA over twenty years in the making. We believe that Pinnacle at Peacefield is the first P3-type venture for affordable housing in the State of Florida since the adoption of the state P3 law.

The land was assembled by the City of Hollywood and the Hollywood CRA, less than a mile from Hollywood's downtown area and its iconic Young Circle. Pinnacle and other development companies had participated in three other attempts to develop the property each of which were eventually abandoned by the City due to changing economics and/or community opposition dating back to the mid-2000s.

PINNACLE
COMMITTED TO EXCELLENCE

WENDOVER
HOUSING PARTNERS

Pinnacle at Peacefield is in an urban in-fill location which has suffered from significant disinvestment. Pinnacle worked with local stakeholders to devise a development plan which would fit the scale of the community with a product that the community felt was needed. This dialogue, plus years of effort to secure the necessary financing, led to three three-story buildings in an urban configuration close to the right of way, offering 120 units of affordable senior housing. The community contains the latest in quality design, and each building has its own dedicated common facilities, including a lounge/meeting space, computer center, outdoor patio, fitness facility and medical evaluation room.

Another lesson learned by Pinnacle is to tie our development strategies and branding whenever possible to the local neighborhood's history, so local citizens feel better connected to the development as part of the community. In this case, Pinnacle at Peacefield is located on Adams Street, and many of the streets in Hollywood are named after U.S. Presidents. The development's name is derived from the ancestral home of John Adams, "Peace Field," in Quincy, Massachusetts. Pinnacle at Peacefield was completed in August of 2020.

Casañas Village at Frenchtown Square is an 88 unit mixed-income workforce housing community in the heart of the Frenchtown neighborhood. Frenchtown is a historic area of great significance to the African-American community in Tallahassee, once known as a jazz mecca and home to icons Ray Charles and "Cannonball" Adderly. Casañas Village at Frenchtown Square contains an effective blend of one, two and three bedroom residences, with amenities that include a meeting/gathering room, cyber lounge, playground, outdoor covered picnic area and other resident-friendly features. Pinnacle developed Casañas Village at Frenchtown Square in partnership with the locally based non-profit Big Bend Community Development Corporation. The Big Bend Community Development Corporation, established in 2000, has been at the forefront for much of the community revitalization and new residential development throughout the Frenchtown community.

Bog Bend CDC and Pinnacle had many important objectives, spurred by community input, in developing this community. First, the development needed to define the Frenchtown corridor given its location of significance on Macomb Street and Old Bainbridge Road, making it highly

visible throughout the area. As a result, Casañas Village at Frenchtown Square was designed as a single five-story residential building, with a variety of design features found in Frenchtown such a red brick, bright colors and New Orleans-style balconies. Other common amenities, commercial bays for two 400 sq. ft. "live/work lofts" and under-the-building parking are contained on the first floor of the structure.

Also, Pinnacle and Big Bend CDC were mindful of the history of the community and the land on which it sits. The development itself was named after the Casañas family, and a faithful replica of the Casañas family home was reconstructed on its original foundation, which now serves as the development's leasing office. Pinnacle and Big Bend CDC also commissioned and unveiled a historic sculpture of Frenchtown pioneer Aurelío Angel Casañas. The bronze sculpture portrays Mr. Casañas, an immigrant, community change-maker and part-time musician who emigrated to Frenchtown from Cuba in the late 1800s where he established his family and quickly became a leader in the community. Most notably, Casañas' daughter Aquilina Howell became the first African-American Assistant Superintendent of the Leon County Public Schools and was vital to the peaceful desegregation of Leon County schools throughout the 1960s and 1970s.

The lessons learned are to proactively solicit input on the development from the local community, be attuned to the history of the communities in which we develop, and to remain persistent in moving progress forward towards a development plan of everlasting quality.

9. Ownership Retention and Compliance Period

Pinnacle and Wendover are "long-term hold" developers, owners and investors and only agree to exit their developments when it is based upon a pre-negotiated relationship with a partner such as a non-profit organization or public housing authority. We intend in this instance to own and manage Berkeley Landing through at least the end of the mandated 50-year compliance period imposed by Florida Housing Finance Corporation.

Prior to and even after this compliance period, Pinnacle and Wendover will continue to invest in the development and ensure the complex continues to maintain the highest quality standards. This is evident in all of our collective existing developments, most notably with Pinnacle Palms in West Palm Beach, where Pinnacle repaid Palm Beach County all previously loaned SHIP funds in connection with refinancing the property and conducted capital improvements to this property originally constructed in 2003.

PINNACLE
COMMITTED TO EXCELLENCE

WENDOVER
HOUSING PARTNERS

10. Development Team Experience, Projects in and out of Florida, and in Palm Beach County

Please find brochures attached outlining both Pinnacle and Wendover's experience and the list of completed projects. Also attached is additional information on D. Stephenson Construction, who will venture with us on the construction of Berkeley Landing, as well as Richard Jones Architecture. Pinnacle and Wendover have also provided development-specific brochures for developments of similar scope, scale and height – *Weston Park, Wellington Park and Pinnacle at Peacefield.*

Highlighted Experience:

Pinnacle is an industry leader, providing first-class affordable and market-rate housing. Pinnacle has experience in all facets of housing development, including affordable, mixed-income, senior, family and special needs housing. The ability to meet deadlines while delivering sustainable, high-quality affordable housing within the constraints of compressed timelines and challenging locations has been a hallmark of Pinnacle's success. Pinnacle is noted for its quality of design, enhancement of the communities we serve and highest quality resident services, with a consistent average portfolio-wide occupancy of 99%.

Since 1997, the Pinnacle family of companies has been developing, building, leasing and owning both affordable and market-priced apartments. Pinnacle's development portfolio approaches 10,000 units with total development costs in excess of $1.5 billion. Pinnacle adds beneficial improvements such as quality design, green and environmentally friendly features and public art to energize and revitalize the larger communities in which it operates. More information about all of Pinnacle's numerous success stories in community redevelopment and affordable housing can be found at www.pinnaclehousing.com.

Pinnacle also transforms communities with our Art in Public Places program, where artwork is donated by the Pinnacle partners to each of our developments. We have also expanded this program to include community-wide art projects, such as the Puerto Rico Hope Mural in Miami's Wynwood community, the recently-completed mural at the Liberty City Police Station in Miami, urban murals in Miami's Overtown community and participation in the Sheridan Street Mural Project in Hollywood.

Pinnacle has extensive experience in redevelopment ventures with community-based organizations, including CRAs and public housing authorities, having completed numerous developments involving a public agency or non-profit organization as a meaningful collaborative partner. Pinnacle has a long track record of satisfied collaborative partners with respect to fulfilling the obligations and needs of our public sector partners and is a "user-friendly" organization with a positive, transparent and organized business approach.

PINNACLE
COMMITTED TO EXCELLENCE

WENDOVER
HOUSING PARTNERS

Local Experience:

Pinnacle operates the highly successful ***Pinnacle Palms*** community in West Palm Beach. This 152-unit development contained in four residential buildings and a clubhouse is part of the City of West Palm Beach's skyline along Interstate 95 south of the Palm Beach Lakes Boulevard exit. It offers quality housing for 152 senior households, which includes a sizeable population of veterans. Pinnacle Palms is conveniently located near City Place, the Palm Beach Outlet Mall, downtown West Palm Beach and an array of shopping and senior lifestyle amenities, including medical providers and easy access to PalmTran.

Pinnacle Palms received an allocation of tax-exempt bonds from the Palm Beach County Housing Finance Authority, along with SHIP funds from Palm Beach County. Construction was completed in 2003. In 2019, Pinnacle Palms was entirely refinanced, paying off both the bonds and SHIP indebtedness, with enough proceeds to allow for a modernization of the exterior of the buildings and substantial renovations to the residents' amenities such as the pool and clubhouse. Residents can enjoy these amenities as well as a covered outdoor patio and BBQ area, putting green, fitness center and gathering space with computer and internet access.

Pinnacle Palms is an excellent example of our team's long-term hold strategies and willingness to operate properties at top-of-the-market standards.

Representative samples of our numerous successes are detailed further below, further information about two representative developments, Pinnacle at Peacefield and Casanas Village at Frenchtown Square, are contained as our response to question #8:

PINNACLE
COMMITTED TO EXCELLENCE

WENDOVER
HOUSING PARTNERS

Pinnacle has demonstrated skill in creating transit-oriented development with a mixed-income and mixed-use focus, combining both affordable and market rate rental housing. Pinnacle's best example is our ***Brickell View Terrace*** community in downtown Miami. The development is located immediately adjacent to the Brickell Metro Rail Station, just west of Mary Brickell Village. The development consists of 100 affordable housing units, another 76 market rate units, and approximately 7,300 square feet of retail within the residential tower. The retail is on the first floor of the residential tower, with the structure rising to a total height of twenty-three stories. This successful community was completed in 2015. Pinnacle was able to successfully bifurcate the financing and ownership structure through a condominium to allow for the financing of both affordable and market rate elements in the same building, along with the commercial components, as well as a parking garage which serves the larger Brickell/downtown Miami area.

In Fort Lauderdale, Pinnacle developed the highly successful mixed-income, mixed use ***Pinnacle at Tarpon River*** located on the southern edge of downtown Ft. Lauderdale, near the Broward Heath Medical Center, government offices and the Broward County Courthouse. Pinnacle at Tarpon River, with 112 total units, is a mixed-income and mixed-use community, with both market and affordable units within a 10 story tower and a three story urban village building, and contains a vibrant commercial use, the highly-successful South Florida Physical Therapy and Sports Rehab facility. It offers a variety of community amenities and a free-standing fitness center lining the parking garage along S.W. 9th Street. Pinnacle at Tarpon River is Silver LEED-certified, and offers the latest green features and worry-free low utility bills, along with ample bike storage. It is within close proximity to mass transit including the Fort Lauderdale Brightline station, and also within a short walking distance to the popular Las Olas shopping and entertainment district.

In Miami's Coconut Grove community, Pinnacle demonstrated how to strategically merge together affordable housing with an educational component. The ***Gibson Plaza Community and Educational Center*** consists of 50 elderly affordable units and another 6 market-rate residential units. The development is located in Coconut Grove along Grand Avenue within a 5-story building. The unit mix consists of one and two bedroom units ranging in rents affordable to those at very low income up to market

Pinnacle Communities, LLC
9400 S. Dadeland Blvd., Suite 100, Miami, FL 33156
Tel: 305.854.7100
www.pinnaclehousing.com

Wendover Housing Partners
1105 Kensington Park Dr., Suite 200, Altamonte Springs, FL
Tel: 407.333.3233
www.wendovergroup.com

rate rents. Pinnacle joined with Collaborative Development Corporation, a Coconut Grove based 501(c)(3) non-profit organization reflecting the community improvement goals of the Gibson family, which has deep historical roots in Coconut Grove. Gibson Plaza also includes a 3,800 square foot classroom educational component operated by Miami-Dade College, which provides vocational and life skills training to the development's residents and the surrounding Coconut Grove neighborhood.

Pinnacle has a proven uniqueness in:

- Developing high-quality products in urban in-fill areas,
- Blending affordable and market rate rental housing together with commercial uses,
- Having the skill to leverage capital and debt to structure highly sophisticated transactions, and
- Working with both non-profit and public sector partners to create successful public/private partnerships.

The Pinnacle Team: the experience, skill and dedication of the team at Pinnacle is unrivaled in our industry. Pinnacle Communities, LLC is the development arm of the Pinnacle family of companies with three partners. They are involved in comparable projects throughout South Florida as both developers and having an interest in the General Partner and/or Authorized Member of each single-purpose ownership entity that operates each development. The partners in Pinnacle Communities, LLC are as follows:

LOUIS WOLFSON, III, PARTNER - As a fourth generation Miamian, Louis Wolfson has devoted his professional life working toward the betterment of South Florida. He is highly regarded for his work as a trustee of Miami Dade Community College, where as Chairman of the MDCC Foundation he helped build over $20 million in endowments. After graduating from the Stetson School of Business, Mr. Wolfson was employed in the family business, Wometco, a diversified entertainment conglomerate which included radio, television, cable operations, movie theaters and the Miami Seaquarium.

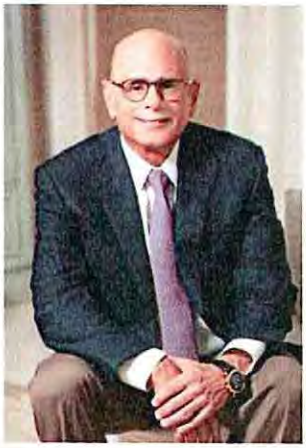
Mr. Wolfson compiled years of experience and gained an immense passion for affordable housing development, finance, management and community relations before becoming one of the founders of Pinnacle Housing Group. In 1984 Mr. Wolfson became a Board member of

Greater Miami Neighborhoods (GMN), which eventually grew into the largest non-profit developer of affordable housing in South Florida. Under Mr. Wolfson's leadership as Board Chairman from 1988 through 1996, over 4,000 units of housing valued at over $200,000,000 serving more than 10,000 residents were completed. Mr. Wolfson engages in public affairs aspects of Pinnacle's business ventures and oversees Pinnacle's landmark Art in Public Places program.

DAVID O. DEUTCH, PARTNER - Mr. Deutch co-founded Pinnacle in 1997. He brings a wealth of experience to the rental housing arena, including finance, accounting, asset management, and public policy. Mr. Deutch is involved in the hands-on, day-to-day management of the Pinnacle family of companies, including the placement of public and private finance for Pinnacle's developments, and oversees many facets of the business enterprise to ensure performance, sustainability and ongoing compliance.

Mr. Deutch began his career in the Corporate Banking Division at Southeast Bank, where he served as Vice President, responsible for a large portfolio of corporate loans as well as new business development. Thereafter, he became Manager of Business Planning at Costa Cruise Lines where he played a role in enhancing the company's various business goals and objectives.

Mr. Deutch received his M.B.A. at the University of Miami Graduate School of Business and B.A. from the University of Texas at Austin. Mr. Deutch was Chairman of the Board of Directors of the Coalition of Affordable Housing Providers, Florida's statewide housing advocacy organization for the affordable housing industry, from 2011-2015. Mr. Deutch is a Member of the Board of Trustees at Mount Sinai Medical Center in Miami Beach.



MITCHELL M. FRIEDMAN, PARTNER - Mr. Friedman brings to Pinnacle over 35 years of real estate financing and development experience in South Florida. Mr. Friedman's impressive career began in the public sector, and he tackled a series of increasingly progressive challenges, eventually becoming Assistant City Manager of Miami Beach and subsequently Director of Capital Financing and Development for Miami-Dade County. In the 1990s, Mr. Friedman began a successful consulting firm specializing in start-up and emerging companies in real estate development and property management. Housing for the workforce is a lifelong passion for Mr. Friedman, who founded the non-profit South Dade Redevelopment Corporation.

Mr. Friedman is the lead partner in planning, development and construction for all Pinnacle's communities. Mr. Friedman directs the internal and external development team for each Pinnacle initiative from conception to completion and beyond. He is also the lead partner overseeing the operation of Pinnacle's construction affiliate, PHG Builders, Inc. Mr. Friedman uses his extensive experience to bring both quality and cost control to all Pinnacle developments. Mr. Friedman received both his Bachelor and Master's Degree from the University of Florida. He also holds a Florida Real Estate Commission License.

Pinnacle's core group of professionals includes:

TIMOTHY P. WHEAT, REGIONAL VICE PRESIDENT - Mr. Wheat's professional career spans over 30 years and has almost entirely been dedicated to the development and preservation of quality housing for the workforce. Mr. Wheat began his career as a housing planner in Palm Beach County government, moved to the non-profit sector and then into private for-profit development. Mr. Wheat has overseen the development, financing and management of thousands of rental housing units in Florida and throughout the United States. Mr. Wheat joined Pinnacle in 2002, and in his capacity he has overseen successful and trend-setting developments across the state, including Pinnacle's partnerships to redevelop publicly-owned land into new, modern rental communities using innovative public/private partnerships.

Mr. Wheat is acknowledged as an industry advocate and an expert in managing successful public/private housing partnerships. In recognition of these accomplishments, Mr. Wheat was appointed to the Federal Home Loan Bank of Atlanta's Affordable Housing Advisory Council, where he served from 2013-2017, and was elected Vice Chairman in 2016. He is also a founding Board Member and President of the Community Land Trust of Palm Beach County, formed in 2006, which develops and creates housing opportunities for both renters and homeowners. Mr. Wheat is a native Floridian and a Phi Beta Kappa graduate of Fordham University.

PINNACLE
COMMITTED TO EXCELLENCE

WENDOVER
HOUSING PARTNERS

FELIX BRAVERMAN, P.E., VICE PRESIDENT OF CONSTRUCTION - With an extensive and diverse background in structural engineering, design, contract administration, land development and project management, Mr. Braverman brings to Pinnacle the hands-on, on-site construction experience necessary to direct the many ongoing and new projects throughout the State of Florida. Mr. Braverman operates Pinnacle's construction affiliate, PC Building, LLC. Mr. Braverman is a registered Professional Engineer in the State of Florida, a Licensed General Contractor in Florida and is a registered Special Inspector of Threshold Type Buildings.

Mr. Braverman began his career in the New York/New Jersey area, where he participated in and directed several structural and forensic Engineering projects. After he moved to South Florida, where he founded his own consulting engineering and general contracting firm, Mr. Braverman eventually became Director of Construction for Landstar Development Corporation, one of the south's largest site development companies. For nine years he successfully planned, directed and constructed over 1,200 homes throughout South Florida. Mr. Braverman has a Master's of Science in Engineering from the University of Texas at Austin, and a B.S. in Civil Engineering from Universidad Metropolitana Mexico City.

CORALY RODRIGUEZ, CPA, CHIEF ACCOUNTING AND OPERATING OFFICER – Ms. Rodriguez brings more than 15 years in diverse accounting, audit and financial experience to her role as Chief Accounting and Operating Officer. Ms. Rodriguez started her career at Pinnacle in 2000. In her role as Assistant Controller she managed the day-to-day accounting operations. After obtaining her CPA license, she transitioned into public accounting and continued her career at Deloitte where she served various audit clients within the banking, gaming and real estate industries. After her tenure at Deloitte, Ms. Rodriguez joined the Claire's Stores corporate team where she managed various internal and operational audits and assisted in the implementation of various strategic initiatives throughout North America and Europe. Prior to rejoining Pinnacle in 2015, Ms. Rodriguez served as Accounting Director for TotalBank, a $2.5 billion institution, where she was responsible for all aspects of the Accounting and Finance function handling budgeting, internal controls, financial reporting, technical accounting and strategic management.

Ms. Rodriguez is licensed as a Certified Public Accountant in the state of Florida and is an active member of the American Institute of Certified Public Accountants and the Florida Institute of Certified Public Accountants. Ms. Rodriguez earned a Bachelor of Business Administration in Accounting and a Master of Accounting Degree from Florida International University. In 2019,

Ms. Rodriguez was recognized for her achievements by South Florida Business Journal, naming her to their *Class of 40 Under 40*.

JENNIFER SANZ, VICE PRESIDENT OF DEVELOPMENT PROGRAMS - Ms. Sanz serves as Vice President of Development Programs for Pinnacle, responsible for pursuing and implementing development opportunities as well as shaping funding strategies. Since joining Pinnacle in 2012, Ms. Sanz has sourced and secured funding for numerous developments and overseen the financing applications for countless more. Ms. Sanz previously served as the National Policy Director for National Community Renaissance (National CORE), overseeing both federal and state legislative issues. During her time at National CORE she was also responsible for business development activities in multiple states, securing nearly $45M in federal funds in her first two years with the company.

Previously she also served as the Low-Income Housing Tax Credit Administrator for Florida Housing Finance Corporation (FHFC), overseeing both the 4% and 9% tax credit programs. In this capacity, she helped shape the rules and policies that govern the FHFC multi-family programs and was responsible for annual allocations totaling more than $400M. She also previously worked for the Florida Speaker of the House, the Florida Redistricting Committee and the Florida Secretary of State. Ms. Sanz believes strongly in the spirit of volunteerism and has spearheaded many such corporate volunteer efforts for Pinnacle. She holds a Bachelor's degree from Florida State University.

Developing Communities Across the Southeast United States

WENDOVER

HOUSING PARTNERS

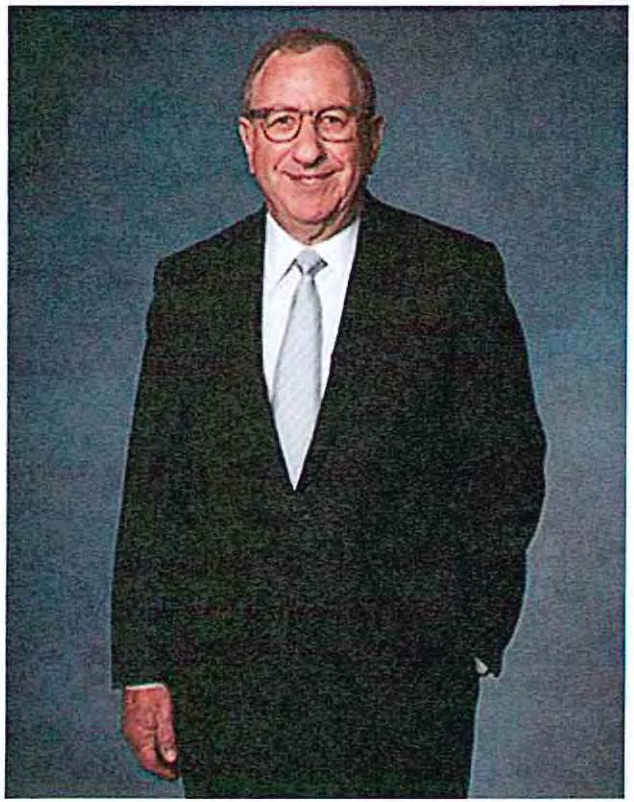
Wendover Housing Partners builds, finances, and services affordable housing communities for families and active seniors. As one of the Southeast's premier affordable and workforce housing companies, our expansive portfolio of affordable and mixed-income developments demonstrates our continuing ability to create housing opportunities in a variety of economically and socially diverse neighborhoods.

Wendover's partnerships are diverse, working with both public and private enterprises to develop high quality affordable housing inventory. We have procured funding through state and local housing finance authorities, as well as international financial institutions and pension advisory firms. Wendover is particularly adept at working with the State and Federal government to secure financing and construct new, sustainable, and affordable multifamily communities.

Wendover believes that giving back to the community is crucial to the success of the company. Wendover is and remains committed to using environmentally sustainable and safe methods in building and managing our properties. We also believe in supporting charities and community initiatives that provide a better standard of living for those in the community.

Wendover's dedication to the highest possible standards in every aspect of our business is visible in everything we do. It is reflected in the distinctive design of our developments, in the quality of our construction, in the amenities we offer, in the distinction of our partners, and in the consistently high level at which our properties operate. It is also apparent in our long-term commitment to owning and managing ourproperties.

WENDOVER
HOUSING PARTNERS



Phone: 407.333.3233

Email: jwolf@wendovergroup.com

Web: www.wendovergroup.com

Jonathan Wolf

President, Wendover Housing Partners

Jonathan L. Wolf is the founder and president of Wendover Housing Partners LLC, a Florida-based, privately-held real estate development, investment and management company.

Mr. Wolf oversees the strategic direction of both Wendover Housing Partners - which consists of a portfolio of affordable and market-rate multifamily communities, senior housing, transit-oriented communities and student housing – and Wendover Management, which provides full-service property management for Wendover's own properties as well as other properties throughout the country.

Mr. Wolf founded Wendover Housing Partners in 1995 and has built the company into one of the premier housing companies in the southeastern United States. His mission is to provide housing opportunities in a variety of economically and socially diverse neighborhoods. Mr. Wolf works actively at the local, state and national level to encourage lawmakers and governments to take the necessary measures to address the critical need for affordable housing nationwide.

Mr. Wolf's success in developing affordable housing communities has earned him a reputation as a leading authority in affordable tax credit housing development. He also has expertise in creating public-private partnerships to bring housing developments to fruition.

Prior to his career in real estate development, Mr. Wolf worked in finance, which included executive positions at The Chase Manhattan Bank and Citicorp.

A native of Charlotte, North Carolina, Mr. Wolf graduated from Georgetown University's School of Foreign Service. He also studied at The American University in Cairo. Mr. Wolf fulfills many philanthropic roles on a variety of charity, education, and civic boards.

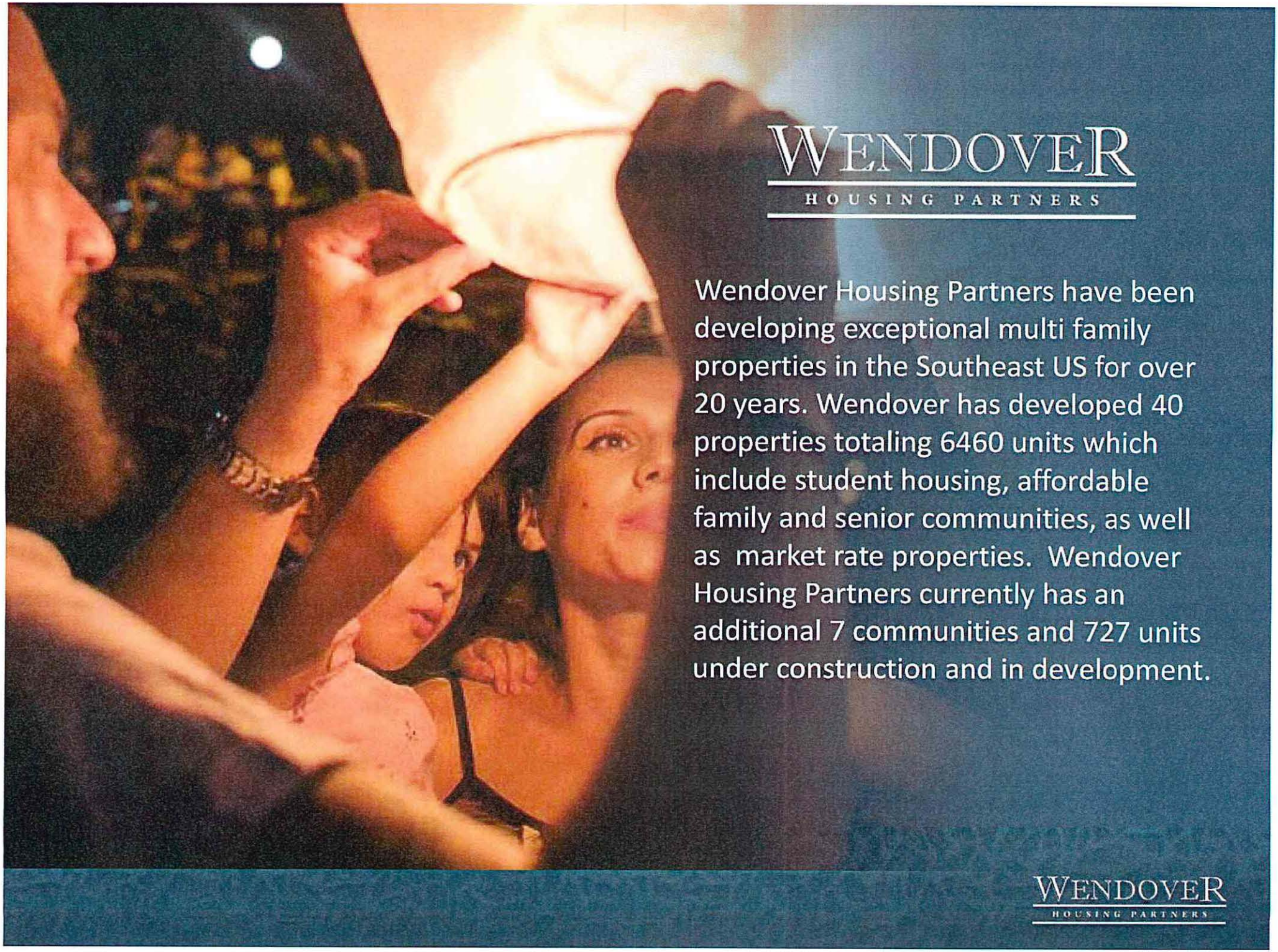
WENDOVER
HOUSING PARTNERS

BUILD | FINANCE | SERVICE

Wendover's dedication to the highest possible standards in every aspect of our business is visible in everything we do. It is reflected in the dis9nc9ve design of our developments, in the quality of our construction, in the amenities we offer, in the distinction of our partners, and in the consistently high level at which our properties operate.

It is also apparent in our long-term commitment to owning and managing our properties.

WENDOVER
HOUSING PARTNERS


WENDOVER
HOUSING PARTNERS
Wendover Housing Partners have been developing exceptional multi family properties in the Southeast US for over 20 years. Wendover has developed 40 properties totaling 6460 units which include student housing, affordable family and senior communities, as well as market rate properties. Wendover Housing Partners currently has an additional 7 communities and 727 units under construction and in development.
WENDOVER
HOUSING PARTNERS

Property	Units	Type
Arive850	35/140 beds	student
Banyan Grove	48	family
Brixton Landing	80	senior
Charleston Cay	128	family
Flagler Village	49	family
Granite Crossing	75	family
Haley Park	80	senior
Heritage Village	123	senior
Kenwood Place	112	senior
Landings at Sea Forest	200	senior
Marcis Pointe	120	senior
Warley Park	81	family
Wellington Park	120	family
Weston Park	206	market rate

WENDOVER
MANAGEMENT, LLC

Wendover Management has been expertly managing a portfolio of multi-family communities for more than two decades. Wendover Management continues the tradition of dedication to the highest possible standards in every aspect of our business.

WENDOVER
HOUSING PARTNERS

Weston Park- Exterior

Weston Park

Longwood, FL

www.westonparkapts.com

Weston Park is a 208 unit market rate apartment development located adjacent to the Longwood SunRail station. Weston Park was completed in 12 months and has maintained strong occupancy numbers since opening in 2016.

Development Partners: Federal Transit Administration (FTA), Seminole County, Florida Department of Transportation (FDOT), City of Longwood.

Weston Park –Kitchen

Weston Park – ClubHouse

Weston Park –Clubhouse

Weston Park – Living Room

WENDOVER
HOUSING PARTNERS

Brixton Landing

Apopka, FL
www.brixtonlanding.com

Brixton Landing is an 80 unit affordable housing development for seniors in Apopka.

Brixton Landing was built in less than a year and was at 100% occupancy within 30 days of opening. Approximately 10% of current residents are veterans.

"Brixton Landing is centrally located with easy access to public transportation and close to shopping, recreation and local hospitals. Brixton Landing features fitness, community activities, theater, salon, pool, gazebo with outdoor BBQ grills and gardening."

Brixton Landing Exterior

Brixton Landing–Gathering Room

Brixton Landing – GatheringRoom

Brixton Landing –Reception WaitingArea

Brixton Landing –Activity RoomKitchen

WENDOVER
HOUSING PARTNERS

Haley Park-Exterior

HaleyPark

Tampa, FL
www.haleyparkapts.com

Haley Park is an 80 unit affordable housing development for seniors in Tampa. Located approximately 1 mile from the James A Haley Veterans Hospital.

Haley Park was built in less than a year, and leased to 100% occupancy within 30 days. Haley Park is home to 24 veterans (30%), 5 of whom where previously homeless.

"Haley Park is centrally located for easy accessibility to shopping, recreation and local hospitals. Our community features a senior lifestyle that includes fitness, community activities, theater, salon, pool, outdoor BBQ grills and gardening."

Haley Park–Gym

Haley Park – Technology Room

Haley Park–Reception

Haley Park–Salon

WENDOVER
HOUSING PARTNERS

Marcis Point - Exterior

Marcis Point

Jacksonville, FL
www.marcispoint.com

Marcis Pointe is a 120 unit affordable senior housing apartment community built in Jacksonville.

Marcis Point was built in less than a year and has remained 100% occupied since opening in 2011. Marcis Point has 13 veteran residents.

"Marcis Pointe Apartments' central location is accessible from two major highways and public transportation, just minutes from downtown Jacksonville and recreational areas. Our community features fitness, community activities, theater, salon, and outdoor gardening. "

Marcis Point – Gathering Room

Marcis Point – Master Bedroom

Marcis Pointe – Media Room

WENDOVER
HOUSING PARTNERS

Wellington Park

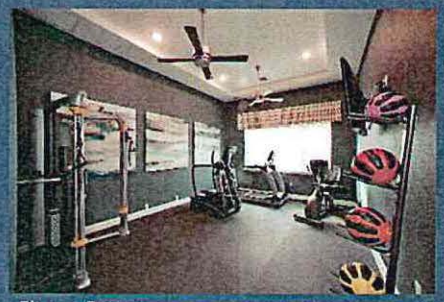
Apopka, FL
www.wellingtonparkapts.com

Wellington Park is a 120 unit affordable housing development for families located in Apopka.

Wellington Park was built in less than a year, with the community 100% leased in 45 days.

"Wellington Park is located with easy accessibility to shopping, recreation and schools. Our community clubhouse and common area features a gathering room, activity room with kitchen, fitness room, technology area, pool, outdoor BBQ grills, playground and gardening. An active schedule for all our residents is just a small part of what Wellington Park Apartments has to offer!"

Gathering Room



Fitness Room

Technology Room

Activity Room

Clubhouse Work Area

WENDOVER
HOUSING PARTNERS

WENDOVER

HOUSING PARTNERS

1105 Kensington Park Drive
Suite200
Altamonte Springs, FL32714

Phone: 407.333.3233
Web: www.wendovergroup.com

January 2019

PINNACLE
COMMITTED TO EXCELLENCE

Quality, Commitment & Excellence.
Your Next Home.

ABOUT PINNACLE

Founded in 1997, Pinnacle is a Miami-based family of companies dedicated to full-service real estate development and construction. Pinnacle focuses on providing best-in-class multi-family luxury and affordable/workforce housing communities, and Pinnacle's development portfolio now approaches nearly 10,000 multi-family units located in Florida, Texas and Mississippi. Pinnacle enhances neighborhoods through quality design, green building techniques and environmentally-friendly features to energize and improve the communities in which it operates. Pinnacle has extensive experience in urban in-fill redevelopment as well as public/private partnership ventures, having completed numerous communities involving a public agency or non-profit organization as a meaningful collaborative partner. Pinnacle has a long track record of exceeding the expectations and needs of our partners and stakeholders, whether they are equity investors, lenders, non-profit organizations or the public sector. Pinnacle is noted for its quality of design, enhancement of the communities we serve and high quality resident services.

PARTNERS

Mitchell M. Friedman

Mr. Friedman's career began as Assistant City Manager of Miami Beach and Director of Capital Financing for Miami-Dade County. In the 1990s, Mr. Friedman began a consulting firm specializing in start-up and emerging companies in real estate development and property management, and founded the non-profit South Dade Redevelopment Corporation. Mr. Friedman oversees Pinnacle's development and construction.

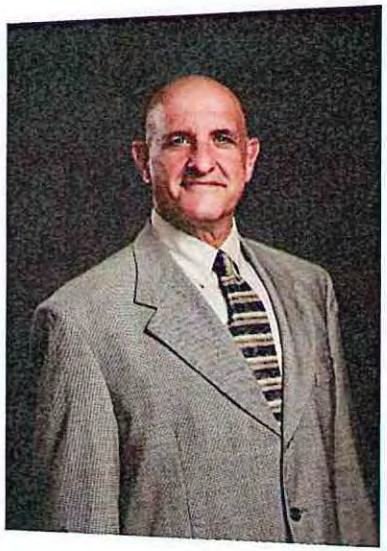
Louis Wolfson III

A fourth generation Miamian, Louis Wolfson has devoted his professional life working toward the betterment of South Florida. Mr. Wolfson leads the public affairs aspects of Pinnacle's development programs as well as Pinnacle's landmark Art in Public Places program. Mr. Wolfson is involved with several charitable foundations including Miami-Dade College, The Underline and The Miami Foundation.

David O. Deutch

David Deutch leads the hands-on, day-to-day management of the Pinnacle family of companies, overseeing many facets of the business enterprise, including orchestrating public and private finance, to ensure performance, sustainability and ongoing compliance. Mr. Deutch is a lifelong Miami area resident, and currently serves as President of the Mount Sinai Medical Center Foundation in Miami Beach.

EXECUTIVE TEAM



Felix Braverman, P.E.
Vice President of Construction
Joined in 2001

Timothy P. Wheat
Regional Vice President
Joined in 2002

Coraly Rodriguez, CPA
Chief Accounting & Operating Officer
Joined in 2000

Jennifer Sanz
Vice President of Development Programs
Joined in 2012

COMMUNITY HIGHLIGHTS

Pinnacle's newest luxury rental development is **LaVida**, the first multifamily community to rise within the master-planned Blue Lagoon commercial park adjacent to Miami International Airport. This 272 unit community was developed with Pinnacle's venture partner Ascend Properties, and consists of one, two, and three bedroom units priced to meet demand among western Miami-Dade's fast-growing workforce.

In 2018, **Brickell View Terrace** earned Pinnacle a proclamation from The Mayor of Miami, The Board of County Commissioners and the residents of Miami-Dade County as a beacon of innovation in housing for Miami's urban core. It's the first mixed-use/mixed-income multifamily rental, transit-oriented development in Miami-Dade County. Consisting of 100 workforce units, 76 market-rate units and approximately 6,700 square feet of retail, the development is a trend-setting public/private partnership between Pinnacle and Miami-Dade County as well as an effective non-profit/for-profit joint venture with East Little Havana Community Development Corporation.

COMMUNITY HIGHLIGHTS

Completed in 2019, **Casañas Village at Frenchtown Square** in Tallahassee is a five-story, 88-unit mixed-income workforce housing community designed in an elegant traditional style reminiscent of the historic Frenchtown community, and contains one-, two- and three-bedroom homes as well as commercial bays for two "live/work lofts."

Verbena is Pinnacle's elegant mid-rise community for families located in the Leisure City Neighborhood Revitalization Strategy Area of Southern Miami-Dade County. Completed in 2020, it consists of 110 affordable one, two and three bedroom units in two buildings, including all of Pinnacle's signature amenities and a state-of-the art outdoor playground. Verbena offers easy access to the "US 1 Busway," providing rapid-transit access into the metro Miami via connecting bus service and MetroRail. Residents will find a myriad of services nearby Verbena including shopping, medical services, schools and parks.

COMMUNITY HIGHLIGHTS

Pinnacle Heights is a 13-story high-rise community near Miami International Airport and offers a mix of affordable and market-rate housing to 109 families, with an effective blend of one, two and three bedroom units. On-site parking is offered through a four-story, attached parking garage. Pinnacle Heights is conveniently located on a main artery connecting the airport with Midtown and Biscayne Boulevard. Pinnacle Heights is also home to Miami's tallest hand-painted mural by artist Rey Jaffet, a key project in Pinnacle's Art In Public Places program.

Pinnacle at Tarpon River, with 112 total units, is a true mixed-income and mixed-use community, with both market and affordable units. The development consists of a 10 story tower and a three story urban village building, with a vibrant commercial use, the successful South Florida Physical Therapy and Sports Rehab facility. It offers a variety of community amenities and a free-standing fitness center lining the parking garage along S.W. 9th Street. Pinnacle at Tarpon River is Silver LEED-certified, and offers the latest green features and worry-free low utility bills, along with ample bike storage. It is within a short walking distance to the popular Las Olas shopping and entertainment district.

COMMUNITY HIGHLIGHTS

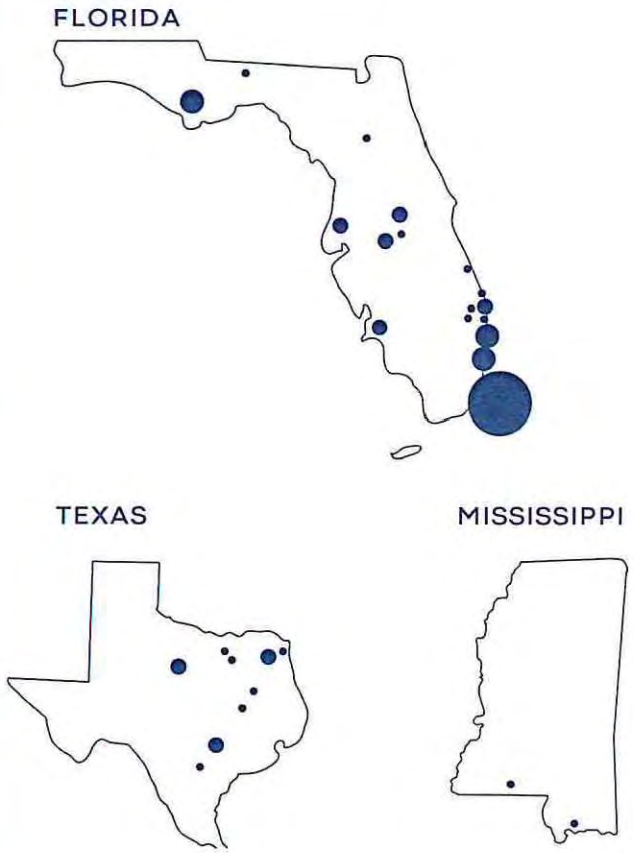
Gibson Plaza Community and Educational Center consists of 56 residential units with an emphasis on housing for seniors. The five-story development is located in Miami's historic Cocoanut Grove community along Grand Avenue, and offers both affordable and market-rate rents, an array of on-site amenities including community center, fitness room, library and computer lab, and durable unit finishes. The development also includes a 3,800 square foot educational component managed by Miami-Dade College through the Mitchell Wolfson Foundation.

"In addition to developing quality affordable housing, Pinnacle went above and beyond for our residents, securing an educational partnership with Miami-Dade College and incorporating inspiring public art throughout the premises. Pinnacle exceeded expectations and is a shining example for developers creating communities that revitalize and enhance neighborhoods."

Mrs. Thelma Anderson Gibson
Past President
T.R. Gibson Memorial Fund

OVERVIEW OF PINNACLE COMMUNITIES

Pinnacle's development portfolio now approaches nearly 10,000 multi-family units located in Florida, Texas and Mississippi.



Amberwood Place
Amistad
Art at Bratton's Edge
Barron's Branch
Bimini Cove
Brickell View Terrace
Camacol Tower
Caribbean Village
Cannery Row at Redlands Crossing
Casañas Village
Crystal Lake
Cypress Cove
East Pointe Place
Friendship Tower
Gibson Plaza
Golden Square and Villas
Highland Gardens Phase 2
King's Terrace
La Madrid Apartments
La Venta
LaVida Apartments
Landings at East Pointe
Liberty Pass
Live Oak Villas I & II
Los Sueños
Oakland Preserve
Oak Ridge Estates
Old Cutler Village
Orchid Grove
Parc Station
Pinnacle at Avery Glen
Pinnacle Cove
Pinnacle at Hammock Crossing
Pinnacle at Hammock Place
Pinnacle at Hammock Square
Pinnacle Heights
Pinnacle at Magnolia Pointe
Pinnacle at Mariner's Village
Pinnacle at North Chase
Pinnacle Palms
Pinnacle Park
Pinnacle at Peacefield
Pinnacle Pines
Pinnacle Place
Pinnacle Plaza
Pinnacle Pointe
Pinnacle Square
Pinnacle at Tarpon River
Pinnacle View
Pinnacle Village
Postmaster Apartments
Rayos del Sol
Saige Meadows
Stillhouse Flats
Summit Parque
The Corinthian
The Grove at Sweetwater Preserve
The Roxton
The Villages at Tarpon
Tupelo Vue
Tylor Grand
Verbena
Vista Mar

ART IN PUBLIC PLACES

Pinnacle also transforms communities with our Art in Public Places program, where artwork is donated by the Pinnacle partners to each of its developments. By creating a sense of place and community, there's also an appreciative and more caring attitude by many residents that is reflected in lower maintenance costs and respect for the place they call home. Commissioning unique works of art from large scale murals, sculptures, urban street art to mosaics, Pinnacle engages local artists to create unique designs for each of its properties. Pinnacle has also expanded this program to include community-wide art projects, such as Miami's tallest mural at Pinnacle Heights, the Puerto Rico Hope Mural in Miami's Wynwood community, the mural at Liberty City Police Station in Miami honoring victims of gun violence, and urban murals in Miami's Overtown community.

PINNACLE IN THE NEWS

WPTV WEST PALM BEACH

Affordable housing shortage impacting cities across the country

How to improve America's affordable housing crisis

MEDIA GROUP lifestyle

Louis Wolfson III, one of Miami's affordable housing leaders, transforms communities with art

South Florida BUSINESS JOURNAL

Pinnacle's Coraly Rodriguez Named to South Florida Business Journal's 2019 Class

South Florida BUSINESS JOURNAL

Pinnacle plans affordable housing on site in Miami-Dade County

Miami Herald

Miami's New Affordable Housing Project Debuts to High Demand

culture crusaders

Affordable Housing Leader, Pinnacle, Offers Art In Public Places Around Miami

WJHG

Pinnacle at Hammock Place Reopens after completion of Restoration

abc 27 WTXL TALLAHASSEE

Frenchtown apartment complex provides affordable housing

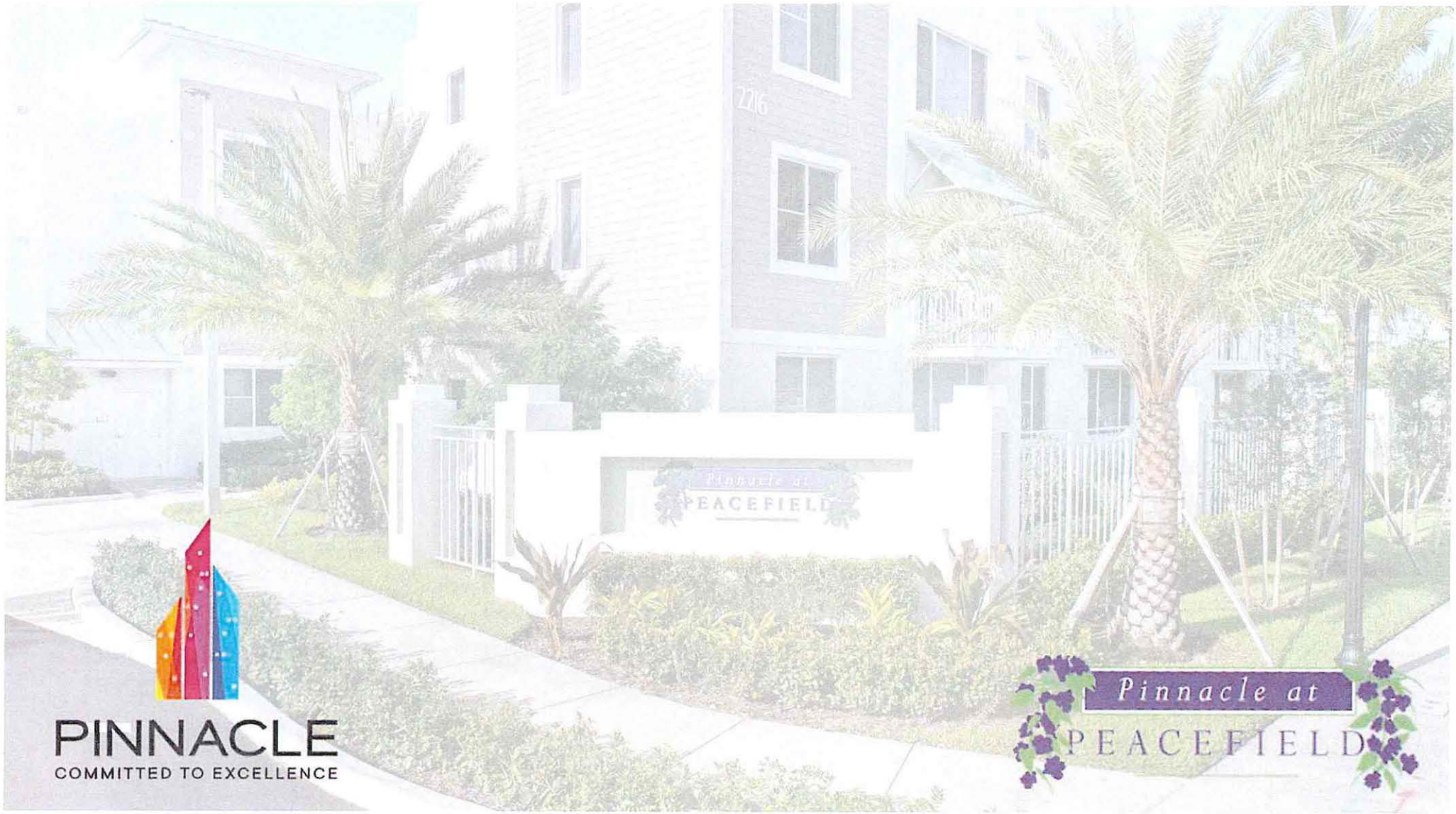
PINNACLE

COMMITTED TO EXCELLENCE

For more information, visit pinnaclehousing.com
or call (305) 854-7100

9400 S. Dadeland Blvd. Suite 100 Miami, FL 33156

Instagram: @pinnaclehousing



PINNACLE
COMMITTED TO EXCELLENCE

Pinnacle at
PEACEFIELD

PINNACLE AT PEACEFIELD

Named after the ancestral home of one of America's Founding Fathers, John Adams, Pinnacle at Peacefield is a preeminent example of urban in-fill redevelopment as well as a unique public/private partnership 20 years in the making. Newly debuted in Summer 2020, Peacefield offers 120 units of senior housing (age 62+) on land assembled by the City of Hollywood and the Hollywood Community Redevelopment Agency, and offers quality affordable design.

The community contains 72 one-bedroom units and 48 two-bedroom units in three low-rise buildings (three-story, each with an elevator) on Adams Street west of S. Dixie Highway and less than a mile from Hollywood's downtown area and its iconic Young Circle.

AMENITIES

Pinnacle at Peacefield offers the latest in quality affordable design, and each building has its own dedicated common facilities, including a lounge/meeting space, computer center, outdoor patio, fitness facility and medical evaluation room.

ART IN PUBLIC PLACES

Pinnacle transforms communities with our Art in Public Places program, where artwork is donated by the Pinnacle partners to each of its developments. By creating a sense of place and community, there also is an appreciative and more caring attitude by many residents that is reflected in lower maintenance costs and respect for their home. Commissioning unique works of art from large scale murals and sculptures to urban street art and mosaics, Pinnacle engages local artists to create unique designs for each of its properties. Pinnacle has also expanded this program to include community-wide art projects, such as Miami's tallest mural at Pinnacle Heights, the Puerto Rico Hope Mural in Miami's Wynwood community, the mural at Liberty City Police Station in Miami honoring victims of gun violence, and urban murals in Miami's Overtown community.

At Pinnacle at Peacefield, local artist Clayton Swartz created and installed colorful custom sculptures in the common areas throughout the property.

PINNACLE

COMMITTED TO EXCELLENCE

For more information, visit pinnaclehousing.com
or call (305) 854-7100
9400 S. Dadeland Blvd. Suite 100 Miami, FL 33156
Instagram: @pinnaclehousing

Northbound
Exit
WENDOVER
HOUSING PARTNERS

WESTON PARK

Settled in the heart of historic downtown Longwood, Weston Park at Longwood Station is a 208-unit market rate community located adjacent to the Longwood SunRail station and centrally located with easy access to major highways to all Central Florida destinations. Longwood and the surrounding communities provide residents with a multitude of shopping, entertainment and restaurant options and experiences including organic grocers, a local apothecary showcasing all-natural products and local brewery with hand crafted beers and wine.

Development Partners include Federal Transit Administration (FTA), Seminole County, Florida Department of Transportation (FDOT), City of Longwood.

AMENITIES

Weston Park offers the latest in quality market rate design. Amenities on property include controlled key fob building access allows residents 24- hour access of the fitness center, resident wi-fi lounge, coffee bar, game room and onsite climate-controlled storage units. Residents can also enjoy outdoor lounging areas by the pool, grills, firepit and private cabana access.

WENDOVER

HOUSING PARTNERS

1105 Kensington Park Drive
Suite200
Altamonte Springs, FL32714

Phone: 407.333.3233
Web:www.wendovergroup.com

1225
WENDOVER
HOUSING PARTNERS

WELLINGTON PARK

Wellington Park is a 120-unit affordable housing development for families located in Apopka, Florida. The community offers one, two and three bedroom apartment homes with open floor plans designed for everyday comfort and convenience. Each unit features energy efficient appliances, walk-in closets and spacious galley kitchens with eating bars, as well as window coverings and washer/dryer connections.

AMENITIES

Wellington Park apartments are centrally located to major highways and public transportation and minutes from entertainment, shopping and schools. Residents enjoy amenities such as a playground for the children, a sparkling pool, garden, clubhouse featuring activity room, fitness facility, business center and gathering area. Spacious and charming apartment homes include fully equipped kitchens with island, paddle fans, blinds and cable connection.

WENDOVER

HOUSING PARTNERS

1105 Kensington Park Drive
Suite200
Altamonte Springs, FL32714

Phone: 407.333.3233
Web:www.wendovergroup.com

dwight@dstephenson.com
6241 North Dixie Highway, Fort Lauderdale, FL 33334 | PH 954.315.7020

DWIGHT STEPHENSON, FOUNDER & CEO

CONSTRUCTION EXPERIENCE: 31 YEARS

Dwight co-founded D. Stephenson Construction Inc. with his wife Dinah with a philosophy of providing quality service and products through instilling their own values of honesty and integrity. Dwight provides leadership, control for all field operations and supervision for all projects. Dwight has successfully completed many projects similar in size & scope and provides leadership for all field operations and supervision for all projects. He has a strong client base of repeat clients, including: Broward College, the School District of Palm Beach County, the School Board of Broward County, the City of Lauderhill, including the City Hall - LEED Silver Certified (a 10 year relationship), Broward County- which includes renovations of the Broward County Courthouse and Midrise totaling nearly $20 million (6 year relationship) and the Fort Lauderdale Hollywood International Airport (7 year relationship). Dwight's role in Quality Control includes ensuring that all D. Stephenson projects adhere to the project specfi cations and meet or exceed the highest levels of quality in the industry.

EDUCATION

Social Work and Physical Education
University of Alabama
St. Paul's College Honorary Degree-
Doctor of Humanities

PROFESSIONAL & COMMUNITY AFFILIATIONS

The Boys and Girls Club, Board
The Lauderhill Business Alliance
Together Against Gangs (TAG)
United Cerebral Palsy, Board
Florida Fish & Wildlife Conservation Commission
Associated Builders and Contractors
Dwight Stephenson Foundation

KEY EXPERTISE

Executive Oversight
Contract Negotiations
Quality Control
Cost Control
Community Relations

RELATED EXPERIENCE

New South Bay Villas, South Bay, FL | $22 Million

The Retreat at Palm Beach, Palm Beach Gardens, FL | $7.7 Million

FMU Residence Hall, Miami Gardens, FL | $12.7 Million

Carver Apartments & Shoppes Building, Miami, FL | $1.2 Million

Overtown Youth Center, Miami, FL | $14 Million

Historic Miramar Public Safety Complex, Miramar, FL | $8.4 Million

Jessie Trice Community Health Center, Miami Gardens, FL $5.9 Million

Helen Miller Center, Opa-locka, FL | $2.5 Million

ULBC Community & Empowerment Center, Fort Lauderdale, FL | $5 Million

City of Lauderdale Lakes Library & Community Center, Lauderdale Lakes, FL $6.2 Million FMU Athletic & Wellness Education Center, Miami Gardens, FL | $7.2 Million

West Palm Beach Fire Station No. 8, Palm Beach Gardens, FL | $5.4 Million

FLL International Airport Ramp Rehab., Hollywood, FL | $4.4 Million

Broward College Health Sciences Simulator Center, Davie, FL | $17.7 Million Benjamin

Franklin K-8 Center Addition, Miami, FL | $6.9 Million

Miami Dade County Police Department Academy, Miami, FL | $3.4 Million

Boca Raton High School Swimming Pool, Boca Raton, FL | $2.8 Million

dinah@dstephenson.com
6241 North Dixie Highway, Fort Lauderdale, FL 33334 | PH 954.315.7020

DINAH STEPHENSON ESQ., FOUNDER & R. VICE PRESIDENT/CAO
CONSTRUCTION EXPERIENCE: 31 YEARS

As a Co-founder of D. Stephenson Construction, Inc. Dinah has over 28 years of experience in various aspects of construction and construction management, including contract negotiations, insurance issues, human resources management and development, and overseeing and handling of all legal issues. Dinah is responsible for daily management, including risk management, and general supervision of all administrative and legal functions of the company, including contract administration. Dinah also oversees workers compensation issues, business ethics, employee conduct, policies or issues related to drug and alcohol use, harassment and other personnel issues.

EDUCATION

University of Miami School of Law,
Juris Doctorate (J.D.) 1988

University of Alabama, Tuscaloosa, AL
Bachelor of Science (B.S.) 1981

PROFESSIONAL & COMMUNITY AFFILIATIONS

The Florida Bar: Member
City of Delray Beach: Public Employees Relations Commission
Dwight Stephenson Foundation, Co-Founder, Board of Directors
American Diabetes Association - Community Leadership Board
YMCA of Broward County - Association Board

KEY EXPERTISE

- Executive Oversight
- Contract Negotiations
- Risk Management
- Community Relations
- Legal
- Human Resources

RELATED EXPERIENCE

New South Bay Villas, South Bay, FL | $22 Million

The Retreat at Palm Beach, Palm Beach Gardens, FL | $7.7 Million

FMU Residence Hall, Miami Gardens, FL | $12.7 Million

Carver Apartments & Shoppes Building, Miami, FL | $1.2 Million

Overtown Youth Center, Miami, FL | $14 Million

Historic Miramar Public Safety Complex, Miramar, FL | $8.4 Million

Jessie Trice Community Health Center, Miami Gardens, FL $5.9 Million

Helen Miller Center, Opa-locka, FL | $2.5 Million

ULBC Community & Empowerment Center, Fort Lauderdale, FL | $5 Million

City of Lauderdale Lakes Library & Community Center, Lauderdale Lakes, FL $6.2 Million FMU Athletic & Wellness Education Center, Miami Gardens, FL | $7.2 Million

West Palm Beach Fire Station No. 8, Palm Beach Gardens, FL | $5.4 Million

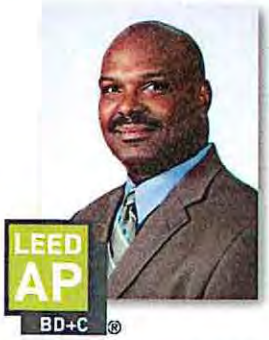
FLL International Airport Ramp Rehab., Hollywood, FL | $4.4 Million

Broward College Health Sciences Simulator Center, Davie, FL | $17.7 Million Benjamin Franklin K-8 Center Addition, Miami, FL | $6.9 Million

Miami Dade County Police Department Academy, Miami, FL | $3.4 Million

Boca Raton High School Swimming Pool, Boca Raton, FL | $2.8 Million

jsanches@dstephenson.com
6241 North Dixie Highway, Fort Lauderdale, FL 33334 | PH 954.315.7020



JOSEPH SANCHES, CGC, LEED AP BD+C, PRESIDENT

CONSTRUCTION EXPERIENCE: 36 YEARS

Joseph is a results-oriented leader and construction executive with over 35 years of experience successfully managing private and government organizations with program budgets of over $1 billion. Joseph managed the successful implementation of Palm Beach County School District's 1/2-Cent Sales Tax Referendum which was part of a 10-year $2 billion capital improvement program. In addition to his private sector experience, he brings 11 years experience in K-12 business operations managing a large staff (almost 3,000 employees), working with principals, interacting with Board Members, fi elding questions from the press and presenting to elected offi cials, oversight committees and the public. He is an active community participant who has been recognized by several prestigious board appointments and awards from local community organizations. Joseph, who is a former member of the Board of Directors for the U.S. Green Building Council, has spoken at dozens of industry conferences including CEFPI, FEFPA and the K12 Facilities Summit.

EDUCATION

MBA in Management
Baruch College, CUNY, New York, NY

BPS in Construction Management
Pratt Institute, Brooklyn, NY

AAS in Construction Technology
New York City Technical College, Brooklyn, NY

2014 State Requirements for Educational Facilities, Florida DOE

LICENSES & CERTIFICATIONS

Leadership in Energy and Environmental Design

Certified General Contractor
CGC1521515

KEY EXPERTISE

- Executive Management
- Quality Control
- Cost Control
- Budget Estimating
- Value Engineering
- Constructability Analysis
- Scheduling
- LEED Expertise

RELATED EXPERIENCE

New South Bay Villas, South Bay, FL | $22 Million

The Retreat at Palm Beach, Palm Beach Gardens, FL | $7.7 Million

FMU Residence Hall, Miami Gardens, FL | $12.7 Million

Carver Apartments & Shoppes Building, Miami, FL | $1.2 Million

Overtown Youth Center, Miami, FL | $14 Million

Historic Miramar Public Safety Complex, Miramar, FL | $8.4 Million

Jessie Trice Community Health Center, Miami Gardens, FL $5.9 Million

Helen Miller Center, Opa-locka, FL | $2.5 Million

Million FMU Athletic & Wellness Education Center, Miami Gardens, FL | $7.2 Million

West Palm Beach Fire Station No. 8, Palm Beach Gardens, FL | $5.4 Million

Broward College Health Sciences Simulator Center, Davie, FL | $17.7 Million Benjamin

Franklin K-8 Center Addition, Miami, FL | $6.9 Million

Miami Dade County Police Department Academy, Miami, FL | $3.4 Million

Boca Raton High School Swimming Pool, Boca Raton, FL | $2.8 Million

Benjamin Franklin K-8 Center Addition & Renovation, Miami, FL | $6.9 Million

Miami Southridge Senior High School Renovation, Miami, FL | $4.9 Million

jangel@dstephenson.com
6241 North Dixie Highway, Fort Lauderdale, FL 33334 | PH 954.315.7020

JULIAN "JAY" ANGEL, VP OF CONSTRUCTION

CONSTRUCTION EXPERIENCE: 36 YEARS

Jay is a senior executive with over 30 years of progressive experience in the construction, program, operations and facilities management industry. Jay exercised full operational management of multiple projects including: cost control, scheduling, quality control, safety, engineering administration, purchasing, subcontract administration, estimating and business development. Jay has excellent analytical and problem solving skills with an expert eye for detail. Jay has significant accomplishments in the education, transportation, residential and hospitality market segments. Prior to joining DSC Jay was head of facilities for Martin County Public Schools District and Barry University and managed preconstruction and special projects for a Top 10 construction fi rm in the country

EDUCATION

B.S. of Science in Civil Engineering
Tulane University, Louisiana

PROFESSIONAL & COMMUNITY AFFILIATIONS

Associated Builders and Contractors
Former Board Member of Construction Association of South FL
Former Board Member of Associated General Contractors
Former Board Member of American Cancer Society, March of Dimes

RELATED EXPERIENCE

New South Bay Villas, South Bay, FL | $22 Million

The Retreat at Palm Beach, Palm Beach Gardens, FL | $7.7 Million

Carver Apartments & Shoppes Building, Miami, FL | $1.2 Million

Overtown Youth Center, Miami, FL | $14 Million

Historic Miramar Public Safety Complex, Miramar, FL | $8.4 Million

Jessie Trice Community Health Center, Miami Gardens, FL $5.9 Million

Helen Miller Center, Opa-locka, FL | $2.5 Million

FMU Athletic & Wellness Education Center, Miami Gardens, FL | $7.2 Million

West Palm Beach Fire Station No. 8, Palm Beach Gardens, FL | $5.4 Million

Benjamin Franklin K-8 Center Addition, Miami, FL | $6.9 Million

Miami Dade County Police Department Academy, Miami, FL | $3.4 Million

City of Coconut Creek Fire Station No. 50, Coconut Creek, FL | $4.9 Million

American Senior High School, Miami, FL | $5.5 Million

West Lakes Preparatory Academy Phase 2B, Miami, FL | $5.3 Million

Melrose Elementary School, Miami, FL | $4.8 Million

KEY EXPERTISE

Executive Oversight
Contract Negotiations
Quality Control
Cost Control
Estimating
Project Management
Educational Facilities

Recent Representative Projects

Name and Location of the Project	Firm's Rep.	Project Owner Address	Project Rep. Address	Completion Date	Size of Project	Cost of Project	Project Description	Work	Present Status	Firm's Project Manager and other Key Professionals	
New South Bay Villas South Bay, FL NEW CONSTRUCTION RENOVATION	CM@Risk	New South Bay Villas, Ltd. 3432 W. 45th Street WPB, FL 33407	Same as Owner	12/2018	126,123SF	$22M	D. Stephenson Construction provided construction management services for the New South Bay Villas, Ltd. The project consisted of the new construction of 8 - 2 story buildings with 24 - 3 bedroom apartments, 40 - 4 bedroom apartments and 2-1 bedroom apartments totalling 91,491 square feet. These buildings are cast in place concrete on auger cast piles, reinforced masonry, hollow core plant floors and wood truss roof systems. New mechanical systems and finishes throughout. The project also included the construction of a new 1 bedroom maintenance building and manager's apartment, a laundry / gym building, a new recreation shelter, a new splash pad, and the remodeling of the existing community center. The project also consisted of the renovation of six existing buildings totaling 34,632 square feet with 44 - 2 bedroom units and 4 - 3 bedroom units. These buildings were a complete gut-out remodel with new roof trusses and roofing, exterior windows and doors, new finishes and complete new MEP systems.	Manage/ Supervise	Completed	Dwight Stephenson Dinah Stephenson Joseph Sanches Jay Angel Jessee Inguanta Koffi Ayi	
The Retreat at Palm Beaches Lakeworth, FL NEW CONSTRUCTION	CM@Risk	Coal Lake Worth	Peter Schorr 855-859-8810	5/2016	53,800SF	$7.7M	D. Stephenson Construction provided Construction Management at Risk Services for the new construction of The Retreat at Palm Beach. The project included the new construction of two buildings totaling approximately 53,800 square feet. The facility includes a swimming pool, gymnasium, a dining room, a commercial kitchen, therapy rooms and recreational facilities. The main building includes 107 luxury beds. The second building is used for medical offices, administration and other support functions.	Manage/ Supervise	Completed	Dwight Stephenson Dinah Stephenson Joseph Sanches Jay Angel	
Sugar Hills Apartments Miami, FL NEW CONSTRUCTION	CM@Risk	New Urban Development 8500 NW 25th Ave. Miami, FL 33147	Same as Owner	9/2013	12 two story	$12M	DSC as Construction Manager as Adviser was instrumental in facilitating extraordinary complex issue resolutions to many matters belonging to Owner, Design Team, Construction Forces, and governing agencies, that helped to reinvigorate project momentum towards completion and occupancy of all 13 buildings. Rehabilitation/Modernization of an affordable apartments/housing complex for the Urban League of Miami/New Urban Development in a high density apartment house district; consisting of "gutting" the interiors, fully rehabilitating the structural shells, and newly re-constructing the interiors of all (12) two-story buildings ultimately providing 132 units, covering approx. 120,000 s.f.; new construction of a single story Management Building of approx. 1,700 s.f., housing the leasing offices, laundry and mail facilities and lobby; completely new reconstruction of site development conditions for paving, parking, irrigation and landscaping. Mix of public-private funding including Federal NSP grant funds. Davis/Bacon wage act compliance.	Manage/ Supervise	Completed	Dwight Stephenson Dinah Stephenson Joseph Sanches	
Henrietta Townhomes West Palm Beach, FL NEW CONSTRUCTION	CM@Risk	New Urban Community Development Corp. 1700 N. Australia Ave. WPB, FL 33407	Chris Plummer Same as Owner	6/2010	16,000SF	$2.5M	D. Stephenson Construction provided design and construction management services for this 11 unit project for the New Urban Community Development Corp. Beach County. The scope of services included construction and project closeout services. The 2.5 Million Dollar development began in September 2009 and was completed in March 2010 which, included 11 TownHomes comprised of 2, 3 and 4 bedroom units. The units included ceramic tile floors, impact windows, centrally monitored security system, French Doors, and new appliances.	Manage/ Supervise	Completed	Dwight Stephenson Dinah Stephenson	

Recent Representative Projects

Name and Location of the Project	Firm's Rep.	Project Owner Address	Project Rep. Address	Completion Date	Size of Project	Cost of Project	Project Description	Work	Present Status	Firm's Project Manager and other Key Professionals	
Overtown Youth Center Miami, FL NEW CONSTRUCITON AND RENOVATION	CM@Risk	450 NW 14th St Miami, FL 33136	Same as Owner	12/2021	51,200 SF	$14M	D. Stephenson serves as the CM@R for the complete renovation and additions to The Overtown Youth Center. The proposed work to the youth center will include its re-positioning as a state of the art facility where children can learn and grow in a comfortable environment. The project consists of the demolition and redevelopment of the existing Overtown Youth Center structure. The planned new construction is approximately 51,200 SF of up to 4 stories with a rooftop, interior buildout renovations with exterior improvements of hardscape and landscape, inclusive of all ADA requirements.	Manage/ Supervise	5% Completed	Dwight Stephenson Dinah Stephenson Joseph Sanches Jay Angel	
Historic Miramar Public Safety Complex Miramar, FL NEW CONSTRUCTION	CM@Risk	City of Miramar Daryl Johnson	Same as Owner	10/2020	53,800SF	$8.4M	D. Stephenson serves as the CM@R for the construction of the Historic Miramar Public Safety Complex project. This project consists of the new construction of a 24,000 SF police sub-station. When complete, the facility will feature a crime scene lab, a SWAT briefing room, and community meeting rooms and 24 police officers will be stationed at the complex.	Manage/ Supervise	9% Completed	Dwight Stephenson Dinah Stephenson Joseph Sanches Jay Angel Stan Francis Steve Carldstedt	
Jessie Trice Community Health Center Miami Gardens, FL NEW CONSTRUCTION	CM@Risk	Jessie Trice Community Health Systems 5607 NW 27th Ave Miami, FL 33142	20612 NW 27th Ave Miami Gardens, FL 33056	10/2020	15,000 SF	$5.9M	D. Stephenson serves as the CM@R for the construction of the Jessie Trice at Miami Gardens Community Health and Wellness Center will be approximately 15,000 SF one story building housing (4) separated clinics: Primary Care for Adults (4 exam rooms), Pediatric Services (4 exam rooms), Dental Center (4 Operatories), OB/GYN (4 exam rooms). All four (4) clinics will operate independently with their own waiting areas and registration desks. The main entrance lobby will provide access to all clinics and common areas. The common areas will include Laboratory services, administrative offices, employee lounge, conference room, multipurpose room, electrical/mechanical, and storage rooms.	Manage/ Supervise	75% Completed	Dwight Stephenson Dinah Stephenson Joseph Sanches Jay Angel	

Recent Representative Projects

Name and Location of the Project	Firm's Rep.	Project Owner Address	Project Rep. Address	Completion Date	Size of Project	Cost of Project	Project Description	Work	Present Status	Firm's Project Manager and other Key Professionals	
University of Miami Interiors Renovations Miami, FL RENOVATIONS	CM@Risk	University of Miami 1400 NW 10th Avenue Dominion Tower Roof Garden Miami, FL 33136	Same as Owner	1/2012	13,000SF	$600k	D. Stephenson Construction, Inc. provided Construction Management at Risk Services for the University of Miami 13,000 SF office building. The project included renovations for floors 11 and 12 including offices, conference rooms, reception areas and break rooms. The construction was performed while the facility remained fully operational. This was a fast track project, completed on time and within budget.	Manage/ Supervise	Completed	Dwight Stephenson Dinah Stephenson	
Urban League of Broward County Fort Lauderdale, FL NEW CONSTRUCTION	CM@Risk	Urban League of Broward County 11 NW 36th Ave. Ft. Lauderdale, FL 33311	Germaine Smith-Baugh Same as Owner	4/2012	4,200SF	$5M	The center includes private rooms for one-on-one counseling on special services, a 4,200-square-foot multi-purpose room that could be sectioned into four smaller rooms, a small training center and a bank of computers in a lab equipped with Wi-Fi, etc.	Manage/ Supervise	Completed	Dwight Stephenson Steve Carlstedt	
SBBC Hurricane Wilma Repairs Various Locations NEW CONSTRUCTION	CM@Risk	SBBC 1643 N. Harrison Parkway Bldg. H Sunrise, FL 33323 P 754-321-1624 F 754-321-1683	Same as Owner	12/2008	Various	$4.8M	Provided services for over $4.8M in repairs for SBBC due to damages sustained from Hurricane Wilma. Repairs included various renovations, replacing drywall, acoustical ceilings, acoustical tiles, vct replacements, HVAC and electrical replacements and roof replacements for over 50 k-12 educational facilities. Restored all surfaces impacted to match original conditions. Occupied Campuses.	Manage/ Supervise	Completed	Dwight Stephenson Dinah Stephenson	
City of Boca Raton PSIMS Center Boca Raton, CFL RENOVATION	CM@Risk	City of Boca Raton Boca Raton, FL	Same as Owner	1/2017	12,500SF	$2.1 M	D. Stephenson Construction, Inc. provided Construction Management at Risk Services for the City of Boca Raton interior buildout of their Public Safety Information Management System (PSIMS) center. The scope of work included build out of 12,500 sf including interior finishes, MEP systems and new security devices and systems integrated into existing building security system. All work was thoroughly coordinated as the City maintained occupancy throughout construction.	Manage/ Supervise	Completed	Dwight Stephenson Dinah Stephenson Joseph Sanches	
Broward College International Education Bldg. 32 – 6th Floor Fort Lauderdale, FL RENOVATIONS	CM@Risk	Broward College 3501 Davie Road Davie, FL 33314	Same as Owner	8/2016	11,200SF	$413K	D. Stephenson Construction, Inc. provided Construction Management at Risk Services for the renovation of Broward College International Education Institute. The scope of work included demolition, drywall, painting, flooring and MEP systems modifications.	Manage/ Supervise	Completed	Dwight Stephenson Dinah Stephenson Joseph Sanches Jay Angel	
Broward College Graphic & Arts Studio Bldg. 32 – 3rd Floor Fort Lauderdale, FL RENOVATIONS	CM@Risk	Broward College 3501 Davie Road Davie, FL 33314	Same as Owner	7/2015	11,200SF	$534K	D. Stephenson Construction, Inc. provided Construction Management at Risk Services for the renovation of Broward College Graphics and Studio Arts Building. The scope of work included demolition, drywall, glazing, flooring, painting and MEP system modifications.	Manage/ Supervise	Completed	Dwight Stephenson Dinah Stephenson Joseph Sanches Jay Angel	

Recent Representative Projects

Name and Location of the Project	Firm's Rep.	Project Owner Address	Project Rep. Address	Completion Date	Size of Project	Cost of Project	Project Description	Work	Present Status	Firm's Project Manager and other Key Professionals	
Dan Marino Foundation Vocational College Fort Lauderdale, FL RENOVATIONS	CM@Risk	Dan Marino Foundation 400 N. Andrews Ave. Ft. Lauderdale, FL 3301	Mary Partin Same as Owner	12/2013	16,400SF	$1.2M	D. Stephenson Construction, Inc. provided Construction Management at Risk services for the new Dan Marino Foundation Vocational College. The scope of work included site, interior, exterior, building envelope, and MEP&FP. The project consisted of the renovation and fit-out of the First & Second Floors for educational programs that will include the addition of a new internal stair between levels 1&2 only. The existing exterior egress stair required renovations and upgrades. The existing elevator cab received new finishes and upgrades. New mechanical, electrical, plumbing and fire protection on Levels 1&2 supplemented limited existing conditions. The exterior of the building received upgrades and modifications to accommodate new canopies and awnings. Full site improvements, sidewalk, and limited utility modifications are included in the project.	Manage/ Supervise	Completed	Dwight Stephenson Dinah Stephenson Joseph Sanches	
Miami Dolphins Locker Rooms Miami Gardens, FL RENOVATIONS	CM@Risk	Miami Dolphins 7500 SW 30th Street Davie, FL 33314	Bill Galante Same as Owner	3/2012	4,200SF	$731K	D. Stephenson Construction in association with Herman Construction provided Construction Management Services for the Miami Dolphins Training Facility Locker Renovations. For phase one the scope included doorway and interior wall renovations, remove, raise and replace with upgraded materials the carpet flooring, repaint entire space and added stained wood wall base. For phase two the scope included the removal and replacement with upgraded, 80 custom designed state of the art player locker with storage cabinets, first-ever-known mechanical ventilated shoe drawers and shoulder pad cabinets. This project was a fast track project in which we could only execute construction during periods of time when the players were not regularly schedule to be at camp.	Manage/ Supervise	Completed	Dwight Stephenson Dinah Stephenson Joseph Sanches	
Miami Dolphins Player's Corridor Miami Gardens, FL NEW CONSTRUCTION	CM@Risk	Miami Dolphins 7500 SW 30th Street Davie, FL 33314	Bill Galante Same as Owner	6/2012	1,570SF	$800K	D. Stephenson Construction in association with Herman Construction provided Construction Management Services for the Miami Dolphins Player's Corridor Improvements. The scope for this project included demolition of existing acoustical ceiling, raised HVAC and electrical systems, upgraded 2 X 4 acoustical ceilings to X 4, upgraded fire alarm detection and notification system, and helped to coordinate the removal of player collage murals and installation of Hall of Fame Player Tribute Plaques with stained wood backboard mounts. This project was a fast track project in which we could only execute construction work during periods of time when the players were not regularly schedule to be at camp.	Manage/ Supervise	Completed	Dwight Stephenson Dinah Stephenson Joseph Sanches	
NFL YET Center Miami, FL RENOVATIONS	CM@Risk	Gwen Cherry Park Foundation 7090 NW 22nd Ave. Miami, FL 33147	H.T. Smith Same as Owner	2/2011	5,000SF	$3M	D. Stephenson Construction, Inc. provided CM at Risk services for the NFL Yet Center renovations. The renovations took place at the Southwest corner of the building adjacent to the gymnasium and features two classrooms, media rooms, administrative offices and restrooms, and will face an outdoor breezeway. The project was constructed an occupied Recreational Facility & Park.	Manage/ Supervise	Completed	Dwight Stephenson Dinah Stephenson	
Boca Raton High School Swimming Pool Boca Raton, FL NEW CONSTRUCTION	D/B	The School District of Palm Beach County 3661 Interstate Park North, Ste. 209 Riviera Beach, FL 33404	Chip Gauthier Same as Owner	2/2011	27 yard by 50m	$2.8M	D. Stephenson Construction, Inc. provided Design/Build build services to the School District of Palm Beach County for the construction of the Boca Raton High School Swimming Pool. The scope included 25 yard by 50 m USAS certified competitive swimming pool with dive well, a 3 meter and two 1 meter diving boards. Pool facility support building with boys and girls changing/restrooms as well as pool equipment, storage/pool office, custodial and electrical rooms. Site utilities and services including electric, domestic water, sewer, site drainage, under-pool dewatering, intercom, fire alarm/smoke detection, lightning protection, ITV and dedicated emergency phone were provided as well as provisions for intrusion detection, video surveillance, access control and public address/communications systems.	Mange/ Supervise	Completed	Dwight Stephenson Dinah Stephenson	

Recent Representative Projects

Name and Location of the Project	Firm's Rep.	Project Owner Address	Project Rep. Address	Completion Date	Size of Project	Cost of Project	Project Description	Work	Present Status	Firm's Project Manager and other Key Professionals	
City of Lauderhill Hall Lauderhill, FL NEW CONSTRUCTION	CM@Risk	City of Lauderhill 5581 W. Oakland Park Blvd. Lauderhill, FL 33313 PH 954-730-3003	Charles Faranda Same as Owner	11/2009	42,500SF	$12.3M	Project entailed the removal and replacement of the entire curtain wall system. This building contains the most sensitive information stored by the courts and again our team completed our work while adhering to and enhancing all security procedures. Additional projects include the judge's elevators, the law library, public defender's office and prosecutor's office space. The D. Stephenson team coordinated all the work with the County to ensure there were minimal interruptions to the daily activities of the county staff.	Manage/ Supervise	Completed	Dwight Stephenson Dinah Stephenson	
Broward College Health Sciences Simulator Center Davie, FL NEW CONSTRUCTION	CM@Risk	Broward College 3501 SW Davie Road Davie, FL 33314 PH 954-201-4592	Deborah A. Czubkowski Same as Owner	8/2014	65,000SF	$17.7M	The scope includes the new construction of 7 state-of-the-art labs, which are equipped with human patient simulators and bedside computers; specialized hospital equipment specific to the function of each lab; internet access; digitalized video; recording cameras and TV monitors; computer assisted instructional software / and or other interactive software. The labs are designed to replicate realistic practice settings and have an EMS ambulance bay, and emergency Department. Critical Care units, Medical-Surgical unit, Trauma/Operating/Dental Room, and a Labor and Delivery/Neonatal Intensive Care / Pediatric unit; and open lab space to conduct large clinical drills, as well as, debriefing rooms. storage space, and video recording control rooms. Each patient care unit accommodates 6 students and an instructor, and have an adjoining control room and storage space. This is a LEED Gold project.	Mange/ Supervise	Completed	Dwight Stephenson Dinah Stephenson Joseph Sanches	
Miami Dolphins Suite Renovations Miami Gardens, FL RENOVATIONS	CM@Risk	Miami Dolphins 7500 SW 30th Street Davie, FL 33314	Bill Galante Same as Owner	8/2015	118,600sF	$4M	D. Stephenson Construction provided Construction Management at Risk services for the Miami Dolphins Stadium Renovations. The scope included buildout of the North, East and West clubs which contain bars, lounges, restrooms and catering. The project had to be completed within four months in between football season. The design incorporated high end finishes including wall paper, imported tiles and Level 5 drywall finishing.	Manage/ Supervise	Completed	Dwight Stephenson Dinah Stephenson Joseph Sanches	
Helen Miller Community Center Opa-locka, FL NEW CONSTRUCTION	DB Service	City of Opa-locka 780 Fisherman Street 4th Floor Opa-locka, FL 33054 P 954-549-7404	Erskin Howard Same as Owner	10/2013	6,000SF	$2.5M	D. Stephenson Construction, Inc. provided design build services for the new construction of the City of Opa-locka's Helen Miller Center at Segal Park. The scope included demolition of the existing building, design and construction of a new two story energy efficient building approximately 6,000SF at the same location of the previous building. Due to restrictions on the grant funding the project had to be completed within a very short window. The site was complicated by poor soil conditions requiring piles. The Helen Miller Center provides offices for the Parks and Recreation Department and a community center for the surrounding neighborhood.	Manage/Supervise	Completed	Dwight Stephenson Dinah Stephenson Joseph Sanches	
FMU LIVING & LEARNING RESIDENCE HALL Miami Gardens, FL ADDITION	D/B	FMU 15800 NW 42nd Ave. Miami Gardens, FL 33054 P 305-626-3766 F 305-626-3777	David Jaccarino Same as Owner	8/2011	121,986SF	$12.8M	Components Include: design, approval processing, infrastructure and unit construction of dorms. Multi-Function Reception, Room with Kitchen, Recreation & Game Room, Fitness Room, Computer Rooms, a Media Room, and a Class Room for up to 35 students, Student Lounges, laundry and Vending Rooms. All main entrances, emergency exists, hallways and roof access doors will be wired for surveillance cameras.	Manage/Supervise	Completed	Dwight Stephenson, QA	

RICHARD JONES

ARCHITECTURE

Richard C. Jones, AIA, NCARB
Richard Jones Architecture Inc.
10 SE First Avenue
Delray Beach, Florida 33444
www.rjarchitecture.com

Academic Background
New Jersey School of Architecture at NJIT,
Master of Architecture 1995

Professional Registrations

State of Florida (active)	State of North Carolina
State of Maryland	State of South Carolina
State of Tennessee	State of Georgia

Professional Affiliation
American Institute of Architects (AIA)
National Council of Architectural Registration Boards (NCARB)

Relevant Experience

Rich has been practicing in the field of architecture for 25 years. He specializes in Multi-Family / Mixed-Use / Commercial and Residential Architecture including Condominiums, Townhomes, Rental Apartments, Workforce/Affordable Housing and Green Communities. His combination of leadership qualities, creative talent, and attention to detail has led to many successful award-winning projects.

Some of Rich's Multi-Family career design work includes:

- Aura Delray Beach, Delray Beach, Fl
- Sonoma Hills, Orange County, FL
- 111 First, Delray Beach, Fl
- Sofa Delray, Delray Beach Beach, Fl
- Renaissance Commons, Boynton Beach, Fl
- Chelsea Parc, Davie, Fl
- Jefferson at Camino Real, Boca Raton, FL
- Jefferson at Flagler, West Palm Beach, FL
- Jefferson Imperial River, Bonita Springs, FL
- Marina Gardens, Palm Beach Gardens, FL
- Mariners Club, Key Largo, FL
- Shalimar, Davie, FL
- Avery Glenn, Sunrise, FL
- Seagate Yacht Club, Delray Beach, FL
- Quantum Lakes Villas, Boynton Beach, FL
- Phillippi Landings, Sarasota, FL
- Delray Station, Delray Beach Beach, FL
- The Preserve at Celebration, Celebration, Fl
- Marsh Harbour, Riviera Beach, FL
- Boardwalk Apartments, Davie, FL
- Ocean Mall, Singer Island, FL
- Tradition at Kendall, Kendall FL
- Independence Apartments, Orlando, FL
- The Stirling, Dania Beach, FL

11. Development Feasibility Using Other Conventional Financing Sources; Timing of Sources

If not selected for the Local Government Area of Opportunity Funding, Berkeley Landing would not be competitive for 9% Housing Tax credits this year, as Florida Housing will select a development for financing with this designation. At this time, there are no other financial layering alternatives that are available utilizing tax credits, due to HUD's elimination of a large swath of the City of Riviera Beach, including the site of Berkeley Landing, from its list of "Qualified Census Tracts." The loss of this designation means that the necessary 30% "basis boost" to make developments such as this viable in urban areas is not automatically available, and only can be remedied by obtaining the basis boost through the Local Government Area of Opportunity designation provided by Florida Housing. Therefore, we could not raise sufficient tax credit equity to seek alternative financing sources such as tax-exempt bonds or SAIL funds. Additionally, conventional financing is not available due to the more restrictive covenants and conditions required by conventional lenders, namely the need to achieve higher rents in the market than the development could bear.

PINNACLE
COMMITTED TO EXCELLENCE

WENDOVER
HOUSING PARTNERS

12. Alternate Sites Considered away from Broadway Corridor or Elsewhere in Palm Beach County

We consider the Broadway corridor an excellent redevelopment opportunity and it has been our sole focus in the near term, both within the City of Riviera Beach and Palm Beach County as a whole. Both Pinnacle and Wendover affirm that we have no other planned or pending developments in the City or County which we intend to submit in RFA 2020-202 which would compete or conflict with Berkeley Landing if we are selected for Local Government Area of Opportunity funding by the City.

13. Consideration for Near Market Rate & Market Rate Units

The Berkeley Landing team's stated goal is to achieve a wide income spectrum. Thus, our unit mix is top-heavy with market rate equivalent units. The exact unit mix and proposed rents are a result of Pinnacle/Wendover's extensive analysis, including the engagement of a market study completed by Zillah Tarkoe Associates. The market study concluded that achievable market rents in Riviera Beach are equivalent to the 80% median income level of Palm Beach County ($56,240 in median income for a 2-person household, $70,240 for a 4-person household). This income level is considered market rate/workforce and targets a demographic commonly underserved by quality rental housing. Specifically, the demographic includes essential services personnel such as healthcare workers and first responders, teachers, government workers, skilled labor, and young professionals.

Berkeley Landing will include 25 tax-credit funded units at the 80% Area Median Income level, with rents equivalent to market rate (see table in question #1). In addition, there will be two live/work units with no income or rent restrictions.

With the possible consideration by the City of amendments to the existing zoning code that might permit more height on this site, the Berkeley Landing team is willing to consider a yield of more total units, include additional units which could be non-income restricted and subject to further market analysis.

PINNACLE
COMMITTED TO EXCELLENCE

WENDOVER
HOUSING PARTNERS

14. How Will Development Spur Revitalization and Other Development

Berkeley Landing will be catalytic in spurring redevelopment of the Broadway corridor. We are certain of this based up Pinnacle's and Wendover's past experiences in developing high-quality, best-in-class affordable communities. We outline these expectations below:

1. The design approach with cutting-edge buildings with public plazas and other inspiring features creating a feeling of activity on Broadway, will inspire others to develop on the corridor, just as the new Marina and the new D.R. Horton townhome development have further inspired us to invest. Development tends to have a snowball effect, and once it starts, it is hard to stop, especially in a waterfront community as desirable as Riviera Beach.
2. Affordable housing is often a catalyst in and of itself and the "first-in" development which leads to more. This has been proven to be the case in cities large and small. Case study – in 2000, the Wynwood neighborhood in Miami was stagnant, with no significant development in nearly 20 years. Pinnacle built its first high rise community, called Pinnacle View, followed by two more communities in the Wynwood/Arts District later in the decade. These investments served as a catalyst for more investment today.
3. Existing property owners will take notice of the quality standard set by Berkeley Landing and make capital improvements to their properties. We experience this in every Wendover and Pinnacle development venture – other property owners and landlords respond to our communities by "upping their game."
4. Our public plazas along Broadway especially will provide a destination feel to the corridor. It will inspire others to follow our lead and create their own unique features.
5. Berkeley Landing will generate at least $125,000 per year in ad valorem taxes, affording the CRA a vital tax increment to then reinvest in other worthy developments.
6. Spin off investment, revenue to the City and employment will follow. The National Association of Home Builders routinely studies local benefits of a typical 100-unit affordable housing development. They have found that "the estimated one-year local impacts of building 100 apartments in a typical family tax credit development include $7.9 million in local income, $827,000 in taxes and other revenue for local governments, and 122 local jobs. These are local impacts, representing income and jobs for local residents, and taxes (and other sources of revenue, including permit fees)...the additional, annually recurring impacts of building 100 apartments in a typical family tax credit development include $2.4 million in local income, $441,000 in taxes and other revenue for local governments, and 30 local jobs. These are ongoing, annual local impacts that result from the new apartments being occupied, and the occupants paying taxes and otherwise participating in the local economy year after year." Berkeley Landing will be a boon to the local economy, creating more business and more development.

15. List of Amenities, and Amenities Offered to Development's Residents and the Broader Community

We list below the amenities to be provided at Berkeley Landing, as previously outlined in Section 7 above:

Site Amenities:

- Theater Room/Multi-Purpose Facility/Community Meeting Room
- Library/Cyber Lounge with Computer Workstations
- Sparking, centrally-located resort-style swimming pool
- Free Community Wi-Fi
- Fitness Center with both fixed equipment and programmable Wellbeats system offering virtual yoga, Pilates and other training classes
- Community Room, made available to residents (also available for local community and civic group uses at no charge and upon request/reservation)
- Outdoor recreation including a covered pavilion with a wet bar, BBQ area and playground
- Electronic surveillance throughout with high definition, night vision cameras, with web-enabled monitoring with a DVR function that can be accessed by Riviera Beach Police
- Controlled access through a key fob system into residential buildings and common areas
- "Touchless" operations on common elements (and/or anti-viral surfaces such as copper) for entry doors, bathrooms and elevators to the greatest extent possible

General Operational Features and Amenities:

- Durable hard-surface countertops and floors throughout
- Impact-resistant windows and doors throughout
- Builder grade PVC blinds or solar shades for each window
- Island kitchens in 2 and 3 bedroom units
- Video and internet access in each unit, with a variety of platforms offered (AT&T TV, Xfinity, etc.)
- USB ports/plugs on kitchen countertops and in master bedrooms
- Full-size range, oven and microwave in all units
- Bathtub with shower in at least one bathroom of every unit
- Washers and dryer hookups in every unit (with high efficiency equipment available to rent at an additional charge)
- Pest control included in rent

These amenities are available to all residents. With respect to amenities available to the larger community:

1. We will make our Community Meeting Room accessible for scheduling meetings for the greater community, including local community associations, civic groups, the CRA, and any public purpose organization providing human services to the community.
2. We will coordinate with these organizations for providing public notice of the resident and community service training sessions outlined in Section 6 of this response, such that we can accommodate the public above and beyond our resident population based on availability.
3. We propose that our public plazas, public art and hardscape be dedicated to the city and made available for the use and enjoyment by the public, and Berkeley Landing will enter into a license and maintenance agreement to maintain these public spaces on the City's behalf and for the benefit of the community.

16. Anticipated Timeline for Development

Berkeley Landing's schedule is largely dependent upon the award of Housing Tax Credits by Florida Housing Finance Corporation, and the completion of the post-final raking appeals process they are compelled to conduct pursuant to the Florida Administrative Code. The timeline for the application cycle process for RFA 2020-202 is as follows:

- RFA due date: 10/20/2020
- Review Committee Scoring and Recommendations: 11/17/2020
- Board of Directors Approval of Funding Recommendations: 12/4/2020

However, the post-final ranking appeal process may take three to five months, so a reasonable expectation is that if Berkeley Landing is selected for funding, it will be invited into the credit underwriting process with Florida Housing by May 1, 2021.

We will have begun work on design, entitlements and financing even before the appeals process completes if we are in the funding range. Our schedule, based on best efforts, is below:

Task	*Date*
Submittal for site development plan approval	7/1/2021
Construction/working drawings 50% complete	11/1/2021
Site development plan approval	12/15/2021
Working drawings 95% complete, submitted for permit	1/15/2022
Firm debt and equity commitments secured	2/1/2022
Construction contract signed	2/15/2022
Credit Underwriting with FHFC complete	3/10/2022
Permits obtained	5/15/2022
Closing on financing (incl. city funds)	6/10/2022
Notice of commencement issued	6/15/2022
Leasing commences	2/1/2023
First building complete	5/1/2023
First move-ins	6/15/2023
Substantial completion	9/30/2023
100% lease-up achieved	12/31/2023

17. Benefits to the Community

The City of Riviera Beach is centrally located at the heart of Palm Beach County, between the higher income areas of West Palm Beach and North Palm Beach/Palm Beach Gardens. With its close proximity to Palm Beach County's centers of employment and tourism, its unparalleled waterfront and inland recreational centers, and with the fantastic efforts by the CRA and City in redeveloping the City's Marina, not to mention the ever-expanding Port of Palm Beach, Riviera Beach is poised for a period of dynamic growth and prosperity. The current population of Riviera Beach is estimated at nearly $40,000, with a median household income of approximately $29,000, compared to that of approximately $53,000 county-wide. An estimated 40% of the property within the CRA is vacant or derelict. Riviera Beach has a 65% residential rental rate due to the lack of new housing construction in the City over the past 20 years. As a result, the lack of affordable rental housing has been singled out as the greatest challenge currently facing the city, and with that, there needs to be both quality rental housing and an emphasis on growing the pool of homeowners in the City.

Berkeley Landing can assist in reversing these trends as the City's first meaningful residential development in the CRA/Broadway corridor, delivering the following benefits:

- Enhancing the working waterfront
- Attracting new residents to the City and elevating the quality of housing for existing residents
- Creating both construction and permanent jobs
- Providing a catalyst for future residential investment and development
- Empowering a base of future long-term City homeowners through Homeownership Opportunities
- By removing living expense burdens on existing residents of Riviera Beach though the offering of affordable rents, discretionary income will nearly double, allowing for more commerce at local businesses
- Expanding the tax base, allowing for the CRA to capture this tax increment to invest in more change-making development

18. Developer Leveraging, Contribution vs. Percentages of Funding and City's Contribution vs. Total Development Cost

Berkeley Landing will be an approximately $30.5 million development, resulting in 110 residential units in a mixed-income, mixed-use facility. The City's contribution of $640,000 will achieve a leveraging ratio of $1 in City funds for every $48 of financing from other entirely private resources. There is no doubt given the qualitative value of the improvements and the socio-economic impacts to the City and its citizens, that this is a wise investment of public resources.

Moreover, the City's investment will directly leverage an annual allocation of Housing Tax Credits by Florida Housing Finance Corporation in the amount of $2,375,000, as a result of the City granting Berkeley Landing the "Local Government Area of Opportunity" designation, which in turn will be syndicated to an investor to raise over $21.8 million of investment equity, all of which must be guaranteed for completion and compliance by Pinnacle and Wendover. The leverage ratio of City funds to this equity raise will be $1 in City funds for $34 in equity.

Balancing the sources and uses for the development to make it viable requires that Pinnacle and Wendover defer $2 million of its developer fee. The leverage ratio is $1 in City funds for every $3.12 of developer funds.

The City's investment in Berkeley Landing greatly enhances the City's "triple bottom line": by investing in quality real estate, the welfare of its citizens, and in a greener community since Berkeley Landing will be an energy efficient and NGBS-certified Silver community.

RESOLUTION NO. 2020-____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FL("THE CITY"); FINDING THAT THE _____ PROJECT LOCATED AT _____ ("PROJECT") IS CONSISTENT WITH THE COMMUNITY REDEVELOPMENT PLAN ADOPTED BY THE COMMUNITY REDEVELOPMENT AGENCY (AGENCY); ACCEPTING A CONTRIBUTION FROM THE AGENCY TO BE USED AS A LOCAL CONTRIBUTION IN THE AMOUNT OF $640,000 ("LOCAL MATCH") IN SUPPORT OF AN APPLICATION FOR LOW INCOME HOUSING TAX CREDITS TO SUPPORT THE PROJECT; AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE THE AGREEMENT WITH THE AGENCY FOR THE CONTRIBUTION AND FOR THE PURPOSE OF THE LOCAL MATCH; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Part III of Chapter 163, Florida Statutes, provides that redevelopment agencies shall afford maximum opportunity to the rehabilitation or redevelopment of the community redevelopment area by private enterprise for the elimination of slum and blight and the provision for the development of affordable housing; and

WHEREAS, the Riviera Beach Community Redevelopment Plan provides for development of programs to encourage the private sector to undertake redevelopment within the Community Redevelopment Area and the development of affordable housing; and

WHEREAS, the Riviera Beach Community Redevelopment Plan identifies projects such as _____ as the type of project to encourage development which will improve commercial corridors and provide attainable, affordable, and workforce housing within the Community Redevelopment Areas in the City of Riviera Beach, Florida ("the Area"); and

WHEREAS, the Borrower's property is located within the Area and the proposed development of multi-family residential units is consistent with the goals and objectives of the adopted CRA Plan; and

WHEREAS, the City in conjunction with the Riviera Beach Community Redevelopment Agency supports the local contribution and loan in support of an application for low-income housing tax credits to support the Project.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, THAT:

SECTION 1. The City Council of the City of Riviera Beach finds that the _____ Project located at _____, Riviera Beach is consistent with the goals and objectives of the adopted Riviera Beach Community Redevelopment Plan and the City.

SECTION 2. The City Council of City of Riviera Beach hereby approves the contribution of $640,000, in conjunction with the City of Riviera Beach Community Redevelopment Agency, to be used as a local contribution and loan (Local Match) for the Project in support of an application for low income housing tax credits to support the Project.

SECTION 3. The Mayor and City Clerk on behalf of the City, are hereby authorized to take such actions that are consistent to carry out the intent of this resolution.

SECTION 4. This resolution shall be effective immediately upon its adoption.

PASSED AND ADOPTED this _____ day of October 2020.

APPROVED:

Ronnie L. Felder
Mayor

Julia A. Botel, Ed.D.
Chairperson

Attest:

Claudene L. Anthony
Certified Municipal Clerk
City Clerk

Douglas A. Lawson
Chair Pro Tem

Tradrick McCoy
Councilperson

KaShamba Miller-Anderson
Councilperson

Shirley D. Lanier
Councilperson

Motioned By: _____

Seconded By: _____

T. McCoy: _____

K. Miller-Anderson: _____

S. Lanier: _____

J. Botel: _____

D. Lawson: _____

Reviewed As To Legal Sufficiency

_____

Dawn S. Wynn, City Attorney

Date: _____

BERKELEY LANDING
JUSTIFICATION STATEMENT
Rezoning and Major Site Plan Review
April 15, 2021
June 17, 2021 Rev.
July 15, 2021 Rev.

urban design studio

Urban Design
Land Planning
Landscape Architecture

OVERVIEW OF REQUESTS AND PROPERTY INTRODUCTION

On behalf of the property owners East Coast Property Investment Group, LLC and EC Commercial Properties, LLC, and the applicant, Berkeley Landing, LTD, Urban Design Studio has prepared and hereby respectfully submits requests for a partial Rezoning and Major Site Plan application review for the proposed Berkeley Landing housing development.

The subject 4.01-acre property (hereinafter referred to as the subject property), consisting of two property control numbers (PCN 56-43-42-28-42-000-0010 and 56-43-42-28-00-002-0020), is located within the municipal boundary of the City of Riviera Beach (City) on the east side of Broadway Avenue (U.S.1), just north of Allen Street, and the west side of Lake Shore Drive, just north of Helen Court. The subject property has a Future Land Use Atlas (FLUA) designation of Downtown Mixed Use (DMU) and split Zoning designations of Downtown General (DG), west portion; and Downtown Residential (DR), east portion. The subject property is additionally situated within the Community Redevelopment Area's (CRA) Downtown district and subject to the City's CRA land development regulations.

More specifically, the applicant is requesting to rezone the eastern approximate 2.23 acres (97,740 SF) of the subject property's southern parcel from the currently zoned Downtown Residential district to the Downtown General district. Applicant is moreover requesting Major Site Plan approval for a multifamily residential development, that will provide for two (2) with live work units and 110 rental based units, see details herein. Additionally, the applicant is requesting to deviate from the City's Land Development Regulations (LDRs) to allow the following:

1. Allow for minor deviations from LDR Section 31-609, requiring a 10' planting area between multifamily building walls and adjacent parking to allow for the larger 3-bedroom units to provide a minimum width of 2', but with an average width along the lengths of the entire buildings of no less than 10'.

2. Allow for a deviation from LDR Section 31-538, Civic Open Spaces, to allow proposed placement of the civic spaces *(not lined by building facades or streets on all sides.)*

The three-story modern Berkeley Landing development is proposed to meet the needs of the City's increasing need for affordable rental housing in the area and meets the definition and requirements of the City's described Affordable Housing, which states,

> 'Affordable Housing: An owner occupied or rental dwelling unit with a purchase cost, value, or monthly rental, as applicable, equal to or less than the amounts established by the applicable standards for those individuals whose income is at or below 60 percent of Area Median income as published by the United States Department of Housing and Urban Development *(HUD)* and certified by the Department of Community and Economic Development *(DEO)*.'

Research of HUD's 2020 reporting, the current Median Income for Palm Beach County *(West Palm Beach-Boca Raton)* is $79,100 *(see submitted documents for printout)*, which at 60 percent, and adjusted for family size, equates to $36,900 for an individual, and $52,680 for a family of four. This is further confirmed on Palm Beach County's Planning Department website as it relates to affordable and workforce housing.

Berkeley Landing will serve residents at an average median income of 60%, with units available and affordable for households at 30%, 60% and 80% of median income, providing a healthy and sustainable range of incomes as permitted by Florida Housing Finance Corporation, which allocated Housing Tax Credits to the development. This award was made possible by the Riviera Beach City Council designating Berkeley Landing a "Local Government Area of Opportunity" development and awarding the development $640,000 in loan funds on October 8, 2020.

PROJECT HISTORY

The subject property is located within the City's CRA Downtown area and has previously been the site for a mobile home park. Based on mapping imagery, the most northerly of the two subject properties appears to have been a residential apartment complex community that was demolished between 2009 and 2010, leaving the site vacant to date. The most southerly of the two subject properties was previously utilized as a mobile home park that was vacated between 2014 and 2015 when the current owner took possession. To date, neither of the subject properties have been redeveloped.

SURROUNDING PROPERTIES

Below is a description of the uses on the adjacent properties (or those on the other side of abutting R-O-W's) to the north, south, east and west of the overall property.

North: To the north of the subject property are two (2) properties:

- **PCN 56-43-42-28-59-001-0000:** Directly to the north of the subject property is a 2.98-acre parcel, formally used by AT&T (Southern Bell). This property is located within the municipal jurisdiction of Riviera Beach and within the boundaries of the Community Redevelopment Agency Downtown area (CRA) and has a FLUA designation of Downtown Mixed Use and is Zoned Downtown General. Property is currently owned by KMG Holdings LLC.

- **PCN 56-43-42-28-00-002-0080:** Directly to the north (and east) of the subject property is a vacant 0.58-acre parcel. This property is located within the municipal jurisdiction of Riviera Beach and within the boundaries of the Community Redevelopment Agency Downtown area (CRA) and has a FLUA designation of Downtown Mixed Use and is Zoned Downtown Residential. Property is currently owned by Avenue A Holdings LLC.

South: PCN 56-43-42-28-00-002-0170: To the south of the subject property is a 4.86-acre parcel of land. Rental housing on the site includes mobile, modular, and wood constructed efficiency units. This property is located within the municipal jurisdiction of Riviera Beach and within the boundaries of the Community Redevelopment Agency Downtown area (CRA) and has a FLUA designation of Downtown Mixed Use and two zoning designations of Downtown General and Downtown Residential. Property is currently owned by Bedrock Ocean Tide LLC.

East: To the east of the subject property are three (3) properties:

- **PCN 56-43-42-28-52-000:** Directly to the east of the subject property is the Lake Harbor Cove Condominium, constructed in 1978. This property is located within the municipal jurisdiction of Riviera Beach and has a FLUA designation of High Density Multiple Family Residential, up to 20 units (MF-20) and is Zoned High Density Multiple Family, up to 20 units to the acre (RM-20).

- **PCN 56-43-42-28-54-000:** Also, to the east of the subject property is the Wilshire North Condominium, constructed in 1973. This property is located within the municipal jurisdiction of Riviera Beach and has a FLUA designation of High Density Multiple Family Residential, up to 20 units (MF-20) and is Zoned High Density Multiple Family, up to 20 units to the acre (RM-20).

- **PCN 56-43-42-28-00-002-0080:** Directly to the east (and north) of the subject property is a vacant 0.58-acre parcel. This property is located within the municipal jurisdiction of Riviera Beach and within the boundaries of the Community Redevelopment Agency Downtown area (CRA) and has a FLUA designation of Downtown Mixed Use and is Zoned Downtown Residential. Property is currently owned by Avenue A Holdings LLC.

West: PCN 56-43-42-28-10-000-0332: To the west of the subject property is a 12.06-acre parcel of land and the site of the Ocean Tide Mobile Home community. This property is located within the municipal jurisdiction of Riviera Beach and within the boundaries of the Community Redevelopment Agency Downtown area (CRA) and has a FLUA designation of Downtown Mixed Use and is Zoned Downtown General. Property is currently owned by Bedrock Ocean Tide LLC.

PRE-APPLICATION MEETING

Two (2) pre-application meetings have been held with City Staff to discuss the Rezoning and Major Site Plan request. The first pre-application meeting was held via online conference with City Staff on February 16, 2021, and the second on April 6, 2021. Applicant discussed proposed site elements and minor deviations with City Staff. Applicant has also had numerous conversations with the City Staff throughout the design process.

REZONING

The subject property consists of two (2) parcels (north and south) that have been previously subject to a rezoning action taken by the City of Rivera Beach for the redesignation of the CRA's Downtown Plan. The north parcel, being slightly greater than half a block wide, fronts on Broadway Avenue and has a current zoning designation of Downtown General. The south parcel, being a full block wide, has frontage on both Broadway Avenue and Lake Shore Drive, and has a partial zoning of Downtown General (Broadway frontage) and partial zoning of Downtown Residential (Lakeshore frontage). While both districts permit multi-family housing, for the purposes of redeveloping the site as one uniform development, the applicant is compelled to request to rezone that portion of the site that is not consistent with the proposed redevelopment or the intent of the Downtown Plan as a unified development. With that understanding, the applicant is formally requesting to rezone the eastern 2.23 acres (97,740 +/- SF) of the south parcel from the City's Downtown Residential to the Downtown General Zoning District, in keeping with the City's vision for the Broadway Avenue corridor. Residual western 0.73 acres will remain Downtown General.

Approval of this request to rezone a portion of one of the subject parcels, the applicant achieves the following:

- **Consistency with the Plan.** The proposed partial rezoning is consistent with the City's Comprehensive Plan which permits the Downtown General district within the Downtown Mixed Use Future Land Use designation. This request to rezone that portion of the development site zoned Downtown Residential allows for the redevelopment of the site under one consistent zoning designation that is more consistent with the vision of the Downtown Plan for uses and use along the corridor's redevelopment.

- **Consistency with the Code.** The proposed partial rezoning of a portion of the subject property to the Downtown General district is consistent with the City's LDRs for the Downtown area and the stated purpose and intent of the LDRs as it relates to the Broadway Avenue corridor. Additionally, and for the purposes of redevelopment, a consistent zoning designation is required across the development for application of the zoning regulations associated with the site and allows for a more uniform development plan consistent with the CRA's Downtown Plan.

- **Compatibility with Surrounding Uses.** The proposed partial rezoning is compatible and consistent with City's CRA Downtown Plan and the proposed future design of the Broadway Avenue corridor. As the surrounding parcels in the area are redeveloped, this

site, as proposed, will be consistent with those proposed uses and surrounding zoning districts. A rezoning of the noted portion of the subject property currently zoned Downtown Residential to the Downtown General district, is the appropriate zoning district for the parcel of land and the development as a whole.

- **Effect on the Natural Environment.** The proposed partial rezoning amendment will not result in any significantly adverse impacts on the natural environment, which includes water, air, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the surrounding environment. The site was previously used as a mobile home park site and there is no natural vegetative environment that currently exists on this site or those adjacent to the subject property.

- **Development Patterns.** The proposed partial rezoning provides the applicant the opportunity to redevelop the subject property in a logical, orderly, and timely development pattern that is in keeping with the vision of the City for the Downtown area. This request to rezone a portion of the site is strictly to bring the site into compliance with a single uniform zoning designation for the redevelopment site as a whole.

  Changed Conditions or Circumstances. The applicant is requesting this partial rezoning of the subject site to bring the development into compliance with a single zoning designation for the development as a whole. The City approved the rezoning of the downtown area into multiple zoning districts, however a number of sites, such as this site, were left with split or multiple zoning designations, creating a unintended barrier to the redevelopment of the site as a unified development under one set of regulations. Approval of this request to rezone that portion of the site that is inconsistent with majority of the site's zoning designation allows for consistency and clarity as it relates to the governing development regulations.

SITE DESIGN

This 4.01-acre site, located on the east side of U.S. Highway 1/Broadway Avenue, approximately 0.3 miles north of the intersection with Blue Heron Boulevard, is currently vacant of development. Applicant is proposing to dedicate 0.06 acres (*2,601.61 square feet*) of the Broadway Avenue frontage to the City of Riviera Beach. The resulting acreage is 3.95 acres develop the subject property as a 110 unit affordable/workforce multifamily rental apartment community, with two (2) additional market rate Live/Work unit opportunities, that will provide housing for those residents/families that qualify for the reduced income level housing ranges of 80%, 60% and 30%, as developed by HUD. The proposed community will provide a number of onsite amenities that will consist of:

- Management and Maintenance offices *(up to 5 employees on site)*
- Mailroom/package locker pickup
- Fitness/cardio area
- Library/cyber lounge
- Bicycle storage area
- Resort style pool with cabana and multiple seating areas

- Pavilion with Outdoor BBQ and kitchen area
- Tot Lot
- Dog Walk area
- Free Community WiFi
- Community Room *(made available to both Berkeley Landing residents and local community and civic groups, at no charge)*
- Host of life skills building programs for the residents, such as, health and wellness classes, financial counseling, homebuyer education, family management, and homeowner financial transition benefits for those residents who desire to transition into a home within the City of Riviera Beach.

Amenities for the units will also include, but not be limited to:

- Impact resistant windows and doors
- Durable hard surface countertops and floors
- Energy star rated appliances
- PVC blinds and solar shades for all windows
- Island style kitchens
- Convenient USB ports/plugs on kitchen countertops and in master bedrooms

The Berkeley Landing development is proposed to have two (2) three-story apartment buildings consisting of 110 walk-up, flat over flat apartments, including 1-, 2-, and 3-bedroom units. Apartments will range in size from 707 square feet to 1,185 square feet and two (2) proposed Live/Work apartments ranging from a Studio unit at 1,414 square feet to 1-bedroom unit at 1,964 square feet. The western building has been designed to additionally incorporate the residential amenities noted above, management offices, mailroom, etc. The total square footage for the west building is 71,958 square feet, and 59,841 square feet for the east building (see additional breakdown provided herein). The applicant has included color elevation perspective, black and white elevations, floor plans, and roof plans as part of this submission.

The proposed project design meets all setback and property configuration requirements for the Downtown General district, as set forth in Table 31-536 (c), as provided below.

Downtown General District Development Regulations							
DG District	**Size (SF)**	**Width**	**Depth**	**Frontage**	**FAR**	**Lot Cov.**	**Height**
Required	2,000	20’ Min.	200’	65% Min. on Primary Street	2.0	80%	3 stories
Provided	172,035.76***	260’	790’	65%	.76*	27%**	3 stories

** Based on a total Building SF of 133,155 SF.*
*** Based on a Building Ground SF of 44,895 SF (does not include Pavilion as it is for weather protection only).*
**** Total square footage, less dedication to Riviera Beach of 0.06 acre (2,601.61 SF).*

Downtown General District Setback Requirements				
DG District	**Front**	**Side**	**Side Street**	**Rear**
Required	Primary Street: 10' Min. 15' Max. Secondary Street 10' Min.*	0'	N/A	10'
Proposed	Primary Street: 10' Min. (65%**) 15' Max. Secondary Street: 72.4'	10'	N/A	N/A

* *Secondary Street front setback does not have a maximum restriction and therefore no deviation is proposed.*
* *65% minimum frontage on Primary Street (Broadway).*

It is important to note that the design of the development has been predicated on the unique topography of the subject property, which includes a 7'+/- change, or drop, in the slope of the site from west to east. This development challenge is being met with a design that provides for drainage retention and support walls at the east side of the development, ensuring ADA compliance and comprehensive design principles.

Density

Per Section 31-535(d)1.b., Building Standards for all Downtown Districts, parcels with Future Land Use designations that do not expressly limit or define the permitted density are to calculate the maximum permitted density based on the overall floor area ratio allowed and the LDR regulations that dictate building form, story height, and the required number of parking spaces. The development is in compliance with those height, FAR and parking restrictions (further governed by the parking requirements for affordable housing developments pursuant to Ordinance #4114).

In utilizing these planning tools and working with the existing site constraints, the applicant has designed a development program that provides for 112 residential units, inclusive of live work units, and supporting amenities for the subject property, which equates to 27.9 dwelling units to the acre. This design is consistent with the preliminary design presented to and approval by the City of Riviera Beach City Council on October 8, 2020.

Landscape

The proposed landscape design generally meets the requirements of Article VIII, Florida Friendly Landscape Regulations, and those provided for in Division 26, Downtown Zoning Districts, with the exception of a request for a minor deviation from LDR Section 31-609(b)(1), Dev. Landscape Requirements, for a reduction in the required 10' landscape strip between the building wall and parking area of a multifamily development.

In accordance with Section 31-609, the applicant is providing landscape strips between the building walls and adjacent parking at widths measured between 10' and 17', with the exception of three (3) areas where the widths are measured at a minimum of 2' and 4'. These three (3) areas of deviation total approximately 90 linear feet (45+ linear feet each) across the combined building interior facades of 600 linear feet, and are where the applicant is proposing 3-bedroom units (framing pool amenity and east end of the eastern building). In these areas the applicant is providing for reduced landscape planting widths due to the unit's size and layout, as well as the sloping site constraint along the southern perimeter, where site will be developed with the necessary berms to offset the significant slope of 7' to 8' the land from west to east, preventing the building from being closer to the south property line. Overall, the project exceeds the amount of landscape planting width, with an average width of 12' or greater. Applicant requests Staff's support for this minor deviation.

Requested Relief
Sec. 31-609(b)(1) – Dev. Landscape Requirements.

Section	***Required***	***Proposed***	***Deviation***
31-609(b)(1)	landscaped strip of land not less than 10' wide between building walls and parking areas.	Allow for a minimum width of 4' for 45 LF of the 600 LF of building frontage, adjacent parking areas. Allow for a minimum width of 2' for 45 LF of the 600 LF of building frontage, adjacent parking areas.	- 6' of width for a total of 45 LF of the 600 LF of building frontage, adjacent parking areas. - 8' of width for a total of 45 LF of the 600 LF of building frontage, adjacent parking areas.

<u>Perimeter Buffers</u>

North and South:
Applicant is proposing to meet the requirements of the CRA's Downtown design regulations for landscaping with 5' landscaped buffers along the north and south perimeters. Plantings within these buffers to include a continuous viburnum hedge with Magnolia and Oak Leaf trees planted at 20' on center.

East:
Along the east perimeter, Lake Shore Drive, the applicant is proposing Cypress trees around the proposed retention area fronting Lake Shore Drive. A 3,574 square foot paved civic open space plaza area is proposed on Lake Shore Drive that is proposed to provide for art work, benches, bike rack, trash receptacle and pet waste stations. Complementary plantings include Indian hawthorn ground cover plantings, specialty Sylvester Palms, and Red Maple Trees.

West:
Along the west perimeter, Broadway Avenue, the applicant is proposing to accent the entrance and plaza area with a mixture of ground covers, hedge plantings, palms, and trees, with hedge and ground cover proposed in areas that are not proposed to provide building access. Civic open space is proposed at 5,029 square feet. This is consistent with the City's designs for the Broadway Avenue frontage in the CRA district.

Access / Parking

The subject property currently has four (4) existing access points on Broadway Avenue and three (3) existing access points on Lake Shore Drive. The proposed Berkeley Landing development proposes to reduce the access points to one (1) on Broadway Avenue and one (1) on Lake Shore Drive, thus reducing the total number of access points. Applicant has received approval from the Florida Department of Transportation for a full access driveway on Broadway Avenue and applicant is proposing a full access driveway on Lake Shore Drive as well.

Parking for the proposed residential development is being provided as on-site surface parking compliant with Section 31-577 (1)c, Off-street Parking Ratios, and consistent with Ordinance #4114 adopted by the City Council September 5, 2018, allowing developments that qualify as 'Affordable Housing' to provide for 'at least' one (1) parking space per dwelling unit/apartment.

In compliance with this section, the applicant has submitted for the City's review, a Parking Analysis and Management Plan, prepared by KEITH, supporting the requested reduction in the amount of required parking for the proposed 'Affordable Housing' development to 1.7 parking spaces per dwelling unit. The report includes both real world examples from residential communities currently managed by the applicant, as well as supporting data from the current Institute of Transportation Engineers (ITE) nationwide standard average ratio for parking rates for a multifamily project. As such, the applicant is meeting the minimum required parking based on the noted study and no excess parking is proposed for the site. As part of the resubmittal, modifications to the site in response to Staff comments, has required a reduction in the amount of parking, also reducing the parking ration to 1.5 parking spaces per unit.

Based on the above, the development is required to provide 112 parking spaces for residents, in lieu of the typical parking requirement of 2 spaces per unit, or 224 parking spaces. Applicant is providing for 168 parking spaces (includes 2 parking spaces for the management offices), a parking ratio of 1.5 spaces per unit. Being a predominately residential development, there are no loading spaces required or proposed for this site. It is expected that general mail and other deliveries will utilize the parking provided in proximity to the office/mail room location.

Approved as proposed allows the applicant to increase the amount of area dedicated to amenities, plaza areas, required retention, and other usable open spaces, as well as provide for 'affordable' units, increasing the viability and sustainability of this urban infill community and providing for an increase in the City's stock of rental opportunities for the area's most in need families.

Architecture

Applicant is proposing two (2) three-story multifamily buildings consisting of a total of 110 residential dwelling units and two (2) Live Work units, for a total of 112 dwelling units. The west building will provide for 59 dwelling units, including the Live Work units, management offices, recreation amenities, mail room, community conference room, and more. This building faces and has frontage on Broadway Avenue and proposes an attached civic open space plaza area for use by the public. The east building B will provide for 53 dwelling units. See Architectural Statement submitted as part of this request for additional details.

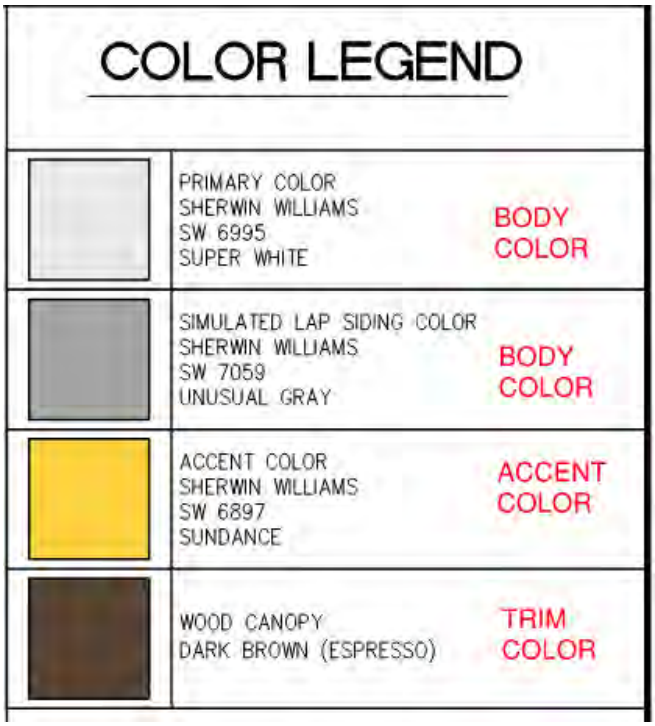
The development program provides for 26 one-bedroom apartments, 61 two-bedroom apartments, and 23 three-bedroom apartments. The Live Work units are proposed one (1) studio apartment and one (1) one-bedroom apartment. The Live Work units will have direct access on Broadway Avenue, while the remaining 110 residential apartments will have internal access via main hall ways. With the exception of the Live Work units, all the residential apartments will be marketed as affordable housing meeting the needs of the 80%-, 60%-, and 30%- HUD income programs.

As part of this request, the applicant has submitted conceptual elevations for the proposed both the west and east buildings, the pavilion, pool cabana, and bus shelter. The buildings meet the requirements of the City's LDRs for the downtown area. The building façade fronts Broadway Avenue and is articulated meeting the 10' minimum and 15' maximum setback requirements. As noted, building entrances to the Live Work units are provided with storefronts with transparent glazing on the façade area comprised of storefront windows and doors. The covered canopy proposed projects 4ft from the building façade, all meeting the requirements for frontage.

To meet the Architectural Standards, building expression lines are provided at top the first story with reveals in the façade and covered canopies accentuating the expression line. The ground floor height is 10'-6" and the stories above are 9'-2" floor to floor. Flat roofs are enclosed with parapets that vary in height from 4 feet to 6 feet for adequate screening of the necessary roof mounted mechanical equipment.

Additionally, Berkeley Landing will be a certified green community, as required by the Florida Housing Finance Corporation, using the latest innovations in technology and design. Pinnacle and Wendover will certify using the highly-respected National Green Building Standard/ICC-700 pathway, using a consulting team with extensive experience certifying thousands of multi-family units in South Florida. Based upon history of certifying similar developments, Berkeley Landing is expected to achieve "silver" certification.

Applicant is proposing a building color scheme that incorporates earthly tones with hint of accent color for character, providing for a fresh modern look along the downtown corridor. These colors have been transferred to the onsite recreational amenities and proposed public mass transit bus shelter. There are four colors that will be incorporated into the color scheme, as provided below.



Civic/Public Open Space

Section 31-538, Civic Open Spaces, requires projects of one (1) acre or more, to provide five percent (5%) of the site for usable public open space. Berkeley Landing, based on that requirement, is required to provide for 8,601 square feet of civic open space. The Applicant is providing for 8,603 square feet of civic open space in the form of plazas and connecting sidewalk on the west and east portions of the site, adjacent the abutting rights-of-way.

Although the applicant is providing for the required civic open space, this requirement, when applied to a development with a substantial amount of land and/or commercial/retail uses, provides for the much-needed usable public spaces for the residents of Riviera Beach. However, this proposed development is predominately a residential development with live work lofts fronting Broadway Avenue, replacing the more traditional commercial/retail uses envisioned. This format of development, again predominately residential, does not lend itself to accommodating large areas, in this case 8,601 square feet, for civic usable open space on a limited 4 acres of developable land for a residential use limited by height and site constraints. Further, the open space (0.24 acres) provided on the eastern portion of the site must be used for dry retention, due to the design considerations and topography as previously described. The drainage plan calls for other measure to ensure compliance with SFWMD requirements

for stormwater management, however, this open dry retention space will be bordered by a public plaza and landscape. The developer did contact the owner of the property to the northeast of the subject site for potential purchase and inclusion into this proposed development; however, no agreement as to the cost of the land could be reached.

The proposed plaza areas along both roadway frontages meet the intent of the City's LDR for Civic Open Spaces. These plaza areas promote use by both residents and the general public for the purposes utilizing the area's public transportation system, private transportation (i.e. Uber), and general use and enjoyment of the proposed amenities, which include but are not limited to a Palm Tran bus stop with shelter, benches, art in public places, bike racks, drinking fountain, etc. The main plaza area proposed for the development fronts Broadway Avenue and provides for a total of 5,029 square feet of plaza area. A second 3,574 square foot plaza area is proposed along Lake Shore Drive with similar amenities. As to the noted bus stop, the Applicant has worked with Palm Tran, who has reviewed and approved the proposed relocation of the existing bus stop to the north, to the subject property. Applicant proposes to provide a bus shelter consistent with the proposed building design as part of the amenities and in close proximity to the proposed civic open space plaza area.

The applicant contends that the intent of Section 31-538 is being met with the provision of the noted plaza areas and amenities as described above, and as such requests relief from the below noted LDR requirements, based on the proposed designs:

Requested Relief
Sec. 31-538. - Civic open spaces.

Section	***Required***	***Proposed***	***Deviation***
31-538 (a) 3.b. Type	Plaza: ➢ Adjoins a street on 2 sides	➢ Adjoins street on 1 side	➢ Adjoins street on 1 side
31-538 (a) 4.c. Config.	Lined by building facades or streets on all sides.	<u>Broadway:</u> Lined by street and building on 2 sides <u>Lake Shore:</u> Lined by street on one side	<u>Broadway:</u> Lined by street and building on 2 sides <u>Lake Shore:</u> Lined by street on one side

<u>Concurrency</u>

<u>Traffic:</u> A Traffic Study prepared by KEITH is submitted herewith, as evidence of compliance with the Palm Beach County Traffic Performance Standards. The Applicant has been working diligently with Florida Department of Transportation (FDOT) to secure an approval for the proposed project access on Broadway Avenue. In order to address FDOT's initial concerns about unsafe inbound left hand turns from Broadway into the Berkeley Landing development, the entrance has been shifted further to the south and altered to restrict the access

movements to ensure inbound and outbound right-hand turns. We anticipate FDOT approval of this entrance alignment in early July.

Drainage and Retention: The proposed improvements shall be designed to meet requirements of SFWMD, Florida Administrative Code Rule 14-86, Article 11 of Palm Beach County's ULDC and City of Riviera Beach requirements. The site is within South Florida Water Management District (SFWMD) intracoastal basin. Ground water elevation is at -0.5' NAVD. Exfiltration trenches and dry retention area shall be constructed in order to attenuate any adverse impact to the existing drainage systems and to provide the required storm water storage and treatment. The project will be designed to detain on-site more than the first inch of run-off or run-off from a 3 year – 1hour event. Due to detention being provided by subsurface exfiltration systems, the 5-year – 1-day storm event will be used as the criteria to provide flood protection to paved areas. The proposed stormwater system will be designed to detain the stormwater on site for the 25-year, 3-day storm with controlled outfall and finished floor elevations will be above the 100-year 3-day zero discharge flood elevation.

Potable Water/Sewer: Per Table II in Section 31-716, the total 'gallons per day' of potable water required for each apartment/dwelling unit is 270 gallons. Berkeley Landing is proposed with 112 apartment units, which calculates out to a daily total of 30,240 gallons of potable water per day.

Per Table II in Section 31-717, the total 'gallons per day' of sanitary sewer byproduct produced for each apartment/dwelling unit is 225 gallons. Berkeley Landing is proposed with 112 apartment units, which calculates out to a daily total of 25,200 gallons of sanitary sewer byproduct per day.

Mass Transit: Palm Tran Route 62 runs along Lake Worth Road north of the subject property with Stops 5934 and 5973 approximately 173 lineal feet west and at the northwest corner of the subject property, respectively. Based on the existing close proximity to existing stop, a Palm Tran easement has not been proposed.

Solid Waste: Per Table IV in Section 31-718, the total 'pounds of waste generated per day' for each apartment/dwelling unit is 8.9 pounds. Berkeley Landing is proposed with 112 apartment units, which calculates out to a daily total of 996.8 pounds of generated waste per day. Applicant has received and submitted as part of this resubmittal a letter from the waste management service provider confirming proposed site design and container location.

Recreation: Private recreation proposed for the site include a resort style pool, outdoor pavilion with kitchen facilities, tot lot, and dog walk area for the residents of the community. No public recreation is proposed as a result of this request for 112 affordable housing units.

School Concurrency: Applicant has submitted as part of this request the drafted school concurrency application which is to be reviewed and executed by the City prior to submission to the PBC School District. Once applicant receives back from the City, applicant will formally submit to the PBC School District for processing.

Platting

Applicant will submit the required preliminary plat as part of the first resubmittal to comments to ensure that major aspects of the site plan have been solidified and accepted by the City Staff prior to submittal for review.

CONCLUSION

On behalf of the applicant, Berkeley Landing Ltd., Urban Design Studio respectfully requests favorable review and consideration of the applications listed above for the Berkeley Landing residential. The Project Managers at Urban Design Studio are Ken Tuma and Sandra Megrue who can be reached at (561) 366-1100 or via email at ktuma@udsflorida.com or smegrue@udkstudios.com. Please feel free to contact the agents with any questions or for additional information in support of the requested applications.

THE SCHOOL DISTRICT OF
PALM BEACH COUNTY, FL

KRISTIN K. GARRISON
DIRECTOR

WANDA F. PAUL, M.ED., MBA
CHIEF OPERATING OFFICER

PLANNING AND INTERGOVERNMENTAL RELATIONS
3661 INTERSTATE PARK RD. N., STE 200
RIVIERA BEACH, FL. 33404

PHONE: 561-434-8020 / FAX: 561-357-1193
WWW.PALMBEACHSCHOOLS.ORG/PLANNING

SCHOOL CAPACITY AVAILABILITY DETERMINATION (SCAD)

Application	**Submittal Date**	05/25/2021		
	SCAD Case No.	**21051101Z/Rezoning** and **21051101D/D. O.**		
	FLU /Rezoning/D.O. No.	ZA-21-01/SP-21-04 – City of Riviera Beach		
	PCN No. / Address	56-43-42-28-42-000-0010 & 56-43-42-28-00-002-0020/ 3100 & 3124 Broadway		
	Development Name	**Berkeley Landing**		
	Owner / Agent Name	Gary Smigiel / Sandra J. Megrue		
	SAC No.	083		
	Proposed Rezoning **Proposed D. O.**	**Density Based on Form, Mass and Height** **One Hundred and Twelve (112) Apartment Units**		
Impact Review		**Lincoln** Elementary School	**John F. Kennedy** Middle School	**Palm Beach Gardens** High School
	# of New Students Generated	10	4	5
	Capacity Available	517	601	53
	Utilization Percentage	47%	60%	98%
School District Staff's Recommendation	**Based on the findings and evaluation of the proposed development, there will be no negative impact on the School District of Palm Beach County public school system. Therefore, the School District has no comment on the SCAD application for Berkeley Landing.**			
Validation Period	1) This determination is valid from **05/28/2021** to **05/27/2022** or the expiration date of the site-specific development order approved during the validation period. 2) A copy of the approved D.O. must be submitted to the School District Planning Department prior to **05/27/2022** or this determination will expire automatically on **05/27/2022**.			
Notice	School age children may not necessarily be assigned to the public school closest to their residences. Students in Palm Beach County are assigned annually to schools under the authority of the School Board and by direction of the Superintendent, public school attendance zones are subject to change.			

Joyce Cai

School District Representative Signature

May 28, 2021

Date

Joyce C. Cai, Senior Planner

Print Name & Title of School District Representative

joyce.cai@palmbeachschools.org

Email Address

CC: Mary F. Savage-Dunham, Assistant Director, City of Riviera Beach
Joyell Shaw, PIR Manager, School District of Palm Beach County

THE SCHOOL DISTRICT OF PALM BEACH COUNTY
PLANNING AND INTERGOVERNMENTAL RELATIONS

School Capacity Availability Determination (SCAD)
Owner/Agent Consent

Today's Date April 13, 2021

STATE OF Florida

COUNTY OF Palm Beach

BEFORE ME THIS DAY Gary Smigiel PERSONALLY APPEARED WHO BEING DULY SWORN, DEPOSES AND SAYS THAT:

1. ☒ He/she is the owner or has the authority to sign this form on behalf of the owner of the real property legally described in the Deed recorded in Official Record Book 27036 Page 0212 (the "Deed"); and ORB 27692 / PG 0631

2. ☒ He/she authorizes and designates Sandra J. Megrue to act in his/her behalf for the purposes of seeking a School Capacity Availability Determination on the real property legally described in the Deed;

3. ☒ He/she has examined the foregoing School Capacity Availability Determination application and he/she understands how the proposed change may affect the real property legally described in the Deed.

FURTHER AFFIANT SAYETH NOT

The foregoing instrument was acknowledged before me this 13th day of April 2021

by Gary Smigiel (name of person acknowledging) who is personally known

to me ~~or who has produced~~ _____ ~~(type of identification) as identification~~ and who

☐ Did ☒ Did not take an oath.

Signature of Owner	4/13/2021 *Date*	*Signature of Person Taking Acknowledgement*	4/13/2021 *Date*
Gary Smigiel *Print Name of Owner*		*Print, Type or Stamp Name of Person Taking Acknowledgement*	
7965 Lantana Road *Street Address*		*Title or Rank*	
Lake Worth, FL 33467 *City, State, Zip Code*		*Serial Number, if any*	
561-968-3605 *Telephone*			

MIRANDA MORALES SEUSS
Notary Public - State of Florida
Commission # HH 100577
My Comm. Expires May 30, 2025

(Notary's Seal)

THE SCHOOL DISTRICT OF PALM BEACH COUNTY
Planning and Intergovernmental Relations

School Capacity Availability Determination (SCAD) Application

At least 30 days prior to seeking approval from county/local government, scan and email a completed application to *joyce.cai@palmbeachschools.org.*

A determination will be provided within twenty (20) days of receipt of a complete application. A determination is not transferable and is valid for one year from the date of issuance. Once a Development Order (DO) is issued, the SCAD determination shall be valid for the life of the DO.

Select type(s) of application:

☐ Future Land Use Atlas (FLUA) Amendment ☒ Rezoning ☒ Development Order (D.O.) or Amendment to D.O. ☐ No Impact

Application Review Fee(s):

- For each type of application - $200.00 for 20 units & more or $100 for under 20 units.
- The SCAD review fee is non-refundable and shall be paid online through the District's SchoolCashOnline at https://palmbeach.schoolcashonline.com/

PART I. PROJECT INFORMATION

Project Name	Municipality	
Berkeley Landing	Riviera Beach	
Property Control Number(s)		**SAC #(s)**
56-43-42-28-42-000-0010 and 56-43-42-28-00-002-0020		083
Property Address	**City**	**Zip Code**
3100 and 3124 Broadway	Riviera Beach	33404
General Location		**Property Acreage**
East side of Broadway, approximately .27 miles north of Blue Heron Boulevard		4.01

Complete the following table(s). Refer to the Sufficiency Checklist and provide all the required documents. For more info, go to http://l.sdpbc.net/xiq5i

☐ **For Future Land Use Atlas (FLUA) Amendment**

CURRENT DESIGNATION		PROPOSED DESIGNATION	
Existing use of land		Proposed use of land	
Current FLUA designation		Proposed FLUA designation	
Maximum # of units permitted		Maximum # of units permitted	

☒ **For Rezoning**

CURRENT DESIGNATION		PROPOSED DESIGNATION	
Existing use of land	Downtown Mixed Use	Proposed use of land	No Change
Current zoning designation	Downtown General and Downtown Res.	Proposed zoning designation	Downtown General
Maximum # of units permitted	Density based on Form, Mass, Height	Maximum # of units permitted	Density based on Form, Mass, Height

☒ **For Development Order (D.O.) or Amendment to D.O.**

PROJECT INFORMATION		UNIT TYPE	NUMBER OF UNITS
Total # of units proposed	112	Single-Family	0
# of stories for each building	3	Multi-Family (other than apts.)	0
Are there previous approval(s)*	No	Apartments (3 stories or less)	112
Will the project be phased?***	No	High Rise (4 stories or more)	0
		Age restricted (adults only)**	0

* If applicable, please attach previous approval letter(s).
** An executed Restrictive Covenant is required for age restricted communities.
*** If applicable, please attach a Phasing Plan showing the number and type of units to receive certificate of occupancy yearly.

Owner / Agent Information

Owner's Name	Owner's Email	Owner's Phone #
Gary Smigiel	gsmfi@aol.com	561-968-3605
Agent's Name	**Agent's Email**	**Agent's Phone #**
Sandra J. Megrue	smegrue@udsflorida.com	561-366-1100

Mailing Address	City	State	Zip Code
610 Clematis Street, STE CU-02	West Palm Beach	FL	33401

I hereby certify the statements or information made in any paper or plans submitted herewith are true and correct to the best of my knowledge.

Sandra J. Megrue — 04/13/2021

Owner or Owner's Agent Signature *Date*

THE SCHOOL DISTRICT OF PALM BEACH COUNTY
Planning and Intergovernmental Relations

School Capacity Availability Determination (SCAD) Application ***continued***

Project Name	Owner's Name	Agent's Name
Berkeley Landing	Gary Smigiel	Sandra J. Megrue

PART II. LOCAL GOVERNMENT REVIEW

Date Application Filed	Petition # - FLUA	Petition # - Rezoning	Petition # - D.O.	Petition # - No Impact
4-15-2021		ZA-21-02	SP-21-04	

Reviewed By (Print Name)	Reviewed By Email
Mary F. Savage Dunham	msavagedunham@rivierabeach.org

Government Representative Signature

04/29/21
Date

PART III. SCHOOL DISTRICT REVIEW

Case Type	Case Number	Date Application Received	Date Application Completed	Date SCAD Letter Issued
FLUA				
Rezoning				
D.O.				
No Impact				

Additional Information

SCAD Fees Paid

Amount Paid $ _____ Date Paid _____ SchoolCashOnline Receipt # _____

Notes

The School District of Palm Beach County
Planning and Intergovernmental Relations
3661 Interstate Park Rd North, Suite 200
Riviera Beach, FL 33404

joyce.cai@palmbeachschools.org
561-882-1941

Department of Engineering and Public Works

P.O. Box 21229

West Palm Beach, FL 33416-1229

(561) 684-4000

FAX: (561) 684-4050

www.pbcgov.com

Palm Beach County Board of County Commissioners

Dave Kerner, Mayor

Robert S. Weinroth, Vice Mayor

Maria G. Marino

Gregg K. Weiss

Maria Sachs

Melissa McKinlay

Mack Bernard

County Administrator

Verdenia C. Baker

"An Equal Opportunity Affirmative Action Employer"

printed on sustainable and recycled paper

July 21, 2021

Pramod Choudhary, P.E., PTOE
KEITH
301 E Atlantic Blvd
Pompano Beach, FL 33060

RE: Berkeley Landing
Project #: 210701
Traffic Performance Standards (TPS) Review

Dear Mr. Choudhary:

The Palm Beach County Traffic Division has reviewed the above referenced project Traffic Impact Statement, dated June 1, 2021, pursuant to the Traffic Performance Standards in Article 12 of the Palm Beach County Unified Land Development Code (ULDC). The project is summarized as follows:

Municipality:	Riviera Beach
Location:	East side of Broadway, about 0.27 miles north of Blue Heron Blvd
PCN:	56-43-42-28-00-002-0020& 56-43-42-28-42-000-0010
Access:	Full access driveway connection onto Broadway and onto Lake Shore Drive (As used in the study and is NOT necessarily an approval by the County through this TPS letter)
Existing Uses:	Vacant
Proposed Uses:	Mid-rise Multi-Family Residential = 112 DUs
New Daily Trips:	610
New Peak Hour Trips:	40 (10/30) AM; 49 (30/19) PM
Build-out:	December 31, 2022

Based on our review, the Traffic Division has determined the proposed development is located within the City of Riviera Beach Traffic Concurrency Exception Area (TCEA); therefore, the project is exempt from the TPS of Palm Beach County.

Please note the receipt of a TPS approval letter does not constitute the review and issuance of a Palm Beach County Right-of-Way (R/W) Construction Permit nor does it eliminate any requirements that may be deemed as site related. For work within Palm Beach County R/W, a detailed review of the project will be provided upon submittal for a R/W permit application. The project is required to comply with all Palm Beach County standards and may include R/W dedication.

No building permits are to be issued by the City after the build-out date specified above or as approved by the City. The County traffic concurrency approval is subject to the Project Aggregation Rules set forth in the Traffic Performance Standards Ordinance.

The approval letter shall be valid no longer than one year from date of issuance, unless an application for a Site Specific Development Order has been approved, an application for a Site Specific Development Order has been submitted, or the approval letter has been superseded by another approval letter for the same property.

If you have any questions regarding this determination, please contact me at 561-684-4030 or email QBari@pbcgov.org.

Sincerely,

Quazi Bari, P.E., PTOE
Manager – Growth Management
Traffic Division

QB:HA:rb
ec: Addressee
Jeff Gagnon, P&Z Administrator, City of Rivera Beach
Hanane Akif, E.I., Project Coordinator II, Traffic Division
Steve Bohovsky, Technical Assistant III, Traffic Division

File: General - TPS - Mun - Traffic Study Review
F:\TRAFFIC\HA\MUNICIPALITIES\APPROVALS\2021\210701 - BERKELEY LANDING.DOCX

KEITH
Engineering Inspired Design.

April 14, 2021

City of Riviera Beach
600 West Blue Heron Boulevard
Riviera Beach, Florida 33404

RE: Berkeley Landing, 3100-3124 Broadway Avenue, FL 33404

To Whom it May Concern:

This letter is to reiterate that at the time of this submission, the determination as to the scope and nature of access to US 1/Broadway for the subject property is pending with FDOT. The type of access approved by FDOT will determine the scope of the traffic analysis as required by FDOT. The access on US 1/Broadway will also determine the trip assignment and the analysis of the driveway which FDOT will permit on Broadway. This was discussed at our 2nd pre-application meeting with the City, and as a result of those discussions, we will be coordinating a second pre-application meeting with FDOT, involving our team and city officials as well.

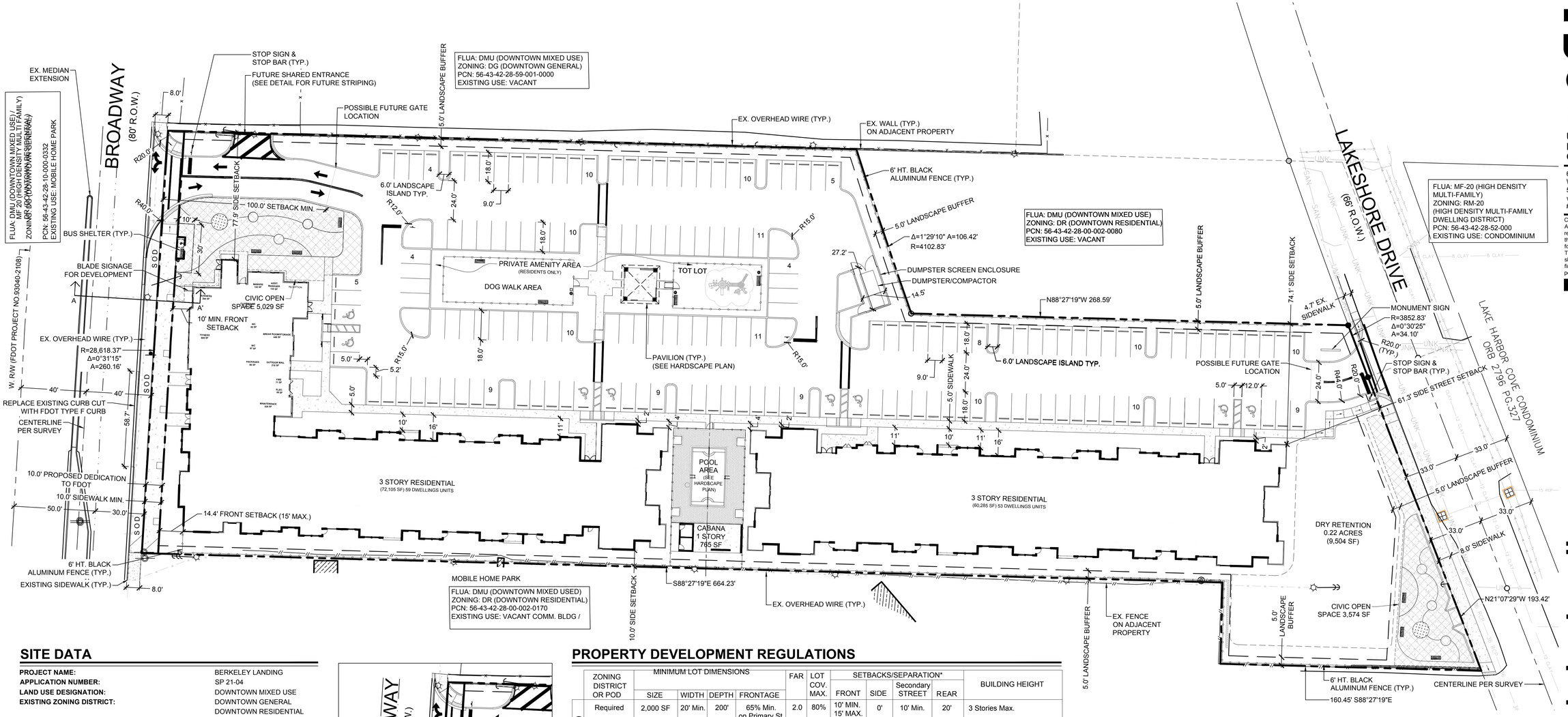
Therefore, the traffic study, which shall comply with City, FDOT and Palm Beach County Traffic Performance Standards (TPS) will be completed and submitted as quickly as possible to all parties simultaneously as soon as the access configuration has been clarified by FDOT in the second pre-application meeting. We are prepared to adjust the findings of the traffic study to conform with FDOT's input on the access, as well as other ancillary questions under consideration by FDOT, such as whether parallel parking will be permitted on the US 1/Broadway corridor.

We therefore ask that our site plan and zoning reviews continue and be concurrent with the resolution as set forth herein, and appreciate the City's cooperation, especially in moving this application forward to provide critically-needed affordable housing as the traffic study is finalized.

Sincerely,

KEITH

Pramod Choudhary, PE, PTOE
Director of Traffic Engineering
Office: 954.788.3400 | Mobile: 407.252.7606
Email: pchoudhary@keithteam.com
www.KEITHteam.com

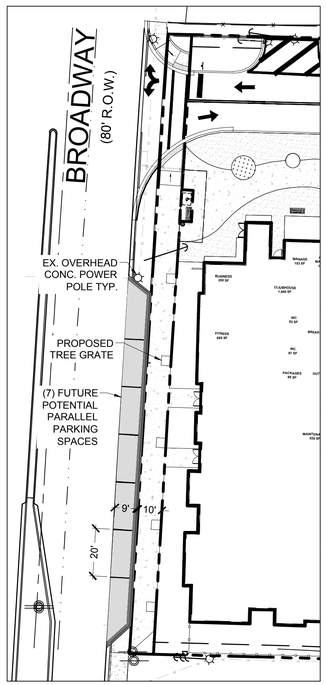


SITE DATA

PROJECT NAME:	BERKELEY LANDING
APPLICATION NUMBER:	SP 21-04
LAND USE DESIGNATION:	DOWNTOWN MIXED USE
EXISTING ZONING DISTRICT:	DOWNTOWN GENERAL DOWNTOWN RESIDENTIAL
PROPOSED ZONING DISTRICT:	DOWNTOWN GENERAL
RANGE / TOWNSHIP / SECTION	43 / 42 / 28
OVERLAY/STUDY AREA:	CRA DOWNTOWN
PROPERTY CONTROL NUMBER::	56-43-42-28-00-002-0020, 56-43-42-28-42-000-0010
EXISTING USE:	VACANT
PROPOSED USE:	MULTIFAMILY RESIDENTIAL
GROSS SITE AREA:	4.01 AC (174,637.37 SF)
10' ROW DEDICATION	0.06 AC (2,601.61 SF)
NET SITE AREA:	3.95 AC (172,035.76 SF)
PROPOSED TOTAL BUILDING SF	133,555 SF
WEST BUILDING SF	72,105 SF
EAST BUILDING SF	60,285 SF
CABANA SF	765 SF
PAVILION SF (WEATHER PROTECTION ONLY)	400 SF
DENSITY	27.93 D.U./AC.
PROPOSED UNITS	112 UNITS
1 BEDROOM UNIT	26 UNITS
2 BEDROOM UNIT	61 UNITS
3 BEDROOM UNIT	23 UNITS
LIVE WORK UNITS	2 UNITS
PARKING REQUIRED:	114 SPACES*
1 SPACE PER DWELLING UNIT (INCLUDES LIVE WORK UNITS)	112 SPACES
MANAGEMENT OFFICE 1/300 SF (286 SF)	2 SPACES
REQUIRED HANDICAP	5 SPACES
PARKING PROVIDED:	168 SPACES
112 DWELLING UNITS (9'x18')	112 SPACES
MANAGEMENT OFFICES (286 SF) (9'x18')	2 SPACES
GUEST (9'x18')	46 SPACES
PROVIDED HANDICAP (12'x18')	8 SPACES
BICYCLE SPACES REQUIRED (1 SP PER 3 UNITS):	38 SPACES
BICYCLE SPACES PROVIDED:	38 SPACES
TRAFFIC ANALYSIS ZONE:	126
RECREATION AREA	8,119 SF
PERIMETER BUFFERS	10,346 SF
CIVIC OPEN SPACE	8,603 SF (5%)
PERVIOUS AREA (NET SITE AREA)	51,815.29 (30.12%)
IMPERVIOUS AREA (NET SITE AREA)	120,220.47 SF (69.88%)

NOTES:

for affordable housing which allows this ratio of 1 parking space per dwelling unit, provided that the Director finds that

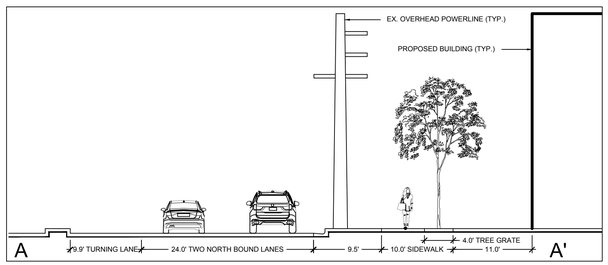


BROADWAY FUTURE POTENTIAL PARALLEL PARKING
SCALE: 1" = 30'-0" (TO BE CONSTRUCTED BY OTHERS)

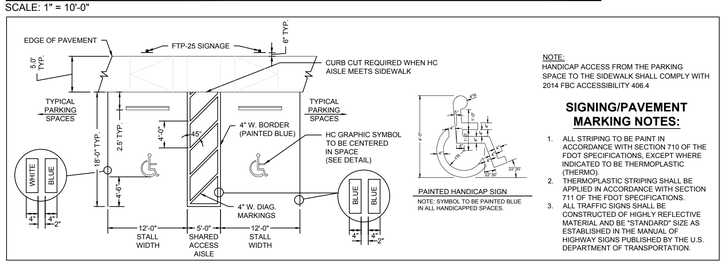
PROPERTY DEVELOPMENT REGULATIONS

	ZONING DISTRICT OR POD	MINIMUM LOT DIMENSIONS SIZE	WIDTH	DEPTH	FRONTAGE	FAR	LOT COV. MAX.	SETBACKS/SEPARATION* FRONT	SIDE	Secondary STREET	REAR	BUILDING HEIGHT
(DG)	Required	2,000 SF	20' Min.	200'	65% Min. on Primary St.	2.0	80%	10' MIN. 15' MAX.	0'	10' Min.	20'	3 Stories Max.
	Provided	172,035 SF	260'	790'	65%	.76*	27%	10'-15'	10'	70.5'	N/A	3 Stories

*INCLUDES PAVILION (WEATHER PROTECTION ONLY)



BROADWAY SIDEWALK SECTION (A - A')
SCALE: 1" = 10'-0"

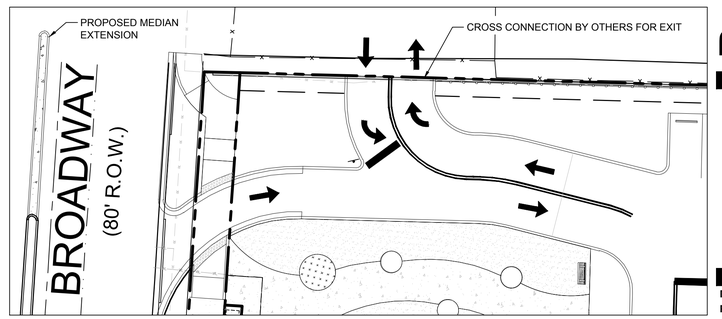


NOTE:
HANDICAP ACCESS FROM THE PARKING SPACE TO THE SIDEWALK SHALL COMPLY WITH 2014 FBC ACCESSIBILITY 406.4

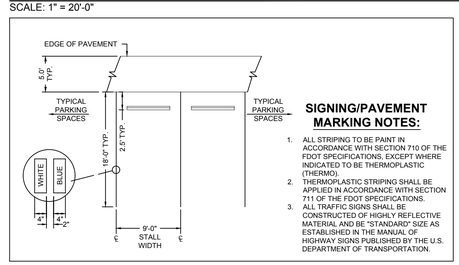
SIGNING/PAVEMENT MARKING NOTES:

1. ALL STRIPING TO BE PAINT IN ACCORDANCE WITH SECTION 710 OF THE FDOT SPECIFICATIONS, EXCEPT WHERE INDICATED TO BE THERMOPLASTIC (THERMO).
2. THERMOPLASTIC STRIPING SHALL BE APPLIED IN ACCORDANCE WITH SECTION 711 OF THE FDOT SPECIFICATIONS.
3. ALL TRAFFIC SIGNS SHALL BE CONSTRUCTED OF HIGHLY REFLECTIVE MATERIAL AND BE "STANDARD" SIZE AS ESTABLISHED IN THE MANUAL OF HIGHWAY SIGNS PUBLISHED BY THE U.S. DEPARTMENT OF TRANSPORTATION.

TYPICAL HANDICAP PARKING DETAIL
SCALE: 1" = 10'-0"



POTENTIAL FUTURE SHARED ENTRANCE DETAIL
SCALE: 1" = 20'-0"



SIGNING/PAVEMENT MARKING NOTES:

1. ALL STRIPING TO BE PAINT IN ACCORDANCE WITH SECTION 710 OF THE FDOT SPECIFICATIONS, EXCEPT WHERE INDICATED TO BE THERMOPLASTIC (THERMO).
2. THERMOPLASTIC STRIPING SHALL BE APPLIED IN ACCORDANCE WITH SECTION 711 OF THE FDOT SPECIFICATIONS.
3. ALL TRAFFIC SIGNS SHALL BE CONSTRUCTED OF HIGHLY REFLECTIVE MATERIAL AND BE "STANDARD" SIZE AS ESTABLISHED IN THE MANUAL OF HIGHWAY SIGNS PUBLISHED BY THE U.S. DEPARTMENT OF TRANSPORTATION.

TYPICAL STANDARD PARKING DETAIL
SCALE: 1" = 10'-0"

urban design studio
Urban Planning & Design
Landscape Architecture
Communication Graphics
610 Clematis Street, Suite CU02
West Palm Beach, FL 33401
561.366.1100 FAX 561.366.1111
www.udsflorida.com
#LCC000035

Copyright:
All ideas, designs, arrangements, and plans represented by this drawing are owned by and the property of the designer, and were created for the exclusive use of the specified project. These ideas, designs, arrangements or plans shall not be used by, or disclosed to any person, firm, or corporation without the written permission of the designer.

Berkeley Landing

3100 / 3124 Broadway, Riviera Beach, FL

Site Plan

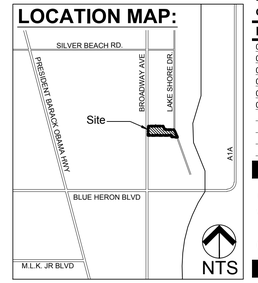
Drawing name: H:\UDS\Berkeley Landing_20-014\Finance_BD_2021\Drawings\Site Plan\2021-07-29_Berkeley Landing_Residential #4.dwg

Scale: 1" = 30'-0"

Date:	03.02.2021
Project No.:	20-014.000
Designed By:	Architect
Drawn By:	TRM
Checked By:	SM

Revision Dates:

04.30.21 Rev1
05.19.21 Rev2
06.17.21 Resubmittal #2
07.15.21 Resubmittal #3
08.05.21 Resubmittal #4
08.13.21 Resubmittal #5



SP-1

of 1

CONCEPT VIEW FROM BROADWAY

RLC Architects

BERKELEY LANDING

04/14/21
21016.00
1

CONCEPT VIEW INTERIOR BUILDING #1

RLC Architects

BERKELEY LANDING

04/14/21
21016.00
2

CONCEPT VIEW - POOL CABANA

RLC Architects

BERKELEY LANDING

04/14/21
21016.00
4

CONCEPT VIEW - PAVILLION

RLC Architects

BERKELEY LANDING

04/14/21
21016.00

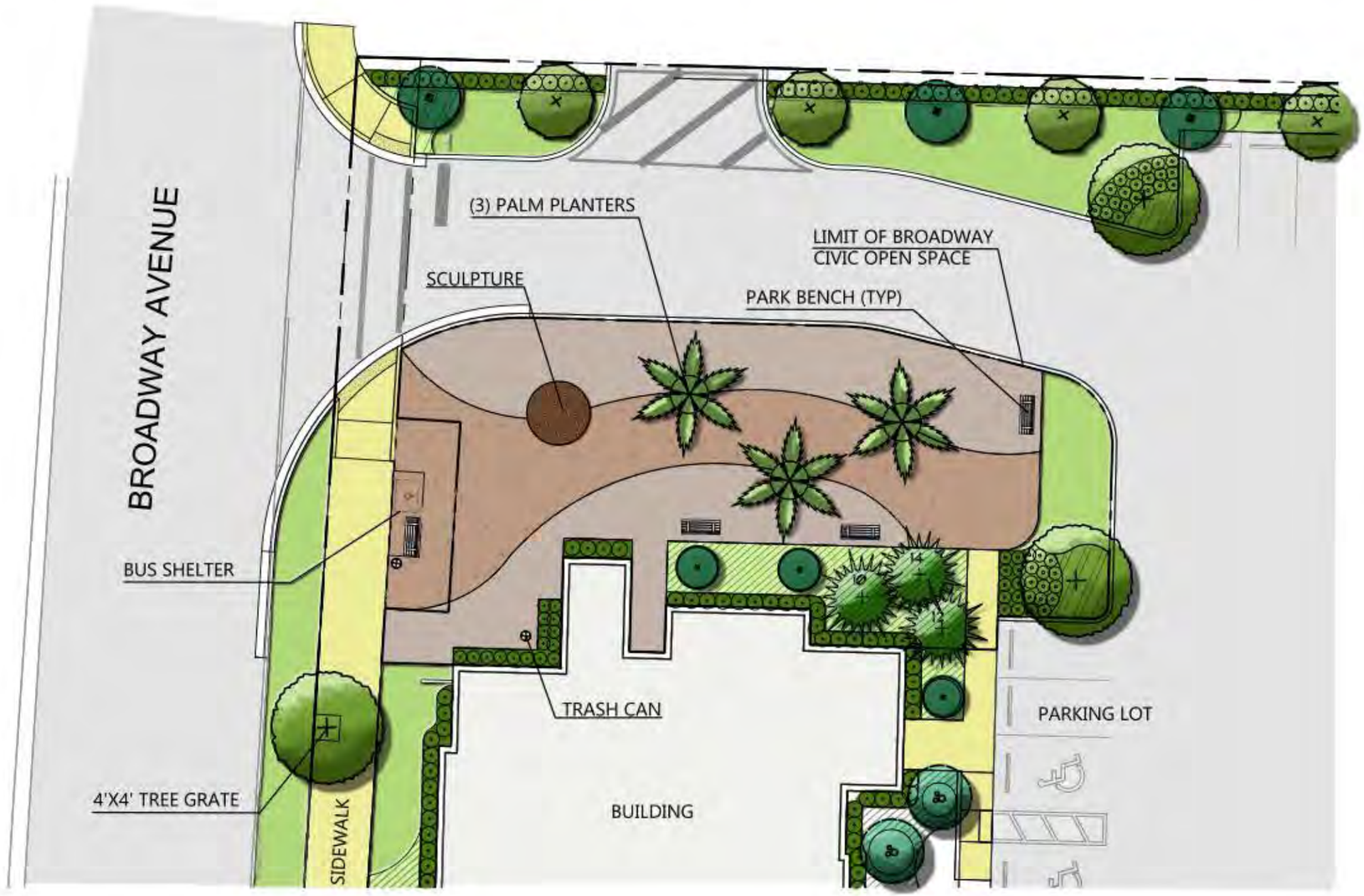
BERKELEY LANDING

RLC Architects

BERKELEY LANDING

SOUTH ELEVATION BUILDING 2

04/14/21
21016.00
11



BERKELEY LANDING, LTD.

BERKELEY LANDING:
BROADWAY CIVIC OPEN SPACE SITE PLAN

FOREMAN CONSULTING, INC.

NORTH

BERKELEY LANDING, LTD.

BERKELEY LANDING:
LAKESHORE CIVIC OPEN SPACE SITE PLAN

FOREMAN CONSULTING, INC.

NORTH

Berkeley Landing

Architectural Summary

April 15, 2021

urban design studio

Urban Design
Land Planning
Landscape Architecture

The project's contemporary architecture takes inspiration from Tropical Modernism often found in such far-flung places as Miami, South America and southern Europe, and blends it to fit within a developing downtown neighborhood and the emerging 21st Century design themes supported by the CRA and CRA on the US 1/Broadway corridor. Accommodating the maximum three-story height, it provides a ground floor height over 10 feet with the remaining floors just over 9 feet. The elevations contain varying parapet roof heights with flat roofs behind them, designed to hold the HVAC compressor units, thus eliminating visual pollution on the streetscape. Sporadic balconies provide interest on various elevations providing outdoor space and dynamic modern facades, with a focus on balconies along US 1/Broadway to promote activity and "eyes on the street". These balconies also provide shade for passers-by and neighboring units, which is a high demand in South Florida. The pops of bright yellow create additional interest within the development and is a reminder of the sunny days at the beach. Additionally, the color yellow is less likely to show discoloration or fade from the sun unlike other colors in the spectrum, making it an ideal color for sunny days in South Florida. The color scheme along with the bright yellow is a vibrant white to offset the earthy warm grey color usually found on a textured wall simulating lap siding.

The façade facing Broadway avenue steps back and forth to create a rhythm while the balconies and eyebrows give a visual interest with color pops and articulation. The restrained rhythm within the façade along Broadway avenue along with overhangs and storefronts create an interaction with the pedestrian realm without imposing. The 10-to-15-foot setbacks allow for the opportunity to mix landscaping, hardscaping and pedestrian elements, such as a bus stop that connects with the main front plaza that houses a sculpture, additional seating, and bike racks. The buildings are aligned in such a manner to provide more passive open space/dry retention along Lakeshore Drive, consistent with the spirit of the open space and community plaza requirements in the CRA master plan. This design is both context-appropriate and driven by topography, as the site slopes nearly 8 feet from Broadway to Lakeshore Drive, making stormwater management and passive uses the logical focus of the passive improvements along Lakeshore Drive.

A blend of 1,2-, and 3-bedroom units totaling a 112 are mixed between two buildings separated by a resort-style cabana and pool area. Amenities such as a fitness center and cyber lounge for the residents, with floor to ceiling windows, are located along Broadway in the western building to further activate the corridor and to convey the healthy and active lifestyle of Berkeley Landing residents to the larger community. Berkeley Landing also includes the emerging multi-family mixed use development trend of two live/work lofts, offering space for two emerging businesses, with a ground floor office/commercial space facing Broadway, with an interior private stairwell, with the residential living space above. These live/work spaces will be marketed to the CRA's small business incubator program.

A playground, pavilion and passive community gathering space are located centrally within the site, next to space for our residents' four-legged friends to stretch their legs.

BERKELEY LANDING

3100/3124 BROADWAY,
RIVIERA BEACH, FL

ARCHITECTURAL SET
SITE PLAN SUBMITTAL
04/14/2021

LIST OF DRAWINGS

Sheet Number	Sheet Title
ARCHITECTURE: SITE	
A0.00	COVER SHEET
AS2.00	SITE DETAILS
AS2.01	SITE DETAILS
ARCHITECTURE: PLANS	
A1.11	GROUND FLOOR PLAN
A1.21	GROUND FLOOR PLAN
A1.12	2ND FLOOR PLAN
A1.22	2ND FLOOR PLAN
A1.13	3RD FLOOR PLAN
A1.23	3RD FLOOR PLAN
A1.14	ROOF PLAN
A1.24	ROOF PLAN
ARCHITECTURE: ELEVATIONS	
A3.01	BUILDING 1 ELEVATIONS
A3.02	BUILDING 2 ELEVATIONS

SITE PLAN
APPROVAL
04/14/2021

RLC Architects
14 SE 4th Street, Boca Raton, FL 33432
Tel 561 393 6555 Fax 561 395 0007
Web www.rlcarchitects.com

COPYRIGHT RLC ARCHITECTS, P.A. 2021
STATE of FLORIDA REGISTERED ARCHITECTS No. AA26001060

THE DRAWINGS AND ALL THE IDEAS, ARRANGEMENTS, DESIGNS AND PLANS INDICATED THEREON OR REPRESENTED THEREBY ARE OWNED BY AND REMAIN THE PROPERTY OF RLC ARCHITECTS, P.A. AND NO PART THEREOF SHALL BE UTILIZED BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER EXCEPT WITH THE SPECIFIC WRITTEN PERMISSION OF RLC ARCHITECTS, P.A.

JUAN C. CAYCEDO AIA

CONSULTANT
INFO/LOGO

BERKELEY LANDING
3100/3124 BROADWAY,
RIVIERA BEACH, FL

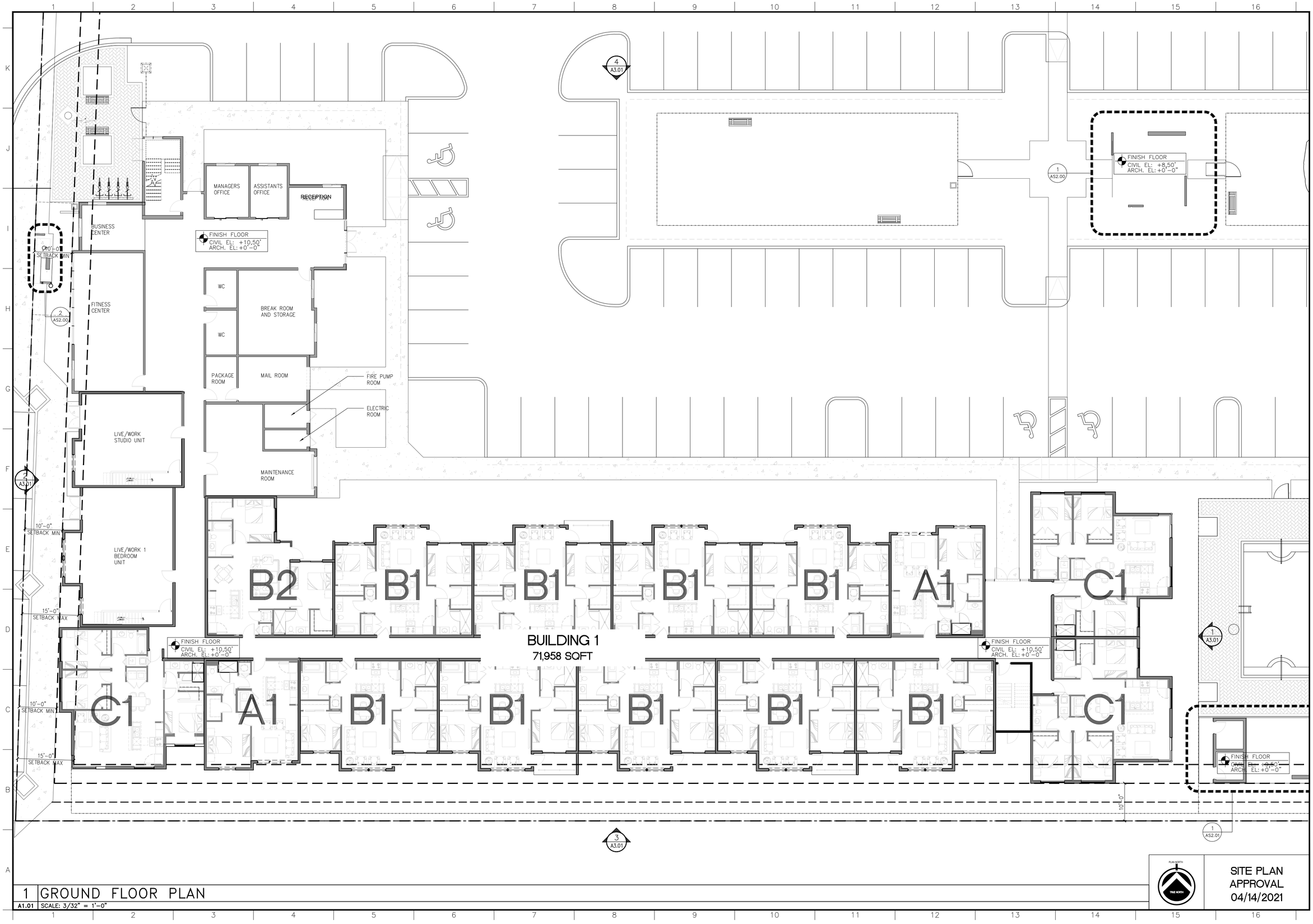
REVISIONS

Drawing Title
COVER SHEET

Scale
Project No. 21016.00
Plot Date 4/14/2021

Principal: JC
Project Director:
Project Manager:
Drafted by: PGC
Checked by:

Sheet No.
A0.00



1 GROUND FLOOR PLAN

A1.01 SCALE: 3/32" = 1'-0"

SITE PLAN APPROVAL 04/14/2021

RLC Architects
14 SE 4th Street, Boca Raton, FL 33432
Tel 561 393 6555 Fax 561 395 0007
Web www.rlcarchitects.com

COPYRIGHT RLC ARCHITECTS, P.A. 2021
STATE of FLORIDA REGISTERED ARCHITECTS No. AA26001060
THE DRAWINGS AND ALL THE IDEAS, ARRANGEMENTS, DESIGNS AND PLANS INDICATED THEREON OR REPRESENTED THEREBY ARE OWNED BY AND REMAIN THE PROPERTY OF RLC ARCHITECTS, P.A. AND NO PART THEREOF SHALL BE UTILIZED BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER EXCEPT WITH THE SPECIFIC WRITTEN PERMISSION OF RLC ARCHITECTS, P.A.

JUAN C. CAYCEDO AIA

CONSULTANT INFO/LOGO

BERKELEY LANDING

3100/3124 BROADWAY,
RIVIERA BEACH, FL

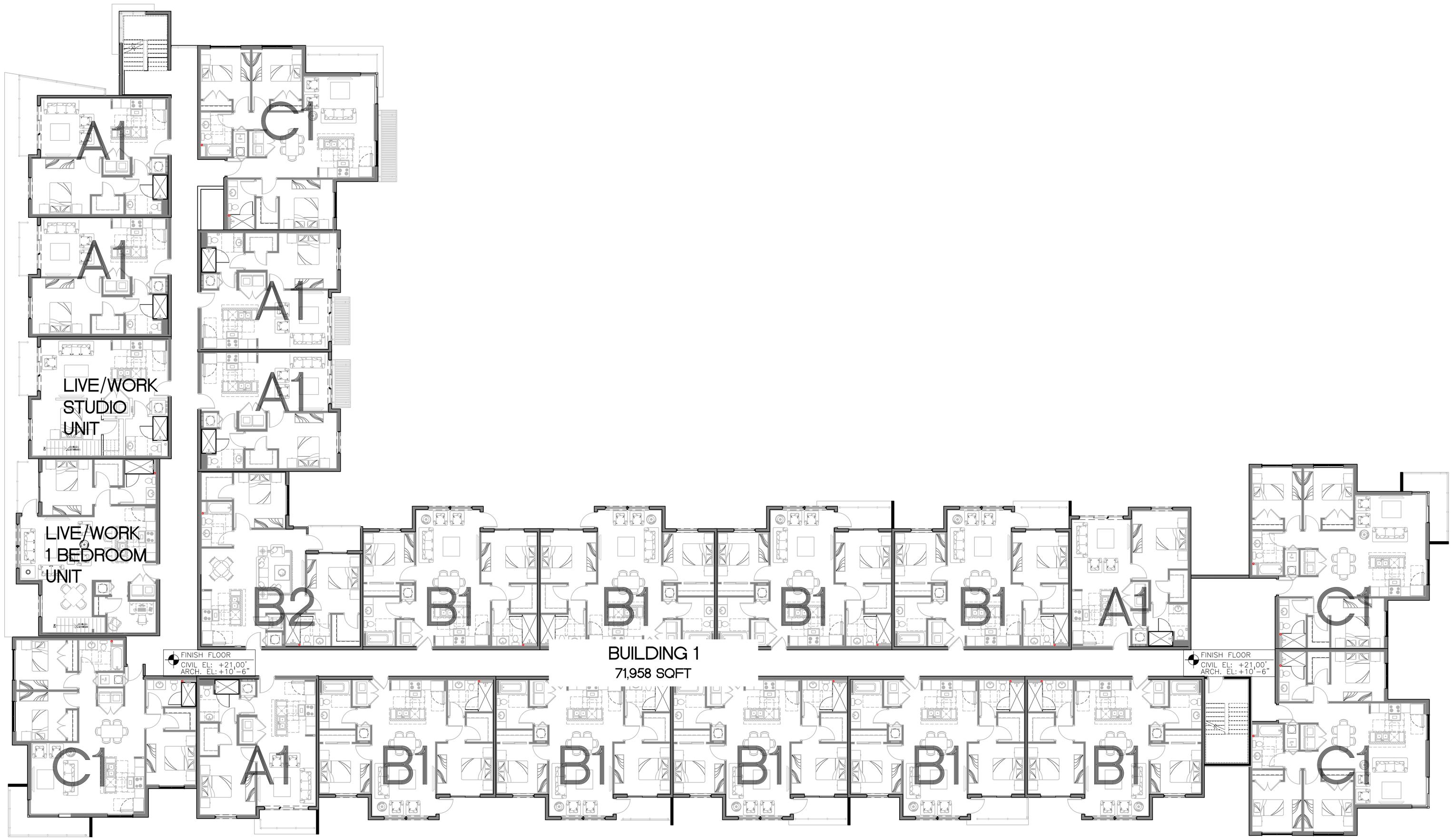
REVISIONS

Drawing Title
GROUND FLOOR PLAN BUILDING 1

Scale
Project No. 21016.00
Plot Date 4/14/2021

Principal: JC
Project Director:
Project Manager:
Drafted by: PGC
Checked by:

Sheet No.
A1.11



1 2ND FLOOR PLAN

A1.02 SCALE: 3/32" = 1'-0"

SITE PLAN
APPROVAL
04/14/2021

RLC Architects
14 SE 4th Street, Boca Raton, FL 33432
Tel 561 393 6555 Fax 561 393 0007
Web www.rlcarchitects.com

COPYRIGHT RLC ARCHITECTS, P.A. 2021
STATE of FLORIDA REGISTERED ARCHITECTS No. AA26001060
THE DRAWINGS AND ALL THE IDEAS, ARRANGEMENTS, DESIGNS AND PLANS INDICATED THEREON OR REPRESENTED THEREBY ARE OWNED BY AND REMAIN THE PROPERTY OF RLC ARCHITECTS, P.A. AND NO PART THEREOF SHALL BE UTILIZED BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER EXCEPT WITH THE SPECIFIC WRITTEN PERMISSION OF RLC ARCHITECTS, P.A.

JUAN C. CAYCEDO AIA

CONSULTANT
INFO/LOGO

BERKELEY LANDING

3100/3124 BROADWAY,
RIVIERA BEACH, FL

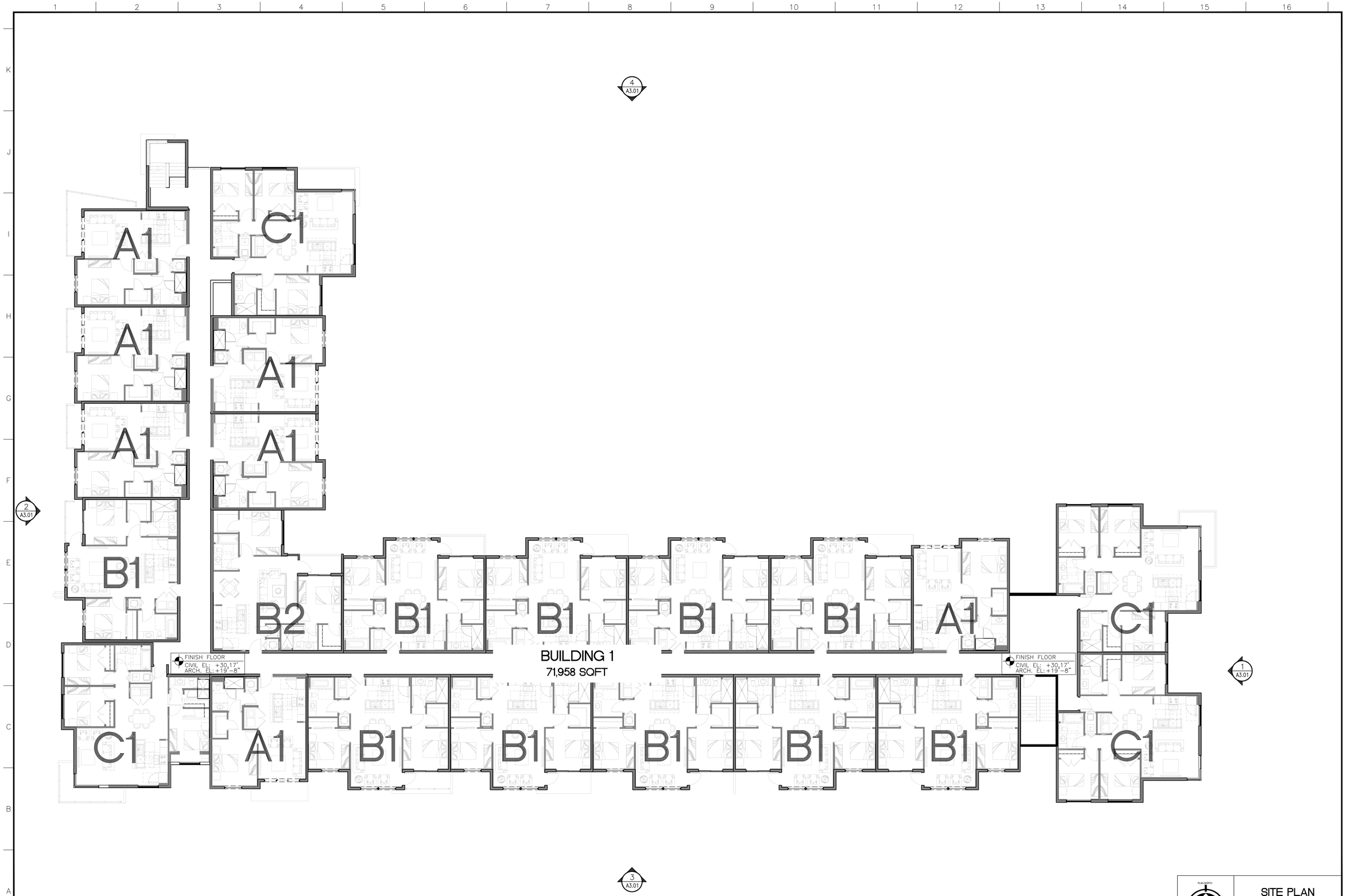
REVISIONS

Drawing Title
2ND FLOOR PLAN
BUILDING 1

Scale
Project No. 21016.00
Plot Date 4/14/2021

Principal: JC
Project Director:
Project Manager:
Drafted by: PGC
Checked by:

Sheet No.
A1.12



1 3RD FLOOR PLAN

A1.03 SCALE: 3/32" = 1'-0"

PLAN NORTH

TRUE NORTH

SITE PLAN APPROVAL 04/14/2021

RLC Architects

14 SE 4th Street, Boca Raton, FL 33432
Tel 561 393 6555 Fax 561 395 0007
Web www.rlcarchitects.com

COPYRIGHT RLC ARCHITECTS, P.A. 2021
STATE of FLORIDA REGISTERED ARCHITECTS No. AA26001060

THE DRAWINGS AND ALL THE IDEAS, ARRANGEMENTS, DESIGNS AND PLANS INDICATED THEREON OR REPRESENTED THEREBY ARE OWNED BY AND REMAIN THE PROPERTY OF RLC ARCHITECTS, P.A. AND NO PART THEREOF SHALL BE UTILIZED BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER EXCEPT WITH THE SPECIFIC WRITTEN PERMISSION OF RLC ARCHITECTS, P.A.

JUAN C. CAYCEDO AIA

CONSULTANT INFO/LOGO

BERKELEY LANDING

3100/3124 BROADWAY,
RIVIERA BEACH, FL

REVISIONS

Drawing Title

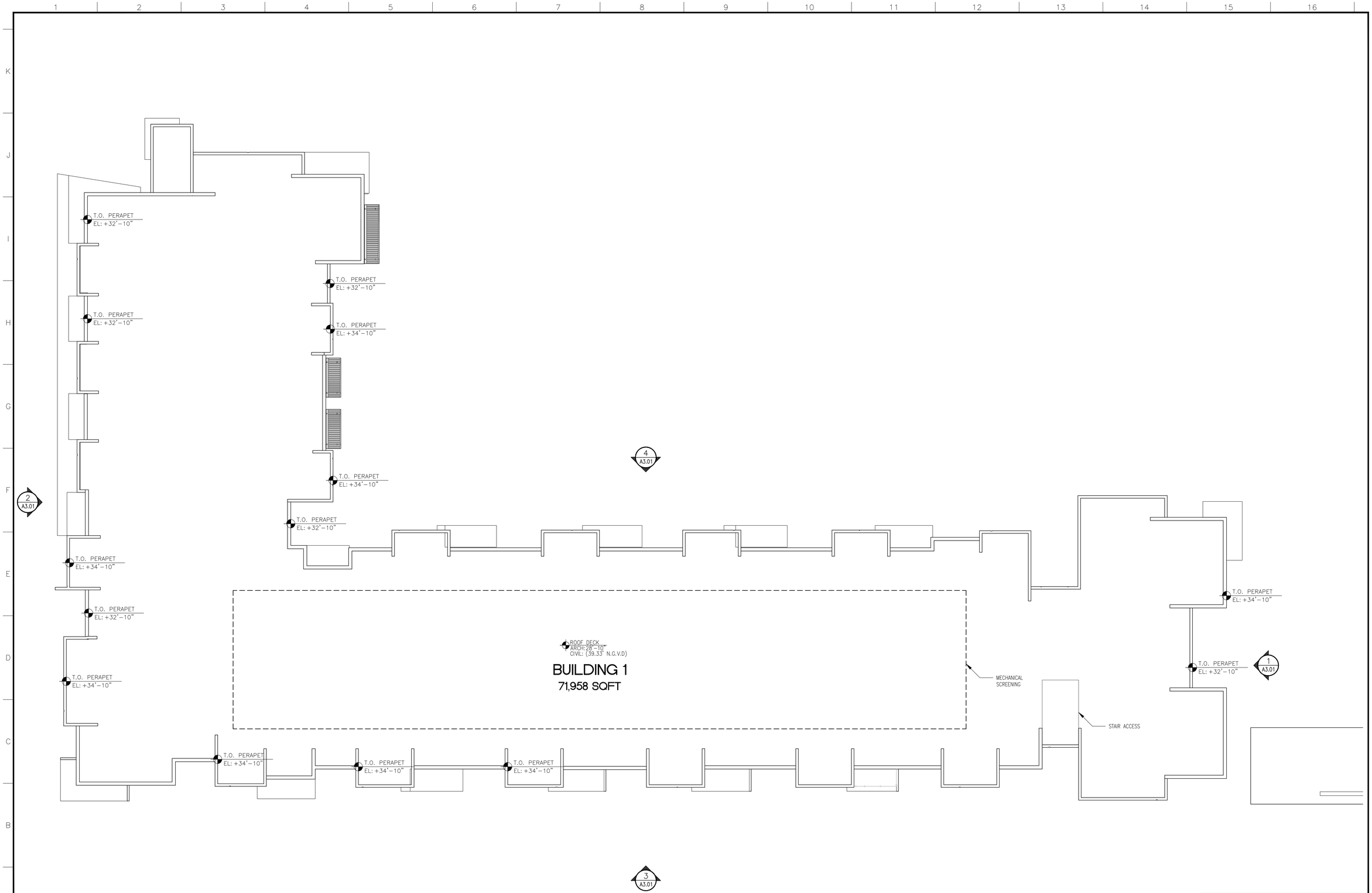
3RD FLOOR PLAN
BUILDING 1

Scale
Project No. 21016.00
Plot Date 4/14/2021

Principal: JC
Project Director:
Project Manager:
Drafted by: PGC
Checked by:

Sheet No.

A1.13



1 ROOF PLAN BUILDING 1

A1.11 SCALE: 3/32" = 1'-0"

SITE PLAN APPROVAL 04/14/2021

RLC Architects
14 SE 4th Street, Boca Raton, FL 33432
Tel 561 393 6555 Fax 561 395 0007
Web www.rlcarchitects.com

COPYRIGHT RLC ARCHITECTS, P.A. 2021
STATE of FLORIDA REGISTERED ARCHITECTS No. AA26001060

THE DRAWINGS AND ALL THE IDEAS, ARRANGEMENTS, DESIGNS AND PLANS INDICATED THEREON OR REPRESENTED THEREBY ARE OWNED BY AND REMAIN THE PROPERTY OF RLC ARCHITECTS, P.A. AND NO PART THEREOF SHALL BE UTILIZED BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER EXCEPT WITH THE SPECIFIC WRITTEN PERMISSION OF RLC ARCHITECTS, P.A.

JUAN C. CAYCEDO AIA

CONSULTANT INFO/LOGO

BERKELEY LANDING

3100/3124 BROADWAY,
RIVIERA BEACH, FL

REVISIONS

Drawing Title

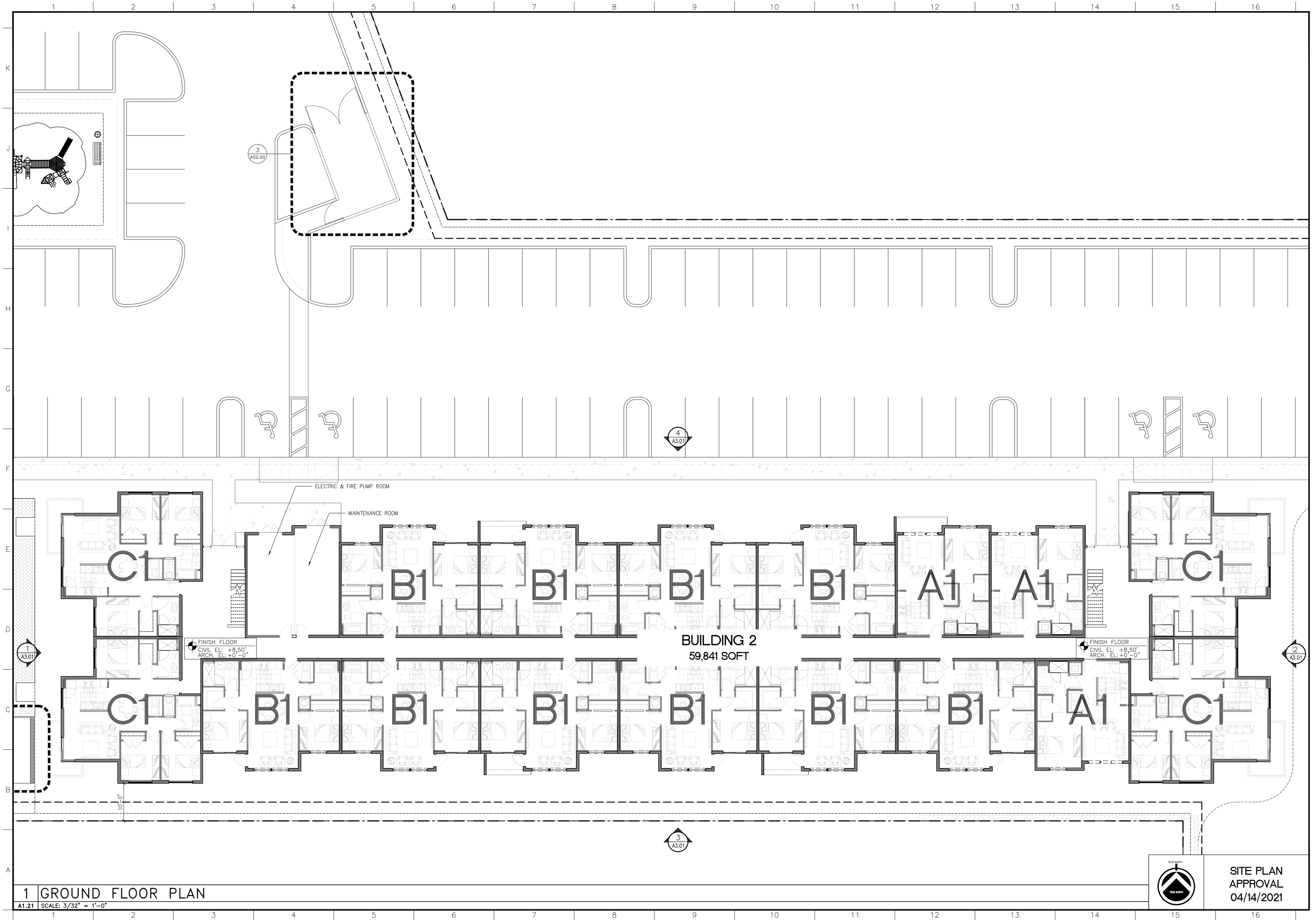
ROOF PLAN
BUILDING 1

Scale
Project No. 21016.00
Plot Date 4/14/2021

Principal: JC
Project Director:
Project Manager:
Drafted by: PGC
Checked by:

Sheet No.

A1.14



1 GROUND FLOOR PLAN

A1.21 SCALE: 3/32" = 1'-0"

SITE PLAN APPROVAL 04/14/2021

RLC Architects
14 SE 4th Street, Boca Raton, FL 33432
Tel 561 393 6555 Fax 561 395 0007
Web www.rlcarchitects.com

COPYRIGHT RLC ARCHITECTS, P.A. 2021
STATE of FLORIDA REGISTERED ARCHITECTS No. AA26001060

THE DRAWINGS AND ALL THE IDEAS, ARRANGEMENTS, DESIGNS AND PLANS INDICATED THEREON OR REPRESENTED THEREBY ARE OWNED AND REMAIN THE PROPERTY OF RLC ARCHITECTS, P.A. AND NO PART THEREOF SHALL BE UTILIZED BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER EXCEPT WITH THE SPECIFIC WRITTEN PERMISSION OF RLC ARCHITECTS, P.A.

JUAN C. CAYCEDO AIA

CONSULTANT INFO/LOGO

BERKELEY LANDING

3100/3124 BROADWAY,
RIVIERA BEACH, FL

REVISIONS

Drawing Title

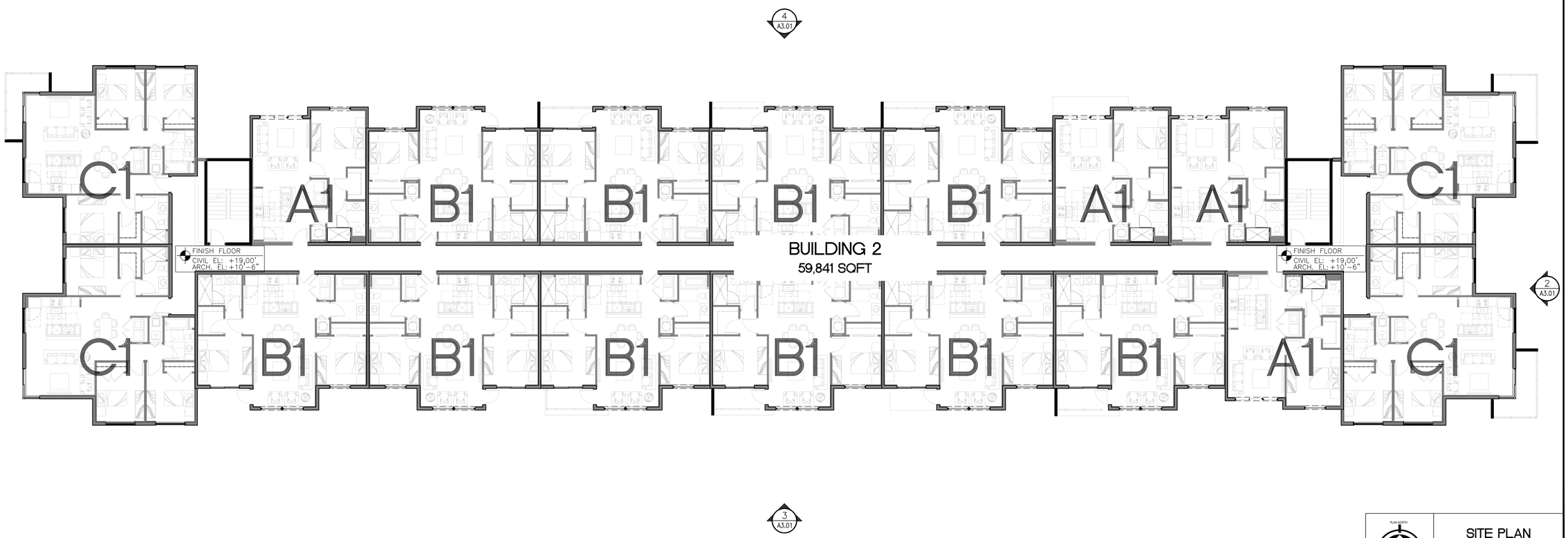
GROUND FLOOR PLAN BUILDING 2

Scale
Project No. 21016.00
Plot Date 4/14/2021

Principal: JC
Project Director:
Project Manager:
Drafted by: PGC
Checked by:

Sheet No.

A1.21



1 2ND FLOOR PLAN

A1.22 SCALE: 3/32" = 1'-0"

SITE PLAN APPROVAL 04/14/2021

RLC Architects
14 SE 4th Street, Boca Raton, FL 33432
Tel 561 393 6555 Fax 561 395 0007
Web www.rlcarchitects.com

COPYRIGHT RLC ARCHITECTS, P.A. 2021
STATE of FLORIDA REGISTERED ARCHITECTS No. AA26001060

THE DRAWINGS AND ALL THE IDEAS, ARRANGEMENTS, DESIGNS AND PLANS INDICATED THEREON OR REPRESENTED THEREBY ARE OWNED BY AND SHALL REMAIN THE PROPERTY OF RLC ARCHITECTS, P.A. AND NO PART THEREOF SHALL BE UTILIZED BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER EXCEPT WITH THE SPECIFIC WRITTEN PERMISSION OF RLC ARCHITECTS, P.A.

JUAN C. CAYCEDO AIA

CONSULTANT INFO/LOGO

BERKELEY LANDING

3100/3124 BROADWAY,
RIVIERA BEACH, FL

REVISIONS

Drawing Title

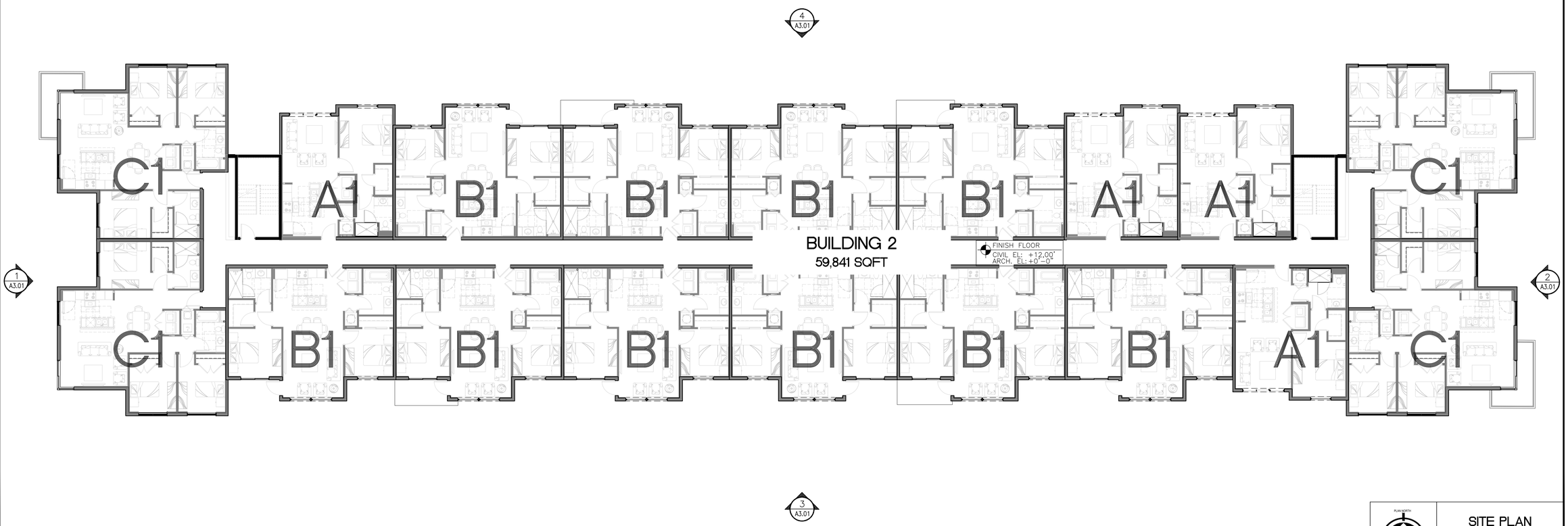
2ND FLOOR PLAN
BUILDING 2

Scale
Project No. 21016.00
Plot Date 4/14/2021

Principal: JC
Project Director:
Project Manager:
Drafted by: PGC
Checked by:

Sheet No.

A1.22



1 3RD FLOOR PLAN

A1.23 SCALE: 3/32" = 1'-0"

SITE PLAN APPROVAL 04/14/2021

RLC Architects
14 SE 4th Street, Boca Raton, FL 33432
Tel 561 393 6555 Fax 561 395 0007
Web www.rlcarchitects.com

COPYRIGHT RLC ARCHITECTS, P.A. 2021
STATE of FLORIDA REGISTERED ARCHITECTS No. AA26001060

THE DRAWINGS AND ALL THE IDEAS, ARRANGEMENTS, DESIGNS AND PLANS INDICATED THEREON OR REPRESENTED THEREBY ARE OWNED BY AND MAY NOT BE PROPERTY OF RLC ARCHITECTS, P.A. AND NO PART THEREOF SHALL BE UTILIZED BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER EXCEPT WITH THE SPECIFIC WRITTEN PERMISSION OF RLC ARCHITECTS, P.A.

JUAN C. CAYCEDO AIA

CONSULTANT INFO/LOGO

BERKELEY LANDING

3100/3124 BROADWAY,
RIVIERA BEACH, FL

REVISIONS

Drawing Title

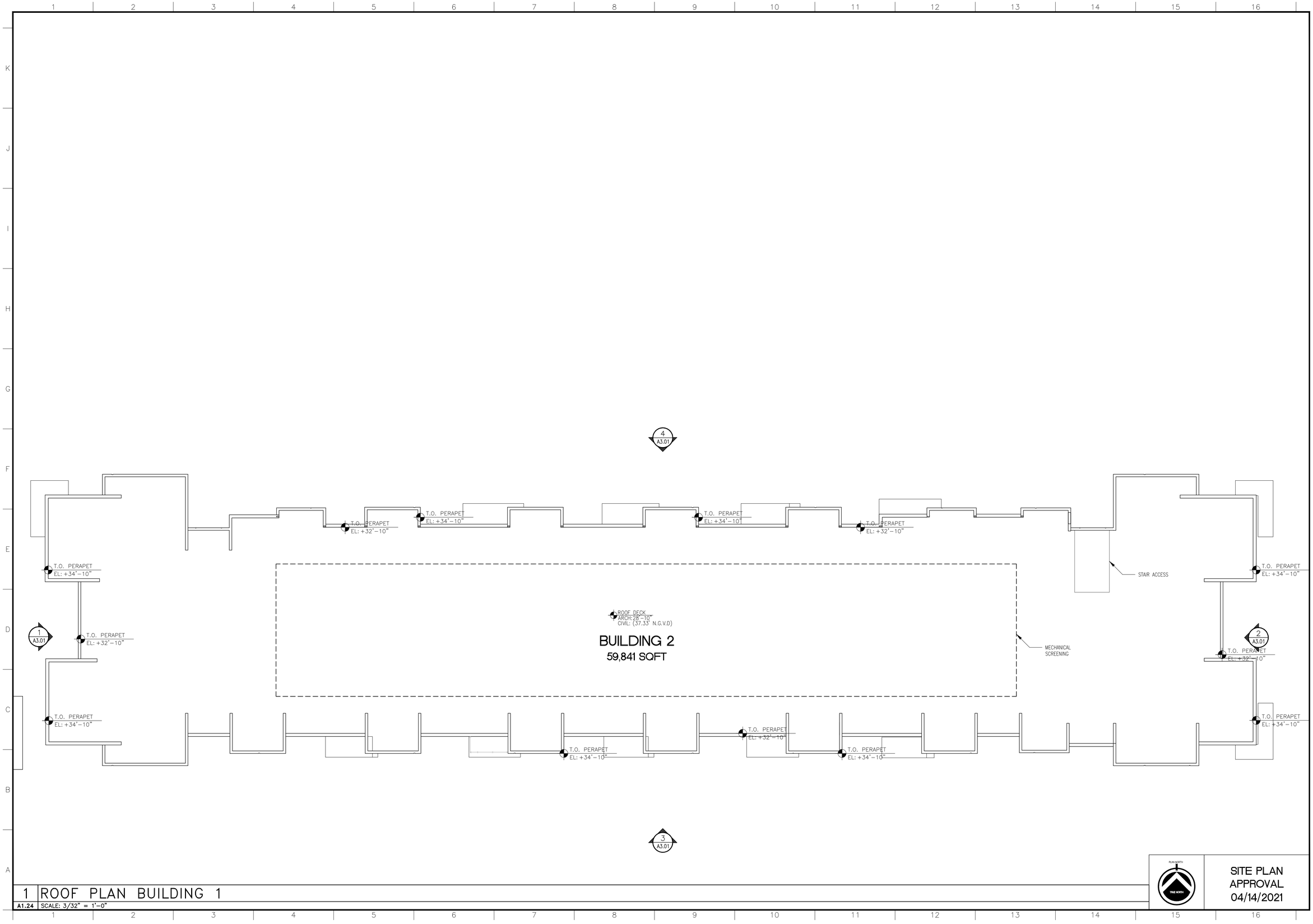
3RD FLOOR PLAN
BUILDING 2

Scale
Project No. 21016.00
Plot Date 4/14/2021

Principal: JC
Project Director:
Project Manager:
Drafted by: PGC
Checked by:

Sheet No.

A1.23



1 ROOF PLAN BUILDING 1
A1.24 SCALE: 3/32" = 1'-0"

PLAN NORTH
TRUE NORTH

SITE PLAN
APPROVAL
04/14/2021

RLC Architects
14 SE 4th Street, Boca Raton, FL 33432
561.450.0557 Fax 561.750.0007
Web www.rlcarchitects.com

COPYRIGHT RLC ARCHITECTS, P.A. 2021
STATE of FLORIDA REGISTERED ARCHITECTS No. AA26001060
THE DRAWINGS AND ALL THE IDEAS, ARRANGEMENTS, DESIGNS AND PLANS INDICATED THEREON OR PERTAINING TO THE PROJECT DESIGNED BY AND REMAIN THE PROPERTY OF RLC ARCHITECTS, P.A. AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY PURPOSE WHATSOEVER EXCEPT WITH THE SPECIFIC WRITTEN PERMISSION OF RLC ARCHITECTS, P.A.

JUAN C. CAYCEDO AIA

CONSULTANT
INFO/LOGO

BERKELEY LANDING
3100/3124 BROADWAY,
RIVIERA BEACH, FL

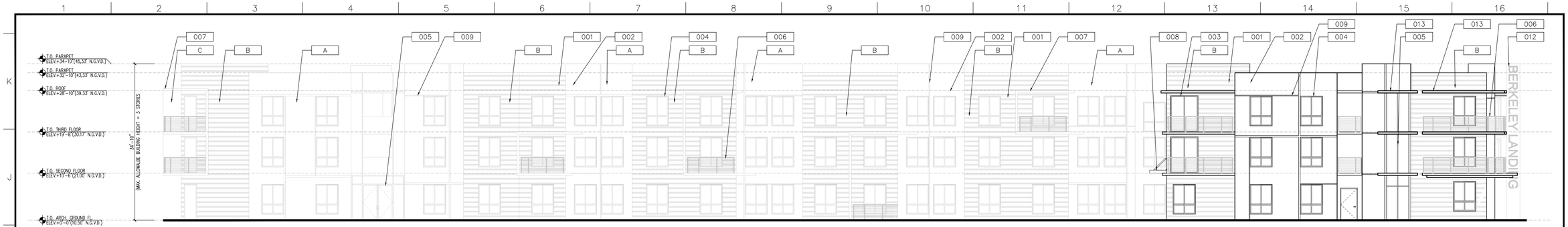
REVISIONS

Drawing Title
ROOF PLAN
BUILDIUNG 2

Scale
Project No. 21016.00
Plot Date 4/14/2021

Principal: JC
Project Director:
Project Manager:
Drafted by: PGC
Checked by:

Sheet No.
A1.24



4 NORTH ELEVATION BUILDING 1

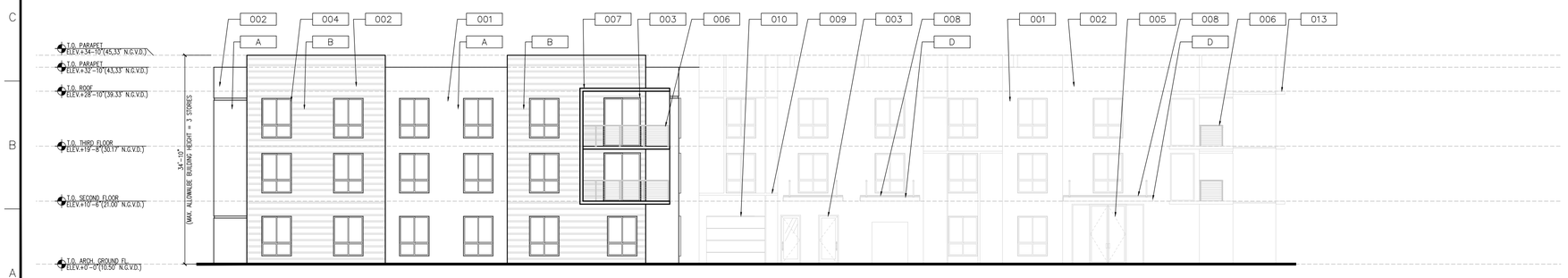
A3.01 SCALE: 3/32" = 1'-0"

3 SOUTH ELEVATION BUILDING 1

A3.01 SCALE: 3/32" = 1'-0"

2 WEST ELEVATION BUILDING 1

A3.01 SCALE: 3/32" = 1'-0"



1 EAST ELEVATION BUILDING 1

A3.01 SCALE: 3/32" = 1'-0"

MATERIAL LEGEND

001	SIMULATED LAP SIDING
002	STUCCO
003	GLASS DOOR W/ OPTIONAL IMPACT RESISTANT GLASS IN ALUMINUM FRAME
004	GLASS WINDOW W/ OPTIONAL IMPACT RESISTANT GLASS IN ALUMINUM FRAME
005	GLASS STOREFRONT W/OPTIONAL IMPACT RESISTANT GLASS IN ALUMINUM FRAME
006	ANODIZED ALUMINUM RAILING
007	CONCRETE BALCONY AND CANOPY
008	PREFABRICATED WOOD CANOPY
009	REVEAL PATTERN
010	GALVANIZED STEEL OVERHEAD DOOR
011	HOLLOW METAL MAN DOOR
012	BUILDING SIGN
013	CONCRETE EYEBROW

COLOR LEGEND

A		PRIMARY COLOR SHERWIN WILLIAMS SW 6995 SUPER WHITE
B		SIMULATED LAP SIDING COLOR SHERWIN WILLIAMS SW 7059 UNUSUAL GRAY
C		ACCENT COLOR SHERWIN WILLIAMS SW 6897 SUNDANCE
D		WOOD CANOPY DARK BROWN (ESPRESSO)

SITE PLAN APPROVAL 04/14/2021

RLC Architects
14 SE 4th Street, Boca Raton, FL 33432
561.395.1555 Fax 561.395.5007
Web www.rlcarchitects.com

COPYRIGHT RLC ARCHITECTS, P.A., 2021
STATE of FLORIDA REGISTERED ARCHITECTS No. AA26001060
THE DRAWINGS AND ALL THE IDEAS, ARRANGEMENTS, DESIGNS AND PLANS INDICATED OR REPRESENTED THEREIN ARE AND SHALL REMAIN THE PROPERTY OF RLC ARCHITECTS, P.A. AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY PURPOSE WHATSOEVER EXCEPT WITH THE SPECIFIC WRITTEN PERMISSION OF RLC ARCHITECTS, P.A.

JUAN C. CAYCEDO AIA

CONSULTANT INFO/LOGO

BERKELEY LANDING

3100/3124 BROADWAY, RIVIERA BEACH, FL

REVISIONS

Drawing Title
BUILDING 1 ELEVATIONS

Scale
Project No. 21016.00
Plot Date 4/14/2021

Principal: JC
Project Director:
Project Manager:
Drafted by: PGC
Checked by:

Sheet No.
A3.01

4 NORTH ELEVATION BUILDING 2

A3.02 SCALE: 3/32" = 1'- 0"

3 SOUTH ELEVATION BUILDING 2

A3.02 SCALE: 3/32" = 1'- 0"

2 WEST ELEVATION BUILDING 2

A3.02 SCALE: 3/32" = 1'- 0"

1 EAST ELEVATION BUILDING 2

A3.02 SCALE: 3/32" = 1'- 0"

MATERIAL LEGEND

- 001 SIMULATED LAP SIDING
- 002 STUCCO
- 003 GLASS DOOR W/ OPTIONAL IMPACT RESISTANT GLASS IN ALUMINUM FRAME
- 004 GLASS WINDOW W/ OPTIONAL IMPACT RESISTANT GLASS IN ALUMINUM FRAME
- 005 GLASS STOREFRONT W/OPTIONAL IMPACT RESISTANT GLASS IN ALUMINUM FRAME
- 006 ANODIZED ALUMINUM RAILING
- 007 CONCRETE BALCONY AND CANOPY
- 008 PREFABRICATED WOOD CANOPY
- 009 REVEAL PATTERN
- 010 GALVANIZED STEEL OVERHEAD DOOR
- 011 HOLLOW METAL MAN DOOR
- 012 BUILDING SIGN
- 013 CONCRETE EYEBROW

COLOR LEGEND

A		PRIMARY COLOR SHERWIN WILLIAMS SW 6995 SUPER WHITE
B		SIMULATED LAP SIDING COLOR SHERWIN WILLIAMS SW 7059 UNUSUAL GRAY
C		ACCENT COLOR SHERWIN WILLIAMS SW 6897 SUNDANCE
D		WOOD CANOPY DARK BROWN (ESPRESSO)

SITE PLAN APPROVAL 04/14/2021

RLC Architects
14 SE 4th Street, Boca Raton, FL 33432
561.395.6557 Fax 561.395.6007
Web www.rlcarchitects.com

COPYRIGHT RLC ARCHITECTS, P.A., 2021
STATE of FLORIDA REGISTERED ARCHITECTS No. AA26001060
THE DRAWINGS AND ALL THE IDEAS, ARRANGEMENTS, DESIGNS AND PLANS INDICATED OR REPRESENTED THEREIN ARE THE EXCLUSIVE PROPERTY OF RLC ARCHITECTS, P.A. AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY WORK OR PURPOSE WHATSOEVER EXCEPT WITH THE SPECIFIC WRITTEN PERMISSION OF RLC ARCHITECTS, P.A.

JUAN C. CAYCEDO AIA

CONSULTANT INFO/LOGO

BERKELEY LANDING

3100/3124 BROADWAY,
RIVIERA BEACH, FL

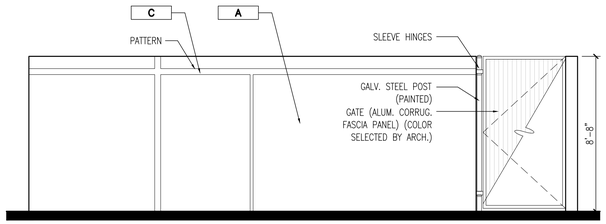
REVISIONS

Drawing Title
BUILDING 2 ELEVATIONS

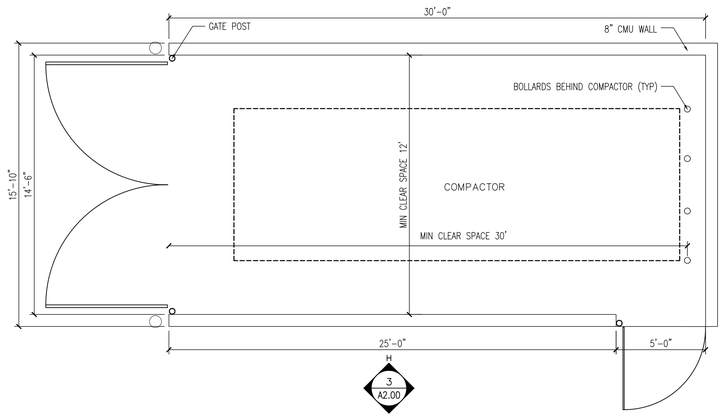
Scale
Project No. 21016.00
Plot Date 4/14/2021

Principal: JC
Project Director:
Project Manager:
Drafted by: PGC
Checked by:

Sheet No.
A3.02

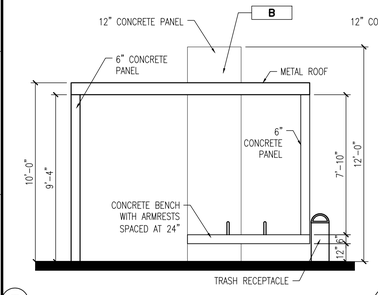


H ELEVATION

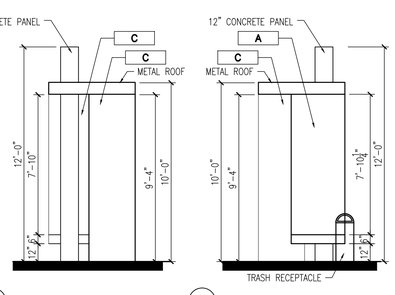


3 COMPACTOR ENCLOSURE

AS2.00 | SCALE: 1/4"= 1'-0"

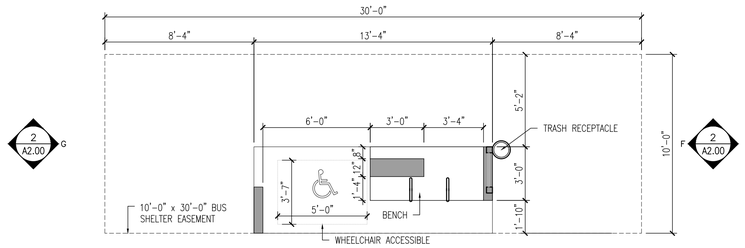


E FRONT ELEVATION



G SIDE ELEVATION (NORTH)

F SIDE ELEVATION (SOUTH)

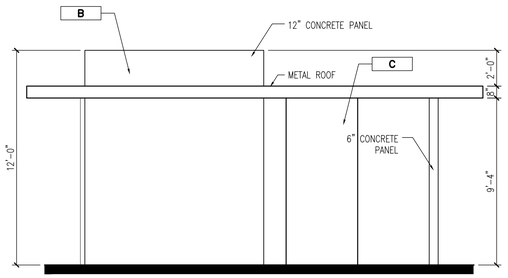


FLOOR PLAN

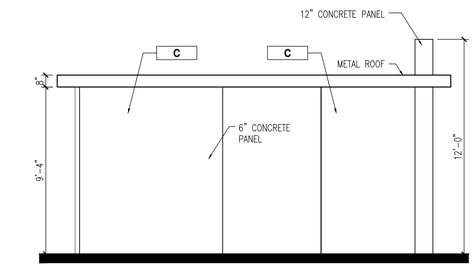
NOTE:
DEPICTION OF THE DESIGN OF THIS SHELTER IN THESE DOCUMENTS IS INTENDED ONLY AS A REPRESENTATION OF A SHELTER, NOT THE ACTUAL FINISH PRODUCT. FINAL DESIGN AESTHETIC WILL BE COMPLETED DURING THE DESIGN DEVELOPMENT STAGE.

2 BUS SHELTER

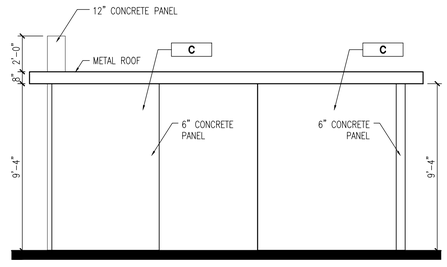
AS2.00 | SCALE: 1/4"= 1'-0"



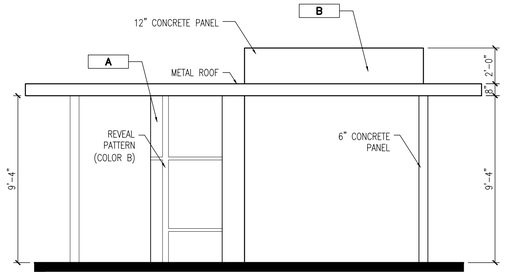
C NORTH ELEVATION



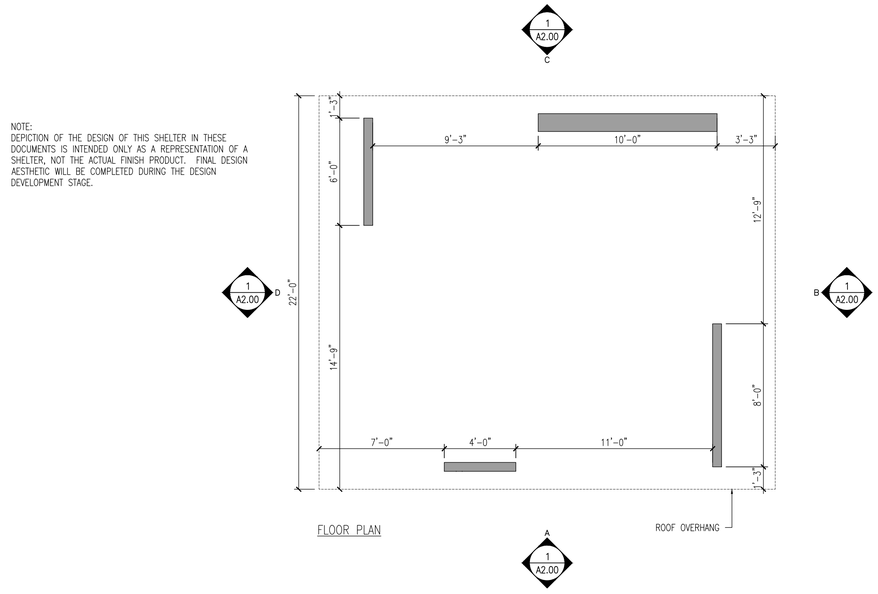
B EAST ELEVATION



D WEST ELEVATION



A SOUTH ELEVATION



FLOOR PLAN

1 PAVILLION

AS2.00 | SCALE: 1/4"= 1'-0"

COLOR LEGEND

A		PRIMARY COLOR SHERWIN WILLIAMS SW 6995 SUPER WHITE
B		SIMULATED LAP SIDING COLOR SHERWIN WILLIAMS SW 7059 UNUSUAL GRAY
C		ACCENT COLOR SHERWIN WILLIAMS SW 6897 SUNDANCE
D		WOOD CANOPY DARK BROWN (ESPRESSO)

SITE PLAN APPROVAL 04/14/2021

RLC ARCHITECTS
14 SE 4th Street, Boca Raton, FL 33432
561.395.1555 FAX 561.395.5007
Web www.rlcarchitects.com

COPYRIGHT RLC ARCHITECTS, P.A., 2021
STATE of FLORIDA REGISTERED ARCHITECTS No. AA26001060
THE DRAWINGS AND ALL THE IDEAS, ARRANGEMENTS, DESIGNS AND PLANS INDICATED THEREON OR REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF RLC ARCHITECTS, P.A. AND NO PART THEREOF SHALL BE USED FOR ANY PURPOSE WHATSOEVER OTHER THAN FOR THE PURPOSE WHATSOEVER EXCEPT WITH THE SPECIFIC WRITTEN PERMISSION OF RLC ARCHITECTS, P.A.

JUAN C. CAYCEDO AIA

CONSULTANT INFO/LOGO

BERKELEY

3100/3124 BROADWAY, RIVIERA BEACH, FL

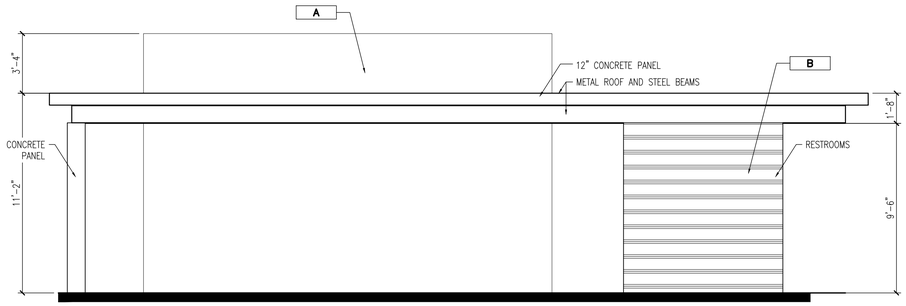
REVISIONS

Drawing Title
SITE DETAILS

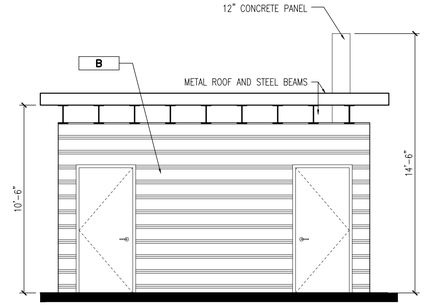
Scale
Project No. 21016.00
Plot Date 4/14/2021

Principal: JC
Project Director:
Project Manager:
Drafted by: PGC
Checked by:

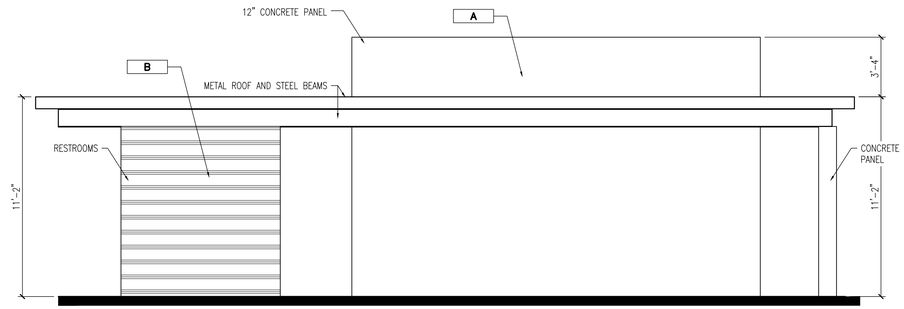
Sheet No.
AS2.00



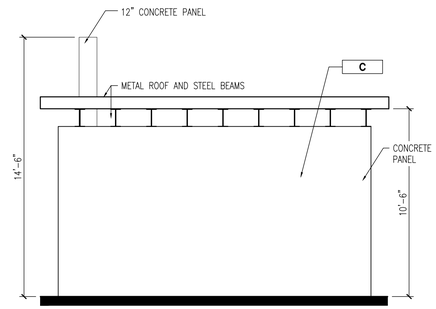
C NORTH ELEVATION



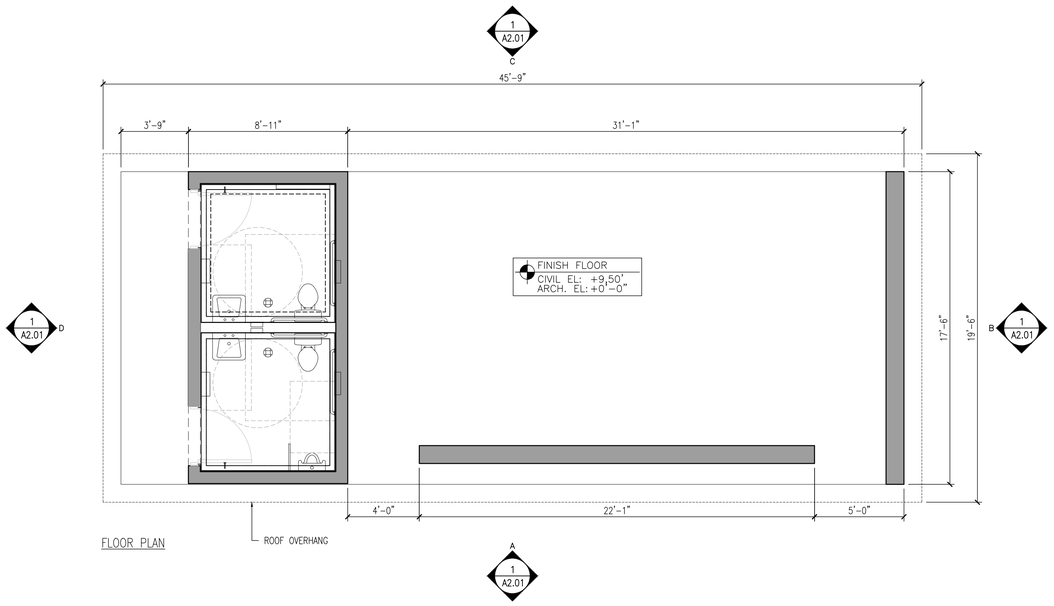
D WEST ELEVATION



A SOUTH ELEVATION

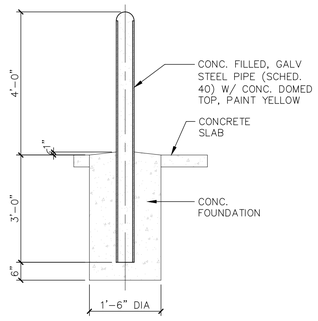


B EAST ELEVATION



FLOOR PLAN

NOTE:
DEPICTION OF THE DESIGN OF THIS SHELTER IN THESE DOCUMENTS IS INTENDED ONLY AS A REPRESENTATION OF A SHELTER, NOT THE ACTUAL FINISH PRODUCT. FINAL DESIGN AESTHETIC WILL BE COMPLETED DURING THE DESIGN DEVELOPMENT STAGE.



2 BOLLARD
AS2.01 SCALE: 1/2" = 1'-0"

1 CABANA
AS2.01 SCALE: 1/4"= 1'-0"

COLOR LEGEND

A		PRIMARY COLOR SHERWIN WILLIAMS SW 6995 SUPER WHITE
B		SIMULATED LAP SIDING COLOR SHERWIN WILLIAMS SW 7059 UNUSUAL GRAY
C		ACCENT COLOR SHERWIN WILLIAMS SW 6897 SUNDANCE
D		WOOD CANOPY DARK BROWN (ESPRESSO)

SITE PLAN APPROVAL
04/14/2021

RLC Architects
14 SE 4th Street, Boca Raton, FL 33432
Tel 561 393 6555 Fax 561 395 0007
Web www.rlcarchitects.com

COPYRIGHT RLC ARCHITECTS, P.A. 2021
STATE of FLORIDA REGISTERED ARCHITECTS No. AA26001060
THE DRAWINGS AND ALL THE IDEAS, ARRANGEMENTS, DESIGNS AND PLANS INDICATED THEREON OR REPRESENTED THEREBY ARE OWNED BY AND REMAIN THE PROPERTY OF RLC ARCHITECTS, P.A. AND NO PART THEREOF SHALL BE UTILIZED BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER EXCEPT WITH THE SPECIFIC WRITTEN PERMISSION OF RLC ARCHITECTS, P.A.

JUAN C. CAYCEDO AIA

CONSULTANT INFO/LOGO

BERKELEY LANDING

3100/3124 BROADWAY,
RIVIERA BEACH, FL

REVISIONS

Drawing Title
SITE DETAILS

Scale
Project No. 21016.00
Plot Date 4/14/2021

Principal: JC
Project Director:
Project Manager:
Drafted by: PGC
Checked by:

Sheet No.
AS2.01

BUILDING DEMOLITION NOTES

1. CONTRACTOR TO DEMOLISH EVERYTHING WITHIN THE LIMITS OF CONSTRUCTION UNLESS OTHERWISE NOTED
2. EXISTING MONITORING WELLS TO REMAIN, CONTRACTOR TO COORDINATE WITH ENVIRONMENTAL ENGINEER PRIOR TO DEMOLITION.
3. BUILDING DEMOLITION IS SUBJECT TO FEDERAL, STATE AND COUNTY RULES RELATING TO THE DEMOLITION AND THE HANDLING OF ASBESTOS CONTAINING MATERIAL. THE COUNTY STATEMENT OF RESPONSIBILITIES REGARDING ASBESTOS MUST BE FILLED OUT AND COMPLIED WITH PRIOR TO ANY BUILDING DEMOLITION.THE CONTRACTOR MUST OBTAIN / PRODUCE THE FOLLOWING PRIOR TO ANY BUILDING DEMOLITION:
   - PEST CONTROL INSPECTION REPORT INDICATING THAT PROPERTY IS FREE OF RODENTS
   - GAS DISCONNECT LETTER FROM GAS SUPPLIER
   - FPL DISCONNECT LETTER FROM FP&L
   - WATER METER REMOVAL LETTER FROM UTILITY PROVIDER
   - FIRE SERVICE WATER METER REMOVAL LETTER FROM UTILITY PROVIDER
   - SEWER CAP OR SEPTIC TANK ABANDONMENT PERMIT REQUIRED WITH A PASSED BUILDING DEPARTMENT INSPECTION PERMIT
   - COPY OF EPA LICENSE AND/OR LETTER FROM LICENSED CONTRACTOR RECOVERING REFRIGERANT FROM A/C UNITS
   - NOTARIZED LETTER FROM DEMOLITION CONTRACTOR STATING FROM WHERE WATER WILL BE OBTAINED FOR DUST CONTROL
   - DEMOLITION CONSTRUCTION DEBRIS MITIGATION PLAN SIGNED AND DATED BY OWNER AND CONTRACTOR
   - BUILDING DEMOLITION DAILY WORK SCHEDULE - LIST OF ALL EQUIPMENT USED FOR DEMOLITION OF BUILDINGS MORE THAN ONE STORY
   - NOTICE OF COMMENCEMENT
   - ALL PORTIONS OF A PARCEL OF LAND SHALL BE PLANTED WITH GROUND COVER OR LAWN OR UTILIZE OTHER APPROVED TEMPORARY EROSION CONTROL MEASURES, IN ORDER TO PREVENT DUST OR SOIL EROSION.
   - TREE PROTECTION PLAN:
     - O FOR EXISTING TREES ON SITE, INDICATE THE LOCATION OF TREES/PALMS ON THE SURVEY AND PROVIDE A CORRESPONDING LIST OF TREE NUMBER, BOTANICAL NAME, COMMON NAME, OVERALL HEIGHT, TRUNK DBH FOR TREES, CLEAR TRUNK FOR PALMS, CONDITION %, AND INDICATE THAT ALL EXISTING TREES/PALMS ARE TO BE PROTECTED AND WILL REMAIN ON SITE.
     - O PROVIDE TREE PROTECTION BARRICADE DETAIL FOR EXISTING TREES ON SITE TO REMAIN. THIS BARRICADE MUST BE INSTALLED PRIOR TO THE BEGINNING OF PROPOSED WORK.
     - O FOR TREES THAT MUST BE REMOVED TO ACCESS DEMO AREAS, OBTAIN PERMIT FOR TREE REMOVAL.

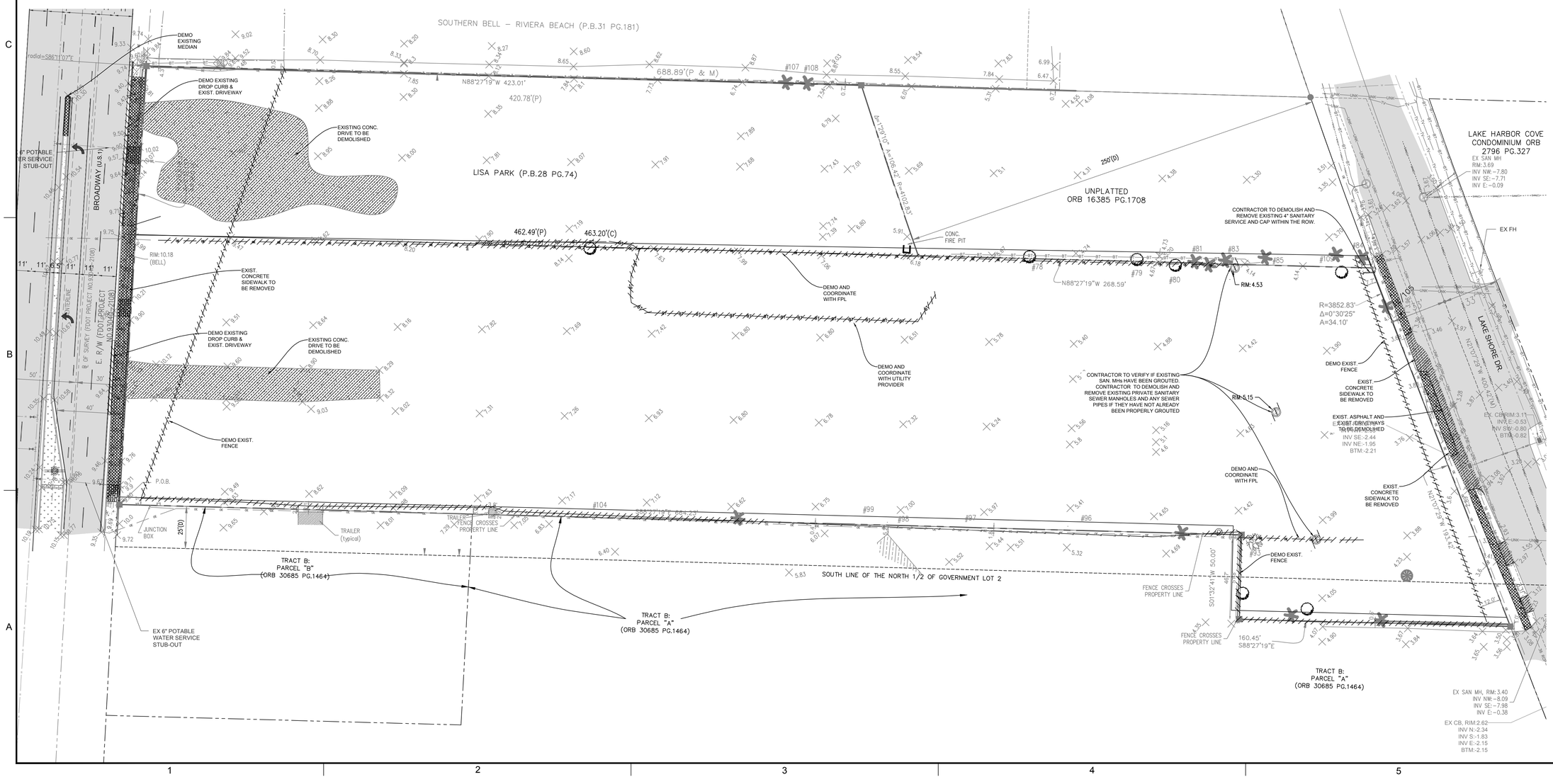
N

GRAPHIC SCALE
0 30 60
SCALE: 1" = 30 '

NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.

LEGEND

- EXISTING SURFACE TO BE REMOVED
- EXISTING CONCRETE SIDEWALK TO BE REMOVED
- EXISTING FENCE/UTILITY/CURB/WALL TO BE REMOVED



KEITH
301 East Atlantic Blvd. Pompano Beach, FL 33060
PH: (954) 788-3400
Florida Certificate of Authorization: 7928
Licensed Business Number: 6860

REVISIONS

NO.	DESCRIPTION	DATE

PRELIMINARY PLAN NOT FOR CONSTRUCTION

THESE PLANS ARE NOT FULLY PERMITTED AND ARE SUBJECT TO REVISIONS MADE DURING THE PERMITTING PROCESS.

RESPONSIBILITY FOR THE USE OF THESE PLANS PRIOR TO OBTAINING PERMITS FROM ALL AGENCIES HAVING JURISDICTION OVER THE PROJECT WILL FALL SOLELY UPON THE USER.

ISSUE DATE:	04/06/21
DESIGNED BY:	JVP
DRAWN BY:	SG
CHECKED BY:	CAR
BID-CONTRACT:	

CLIENT

PINNACLE HOUSING GROUP

PROJECT

BERKELEY LANDING

SHEET TITLE

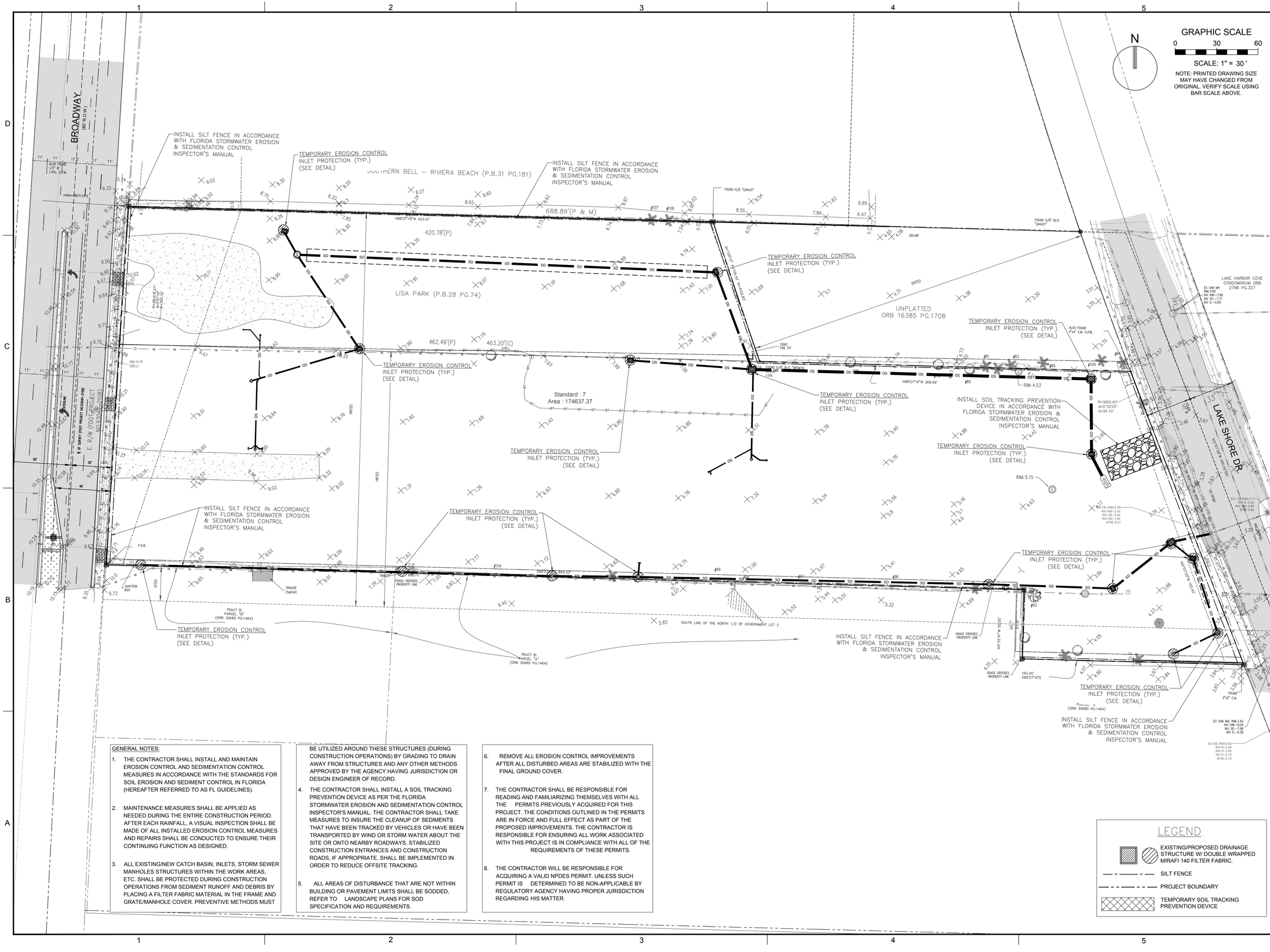
DEMOLITION PLAN

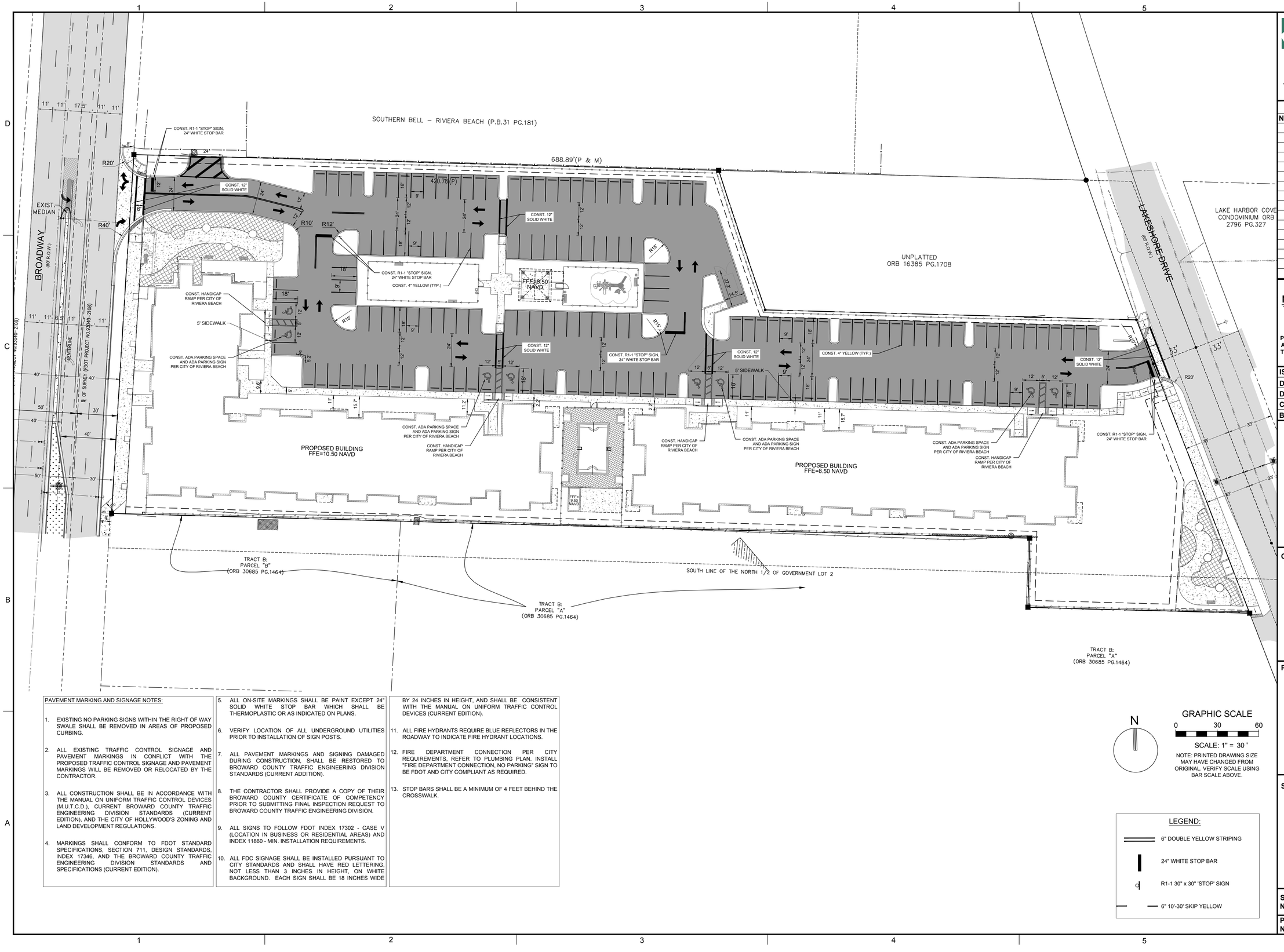
SHEET NUMBER	CD-101
PROJECT NUMBER	11974.00

STATUS: PRELIMINARY

Plotted by: crogers On Wednesday, September 23, 2020 9:40:08 AM

Drawing name: N:\11\11974.00 - Berkeley Landing, Riviera Beach - Pinnacle Housing Group\Engineering\Cadd\11974.00-CD-1XX.dwg


BROADWAY
(80' R.O.W.)
E. R/W (FDOT PROJECT NO.93060-2108)
& 9' SWALE (FDOT PROJECT NO.93060-2108)
SOUTHERN BELL – RIVIERA BEACH (P.B.31 PG.181)
LISA PARK (P.B.28 PG.74)
UNPLATTED
ORB 16385 PG.1708
LAKE HARBOR COVE CONDOMINIUM ORB 2796 PG.327
LAKE SHORE DR.
688.89'(P & M)
420.78'(P)
462.49'(P)
463.20'(C)
N88°27'19"W 423.01'
N88°27'19"W 268.59'
S88°27'19"E 664.23'
160.45' S88°27'19"E
S01°32'41"W 207.00'
N01°07'29"W 193.42'
Standard : 7
Area : 174637.37
INSTALL SILT FENCE IN ACCORDANCE WITH FLORIDA STORMWATER EROSION & SEDIMENTATION CONTROL INSPECTOR'S MANUAL
TEMPORARY EROSION CONTROL INLET PROTECTION (TYP.) (SEE DETAIL)
INSTALL SOIL TRACKING PREVENTION DEVICE IN ACCORDANCE WITH FLORIDA STORMWATER EROSION & SEDIMENTATION CONTROL INSPECTOR'S MANUAL
TRACT B; PARCEL "B" (ORB 30685 PG.1464)
TRACT B; PARCEL "A" (ORB 30685 PG.1464)
SOUTH LINE OF THE NORTH 1/2 OF GOVERNMENT LOT 2
TRAILER (typical)
JUNCTION BOX
FENCE CROSSES PROPERTY LINE
DONC FIRE PIT
P.O.B.
P.O.C.
FOUND 5/8" R/C "LB4431"
FOUND 5/8" R/C "BURNESS"
FOUND 4"x4" C.M.
EX. SAN MH RIM 5.68 INV NW.-7.80 INV SE.-7.71 INV E.-8.09
EX SAN MH, RIM:3.40 INV NW.-5.09 INV SE.-7.98 INV E.-5.38
EX CB, RIM:2.62 INV N-2.34 INV S.-1.83 INV E.-2.15 BTM.-2.15
EX. CB RIM:3.11 INV E.-0.83 INV SW.-0.80 BTM.-0.82
EX CB, RIM:2.78 INV NW.-2.53 INV SE.-2.44 INV NE.-1.95 BTM.-2.21
RIM: 10.18 (BELL)
RIM: 4.53
RIM: 5.15
ALSO FOUND 4"x4" C.M. 0.5'W.
R=3852.83'
Δ=0°30'25"
A=34.10'
Δ=2°52'07"
R=1145.42'
A=57.03'
Δ=1°26'10"
R=1145.42'
A=28.78'
Δ=26°15'18"
R=25.00'
A=22.94'
Δ=90°00'00"
R=25.00'
A=39.27'
radius=5951.70'
1.4%
-0.8%
ALSO FOUND 1.4% -0.8%
1.0%
-1.0%
-1.4%
-1.5%
-1.6%
-1.7%
-1.8%
-1.9%
-2.0%
-2.1%
-2.2%
-2.3%
-2.4%
-2.5%
-2.6%
-2.7%
-2.8%
-2.9%
-3.0%
-3.1%
-3.2%
-3.3%
-3.4%
-3.5%
-3.6%
-3.7%
-3.8%
-3.9%
-4.0%
-4.1%
-4.2%
-4.3%
-4.4%
-4.5%
-4.6%
-4.7%
-4.8%
-4.9%
-5.0%
-5.1%
-5.2%
-5.3%



PAVEMENT MARKING AND SIGNAGE NOTES:

1. EXISTING NO PARKING SIGNS WITHIN THE RIGHT OF WAY SWALE SHALL BE REMOVED IN AREAS OF PROPOSED CURBING.
2. ALL EXISTING TRAFFIC CONTROL SIGNAGE AND PAVEMENT MARKINGS IN CONFLICT WITH THE PROPOSED TRAFFIC CONTROL SIGNAGE AND PAVEMENT MARKINGS WILL BE REMOVED OR RELOCATED BY THE CONTRACTOR.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.), CURRENT BROWARD COUNTY TRAFFIC ENGINEERING DIVISION STANDARDS (CURRENT EDITION), AND THE CITY OF HOLLYWOOD'S ZONING AND LAND DEVELOPMENT REGULATIONS.
4. MARKINGS SHALL CONFORM TO FDOT STANDARD SPECIFICATIONS, SECTION 711, DESIGN STANDARDS, INDEX 17346, AND THE BROWARD COUNTY TRAFFIC ENGINEERING DIVISION STANDARDS AND SPECIFICATIONS (CURRENT EDITION).
5. ALL ON-SITE MARKINGS SHALL BE PAINT EXCEPT 24" SOLID WHITE STOP BAR WHICH SHALL BE THERMOPLASTIC OR AS INDICATED ON PLANS.
6. VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF SIGN POSTS.
7. ALL PAVEMENT MARKINGS AND SIGNING DAMAGED DURING CONSTRUCTION, SHALL BE RESTORED TO BROWARD COUNTY TRAFFIC ENGINEERING DIVISION STANDARDS (CURRENT ADDITION).
8. THE CONTRACTOR SHALL PROVIDE A COPY OF THEIR BROWARD COUNTY CERTIFICATE OF COMPETENCY PRIOR TO SUBMITTING FINAL INSPECTION REQUEST TO BROWARD COUNTY TRAFFIC ENGINEERING DIVISION.
9. ALL SIGNS TO FOLLOW FDOT INDEX 17302 - CASE V (LOCATION IN BUSINESS OR RESIDENTIAL AREAS) AND INDEX 11860 - MIN. INSTALLATION REQUIREMENTS.
10. ALL FDC SIGNAGE SHALL BE INSTALLED PURSUANT TO CITY STANDARDS AND SHALL HAVE RED LETTERING, NOT LESS THAN 3 INCHES IN HEIGHT, ON WHITE BACKGROUND. EACH SIGN SHALL BE 18 INCHES WIDE BY 24 INCHES IN HEIGHT, AND SHALL BE CONSISTENT WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (CURRENT EDITION).
11. ALL FIRE HYDRANTS REQUIRE BLUE REFLECTORS IN THE ROADWAY TO INDICATE FIRE HYDRANT LOCATIONS.
12. FIRE DEPARTMENT CONNECTION PER CITY REQUIREMENTS, REFER TO PLUMBING PLAN. INSTALL "FIRE DEPARTMENT CONNECTION, NO PARKING" SIGN TO BE FDOT AND CITY COMPLIANT AS REQUIRED.
13. STOP BARS SHALL BE A MINIMUM OF 4 FEET BEHIND THE CROSSWALK.

N

GRAPHIC SCALE
0 30 60
SCALE: 1" = 30 '
NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.

LEGEND:
- 6" DOUBLE YELLOW STRIPING
- 24" WHITE STOP BAR
- R1-1 30" x 30" 'STOP' SIGN
- 6" 10'-30' SKIP YELLOW

KEITH
301 East Atlantic Blvd. Pompano Beach, FL 33060
PH: (954) 788-3400
Florida Certificate of Authorization: 7928
Licensed Business Number: 6860

REVISIONS

NO.	DESCRIPTION	DATE

PRELIMINARY PLAN NOT FOR CONSTRUCTION

THESE PLANS ARE NOT FULLY PERMITTED AND ARE SUBJECT TO REVISIONS MADE DURING THE PERMITTING PROCESS.

RESPONSIBILITY FOR THE USE OF THESE PLANS PRIOR TO OBTAINING PERMITS FROM ALL AGENCIES HAVING JURISDICTION OVER THE PROJECT WILL FALL SOLELY UPON THE USER.

ISSUE DATE:	04/06/21
DESIGNED BY:	JVP
DRAWN BY:	SG
CHECKED BY:	CAR
BID-CONTRACT:	

CLIENT

PINNACLE HOUSING GROUP

PROJECT

BERKELEY LANDING

SHEET TITLE

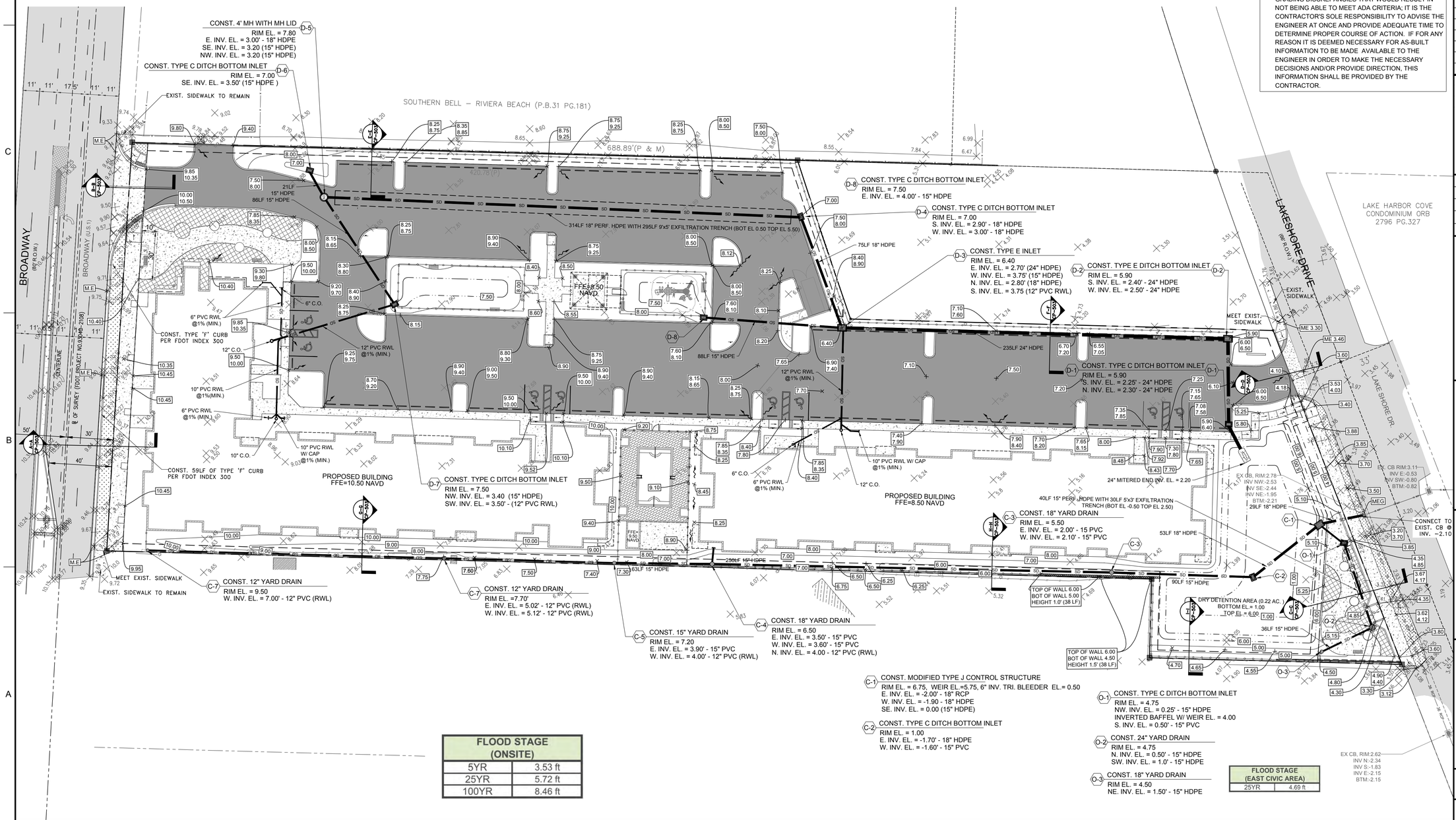
PAVEMENT MARKING AND SIGNAGE PLAN

SHEET NUMBER	CM-101
PROJECT NUMBER	11974.00

STATUS: PRELIMINARY

Plotted by: crogers On Wednesday, September 23, 2020 9:40:08 AM

Drawing name: N:\11\11974.00 - Berkeley Landing, Riviera Beach - Pinnacle Housing Group\Engineering\Cadd\11974.00-CM-1XX.dwg



FLOOD STAGE (ONSITE)	
5YR	3.53 ft
25YR	5.72 ft
100YR	8.46 ft

FLOOD STAGE (EAST CIVIC AREA)	
25YR	4.69 ft

N

GRAPHIC SCALE
0 30 60
SCALE: 1" = 30 '

NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.

GENERAL ADA SLOPE NOTES:

1. THE CONTRACTOR SHALL ENSURE THAT ALL ADA CRITERIA IS MET FOR THE CONSTRUCTION OF THE SITE IMPROVEMENTS INCLUDING BUT NOT LIMITED TO SIDEWALKS, RAMPS AND ADA PARKING STALLS).
2. ALL ADA PARKING STALLS SHALL NOT EXCEED 2% IN ANY DIRECTION.
3. SIDEWALKS SHALL NOT EXCEED 5% IN THE LONGITUDINAL DIRECTION AND CROSS-SECTIONAL SLOPES SHALL NEVER EXCEED 2%, UNLESS CLEARLY IDENTIFIED ON PLANS.
4. FOR ANY REASON THE CONTRACTOR FINDS ANY GRADING DISCREPANCIES THAT WOULD RESULT IN NOT BEING ABLE TO MEET ADA CRITERIA; IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO ADVISE THE ENGINEER AT ONCE AND PROVIDE ADEQUATE TIME TO DETERMINE PROPER COURSE OF ACTION. IF FOR ANY REASON IT IS DEEMED NECESSARY FOR AS-BUILT INFORMATION TO BE MADE AVAILABLE TO THE ENGINEER IN ORDER TO MAKE THE NECESSARY DECISIONS AND/OR PROVIDE DIRECTION, THIS INFORMATION SHALL BE PROVIDED BY THE CONTRACTOR.

KEITH
301 East Atlantic Blvd. Pompano Beach, FL 33060
PH: (954) 788-3400
Florida Certificate of Authorization: 7928
Licensed Business Number: 6860

REVISIONS

NO.	DESCRIPTION	DATE

PRELIMINARY PLAN NOT FOR CONSTRUCTION

THESE PLANS ARE NOT FULLY PERMITTED AND ARE SUBJECT TO REVISIONS MADE DURING THE PERMITTING PROCESS.

RESPONSIBILITY FOR THE USE OF THESE PLANS PRIOR TO OBTAINING PERMITS FROM ALL AGENCIES HAVING JURISDICTION OVER THE PROJECT WILL FALL SOLELY UPON THE USER.

ISSUE DATE:	04/06/21
DESIGNED BY:	JVP
DRAWN BY:	SG
CHECKED BY:	CAR
BID-CONTRACT:	

CLIENT
PINNACLE HOUSING GROUP

PROJECT
BERKELEY LANDING

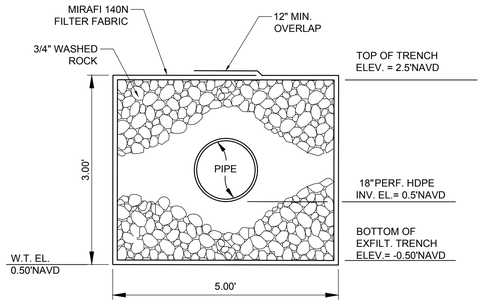
SHEET TITLE
PAVING, GRADING, AND DRAINAGE PLAN

SHEET NUMBER	CP-101
PROJECT NUMBER	11974.00

STATUS: PRELIMINARY

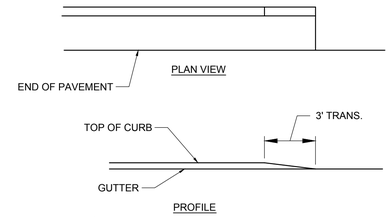
Plotted by: crogers On Wednesday, September 23, 2020 9:40:08 AM

Drawing name: N:\11111974.00 - Berkeley Landing, Riviera Beach – Pinnacle Housing Group\Engineering\Cadd\11974.00-CP-1XX.dwg



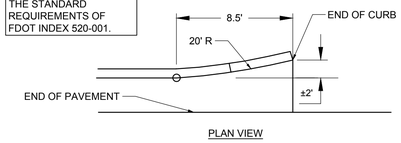
11 EXFILTRATION TRENCH DETAIL

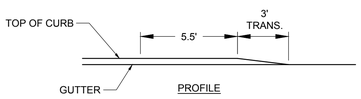
(EAST CIVIC AREA) NOT TO SCALE



NOTE:
ALL CURB & GUTTER FLARED AND STRAIGHT ENDS SHALL BE IN ACCORDANCE WITH THE STANDARD REQUIREMENTS OF FDOT INDEX 520-001.

STRAIGHT END

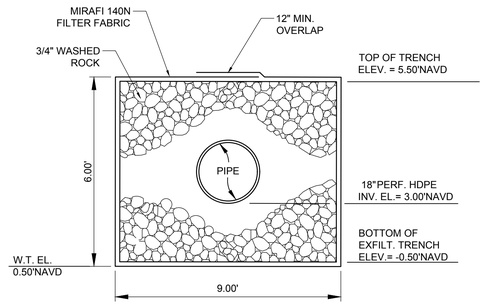




FLARED END

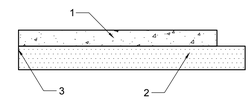
8 CURB & GUTTER FLARED AND STRAIGHT ENDS

NOT TO SCALE



11 EXFILTRATION TRENCH DETAIL

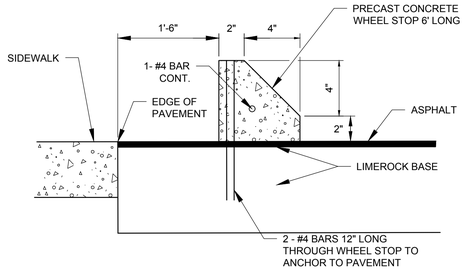
(ONSITE) NOT TO SCALE



1. CONCRETE VEHICULAR COURSE:
   6" - 3,000 PSI CONCRETE PER FDOT STANDARD SPECIFICATIONS SECTION 346 AND 350.
2. STABILIZED SUBGRADE:
   12" SUBGRADE COMPACTED TO 98% OF MAXIMUM DENSITY (AASHTO T-180). MINIMUM LBR = 40. GROUND ADJACENT TO PAVEMENT HAVING RUNOFF SHALL BE GRADED TWO INCHES LOWER THAN THE EDGE OF PAVEMENT TO ALLOW FOR THE PLACEMENT OF SOD.
3. SAWED JOINTS:
   3/16" SAW CUT, 1½" DEEP (WITHIN 12 HOURS), MAX. 15' O.C., AND MIN.3' PARALLEL TO THE EDGE OF PAVEMENT.

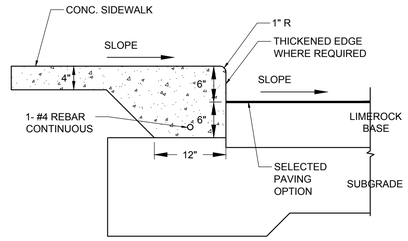
3 CONCRETE PAVEMENT DETAIL

NOT TO SCALE



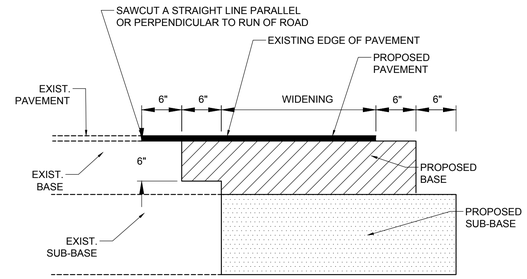
25 WHEEL STOP DETAIL

NOT TO SCALE



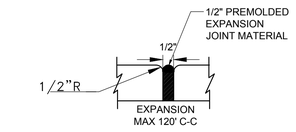
18 THICKENED EDGE SIDEWALK DETAIL

NOT TO SCALE

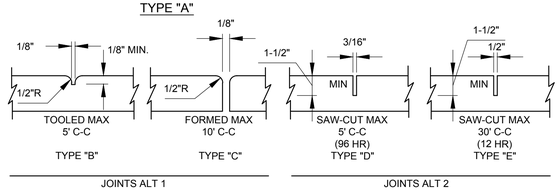


6 SAWCUT WIDENING DETAIL

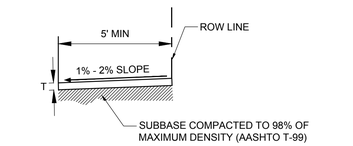
NOT TO SCALE

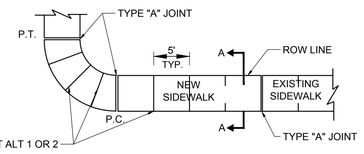


TYPE "A"



CONCRETE PAVEMENT & SIDEWALK JOINTS



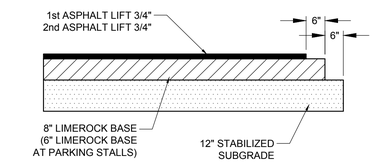


SIDEWALK PLAN

NOTES:
1. Sidewalk construction is to comply with the latest FDOT standards for sidewalks and ADA curb ramps, per FDOT index 522-001 and 522-002.
2. Provide either joint alternate 1 or 2. If using joint alternate 2: construct type "E" joints at not more than 30' intervals - within 12 hours after finishing, construct 1/2" expansion, provide joint type "A", with non-rising performed joint filler at not more than 120' intervals, construct remaining joints within 96 hours after finishing.
3. Provide 1/2" expansion joint type "A", with non-rising performed joint filler where concrete pavement abuts concrete curbs, driveways and other fixed objects.
4. Sidewalk thickness shall be 4" thick unless otherwise noted. Thickness shall be 6" through driveways and on all commercial sidewalk applications.
5. The use of steel reinforcement is not permitted.
6. Concrete to be 3,000 psi in 28 days.
7. Cure all concrete with approved method.
8. Sidewalk foundation shall be compacted to a firm, even surface, true to grade and cross section, and shall be moist at the time concrete is placed.
9. All construction shall conform to local construction codes and standards.
10. Sidewalk slopes shall meet the requirements of the Americans with Disabilities Act. Minimum transverse slope 0.01 ft./ft. And maximum transverse slope 0.02 ft./ft. toward swale or gutter. Longitudinal slope shall conform to ADA requirements.
11. The vertical deviation for a new sidewalk shall not be more than ½".
12. The vertical deviation for a new maintenance access structure cover shall not be more than ¼".
13. Where truncated domes are used, stamped concrete is not permitted. Truncated domes to be cast with the concrete.
14. Sidewalk shall have a transverse hair broom finish.

7 SIDEWALK DETAIL

NOT TO SCALE



ASPHALTIC CONCRETE VEHICULAR:
FIRST LIFT - 3/4" FDOT - SP 9.5 (FINE MIX). SECOND (FINAL) LIFT - 3/4" FDOT - SP 9.5 (FINE MIX). ASPHALT SURFACE COURSE SHALL CONFORM TO THE REQUIREMENTS OF FDOT STANDARDS SPECIFICATIONS SECTIONS 330 AND 334. SECOND LIFT OF ASPHALT SHALL NOT BE PLACED UNTIL FINAL LANDSCAPE/HARDSCAPE HAS BEEN INSTALLED.

PRIME AND TACK COAT:
LIMEROCK BASE COURSE SHALL CONFORM TO THE REQUIREMENTS OF FDOT STANDARDS SPECIFICATIONS SECTION 300.
APPLICATION RATES:
PRIME COAT - 0.10 GALLONS PER SQ. YD.
TACK COAT - 0.08 GALLONS PER SQ. YD.

BASE:
8"/ 6" LIMEROCK BASE COMPACTED TO 98% OF MAXIMUM DENSITY (AASHTO T-180), LIMEROCK BASE TO CONFORM WITH THE REQUIREMENTS OF FDOT SPECIFICATIONS SECTIONS 200 AND 911.

SUBGRADE:
12" STABILIZED SUBGRADE COMPACTED TO 98% OF MAXIMUM DENSITY (AASHTO T-180); MINIMUM LBR = 40.

1 ASPHALT PAVEMENT DETAIL

NOT TO SCALE

KEITH
301 East Atlantic Blvd. Pompano Beach, FL 33060
PH: (954) 788-3400
Florida Certificate of Authorization: 7928
Licensed Business Number: 6860

REVISIONS

NO.	DESCRIPTION	DATE

PRELIMINARY PLAN NOT FOR CONSTRUCTION

THESE PLANS ARE NOT FULLY PERMITTED AND ARE SUBJECT TO REVISIONS MADE DURING THE PERMITTING PROCESS.

RESPONSIBILITY FOR THE USE OF THESE PLANS PRIOR TO OBTAINING PERMITS FROM ALL AGENCIES HAVING JURISDICTION OVER THE PROJECT WILL FALL SOLELY UPON THE USER.

ISSUE DATE:	04/06/21
DESIGNED BY:	JVP
DRAWN BY:	SG
CHECKED BY:	CAR
BID-CONTRACT:	

CLIENT

PINNACLE HOUSING GROUP

PROJECT

BERKELEY LANDING

SHEET TITLE

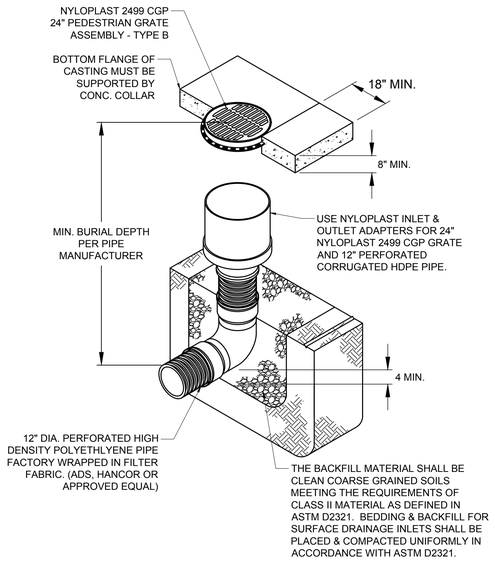
PAVING, GRADING, AND DRAINAGE DETAILS

SHEET NUMBER	CP-501
PROJECT NUMBER	11974.00

Plotted by: crogers On Wednesday, September 23, 2020 9:40:08 AM

Drawing name: N:\11\11974.00 - Berkeley Landing, Riviera Beach - Pinnacle Housing Group\Engineering\Cadd\11974.00-CP-SXX.dwg

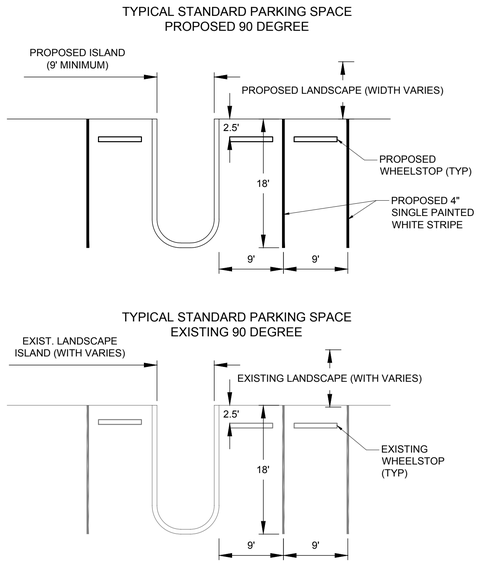
STATUS: PRELIMINARY



NOTES:
1. GRATE SHALL MEET H-20 LOAD RATING

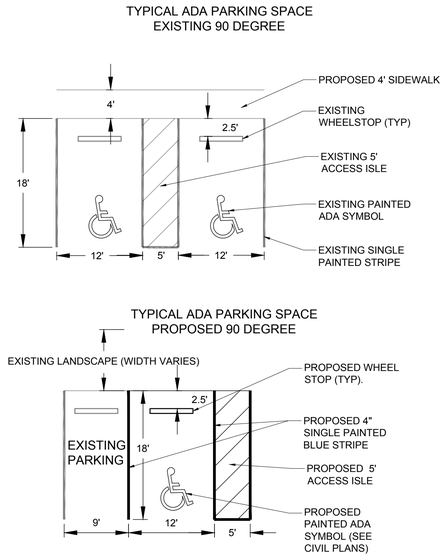
16 INLINE DRAIN DETAIL

NOT TO SCALE



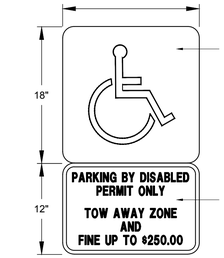
21 TYPICAL STANDARD PARKING SPACE DETAIL

NOT TO SCALE



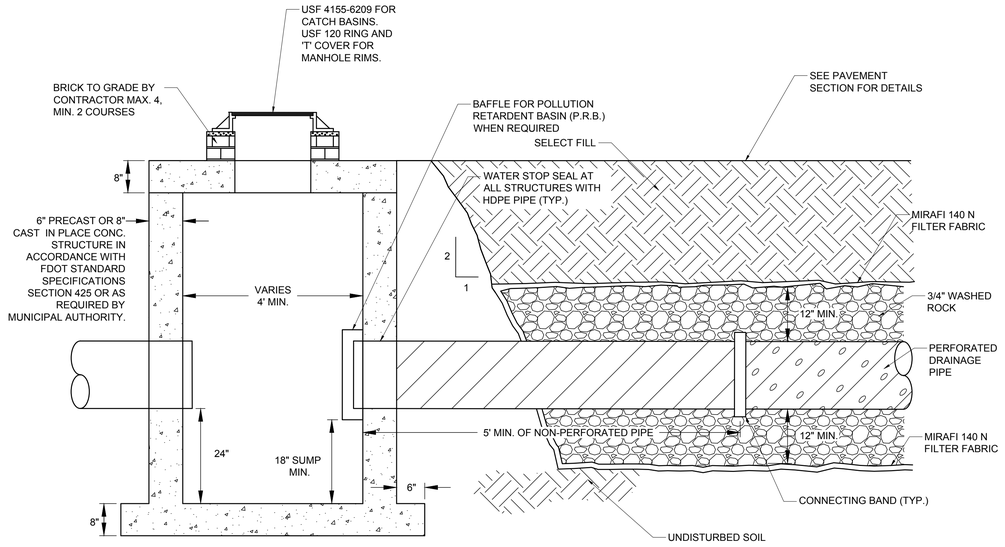
22 TYPICAL ADA PARKING SPACE DETAIL

NOT TO SCALE



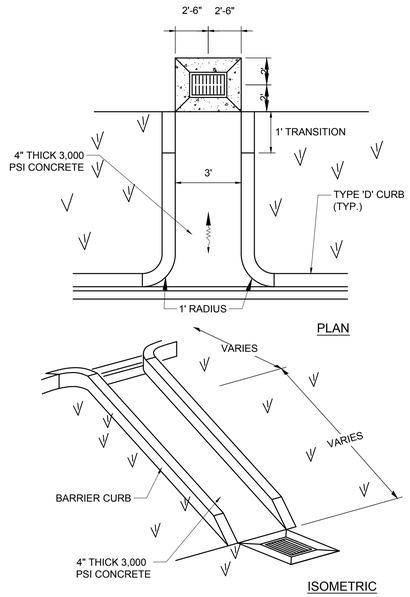
NOTES:
1. TOP PORTION OF SIGN SHALL HAVE A REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL.
2. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
3. SIGN MAY BE FABRICATED ON ONE PANEL OR TWO.
4. SIGNS ARE TO BE MOUNTED AT A HEIGHT OF 5 FT. MINIMUM FROM PAVEMENT TO BOTTOM OF SIGN.

23 HANDICAP PARKING SIGN DETAIL



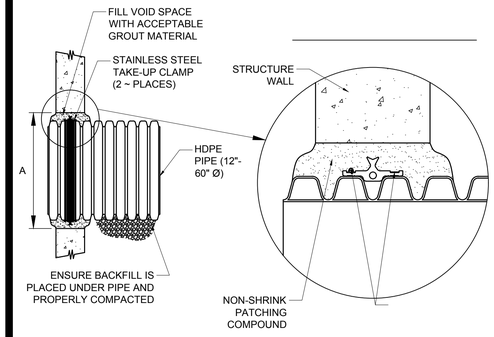
13 CATCH BASIN W/ PRB AND EXFILTRATION TRENCH

NOT TO SCALE



14 CONCRETE FLUME DETAIL

NOT TO SCALE



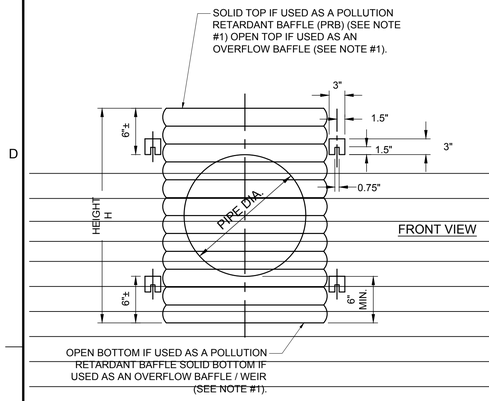
NOTES:
PERFORMANCE HIGHLY DEPENDENT ON INSTALLATION. CONTRACTOR MUST ENSURE MANHOLE GASKET IS UNIFORMLY SEATED AROUND STRUCTURE ADAPTER. EXTRA PRECAUTIONS MUST BE TAKEN TO PREVENT DIFFERENTIAL SETTLEMENT BETWEEN THE PIPE AND MANHOLE.

SEE ADS STANDARD DETAIL STD-201 AND ADS INSTALLATION GUIDE 1.05: WATERSTOP INSTALLATION FOR INSTALLATION RECOMMENDATIONS.

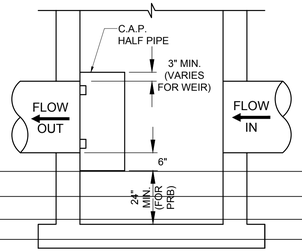
PIPE SIZE	PIPE OD		"A" MIN. HOLE DIA.	
	A-PROFILE	H-PROFILE		
12"	14.5"	N/A	19.5"	
15"	17.6"	N/A	23.00"	
18"	21.2"	N/A	26.50"	
24"	27.8"	N/A	33.25"	
30"	35.1"	N/A	40.50"	
36"	41.1"	41.1"	47.00"	
42"	47.7"	48.0"	53.00"	
48"	53.6"	54.0"	59.00"	
60"	66.3"	67.3"	72.00"	

15 GROUTED MANHOLE CONNECTION (HDPE PIPE) DETAIL

KEITH



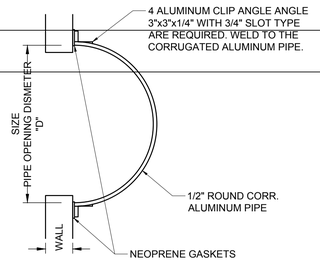
FRONT VIEW



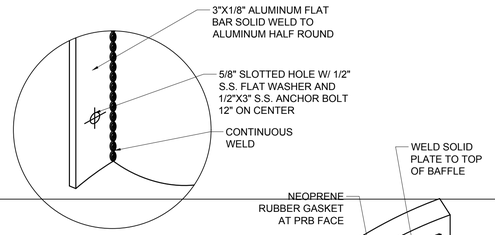
SIDE VIEW

STANDARD DIMENSIONS			
PIPE DIA.	D (INCHES)	T (GAUGE)	H (INCHES)
15"	27"	16	24"
18"	30"	16	27"
24"	36"	16	33"
30"	42"	14	39"
36"	48"	14	45"
42"	54"	14	51"
48"	60"	14	57"

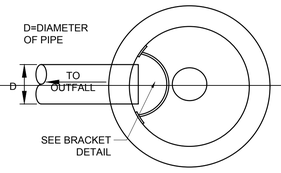
NOTES:
1. ALUMINUM SHEET OF SAME THICKNESS (GAUGE) AS PIPE SHALL BE WELDED TO CLOSE OPENING.
2. BAFFLE SHALL BE AS MANUFACTURED BY SOUTHERN CULVERT OR ENGINEER'S APPROVED EQUAL.
3. NEOPRENE GASKET (3/8" X 2") SHALL BE INSTALLED AT ALL BAFFLES.
4. FOR WEIR BAFFLE "H" DIMENSION VARIES. SEE PLANS FOR WEIR ELEVATION.
5. ALL CATCH BASIN OUTLETS LEADING TO AN EXFILTRATION TRENCH, WATER BODY OR DRY RETENTION AREA SHALL HAVE POLLUTION RETARDANT BAFFLE.



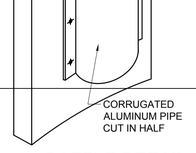
TOP VIEW



BRACKET DETAIL



PLAN VIEW

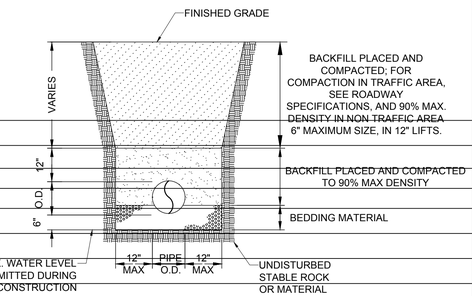


BAFFLE DETAIL

NOTE:
BAFFLE TO BE A SECTION OF CAP CUT IN HALF. CAP FOR BAFFLE SHALL BE THE NEXT STANDARD PIPE DIAMETER LARGER THAN THE INFLOW/ OUTFLOW PIPE.

30 POLLUTION RETARDENT BAFFLE / WEIR DETAIL

NOT TO SCALE



NOTES:
1. WHERE SOIL CONDITION CANNOT BE MAINTAINED AS SHOWN ABOVE, PROVIDE APPROVED MEANS OF CONSTRUCTION.
2. WHERE REQUIRED SHEETING AND SHORING SHALL BE IN ACCORDANCE WITH THE LOCAL GOVERNMENTAL AGENCY.
3. MUCK OR OTHER UNSUITABLE MATERIAL SHALL BE COMPLETELY REMOVED.
4. WHEN THE PIPE IS LAID IN THE PREPARED TRENCH, TRUE TO LINE AND GRADE, THE PIPE BARREL SHALL RECEIVE CONTINUOUS UNIFORM SUPPORT. WHERE NECESSARY, COURSE SAND, PEA ROCK OR 3/4" LIMESTONE GRAVEL SHALL BE USED TO PROVIDE UNIFORM BEDDING.
5. JOINTS MAY BE REQUIRED TO BE WRAPPED AT THE DISCRETION OF THE DISTRICT AND THE SITE CONDITIONS.
6. BACKFILL MATERIAL SHALL BE NON-COHESIVE AND NON-PLASTIC SOIL THAT IS FREE OF ALL DEBRIS, LUMPS, WOOD BROKEN PAVING OR ANY ORGANIC OR UNSUITABLE MATERIAL. BACKFILL MATERIAL PLACED WITHIN 12" OF THE PIPE SHALL CONTAIN NO ROCKS OR STONES LARGER THAN 3-1/2" INCHES IN DIAMETER. NO ROCKS OR STONES LARGER THAN 6" IN DIAMETER WILL BE PERMITTED IN THE REMAINING BACKFILL UNLESS OTHERWISE SPECIFIED.
7. TRENCH BACKFILL SHALL BE COMPACTED TO NOT LESS THAN 90 PERCENT OF THE MAXIMUM DRY DENSITY DETERMINED BY AASHTO T-180. BACKFILL AND COMPACTION SHALL BE IN ACCORDANCE TO THE STANDARD ENGINEERING DESIGN REQUIRED BY THE LOCAL GOVERNMENTAL AGENCY.

27 PIPE TRENCH EXCAVATION DETAIL

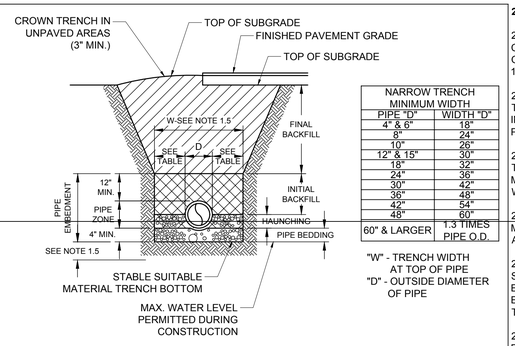
NOT TO SCALE

SPACING OF REQUIRED ROADWAY, PARKING AREA,

	Proctor Maximum Density MAX. SPACING		
	LIN. FEET	SQ. FEET	LIN. FEET
COMPACTED OR STABILIZED SUBGRADE	1000	12,000	
LIMEROCK BASE	4000	24,000	
ASPHALT	--	--	
UTILITY TRENCH	One per Soil Type		
Embankment / Backfill	One per Soil Type		

ALL TESTING SHALL BE TAKEN IN A STAGGERED SAMPLING PATTERN FROM A POINT 12" INSIDE THE LEFT EDGE OF THE ITEM TESTED TO THE CENTER, TO A POINT 12" INSIDE THE RIGHT EDGE. A MINIMUM OF 2 TESTS SHALL BE TAKEN INCLUDING UTILITY TRENCHS AND ROADWAY RESTORATION. SEE FDOT STANDARD SPECIFICATIONS FOR FURTHER DETAILS AND REQUIREMENTS.

32 COMPACTION TEST SCHEDULE



NARROW TRENCH MINIMUM WIDTH	
PIPE "D"	WIDTH "D"
4" & 6"	18"
8"	24"
10"	26"
12" & 15"	30"
18"	32"
24"	36"
30"	42"
36"	48"
42"	54"
48"	60"
60" & LARGER	1.3 TIMES PIPE O.D.

"W" - TRENCH WIDTH AT TOP OF PIPE
"D" - OUTSIDE DIAMETER OF PIPE

1. NOTES - PRESSURE FLOW AND STORM SEWER PIPE.

1.1. GENERAL: TRENCH CONSTRUCTION SHALL BE IN CONFORMANCE WITH FDOT STANDARD SPECIFICATIONS SECTION 125. PVC PIPE INSTALLATION SHALL BE IN ACCORDANCE WITH THE UNI-BELL PVC PIPE ASSOCIATION, HANDBOOK OF PVC PIPE, DESIGN AND CONSTRUCTION. CONCRETE PIPE INSTALLATION SHALL BE IN ACCORDANCE WITH ANSI / ASCE 15-93.

1.2. PIPE BEDDING: PROVIDE BELL HOLES AT EACH JOINT, FOR PIPES LARGER THAN 4" IN DIAMETER, TO PERMIT PROPER ASSEMBLY AND PIPE SUPPORT.

1.3. HAUNCHING: USE MATERIAL MEETING THE CLASSIFICATION OF A-3 IN ACCORDANCE WITH ASTM D3282 (AASHTO M-145). MAXIMUM PARTICAL SIZE SHALL BE LESS THAN 1.5 INCHES.

1.4. INITIAL BACKFILL: USE SAME MATERIAL AS SPECIFIED FOR FINAL BACKFILL (SEE NOTE 1.9).

1.5. UNSUITABLE SOIL EXCAVATION: SE SHEET PD-2 FOR ADDITIONAL REQUIREMENTS. MINIMUM DIMENSIONS SHALL BE THE LARGER OF THE REQUIREMENTS SHOWN ON THIS SHEET AND SHEET PD-2.

28 TRENCH SECTION FOR BURIED PIPES AND CULVERTS

NOT TO SCALE

2. GENERAL NOTES:

2.1. TRENCH WALLS - EXCAVATE TRENCH TO ENSURE SIDES WILL BE STABLE UNDER WORKING CONDITIONS. TRENCH WALLS TO BE SLOPED OR SUPPORTED IN ACCORDANCE WITH THE CHAPTER 90-96 OF THE LAWS OF FLORIDA (THE TRENCH SAFETY ACT) AND FEDERAL OSHA STANDARD CFR SECTION 1926.650 SUBPART - P.

2.2. DEWATERING: WHEN RUNNING OR STANDING WATER OCCURS IN THE TRENCH BOTTOM, OR THE TRENCH BOTTOM DISPLAYS A "QUICK" CONDITION, WATER SHALL BE REMOVED TO BELOW THE PIPE INVERT BY A SUITABLE MEANS, UNTIL THE PIPE IS BACKFILLED TO A SUFFICIENT HEIGHT TO PREVENT PIPE FLOATATION.

2.3. MINIMUM TRENCH WIDTH: PROVIDE A TRENCH WIDTH SUFFICIENT, BUT NO WIDER THAN NECESSARY, TO ENSURE WORKING ROOM TO PROPERLY AND SAFELY PLACE AND COMPACT HAUNCHING BACKFILL MATERIAL. SEE TABLE FOR MINIMUM TRENCH WIDTHS. WHERE SOIL CONDITIONS REQUIRE TRENCH WALLS TO BE SUPPORTED, MINIMUM WIDTH SHALL BE BETWEEN INNER FACE OF TRENCH SUPPORTS.

2.4. MOVABLE SHEETING, TRENCH BOXES OR SHIELDS:
MINIMUM DISTANCE BETWEEN INNER FACE OF TRENCH SUPPORT, AND THE OUTER PIPE WALL, SHALL BE AT LEAST ONE PIPE DIAMETER OR 2 FEET WHICH EVER IS GREATER.

2.5. PREPARATION OF TRENCH BOTTOM: TRENCH BOTTOM SHALL BE PREPARED TO PROVIDE A FIRM STABLE UNIFORM FOUNDATION THE FULL LENGTH OF THE PIPE. IF UNSUITABLE MATERIAL IS ENCOUNTERED AT BOTTOM OF TRENCH, CONTINUE TO EXCAVATE TILL SUITABLE MATERIAL IS ENCOUNTERED. IF DEPTH TO SUITABLE MATERIAL IS GREATER THAN 2 FEET BELOW BOTTOM OF TRENCH, NOTIFY ENGINEER OF SUCH CONDITION BEFORE CONTINUING FURTHER TRENCH EXCAVATION.

2.6. PIPE BEDDING: BEDDING MATERIAL SHALL CONFORM TO ASTM D-2321, AND MEET THE REQUIREMENTS OF FDOT SPECIFICATION SECTION 125-8 BACKFILLING. FOR PVC AND OTHER "FLEXIBLE" PIPES, EXCAVATE 4" BELOW PROPOSED OUTSIDE BOTTOM OF PIPE, BACKFILL AND COMPACT WITH SPECIFIED BEDDING MATERIAL TO PROPER GRADE.

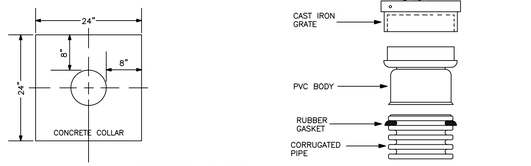
2.7. HAUNCHING: MATERIAL SHALL MEET AND BE INSTALLED AND COMPACTED INACCORDANCE WITH THE REQUIREMENTS OF FDOT SPECIFICATION SECTION 125-8 BACKFILLING. PLACE AND CONSOLDATE MATERIAL UNDER THE PIPE HAUNCH, UP TO THE PIPE SPRINGLINE, FOR THE FULL WIDTH OF THE TRENCH, BEFORE PLACING AND COMPACTING THE REMAINDER OF THE EMBEDMENT IN THE PIPE ZONE. HAUCHING MATERIAL SHALL BE PLACED AND CONSOLIDATED BY HAND SHOVEL SLICING ALONG HAUNCH OF PIPE AND BY WATERING (JETTING OR PUDDLING) OR HAND TAMPING. MECHANICAL COMPACTION IS NOT TO BE USED WITHIN 1 PIPE DIAMETER OR 2 FEET, WHICH EVER IS GREATER, EITHER SIDE OF THE OUTSIDE WALL OF THE PIPE.

2.8. INITIAL BACKFILL: SHALL EXTEND FROM THE SPRINGLINE OF THE PIPE TO 1 FOOT ABOVE THE TOP OF PIPE. MATERIAL SHALL BE PLACED AND CONSOLIDATED AS SPECIFIED FOR THE HAUNCHING MATERIAL.

2.9. FINAL BACKFILL: MATERIAL SHALL MEET AND BE INSTALLED AND COMPACTED INACCORDANCE WITH THE REQUIREMENTS OF FDOT SPECIFICATION SECTION 125-8 BACKFILLING. SELECT BACKFILL MEETING THE CLASSIFICATION OF A-1, A-3, OR A-2-4 IN ACCORDANCE WITH ASTM D3282 (AASHTO M-145). THE MATERIAL MUST NOT CONTAIN MUCK, STUMPS, ROOTS, BRUSH, VEGITABLE MATTER, RUBBISH, CONSTRUCTION DEBRI OR OTHER MATERIAL THAT WILL NOT COMPACT INTO A SUITABLE EMBANKMENT. MATERIAL MUST HAVE MAXIMUM PARTICLE SIZE AS FOLLOWS: WITHIN 12" OF TOP OF SUBGRADE - 31/2"; 12" TO 24" BELOW TOP OF SUBGRADE - 6"; GREATER THAN 24" BELOW TOP OF SUBGRADE - 12" OR COMPACTED THICKNESS OF LAYER BEING PLACED, WHICH EVER IS LESS. FINAL BACKFILL MAY BE NATIVE MATERIAL MEETING THE SPECIFIED REQUIREMENTS.

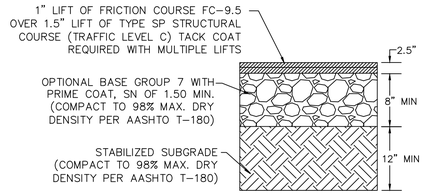
2.10. COMPACTION TEST: COMPACTION PERCENTAGES SHOWN FOR TRENCH SECTION BACKFILL MATERIAL REFER TO ASTM - D698 (AASHTO - T-99, STANDARD PROCTOR). COMPACTION PERCENTAGES FOR LIMEROCK BASE COURSE MATERIAL REFER TO ASTM - D1557 (AASHTO -T-180, MODIFIED PROCTOR).

KEITH



NOTES :
1. SEE "TYPICAL TRENCH DETAIL" FOR BACKFILLING REQUIREMENTS.
2. IN LINE DRAINS TO BE NYLOPLAST INLINE DRAIN W/ CAST IRON GRATE OR APPROVED EQUAL.

YARD DRAIN DETAIL
NOT TO SCALE

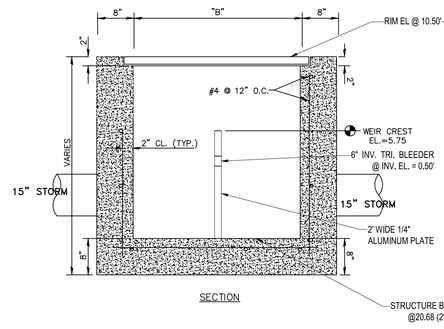


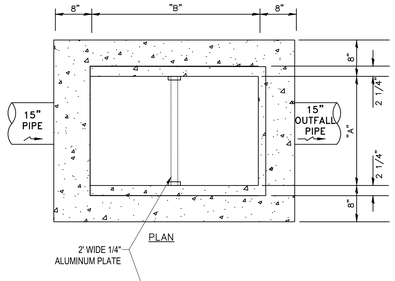
FDOT RIGHT-OF-WAY ASPHALTIC CONCRETE PAVEMENT SECTION
NOT TO SCALE

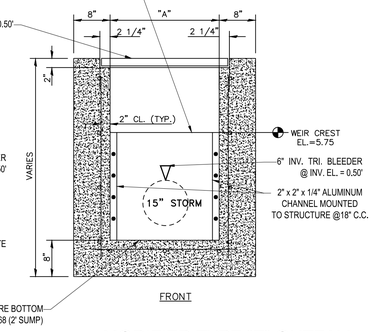
GRATES: IRON GRATES IN ACCORDANCE WITH FLORIDA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS.

INLET TYPES: INLETS ARE TO BE SHOWN HEREON. REVOLVE POSITION TO ACCOMMODATE LARGER DIAMETER PIPE SIZE.

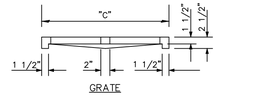
MATERIAL: INLET WALLS AND FOOTING MAY BE EITHER POURED-IN-PLACE 2500 LB. CONCRETE; OR PRECAST CLASS "A" 3000 LB. CONCRETE; OR STANDARD MANHOLE BRICK (NO BLOCK) WITH 1/2" PLASTER (NO LIME) WITH 8" PRECAST CAP.

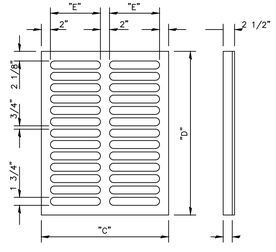






CONTROL STRUCTURE DETAIL (C-1)
SCALE: NONE CONSTRUCT PER FDOT INDEX NO.'s 200 & 201





INLET TYPE	DIMENSIONS				
	"A"	"B"	"C"	"D"	"E"
"C"	2'-0"	3'-1"	2'-4"	3'-0"	11"
"E"	3'-0"	4'-6"	3'-4"	4'-4"	1'-5"

GRATES: IRON GRATES IN ACCORDANCE WITH FLORIDA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS.

INLET TYPES: INLETS ARE TO BE SHOWN HEREON. REVOLVE POSITION TO ACCOMMODATE LARGER DIAMETER PIPE SIZE.

2" MATERIAL: INLET WALLS AND FOOTING MAY BE EITHER POURED-IN-PLACE 2500 LB. CONCRETE; OR PRECAST CLASS "A" 3000 LB. CONCRETE; OR STANDARD MANHOLE BRICK (NO BLOCK) WITH 1/2" PLASTER (NO LIME) WITH 8" PRECAST CAP.

MODIFIED TYPE "E" OUTFALL CONTROL STRUCTURE
NOT TO SCALE

KEITH

KEITH
301 East Atlantic Blvd. Pompano Beach, FL 33060
PH: (954) 788-3400
Florida Certificate of Authorization: 7928
Licensed Business Number: 6860

NO.	DESCRIPTION	DATE

PRELIMINARY PLAN NOT FOR CONSTRUCTION

THESE PLANS ARE NOT FULLY PERMITTED AND ARE SUBJECT TO REVISIONS MADE DURING THE PERMITTING PROCESS.

RESPONSIBILITY FOR THE USE OF THESE PLANS PRIOR TO OBTAINING PERMITS FROM ALL AGENCIES HAVING JURISDICTION OVER THE PROJECT WILL FALL SOLELY UPON THE USER.

ISSUE DATE:	04/06/21
DESIGNED BY:	JVP
DRAWN BY:	SG
CHECKED BY:	CAR
BID-CONTRACT:	

CLIENT

PINNACLE HOUSING GROUP

PROJECT

BERKELEY LANDING

SHEET TITLE

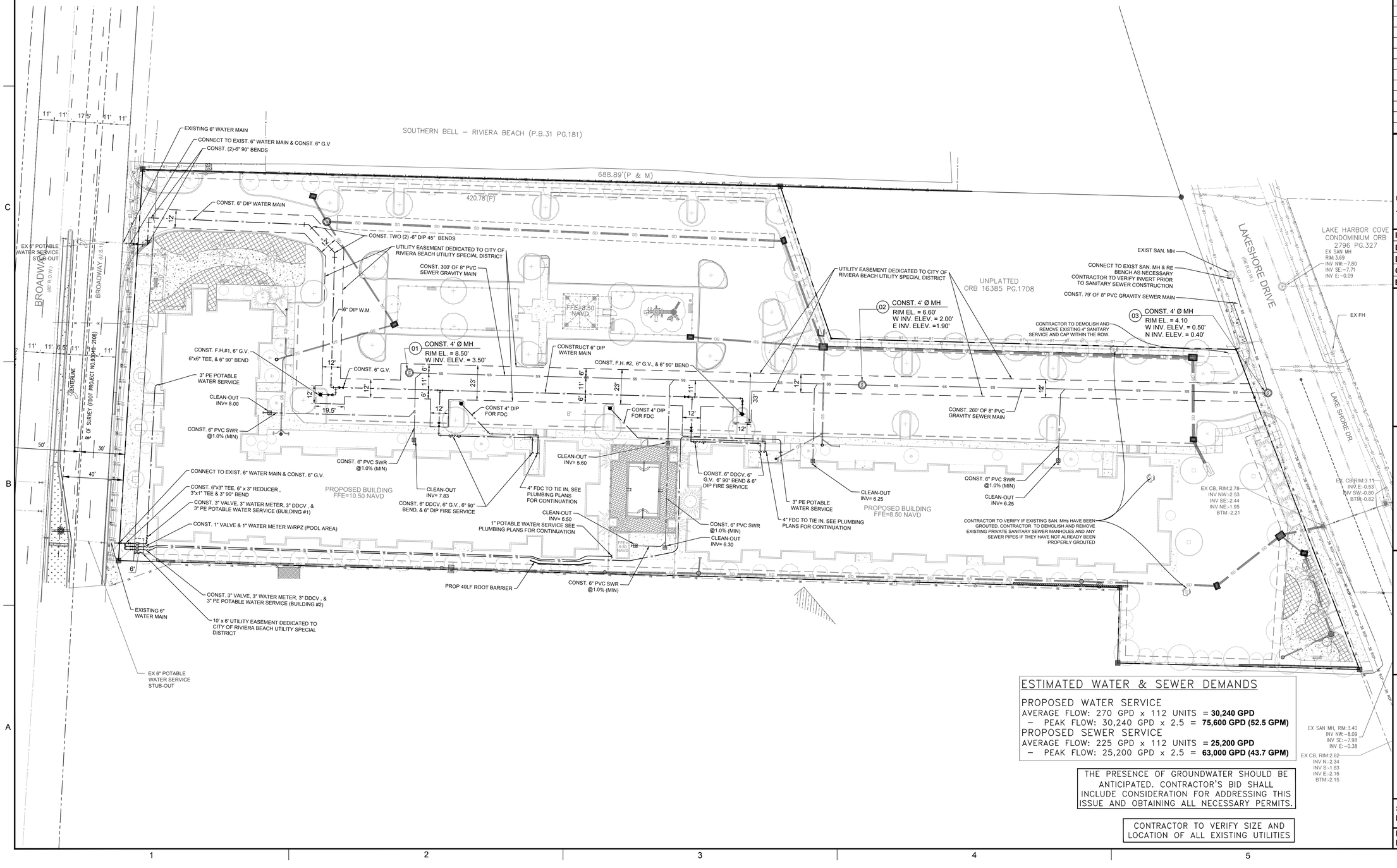
SITE LAYOUT PLAN

SHEET NUMBER	CS-101
PROJECT NUMBER	11974.00

STATUS: PRELIMINARY

Plotted by: crogers On Wednesday, September 23, 2020 9:40:08 AM

Drawing name: N:\11\11974.00 - Berkeley Landing, Riviera Beach - Pinnacle Housing Group\Engineering\Cadd\11974.00-CS-1XX.dwg



N

GRAPHIC SCALE
0 30 60
SCALE: 1" = 30 '

NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.

ESTIMATED WATER & SEWER DEMANDS

PROPOSED WATER SERVICE
AVERAGE FLOW: 270 GPD x 112 UNITS = **30,240 GPD**
– PEAK FLOW: 30,240 GPD x 2.5 = **75,600 GPD (52.5 GPM)**
PROPOSED SEWER SERVICE
AVERAGE FLOW: 225 GPD x 112 UNITS = **25,200 GPD**
– PEAK FLOW: 25,200 GPD x 2.5 = **63,000 GPD (43.7 GPM)**

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE AND OBTAINING ALL NECESSARY PERMITS.

CONTRACTOR TO VERIFY SIZE AND LOCATION OF ALL EXISTING UTILITIES

KEITH
301 East Atlantic Blvd. Pompano Beach, FL 33060
PH: (954) 788-3400
Florida Certificate of Authorization: 7928
Licensed Business Number: 6860

REVISIONS

NO.	DESCRIPTION	DATE

PRELIMINARY PLAN NOT FOR CONSTRUCTION

THESE PLANS ARE NOT FULLY PERMITTED AND ARE SUBJECT TO REVISIONS MADE DURING THE PERMITTING PROCESS.

RESPONSIBILITY FOR THE USE OF THESE PLANS PRIOR TO OBTAINING PERMITS FROM ALL AGENCIES HAVING JURISDICTION OVER THE PROJECT WILL FALL SOLELY UPON THE USER.

ISSUE DATE:	04/06/21
DESIGNED BY:	JVP
DRAWN BY:	SG
CHECKED BY:	CAR
BID-CONTRACT:	

CLIENT
PINNACLE HOUSING GROUP

PROJECT
BERKELEY LANDING

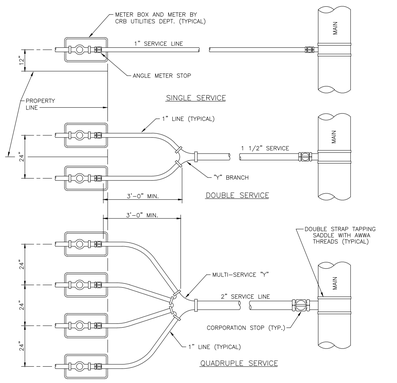
SHEET TITLE
WATER AND SEWER PLAN

SHEET NUMBER: CU-101
PROJECT NUMBER: **11974.00**

STATUS: PRELIMINARY

Plotted by: crogers On Wednesday, September 23, 2020 9:40:08 AM

Drawing name: N:\11\11974.00 - Berkeley Landing, Riviera Beach - Pinnacle Housing Group\Engineering\Cad\11974.00-CU-1XX.dwg



NOTES:
1. AUTHORIZED SERVICE LINE MATERIAL:
   A) TYPE "K" COPPER TUBING WITH COMPRESSION FITTINGS.
   B) POLYETHYLENE TUBING SDR 9, COPPER TUBE SIZE.
2. ANGLE METER STOP SHALL BE 1" MINIMUM.
3. 1" ANGLE METER STOPS WITH 3/4" VALVES SHALL NOT BE PERMITTED.
4. MULTIPLE SERVICE/METER INSTALLATIONS OF MORE THAN 4 METERS PER SERVICE AND SERVICE LINES LARGER THAN 2" DIAMETER SHALL BE HANDLED ON AN INDIVIDUAL BASIS.
5. ANGLE METER STOPS 1 1/2" AND 2" IN SIZE SHALL BE PROVIDED WITH BOTH A LOCKING CAP AND METER FLANGE.
6. NO FITTINGS BETWEEN CORP STOP AND ANGLE METER STOP ALLOWED WHEN USING POLYETHYLENE TUBING.

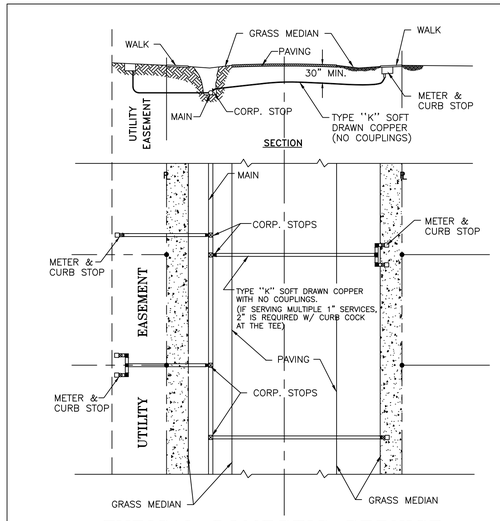
TYPICAL WATER SERVICES

N.T.S

05/27/05

Water & Sewer Details

City of Riviera Beach Utility District



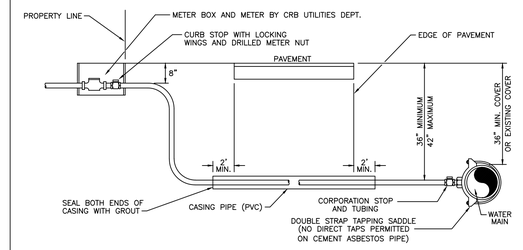
TYPICAL DOMESTIC SERVICE INSTALLATIONS

N.T.S.

05/31/05

Water & Sewer Details

City of Riviera Beach Utility District



NOTES:
1. CASINGS SHALL BE REQUIRED FOR ALL LONG SIDE SERVICES.
2. SUCCESSIVE TAPS INTO THE WATER MAIN SHALL BE SPACED A MINIMUM OF 18" OFFSET.
3. WHERE NO SIDEWALK EXISTS, METER BOXES SHALL BE SET TO CONFORM TO FINISH GRADE.
4. COPPER TUBING SHALL BE TYPE "K" WITH COMPRESSION FITTINGS.
5. USE EMS MARKER #1252 COLOR BLUE DIRECTLY OVER THE CORPORATION STOP.
6. ALL SERVICE LINES SHALL BE EQUIPED WITH A CORPORATION STOP AT THE MAIN AND A CURB STOP (LOCKING CONNECTION TYPE) AT THE METER.
7. THE COPPER SERVICE LINE SHALL BE CONTINOUS FROM CORPORATION STOP TO CURB STOP WITH NO FITTINGS IN BETWEEN.
8. TAPPING SADDLES AND CORPORATION STOPS SHALL HAVE AWWA INLET THREADS.
9. ALL EXPOSED FITTINGS TO BE COATED WITH COLA TAR EPOXY.
10. GALVANIZED CASING REQUIRED FOR ANY INSTALLATION REQUIRING A JACK AND BORE, SCH. 40 PVC MAY BE USED FOR AN OPEN CUT INSTALLATION WITH THE APPROVAL OF THE CRB UTILITIES DEPT. CASING SHOULD EXTEND TWO (2) FEET BEYOND EDGE OF PAVEMENT AND SIZED AS FOLLOWS:
    A.) 1" SERVICE USE 2" CASING
    B.) 1 1/2" SERVICE USE 3" CASING
    C.) 2" SERVICE USE 4" CASING

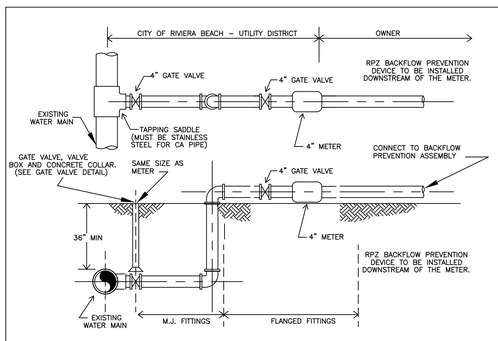
3/4" – 2" TYPICAL WATER SERVICE INSTALLATION

N.T.S.

05/27/05

Water & Sewer Details

City of Riviera Beach Utility District



NOTES:
1. ALL SERVICE PIPING SHALL BE DI PIPE THE SAME SIZE AS METER.
2. ALL FITTINGS FLANGED WITH MEGALUGS OR EQUAL.
3. METER SERVICE SHALL NOT BE INSTALLED UNTIL:
   A – FORM BOARDS FOR DRIVEWAY AND/OR SIDEWALK ARE IN PLACE, OR
   – DIRVEWAY OR SIDEWALK IS IN PLACE, OR
   – "FINISHED GRADE" STAKE IS SET ADJACENT TO PROPOSED METER BOX LOCATION.
   B – THE REQUIRED BACKFLOW PREVENTION DEVICE IS INSTALLED.
4. INSTALLATION OF THE DOMESTIC SERVICE METER AND METER BOX WILL BE PERFORMED BY THE CITY OF RIVIERA BEACH–UTILITY DISTRICT.
   THE DOMESTIC TAP ON TH EXISTING MAIN HAS TO BE DONE BY THE CONTRACTOR IF THE TAP IS 4 " AND ABOVE .THE OWNER SHALL BE RESPONSIBLE FOR ALL INSTALLATION AND MAINTAINANCE DOWNSTREAM OF THE DOMESTIC METER.

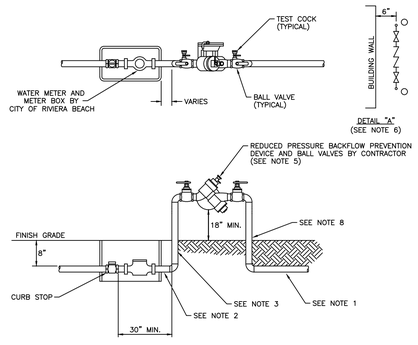
3",4",6",8",10" WATER METER DETAIL

N.T.S

5/26/05

Water & Sewer Details

City of Riviera Beach Utility District



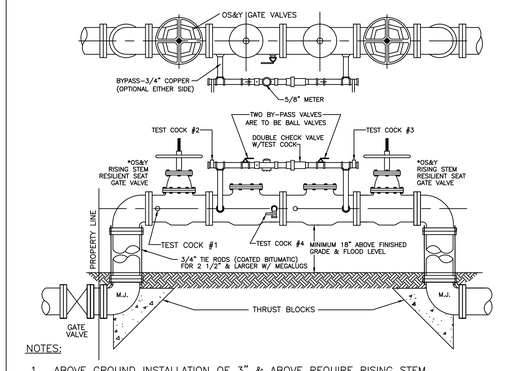
NOTES:
1. TYPE "K" COPPER TUBING (SOFT DRAWN) OR POLYETHYLENE TUBING SDR 9 COPPER TUBE SIZE.
2. IF THIS DISTANCE IS LESS THAN 3 FEET ONLY COPPER TUBING SHALL BE PERMITTED.
3. 3/4"–2" BOTH RISERS SHALL BE TYPE "K" COPPER TUBING (HARD DRAWN) WITH COPPER/BRASS SOLDER FITTINGS AND ADAPTERS. ONLY LEAD FREE SOLDER AND FLUX SHALL BE PERMITTED.
4. BOTH 1 1/2" AND 2" ANGLE METER STOPS SHALL BE EQUIPPED WITH LOCKING CAPS AND METER FLANGES.
5. ALL BACKFLOW PREVENTION DEVICES ASSEMBLY MUST BE USC APPROVED.
6. WHEN THE DEVICE IS INSTALLED PARALLEL TO A BUILDING WALL THERE SHALL BE A MIN. OF 6" BETWEEN THE EDGE OF THE DEVICE AND THE BUILDING WALL.
7. 2 1/2 "–10" THE RPZ BACKFLOW PREVENTION ASSEMBLY MUST BE INSTALLED DOWNSTREAM OF THE WATER SERVICE METER 18"–24" ABOVE FINISHED GRADE ON NON–GALVANIZED METAL PIPE. WORK DONE ON THIS DEVICE MUST BE PERFORMED BY A CERTIFIED BACKFLOW TECHNICIAN AND TEST REPORTS MUST BE SUBMITTED TO THE CITY OF RIVIERA BEACH – UTILITY DISTRICT.

RPZ BACKFLOW PREVENTION DEVICE

05/27/05

Water & Sewer Details

City of Riviera Beach Utility District



NOTES:
1. ABOVE GROUND INSTALLATION OF 3" & ABOVE REQUIRE RISING STEM O.S. & Y. RESILIENT SEAT GATE VALVES WITH TEST COCKS.
2. INSTALLATION AND CERTIFICATION REQUIRED BY A CERTIFIED BACKFLOW TECHNICIAN PRIOR TO ACCEPTANCE.
3. AN RPZ BACKFLOW PREVENTION ASSEMBLY MUST BE INSTALLED DOWNSTREAM OF THE DOMESTIC AND IRRIGATION METER, 18" – 24" ABOVE FINSHED GRADE ON NON–GALVANIZED METALLIC PIPE. WORK DONE ON THIS DEVICE IS TO BE PERFORMED BY A CERTIFIED BACKFLOW TECHNICIAN AND TEST REPORTS MUST BE SUBMITTED TO THE CITY OF RIVIERA BEACH – UTILITY DISTRICT.

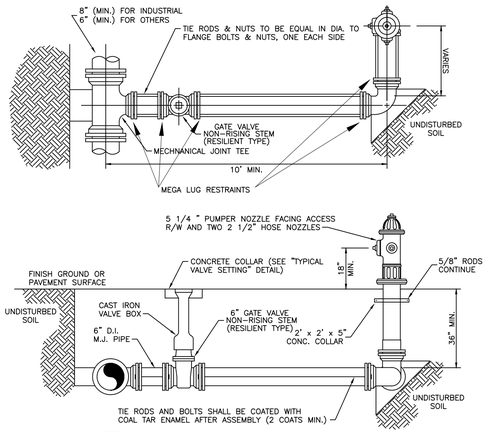
DOUBLE DETECTOR CHECK ASSEMBLY & METER INSTALLATION SIZES:3",4",6",8",10"

N.T.S.

05/27/05

Water & Sewer Details

City of Riviera Beach Utility District



NOTES:

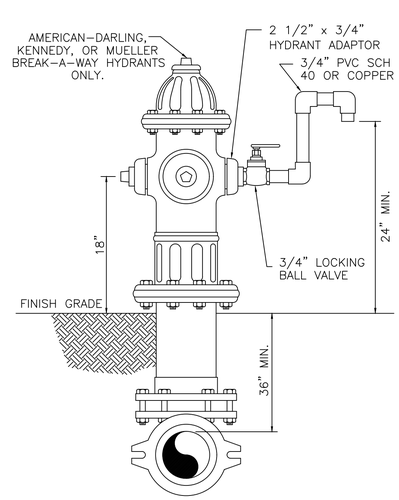
1. HYDRANTS SHALL BE INSTALLED PLUMB AND TRUE.
2. HYDRANTS SHALL BE PAINTED PER CITY OF RIVIERA BEACH STANDARDS:
   RED BODY REFLECTIVE AND WHITE CAP REFLECTIVE
3. HEEL AND THRUST BLOCKS TO REST IN UNDISTURBED SOIL.
4. THE ONLY FIRE HYDRANTS ACCEPTABLE ARE:
   A) KENNEDY
   B) AMERICAN-DARLING
   C) MUELLER BREAK-A-WAY
5. MUST USE MEGA LUG RESTRAINTS

FIRE HYDRANT INSTALLATION DETAIL

NTS 05/27/05

Water & Sewer Details

City of Riviera Beach Utility District



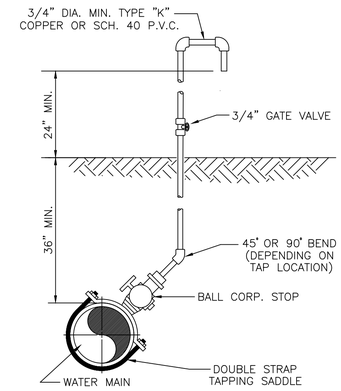
SAMPLE POINT (HYDRANT)

N.T.S. 05/27/05

Water & Sewer Details

City of Riviera Beach Utility District

AFTER SATISFACTORY BACTERIOLOGICAL TESTING, REMOVE THE TUBING AND CORPORATION AND PLUG THE MAIN. TUBING IS TO BE REMOVED.



NOTE:

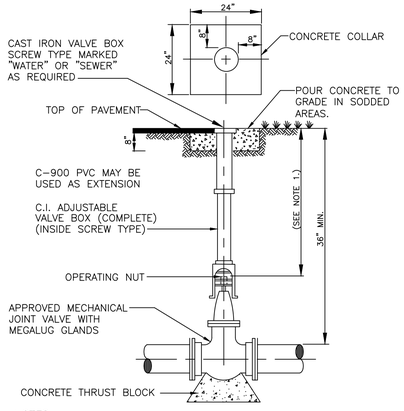
WHENEVER POSSIBLE, SERVICE TAPS SHALL BE USED AS SOMPLE POINTS.

SAMPLE POINT (ON MAIN)

N.T.S. 05/31/05

Water & Sewer Details

City of Riviera Beach Utility District



NOTES:

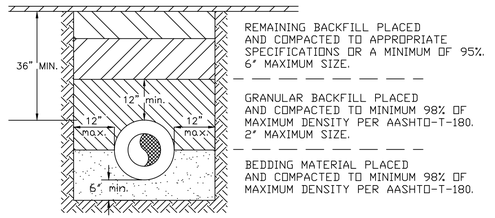
1. WHEN OPERATING NUT IS DEEPER THAN 36" AN EXTENSION WILL BE REQUIRED TO BRING OPERATING NUT 24"-30" BELOW FINISHED GRADE. EXTENSION BOLTS & NUTS ARE TO BE STAINLESS STEEL. A STAINLESS STEEL CENTERING PLATE, WELDED TO THE EXTENSION, IS ALSO REQUIRED.
2. VALVE BOXES SHALL HAVE LOCKING COVERS IN HIGH TRAFFIC ROADWAY AREAS.

TYPICAL GATE VALVE SETTINGS

N.T.S. 05/31/05

Water & Sewer Details

City of Riviera Beach Utility District



NOTES:

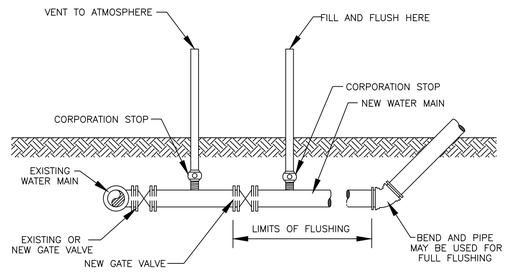
1. BEDDING SHALL CONSIST OF IN-SITU GRANULAR MATERIAL OR WASHED AND GRADED LIMEROCK 3/8"-7/5" SIZING.
2. THE PIPING SHALL BE FULLY SUPPORTED FOR ITS ENTIRE LENGTH WITH APPROPRIATE COMPACTION UNDER THE PIPE HAUNCHES.
3. THE PIPE SHALL BE PLACED IN A DRY TRENCH.
4. BACKFILL SHALL BE FREE OF UNSUITABLE MATERIAL SUCH AS LARGER ROCK, MUCK, AND DEBRIS.
5. DENSITY TESTS ARE REQUIRED IN 1 FOOT LIFTS ABOVE THE PIPE AT INTERVALS OF 400' MAX., OR AS DIRECTED BY THE INSPECTOR.
6. STREET PAVEMEMT 2" ASPHALT, BASE 8" LIMEROCK.

Pavement Replacement Detail

05/27/05

Water & Sewer Details

City of Riviera Beach Utility District



NOTES:

1. DO NOT REMOVE TEMPORARY CONNECTION AT CORPORATION STOPS ON NEW MAIN UNTIL FILLING AND FLUSHING AND TESTING HAS BEEN COMPLETED.
2. PLUG CORPORATION STOP WITH A P.V.C. PLUG WHEN ABANDONED.
3. PROVIDE ALL NECESSARY THRUST BLOCKS AND/OR OTHER RESTRAINTS.
4. THIS IS THE ONLY FLUSHING METHOD APPROVED BY THE CITY OF RIVIERA BEACH UTILITY DISTRICT. SINCE OTHER METHODS DO NOT REMOVE LARGE OBJECTS SUCH AS ROCKS, CANS, BOTTLES AND OTHER DEBRIS FROM MAINS. ALL FIRE HYDRANTS AND DETECTOR CHECK VALVES MUST BE INSPECTED AND TESTED TO ASSURE NO SUCH FOREIGN OBJECTS ARE IN THE FIRE FLOW.
5. THE GENERAL CONTRACTOR MUST RENT A FIRE HYDRANT METER FROM THE CITY OF RIVIERA BEACH UTILITY DISTRICT FOR USE OF POTABLE WATER FROM A CITY OWNED SOURCE.

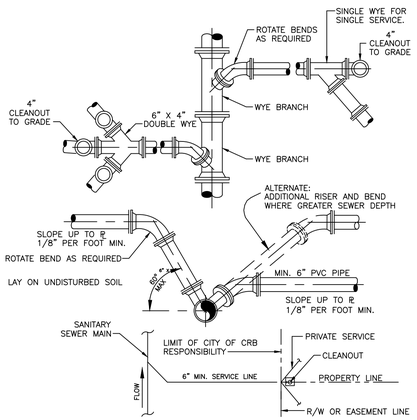
FILLING & FLUSHING DETAIL

N.T.S 05/26/05

Water & Sewer Details

City of Riviera Beach Utility District

KEITH



NOTES:

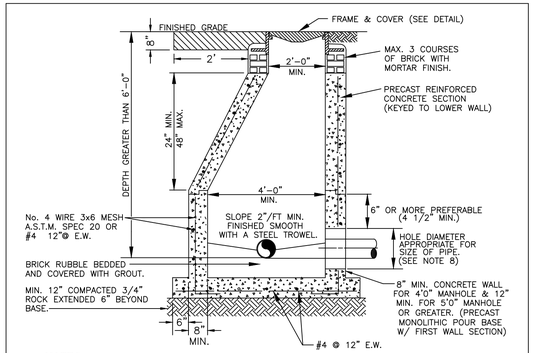
1. SERVICE LATERALS SHALL TERMINATE AT PROPERTY LINE AT A DEPTH OF 3 FEET.
2. CLEANOUT CONNECTION TO BE EXTENDED 3 FEET ABOVE GRADE PRIOR TO WATER METER INSTALLATION.
3. CLEANOUTS ARE TO BE SET TO GRADE PRIOR TO WATER METER ACTIVATION.
4. NO 90° BENDS SHALL BE PERMITTED FOR SEWER SERVICE AND CLEANOUT INSTALLATION.

TYPICAL LATERAL CONNECTIONS

N.T.S. 5/27/05

Water & Sewer Details

City of Riviera Beach Utility District



NOTES:

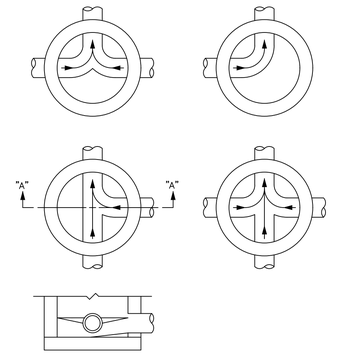
1. PRECAST CONCRETE, TYPE II, ACID RESISTANT, 4000 P.S.I.
2. RAMNEK FLEXIBLE PLASTIC GASKET OR EQUAL AT ALL RISER JOINTS (1/2" THICK, WIDTH AT LEAST HALF THE WALL THICKNESS) WITH NON-SHRINK WATERPROOF GROUT ON INSIDE AND OUTSIDE.
3. ALL OPENINGS SHALL BE SEALED WITH EITHER RESILIENT CONNECTOR (BOOTS) OR P.V.C. MANHOLE ADAPTERS FOR P.V.C. PIPE PENETRATIONS. BOOTS AND ADAPTERS SHALL BE CEMENTED IN WITH NON-SHRINK WATERPROOF GROUT.
4. FLOW CHANNELS SHALL BE CONSTRUCTED TO DIRECT INFLUENT INTO FLOW STREAM, AND SHALL BE FORMED IN ALL MANHOLES TO ACCEPT A T.V. CAMERA.
5. LIFT HOLES ARE PERMITTED, BUT SHALL BE SEALED.
6. ALL PIPE HOLES SHALL BE PRECAST OR CORE-DRILLED, WITH NON-SHRINK, WATER PROOF GROUT.
7. INSIDE DROPS SHALL NOT BE DESIGNED TO EXCEED 1.80 FT. AND NOT CONSTRUCTED TO EXCEED 2.0 FT.
8. MIN. HOLE ø EQUALS PIPE O.D. PLUS 8" FOR P.V.C. ADAPTERS OR PIPE O.D. PLUS 4" FOR BOOTS.
9. MANHOLE FABRICATION SHALL BE IN ACCORDANCE WITH ASTM C-478, LATEST STANDARD.
10. CONDRETE TO BE SEAL COATED WITH 2 COATS OF COAL EPOXY AND 2 COATS OUTSIDE.
11. MANHOLE MUST BE INSPECTED BEFORE PAINTING AND INSTALLATION.

TYPICAL MANHOLE DETAILS

N.T.S. 5/26/05

Water & Sewer Details

City of Riviera Beach Utility District



NOTES:

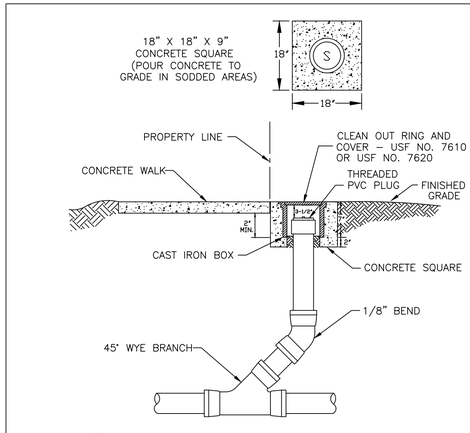
1. ALL INVERT CHANNELS ARE TO BE CONSTRUCTED FOR SMOOTH FLOW WITHOUT OBSTRUCTION.
2. PROPERLY SHAPED SPILLWAYS SHALL BE CONSTRUCTED BETWEEN PIPES WITH DIFFERENT INVERT ELEVATIONS TO PROVIDE FOR SMOOTH FLOWS.
3. SERVICE LATERALS ENTERING MANHOLES SPECIFIED ON PLANS MUST HAVE FLOW CHANNELS.
4. BRICKS AND CONCRETE RUBBLE PERMITTED FOR FLOW CHANNEL BUILDUP.
5. SIDEWALLS OF FLOW CHANNEL SHALL BE AT LEAST HALF OF PIPE HEIGHT AT ALL POINTS.

TYPICAL INVERT FLOW CHANNELS

N.T.S. 5/29/97 INVFLOW

Water & Sewer Details

City of Riviera Beach Utility District



NOTES:

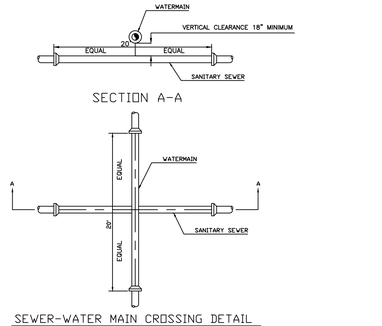
1. CLEAN OUTS TO BE LOCATED IN GRASS WHENEVER POSSIBLE.
2. CLEANOUTS SHALL NOT BE INSTALLED IN TRAFFIC LANES OR AREAS UNDER HEAVY TRAFFIC LOADS.
3. THE COVER TO BE MARKED "S".
4. CLEANOUTS TO BE INSTALLED PRIOR TO WATER METER RELEASE.
5. NO 90 BENDS SHALL BE USED FOR CLEANOUT INSTALLATION.

CLEAN OUT AT PROPERTY LINE

N.T.S. 05/27/05

Water & Sewer Details

City of Riviera Beach Utility District



SEWER-WATER MAIN CROSSING DETAIL

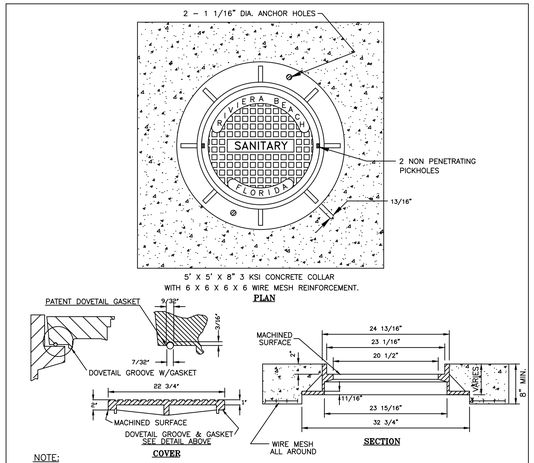
STANDARD WATER AND SEWER SEPARATION STATEMENT

1. STORM AND SANITARY SEWER CROSSING UNDER WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF EIGHTEEN (18) INCHES BETWEEN THE INVERT OF THE UPPER PIPE AND THE LOWER PIPE. WHERE THIS MINIMUM SEPARATION CANNOT BE MAINTAINED, THE CROSSING SHALL BE ARRANGED SO THAT THE SEWER PIPE JOINTS AND WATER MAIN JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING WITH NO LESS THAN TEN (10) FEET BETWEEN ANY TWO JOINTS AND BOTH PIPES SHALL BE D.I.P. WHERE THERE IS NOT ALTERNATIVE TO SEWER PIPES CROSSING OVER A WATER MAIN, THE CRITERIA FOR MINIMUM SEPARTION BETWEEN LINES AND JOINTS IN THE ABOVE, SHALL BE REQUIRED AND BOTH PIPES SHALL BE D.I.P. IRRESPECTIVE OF SEPARATION.
2. MAINTAIN TEN (10) FEET HORIZONTAL DISTANCE BETWEEN WATER MAIN AND STORM OR SANITARY SEWER MAIN, AS A MINIMUM.
3. FORCE MAIN CROSSING WATER MAIN SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF EIGHTEEN (18) INCHES BETWEEN THE OUTSIDE OF THE FORCE MAIN AND OUTSIDE OF THE WATER MAIN WITH WATER MAIN CROSSING OVER THE FORCE MAIN.

05/27/05

Water & Sewer Details

City of Riviera Beach Utility District



NOTE:

1. FRAME AND COVER SHALL BE U.S. FOUNDRY NO. 402A-AK, VULCAN NO. 1344 OR APPROVED EQUAL FOR 1" DEPTH FRAME, OR U.S. FOUNDRY NO. 465A OR EQUAL FOR 4" DEPTH FRAME.
2. A STEEL MANHOLE RISER (MANHOLE SYSTEMS MODEL MS101) SHALL BE USED TO ELEVATE EXISTING MANHOLE COVERS TO RESURFACE GRADE (MAX. 4" HEIGHT).
3. MANHOLE CASTINGS SHALL BE WATER TIGHT.
4. ALL BEARING SURFACES TO BE MACHINED (IRON TO IRON).
5. FRAME WT.: MIN. 250 LBS. COVER WT.: MIN. 160 LBS.
6. SPECIFY:SANITARY FOR SEWER OR WATER FOR POTABLE WATER

TYPICAL MANHOLE COVER

N.T.S. 05/27/05

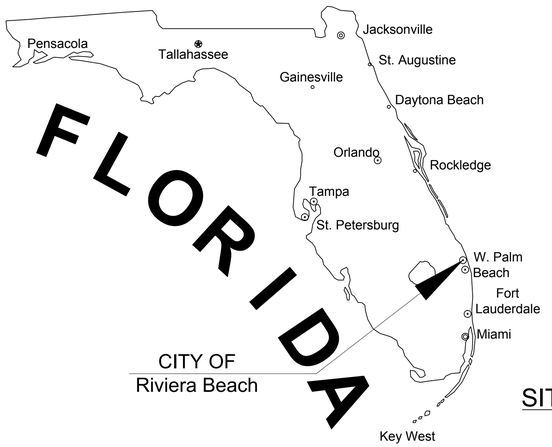
Water & Sewer Details

City of Riviera Beach Utility District

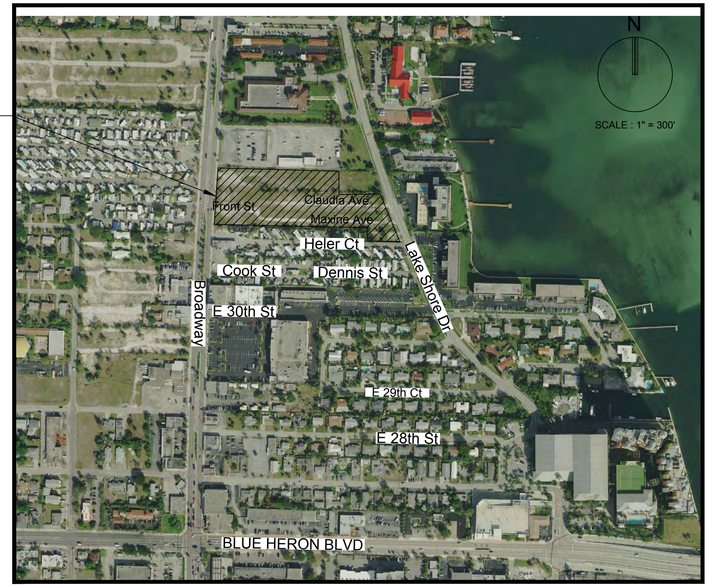
KEITH

BERKELEY LANDING

3100 & 3124 BROADWAY AVE.
CITY OF RIVIERA BEACH, FL
33404, FLORIDA



SITE LOCATION



LOCATION MAP

SECTION 43, TOWNSHIP 42 S, RANGE 28 E
FOLIO #56-43-42-28-00-002-0020 and
56-43-42-28-42-000-0010

LAND DESCRIPTION:

LISA PARK, ACCORDING TO PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT IN AND FOR PALM BEACH COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK BOOK 28, PAGE 74.

ALSO DESCRIBED AS A PARCEL OF LAND IN GOVERNMENT LOT 2, OF SECTION 28, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BOUNDED AS FOLLOWS:

ON THE SOUTH BY A LINE PARALLEL TO AND 185 FEET NORTHERLY FROM, MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF THE NORTHERLY HALF OF SAID GOVERNMENT LOT 2, ON THE NORTH BY A LINE PARALLEL TO AND 285 FEET NORTHERLY FROM, MEASURED AT RIGHT ANGLES, THE SOUTH LINE OF THE NORTHERLY HALF OF SAID GOVERNMENT LOT 2, ON THE WEST BY THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD #5 (FORMERLY STATE ROAD #4 AND DESCRIBED AS U.S. HIGHWAY #1)

AND ON THE EAST BY THE EASTERLY RIGHT-OF-WAY LINE OF AVENUE "A", AS SHOWN IN ROAD PLAT BOOK 1, PAGE 157, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS HOWEVER, THE EAST 250 FEET THEREOF.

FEMA FLOOD ZONE:

THE PROPERTY IS LOCATED WITHIN FLOOD ZONE X AND FLOOD ZONE AE WITH A BASE FLOOD ELEVATION OF 6 FEET, AS SHOWN ON F.I.R.M. NUM. 12099C0391F, BEARING A MAP EFFECTIVE DATE OF 10/5/2017.

THE PUBLIC ROADWAY(S) INDICATED IN THESE PLANS HAVE BEEN DESIGNED IN ACCORDANCE WITH THE "MANUAL OF UNIFORM MINIMUM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS & HIGHWAYS - STATE OF FLORIDA.

THESE PLANS MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
it's fast. It's free. It's the law.
www.callsunshine.com

PREPARED FOR:
Pinnacle Communities, LLC
9400 S. Dadeland Blvd., Suite 100
Miami, FL 33156

KEITH
301 East Atlantic Boulevard
Pompano Beach, Florida 33060-6643
State of Florida Certificate of Authorization Number - 7928

PROJECT No. 11974.00

GENERAL SYMBOLS

SYMBOL	DESCRIPTION
A / CP-301	PROPOSED SECTION MARKER INDICATING THE SECTION LETTER AND THE SHEET ON WHICH THE SECTION VIEW APPEARS.
22 / C-05	DETAIL REFERENCE CALL OUT INDICATING THE DETAIL NUMBER AND THE SHEET ON WHICH THE DETAIL VIEW APPEARS.
1	REVISION TRIANGLE NUMBER
	MISC BREAK LINES
PIC#	PHOTO LOCATION AND CORRESPONDING PICTURE NUMBER.
N: 623025.4322 E: 850262.1786	COORDINATE VALUES SHOWN ON PROPOSED IMPROVEMENTS ARE RELATIVE TO THE COORDINATE VALUES INDICATED ON THE RIGHT-OF-WAY, PROPERTY CORNERS OR REFERENCE MONUMENT

GEN SITE & PMS

SYMBOL	DESCRIPTION
	PAVEMENT MARKING ARROWS
	STOP BAR
	ADA PARKING
	CONCRETE CAR STOP
	BICYCLE
	BICYCLE RACK
	AUTOMOBILE
	POST MOUNTED SIGNS 1,2, DOUBLE POST & 4 WAY
33	PARKING SPACE NUMBER
BL CL PL FL ML	BASELINE, CENTER, PROPERTY, FLOW & MONUMENT LINE
▶ ▷	BUILDING ACCESS (ADA) / (NON-ADA)

PAVING & GRADING

SYMBOL	DESCRIPTION
0.04% 0.04%	FLOW DIRECTIONAL ARROW
6"	ELEVATION CHANGE
5.00 5.00	MAJOR / MINOR CONTOUR ELEVATION
13.56	GRADE ELEVATION
13.56 10.00	TOP OF CURB / PAVEMENT ELEVATION
MEG	MATCH EXISTING GRADE
	SLOPE BANK
A-1 24'	DRIVEWAY TURNOUT IDENTIFICATION (FDOT INDEX 515) W/ DRIVE WIDTH
CR-?	SIDEWALK CURB RAMP (PER FDOT INDEX 304)
	SEAWALL

UTILITY PIPES

SYMBOL	DESCRIPTION
	PIPE FITTINGS: TEE, 90, 45, 22.5, 11.2, CAP, CAP W/FVO, REDUCER, VERTICAL, PLUG
	VALVES: GATE, BUTTERFLY, DOUBLE BTRFLY, BFP, VACUUM BREAKER
MBO ABO ARV	MAN/AUTO BLOWOFF, ARV, TAPP SADDLE, PIV, FLUSH VLV, CORP STOP
SP# HYD FDC WW	SAMPLE PNT, HYDRANT, FDC, WATER WELL
	TAPPING SADDLE
SD	EXFILTRATION TRENCH
W	PIPE CASING
V	VENT PIPE BOX
22	UTILITY CROSSING TABLE REFERENCE

HATCH PATTERNS

SYM	DESCRIPTION	SYM	DESCRIPTION
	CONCRETE AREA		BRICK PAVERS
	JOGGING PATH		SOIL TRACKING PREVENTION DEVICE
	PAVEMENT AREA		SAND (DETAIL / ELEVATION)
	BUILDING HATCH		EARTH (DETAIL / ELEVATION)
	MILLING AND RESURFACING		GRAVEL (DETAIL / ELEVATION)
	DETECTABLE WARNING PER FLORIDA CODE		GRASS AREA
	DEMOLITION AREA		

UTILITY STRUCTURES

SYMBOL	DESCRIPTION
CB	FDOT C,D,E,F & FABRIC CATCH BASIN
CB SS	NON-FDOT ROUND CB'S & MANHOLES, MDC STRUCTURE
	CURB INLETS
	TRENCH DRAIN
	PIPE CULVERT - MITERED END SECTION
	STRAIGHT ENDWALL
PS#	PUMP STATION LOCATION AND NUMBER
	GREASE TRAP SINGLE AND DOUBLE
	SEPTIC TANK
	SEPTIC DRAIN FIELD
	DRAINAGE WELL, DRAIN C.B., CONTROL STRUCTURE
MW	MONITORING WELL
WELL	WATER WELL
M	WATER METER
YD DD DD	YARD DRAIN / 9" DECK DRAIN ROUND & SQUARE
CO CO CO	CLEAN OUT 6", 4" & BOX
22	STORM STRUCTURE TABLE REFERENCE NUMBER
22	SEWER STRUCTURE TABLE REFERENCE NUMBER

XX — CONST. 5' Ø CB
RIM EL. = 12.88
N INV. ELEV. = 4.50' - XX" DIP
E INV. ELEV. = 4.50' - XX" DIP
S INV. ELEV. = 4.50' - XX" DIP
W INV. ELEV. = 4.50' - XX" DIP

SEWER STRUCTURE CALLOUT (SHOWN AS A CIRCLE CIRCUMSCRIBING THE STRUCTURE NUMBER.)

XX — CONST. 5' Ø CB
RIM EL. = 12.88
N INV. ELEV. = 4.50' - XX" DIP
E INV. ELEV. = 4.50' - XX" DIP
S INV. ELEV. = 4.50' - XX" DIP
W INV. ELEV. = 4.50' - XX" DIP

STORM STRUCTURE CALLOUT (SHOWN AS A HEXAGON CIRCUMSCRIBING THE STRUCTURE NUMBER.)

INDICATES STRUCTURE NUMBER, STATION & OFFSET, STRUCTURE SIZE & TYPE, RIM/GRATE ELEVATION, PIPE INVERT ELEVATIONS & DIRECTION, PIPE SIZE & MATERIAL AS WELL AS ANY SPECIAL NOTES.

INLET PROTECTION ??

LINE TYPES

PROPOSED UTILITIES

W	WATER LINE
SAN	SANITARY SEWER
FM	FORCE MAIN
LFM	LOW PRESSURE FM
SD	STORM DRAIN
PSD	PRESSURE STORM
IRR	IRRIGATION
RAW	RAW WATER
RCW	RECLAIMED WATER

TOPO

	BREAKLINE
	MAJOR CONTOUR
	MINOR CONTOUR
TOB	TOP OF BANK
TOE	TOE OF SLOPE
EOW	EDGE OF WATER
CLS	CENTERLINE OF SWALE

PAVEMENT MARKING

	STRIPE SKIP 2-4
	STRIPE SKIP 3-9
	STRIPE SKIP 6-10
	STRIPE SKIP 10-30
	STRIPE SKIP 10-10-20
	STRIPE SKIP 2-2-2

GENERAL SITE

	DEMOLITION
	TURBIDITY BARRIER
	PARKING STRIPING (SINGLE)
	BUILDING SETBACK
	FIRE TRUCK PATH
	SIGHT TRIANGLE
	BUILDING FOOTPRINT
	VEHICLE OVERHANG
O	CONSTRUCTION LIMITS
SF	SILT FENCE
	PARKING STRIPING (DOUBLE)

ABBREVIATIONS

ABBRV	DESCRIPTION
AADT	ANNUAL AVERAGE DAILY TRAFFIC
ABAN	ABANDON
ADJ	ADJUST
APPROX.	APPROXIMATE
A.C.	ASPHALT CONCRETE
ACCM PIPE	ASPHALT COATED CORRUGATED METAL
BIT.	BITUMINOUS
BC	BACK OF CURB
BD.	BOUND
BL	BASELINE
BLDG	BUILDING
BM	BENCHMARK
BO	BY OTHERS
BOS	BOTTOM OF SLOPE
BR.	BRIDGE
CAP	CORRUGATED ALUMINUM PIPE
CB	CATCH BASIN
CBCI	CATCH BASIN WITH CURB INLET
CC	CEMENT CONCRETE
CCM	CEMENT CONCRETE MASONRY
CEM	CEMENT
CI	CURB INLET
CIP	CAST IRON PIPE
CLF	CHAIN LINK FENCE
CL	CENTERLINE
CMP	CORRUGATED METAL PIPE
CO.	COUNTY
CONC	CONCRETE
CONT	CONTINUOUS
CONST	CONSTRUCTION
CR GR	CROWN GRADE
DHV	DESIGN HOURLY VOLUME
DI	DROP INLET
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
DWY	DRIVEWAY
ELEV (OR EL.)	ELEVATION
EMB	EMBANKMENT
EOP	EDGE OF PAVEMENT
EXIST (OR EX)	EXISTING
EXC	EXCAVATION
F&C	FRAME AND COVER
F&G	FRAME AND GRATE
FDN.	FOUNDATION
FLDSTN	FIELDSTONE
GAR	GARAGE
GD	GROUND
GI	GUTTER INLET
GIP	GALVANIZED IRON PIPE
GRAN	GRANITE
GRAV	GRAVEL
GRD	GUARD
GV	GATE VALVE
HDPE	HIGH DENSITY POLYETHYLENE
HDW	HEADWALL
HMA	HOT MIX ASPHALT
HOR	HORIZONTAL
HYD	HYDRANT
INV	INVERT
JCT	JUNCTION
L	LENGTH OF CURVE
LB	LEACH BASIN
LP	LIGHT POLE
LT	LEFT
MAX	MAXIMUM
MB	MAILBOX
MEG	MATCH EXISTING GRADE
MH	MANHOLE
MIN	MINIMUM
NIC	NOT IN CONTRACT

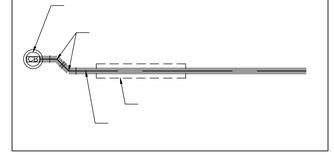
ABBREVIATIONS CONTINUED

ABBRV	
NO.	
PC	
PCC	
P.G.L.	
PI	
POC	
POT	
PRC	
PROJ	
PROP	
PT	
PVC	
PVI	
PVT	
PVMT	
PWW	
R	
R&D	
RCP	
RD	
RDWY	
REM	
RET	
RET WALL	
ROW	
RR	
R&R	
RT	
SHLD	
SMH	
ST	
STA	
SSD	
SW	
T	
TAN	
TEMP	
TC	
TOS	
TSV	
TYP	
UP	
VAR	
VERT	
VC	
WCR	
WIP	
WM	
X-SECT	

EXISTING

FUTURE

PROPOSED / CONSTRUCT



NOTE:
REPRESENTATIVE OF ALL KEITH CIVIL ENGINEERING DRAFTING STANDARDS AND IS NOT PROJECT SPECIFIC.

GENERAL NOTES

THIS CONSTRUCTION PROJECT MAY OR MAY NOT INCLUDE ALL ITEMS COVERED BY THESE NOTES AND SPECIFICATIONS, I.E. PAVING, GRADING, DRAINAGE LINES, WATER LINES, OR SANITARY SEWER LINES. SEE PLANS FOR DETAILED PROJECT SCOPE. NOTES AND SPECIFICATIONS ON THIS SHEET REFER TO PAVING, GRADING, DRAINAGE, WATER, AND SANITARY SEWER, AND ARE INTENDED FOR THIS PROJECTS SCOPE OF WORK AND FOR REFERENCE PURPOSES FOR OTHER WORK ITEMS THAT MAY BE REQUIRED DUE TO UNFORESEEN EXISTING CONDITIONS OR REQUIRED REMEDIAL WORK.

1. SPECIFIC SITE NOTES

1.1. COUNTY AND "CITY" IN THESE NOTES REFERS TO COUNTY AND CITY IN WHICH PROJECT RESIDES.

1.2. STATE IN THESE NOTES REFERS TO THE STATE OF FLORIDA.

1.3. EXISTING TOPOGRAPHIC INFORMATION IN THE PLANS IS BASED ON SURVEY DATA AND BEST AVAILABLE INFORMATION. SEE PROJECT SURVEY AND NOTES ON PLAN SHEETS REGARDING THE SOURCE OF THE TOPOGRAPHIC INFORMATION.

2. APPLICABLE CODES

2.1. ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY, COUNTY, AND ALL OTHER JURISDICTIONAL, STATE AND NATIONAL CODES WHERE APPLICABLE.

2.2. IN THE EVENT OF A CONFLICT BETWEEN THE GENERAL NOTES AND CONSTRUCTION SPECIFICATIONS IN THESE PLANS, AND THE CONTRACT DOCUMENTS AND SPECIFICATIONS IN THE SPECIFICATION BOOKLET, THE CONTRACTOR SHALL SUBMIT WRITTEN REQUEST FOR CLARIFICATION.

2.3. ALL CONSTRUCTION SHALL BE DONE IN A SAFE MANNER AND IN STRICT COMPLIANCE WITH ALL THE REQUIREMENTS OF THE FEDERAL OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, AND ALL STATE AND JURISDICTIONAL SAFETY AND HEALTH REGULATIONS.

2.4. THE CONTRACTOR SHALL BE REQUIRED TO COMPLY WITH FEDERAL, STATE, COUNTY, AND CITY LAWS, CODES, AND REGULATIONS.

2.5. ALL HANDICAP ACCESSIBLE AREAS TO CONFORM TO THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA), STATE ADA CODES, AND FLORIDA BUILDING CODE ADA CODES LATEST EDITION.

2.6. TRENCH SAFETY ACT

2.6.1. ALL TRENCH EXCAVATION SHALL BE PERFORMED IN ACCORDANCE WITH CHAPTER 90-96 OF THE LAWS OF FLORIDA (THE TRENCH SAFETY ACT).

2.6.2. ALL TRENCH EXCAVATION IN EXCESS OF 5 FEET IN DEPTH SHALL BE UNDERTAKEN IN ACCORDANCE WITH O.S.H.A. STANDARD 29 CFR. SECTION 1926.650 SUBPART P.

2.6.3. THE CONTRACTOR SHALL SUBMIT WITH HIS CONTRACT A COMPLETED, SIGNED, AND NOTARIZED COPY OF THE TRENCH SAFETY ACT COMPLIANCE STATEMENT. THE CONTRACTOR SHALL ALSO SUBMIT A SEPARATE COST ITEM IDENTIFYING THE COST OF COMPLIANCE WITH THE APPLICABLE TRENCH SAFETY CODES.

2.6.4. A TRENCH SAFETY SYSTEM, IF REQUIRED, SHALL BE DESIGNED BY THE EXCAVATION CONTRACTOR UTILIZING A SPECIALTY ENGINEER AS REQUIRED.

3. CONSTRUCTION NOTES:

3.1. CONTRACTOR SHALL TIE TO EXISTING GRADE BY EVENLY SLOPING FROM CLOSEST PROPOSED GRADE PROVIDED TO EXISTING GRADE AT LIMITS OF CONSTRUCTION, UNLESS OTHERWISE NOTED ON THE PLANS. IF NO LIMIT OF WORK LINE IS INDICATED, SLOPE TO ADJACENT PROPERTY LINE OR RIGHT-OF-WAY LINE, AS APPLICABLE.

3.2. UNLESS OTHERWISE INDICATED ON THE PLANS, ALL EXISTING MANHOLES, CATCH BASINS, METERS AND OTHER STRUCTURES, WHETHER INDICATED ON THE PLANS OR NOT SHALL BE ADJUSTED TO MATCH THE NEW GRADE, BY THE CONTRACTOR.

3.3. THE CURB SHALL BE SLOPED TO ACCOMMODATE THE NEW PAVEMENT, CATCH BASIN AND GRATE, AND THE SURFACE FLOW PATTERN.

3.4. THE CONTRACTOR SHALL USE CARE WHEN CUTTING THE EXISTING ASPHALT PAVEMENT AND DURING EXCAVATIONS, SO THAT THE EXISTING CATCH BASINS AND GRATES THAT ARE TO REMAIN WILL NOT BE DAMAGED.

3.5. THE CONTRACTOR SHALL MAINTAIN THE ROADWAY SLOPE WHEN RESURFACING THE ROADWAY. THE EDGE OF PAVEMENT SHALL MATCH THE NEW GUTTER LIP PER FDOT INDEX 300.

3.6. THE NEW SIDEWALK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE GIVEN ELEVATIONS AND AT THE PROPER SLOPES DEPICTED IN THE SPECIFICATIONS, DETAILS AND STANDARDS. EXISTING DRIVEWAYS AND OTHER FEATURES SHALL BE MATCHED WHEN POSSIBLE AS DIRECTED BY THE ENGINEER.

3.7. RADII SHOWN ARE TO THE EDGE OF PAVEMENT.

3.8. ALL BENCH MARK MONUMENTS WITHIN THE LIMITS OF CONSTRUCTION SHALL BE PROTECTED AND REFERENCED BY THE CONTRACTOR IN THE SAME WAY AS PUBLIC LAND CORNERS.

3.9. ALL EXCESS MATERIAL IS TO BE DISPOSED BY THE CONTRACTOR WITHIN 72 HOURS.

3.10. IN AREAS WHERE THE BASE IS EXPOSED BY THE MILLING OPERATION, THE CONTRACTOR SHALL RESTORE THE BASE TO ITS ORIGINAL THICKNESS AND STRUCTURAL CAPACITY BEFORE PAVING OVER SUCH AREAS. THIS INCLUDES BUT IS NOT LIMITED TO RESTORING ORIGINAL DEGREE OF COMPACTION, MOISTURE CONTENT, COMPOSITION, STABILITY, AND INTENDED SLOPE. IF PAVING WILL NOT TAKE PLACE THE SAME DAY THE BASE IS EXPOSED AND REWORKED, THE BASE SHALL BE SEALED ACCORDING TO THE GOVERNING STANDARDS AND SPECIFICATIONS. ANY ADDITIONAL WORK RESULTING FROM THE CONTRACTOR'S FAILURE TO PROTECT THE EXPOSED BASE AS STATED ABOVE IN ORDER TO RESTORE THE ORIGINAL STRUCTURAL CAPACITY SHALL BE THE CONTRACTOR'S COST.

3.11. THE CONTRACTOR IS TO MAINTAIN EXISTING SIGNAGE DURING CONSTRUCTION OPERATIONS, IN ORDER TO FACILITATE EMERGENCY VEHICLE TRAFFIC.

3.12. THE TOPOGRAPHIC SURVEY INCLUDED WITH THIS SET OF PLANS REFLECTS PRE-DEMOLITION CONDITIONS AND DOES NOT REFLECT THE SITE CONDITIONS AFTER DEMOLITION. THE CONTRACTOR IS FULLY AND SOLELY RESPONSIBLE IN DETERMINING THE REQUIRED EARTHWORK FOR THE PROPOSED DEVELOPMENT OF THE SITE. THIS INCLUDES, BUT IS NOT LIMITED TO, ANY EXCAVATION/DREDGE AND FILL ACTIVITIES REQUIRED AT ANY PHASE OF THE PROJECT. THE CONTRACTOR SHALL USE THE FINAL APPROVED (RELEASED FOR CONSTRUCTION) PLANS, SURVEYS, GEOTECHNICAL REPORTS, AND ANY OTHER AVAILABLE INFORMATION FOR DETERMINING THE AMOUNT OF EXCAVATION/DREDGING AND FILLING REQUIRED. ANY QUANTITIES INCLUDED IN THE APPROVED PERMITS WERE ESTIMATED BY THE ENGINEER FOR PURPOSES OF OBTAINING THE PERMIT AND UNDER NO CIRCUMSTANCES SHALL BE USED BY THE CONTRACTOR IN LIEU OF PERFORMING THEIR OWN EARTHWORK CALCULATIONS REQUIRED FOR COST ESTIMATING AND BIDDING THE PROJECT.

3.13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR READING AND FAMILIARIZING THEMSELVES WITH ANY AND ALL AVAILABLE GEOTECHNICAL REPORTS PREPARED BY OTHERS AND/OR ANY RECOMMENDATIONS WRITTEN OR IMPLIED BY THE GEOTECHNICAL ENGINEER FOR THIS PROJECT. THE GEOTECHNICAL CONDITIONS AND RECOMMENDATIONS OUTLINED IN THESE REPORTS ARE IN FORCE AND IN FULL EFFECT AS PART OF THE PROPOSED IMPROVEMENTS. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL THE WORK ASSOCIATED WITH THIS PROJECT IS IN COMPLIANCE WITH THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. KEITH AND ASSOCIATES, INC. IS NOT RESPONSIBLE FOR THE SUITABILITY OR UNSUITABILITY OF THE SOILS ENCOUNTERED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE MEANS AND METHODS OF CONSTRUCTION USED CAN AND WILL ALLOW FOR THE SUCCESSFUL COMPLETION OF THE REQUIRED SITE IMPROVEMENTS.

3.14. THE CONTRACTOR SHALL ENSURE THAT THE AVAILABLE GEOTECHNICAL INFORMATION IS SUFFICIENT FOR HIS COMPLETE UNDERSTANDING OF THE SOIL CONDITIONS FOR THE SITE. IF ADDITIONAL GEOTECHNICAL INVESTIGATION IS REQUIRED BY THE CONTRACTOR, THIS ADDITIONAL WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.

3.15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RESTORATION OF EXISTING PAVEMENT, PIPES, CONDUITS, SPRINKLER HEADS, CABLES, ETC., AND LANDSCAPED AREAS DAMAGED AS A RESULT OF THE CONTRACTOR'S OPERATIONS AND/OR THOSE OF HIS SUBCONTRACTORS AND SHALL RESTORE AT NO ADDITIONAL COST.

3.16. THE CONTRACTOR SHALL NOT BRING ANY HAZARDOUS MATERIALS ONTO THE PROJECT. SHOULD THE CONTRACTOR REQUIRE SUCH FOR PERFORMING THE CONTRACTED WORK, THE CONTRACTOR SHALL REQUEST, IN WRITING, PERMISSION FROM THE OWNER, CITY AND ENGINEER. THE CONTRACTOR SHALL PROVIDE THE OWNER, CITY AND ENGINEER WITH A COPY OF THE MATERIAL SAFETY DATA SHEET (MSDS) FOR EACH HAZARDOUS MATERIAL PROPOSED FOR USE. THE PROJECT ENGINEER SHALL COORDINATE WITH THE OWNER AND CITY PRIOR TO ISSUING WRITTEN APPROVAL TO THE CONTRACTOR.

3.17. ANY KNOWN OR SUSPECTED HAZARDOUS MATERIAL FOUND ON THE PROJECT BY THE CONTRACTOR SHALL BE IMMEDIATELY REPORTED TO THE CITY AND/OR ENGINEER, WHO SHALL DIRECT THE CONTRACTOR TO PROTECT THE AREA OF KNOWN OR SUSPECTED CONTAMINATION FROM FURTHER ACCESS. THE CITY AND/OR ENGINEER ARE TO NOTIFY THE OWNER/ENGINEER OF THE DISCOVERY. THE OWNER/ENGINEER WILL ARRANGE FOR INVESTIGATION, IDENTIFICATION, AND REMEDIATION OF THE HAZARDOUS MATERIAL. THE CONTRACTOR SHALL NOT RETURN TO THE AREA OF CONTAMINATION UNTIL APPROVAL IS PROVIDED BY THE ENGINEER.

3.18. THE CONTRACTOR SHALL CONTACT THE APPROPRIATE CITY ENGINEERING INSPECTOR AND ENGINEER 48 HOURS IN ADVANCE OF THE EVENT TO NOTIFY THE CITY OF CONSTRUCTION START UP, OR TO SCHEDULE ALL REQUIRED TESTS AND INSPECTIONS INCLUDING FINAL WALK-THROUGHS.

4. PRECONSTRUCTION RESPONSIBILITIES

4.1. ALL UTILITY / ACCESS EASEMENTS TO BE SECURED PRIOR TO CONSTRUCTION.

4.2. NO CONSTRUCTION MAY COMMENCE UNTIL THE APPROPRIATE PERMITS HAVE BEEN OBTAINED FROM ALL MUNICIPAL, STATE, COUNTY, AND FEDERAL AGENCIES AND A PRE-CONSTRUCTION MEETING HAS BEEN CONDUCTED.

4.3. ALL REQUIRED GOVERNMENTAL AGENCY BUILDING PERMITS TO BE OBTAINED BY THE CONTRACTOR PRIOR TO ANY CONSTRUCTION ACTIVITY.

4.4. CONTRACTOR TO COORDINATE CONSTRUCTION SCHEDULING FOR CONNECTION TO THE EXISTING WATER AND SEWER LINES WITH THE UTILITY DEPARTMENT THAT OWNS AND/OR MAINTAINS THE WATER AND SEWER LINES.

4.5. PRIOR TO THE START OF CONSTRUCTION, THE OWNER SHALL SUBMIT AN NPDES CONSTRUCTION GENERAL PERMIT (CGP) "NOTICE OF INTENT (N.O.I.) TO USE GENERIC PERMIT FOR STORM WATER DISCHARGE FROM CONSTRUCTION ACTIVITIES FORM (DEP FORM 62-621.300(4)(B)) TO FDEP NOTICES CENTER. THE CONTRACTOR WILL BE RESPONSIBLE FOR (1) IMPLEMENTATION OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) THAT WAS REQUIRED TO BE DEVELOPED PRIOR TO NOI SUBMITTAL, AND (2) RETENTION OF RECORDS REQUIRED BY THE PERMIT, INCLUDING RETENTION OF A COPY OF THE SWPPP AT THE CONSTRUCTION SITE FROM THE DATE OF PROJECT INITIATION TO THE DATE OF FINAL SITE STABILIZATION. A "NOTICE OF TERMINATION (N.O.T.) OF GENERIC PERMIT COVERAGE" FORM (DEP FORM 62-621.300(6)) MUST BE SUBMITTED TO FDEP TO DISCONTINUE PERMIT COVERAGE, SUBSEQUENT TO COMPLETION OF CONSTRUCTION. FOR ADDITIONAL INFORMATION SEE FDEP WEBSITE: HTTP://WWW.DEP.STATE.FL.US/WATER/ STORM WATER/NPDES.

4.6. PRIOR TO CONSTRUCTION OR INSTALLATION, 5 SETS OF SHOP DRAWINGS SHALL BE SUBMITTED FOR REVIEW AS REQUIRED FOR THE FOLLOWING ITEMS LISTED BELOW, BUT NOT LIMITED TO:

- DRAINAGE: CATCH BASINS, MANHOLES, HEADWALLS, GRATES/TOPS, YARD DRAINS.
- WATER: FIRE HYDRANTS, VALVES, BACKFLOW PREVENTER, DDCV, METER BOX.
- SEWER: MANHOLES, LIFT STATIONS (WETWELL, HATCHES, VALVES, PUMP DATA, ELECTRICAL PANEL)

4.0.1. CATALOGUE LITERATURE SHALL BE SUBMITTED FOR DRAINAGE, WATER AND SEWER PIPES, FITTINGS, AND APPURTENANCES.

4.0.2. PRIOR TO SUBMITTING SHOP DRAWINGS TO THE ENGINEER, THE CONTRACTOR SHALL REVIEW AND APPROVE THE DRAWINGS, AND SHALL NOTE IN RED ANY DEVIATIONS FROM THE ENGINEER'S PLANS OR SPECIFICATIONS.

4.0.3. INDIVIDUAL SHOP DRAWINGS FOR ALL PRECAST STRUCTURES ARE REQUIRED. CATALOGUE LITERATURE WILL NOT BE ACCEPTED FOR PRECAST STRUCTURES.

4.7CONTRACTOR TO SUBMIT MAINTENANCE OF TRAFFIC PLAN(S) IN ACCORDANCE WITH FDOT AND COUNTY REQUIREMENTS, AND SUBMIT FOR APPROVAL PRIOR TO BEGINNING CONSTRUCTION.

5. INSPECTIONS / TESTING:

5.1. THE CONTRACTOR SHALL NOTIFY IN WRITING THE OWNER, CITY, COUNTY, ENGINEER OF RECORD, AND ANY OTHER GOVERNMENTAL AGENCIES HAVING JURISDICTION AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION AND PRIOR TO REQUIRED INSPECTIONS OF THE FOLLOWING ITEMS, WHERE APPLICABLE:

- CLEARING AND EARTHWORK
- STORM DRAINAGE SYSTEMS
- SANITARY SEWER SYSTEMS
- WATER DISTRIBUTION SYSTEMS
- SUBGRADE
- LIMEROCK BASE
- ASPHALT OR CONCRETE PAVEMENT
- SIDEWALKS, CONCRETE FLATWORK/CURBING
- LANDSCAPING
- PAVEMENT MARKING AND SIGNAGE
- SIGNALIZATION
- SITE LIGHTING
- ELECTRICAL AND COMMUNICATION LINES
- UTILITY CONDUITS
- IRRIGATION
- FINAL

5.1. THE OWNER, ENGINEER, AND JURISDICTIONAL PERMITTING AGENCIES MAY MAKE INSPECTIONS OF THE WORK AT ANY TIME. THE CONTRACTOR SHALL COOPERATE FULLY WITH ALL INSPECTIONS.

5.3. TESTING - ALL TESTING REQUIRED BY THE PLANS AND SPECIFICATIONS SHALL BE PERFORMED BY A LICENSED / FDOT QUALIFIED TESTING COMPANY. REQUIRED TEST FOR ASPHALT AND LIMEROCK SHALL BE TAKEN AT THE DIRECTION OF THE ENGINEER OR THE JURISDICTIONAL GOVERNMENTAL AGENCY IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS.

6. TEMPORARY FACILITIES

6.1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE FOR OR SUPPLY TEMPORARY WATER SERVICE, SANITARY FACILITIES, COMMUNICATIONS, AND ELECTRICITY, FOR HIS OPERATIONS AND WORKS, COST INCLUDED UNDER MOBILIZATION.

6.2. CONTRACTOR SHALL CONSTRUCT TEMPORARY FENCING TO SECURE CONSTRUCTION AREAS AT ALL TIMES, COST INCLUDED IN MOBILIZATION.

6.3. CONTRACTOR TO OBTAIN A SECURE STAGING AREA AND OBTAIN ALL NECESSARY APPROVALS FROM THE OWNER.

6.4. CONTRACTOR SHALL CONSTRUCT AND MAINTAIN TEMPORARY LIGHTING AS REQUIRED TO LIGHT THE CONSTRUCTION PROJECT LIMITS AT ALL TIMES, TO AT LEAST THE SAME LIGHTING INTENSITY LEVELS AS THE EXISTING CONDITIONS.

6.5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ADJACENT PROPERTIES AT ALL TIMES.

7. PROJECT PROGRESS AND CLOSEOUT

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

7.2. THE CONTRACTOR SHALL RESTORE OR REPLACE ANY PUBLIC OR PRIVATE PROPERTY (SUCH AS HIGHWAY, DRIVEWAY, WALKWAY, AND LANDSCAPING), DAMAGED BY HIS WORK, EQUIPMENT, OR EMPLOYEES, TO A CONDITION AT LEAST EQUAL TO THAT EXISTING IMMEDIATELY PRIOR TO THE BEGINNING OF CONSTRUCTION. SUITABLE MATERIALS AND METHODS SHALL BE USED FOR SUCH RESTORATION.

7.3. MATERIAL OR DEBRIS SHALL BE HAULED IN ACCORDANCE WITH NPDES PERMIT AND JURISDICTIONAL LAWS.

7.4. ALL LAND SURVEY PROPERTY MONUMENTS OR PERMANENT REFERENCE MARKERS, REMOVED OR DESTROYED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE RESTORED BY A STATE OF FLORIDA REGISTERED LAND SURVEYOR AT THE CONTRACTOR'S EXPENSE.

7.5. ALL UNPAVED SURFACES DISTURBED AS A RESULT OF CONSTRUCTION ACTIVITIES SHALL BE GRADED, SODDED, & RESTORED TO A CONDITION EQUAL TO OR BETTER THAN THAT WHICH EXISTED BEFORE THE CONSTRUCTION.

8. PROJECT RECORD DOCUMENTS:

8.1. DURING THE DAILY PROGRESS OF THE JOB, THE CONTRACTOR SHALL RECORD ON HIS SET OF CONSTRUCTION DRAWINGS THE LOCATION, LENGTH, MATERIAL AND ELEVATION OF ANY FACILITY NOT BUILT ACCORDING TO PLANS. THIS COPY OF THE "AS-BUILT" SHALL BE SUBMITTED TO ENGINEER FOR PROJECT RECORD.

8.2. UPON COMPLETION OF DRAINAGE IMPROVEMENTS AND LIMEROCK BASE CONSTRUCTION (AT LEAST 48 HOURS BEFORE PLACING ASPHALT PAVEMENT) THE CONTRACTOR SHALL FURNISH THE ENGINEER OF RECORD "AS-BUILT" PLANS FOR THESE IMPROVEMENTS, SHOWING THE LOCATIONS AND PERTINENT GRADES OF ALL DRAINAGE INSTALLATIONS AND THE FINISHED ROCK GRADES OF THE ROAD CROWN AND EDGES OF PAVEMENT AT 50 FOOT INTERVALS, INCLUDING LOCATIONS AND ELEVATIONS OF ALL HIGH AND LOW POINTS.

8.3. UPON COMPLETION OF CONSTRUCTION, AND PRIOR TO FINAL ACCEPTANCE, THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER OF RECORD ONE COMPLETE SET OF ALL "AS-BUILT" CONTRACT DRAWINGS. THESE DRAWINGS SHALL BE MARKED TO SHOW "AS-BUILT" CONSTRUCTION CHANGES, DIMENSIONS, LOCATIONS, AND ELEVATIONS OF ALL IMPROVEMENTS.

8.4. "AS-BUILT" DRAWINGS OF WATER LINES AND FORCE MAINS SHALL INCLUDE THE FOLLOWING INFORMATION:

8.4.1. TOP OF PIPE ELEVATIONS EVERY 100 LF.

8.4.2. LOCATIONS AND ELEVATIONS OF ALL FITTINGS INCLUDING BENDS, TEES, GATE VALVES, DOUBLE DETECTOR CHECK VALVES, FIRE HYDRANTS, AND APPURTENANCES.

8.4.3. ALL CONNECTIONS TO EXISTING LINES.

8.4.4. ENDS OF ALL WATER SERVICES AT THE BUILDINGS WHERE THE WATER SERVICE TERMINATES.

8.5. "AS-BUILT" DRAWINGS OF GRAVITY SANITARY SEWER LINES SHALL INCLUDE THE FOLLOWING INFORMATION:

8.5.1. RIM ELEVATIONS, INVERT ELEVATIONS, LENGTH OF PIPING BETWEEN STRUCTURES, AND SLOPES.

8.5.2. THE STUB ENDS AND CLEANOUTS OF ALL SEWER LATERALS SHALL BE LOCATED HORIZONTALLY AND VERTICALLY.

8.6. "AS-BUILT" DRAWINGS OF ALL DRAINAGE LINES SHALL INCLUDE THE FOLLOWING INFORMATION:

8.6.1. RIM ELEVATION, INVERT ELEVATION, LENGTH OF PIPING BETWEEN STRUCTURES, AND CONTROL STRUCTURE ELEVATIONS IF APPLICABLE.

8.6.2. THE SIZE OF THE LINES.

8.6.3. DRAINAGE WELL STRUCTURE SHALL INCLUDE, BUT NOT BE LIMITED TO, TOP OF CASING ELEVATION, TOP AND BOTTOM ELEVATIONS OF THE STRUCTURE AND BAFFLE WALLS, RIM ELEVATIONS AND PIPE INVERTS.

8.7. "AS-BUILT" DRAWINGS OF CONSTRUCTION AREAS SHALL INCLUDE THE FOLLOWING:

8.7.1. ROCK ELEVATIONS AT ALL HIGH, AND LOW POINTS, AND AT ENOUGH INTERMEDIATE POINTS TO CONFIRM SLOPE CONSISTENCY.

8.7.2. ROCK ELEVATIONS AND CONCRETE BASE ELEVATIONS SHALL BE TAKEN AT ALL LOCATIONS WHERE THERE IS A FINISH GRADE ELEVATION SHOWN ON THE DESIGN PLANS.

8.7.3. ALL CATCH BASIN AND MANHOLE RIM ELEVATIONS.

8.7.4. FINISH GRADE ELEVATIONS IN ISLAND AREAS.

8.7.5. "AS-BUILT" ELEVATIONS SHALL BE TAKEN ON ALL PAVED AND UNPAVED SWALES, AT ENOUGH INTERMEDIATE POINTS TO CONFIRM SLOPE CONSISTENCY AND CONFORMANCE TO THE PLAN DETAILS.

8.7.6. LAKE AND CANAL BANK "AS-BUILT" DRAWINGS SHALL INCLUDE A KEY SHEET OF THE LAKE FOR THE LOCATION OF CROSS SECTIONS. LAKE AND CANAL BANK CROSS SECTIONS SHALL BE PLOTTED AT A MINIMUM OF EVERY 100 LF, UNLESS OTHERWISE SPECIFIED. "AS-BUILT" DRAWINGS SHALL CONSIST OF THE LOCATION AND ELEVATION OF THE TOP OF BANK, EDGE OF WATER, AND THE DEEP CUT LINE, WITH THE DISTANCE BETWEEN EACH SHOWN ON THE DRAWING.

8.7.7. RETENTION AREA "AS-BUILT" ELEVATIONS SHALL BE TAKEN AT THE BOTTOM OF THE RETENTION AREA AND AT THE TOP OF BANK. IF THERE ARE CONTOURS INDICATED ON THE DESIGN PLANS, THEN THEY SHALL BE INCLUDED IN "AS-BUILT" DRAWINGS AS WELL.

8.8. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL PREPARE "AS-BUILT" DRAWINGS ON FULL SIZE, 24" X 36" SHEETS. ALL "AS-BUILT" INFORMATION SHALL BE PUT ON THE LATEST ENGINEERING DRAWINGS. EIGHT (8) SETS OF BLUE OR BLACK LINE DRAWINGS SHALL BE SUBMITTED. THESE DRAWINGS SHALL BE SIGNED AND SEALED BY A FLORIDA REGISTERED PROFESSIONAL ENGINEER OR LAND SURVEYOR.

8.9. AN ELECTRONIC COPY OF THESE "AS-BUILT" DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER OF RECORD IN AUTOCAD, VERSION 2008 OR LATER.

9. UTILITY NOTES

9.1. CONTRACTOR IS RESPONSIBLE FOR UTILITY VERIFICATION PRIOR TO FABRICATION.

9.2. THE CONTRACTOR IS ADVISED THAT PROPERTIES ADJACENT TO THE PROJECT HAVE ELECTRIC, TELEPHONE, GAS, WATER AND/OR SEWER SERVICE LATERALS WHICH MAY NOT BE SHOWN IN PLANS. THE CONTRACTOR MUST REQUEST THE LOCATION OF THESE LATERAL SERVICES FROM THE UTILITY COMPANIES.

9.3. THE CONTRACTOR SHALL USE HAND DIGGING WHEN EXCAVATING NEAR EXISTING UTILITIES. EXTREME CAUTION SHALL BE EXERCISED BY THE CONTRACTOR WHILE EXCAVATING, INSTALLING, BACKFILLING OR COMPACTING AROUND THE UTILITIES.

9.4. THE CONTRACTOR SHALL NOTIFY AND OBTAIN AN UNDERGROUND CLEARANCE FROM ALL UTILITY COMPANIES AND GOVERNMENTAL AGENCIES AT LEAST 48 HOURS PRIOR TO BEGINNING ANY CONSTRUCTION. THE CONTRACTOR SHALL OBTAIN A SUNSHINE811.COM CERTIFICATION CLEARANCE NUMBER AND FIELD MARKINGS AT LEAST 48 HOURS PRIOR TO BEGINNING ANY EXCAVATION.

- PRIOR TO COMMENCEMENT OF ANY EXCAVATION, THE CONTRACTOR SHALL COMPLY WITH FLORIDA STATUTE 553.851 FOR THE PROTECTION OF UNDERGROUND GAS PIPELINES.

9.1. FOR STREET EXCAVATION OR CLOSING OR FOR ALTERATION OF ACCESS TO PUBLIC OR PRIVATE PROPERTY, THE CONTRACTOR SHALL NOTIFY:

- ROADWAY JURISDICTIONAL ENGINEERING / PUBLIC WORKS AUTHORITY.
- COUNTY TRANSIT AUTHORITY
- SCHOOL BOARD TRANSPORTATION AUTHORITY
- JURISDICTIONAL FIRE DEPARTMENT DISPATCH
- JURISDICTIONAL POLICE DEPARTMENT(S)

9.1. THE CONTRACTOR UNDER, OVER, AND CONTRACTOR SHALL TO VERIFY LOCATIONS, ONSITE, IN RIGHT-OF-WAYS, CONSTRUCTION IN THE VICINITY OF EXISTING LINES.

9.2. LOCATION AND SIZE (FACILITIES) AS SHOWN FROM AVAILABLE RESPONSIBILITY FOR FOR ANY FACILITY RESPONSIBILITY TO DETERMINE HORIZONTAL) OF ANY TO CONSTRUCTION. ELEVATIONS AND LOCATIONS COORDINATION WITH ANY CONSTRUCTION FOUND TO CONFLICT CONTRACTOR SHALL APPROPRIATE MEASURES CONFLICT.

9.3. THE CONTRACTOR, CONTRACTORS IN THE UTILITY COMPANIES COORDINATE RELOCATION APPLICABLE UTILITY COMPANIES.

10. SIGNING AND PAVEMENT MARKINGS

10.1. ALL SIGNING AND PAVEMENT THESE PLANS SHALL ADMINISTRATION (FHWA) DEVICES" (MUTCD), FDOT DESIGN STANDARDS AS A MINIMUM CRITERIA.

10.2. MATCH EXISTING CONSTRUCTION.

10.3. REMOVAL OF THE ACCOMPLISHED BY METHODS DETERMINED BY THE ENGINEER.

10.4. INCORRECTLY PLACED MARKINGS OVER FRICTION AND REPLACING THE AT THE CONTRACTOR'S ALTERNATIVE METHOD COMPLETELY REMOVE ASPHALT.

10.5. PLACE ALL RETRO-REFLECTIVE ACCORDANCE WITH STANDARD THE PLANS.

10.6. CAUTION SHOULD SIGNS TO PREVENT UNNECESSARY IS DAMAGED BEYOND SIGNS SHALL BE REPLACED BY THE CONTRACTOR AT HIS EXPENSE.

10.7. ALL EXISTING SIGNS OPERATIONS SHALL BY THE CONTRACTOR. ENGINEER.

10.8. RELOCATED SIGN SUPPORT DESIGN STANDARD.

10.9. THE CONTRACTOR SIGNS TO REMAIN OR JOB AND FORWARD SHALL NOTIFY IF THERE THE PLANS SHOW TO REMAIN OR TO BE RELOCATED.

10.10. ALL ROADWAY PAVEMENT IN ACCORDANCE WITH FDOT SPECIFICATIONS SECTION 711.

10.11. HAND DIG THE FIRST FOUR FEET OF SIGN FOUNDATION.

10.12. ALL SIGNS SHALL MEET ALL OF THE FOLLOWING:

- MEET THE CRITERIA MUTCD
- MEET THE SPECIFICATIONS THE LATEST FDOT STANDARD SPECIFICATIONS.
- CONSIST OF MATERIALS RETROREFLECTIVE CURRENT VERSION RETROREFLECTIVE EXCEPT FOR SCHOOL BE COMPRISED YELLOW-GREEN SHEETING IV RETROREFLECTIVE SHEETING MATERIALS.
- CONSIST OF RETROREFLECTIVE A VALID FDOT APPROVED SPECIFICATION 700 XI (OR TYPE IV FOR SCHOOL AND PEDESTRIAN SIGNS).

10.13. PATCH ATTACHMENT SCREWS OR RIVET HEADS, MATCH THE COLOR AND PANEL INCLUDING THE BACKGROUND, LEGEND OR BORDER.

10.14. ENSURE THE OUTSIDE BORDER. ENSURE WHITE THE EDGE OF THE SIGN. FROM THE EDGE OF THE SIGN.

10.15. LAYOUT PERMANENT MARKS AT TIME OF FINAL ACCEPTANCE.

KEITH

CONSTRUCTION SPECIFICATIONS

Section 20 - General Specifications Paving Grading Drainage and Earthwork

20.General

20.1. It is the intent of these specifications to describe the minimum acceptable technical requirements for the materials and workmanship for construction of site improvements for this project. Such improvements may generally include, but not to be limited to, clearing, grading, paving, removal of existing pavement storm drainage, water lines and sanitary sewers.

20.2. It is the intent that the Florida Department of Transportation (FDOT) "Standard Specifications for Road and Bridge Construction: (current edition) together with "Supplemental Specifications to the Standard Specifications for Road and Bridge Construction" (current edition), and the FDOT Roadway and Traffic Design Standards (current edition) be used where applicable for the various work, and that where such wording therein refers to the State of Florida and its Department of Transportation and personnel, such wording is intended to be replaced with the wording which would provide proper terminology; thereby making such "Standard Specifications for Road and Bridge Construction" together with the "FDOT Roadway and Traffic Design Standards" as the "Standard Specifications" for this project. If within a particular section, another section, article or paragraph is referred to, it shall be part of the Standard Specifications also. The Contractor shall abide by all local and State laws, regulations and building codes which have jurisdiction in the area.

20.3. The Contractor shall furnish all labor, materials and equipment and perform all operations required to complete the construction of a paving and drainage system as shown on the plans, specified herein, or both. It is the intent to provide a complete and operating facility in accordance with these specifications and the construction drawings. The material and equipment shown or specified shall not be taken to exclude any other incidentals necessary to complete the work.

20.4. All labor, materials, and methods of construction shall be in strict accordance with the plans and construction specifications and the minimum engineering and construction standards adopted by the unit of government which has jurisdiction and responsibility for the construction. Where conflicts or omissions exist, the jurisdictional government Engineering Department's standards shall govern. Substitutions and deviations from plans and specifications shall be permitted only when written approval has been issued by the Engineer.

20.5. Guarantee - all materials and equipment to be furnished and/or installed by the Contractor under this contract, shall be guaranteed for a period of (l) one year from the date of final acceptance thereof, against defective materials, design and workmanship. Upon receipt of notice from the owner of failure of any part of the guaranteed equipment or materials, during the guarantee period, the affected part or materials shall be replaced promptly with new parts or materials by the contractor, at no expense to the owner. In the event the Contractor fails to make necessary replacement or repairs within (7) seven days after notification by the owner, the owner may accomplish the work at the expense of the contractor.

21.Earthwork

21.1. All areas within the project limits shall be cleared and grubbed prior to construction. This shall consist of the complete removal and disposal of all trees, brush, stumps, roots, grass, weeds, rubbish and all other obstructions resting on or protruding through the surface of the existing ground to a depth of 1'. All work shall be in accordance with section 110 of the Standard Specifications.

21.2. None of the existing limerock material from demolished pavement is to be incorporated in the new limerock base, unless noted in plans. The existing limerock material from demolished pavement may be incorporated into the stabilized subgrade / subbase, or stabilized shoulder.

21.3. Fill material shall be classified as A-l, A-3, or A-2-4 in accordance with AASHTO N--145 and shall be free from vegetation and organic material. Not more than 12% by weight of fill material shall pass the no. 200 sieve.

21.4. All fill material in areas not to be paved shall be compacted to 95% of the maximum density as determined by AASHTO T-99.

21.5. All material of construction shall be subject to inspection and testing to establish conformance with the specifications and suitably for the uses intended. The Contractor shall notify the Engineer at least 24 hours prior to the time he will be ready for an inspection or test. The Contractor shall follow City and County inspection procedures. The Contractor shall not proceed with any phase of work dependent on an inspection or test of an earlier phase of work, prior to that test or inspection passing. The Contractor shall be responsible for providing certified material test results to the Engineer of record prior to the release of final certification by the Engineer. Test results must include, but may not be limited to, densities for subgrade and limerock, utilities, excavation, asphalt gradation reports, concrete cylinders, etc.

21.6. When encountered, muck shall be completely removed from the center line (10) ten feet beyond the edge of pavement each side. All such material shall be replaced by approved granular fill.

21.7. When encountered within drainage swales, hardpan shall be removed to full depth for a width of (5) five feet at the invert and replaced with granular materials.

21.8. All underground utilities and drainage installations shall be in place prior to subgrade compaction and pavement construction.

21.9. Ground adjacent to roadway/pavement having runoff shall be graded (2) two inches lower than the edge of pavement to allow for the placement of sod.

21.10.Site grading elevations shall be within 0.1' of the required elevation for non paved areas and all areas shall be graded to drain without ponding.

21.11.The Contractor shall perform all excavation, fill, embankment and grading to achieve the proposed plan grades including typical road sections, side slopes and canal sections. All work shall be in accordance with section 120 of the Standard Specifications. If fill material is required in excess of that generated by the excavation, the Contractor shall supply this material as required from off-site.

21.12.A 2" blanket of top soil shall be placed over all areas to be sodded or seeded and mulched within the project limits unless otherwise indicated on the plans.

21.13.Sod shall be St. Augustine unless otherwise indicated on the plans, and shall be placed on the graded top soil and watered to insure satisfactory condition upon final acceptance of the project.

22.Drainage

22.1. Inlets - all inlets shall be the type designated on the plans, and shall be constructed in accordance with section 425 of the Standard Specifications. All inlets and pipe shall be protected during construction to prevent siltation in the drainage systems by way of temporary plugs and plywood or plastic covers over the inlets. The entire drainage system shall be cleaned of all debris prior to final acceptance.

22.2. Pipe specifications: the material type is shown on the drawings by one of the following designations:

- RCP = reinforced concrete pipe, ASTM designation C--76, section 941 of the Standard Specifications.
- CMP = corrugated metal (aluminum) pipe, ASTM designation M-196.
- CMP (smooth lined) = corrugated metal aluminum pipe, (smooth lined) ASTM designation M-196.
- SCP = slotted concrete pipe, sections 941 and 942, of the Standard Specifications.
- PVC = polyvinyl chloride pipe.
- PCMP = perforated cmp, section 945, of the Standard Specifications
- Corrugated High Density Polyethylene Pipe (HDPE) (12 Inches to 60 Inches), shall meet the requirements of FDOT Specification section 948-2.3.

22.3. Pipe backfill - requirements for pipe backfill crossing roads or parking areas shall be as defined in the section 125-8, of the Standard Specifications. Pipeline backfill shall be placed in 6 inch lifts and compacted to 100% of the standard proctor (AASHTO T--99 specifications)

22.4. Location of drainage structures shall govern, and pipe length may have to be adjusted to accomplish construction as shown on these plans.

22.5. Distance and lengths shown on plans and profile drawings are referenced to the inner walls of structures.

22.6. Filter fabric shall be Mirafi, Typar or equal conforming to section 985 of the Standard Specifications.

23.Asphalt Paving

23.1. Where new asphalt meets existing asphalt, the existing asphalt shall be saw cut to provide a straight even line. Prior to removing curb or gutter, the adjacent asphalt shall be saw cut to provide a straight even line.

23.2. Internal asphalt paving constructed on existing sandy soils shall be constructed with a 12" subgrade, compacted to a minimum density of 100% maximum density as determined by AASHTO T-99. The compacted subgrade shall be constructed in the limits shown on the plans. All subgrade shall have an LBR of 40 unless otherwise noted.

23.3. Asphaltic concrete surface course shall be constructed to the limits shown on the plans. The surface course shall consist of the thickness and type asphaltic concrete as specified in the plans. All asphaltic concrete shall be in accordance with sections 320, 327, 330, 334, 336, 337, 337, 338, 339 and 341 of the Standard Specifications.

23.4. Limerock base shall be prepared, compacted and graded and shall be in accordance with section 200 of the Standard Specifications. All limerock shall be compacted to 98% per AASHTO T-180 and have not less than 70% of carbonates of calcium and magnesium unless otherwise designated. The Engineer shall inspect the completed base course and the Contractor shall correct any deficiencies and clean the base course prior to the placement of the prime coat. A tack coat will also be required if the Engineer finds that the primed base has become excessively dirty or the prime coat has cured to the extent of losing bounding effect prior to placement of the asphaltic concrete surface course. The prime and tack coats shall be in accordance with section 300 of the Standard Specifications.

23.5. Limerock base material shall be placed in maximum 6" lifts. Bases greater than 6" shall be placed in two equal lifts. If, through field tests, the Contractor can demonstrate that the compaction equipment can achieve density for the full depth of a thicker lift, and if approved by the engineer, the base may be constructed in successive courses of not more than 8 inches (200 mm) compacted thickness.

23.6. Asphalt edges that are not curbed shall be saw cut to provide a straight even line to the dimensions shown on plans.

24.Concrete Construction

24.1. Concrete sidewalk shall be in accordance with section 522 of the Standard Specifications and in accordance with F.D.O.T. Roadway and Traffic Design Standards, index no. 310. Concrete sidewalk shall be 4" thick, unless otherwise not and constructed on compacted subgrade, with 1/2" expansion joints placed at a maximum of 75', unless otherwise noted on plans. Crack control joints shall be 5' on center. All concrete sidewalks that cross driveways shall be 6" thick, unless otherwise noted on plans.

24.2. Sidewalk Curb ramps hall be in accordance with F.D.O.T. Roadway and Traffic Design Standards, index no. 304.

24.3. Concrete curb shall be constructed to the limits shown on the plans. The concrete shall have a minimum compressive strength of 2500 PSI at 28 days and shall be in accordance with section 520 of the Standard Specifications. Concrete curbing shall be in accordance with F.D.O.T. Roadway and Traffic Design Standards, index no. 300.

24.4.

Section 30 - Water distribution and sanitary sewer force mains.

30. Materials:

Note: If materials list here on are in conflict with utility owner, material owner requirements shall govern.

30.1. All water main pipe, including fittings, shall be color coded or marked using blue as a predominant color to differentiate drinking water from reclaimed or other water. Underground plastic pipe shall be solid-wall blue pipe, shall have a co-extruded blue external skin, or shall be white or black pipe with blue stripes incorporated into, or applied to, the pipe wall; and underground metal or concrete pipe shall have blue stripes applied to the pipe wall. Pipe striped during manufacturing of the pipe shall have continuous stripes that run parallel to the axis of the pipe, that are located at no greater than 90-degree intervals around the pipe, and that will remain intact during and after installation of the pipe. If tape or paint is used to stripe pipe during installation of the pipe, the tape or paint shall be applied in a continuous line that runs parallel to the axis of the pipe and that is located along the top of the pipe; for pipes with an internal diameter of 24 inches or greater, tape or paint shall be applied in continuous lines along each side of the pipe as well as along the top of the pipe.

30.2. Ductile iron pipe for water distribution mains shall conform to ANSI/AWWA standard C151/A21.51 latest revision, "ductile iron pipe centrifugally cast in metal molds or sand-lined molds" with a minimum wall thickness of class 51 (pressure class 350) unless otherwise noted in the plans. Ductile iron pipe shall be cement lined and seal coated in accordance with ANSI/AWWA standard C104/A21.4 latest revision. The pipe shall be adapted for use with class 250 fittings for all sizes. Water main shall be colored blue in accordance with Florida State Statutes.

30.3. Ductile iron pipe for sewage force mains shall conform to ANSI/AWWA standard C151/A21.51 latest revision, "ductile iron pipe centrifugally cast in metal molds or sand-lined molds" with a minimum wall thickness of class 51 (pressure class 350) unless otherwise noted in the plans. Ductile iron pipe shall be interior ceramic epoxy lined and exterior coated with the manufacturer's coating system (Protecto 401 ceramic epoxy with a minimum dry film thickness of 40 mils and an outside coating of either coal tar epoxy or asphalt). Cement mortared linings are not appropriate for this application.

30.4. All pipe & fittings on the lift station sites shall be ductile iron conforming to the same specifications as above for sewage force mains except that flanged ductile iron pipe & fittings shall be used inside valve pits and wet wells. Flanged pipe and fittings shall conform to ANSI/AWWA C115/a21.15 latest revision and ANSI/AWWA C110/A21.10 latest revision. The following thickness classes shall be adhered to: 4" - 12" - class 52, 14" & larger - class 51.

30.5. PVC pressure pipe for sizes 4" through 12" and shall conform to ANSI/AWWA standard C900 latest revision. PVC pressure pipe shall be made from class 12454-a or class 12454-b virgin material and conform with the outside diameter of cast iron pipe with a minimum wall thickness of dr series 18. Ultra violet degradation or sun bleached pipe will be cause for rejection. Water main shall be colored blue in accordance with Florida State Statutes. Force main shall be impregnated with green pigment. Reuse main shall be impregnated with purple pigment.

30.6. Ductile iron fittings for water distribution mains shall conform to ANSI/AWWA standard C110/A21.10 latest revision. Fittings 4" and larger shall be cement lined and seal coated in accordance with ANSI/AWWA standard C104/A21.4 latest revision. Water Main fitting shall be colored blue in accordance with Florida state statutes.

30.7. Cast iron and ductile iron fittings for sewage force mains shall conform to ANSI/AWWA standard C110/A21.10 latest revision. Fittings 4" and larger shall be coated in accordance with the requirements of ductile iron pipe for sewage force mains.

30.8. Joints for bell and spigot ductile iron pipe and fittings shall conform to ANSI/AWWA standard C111/A21.11 latest revision. Mechanical joint or push-on joint to be rubber gasket compression-type. Special fittings and joints shall be considered for specific installation subject to the approval of the engineer.

30.9. Joints for PVC pressure pipe shall be bell and spigot push-on rubber gasket type only. No solvent weld or threaded joints will be permitted.

30.10.Water distribution system restraint: all fittings and specific pipe joints shall be restrained as outlined below:

- Joint restraint
- Push-on P.V.C. EBAA iron series 1600
- Push-on DIP EBAA iron series 1700
- tr-flex by U.S. Pipe or
- flex ring by American
- Fittings w/ DIP EBAA iron series 1100 megalug
- Fittings w/ P.V.C. EBAA iron series 2000 megalug
- Length of restrained pipe shall be as indicated on restrained joint pipe detail. (see water & sewer detail sheet)

30.11. Sewage force main system restraint: all fittings and specific pipe joints shall be restrained as outlined below

- Joint restraint
- Push-on P.V.C. EBAA iron series 1600
- Push-on DIP EBAA iron series 1700
- tr-flex by U.S. Pipe or
- flex ring by American
- Fittings w/ DIP EBAA iron series 1100 megalug
- Fittings w/ P.V.C. EBAA iron series 2000 megalug
- Length of restrained pipe shall be as indicated on restrained joint pipe detail. (see water & sewer detail sheet)

30.12.Water distribution valves shall be gate valves, iron body, fully resilient seat bronzed mounted non-rising stem, rated at 200 PSI and conforming to ANSI/AWWA C509 latest revision, and shall have mechanical joints.

30.12.1. Gate valves 4" and larger shall be Mueller A-2360, American 250 line or Clow F-6100, conforming to ANSI/AWWA C500 latest revision or approved equal.

30.12.2. Tapping valves shall be Mueller T-2360 or approved equal.

30.12.3. Gate valves 3" or less shall be Nibco T-133 or T-136 with malleable hand wheels or approved equal.

30.13.Tapping sleeves shall be Mueller H615, Clow F- 2505 or approved equal.

30.14.Valve boxes shall be U.S. foundry 7500 or approved equal painted blue with the designation "water".

30.15.Retainer glands for DIP shall conform to ANSI/AWWA C111/A21.11 latest revision. All glands shall be manufactured from ductile iron as listed by underwriters laboratories for 250 psi minimum water pressure rating. Clow corporation model f-1058, standard fire protection equipment company or approved equal.

30.16.Dresser couplings shall be regular black couplings with plain gaskets for galvanized steel pipe. They shall be dresser style 90. No substitutions allowed.

30.17.Fire hydrants shall be Mueller centurion traffic type A-423 with 5 1/4" internal valve opening or approved equal. Pumper nozzle to be 18" from finished grade. All hydrants to be installed with control valve. Retainer glands are preferred for restraining. Fire hydrant shall comply with ANSI/AWWA C502 latest revision. Fire hydrants shall be painted in accordance with NFPA #291 or per agency standards having jurisdiction. Blue raised reflective pavement marker (rpm) shall be used to identify fire hydrant location. The placement of the rpm to be at the centerline of the outside roadway lane.

30.18.Sewage force main valves shall be plug valves which shall be of the non-lubricated, eccentric type with resilient faced plugs, port areas for valves 20 inches and smaller shall be at least 80% of full pipe area. Port area of valves 24 inches and larger shall be at least 70% of full pipe area. The body shall be of semi-steel (ASTM A-126 C1.b) and shall have bolted bonnet which gives access to the internals of the valve. Seats shall be welded overlay of high nickel content or a stainless steel plate locked in the body cavity. If a plate is used, it shall be replaceable through the bonnet access. Bearings shall be permanently lubricated of stainless steel, bronze or Teflon lined, fiber glass backed Duralon. Bearing areas shall be isolated from the flow with grit seals. Valves shall have packing bonnets where the shaft protrudes from the valve and the packing shall be self-adjusting chevron type which can be replaced without removing the bonnet. All nuts, bolts, springs and washers shall be stainless steel.

30.19.Plug valves shall be designed for a working pressure of 150 PSI the valve and actuator shall be capable of satisfactory operation in either direction of flow against pressure drops up to and including 100 PSI (for plug valves over 12" in diameter). Valves shall be bubble tight in both directions at 100 psi differential. Plug valves over 12" in diameter shall have worm gear operators. The operating mechanism shall be for buried service with a 2 inch square operating nut.

30.20.Plug valves are to be installed with the seat pointed towards the upstream flow, when specified.

30.21.Swing check valves for water, sewage, sludge, and general service shall be of the outside lever and spring or weight type, in accordance with ANSI/AWWA C 508 latest revision swing-check valves for waterworks service, 2" through 24" NPS, unless otherwise indicated, with full-opening passages, designed for a water-working pressure of 150 PSI they shall have a flanged cover piece to provide access to the disc.

30.22.High density polyethylene pipe (HDPE) for water distribution mains shall conform to AWWA C906 standard, latest revision. Pipes shall be color-coded blue, minimum 40 feet standard lengths.

31.Service connection:

31.1. Service saddles shall be fusion bonded plastic coated ductile iron (ASTM A536) with stainless steel straps, saddles shall be double strap type.

31.2. Service lines shall be polyethylene (PE 3408), 200 p.s.i rated, DR9. Pipe joints shall be of the compression type totally confined grip seal and coupling nut.

31.3. Corporation stops shall be manufactured of brass alloy in accordance with ASTM B-62 with threaded ends, as manufactured by Ford ballcorp, catalog # 1100 or approved equal.

31.4. Curb stops shall be Ford v63-44w-x" latest revision or approved equal.

31.5. Meter stops shall be 90 degree lockwing type and shall be of bronze construction in accordance FV63-777W" latest revision with ASTM B-62. Meter stops shall be closed bottom design and resilient "0" ring sealed against external leakage at the top. Stops shall be equipped with a meter coupling nut on the outlet sides, as manufactured by Ford or approved equal.

32. Installation:

32.1. Where restrained pipe joints are required due to fittings, appurtenances, etc., pipe material shall be DIP

32.2. All PVC pipe shall be installed in accordance with the uni-bell plastic pipe association "guide for installation of PVC pressure pipe for municipal water distribution system," and ANSI/AWWA C605-xx latest revision standard.

32.3. All DIP shall be installed in accordance with ANSI/ C600-xx latest revision.

32.4. All water mains shall typically be laid with a minimum 36" cover for PVC and 30" cover for DIP.

32.5. Detector tape shall be laid 18 inches above all water and sewer lines. A 14 gauge multi-strand wire shall be attached to all nonconductive water mains to facilitate location. An extra 4 feet of wire shall be provided at all valves, blow-offs, hydrants, etc. The wire shall be tested for continuity at the pressure test.

32.6. Pipe deflection shall not exceed 50% of the maximum deflection recommended by the manufacturer.

32.7. A continuous and uniform bedding shall be provided. Backfill material shall be placed in accordance with the plans and specifications.

32.8. All valves shall be installed with adjustable cast iron valve boxes with the word "water" or "sewer", as applicable, cast in the cover. U.S. foundry or approved equal.

33.Testing:

33.1. Before any physical connections and acceptance for operation to the existing water mains are made, the complete water system shall be flushed, pressure tested and disinfected. Copies of passing bacteriological results and pressure test results must be submitted to, and approved by, the engineer, utility owner, and health department. Hydrostatic testing of new mains shall be performed at a minimum starting pressure of 150 PSI for two hours in accordance with ANSI/AWWA C600-05 (hydrostatic test). The pressure test shall not vary more than 5 PSI during the test. The allowable leakage during the pressure test shall be less than the number of gallons per hour as determined by the formula:

L = (sd(p)1/2)/148,000.

In which L equals the allowable leakage in gallons per hour. S equals length of pipe (linear feet), d equals nominal diameter of pipe (inches) and p equals the average test pressure (pounds per square inch gauge). Maximum length of test pipe section should be 2000 feet. The water system shall be disinfected in accordance with the ANSI/AWWA C651-05 (water main bacteriological tests).

33.2. The pressure test shall be witnessed by a representative of the utility owner and the engineer of record.

33.3. For water distribution pipes, sampling points shall be provided by the contractor at the locations shown on the plans.

33.4. For water distribution pipes, disinfection and bacteriological testing shall be in accordance with ANSI/AWWA C651-14 (water main bacteriological tests). Maximum distance between sampling points shall be as follows:

- Transmission mains: every 1200 feet
- Branch mains: every 1000 feet
- Isolated mains < 1000 feet: 2 sample points
- Isolated mains > 1000 feet: 3 sample points

Section 40 - Gravity Sanitary Sewer Collection System

40.General:

40.1. Manhole, valve box, meter box and other structure rim elevations within the limits of construction are to be adjusted to conform to plan grades proposed in these plans. If no other individual cost item is included in the contract schedule for a particular structure adjustment.

40.2. Distance and lengths shown on plans and profile drawings are referenced to the center of structures.

41. Materials:

Note: If materials list here on are in conflict with utility owner, material owner requirements shall govern.

41.1. All PVC sewer pipe and fittings shall be non-pressure polyvinyl chloride (PVC) pipe conforming to ASTM D 3034, SDR 26, with push-on rubber gasket joints.

41.2. Ductile iron pipe shall conform to ANSI/AWWA C151/A21.51-xx latest revision, "ductile iron pipe centrifugally cast in metal molds or sand-lined molds" with wall thickness class 51 for 8" and above, class 52 for 4" and 6", unless otherwise directed by the engineer. Ductile iron pipe shall be epoxy lined or coated with the manufacturer's coating system as approved by the engineer of record and the local municipality or utility owner. In either case, the engineer's review and approval is required for either alternative prior to construction. Cement mortared linings are not appropriate for this application.

41.3. All ductile iron fittings shall conform to ANSI/AWWA standard C110/A21.10-xx latest revision. All fittings and accessories shall be epoxy lined and as manufactured or supplied by the pipe manufacturer or approved equal.

41.4. Manholes shall be precast per ASTM C 478 and in accordance with the plans and specifications.

41.5. Manholes are to be sealed with type II sulphate resistant cement or approved equal - no molding plaster.

41.6. Joints for bell and spigot ductile iron pipe and fittings shall conform to ANSI/AWWA standard C111/A21.11-xx latest revision. Mechanical joint or push-on joint to be rubber gasket compression- type.

41.7. PVC clean-outs to have screw type access plug. Long radius wye connections and fittings shall be used in order to access clean-out operations.

41.8. Cleanouts shall be installed at all sewer services exceeding 75' in length (every 75') with a clean out at the property line, easement line, or 5' from a building. The contractor shall coordinate the location of the building cleanout (5' from the building) and elevation of the end of the sewer service with the building plumbing contractor. Cleanouts shall be the same size as the service lateral in which they are installed.

42. Installation:

42.1. PVC sewer pipe shall be laid in accordance with ASTM D 2321 and the Uni-Bell plastic pipe association's "recommended practice for the installation of PVC sewer pipe."

42.2. DIP shall be installed in accordance with ANSI/AWWA C-600-xx latest revision.

42.3. Pipe to manhole connection to be Fernco neoprene boot couplings with stainless steel accessories or approved equal.

42.4. Manholes shall be set plumb to line and grade on firm subgrade providing uniform bearing under the base.

42.5. All openings and joints shall be sealed watertight.

42.6. Two coats of Koppers 300-m, first red, second one black, shall be applied to the inside of all manholes and shall be applied in accordance with the manufacturer's specifications (16 mils per coat). Coating as required by utility owner or engineer shall be applied to the outside of the manhole. The interior coats shall be applied after sewer lamping of lines. After inspect the manholes. inspection.

43.Testing: Testing utility owner's minimum design and construction standards latest revision.

43.1. After construction of the sewer system, the engineer may require a visual infiltration and/or exfiltration test to be performed on the entire system or any part thereof.

43.2. An air test may engineer.

43.3. The allowable 100 gallons per inch visible leakage shall be allowed.

43.4. The installed sewers may require video inspections.

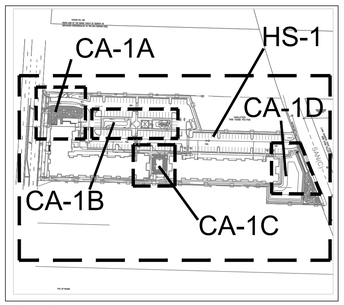
KEITH

SCHEDULE OF DRAWINGS

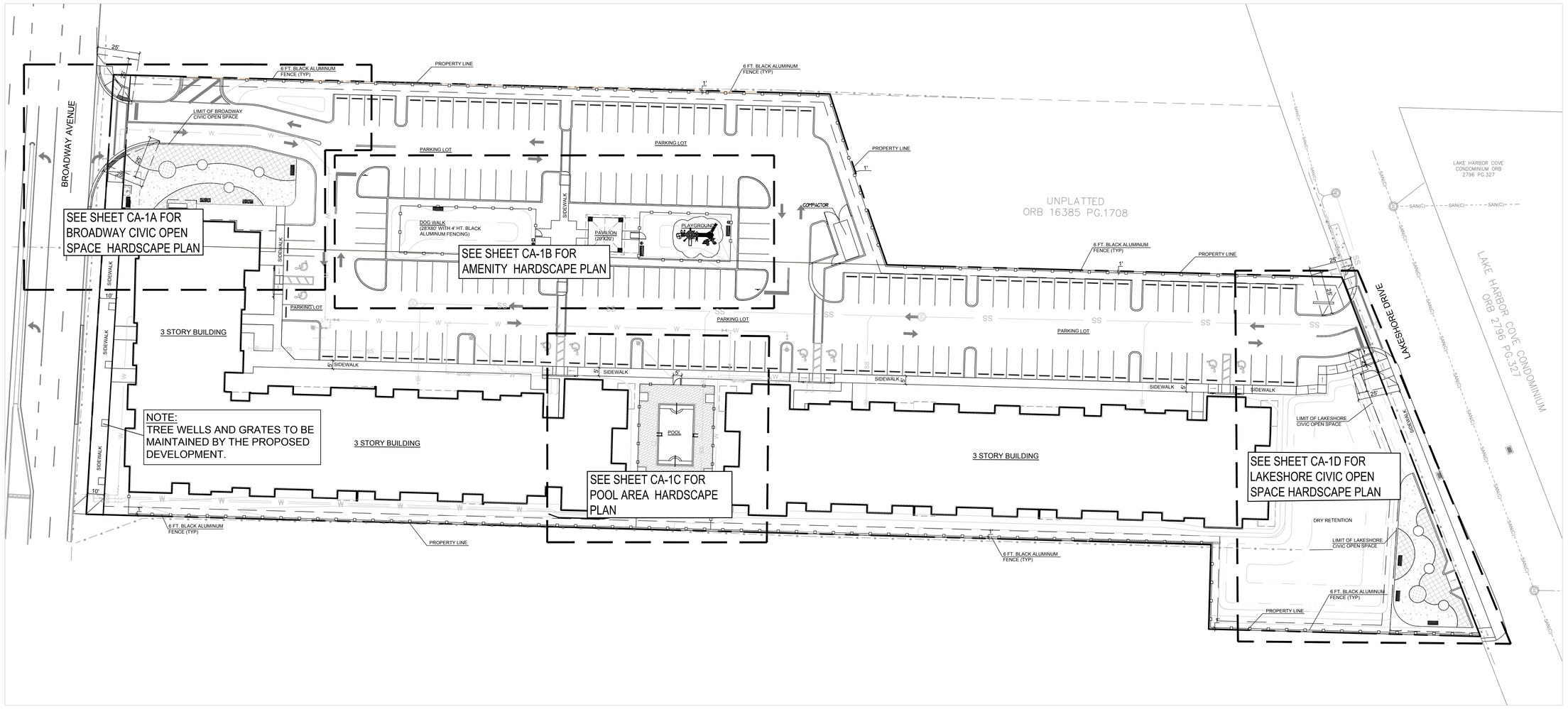
1 2	HS-1	CONCEPTUAL HARDSCAPE PLAN
1 2	CA-1	COMMUNITY AMENITY CONCEPT PLAN
1 2	LS-1	CONCEPTUAL LANDSCAPE PLAN
1	LD-1	LANDSCAPE DETAILS & PLANT LIST

LOCATION MAP
SCALE:N.T.S.

NORTH
0' 15' 30' 60'
(IN FEET) 1 INCH=30'



KEY MAP
SCALE:N.T.S.



FOREMAN CONSULTING, INC.
LANDSCAPE ARCHITECTURE
DEVELOPMENT CONSULTING
LAND PLANNING
266 LAKAY PLACE, LONGWOOD, FL 32779
kforeman1@dfr.com, (407) 456-0119

LANDSCAPE ARCHITECT: KENT FOREMAN, RLA
REG. # 663

No.	DATE	DESCRIPTION	DWG BY:	CHK BY:
1	08-03-21	REVISIONS PER CITY COMMENTS	RYM	KJF
2	08-13-21	REVISIONS PER CITY COMMENTS	RYM	KJF

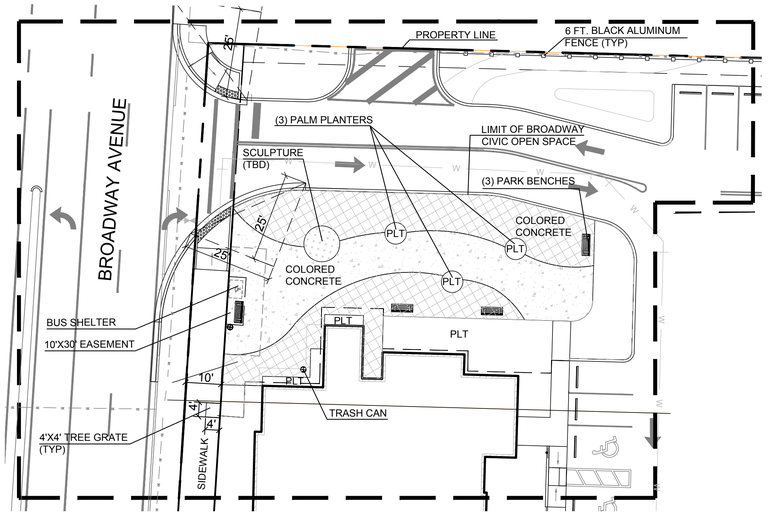
BERKELEY LANDING

PREPARED FOR: BERKELEY LANDING LTD.
CITY OF RIVIERA BEACH, FLORIDA

CONCEPTUAL HARDSCAPE PLAN

DATE: 07/12/2021
SCALE: 1"=30'
DRAWN BY: RYM
DESIGNED BY: KJF
CHECKED BY: KJF

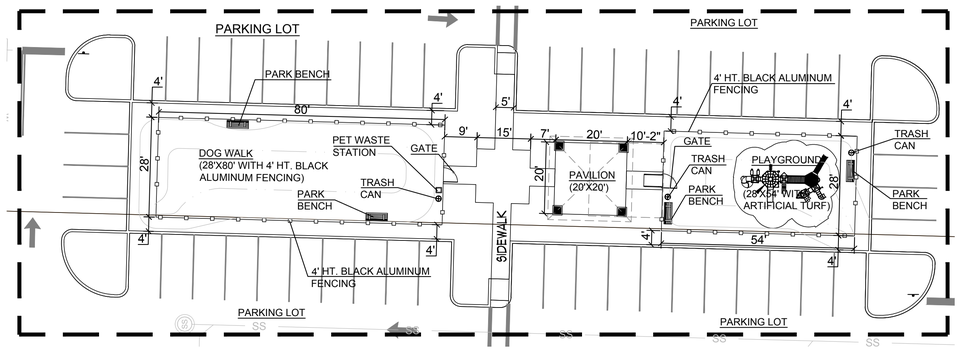
SHEET NO.
HS-1



SHEET CA-1A

SCALE: 1"=20'

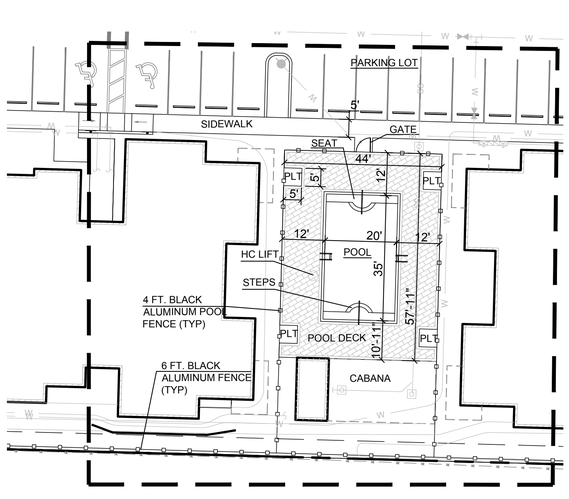
NORTH



SHEET CA-1B

SCALE: 1"=20'

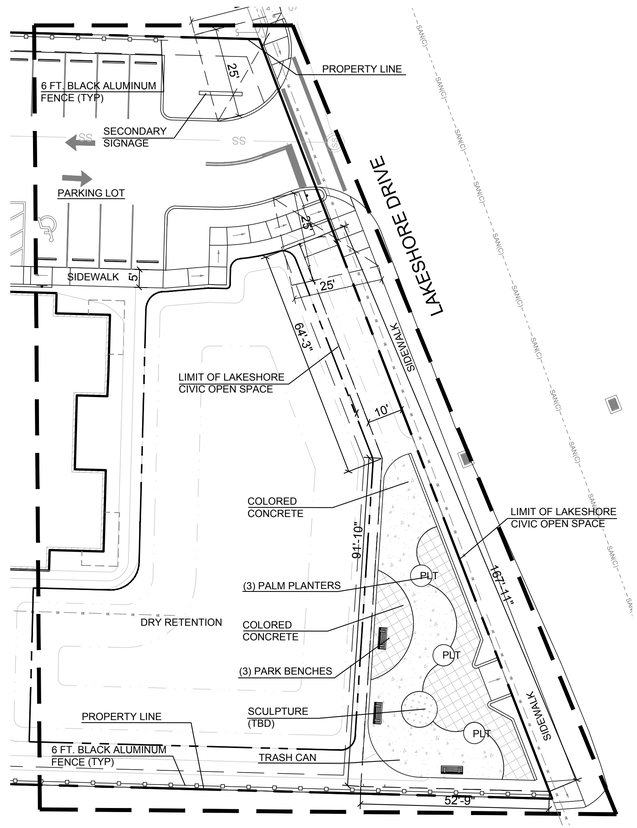
NORTH



SHEET CA-1C

SCALE: 1"=20'

NORTH



SHEET CA-1D

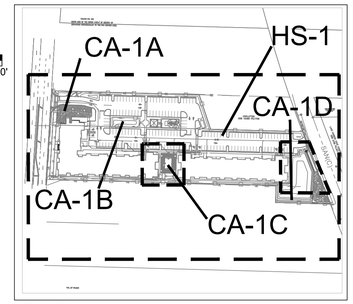
SCALE: 1"=20'

NORTH

NORTH

0' 10' 20' 40'

(IN FEET) 1 INCH=20'



KEY MAP

SCALE:N.T.S.

FOREMAN CONSULTING, INC.

LANDSCAPE ARCHITECTURE
DEVELOPMENT CONSULTING
LAND PLANNING

266 LAKAY PLACE, LONGWOOD, FL 32779
kforeman1@dfn.com, (407) 456-0119

LANDSCAPE ARCHITECT
KENT FOREMAN, RLA

REG. # 663

No.	DATE	DESCRIPTION	DWG BY:	CHK BY:
1	08-03-21	REVISIONS PER CITY COMMENTS	RYM	KJF
2	08-13-21	REVISIONS PER CITY COMMENTS	RYM	KJF

BERKELEY LANDING

PREPARED FOR: BERKELEY LANDING LTD.
CITY OF RIVIERA BEACH, FLORIDA

COMMUNITY AMENITY CONCEPT

DATE: 07/12/2021

SCALE: 1"=20'

DRAWN BY: RYM

DESIGNED BY: KJF

CHECKED BY: KJF

SHEET NO.

CA-1

LANDSCAPE CODE REQUIREMENTS:

PLANT MATERIAL STANDARDS REQUIREMENTS:

- AT LEAST 70 PERCENT OF ALL REQUIRED LANDSCAPING IN THE FORM OF TREES, SHRUBS, GROUND COVER, AND GRASSES SHALL COLLECTIVELY CONSIST OF NATIVE VEGETATION, EXCLUDING TURF GRASS.
- AT LEAST 60 PERCENT OF ALL REQUIRED TREES SHALL CONSIST OF A NATIVE, SHADE TREE SPECIES. AT LEAST 10 PERCENT OF ALL REQUIRED TREES SHALL CONSIST OF A NATIVE, ACCENT TREE SPECIES. NOT MORE THAN 20 PERCENT OF ALL REQUIRED TREES SHALL BE OF A PALM SPECIES. WHEN PALM SPECIES ARE USED, THEY SHALL HAVE A MINIMUM OF 8 FEET OF CLEAR TRUNK AT TIME OF PLANTING.
- ALL REQUIRED SHADE TREES SHALL MEET THE FOLLOWING REQUIREMENTS PRIOR TO PLANTING: MINIMUM TRUNK DIAMETER OF 2 INCHES DBH, MINIMUM HEIGHT OF 12 FEET, MINIMUM OF SIX FEET CLEAR TRUNK SPACE, MINIMUM AVERAGE CROWN SPREAD OF FIVE FEET.
- ALL REQUIRED ACCENT TREES SHALL MEET THE FOLLOWING REQUIREMENTS PRIOR TO PLANTING: MINIMUM TRUNK DIAMETER OF 1 1/2 INCHES DBH, MINIMUM HEIGHT OF TEN FEET, MINIMUM OF FIVE FEET CLEAR TRUNK SPACE, MINIMUM AVERAGE CROWN SPREAD OF FIVE FEET.
- THE MINIMUM SHADE TREE SPECIES REQUIRED IS 4 SPECIES. REQUIRED NUMBER OF SHADE (THIS SITE REQUIRED 42 TREES).

BUFFER WIDTH REQUIREMENTS:

- MULTIFAMILY RESIDENTIAL USES SHALL HAVE BUFFER SETBACK WIDTHS CONSISTING OF 40 PERCENT OF EACH OF THE SIDE AND REAR YARD WIDTHS.
- THE WIDTH OF A BUFFER SCREEN SHALL BE 25 PERCENT OF THE WIDTH OF THE REQUIRED BUFFER SETBACK WIDTH.

DEVELOPMENT LANDSCAPING REQUIREMENTS:

- MULTIFAMILY DEVELOPMENT SHALL PROVIDE A LANDSCAPED STRIP OF LAND NOT LESS THAN 10 FEET WIDE BETWEEN BUILDING WALLS AND PARKING AREAS. LANDSCAPE MATERIALS SHALL BE (1) TREE FOR EVERY 200 SQUARE FEET OF PLANTING AREA (REQUIRED TREES=20, PROVIDED TREES=20). NOT LESS THAN 50 PERCENT OF TREES, LOCATED BETWEEN THE BUILDING WALLS AND PARKING AREAS SHALL BE SHADE TREES, AND A HEDGE NOT LESS THAN 24 INCHES IN HEIGHT AT INSTALLATION PLACED IN A CONTINUOUS MANNER ALONG THE BUILDING WALLS.
- A LANDSCAPED STRIP OF LAND, NOT LESS THAN 10 FEET IN DEPTH, SHALL BE LOCATED BETWEEN THE ABUTTING RIGHT-OF-WAY AND PARKING AREAS.
- ONE TREE FOR EVERY 250 SQUARE FEET OF PLANTING AREA. NO LESS THAN 75 PERCENT OF THE TREES, LOCATED BETWEEN THE ABUTTING RIGHT-OF-WAY AND PARKING AREA SHALL BE SHADE TREES.
- A HEDGE NOT LESS THAN 3 FEET IN HEIGHT AT INSTALLATION SHALL BE PLACED IN A CONTINUOUS MANNER ALONG THE LANDSCAPE STRIP.
- MULTIFAMILY RESIDENTIAL DEVELOPMENT SHALL PROVIDE NOT LESS THAN 1 TREE FOR EACH 1,500 SQUARE FEET OF DEVELOPMENT SITE (REQUIRED=42 TREES, PROVIDED= 92 TREES).
- NOT LESS THAN 20 PERCENT OF THE DEVELOPMENT SITE SHALL BE LANDSCAPED (REQUIRED=12,568 SF. OF LANDSCAPE, PROVIDED=16,192SF.).

PARKING AREA INTERIOR LANDSCAPING:

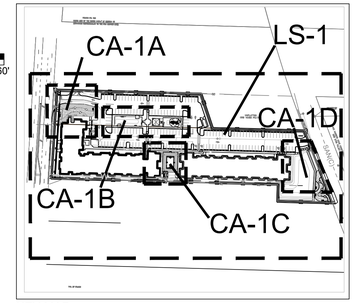
- NOT LESS THAN 50 PERCENT OF THE REQUIRED LANDSCAPING SHALL BE INTERIOR LANDSCAPING.
- NOT LESS THAN 50 PERCENT OF TREES USED IN PARKING AREA INTERIOR LANDSCAPING SHALL BE SHADE TREES.
- A LANDSCAPED AREA NOT LESS THAN FIVE FEET WIDE, CONSISTING PRIMARILY OF SHRUBS AND GROUND COVER, ALONG THE SIDES OF THE BUILDING WHICH ABUT A PARKING AREA.
- INTERIOR LANDSCAPING SHALL INCLUDE NOT LESS THAN ONE TREE FOR EVERY 50 SQUARE FEET OF INTERIOR LANDSCAPED AREA.
- EACH TERMINAL ISLAND SHALL CONTAIN NOT LESS THAN ONE SHADE TREE AND A COMBINATION OF SHRUBS, GROUND COVER, GRASS AND MULCH AND SHALL BE CURBED.
- THE OWNER SHALL LANDSCAPE INTERIOR MEDIANS WITH NOT LESS THAN ONE SHADE TREE EVERY 20 LINEAR FEET THEREOF PLANTED SINGLY OR IN CLUSTERS. NO TREES SHALL BE LOCATED MORE THAN 50 FEET APART AND A COMBINATION OF SHRUBS, GROUND COVER, GRASS AND MULCH SHALL BE USED.

TURF AREAS:

- MULTIPLE FAMILY DWELLINGS ARE ALLOWED TO INCORPORATE A MAXIMUM OF 55 PERCENT TOTAL LANDSCAPE COVERAGE CONSISTING OF TURF GRASS (MAX. SOD=34,562 SF. (55%), PROVIDED SOD=27,743 SF. (44.1%)

NOTE:
ALL LANDSCAPE MATERIALS PROPOSED UNDER EXISTING POWER LINES WILL MEET THE FPL "RIGHT TREE RIGHT PLACE" REQUIREMENTS.

NORTH
0' 15' 30' 60'
(IN FEET) 1 INCH=30'



KEY MAP
SCALE:N.T.S.

NOTE:
ALL LANDSCAPE WITHIN THE PROPOSED CIVIC OPEN SPACES AND PUBLIC RIGHT-OF-WAY WILL BE IRRIGATED AS PART OF THE PROPOSED DEVELOPMENT.

FOREMAN CONSULTING, INC.
LANDSCAPE ARCHITECTURE
DEVELOPMENT CONSULTING
LAND PLANNING
266 LAKAY PLACE, LONGWOOD, FL 32779
kforeman1@bellsouth.net (407) 435-0119

LANDSCAPE ARCHITECT:
KENT FOREMAN, RLA

No.	DATE	DESCRIPTION	DWG	CHK
1	08-03-21	REVISIONS PER CITY COMMENTS	RYM	KJF
2	08-13-21	REVISIONS PER CITY COMMENTS	RYM	KJF

REG. # 663
STATE OF FLORIDA

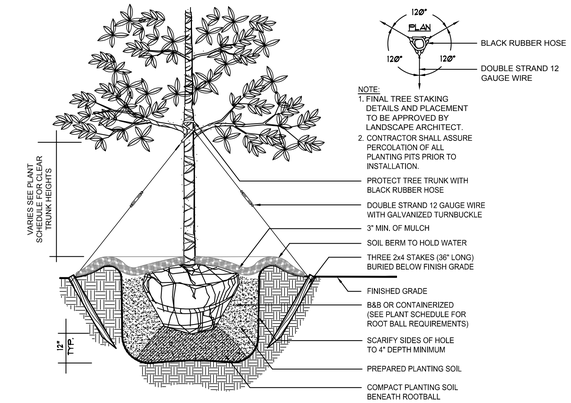
BERKELEY LANDING

PREPARED FOR: BERKELEY LANDING LTD.
CITY OF RIVIERA BEACH, FLORIDA

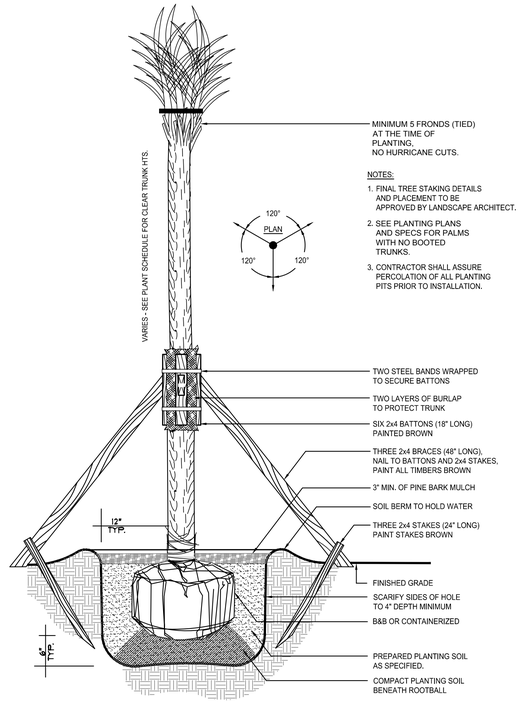
CONCEPTUAL LANDSCAPE PLAN

DATE: 07/12/2021
SCALE: 1"=30'
DRAWN BY: RYM
KJF
CHECKED BY: KJF

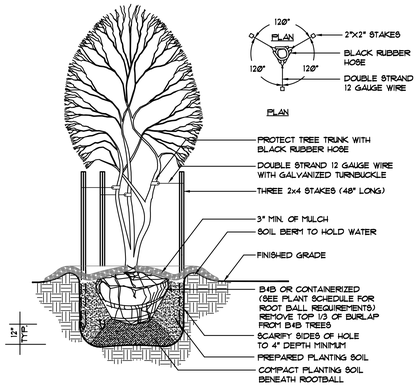
SHEET NO.
LS-1



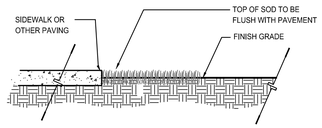
CANOPY TREE PLANTING DETAIL — NOT TO SCALE — 1 / LD-1



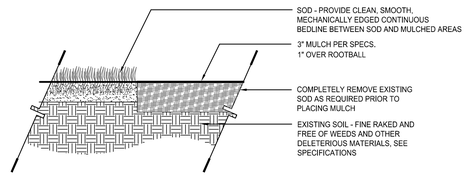
PALM TREE PLANTING DETAIL — NOT TO SCALE — 4 / LD-1



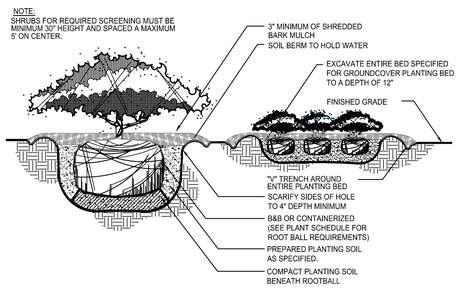
MULTI-STEM TREE PLANTING DETAIL — NOT TO SCALE — 2 / LD-1



SOD PLACEMENT ADJ. TO PAVEMENT — NOT TO SCALE — 5 / LD-1



SOD PLACEMENT ADJ. TO MULCH — NOT TO SCALE — 6 / LD-1



NOTES:
1. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION. SEE SPECS SECTION 02950 PART 3 EXECUTION.
2. IN SEMI-IMPERVIOUS SOIL CONDITIONS, ROOTBALL ELEVATION SHALL BE 2" ABOVE FINISH GRADE. COORDINATE WITH LANDSCAPE ARCHITECT PRIOR TO SETTING ROOTBALL ELEVATIONS.
3. SOAK EACH PLANT BALL AND PIT IMMEDIATELY AFTER INSTALLATION.

SHRUBS AND GROUNDCOVER PLANTING DETAIL — NOT TO SCALE — 3 / LD-1

FLOWERING ANNUALS SCHEDULE:

SEASON	VARIETY	COLOR
January-March	Pansey Petunia	Purple, Red Purple
April-June	Begonia Salvia Marigold Impatiens	Pink, Red Purple, Red Yellow, Orange Pink, Purple, Lavender
July-September	Begonia Salvia	Pink, Red Purple, Red
October-December	Petunia Pansey Impatiens	Purple Purple, Red Pink, Purple, Lavender

PRELIMINARY PLANT LIST:

TREES				
ABBREV.	BOTANICAL NAME	COMMON NAME	SIZE & SPECIFICATION	FLORIDA FRIENDLY
CE/65	Conocarpus erectus	Green Buttonwood	65 gal., 7'-8' ht., 4'-5' spr., 3" cal.	YES
ED/65	Elaeocarpus decipiens	Japanese Blueberry	65 gal., 7'-8' ht., 4'-5' spr., 3" cal.	YES
IC/65	Ilex 'Conaf' Oakleaf	Oak Leaf Holly	65 gal., 7'-8' ht., 4'-5' spr., 3" cal.	YES
LIS/65	Lagerstroemia indica	Standard Crape Myrtle	65 gal., 7'-8' ht., 4'-5' spr., 3" cal.	YES
MGL/65	Magnolia grandiflora 'Little Gem'	Little Gem Magnolia	65 gal., 3" cal.	YES
PE/30	Pinus elliottii	Slash Pine	30 gal., 8'-10' x 4'-5', 2" cal.	YES
QV/100	Quercus virginiana	Live Oak	100 gal., 3" min. cal.	YES
TD/65	Taxodium distichum	Bald Cypress	65 gal., 3" min. cal.	YES
PALMS				
ABBREV.	BOTANICAL NAME	COMMON NAME	SIZE & SPECIFICATION	FLORIDA FRIENDLY
PS	Phoenix sylvestris	Sylvester Palm	Min. 12' c.t. ht, matched, specimen quality	YES
SP	Sabal palmetto	Sabal Palm	Vary c.t. hts. of 10', 12' and 14'	YES
SHRUBS & GROUND COVERS				
ABBREV.	BOTANICAL NAME	COMMON NAME	SIZE & SPECIFICATION	FLORIDA FRIENDLY
ANN/1	Annuals	Annuals	1 gal., 5-7 ppp., full, 12" o.c.	VARIES
FM	Ficus microcarpa	Green Island Ficus	3 gal., 15"-18" ht., 15"-18" spr., 24" o.c.	YES
IV/3	Ilex vomitoria "Schillings"	Schilings Holly	3 gal., 15"-18" x 15"-18", 24" o.c.	YES
LEG/1	Liriope 'Emerald Goddess'	Emerald Goddess	1 gal., 4-5 ppp., full, 18" o.c.	YES
PE/3	Philodendron erubescens	Philodendron	3 gal., 30" min. ht., 30" o.c.	YES
RI/3	Rhaphiolepis indica 'Alba'	White Indian Hawthorn	3 gal., 15"-18" ht., 15"-18" spr., 24" o.c.	YES
TA/1	Trachelospermum asiaticum	Asian Jasmine	1 gal., 4-5 ppp, 12" runners, 12" o.c.	YES
VO/3	Viburnum odoratissimum	Sweet Viburnum	3 gal., 30" min. ht., 30" o.c.	YES
ZP/3	Zamia pumila	Coontie	3 gal., 15"-18" x 15"-18", 24" o.c.	YES
SOD				
ABBREV.	BOTANICAL NAME	COMMON NAME	SIZE & SPECIFICATION	FLORIDA FRIENDLY
SOD	Stenotaphrum secundatum	St Augustine Sod	solid sod	YES
SOD-1	Paspalum notatum	Bahia Sod	solid sod	YES

LANDSCAPE NOTES:

1. ALL PLANT MATERIAL SHALL BE FLORIDA GRADE NO. 1 OR BETTER AS SPECIFIED IN "GRADES AND STANDARDS FOR NURSERY PLANTS", "PARTS 1 AND 2, BY DIVISION OF PLANT INDUSTRY, FLORIDA", DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, AND SHALL CONFORM TO CURRENT AMERICAN ASSOCIATION OF NURSERYMEN 'STANDARDS FOR NURSERY STOCK', LATEST EDITION.
2. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF QUANTITIES IN THE PLANT LIST. IN THE EVENT OF A CONFLICT BETWEEN QUANTITIES ON THE PLANT LIST AND THE PLANS, THE PLANS SHALL CONTROL AND THE DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BID. ANY DEVIATION FROM THESE PLANS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE.
3. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE BUILDING CODES, ORDINANCES AND LOCAL REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS TO PERFORM THE WORK.
4. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR INSPECTION OF EXISTING CONDITIONS AND PROMPTLY REPORTING ALL DISCREPANCIES AND IMPROPER CONDITIONS (WETNESS, MUCK, DEBRIS, ECT) TO LANDSCAPE ARCHITECT PRIOR TO BIDDING. CONTRACTOR IS RESPONSIBLE FOR SOIL ANALYSIS PRIOR TO INSTALLATION OF PLANTINGS, AND IS RESPONSIBLE FOR ALL SOIL AMENDMENTS TO CONFORM TO SPECIFICATIONS.
5. THE LANDSCAPE CONTRACTOR SHALL AQUAINT HIMSELF WITH ALL CIVIL DRAWING AS THEY RELATE TO PAVING SITE GRADING, AND ALL UTILITIES, (INCLUDING WATER, SEWER AND ELECTRICAL SUPPLY) TO PRECLUDE ANY MISUNDERSTANDING AND ENSURE TROUBLE FREE INSTALLATION. THE EXACT LOCATION OF ALL EXISTING STRUCTURES, UNDERGROUND UTILITIES, EXISTING UNDERGROUND SPRINKLERS AND PIPE MAY NOT BE INDICATED ON DRAWINGS. THE CONTRACTOR SHALL CONDUCT HIS WORK IN A MANNER TO PREVENT INTERRUPTION OR DAMAGE TO EXISTING SYSTEMS WHICH MUST REMAIN OPERATIONAL. THE CONTRACTOR SHALL PROTECT UTILITY SERVICES WHICH MUST REMAIN OPERATIONAL AND SHALL BE RESPONSIBLE FOR THERE REPLACEMENT IF DAMAGED BY HIM.
6. ALL PLANTING BEDS SHALL RECEIVE A 3" LAYER (1" OVER ROOTBALL) OF PINE BARK MULCH.

FOREMAN CONSULTING, INC.
LANDSCAPE ARCHITECTURE
DEVELOPMENT CONSULTING
LAND PLANNING
268 LAKAY PLACE, LONGWOOD, FL 32779
kbrown1@bellsouth.net (407) 450-0179

LANDSCAPE ARCHITECT
KENT FOREMAN, RLA
REG. # 663

No.	DATE	DESCRIPTION	DWG	CHK
1	08-03-21	REVISIONS PER CITY COMMENTS	RYM	KJF
			RYM	KJF

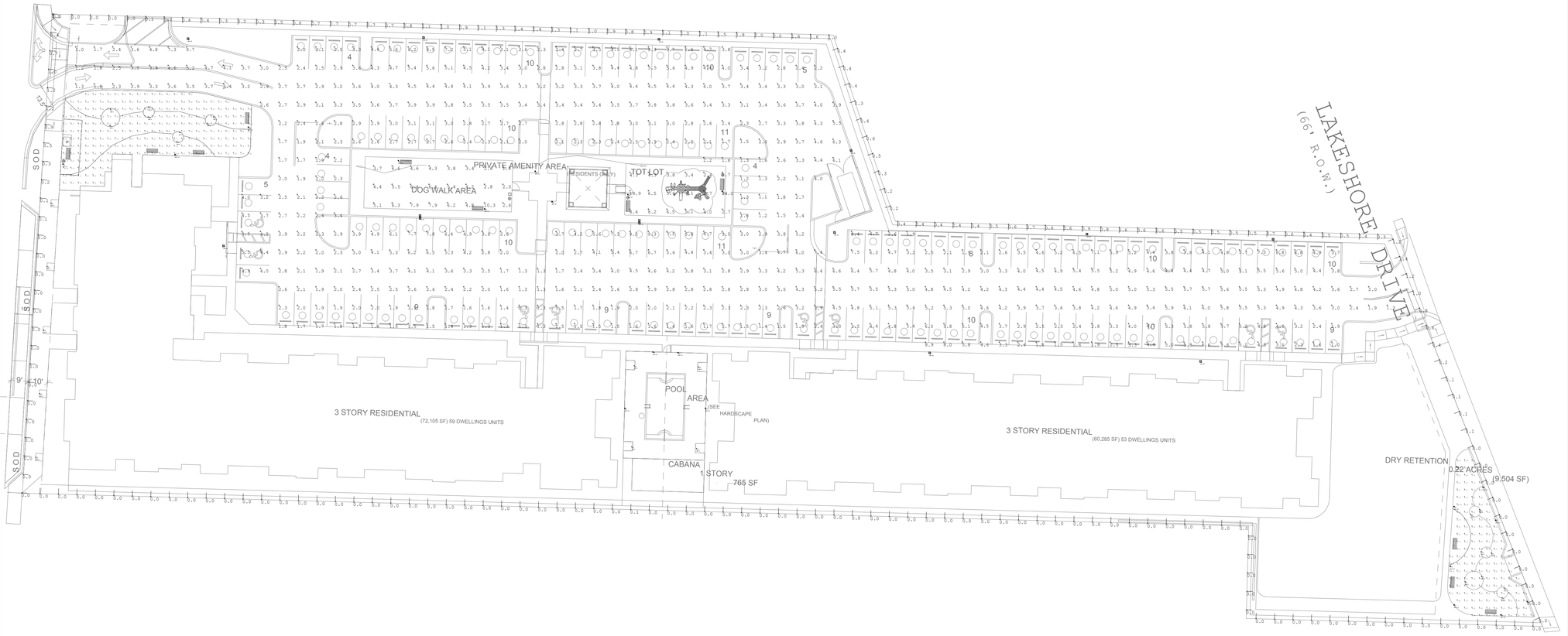
BERKELEY LANDING

PREPARED FOR: BERKELEY LANDING LTD.
CITY OF RIVIERA BEACH, FLORIDA

LANDSCAPE DETAILS & PLANT LIST

DATE: 07/12/2021
SCALE: 1"=20'
DRAWN BY: RYM
DESIGNED BY: KJF
CHECKED BY: KJF

SHEET NO.
LD-1



Luminaire Schedule						
Symbol	Label	Arrangement	Total Lamp Lumens	LLF	Lum. Watts	Lum. Lumens
	S1	BACK-BACK	N.A.	0.900	225	28703
	S2	SINGLE	N.A.	0.900	225	24375
	S3	SINGLE	N.A.	0.900	225	23157
	LS1	SINGLE	N.A.	0.900	12.1	745
	LS2	SINGLE	N.A.	0.900	12.1	649
	LS3	SINGLE	N.A.	0.900	9.7	711

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
DOG PARK	Illuminance	Fc	4.96	10.3	1.8	2.76	5.72
NW PLAZA	Illuminance	Fc	1.66	29.4	0.0	N.A.	N.A.
PARKING AND DRIVE LANE	Illuminance	Fc	3.58	9.7	1.0	3.58	9.70
PROPERTY LINE	Illuminance	Fc	0.32	2.0	0.0	N.A.	N.A.
SE PLAZA	Illuminance	Fc	1.79	38.3	0.0	N.A.	N.A.
TOT LOT	Illuminance	Fc	7.08	34.0	1.7	4.16	20.00

BERKLEY LANDINGS

LIGHTING FIXTURE SCHEDULE

TYPE	DESCRIPTION	MFR	CATALOG NUMBER	VOLTS	LAMPS	INPUT WATTS	MOUNTING	DIMMING (If Req)	REMARKS
			LANDSCPAPE						
LS1	LE D BOLLARD PATHWAY DIST	LUMIERE	303-B1-LEDB2-3000K-UNV-T2-DIMELV-CS-42	UNV	LED 3000K	15.5	SURFACE	ELV	NOTE 1
LS2	LED BOLLARD WIDE DIST	LUMIERE	303-B1-LEDB2-3000K-UNV-T4-DIMELV-CS-43	UNV	LED 3000K	15.5	SURFACE	ELV	NOTE 1
LS3	LED ACCENT LIGHT	VISTA	1043-B-NS-30-C-MV-ND	UNV	LED 3000K	12.8	SURFACE	NA	NOTE 1
			SITE						
S1	DOUBLE HEAD SITE LUMINARE	MCGRAW-EDISON	(2) GLEON-SA4C-740-U-T4FT + (1) MA1037	UNV	LED 4000K	(2)225W	POLE 25' MH	0-10V	NOTE 1 , 2
S2	SITE LUMINARE	MCGRAW-EDISON	GLEON-SA4C-740-U-SL3-HSS + MA1036	UNV	LED 4000K	(2)225W	POLE 25' MH	0-10V	NOTE 1 , 2
S3	SITE LUMINARE	MCGRAW-EDISON	GLEON-SA4C-740-U-SL4-HSS + MA1036	UNV	LED 4000K	(2)225W	POLE 25' MH	0-10V	NOTE 1 , 2
			FIXTURE SCHEDULE NOTES						
			NOTE 1: ADVISE FINISH						
			NOTE 2: FIXTURES MOUNTED ON 25' OAH SQAURE CONCRETE POLE						
			FOR QUESTIONS PERTAINING TO THIS FIXTURE SCHEDULE PLEASE CONTACT MATT MARSHALL @ LIGHTING DYNAMICS - 954 812-0346; MMARSHALL@LIGHTINGDYNAMICS.COM						

1 PHOTOMETRIC PLAN

AS2.02 SCALE: 1"=100'-0"

RLC Architects
14 SE 4th Street, Boca Raton, FL 33432
561.750.0557 Fax 561.750.0577
Web www.rlcarchitects.com

COPYRIGHT RLC ARCHITECTS, P.A., 2021
STATE of FLORIDA REGISTERED ARCHITECTS No. AA26001060
THE DRAWINGS AND ALL THE IDEAS, ARRANGEMENTS, DESIGNS AND PLANS INDICATED THEREON OR REPRESENTED THEREBY (EXCEPT ONLY AS AUTHORITY FOR THE EXECUTION OF THE WORK OWNER) ARE AND SHALL REMAIN THE PROPERTY OF RLC ARCHITECTS, P.A. AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY WORK OR OTHER PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED FOR PURPOSE WHATSOEVER EXCEPT WITH THE SPECIFIC WRITTEN PERMISSION OF RLC ARCHITECTS, P.A.

JUAN C. CAYCEDO AIA

CONSULTANT INFO/LOGO

BERKELEY LANDING

3100/3124 BROADWAY,
RIVIERA BEACH, FL

REVISIONS

Drawing Title
PHOTOMETRIC PLAN

Scale
Project No. 21016.00
Plot Date 8/11/2021

Principal: JC
Project Director:
Project Manager:
Drafted by: LH
Checked by:

Sheet No.
AS2.02

PLAN NORTH
TRUE NORTH

SITE PLAN APPROVAL 08/09/2021

LEGAL DESCRIPTIONS

ORB 27036 PAGE 212:

LISA PARK, ACCORDING TO PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT IN AND FOR PALM BEACH COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK 28, PAGE 74.

ALSO DESCRIBED AS A PARCEL OF LAND IN GOVERNMENT LOT 2, OF SECTION 28, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BOUNDED AS FOLLOWS:

ON THE SOUTH BY A LINE PARALLEL TO AND 185 FEET NORTHERLY FROM, MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF THE NORTHERLY HALF OF SAID GOVERNMENT LOT 2,
ON THE NORTH BY A LINE PARALLEL TO AND 285 FEET NORTHERLY FROM, MEASURED AT RIGHT ANGLES, THE SOUTH LINE OF THE NORTHERLY HALF OF SAID GOVERNMENT LOT 2,
ON THE WEST BY THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD #5 (FORMERLY STATE ROAD #4 AND DESCRIBED AS U.S. HIGHWAY #1)
AND ON THE EAST BY THE EASTERLY RIGHT-OF-WAY LINE OF AVENUE 'A', AS SHOWN IN ROAD PLAT BOOK 1, PAGE 157, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS HOWEVER, THE EAST 250 FEET THEREOF.

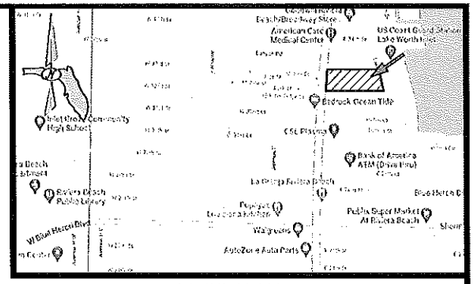
ORB 27692 PAGE 631:

BEGINNING A POINT 25 FEET NORTH OF AND 27 FEET EAST OF THE POINT OF INTERSECTION OF THE SOUTH LINE OF THE NORTH 1/2 OF GOVERNMENT LOT 2, SECTION 28, TOWNSHIP 42 SOUTH, RANGE 43 EAST, WITH A LINE RUNNING WITH U.S. HIGHWAY #1 (BROADWAY OR S.R. #5) KNOWN AS THE POTTER LINE AND BEING 27 FEET WEST OF THE EASTERLY RIGHT-OF-WAY OF SAID U.S. #1;
THENCE EASTERLY FOR 664.23 FEET;
THENCE SOUTHERLY FOR 50 FEET;
THENCE EASTERLY FOR 160.45 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF AVENUE A;
THENCE NORTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR 227.52 FEET;
THENCE WESTERLY FOR 736.7 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF U.S. #1;
THENCE SOUTHERLY WITH THE EASTERLY RIGHT-OF-WAY LINE OF U.S. #1 FOR 160.14 FEET;
TO THE POINT OF BEGINNING.
SAID LANDS BEING IN PALM BEACH COUNTY, FLORIDA.

ABBREVIATIONS:
P.O.C.- POINT OF COMMENCEMENT
P.O.B. - POINT OF BEGINNING
P.B. - PLAT BOOK
RPB - ROAD PLAT BOOK
ORB - OFFICIAL RECORD BOOK
D.B. - DEED BOOK
PG. - PAGE
R/W - RIGHT-OF-WAY
FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION
NAVD - NORTH AMERICAN VERTICAL DATUM
R - RADIUS
Δ - CENTRAL ANGLE
A - ARC LENGTH
U.E. - UTILITY EASEMENT
D.E. - DRAINAGE EASEMENT
(P) - PLAT DIMENSION
(D) - DEED DIMENSION
(M) - MEASURED DIMENSION
℄ - CENTERLINE
IR - IRON ROD
IR/C - IRON ROD WITH CAP AS NOTED
C.M. - CONCRETE MONUMENT
N/D - NAIL & DISK
PK - PARKER KALON
NAD - NORTH AMERICAN DATUM
LB - LICENSED BUSINESS
INV - INVERT
EL. - ELEVATION
BTM - BOTTOM

SURVEY REPORT:

1. THIS IS A BOUNDARY SURVEY, PREPARED IN ACCORDANCE WITH THE APPLICABLE PORTIONS OF THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17.051 THROUGH 5J-17.053, FLORIDA ADMINISTRATIVE CODE.
   THE FIELD WORK WAS COMPLETED ON MARCH 4, 2020.
2. THE SURVEY WAS BASED ON:
   THE LEGAL DESCRIPTIONS NOTED IN ITEM 4, BELOW;
   PLAT BOOK 28, PAGE 74 LISA PARK;
   PLAT BOOK 31, PAGE 181 SOUTHERN BELL -- RIVIERA BEACH ROAD PLAT BOOK 1, PAGE 157;
   FDOT R/W MAP, PROJECT NO.93040-2108 STATE ROAD NO.5;
3. BEARINGS ARE BASED ON N21°07'29"W (ASSUMED) ALONG THE CENTERLINE OF LAKE SHORE DRIVE.
4. THE LEGAL DESCRIPTIONS ARE RECORDED IN OFFICIAL RECORD BOOK 27036, PAGE 212, AND OFFICIAL RECORD BOOK 27692, PAGE 631.
5. AREA = 174,637 SQUARE FEET (4.009 ACRES), MORE OR LESS.
6. EASEMENTS, RESTRICTIONS, AND OTHER ITEMS OF RECORD SHOWN ARE PER AN AMERICAN LAND TITLE ASSOCIATION COMMITMENT, PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT DATE: 02/18/2021; PROPOSED INSURED: BERKELEY LANDING, LTD., A FLORIDA LIMITED PARTNERSHIP; ORDER NUMBER: 9278159.
   NO SEARCH OF THE PUBLIC RECORDS HAS BEEN PERFORMED BY BROWN & PHILLIPS, INC.
   THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
7. ALL DISTANCES ARE MEASURED UNLESS NOTED OTHERWISE.
   ALL FIELD-MEASURED DIMENSIONS ALONG THE BOUNDARY WERE IN SIGNIFICANT AGREEMENT WITH THE PLAT, DEED, AND/OR CALCULATED VALUES.
8. ALL FIELD-MEASURED CONTROL MEASUREMENTS EXCEEDED AN ACCURACY OF 1:7,500.
9. THE EXPECTED HORIZONTAL AND VERTICAL ACCURACY OF ITEMS SHOWN ON THIS SURVEY ARE AS FOLLOWS:
   1) BOUNDARY LINES -- 0.10'
   2) TOPOGRAPHIC FEATURES -- 0.20'
   3) ELEVATIONS ON CONSTRUCTED HARD SURFACES (PAVEMENT, CONCRETE, ETC.) -- 0.05'
   4) ELEVATIONS ON NATURAL SURFACES (GROUND, DIRT, ETC.) -- 0.10'
10. THE SUBJECT PROPERTY IS VACANT AS OF THE DATE OF SURVEY, MARCH 4, 2021.
11. THE CONTRACTED PURPOSE OF THIS SURVEY IS THE PREPARATION OF A RECORD PLAT. THIS SURVEY IS NOT VALID FOR ANY OTHER USE.
12. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
13. THIS SURVEY WAS PREPARED FOR THE PARTIES LISTED BELOW AND IS NOT ASSIGNABLE:
    --BERKELEY LANDING, LTD., A FLORIDA LIMITED PARTNERSHIP
    --FIDELITY NATIONAL TITLE INSURANCE COMPANY
14. THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1"=40', ON A 24"x 36" SHEET.
15. SOME TOPOGRAPHIC FEATURES MAY BE EXAGGERATED IN SCALE FOR CLARITY. THE CENTER OF THE SYMBOL OF SUCH FEATURES IS THE CORRECT LOCATION.
16. NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED AS PART OF THIS SURVEY.
17. ELEVATIONS SHOWN HEREON ARE IN NORTH AMERICAN VERTICAL DATUM OF 1988, AND ARE REFERENCED TO PALM BEACH COUNTY BENCHMARK "ASIAGO", ELEVATION=6.456.
18. +100 DENOTES SPOT ELEVATION, REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988.
19. FLOOD ZONE INFORMATION OBTAINED FROM PALM BEACH COUNTY WEBSITE: "http://maps.co.palm-beach.fl.us/cwgis/?app=floodzones";
    CURRENT FLOOD ZONE: "2% ANNUAL CHANCE FLOOD HAZARD"/PENDING FLOOD ZONE:"X"
    & CURRENT FLOOD ZONE: "AE", BASE FLOOD ELEVATION=5' NAVD/PENDING FLOOD ZONE: "AE", BASE FLOOD ELEVATION=6' NAVD
20. © COPYRIGHT 2021 BY BROWN & PHILLIPS, INC.
    REPRODUCTIONS OF THIS SURVEY ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND STAMP, OR A DIGITALLY VERIFIED ELECTRONIC SIGNATURE AND SEAL, OF A FLORIDA LICENSED SURVEYOR AND MAPPER EMPLOYED BY BROWN & PHILLIPS, INC.



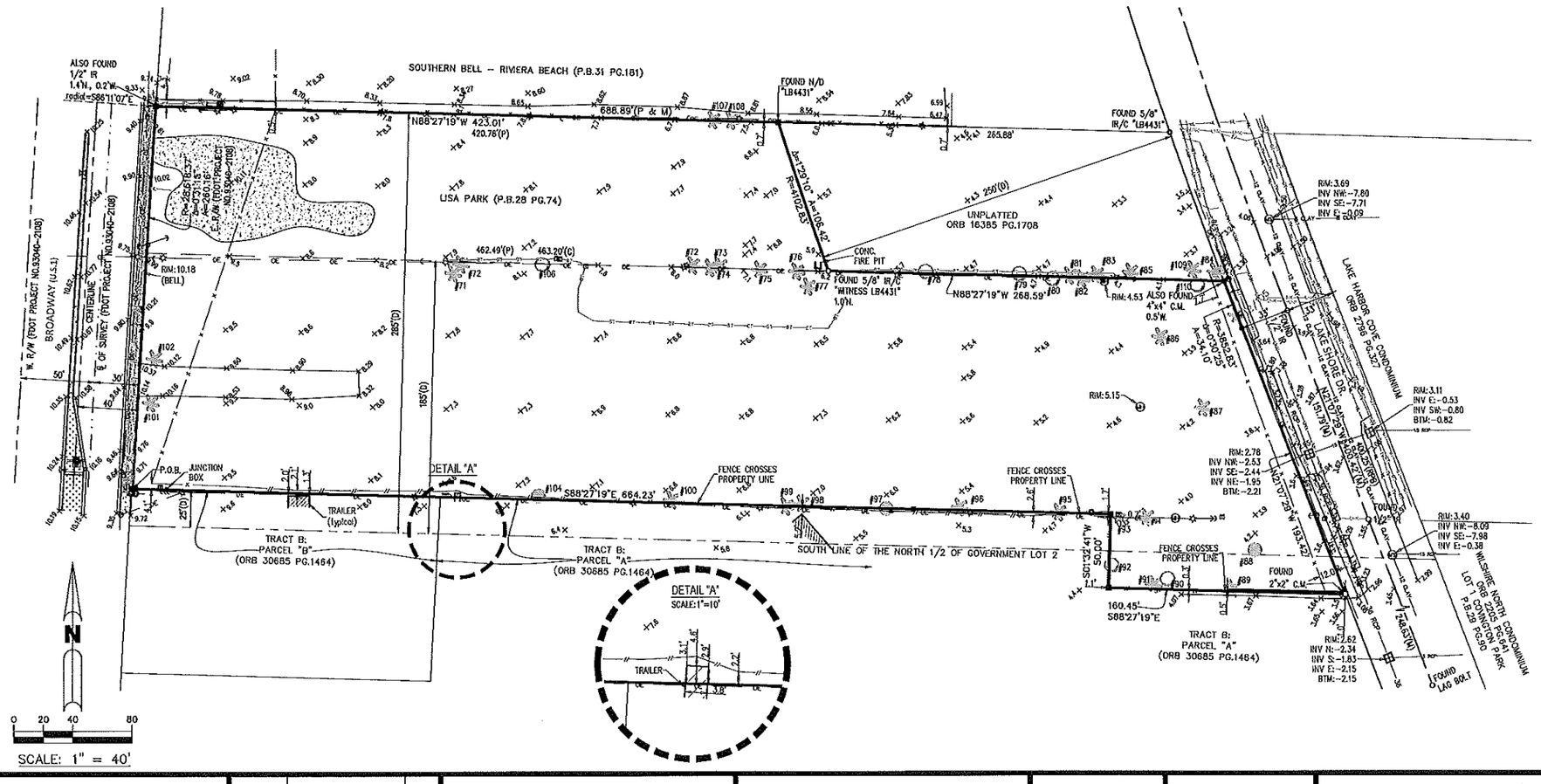
VICINITY MAP
NOT TO SCALE

PROPERTY CORNER SYMBOL LEGEND:
■ – SET PRM, 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "PRM LB6473"
● – SET 1/2" IRON ROD WITH "BROWN & PHILLIPS" CAP

LEGEND	
BENCHMARK	◆
BACKFLOW PREVENTER	-Ø-
CATCH BASIN	CB
CLEANOUT	CO
CONCRETE LIGHT POLE	LP
CONCRETE POWER POLE	PP
ELECTRIC BOX	EB
GUY ANCHOR	←
MANHOLE	MH
MANHOLE SANITARY	MS
MANHOLE UTILITY	MU
SIGN	-■-
TELEPHONE BOX	TB
TRAFFIC SIGNAL BOX	TS
WATER METER	WM
WATER VALVE	WV
WOOD POWER POLE	☼
MANGO TREE	
PALM TREE	
SEAGRAPE TREE	
UNKNOWN TREE	
CONCRETE CURB	
U.G. LOCATES AS SHOWN	BT
U.G. LOCATES AS SHOWN	FOC
U.G. LOCATES AS SHOWN	GAS
U.G. LOCATES AS SHOWN	TV
U.G. LOCATES AS SHOWN	UNK
U.G. LOCATES AS SHOWN	WL
U.G. LOCATES AS SHOWN	WM
OVERHEAD POWER LINES	OE
ASPHALT	
BRICK	
TRAILER	
CONCRETE	

TREE TABLE

TAG #	TYPE	SIZE
71	PALM	24"
72	PALM	14"
73	PALM	12"
74	PALM	16"
75	PALM	18"
76	PALM	22"
77	PALM	12"
78	UNKNOWN	24"
79	UNKNOWN	24"
80	UNKNOWN	24"
81	PALM	24"
82	PALM	16"
83	PALM	20"
84	PALM	12"
85	PALM	12"
86	PALM	16"
87	PALM	16"
88	MANGO	34"
89	PALM	24"
90	UNKNOWN	60"
91	PALM	20"
92	PALM	4"
93	SEAGRAPE	48"
94	PALM	12"
95	PALM	18"
96	PALM	20"
97	MANGO	6"
98	PALM	18"
99	PALM	20"
101	PALM	10"
102	PALM	10"
104	MANGO	4"
105	PALM	12"
106	UNKNOWN	12"
107	PALM	10"
108	PALM	10"
109	PALM	24"
110	UNKNOWN	6"



BROWN & PHILLIPS, INC.
PROFESSIONAL SURVEYING SERVICES
CERTIFICATE OF AUTHORIZATION # LB 6473
1860 OLD OKEECHOBEE ROAD, SUITE 509, WEST PALM BEACH, FLORIDA 33409 561-615-3988

DATE	REVISIONS	#

SKETCH OF BOUNDARY SURVEY

3124 BROADWAY AVE. RIVIERA BEACH, FLORIDA

DRAWN: MB/AB
CHECKED: JEP
RIVIERA BCH 12
F.B. RIVIERA BCH 13
76-77
PAGES: 5-7

PROJ. No.21-009
SCALE: 1"=40'
DATE: MARCH 2021
SHEET 1 OF 1

John E Phillips
Digitally signed by John E Phillips
Date: 2021.04.14 08:09:19 -04'00'

JOHN E. PHILLIPS III
PROFESSIONAL LAND SURVEYOR
STATE OF FLORIDA No. 4825
DATE:

April 14, 2021

Engineer's Drainage Statement

Subject: Berkeley Landing
3100 & 3124 Broadway Ave.
Riviera Beach, FL 33404
KEITH Project No. 11974.00

Project Description:
The site is located in Section 43, Township 42 S, Range 28 E within the City of Riviera Beach. The address of the site is 3100 & 3124 Broadway Ave., Riviera Beach, FL 33404. The project consists of the two (2) three-story apartment buildings with total of 112 units along with leasing space, live/work loft units, community amenities and surface parking. The site is bounded on the west by Broadway Ave., on the east by Lake Shore Dr., on the north by an ATT training site and a vacant lot, and on the south by a mobile home park.

Existing Conditions:
The site consists of a vacant lot, previously a mobile home park, of mostly grassed area with a small pavement entrance, a driveway connection at Broadway Ave. and driveway connection at Lake Shore Dr. There are no existing storm water management facilities or permit for this site. The stormwater runoff generated from the site discharge via overland flow toward Lake Shore Dr drainage system then flowing to the Lake Worth Lagoon east of the project site.

The site breakdown for the existing conditions are as follows:

Land Use Description		Sub-Area	Area
Impervious Area			0.22 ac
	Building	0.00 ac	
	Sidewalk	0.00 ac	
	Pavement	0.22 ac	
Pervious Area			3.79 ac
	Pervious	3.79 ac	
Total Site Area			**4.01 ac**

Permitting Requirements:
An Environmental Resource Permit (ERP) with South Florida Water Management District (SFWMD) is required for this project. Additionally, the project will be reviewed by the City of Riviera Beach Engineering Department.

Drainage Facilities:
The proposed improvements shall be designed to meet requirements of SFWMD, Florida Administrative Code Rule 14-86, Article 11 of Palm Beach County's ULDC and City of Riviera Beach requirements. The site is within South Florida Water Management District (SFWMD) intracoastal basin. Ground water elevation is at -0.5' NAVD. Exfiltration trenches and dry retention area shall be constructed in order to attenuate any adverse impact to the existing drainage systems and to provide the required storm water storage and treatment. The project

will be designed to detain on-site more than the first inch of run-off or run-off from a 3 year – 1hour event. Due to detention being provided by subsurface exfiltration systems, the 5-year – 1-day storm event will be used as the criteria to provide flood protection to paved areas. The proposed stormwater system will be designed to detain the stormwater on site for the 25-year, 3-day storm with controlled outfall and finished floor elevations will be above the 100-year 3-day zero discharge flood elevation.

The proposed drainage system shall consist of drainage structures constructed within the drive aisles and parking areas that will be connected to 15-inch diameter drainage pipes that will convey stormwater into exfiltration trenches and dry detention area in order to provide the required water quality treatment. Legal positive outfall for this project will be through a weir-controlled structure that will discharge into the existing Lake Shore Dr drainage system connected to the Lake Worth Lagoon. Pre- vs. post-development storm water management and Cascade calculations shall be produced to demonstrate that offsite discharge will be reduced, and the development will not adversely impact adjacent properties.

The site breakdown for the proposed conditions are as follows:

Land Use Description		Sub-Area	Area
Impervious Area			2.59 ac
	Building (West)	0.54 ac	
	Building (East)	0.46 ac	
	Cabana	0.02 ac	
	Pavement (west)	0.93 ac	
	Pavement (east)	0.37 ac	
	Sidewalk 1	0.13 ac	
	Sidewalk 2	0.06 ac	
	Sidewalk 3	0.07 ac	
	Sidewalk (civic)	0.01 ac	
Pervious Area			1.42 ac
	Landscape 1	0.19 ac	
	Landscape 2	0.19 ac	
	Landscape 3	0.09 ac	
	Landscape 4	0.30 ac	
	Landscape 5	0.36 ac	
	Dry Detention (sides)	0.22 ac	
	Dry Detention (bottom)	0.07 ac	
Total Site Area (Drainage On-site)			**4.01 ac**

We appreciate your prompt attention in this matter. Please contact me at CRogers@KEITHteam.com or (954) 788-3400 if you have any questions or require additional information.

Sincerely,

KEITH
Consulting Engineers

Christopher A. Rogers, P.E.
Florida Reg. No. 67359
(for the firm)

KEITH

STORMWATER MANAGEMENT REPORT

for

Berkeley Landing
3100 & 3124 Broadway Ave.
Riviera Beach, FL 33404

KEITH PROJECT No. 11974.00
August 2021

Christopher A Rogers, P.E.
Florida Reg. No. 67359
(for the firm)

Corporate Office
301 E. Atlantic Blvd
Pompano Beach
FL 33060
954.788.3400

Miami-Dade County
2160 N.W. 82 Ave
Doral
FL 33122
305.667.5474

Broward County
2312 S. Andrews Ave
Fort Lauderdale
FL 33316
954.788.3400

Palm Beach County
701 Northpoint Pkwy
Suite 218
WPB, FL 33407
561.469.0992

St. Lucie County
2325 S.E. Patio Cir.
Port St. Lucie
FL 34952
954.788.3400

Orange County
2948 E. Livingston St.
Orlando
FL 32803
954.788.3400

Table of Contents

1.0 INTRODUCTION 3
2.0 PRE-DEVELOPMENT 3
2.1 Existing Stormwater Management System 3
2.2 Topography 3
2.3 FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) DATA 3
3.0 POST-DEVELOPMENT 3
3.1 Proposed Development 3
3.2 Stormwater Management System 3
4.0 BASIS OF DESIGN 4
4.1 Finished Floor Elevation 4
4.2 Minimum Paved Area/Parking Area Elevation 4
4.3 Drainage Basins 4
4.4 Soils Data 4
4.5 Control Elevation 4
4.6 Soil Storage 4
4.7 Discharge Criteria 5
4.8 Site Stage-Storage 5
4.9 Design storm rainfall events 5
5.0 RUNOFF FLOWS AND PEAK STAGE SUMMARY 5
6.0 CONCLUSIONS 6

APPENDDIX
Stormwater Management Calcualtions
Pre & Post Development Flood Routing Calcuations – Cascade
Pre & Post Development Basin Area Exhibits
Location Map with Aerial
Warrnanty Deed
County & District Maps
Geotehcnical Report

NARRATIVE

1.0 INTRODUCTION

The project proposes the redevelopment of an existing mobile home park. The project consists of the two (2) three-story apartment buildings with total of 112 units along with leasing space, live/work loft units, community amenities and surface parking. The site is in Section 43, Township 42 S, Range 28 E within the City of Riviera Beach. The address of the site is 3100 & 3124 Broadway Ave. Riviera Beach, FL 33404.

2.0 PRE-DEVELOPMENT

2.1 Existing Stormwater Management System

The site consists of a vacant lot, previously a mobile home park, of mostly grassed area with a small pavement entrance, a driveway connection at Broadway Ave. and driveway connection at Lake Shore Dr. There are no existing storm water management facilities or permit for this site. The stormwater runoff generated from the site discharge via overland flow toward Lake Shore Dr. drainage system then flowing to the Lake Worth Lagoon east of the project site.

2.2 Topography

The survey performed by Brown and Phillips for this property has been used as a base to compute the attached drainage calculations. All existing topography used within this report is based on NAVD 88 datum. See the set of plans included as part of the submittal.

2.3 FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) DATA

The proposed development is in Flood Zone X, 0.2% annual chance flood hazard, and zone AE with a base flood depth of 6 feet. For more information, see the attached portion of the FEMA Flood Insurance Rate Map (FIRM) Panel No.12099C0391F effective date 10/5/2017 in the Appendix.

3.0 POST-DEVELOPMENT

3.1 Proposed Development

Pinnacle Housing Group is proposing the construction of the two three-story apartment buildings with total of 112 units along with leasing space, live/work loft units, community amenities and surface parking of approximately 4.01 acres over an existing undeveloped lot. See Engineering Plans.

3.2 Stormwater Management System

To compensate for the loss of surface storage previously provided over the asphalt pavement parking lot and the loss of water quality based on the removal of brass area under the affected area, dry detention and an exfiltration trench will be constructed for water quality and storage requirement purposes and runoff attenuation.

The existing site ranges in elevation from 10.00 to 3.00 NAVD sheet flowing west to east and discharging into Lake Shore Dr. with no existing drainage facilities. In the Post-Development analysis, water quality has only been considered for and provided in the proposed exfiltration improvements in the east parcel and it is assumed the original west parcel has met its water quality requirements and already utilized the 75% reduction allotted.

The stormwater storage for required water quality treatment for the overall system is 0.479 ac-ft and is provided with both the dry detention, as well as provided with the exfiltration SFWMD criteria additional stormwater storage that only accounts for 50% of trench volume.

4.0 BASIS OF DESIGN

4.1 Finished Floor Elevation

The Statewide Environmental Resource Permitting (SWERP) Manual in its AH Vol. II, Part III, Section 3.4 states that: Building Floors shall be at or above the 100-year flood elevations, as determined from the Federal Flood Insurance Rate Maps.

The proposed development is in Flood Zone X, 0.2% annual chance flood hazard, and zone AE with a base flood depth of 6 feet. Therefore, the FEMA elevation to be considered per ASCE/SEI 24-05 is 7.00 NAVD (1' above Flood Zone).

The calculated 100-year – 3-day flood elevation is 8.48' NAVD. Therefore, the proposed building finished floor elevation has been set at a minimum of 8.50 NAVD.

4.2 Minimum Paved Area/Parking Area Elevation

The Statewide Environmental Resource Permitting (SWERP) Manual in its AH Vol. II, Part III, Section 3.5 states that: In cases where criteria are not specified by the local government with jurisdiction, the frequency and duration design criteria for drainage and floor protection is based on the 5-year, 1-hour storm event (for parking lots served by exfiltration systems).

In addition, due to detention being provided by subsurface exfiltration systems and dry detention, the 5-year, 1-day storm event was utilized as the criteria to provide flood protection to paved areas. The calculated 5-year, 1-day flood elevation is 3.53 NAVD, this satisfies the existing lowest pavement elevation and the proposed lowest elevation of 5.60 NAVD.

4.3 Drainage Basins

The project area of 4.01 acres is used based on existing survey, plans and permit/records. The project is divided in 2 basins: an onsite basin of 3.82 acres and an offsite basin (east civic open space) of 0.13 acres. There is 0.06 acres of ROW dedicated to the City of Riviera Beach.

4.4 Soils Data

The soil data was obtained from the U.S. Department of Agriculture (USDA), General Soil Map for Palm Beach County, which classifies the St. Lucie-Urban Land-Paola association soils as "nearly level to sloping, excessively drained soils that are sandy throughout mostly in urban use"; see Appendix.

4.5 Control Elevation

The control elevation is considered to be at -0.50 NAVD as a mean to have a conservative design using the high means water table elevation for intracoastal.

4.6 Soil Storage

All pervious and impervious areas have been calculated using AutoCAD Civil 3D, the elevations and areas used in the S value calculation have been obtained from the topographic survey available and the new proposed development areas. The post-development S value is 2.39 and was calculated using

the SFWMD methodology. See stormwater calculations attached for the project areas land use and S calculations, respectively.

4.7 Discharge Criteria

The project site is located within SFWMD Intracoastal Basin, with no set allowable discharge. A pre vs post analysis shows that the post discharge is lower than the existing pre.

The proposed stormwater system has been designed to retain the stormwater on site for the 25-year, 3-day storm based on the existing permit's criteria.

The 100-year, 3-day storm, flood routing calculations were performed. The resulting maximum stage elevation for the 100-year, 3-day storm event is 8.46' NAVD and does not exceed the finished floor elevation of the proposed building.

4.8 Site Stage-Storage

The stage – storage calculation was performed using the SFWMD methodology and the proposed site grading. Refer to Pre & Post-Development Stage Storage Tables in Section 6.0 Stormwater Management Calculations

4.9 Design storm rainfall events

Rainfall depths utilized in the Flood Routing Calculations were obtained from the SFWMD Rainfall maps. The return periods and storm event are summarized in Table 1.

Table 1. Return Periods, Storm Events and Rainfall Data from SFWMD

RETURN PERIODS	RAINFALL
YEARS	INCHES
100 Year – 3 Day	16.00
25 Year – 3 Day	13.00
5 Year – 1 Day	7.00

5.0 RUNOFF FLOWS AND PEAK STAGE SUMMARY

The runoff volume and peak stage calculations for the post-development condition were performed using the Santa Barbara Urban Hydrograph Flood Routing based on the SFWMD program. Table 2 summarizes the flood routing results for the pre-development and post-development conditions. The post-development discharge for the site is lower that pre-development discharge.

Table 2. Flood Routing Results

POST-DEVELOPMENT BASIN 1 SUMMARY (ONSITE)						
Design Storm	Pre-Development Stage	Pre-Development Discharge	Post-Development Stage	Post-Development Discharge	Design Stage	Design Criteria
5-year, 1-day	4.18 ft	5.97 cfs	3.53 ft	0.99 cfs	5.60 ft	Parking Lot Min Elev.
25-year, 3-day	4.57 ft	14.14 cfs	5.72 ft	1.33 cfs	5.75 ft, 6.00 ft	Control Weir Elev. Perimeter Berm Elev.
100-year, 3-day	7.08 ft	0.00 cfs	8.46 ft	0.00 cfs	8.50 ft	Finished Floor Elev.

POST-DEVELOPMENT BASIN 2 SUMMARY (EAST CIVIC OPEN AREA)				
Design Storm	Post-Development Stage	Post-Development Discharge	Design Stage	Design Criteria
25-year, 3-day	4.69 ft	1.40 cfs	4.75 ft	Pavement Min Elev. (Civic Open Space)

**Conversion factor from NGVD to NAVD (-)1.52 ft*

6.0 CONCLUSIONS

The volume of storage required for 1/2” of dry pre-treatment is 0.14 ac-ft (Refer to Water Quality Calculations in calculations attached), which will be provided in the proposed exfiltration trench.

The volume required for water quality is 0.479 ac-ft based on 2.5” of area of impervious.

The site drainage system (treating 4.01 acres) has been designed for the 100-year, 3-day storm event, produced a peak stage elevation of 8.46 NAVD with zero discharge. The proposed building finish floor elevation for the project has been set at elevation 8.50’ NAVD.

The 25-year, 3-day storm event for Basin 1 producing a maximum stage elevation of 5.72 NAVD and the perimeter berm elevation has been set to 6.00 NAVD. The 25-year, 3-day storm event for Basin 2 producing a maximum stage elevation of 4.69 NAVD and the design elevation has been set to 4.75 NAVD The project basins 1 and 2 discharges thru a new control structure with a post development discharge of 1.33 cfs and 1.40 cfs respectively. Total post-development discharge of 2.73 cfs is lower than the pre-development discharge of 14.14 cfs (81% improvement).

Lastly, the 5-year, 1-day storm event producing a maximum stage elevation of 3.53 NAVD does not exceed the lowest proposed pavement elevation of 5.60 NAVD.

APPENDIX

STORMWATER MANAGEMENT CALCULATIONS

SOUTHERN BELL – RIVIERA BEACH (P.B.31 PG.181)

688.89'(P & M)

TRACT B:
PARCEL "B"
(ORB 30685 PG.1464)

TRACT B:
PARCEL "A"
(ORB 30685 PG.1464)

SOUTH LINE OF THE NORTH 1/2 OF GOVERNMENT LOT 2

TRACT B:
PARCEL "A"
(ORB 30685 PG.1464)

LAKE SHORE DRIVE

N

GRAPHIC SCALE

0 60 120

SCALE: 1"=60'

PRE SITE ACREAGE INFORMATION

LEGEND	LAND USES	SF	ACRES
	BUILDING	0	0.00
	LANDSCAPE	165,102	3.79
	SIDEWALK	0	0.00
	PAVEMENT	9,535	0.22
	TOTALS	174,637	4.01

CHRISTOPHER A. ROGERS, P.E.
FLORIDA REG. NO. 67359
(FOR THE FIRM)

KEITH
301 East Atlantic Blvd. Pompano Beach, FL 33060
PH: (954) 788-3400

Florida Certificate of Authorization: 7928
Licensed Business Number: 6860

DATE	REVISIONS

DATE 03/23/21

SCALE AS SHOWN

DSGN. BY JVP

DWNG. BY SOG

CHK. BY CAR

PROJECT

Berkeley Landing

SHEET TITLE

PRE-DEVELOPMENT
DRAINAGE EXHIBIT

SHEET NO. EX2

SHEET 1 OF 3

Drawing name: N:\11\11974.00 - Berkeley Landing, Riviera Beach - Pinnacle Housing Group\Engineering\Design Calculations & Reports\Drainage\Calculations\Exhibits\11974.00 - Ar
Plotted by: sgray On Wednesday, September 23, 2020 9:40:08 AM

STORMWATER MANAGEMENT CALCULATIONS - EXISTING CONDITIONS

Berkely Landing

Keith Project No. 11974.00

March 23, 2021

EXISTING LAND USE SUMMARY

Land Use Description		Sub-Area	Area
Impervious Area			0.22 ac
	Building	0.00 ac	
	Sidewalk	0.00 ac	
	Pavement	0.22 ac	
Pervious Area			3.79 ac
	Pervious	3.79 ac	
Total Site Area			**4.01 ac**

RAINFALL DATA

Storm Frequency	24 Hour Rainfall	72 Hour Rainfall
5-Year	7.00 in	-
25-Year	-	13.00 in
100-Year	-	16.00 in

EXISTING DISCHARGE

Criteria	Discharge
Intracoastal Waterway	N/A

WET SEASON GROUND WATER ELEVATION

Criteria	WSWT Elevation
Wet Season Water Table	-0.50

PRE-DEVELOPMENT - SITE DATA

3/23/2021

Land Use	Area	Elevation Range (NGVD)		Average Elev. (NGVD)	Storage Type
		Low	High		
Building	0.00 ac	8.00	10.00	9.00	Linear
Pavement	0.22 ac	8.30	10.30	9.30	Linear
Pervious	3.79 ac	3.80	10.30	7.05	Linear

Weighted Average Site Elevation = 7.17
Weighted Average Pervious Elevation = 7.05
Depth to Water Table = 7.55 7.05

EXISTING SOIL STORAGE

Soil Classification = 3.790220386 coastal
Assuming 25% Void Reduction, Available Ground Storage = 8.18 inches
Available Soil Storage = Available Storage x Pervious Area

Available Soil Storage = 2.58 ac-ft

Converted to Site-Wide Moisture Storage, S
S = Available Soil Storage / Site Area

S= 7.73 inches

SCS Curve Number, CN
CN = 1000/(s+10)
CN = 56

PRE-DEVELOPMENT STAGE STORAGE

3/23/2021

Starting Stage = 3.50 NAVD

Ending Stage = 11.00 NAVD

Stage Increment = 0.50 Feet

Stage	Pavement	Pervious	Total Storage
(NAVD)	(ac)	(ac)	(ac-ft)
Area	0.22	3.79	
Start Elev.	8.30	3.80	
End Elev.	10.30	10.30	
	Linear	Linear	
3.50	0.00	0.00	0.00
4.00	0.00	0.01	0.01
4.50	0.00	0.14	0.14
5.00	0.00	0.42	0.42
5.50	0.00	0.84	0.84
6.00	0.00	1.41	1.41
6.50	0.00	2.13	2.13
7.00	0.00	2.99	2.99
7.50	0.00	3.99	3.99
8.00	0.00	5.14	5.14
8.50	0.00	6.44	6.44
9.00	0.03	7.88	7.91
9.50	0.08	9.47	9.55
10.00	0.16	11.21	11.37
10.50	0.26	13.08	13.34
11.00	0.37	14.97	15.34

Project Name: Pre 5 - year, 1 - day
Reviewer: JVP
Project Number: 11974.00
  Period Begin: Jan 01, 2000;0000 hr End: Jan 02, 2000;0000 hr Duration: 24 hr
  Time Step: 0.05 hr, Iterations: 10

Basin 1: onsite

  Method: Santa Barbara Unit Hydrograph
  Rainfall Distribution: SFWMD - 24 hr
  Design Frequency: 5 year
  1 Day Rainfall: 7 inches
  Area: 4.01 acres
  Ground Storage: 7.73 inches
  Time of Concentration: 0.17 hours
  Initial Stage: 3.5 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
2.50	0.00
3.00	0.00
3.50	0.00
4.00	0.01
4.50	0.14
5.00	0.42
6.00	1.41
6.50	2.13
7.00	2.99
7.50	3.99
8.00	5.14
8.50	6.44
9.00	7.91
9.50	9.55
10.00	11.37
10.50	13.34
11.00	15.34

Offsite Receiving Body: Offsite1

Time (hr)	Stage (ft NGVD)
0.00	0.50
72.00	0.50

Structure: 1

  From Basin: onsite
  To Basin: Offsite1
  Structure Type: Gravity
    Weir: Sharp Crested, Crest Elev = 3.8 ft NGVD, Length = 8 ft
    Bleeder: None
    Pipe: None

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	3.50	0.50
0.50	0.04	0.00	0.00	0.00	2.50	0.50
1.00	0.07	0.00	0.00	0.00	2.50	0.50
1.50	0.10	0.00	0.00	0.00	2.50	0.50
2.00	0.14	0.00	0.00	0.00	2.50	0.50
2.50	0.18	0.00	0.00	0.00	2.50	0.50
3.00	0.22	0.00	0.00	0.00	2.50	0.50
3.50	0.27	0.00	0.00	0.00	2.50	0.50
4.00	0.31	0.00	0.00	0.00	2.50	0.50
4.50	0.37	0.00	0.00	0.00	2.50	0.50
5.00	0.43	0.00	0.00	0.00	2.50	0.50

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
5.50	0.50	0.00	0.00	0.00	2.50	0.50
6.00	0.58	0.00	0.00	0.00	2.50	0.50
6.50	0.66	0.00	0.00	0.00	2.50	0.50
7.00	0.76	0.00	0.00	0.00	2.50	0.50
7.50	0.85	0.00	0.00	0.00	2.50	0.50
8.00	0.96	0.00	0.00	0.00	2.50	0.50
8.50	1.07	0.00	0.00	0.00	2.50	0.50
9.00	1.20	0.00	0.00	0.00	2.50	0.50
9.50	1.34	0.00	0.00	0.00	2.50	0.50
10.00	1.49	0.00	0.00	0.00	2.50	0.50
10.50	1.66	0.02	0.00	0.00	3.51	0.50
11.00	1.88	0.12	0.00	0.00	3.63	0.50
11.50	2.23	0.37	0.31	0.01	3.88	0.50
12.00	4.59	7.38	5.65	0.14	4.17	0.50
12.50	5.10	2.42	3.05	0.32	4.05	0.50
13.00	5.37	1.24	2.28	0.40	4.00	0.50
13.50	5.57	0.91	1.74	0.44	4.00	0.50
14.00	5.73	0.76	1.28	0.47	4.00	0.50
14.50	5.84	0.57	0.71	0.49	4.00	0.50
15.00	5.95	0.51	0.52	0.52	4.00	0.50
15.50	6.06	0.51	0.51	0.54	4.00	0.50
16.00	6.16	0.51	0.51	0.56	4.00	0.50
16.50	6.22	0.32	0.32	0.57	4.00	0.50
17.00	6.29	0.31	0.31	0.59	4.00	0.50
17.50	6.35	0.31	0.31	0.60	4.00	0.50
18.00	6.41	0.32	0.32	0.61	4.00	0.50
18.50	6.47	0.32	0.32	0.63	4.00	0.50
19.00	6.54	0.32	0.32	0.64	4.00	0.50
19.50	6.60	0.32	0.32	0.65	4.00	0.50
20.00	6.66	0.32	0.32	0.66	4.00	0.50
20.50	6.71	0.22	0.22	0.68	4.00	0.50
21.00	6.75	0.22	0.22	0.68	4.00	0.50
21.50	6.79	0.22	0.22	0.69	4.00	0.50
22.00	6.83	0.22	0.22	0.70	4.00	0.50
22.50	6.87	0.22	0.22	0.71	4.00	0.50
23.00	6.92	0.22	0.22	0.72	4.00	0.50
23.50	6.96	0.22	0.22	0.73	4.00	0.50
24.00	7.00	0.22	0.22	0.74	4.00	0.50

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
1	5.97	12.05	0.00	0.00

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
onsite	4.18	12.05	2.50	0.05

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
onsite	0.75	0.00	0.74	0.00	0.01	0.00

Project Name: Pre 25 - year, 3 - day
Reviewer: JVP
Project Number: 11974.00
  Period Begin: Jan 01, 2000;0000 hr End: Jan 04, 2000;0000 hr Duration: 72 hr
  Time Step: 0.05 hr, Iterations: 10

Basin 1: onsite

  Method: Santa Barbara Unit Hydrograph
  Rainfall Distribution: SFWMD - 3day
  Design Frequency: 25 year
  3 Day Rainfall: 13 inches
  Area: 4.01 acres
  Ground Storage: 7.73 inches
  Time of Concentration: 0.17 hours
  Initial Stage: 3.5 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
3.50	0.00
4.00	0.01
4.50	0.14
5.00	0.42
6.00	1.41
6.50	2.13
7.00	2.99
7.50	3.99
8.00	5.14
8.50	6.44
9.00	7.91
9.50	9.55
10.00	11.37
10.50	13.34
11.00	15.34

Offsite Receiving Body: Offsite1

Time (hr)	Stage (ft NGVD)
0.00	-0.50
24.00	-0.50
48.00	0.50
72.00	1.00
120.00	-0.50
1000.00	-0.50

Structure: 1

  From Basin: onsite
  To Basin: Offsite1
  Structure Type: Gravity
    Weir: Sharp Crested, Crest Elev = 3.8 ft NGVD, Length = 8 ft
    Bleeder: None
    Pipe: Diameter = 1.25 ft, Manning's n = 0.012, Length = 40 ft
      US Invert Elev = -1.95 ft NGVD, DS Invert Elev = -0.8 ft NGVD, no flap gate

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	3.50	-0.50
0.50	0.03	0.00	0.00	0.00	3.50	-0.50
1.00	0.06	0.00	0.00	0.00	3.50	-0.50
1.50	0.09	0.00	0.00	0.00	3.50	-0.50
2.00	0.12	0.00	0.00	0.00	3.50	-0.50
2.50	0.15	0.00	0.00	0.00	3.50	-0.50
3.00	0.17	0.00	0.00	0.00	3.50	-0.50
3.50	0.20	0.00	0.00	0.00	3.50	-0.50

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
4.00	0.23	0.00	0.00	0.00	3.50	-0.50
4.50	0.26	0.00	0.00	0.00	3.50	-0.50
5.00	0.29	0.00	0.00	0.00	3.50	-0.50
5.50	0.32	0.00	0.00	0.00	3.50	-0.50
6.00	0.35	0.00	0.00	0.00	3.50	-0.50
6.50	0.38	0.00	0.00	0.00	3.50	-0.50
7.00	0.41	0.00	0.00	0.00	3.50	-0.50
7.50	0.44	0.00	0.00	0.00	3.50	-0.50
8.00	0.47	0.00	0.00	0.00	3.50	-0.50
8.50	0.49	0.00	0.00	0.00	3.50	-0.50
9.00	0.52	0.00	0.00	0.00	3.50	-0.50
9.50	0.55	0.00	0.00	0.00	3.50	-0.50
10.00	0.58	0.00	0.00	0.00	3.50	-0.50
10.50	0.61	0.00	0.00	0.00	3.50	-0.50
11.00	0.64	0.00	0.00	0.00	3.50	-0.50
11.50	0.67	0.00	0.00	0.00	3.50	-0.50
12.00	0.70	0.00	0.00	0.00	3.50	-0.50
12.50	0.73	0.00	0.00	0.00	3.50	-0.50
13.00	0.76	0.00	0.00	0.00	3.50	-0.50
13.50	0.79	0.00	0.00	0.00	3.50	-0.50
14.00	0.81	0.00	0.00	0.00	3.50	-0.50
14.50	0.84	0.00	0.00	0.00	3.50	-0.50
15.00	0.87	0.00	0.00	0.00	3.50	-0.50
15.50	0.90	0.00	0.00	0.00	3.50	-0.50
16.00	0.93	0.00	0.00	0.00	3.50	-0.50
16.50	0.96	0.00	0.00	0.00	3.50	-0.50
17.00	0.99	0.00	0.00	0.00	3.50	-0.50
17.50	1.02	0.00	0.00	0.00	3.50	-0.50
18.00	1.05	0.00	0.00	0.00	3.50	-0.50
18.50	1.08	0.00	0.00	0.00	3.50	-0.50
19.00	1.11	0.00	0.00	0.00	3.50	-0.50
19.50	1.13	0.00	0.00	0.00	3.50	-0.50
20.00	1.16	0.00	0.00	0.00	3.50	-0.50
20.50	1.19	0.00	0.00	0.00	3.50	-0.50
21.00	1.22	0.00	0.00	0.00	3.50	-0.50
21.50	1.25	0.00	0.00	0.00	3.50	-0.50
22.00	1.28	0.00	0.00	0.00	3.50	-0.50
22.50	1.31	0.00	0.00	0.00	3.50	-0.50
23.00	1.34	0.00	0.00	0.00	3.50	-0.50
23.50	1.37	0.00	0.00	0.00	3.50	-0.50
24.00	1.40	0.00	0.00	0.00	3.50	-0.50
24.50	1.44	0.00	0.00	0.00	3.50	-0.48
25.00	1.48	0.00	0.00	0.00	3.50	-0.46
25.50	1.52	0.00	0.00	0.00	3.50	-0.44
26.00	1.57	0.00	0.00	0.00	3.50	-0.42
26.50	1.61	0.00	0.00	0.00	3.50	-0.40
27.00	1.65	0.01	0.00	0.00	3.52	-0.38
27.50	1.69	0.01	0.00	0.00	3.53	-0.35
28.00	1.74	0.02	0.00	0.00	3.56	-0.33
28.50	1.78	0.02	0.00	0.00	3.59	-0.31
29.00	1.82	0.02	0.00	0.00	3.62	-0.29
29.50	1.86	0.03	0.00	0.00	3.66	-0.27
30.00	1.91	0.03	0.00	0.00	3.71	-0.25
30.50	1.95	0.03	0.00	0.00	3.77	-0.23
31.00	1.99	0.04	0.03	0.00	3.81	-0.21
31.50	2.03	0.04	0.04	0.00	3.81	-0.19
32.00	2.08	0.04	0.04	0.00	3.81	-0.17
32.50	2.12	0.04	0.04	0.01	3.81	-0.15
33.00	2.16	0.05	0.05	0.01	3.82	-0.12
33.50	2.20	0.05	0.05	0.01	3.82	-0.10
34.00	2.25	0.05	0.05	0.01	3.82	-0.08
34.50	2.29	0.06	0.06	0.01	3.82	-0.06
35.00	2.33	0.06	0.06	0.02	3.82	-0.04
35.50	2.37	0.06	0.06	0.02	3.82	-0.02
36.00	2.42	0.06	0.06	0.02	3.82	0.00
36.50	2.46	0.07	0.07	0.02	3.82	0.02
37.00	2.50	0.07	0.07	0.03	3.82	0.04
37.50	2.54	0.07	0.07	0.03	3.82	0.06
38.00	2.59	0.08	0.08	0.03	3.82	0.08

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
38.50	2.63	0.08	0.08	0.04	3.82	0.10
39.00	2.67	0.08	0.08	0.04	3.82	0.12
39.50	2.71	0.08	0.08	0.04	3.82	0.15
40.00	2.75	0.09	0.09	0.05	3.82	0.17
40.50	2.80	0.09	0.09	0.05	3.82	0.19
41.00	2.84	0.09	0.09	0.05	3.82	0.21
41.50	2.88	0.09	0.09	0.06	3.82	0.23
42.00	2.92	0.10	0.10	0.06	3.82	0.25
42.50	2.97	0.10	0.10	0.06	3.82	0.27
43.00	3.01	0.10	0.10	0.07	3.83	0.29
43.50	3.05	0.10	0.10	0.07	3.83	0.31
44.00	3.09	0.10	0.10	0.08	3.83	0.33
44.50	3.14	0.11	0.11	0.08	3.83	0.35
45.00	3.18	0.11	0.11	0.09	3.83	0.38
45.50	3.22	0.11	0.11	0.09	3.83	0.40
46.00	3.26	0.11	0.11	0.10	3.83	0.42
46.50	3.31	0.11	0.11	0.10	3.83	0.44
47.00	3.35	0.12	0.12	0.10	3.83	0.46
47.50	3.39	0.12	0.12	0.11	3.83	0.48
48.00	3.43	0.12	0.12	0.11	3.83	0.50
48.50	3.48	0.14	0.14	0.12	3.83	0.51
49.00	3.53	0.14	0.14	0.13	3.83	0.52
49.50	3.58	0.14	0.14	0.13	3.83	0.53
50.00	3.63	0.15	0.15	0.14	3.83	0.54
50.50	3.68	0.18	0.18	0.14	3.84	0.55
51.00	3.74	0.18	0.18	0.15	3.84	0.56
51.50	3.80	0.18	0.18	0.16	3.84	0.57
52.00	3.86	0.22	0.22	0.17	3.84	0.58
52.50	3.94	0.25	0.25	0.18	3.85	0.59
53.00	4.03	0.29	0.29	0.19	3.86	0.60
53.50	4.12	0.33	0.31	0.20	3.89	0.61
54.00	4.23	0.38	0.39	0.21	4.00	0.62
54.50	4.34	0.42	0.42	0.23	4.00	0.64
55.00	4.47	0.47	0.47	0.25	4.00	0.65
55.50	4.60	0.52	0.52	0.27	4.00	0.66
56.00	4.74	0.57	0.57	0.29	4.00	0.67
56.50	4.90	0.63	0.63	0.32	4.00	0.68
57.00	5.07	0.72	0.72	0.35	4.00	0.69
57.50	5.26	0.83	0.83	0.38	4.00	0.70
58.00	5.47	0.94	0.94	0.42	4.00	0.71
58.50	5.70	1.06	1.06	0.46	4.00	0.72
59.00	6.01	1.44	0.96	0.51	4.00	0.73
59.50	6.49	2.34	2.29	0.60	4.00	0.74
60.00	9.71	18.17	14.12	1.00	4.55	0.75
60.50	10.41	5.12	6.53	1.46	4.21	0.76
61.00	10.77	2.47	2.92	1.63	4.04	0.77
61.50	11.04	1.76	1.32	1.71	4.00	0.78
62.00	11.26	1.44	0.56	1.78	4.00	0.79
62.50	11.42	1.08	0.01	1.82	4.00	0.80
63.00	11.57	0.95	0.06	1.86	4.00	0.81
63.50	11.71	0.94	0.06	1.90	4.00	0.82
64.00	11.85	0.95	0.06	1.94	4.00	0.83
64.50	11.94	0.59	0.37	1.97	4.00	0.84
65.00	12.02	0.57	0.52	2.00	4.00	0.85
65.50	12.11	0.57	0.56	2.02	4.00	0.86
66.00	12.20	0.57	0.57	2.04	4.00	0.88
66.50	12.28	0.57	0.57	2.07	4.00	0.89
67.00	12.37	0.57	0.57	2.09	4.00	0.90
67.50	12.45	0.58	0.58	2.11	4.00	0.91
68.00	12.54	0.58	0.58	2.14	4.00	0.92
68.50	12.60	0.40	0.40	2.16	4.00	0.93
69.00	12.66	0.39	0.39	2.17	4.00	0.94
69.50	12.71	0.39	0.39	2.19	4.00	0.95
70.00	12.77	0.39	0.39	2.20	4.00	0.96
70.50	12.83	0.39	0.39	2.22	4.00	0.97
71.00	12.89	0.39	0.39	2.24	4.00	0.98
71.50	12.94	0.39	0.39	2.25	4.00	0.99
72.00	13.00	0.39	0.39	2.27	4.00	1.00

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
1	14.14	60.05	0.00	0.00

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
onsite	4.57	60.05	3.50	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
onsite	2.28	0.00	2.27	0.00	0.01	0.00

Project Name: Pre 100 - year, 3 - day
Reviewer: JVP
Project Number: 11974.00
  Period Begin: Jan 01, 2000;0000 hr End: Jan 04, 2000;0000 hr Duration: 72 hr
  Time Step: 0.05 hr,   Iterations: 10

Basin 1: onsite

  Method: Santa Barbara Unit Hydrograph
  Rainfall Distribution: SFWMD - 3day
  Design Frequency: 100 year
  3 Day Rainfall: 16 inches
  Area: 4.01 acres
  Ground Storage: 7.73 inches
  Time of Concentration: 0.17 hours
  Initial Stage: 3.5 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
2.50	0.00
3.00	0.00
3.50	0.00
4.00	0.01
4.50	0.14
5.00	0.42
6.00	1.41
6.50	2.13
7.00	2.99
7.50	3.99
8.00	5.14
8.50	6.44
9.00	7.91
9.50	9.55
10.00	11.37
10.50	13.34
11.00	15.34

Offsite Receiving Body: Offsite1

Time (hr)	Stage (ft NGVD)
0.00	0.50
72.00	0.50

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

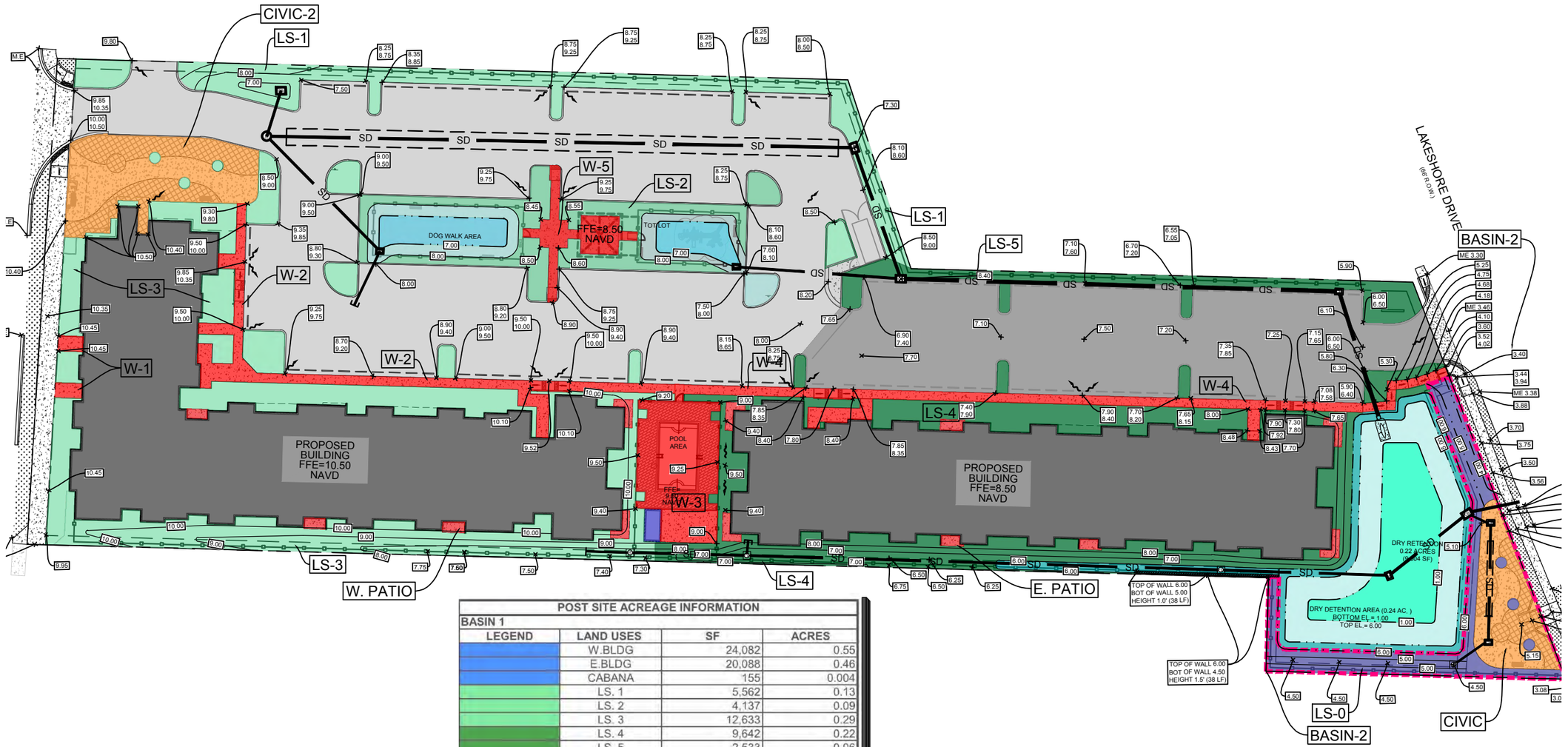
Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
onsite	7.08	72.00	2.50	0.05

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
onsite	3.14	0.00	0.00	0.00	3.14	0.00



POST SITE ACREAGE INFORMATION			
BASIN 1			
LEGEND	**LAND USES**	**SF**	**ACRES**
	W.BLDG	24,082	0.55
	E.BLDG	20,088	0.46
	CABANA	155	0.004
	LS. 1	5,562	0.13
	LS. 2	4,137	0.09
	LS. 3	12,633	0.29
	LS. 4	9,642	0.22
	LS. 5	2,533	0.06
	LS.2-DET. SIDE	2,052	0.05
	LS.2-DET. BOT.	1,773	0.04
	DET. TOP	2,469	0.06
	DET. SIDE	4,390	0.10
	DET. BOT.	3,381	0.08
	WALK 1	220	0.01
	WALK 2	2,376	0.05
	WALK 3	3,022	0.07
	WALK 4	2,535	0.06
	WALK 5	1,075	0.02
	CIVIC 2	3,903	0.09
	E. PAVE	17,793	0.41
	W. PAVE	41,738	0.96
	W. PATIO	353	0.01
	E. PATIO	526	0.01
BASIN 1 TOTAL		166,438	3.82
BASIN 2			
LEGEND	**LAND USES**	**SF**	**ACRES**
	CIVIC	2,353	0.05
	LS. O	3,244	0.07
BASIN 2 TOTAL		5,597	0.13
OVERALL TOTAL		**172,035**	**3.95**

N

GRAPHIC SCALE

0 60 120

SCALE: 1"=60'

Areas PDF

KEITH
301 East Atlantic Blvd. Pompano Beach, FL 33060
PH: (954) 788-3400
Florida Certificate of Authorization: 7928
Licensed Business Number: 6860

DATE	REVISIONS

DATE 03/23/21

SCALE AS SHOWN

DSGN. BY JVP

DWNG. BY SOG

CHK. BY CAR

PROJECT

Berkeley Landing

SHEET TITLE

SHEET NO.

SHEET ____ OF ____

CHRISTOPHER A. ROGERS, P.E.
FLORIDA REG. NO. 67359
(FOR THE FIRM)

Drawing name: N:\11\11974.00 - Berkeley Landing, Riviera Beach - Pinnacle Housing Group\Engineering\Design Calculations & Reports\Drainage\Calculations\Exhibits\Pre & Post Areas PDF.dwg
Plotted by: crogers On Wednesday, September 23, 2020 9:40:08 AM

STORMWATER MANAGEMENT CALCULATIONS - PROPOSED CONDITIONS

Berkely Landing
Keith Project No. 11974.00
August 4, 2021

STORMWATER SYSTEM DESCRIPTION

The proposed stormwater management system consists of a system of drainage structures and pipes to convey stormwater runoff into exflitration trenches.

PROPOSED LAND USE SUMMARY				
Land Use Description		**Sub-Area (SF)**	**Sub-Area (AC)**	**Area (AC)**
Total Area		**174,637**		**4.01 ac**
10' ROW Dedication (West PL)		**2,602**		**0.06 ac**
Total Drainage Area		**172,035**		**3.95 ac**
BASIN 1 (ONSITE)				
Impervious Area				2.71 ac
	W. BLDG	24,082	0.55 ac	
	E. BLDG	20,088	0.46 ac	
	Cabana	155	0.004 ac	
	E. PAVE	17,793	0.41 ac	
	W. PAVE	41,738	0.96 ac	
	Walk 1	220	0.01 ac	
	Walk 2	2,376	0.05 ac	
	Walk 3	3,022	0.07 ac	
	Walk 4	2,535	0.06 ac	
	Walk 5	1,075	0.02 ac	
	CIV-2	3,903	0.09 ac	
	W. PATIO	353	0.01 ac	
	E. PATIO	526	0.01 ac	
Pervious Area				1.12 ac
	LS-1	5,562	0.13 ac	
	LS-2	4,177	0.10 ac	
	LS-3	12,633	0.29 ac	
	LS-4	9,642	0.22 ac	
	LS-5	2,533	0.06 ac	
	LS-2 DET SIDE	2,062	0.05 ac	
	LS-2 DET BOT	1,722	0.04 ac	
	DET. TOP	2,469	0.06 ac	
	DET. SIDE	4,390	0.10 ac	

	DET. BOT	3,381	0.08 ac	
BASIN 1 (ONSITE)		**166,437**		**3.82 ac**
BASIN 2 (EAST CIVIC OPEN SPACE)				
Impervious Area				
	CIV-1	2,551	0.059 ac	
Pervious Area				
	LS-O	3,047	0.070 ac	
BASIN 2 (EAST CIVIC OPEN SPACE)		**5,598**		**0.13 ac**
Total Drainage Area		**172,035**		**3.95 ac**

RAINFALL DATA

Storm Frequency	24 Hour Rainfall	72 Hour Rainfall
5-Year	7.00 in	-
25-Year	-	13.00 in
100-Year	-	16.00 in

ALLOWABLE DISCHARGE

Criteria	Discharge
Intracoastal Waterway	N/A

WET SEASON GROUND WATER ELEVATION

Criteria	WSWT Elevation
Wet Season Water Table	-0.50

POST DEVELOPMENT SITE DATA BASIN 1					8/4/2021
		Elevation Range (NGVD)		Average Elev. (NGVD)	Storage Type
Land Use	Area	Low	High		
W. BLDG	0.55 ac	10.50	10.50	10.50	Vert.
E. BLDG	0.46 ac	8.50	8.50	8.50	Vert.
Cabana	0.00 ac	9.50	9.50	9.50	Vert.
E. PAVE	0.41 ac	5.80	7.80	6.80	Linear
W. PAVE	0.96 ac	7.00	9.65	8.33	Linear
Walk 1	0.01 ac	10.40	10.50	10.45	Linear
Walk 2	0.05 ac	9.00	10.50	9.75	Linear
Walk 3	0.07 ac	9.00	9.50	9.25	Linear
Walk 4	0.06 ac	4.80	8.90	6.85	Linear
Walk 5	0.02 ac	8.25	8.90	8.58	Linear
CIV-2	0.09 ac	8.40	10.50	9.45	Linear
W. PATIO	0.01 ac	10.25	10.50	10.38	Linear
E. PATIO	0.01 ac	7.90	8.30	8.10	Linear
LS-1	0.13 ac	7.00	9.00	8.00	Linear
LS-2	0.10 ac	7.25	8.50	7.88	Linear
LS-3	0.29 ac	7.50	9.60	8.55	Linear
LS-4	0.22 ac	6.00	9.00	7.50	Linear
LS-5	0.06 ac	6.50	9.00	7.75	Linear
LS-2 DET SIDE	0.05 ac	7.50	8.00	7.75	Linear
LS-2 DET BOT	0.04 ac	7.50	7.50	7.50	Vert.
DET. TOP	0.06 ac	5.00	6.00	5.50	Linear
DET. SIDE	0.10 ac	1.00	5.00	3.00	Linear
DET. BOT	0.08 ac	1.00	1.00	1.00	Vert.
	3.82 ac				

Weighted Average Site Elevation = 8.162623881

Weighted Average Pervious Elevation = 6.937987029

Depth to Water Table = 7.44

AVAILABLE SOIL STORAGE

Soil Classification = coastal

Assuming 25% Void Reduction, Available Ground Storage = 8.18 inches

Available Soil Storage = Available Storage x Pervious Area

Available Soil Storage = 0.76 ac-ft

Converted to Site-Wide Moisture Storage, S

S = Available Soil Storage / Site Area

S= 2.39 inches

SCS Curve Number, CN

CN = 1000/(s+10)

CN = 80

WATER QUALITY CALCULATION

Water quality treatment for the greater of one inch of runoff over the entire site or 2.5 inches over the percentage of impervious area shall be provided in the proposed exfiltration trenches.

a. Site area for water quality pervious/impervious calculation = total project - (lake + roof)

2.803305785 ac

b. Impervious area for water quality pervious/impervious calculations =
(site area for water quality pervious/impervious) - pervious =

1.688269054 ac

c. Percentage of imperviousness for water quality =
impervious area for water quality x 100% / site area for water quality =

60 %

c. For 2.5 in. time the percentage impervious = 2.5 in x 60%

1.51 inches to be treated

d. Compute volume required for water quality detention = inches to be treated x (total site - lake)

0.48 ac-ft required detention storage

Site Area (ac)	1" Over Basin	Impervious	Condition
3.82	0.318 ac-ft	0.479 ac-ft	0.479 ac-ft

PRE-TREATMENT CALCULATION

Site Area (ac)	1/2" Over Basin
3.82	0.14 ac-ft

EXFILTRATION TRENCH CALCULATION FOR WATER QUALITY VOLUME BASIN 1

EXFILTRATION TRENCH

$$L = \frac{FS[(\%WQ)(\quad)}{(H_2W + 2H_2D_u - D_u^2 + 2H_2D_s) + (1.39 \times 10^{-4})WD_u}$$

Required Length of Trench for Water Quality Treatment		
	Top of Trench Elevation	5.50
	Bottom of Trench Elevation	-0.50
	Wet Season Water Table Elevation	-0.50
FS	Factor of safety; no less than 2.0	2.00
%WQ	Percent reduction in required water quality treatment volume	0.75
V_{wq}	Required wet water quality volume (ac-in)	5.75
K	Hydraulic conductivity (cfs/ft^2-ft. head)	5.02E-04
H_2	Depth to water table (ft.) (TOP OF OUTFALL WIER)	6.40
W	Trench width (ft.)	9.00
D_u	Non-saturated trench depth (ft.)	6.00
D_s	Saturated trench depth (ft.)	0.00
L	**Length of trench required for water quality treatment (ft.)**	**152 LF**
V_s	Volume of stormwater stored in WQ exfiltration trenches	0.72 ac-ft

ADDITIONAL EXFILTRATION TRENCH STORAGE VOLUME

$$_s = \frac{L \times [\quad (H_2W + 2H_2D_u - D_u^2 + 2H_2D_s) + (1.39 \times 10^{-4})WD_u]}{FS}$$

Length of Proposed Exfiltration Trench for Stormwater Storage		
	Maximum allowable storage from exfiltration trench (3.28" x Site Area)	1.043 ac-ft
FS	Factor of safety; no less than 2.0	2.00
L	Total length of proposed exfiltration trench (ft.)	137
K	Hydraulic conductivity (cfs/ft^2-ft. head)	5.02E-04
H_2	Depth to water table (ft.)	6.40
W	Trench width (ft.)	9.00
D_u	Non-saturated trench depth (ft.)	6.00
D_s	Saturated trench depth (ft.)	0.00
V_s	Additional Volume of stormwater stored in exfiltration trenches	0.32 ac-ft
V_s	**Total Volume of stormwater stored in exfiltration trenches**	**1.043 ac-ft**

EXFILTRATION TRENCH INSTALLED IN BASIN 1 IS: 288 LF

POST-DEVELOPMENT STAGE STORAGE BASIN 1

6/9/2021

Starting Stage = 0.50
Ending Stage = 11.00
Stage Increment = 0.50 Feet

Stage	E. PAVE	W. PAVE	Walk 1	Walk 2	Walk 3	Walk 4	Walk 5	CIV-2	W. PATIO	E. PATIO	LS-1	LS-2	LS-3	LS-4	LS-5	LS-2 DET SIDE	LS-2 DET BOT	CIVIC	DET. TOP	DET. SIDE	DET. BOT	Ex Trench	Stage	Total Storage
(NGVD)	(ac)	(ac)	(ac)	(ac)	(ac)	(ac)	(ac)	(ac)	(ac)	(ac)	(ac)	(ac)	(ac)	(ac)	(ac)	(ac)	(ac)	(ac)	(ac)	(ac)	(ac)	(ac)	(NGVD)	(ac-ft)
Area	0.41	0.96	0.01	0.05	0.07	0.06	0.02	0.09	0.01	0.01	0.13	0.10	0.29	0.22	0.06	0.05	0.04	0.09	0.06	0.10	0.08			
Start Elev.	5.80	7.00	10.40	9.00	9.00	4.80	8.25	8.40	10.25	7.90	7.00	7.25	7.50	6.00	6.50	7.50	7.50	8.40	5.00	1.00	1.00			
End Elev.	7.80	9.65	10.50	10.50	9.50	8.90	8.90	10.50	10.50	9.00	9.00	8.50	9.60	9.00	9.00	8.00	7.50	10.50	6.00	5.00	1.00			
	Linear	Linear	Linear	Linear	Linear	Linear	Linear	Linear	Linear	Linear	Linear	Linear	Linear	Linear	Linear	Linear	Vertical	Linear	Vertical	Linear	Vertical	Vertical		
0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.50	0.00
1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.10	1.00	0.10
1.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.04	0.21	1.50	0.25
2.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.08	0.31	2.00	0.40
2.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.03	0.12	0.42	2.50	0.56
3.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.05	0.16	0.52	3.00	0.73
3.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.08	0.19	0.63	3.50	0.90
4.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.11	0.23	0.73	4.00	1.08
4.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.15	0.27	0.83	4.50	1.26
5.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.20	0.31	0.94	5.00	1.45
5.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.03	0.26	0.35	1.04	5.50	1.68
6.00	0.00	0.00	0.00	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.06	0.31	0.39	1.04	6.00	1.82
6.50	0.05	0.00	0.00	0.00	0.00	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.09	0.38	0.43	1.04	6.50	2.02
7.00	0.15	0.00	0.00	0.00	0.00	0.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.04	0.00	0.00	0.00	0.00	0.11	0.45	0.47	1.04	7.00	2.30
7.50	0.30	0.05	0.00	0.00	0.00	0.05	0.00	0.00	0.00	0.00	0.01	0.00	0.00	0.08	0.01	0.00	0.00	0.00	0.14	0.53	0.50	1.04	7.50	2.72
8.00	0.49	0.18	0.00	0.00	0.00	0.07	0.00	0.00	0.00	0.00	0.03	0.02	0.02	0.15	0.03	0.01	0.02	0.00	0.17	0.62	0.54	1.04	8.00	3.40
8.50	0.74	0.41	0.00	0.00	0.00	0.10	0.00	0.00	0.00	0.00	0.07	0.06	0.07	0.23	0.05	0.05	0.04	0.00	0.20	0.71	0.58	1.04	8.50	4.35
9.00	1.05	0.72	0.00	0.00	0.00	0.13	0.01	0.01	0.00	0.01	0.13	0.12	0.16	0.33	0.07	0.11	0.06	0.01	0.23	0.81	0.62	1.04	9.00	5.59
9.50	1.40	1.13	0.00	0.00	0.02	0.16	0.03	0.03	0.00	0.01	0.20	0.19	0.28	0.45	0.10	0.19	0.08	0.03	0.26	0.91	0.66	1.04	9.50	7.16
10.00	1.80	1.63	0.00	0.02	0.07	0.19	0.06	0.05	0.00	0.02	0.29	0.29	0.43	0.59	0.14	0.30	0.10	0.05	0.28	1.02	0.70	1.04	10.00	9.08
10.50	2.26	2.21	0.00	0.04	0.16	0.23	0.10	0.09	0.00	0.04	0.39	0.41	0.62	0.75	0.19	0.43	0.12	0.09	0.31	1.14	0.74	1.04	10.50	11.34
11.00	2.76	2.89	0.01	0.07	0.28	0.27	0.14	0.14	0.01	0.05	0.51	0.54	0.85	0.92	0.24	0.58	0.14	0.14	0.34	1.26	0.78	1.04	11.00	13.97

POST DEVELOPMENT SITE DATA BASIN 2

8/4/2021

		Elevation Range (NGVD)		Average Elev. (NGVD)	Storage Type
Land Use	Area	Low	High		
CIV-1	0.06 ac	4.75	5.10	4.93	Linear
LS-O	0.07 ac	4.50	6.00	5.25	Linear
	0.13 ac				

Weighted Average Site Elevation = 5.101897999
Weighted Average Pervious Elevation = 5.25
Depth to Water Table = 5.75

AVAILABLE SOIL STORAGE

Soil Classification = coastal
Assuming 25% Void Reduction, Available Ground Storage = 8.18 inches
Available Soil Storage = Available Storage x Pervious Area

Available Soil Storage = 0.05 ac-ft

Converted to Site-Wide Moisture Storage, S
S = Available Soil Storage / Site Area

S= 4.45 inches

SCS Curve Number, CN
CN = 1000/(s+10)
CN = 69

WATER QUALITY CALCULATION

Water quality treatment for the greater of one inch of runoff over the entire site or 2.5 inches over the percentage of impervious area shall be provided in the proposed exfiltration trenches.

a. Site area for water quality pervious/impervious calculation = total project - (lake + roof)
0.128512397 ac

b. Impervious area for water quality pervious/impervious calculations =
(site area for water quality pervious/impervious) - pervious =
0.058562902 ac

c. Percentage of imperviousness for water quality =
impervious area for water quality x 100% / site area for water quality =
46 %

c. For 2.5 in. time the percentage impervious = 2.5 in x 46%
1.14 inches to be treated

d. Compute volume required for water quality detention = inches to be treated x (total site - lake)
0.012 ac-ft required detention storage

Site Area (ac)	1" Over Basin	Impervious	Condition
0.13	0.011	0.012 ac-ft	0.012 ac-ft

PRE-TREATMENT CALCULATION

Site Area (ac)	1/2" Over Basin
0.13	0.005 ac-ft

EXFILTRATION TRENCH CALCULATION FOR WATER QUALITY VOLUME BASIN 2

EXFILTRATION TRENCH

$$L = \frac{FS[(\%WQ)(\quad)}{(H_2W + 2H_2D_u - D_u^2 + 2H_2D_s) + (1.39 \times 10^{-4})WD_u}$$

Required Length of Trench for Water Quality Treatment		
	Top of Trench Elevation	2.50
	Bottom of Trench Elevation	-0.50
	Wet Season Water Table Elevation	-0.50
FS	Factor of safety; no less than 2.0	2.00
%WQ	Percent reduction in required water quality treatment volume	0.75
V_{wq}	Required wet water quality volume (ac-in)	0.15
K	Hydraulic conductivity (cfs/ft^2-ft. head)	4.69E-04
H_2	Depth to water table (ft.) (TOP OF OUTFALL WIER)	4.50
W	Trench width (ft.)	5.00
D_u	Non-saturated trench depth (ft.)	3.00
D_s	Saturated trench depth (ft.)	0.00
L	**Length of trench required for water quality treatment (ft.)**	**13 LF**
V_s	Volume of stormwater stored in WQ exfiltration trenches	0.024 ac-ft

ADDITIONAL EXFILTRATION TRENCH STORAGE VOLUME

$$_s = \frac{L \times [\ (H_2W + 2H_2D_u - D_u^2 + 2H_2D_s) + (1.39 \times 10^{-4})WD_u]}{FS}$$

Length of Proposed Exfiltration Trench for Stormwater Storage		
	Maximum allowable storage from exfiltration trench (3.28" x Site Area)	0.035 ac-ft
FS	Factor of safety; no less than 2.0	2.00
L	Total length of proposed exfiltration trench (ft.)	15
K	Hydraulic conductivity (cfs/ft^2-ft. head)	4.69E-04
H_2	Depth to water table (ft.)	4.50
W	Trench width (ft.)	5.00
D_u	Non-saturated trench depth (ft.)	3.00
D_s	Saturated trench depth (ft.)	0.00
V_s	Additional Volume of stormwater stored in exfiltration trenches	0.013 ac-ft
V_s	**Total Volume of stormwater stored in exfiltration trenches**	**0.037 ac-ft**

TOTAL EXFILTRATION TRENCH INSTALLED IN BASIN 2 IS: 28 LF

POST-DEVELOPMENT STAGE STORAGE BASIN 2

Starting Stage = 0.00
Ending Stage = 11.00
Stage Increment = 0.50 Feet

Stage	CIV-1	LS-O	Ex Trench	Stage	Total Storage
(NGVD)	(ac)		(ac)	(NGVD)	(ac-ft)
Area	0.06	0.07			
Start Elev.	4.75	4.50			
End Elev.	5.10	6.00			
	Linear	Linear	Vertical		
0.00	0.00	0.00	0.000	0.00	0.00
0.50	0.00	0.00	0.009	0.50	0.01
1.00	0.00	0.00	0.018	1.00	0.02
1.50	0.00	0.00	0.028	1.50	0.03
2.00	0.00	0.00	0.037	2.00	0.04
2.50	0.00	0.00	0.037	2.50	0.04
3.00	0.00	0.00	0.037	3.00	0.04
3.50	0.00	0.00	0.037	3.50	0.04
4.00	0.00	0.00	0.037	4.00	0.04
4.50	0.00	0.00	0.037	4.50	0.04
5.00	0.01	0.01	0.037	5.00	0.05
5.50	0.05	0.02	0.037	5.50	0.11
6.00	0.13	0.05	0.037	6.00	0.22
6.50	0.26	0.09	0.037	6.50	0.39

EXFILTRATION TRENCH CALCULATION FOR WATER QUALITY VOLUME BASIN 2

Berkely Landing

Keith Project No. 11974.00

August 4, 2021

FINISHED FLOOR ELEVATION SUMMARY

Criteria	Min. Elevation
FEMA FIRM (BFE) Zone X and AE	6.00
ASCE/SEI 24-05 (Cat III, BFE + 12")	N/A
Palm Beach County	N/A
Design 100-year, 3-day, Zero Discharge Elevation	8.48
Controling FFE	**8.48**

POST-DEVELOPMENT BASIN 1 SUMMARY (ONSITE)

Design Storm	Pre-Development Stage	Pre-Development Discharge	Post-Development Stage	Post-Development Discharge	Design Stage	Design Criteria
5-year, 1-day	4.18 ft	5.97 cfs	3.53 ft	0.99 cfs	5.60 ft	Parking Lot Min Elev.
25-year, 3-day	4.57 ft	14.14 cfs	5.72 ft	1.33 cfs	5.75 ft, 6.00 ft	Control Weir Elev. Perimeter Berm Elev.
100-year, 3-day	7.08 ft	0.00 cfs	8.46 ft	0.00 cfs	8.50 ft	Finished Floor Elev.

POST-DEVELOPMENT BASIN 2 SUMMARY (EAST CIVIC OPEN AREA)

Design Storm	Post-Development Stage	Post-Development Discharge	Design Stage	Design Criteria
25-year, 3-day	4.69 ft	1.40 cfs	4.75 ft	Pavement Min Elev. (Civic Open Space)

Project Name: Post 5 - year, 1 - day
Reviewer: JVP
Project Number: 11974.00
  Period Begin: Jan 01, 2000;0000 hr End: Jan 03, 2000;0000 hr Duration: 48 hr
  Time Step: 0.05 hr, Iterations: 1000

Basin 1: onsite

  Method: Santa Barbara Unit Hydrograph
  Rainfall Distribution: SFWMD - 24 hr
  Design Frequency: 5 year
  1 Day Rainfall: 7 inches
  Area: 3.82 acres
  Ground Storage: 2.39 inches
  Time of Concentration: 0.17 hours
  Initial Stage: 0.5 ft NAVD

Stage (ft NAVD)	Storage (acre-ft)
0.50	0.00
1.00	0.10
1.50	0.25
2.00	0.40
2.50	0.56
3.00	0.73
3.50	0.90
4.00	1.08
4.50	1.26
5.00	1.45
5.50	1.68
6.00	1.82
6.50	2.02
7.00	2.30
7.50	2.72
8.00	3.40
8.50	4.35
9.00	5.59
9.50	7.16
10.00	9.08
10.50	11.34
11.00	13.97

Offsite Receiving Body: Offsite1

Time (hr)	Stage (ft NAVD)
0.00	-0.50
24.00	-0.50
48.00	0.50
72.00	1.00
120.00	-0.50
1000.00	-0.50

Structure: 1

  From Basin: onsite
  To Basin: Offsite1
  Structure Type: Gravity
    Weir: Sharp Crested, Crest Elev = 5.75 ft NAVD, Length = 3 ft
    Bleeder: Inv-Tri, Invert Elev = 0.5 ft NAVD, Height = 0.5 ft
      Width = 0.5 ft
      Default Coefs: Weir Coef = 2.5, Orifice Coef = 0.6
    Pipe: Diameter = 1.5 ft, Manning's n = 0.013, Length = 20 ft
      US Invert Elev = -2 ft NAVD, DS Invert Elev = -2.1 ft NAVD, no flap gate

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NAVD)	Tail Water Stage (ft NAVD)
0.00	0.00	0.00	0.00	0.00	0.50	-0.50
0.50	0.04	0.00	0.00	0.00	0.50	-0.50
1.00	0.07	0.00	0.00	0.00	0.50	-0.50
1.50	0.10	0.00	0.00	0.00	0.50	-0.50
2.00	0.14	0.00	0.00	0.00	0.50	-0.50
2.50	0.18	0.00	0.00	0.00	0.50	-0.50
3.00	0.22	0.00	0.00	0.00	0.50	-0.50
3.50	0.27	0.00	0.00	0.00	0.50	-0.50
4.00	0.31	0.00	0.00	0.00	0.50	-0.50
4.50	0.37	0.00	0.00	0.00	0.50	-0.50
5.00	0.43	0.00	0.00	0.00	0.50	-0.50
5.50	0.50	0.00	0.00	0.00	0.50	-0.50
6.00	0.58	0.04	0.00	0.00	0.50	-0.50
6.50	0.66	0.08	0.00	0.00	0.52	-0.50
7.00	0.76	0.12	0.00	0.00	0.54	-0.50
7.50	0.85	0.18	0.00	0.00	0.57	-0.50
8.00	0.96	0.23	0.01	0.00	0.61	-0.50
8.50	1.07	0.29	0.01	0.00	0.66	-0.50
9.00	1.20	0.38	0.03	0.00	0.73	-0.50
9.50	1.34	0.47	0.07	0.00	0.81	-0.50
10.00	1.49	0.58	0.13	0.01	0.90	-0.50
10.50	1.66	0.69	0.22	0.01	1.00	-0.50
11.00	1.88	1.00	0.30	0.03	1.09	-0.50
11.50	2.23	1.71	0.38	0.04	1.24	-0.50
12.00	4.59	14.28	0.78	0.06	2.51	-0.50
12.50	5.10	4.03	0.93	0.10	3.25	-0.50
13.00	5.37	1.94	0.97	0.14	3.44	-0.50
13.50	5.57	1.38	0.98	0.18	3.51	-0.50
14.00	5.73	1.13	0.99	0.22	3.53	-0.50
14.50	5.84	0.84	0.99	0.26	3.52	-0.50
15.00	5.95	0.74	0.98	0.30	3.50	-0.50
15.50	6.06	0.74	0.98	0.34	3.47	-0.50
16.00	6.16	0.74	0.97	0.38	3.44	-0.50
16.50	6.22	0.46	0.96	0.42	3.39	-0.50
17.00	6.29	0.44	0.95	0.46	3.33	-0.50
17.50	6.35	0.44	0.94	0.50	3.27	-0.50
18.00	6.41	0.44	0.93	0.54	3.21	-0.50
18.50	6.47	0.45	0.92	0.58	3.15	-0.50
19.00	6.54	0.45	0.90	0.62	3.09	-0.50
19.50	6.60	0.45	0.89	0.65	3.04	-0.50
20.00	6.66	0.45	0.88	0.69	2.98	-0.50
20.50	6.71	0.31	0.87	0.73	2.92	-0.50
21.00	6.75	0.30	0.85	0.76	2.85	-0.50
21.50	6.79	0.30	0.84	0.80	2.79	-0.50
22.00	6.83	0.30	0.83	0.83	2.72	-0.50
22.50	6.87	0.30	0.81	0.87	2.66	-0.50
23.00	6.92	0.30	0.80	0.90	2.60	-0.50
23.50	6.96	0.30	0.78	0.93	2.54	-0.50
24.00	7.00	0.30	0.77	0.96	2.48	-0.50
24.50	7.00	0.02	0.75	1.00	2.39	-0.48
25.00	7.00	0.00	0.73	1.03	2.30	-0.46
25.50	7.00	0.00	0.70	1.06	2.20	-0.44
26.00	7.00	0.00	0.68	1.08	2.11	-0.42
26.50	7.00	0.00	0.66	1.11	2.03	-0.40
27.00	7.00	0.00	0.63	1.14	1.94	-0.38
27.50	7.00	0.00	0.61	1.16	1.86	-0.35
28.00	7.00	0.00	0.58	1.19	1.77	-0.33
28.50	7.00	0.00	0.56	1.21	1.69	-0.31
29.00	7.00	0.00	0.53	1.23	1.62	-0.29
29.50	7.00	0.00	0.51	1.26	1.55	-0.27
30.00	7.00	0.00	0.48	1.28	1.48	-0.25
30.50	7.00	0.00	0.46	1.30	1.41	-0.23
31.00	7.00	0.00	0.43	1.31	1.35	-0.21
31.50	7.00	0.00	0.41	1.33	1.30	-0.19
32.00	7.00	0.00	0.38	1.35	1.24	-0.17
32.50	7.00	0.00	0.36	1.36	1.19	-0.15
33.00	7.00	0.00	0.33	1.38	1.14	-0.12
33.50	7.00	0.00	0.31	1.39	1.10	-0.10
34.00	7.00	0.00	0.28	1.40	1.06	-0.08

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NAVD)	Tail Water Stage (ft NAVD)
34.50	7.00	0.00	0.26	1.41	1.02	-0.06
35.00	7.00	0.00	0.20	1.42	0.98	-0.04
35.50	7.00	0.00	0.16	1.43	0.94	-0.02
36.00	7.00	0.00	0.14	1.44	0.91	0.00
36.50	7.00	0.00	0.12	1.44	0.89	0.02
37.00	7.00	0.00	0.10	1.45	0.86	0.04
37.50	7.00	0.00	0.09	1.45	0.85	0.06
38.00	7.00	0.00	0.08	1.45	0.83	0.08
38.50	7.00	0.00	0.07	1.46	0.81	0.10
39.00	7.00	0.00	0.06	1.46	0.80	0.12
39.50	7.00	0.00	0.06	1.46	0.79	0.15
40.00	7.00	0.00	0.05	1.46	0.78	0.17
40.50	7.00	0.00	0.05	1.47	0.77	0.19
41.00	7.00	0.00	0.04	1.47	0.76	0.21
41.50	7.00	0.00	0.04	1.47	0.75	0.23
42.00	7.00	0.00	0.04	1.47	0.74	0.25
42.50	7.00	0.00	0.03	1.47	0.73	0.27
43.00	7.00	0.00	0.03	1.47	0.73	0.29
43.50	7.00	0.00	0.03	1.47	0.72	0.31
44.00	7.00	0.00	0.03	1.48	0.72	0.33
44.50	7.00	0.00	0.03	1.48	0.71	0.35
45.00	7.00	0.00	0.02	1.48	0.71	0.38
45.50	7.00	0.00	0.02	1.48	0.70	0.40
46.00	7.00	0.00	0.02	1.48	0.70	0.42
46.50	7.00	0.00	0.02	1.48	0.69	0.44
47.00	7.00	0.00	0.02	1.48	0.69	0.46
47.50	7.00	0.00	0.02	1.48	0.68	0.48
48.00	7.00	0.00	0.02	1.48	0.68	0.50

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
1	0.99	14.10	0.00	0.00

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
onsite	3.53	14.10	0.50	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
onsite	1.52	0.00	1.48	0.00	0.04	0.00

Project Name: Post 25 - year, 3 - day
Reviewer: JVP
Project Number: 11974.00
  Period Begin: Jan 01, 2000;0000 hr End: Jan 06, 2000;0000 hr Duration: 120 hr
  Time Step: 0.05 hr, Iterations: 100

Basin 1: onsite

  Method: Santa Barbara Unit Hydrograph
  Rainfall Distribution: SFWMD - 3day
  Design Frequency: 25 year
  3 Day Rainfall: 13 inches
  Area: 3.82 acres
  Ground Storage: 2.39 inches
  Time of Concentration: 0.17 hours
  Initial Stage: 0.5 ft NAVD

Stage (ft NAVD)	Storage (acre-ft)
0.50	0.00
1.00	0.10
1.50	0.25
2.00	0.40
2.50	0.56
3.00	0.73
3.50	0.90
4.00	1.08
4.50	1.26
5.00	1.45
5.50	1.68
6.00	1.82
6.50	2.02
7.00	2.30
7.50	2.72
8.00	3.40
8.50	4.35
9.00	5.59
9.50	7.16
10.00	9.08
10.50	11.34
11.00	13.97

Offsite Receiving Body: Offsite1

Time (hr)	Stage (ft NAVD)
0.00	-0.50
24.00	-0.50
48.00	0.50
72.00	1.00
120.00	-0.50
1000.00	-0.50

Structure: 1

  From Basin: onsite
  To Basin: Offsite1
  Structure Type: Gravity
    Weir: Sharp Crested, Crest Elev = 5.75 ft NAVD, Length = 3 ft
    Bleeder: Inv-Tri, Invert Elev = 0.5 ft NAVD, Height = 0.5 ft
      Width = 0.5 ft
      Default Coefs: Weir Coef = 2.5, Orifice Coef = 0.6
    Pipe: Diameter = 1.5 ft, Manning's n = 0.013, Length = 20 ft
      US Invert Elev = -2 ft NAVD, DS Invert Elev = -2.1 ft NAVD, no flap gate

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NAVD)	Tail Water Stage (ft NAVD)
0.00	0.00	0.00	0.00	0.00	0.50	-0.50
0.50	0.03	0.00	0.00	0.00	0.50	-0.50
1.00	0.06	0.00	0.00	0.00	0.50	-0.50
1.50	0.09	0.00	0.00	0.00	0.50	-0.50
2.00	0.12	0.00	0.00	0.00	0.50	-0.50
2.50	0.15	0.00	0.00	0.00	0.50	-0.50
3.00	0.17	0.00	0.00	0.00	0.50	-0.50
3.50	0.20	0.00	0.00	0.00	0.50	-0.50
4.00	0.23	0.00	0.00	0.00	0.50	-0.50
4.50	0.26	0.00	0.00	0.00	0.50	-0.50
5.00	0.29	0.00	0.00	0.00	0.50	-0.50
5.50	0.32	0.00	0.00	0.00	0.50	-0.50
6.00	0.35	0.00	0.00	0.00	0.50	-0.50
6.50	0.38	0.00	0.00	0.00	0.50	-0.50
7.00	0.41	0.00	0.00	0.00	0.50	-0.50
7.50	0.44	0.00	0.00	0.00	0.50	-0.50
8.00	0.47	0.00	0.00	0.00	0.50	-0.50
8.50	0.49	0.00	0.00	0.00	0.50	-0.50
9.00	0.52	0.01	0.00	0.00	0.50	-0.50
9.50	0.55	0.01	0.00	0.00	0.50	-0.50
10.00	0.58	0.02	0.00	0.00	0.51	-0.50
10.50	0.61	0.02	0.00	0.00	0.51	-0.50
11.00	0.64	0.03	0.00	0.00	0.51	-0.50
11.50	0.67	0.03	0.00	0.00	0.52	-0.50
12.00	0.70	0.03	0.00	0.00	0.53	-0.50
12.50	0.73	0.04	0.00	0.00	0.53	-0.50
13.00	0.76	0.04	0.00	0.00	0.54	-0.50
13.50	0.79	0.05	0.00	0.00	0.55	-0.50
14.00	0.81	0.05	0.00	0.00	0.56	-0.50
14.50	0.84	0.05	0.00	0.00	0.57	-0.50
15.00	0.87	0.06	0.00	0.00	0.58	-0.50
15.50	0.90	0.06	0.00	0.00	0.60	-0.50
16.00	0.93	0.06	0.00	0.00	0.61	-0.50
16.50	0.96	0.07	0.01	0.00	0.62	-0.50
17.00	0.99	0.07	0.01	0.00	0.63	-0.50
17.50	1.02	0.07	0.01	0.00	0.65	-0.50
18.00	1.05	0.08	0.01	0.00	0.66	-0.50
18.50	1.08	0.08	0.02	0.00	0.67	-0.50
19.00	1.11	0.08	0.02	0.00	0.69	-0.50
19.50	1.13	0.09	0.02	0.00	0.70	-0.50
20.00	1.16	0.09	0.03	0.01	0.71	-0.50
20.50	1.19	0.09	0.03	0.01	0.72	-0.50
21.00	1.22	0.09	0.03	0.01	0.74	-0.50
21.50	1.25	0.10	0.04	0.01	0.75	-0.50
22.00	1.28	0.10	0.04	0.01	0.76	-0.50
22.50	1.31	0.10	0.05	0.01	0.77	-0.50
23.00	1.34	0.10	0.05	0.01	0.78	-0.50
23.50	1.37	0.10	0.06	0.02	0.79	-0.50
24.00	1.40	0.11	0.06	0.02	0.80	-0.50
24.50	1.44	0.16	0.07	0.02	0.82	-0.48
25.00	1.48	0.16	0.08	0.03	0.83	-0.46
25.50	1.52	0.17	0.09	0.03	0.85	-0.44
26.00	1.57	0.17	0.10	0.03	0.87	-0.42
26.50	1.61	0.18	0.11	0.04	0.88	-0.40
27.00	1.65	0.18	0.12	0.04	0.89	-0.38
27.50	1.69	0.18	0.13	0.05	0.90	-0.35
28.00	1.74	0.19	0.14	0.05	0.91	-0.33
28.50	1.78	0.19	0.15	0.06	0.92	-0.31
29.00	1.82	0.19	0.15	0.07	0.93	-0.29
29.50	1.86	0.19	0.16	0.07	0.94	-0.27
30.00	1.91	0.20	0.17	0.08	0.95	-0.25
30.50	1.95	0.20	0.17	0.09	0.95	-0.23
31.00	1.99	0.20	0.18	0.09	0.96	-0.21
31.50	2.03	0.21	0.18	0.10	0.96	-0.19
32.00	2.08	0.21	0.19	0.11	0.97	-0.17
32.50	2.12	0.21	0.19	0.12	0.97	-0.15
33.00	2.16	0.21	0.20	0.12	0.98	-0.12
33.50	2.20	0.22	0.20	0.13	0.98	-0.10
34.00	2.25	0.22	0.20	0.14	0.98	-0.08

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NAVD)	Tail Water Stage (ft NAVD)
34.50	2.29	0.22	0.21	0.15	0.99	-0.06
35.00	2.33	0.22	0.21	0.16	0.99	-0.04
35.50	2.37	0.22	0.21	0.17	0.99	-0.02
36.00	2.42	0.23	0.21	0.17	0.99	0.00
36.50	2.46	0.23	0.22	0.18	1.00	0.02
37.00	2.50	0.23	0.22	0.19	1.00	0.04
37.50	2.54	0.23	0.22	0.20	1.00	0.06
38.00	2.59	0.23	0.22	0.21	1.00	0.08
38.50	2.63	0.24	0.22	0.22	1.00	0.10
39.00	2.67	0.24	0.24	0.23	1.00	0.12
39.50	2.71	0.24	0.24	0.24	1.00	0.15
40.00	2.75	0.24	0.24	0.25	1.00	0.17
40.50	2.80	0.24	0.24	0.26	1.00	0.19
41.00	2.84	0.24	0.24	0.27	1.00	0.21
41.50	2.88	0.25	0.24	0.28	1.00	0.23
42.00	2.92	0.25	0.24	0.29	1.00	0.25
42.50	2.97	0.25	0.24	0.30	1.00	0.27
43.00	3.01	0.25	0.25	0.31	1.00	0.29
43.50	3.05	0.25	0.25	0.32	1.00	0.31
44.00	3.09	0.25	0.25	0.33	1.00	0.33
44.50	3.14	0.25	0.25	0.34	1.00	0.35
45.00	3.18	0.25	0.25	0.35	1.00	0.38
45.50	3.22	0.26	0.25	0.36	1.01	0.40
46.00	3.26	0.26	0.25	0.37	1.01	0.42
46.50	3.31	0.26	0.25	0.38	1.01	0.44
47.00	3.35	0.26	0.25	0.39	1.01	0.46
47.50	3.39	0.26	0.25	0.40	1.01	0.48
48.00	3.43	0.26	0.25	0.41	1.01	0.50
48.50	3.48	0.29	0.26	0.42	1.02	0.51
49.00	3.53	0.30	0.26	0.43	1.02	0.52
49.50	3.58	0.30	0.26	0.45	1.03	0.53
50.00	3.63	0.30	0.27	0.46	1.03	0.54
50.50	3.68	0.36	0.27	0.47	1.04	0.55
51.00	3.74	0.36	0.28	0.48	1.05	0.56
51.50	3.80	0.36	0.29	0.49	1.06	0.57
52.00	3.86	0.42	0.30	0.50	1.08	0.58
52.50	3.94	0.49	0.31	0.52	1.10	0.59
53.00	4.03	0.55	0.33	0.53	1.13	0.60
53.50	4.12	0.62	0.35	0.54	1.17	0.61
54.00	4.23	0.68	0.37	0.56	1.21	0.62
54.50	4.34	0.75	0.39	0.57	1.26	0.64
55.00	4.47	0.82	0.42	0.59	1.31	0.65
55.50	4.60	0.89	0.44	0.61	1.37	0.66
56.00	4.74	0.96	0.47	0.63	1.44	0.67
56.50	4.90	1.03	0.49	0.65	1.51	0.68
57.00	5.07	1.16	0.52	0.67	1.59	0.69
57.50	5.26	1.30	0.56	0.69	1.69	0.70
58.00	5.47	1.44	0.59	0.71	1.81	0.71
58.50	5.70	1.58	0.63	0.74	1.93	0.72
59.00	6.01	2.11	0.68	0.77	2.11	0.73
59.50	6.49	3.31	0.75	0.80	2.40	0.74
60.00	9.71	22.50	1.12	0.83	4.29	0.75
60.50	10.41	6.08	1.27	0.89	5.28	0.76
61.00	10.77	2.88	1.30	0.94	5.51	0.77
61.50	11.04	2.04	1.32	0.99	5.65	0.78
62.00	11.26	1.66	1.33	1.05	5.71	0.79
62.50	11.42	1.24	1.33	1.10	5.72	0.80
63.00	11.57	1.08	1.33	1.16	5.69	0.81
63.50	11.71	1.07	1.32	1.21	5.65	0.82
64.00	11.85	1.07	1.32	1.27	5.62	0.83
64.50	11.94	0.67	1.30	1.32	5.54	0.84
65.00	12.02	0.64	1.29	1.37	5.46	0.85
65.50	12.11	0.64	1.28	1.43	5.41	0.86
66.00	12.20	0.64	1.27	1.48	5.35	0.88
66.50	12.28	0.64	1.26	1.53	5.29	0.89
67.00	12.37	0.64	1.25	1.58	5.24	0.90
67.50	12.45	0.64	1.24	1.64	5.18	0.91
68.00	12.54	0.64	1.24	1.69	5.13	0.92
68.50	12.60	0.44	1.22	1.74	5.06	0.93

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NAVD)	Tail Water Stage (ft NAVD)
69.00	12.66	0.43	1.21	1.79	4.99	0.94
69.50	12.71	0.43	1.20	1.84	4.91	0.95
70.00	12.77	0.43	1.18	1.89	4.83	0.96
70.50	12.83	0.43	1.17	1.94	4.75	0.97
71.00	12.89	0.43	1.16	1.98	4.67	0.98
71.50	12.94	0.43	1.14	2.03	4.59	0.99
72.00	13.00	0.43	1.13	2.08	4.51	1.00
72.50	13.00	0.02	1.11	2.12	4.40	0.98
73.00	13.00	0.00	1.09	2.17	4.27	0.97
73.50	13.00	0.00	1.08	2.22	4.15	0.95
74.00	13.00	0.00	1.06	2.26	4.03	0.94
74.50	13.00	0.00	1.04	2.30	3.91	0.92
75.00	13.00	0.00	1.02	2.35	3.79	0.91
75.50	13.00	0.00	1.00	2.39	3.67	0.89
76.00	13.00	0.00	0.99	2.43	3.56	0.88
76.50	13.00	0.00	0.97	2.47	3.44	0.86
77.00	13.00	0.00	0.95	2.51	3.33	0.84
77.50	13.00	0.00	0.93	2.55	3.21	0.83
78.00	13.00	0.00	0.91	2.58	3.10	0.81
78.50	13.00	0.00	0.88	2.62	2.99	0.80
79.00	13.00	0.00	0.86	2.66	2.89	0.78
79.50	13.00	0.00	0.84	2.69	2.78	0.77
80.00	13.00	0.00	0.82	2.73	2.68	0.75
80.50	13.00	0.00	0.80	2.76	2.58	0.73
81.00	13.00	0.00	0.77	2.79	2.49	0.72
81.50	13.00	0.00	0.75	2.82	2.39	0.70
82.00	13.00	0.00	0.73	2.85	2.29	0.69
82.50	13.00	0.00	0.70	2.88	2.20	0.67
83.00	13.00	0.00	0.68	2.91	2.11	0.66
83.50	13.00	0.00	0.66	2.94	2.03	0.64
84.00	13.00	0.00	0.63	2.97	1.94	0.62
84.50	13.00	0.00	0.61	2.99	1.85	0.61
85.00	13.00	0.00	0.58	3.02	1.77	0.59
85.50	13.00	0.00	0.56	3.04	1.69	0.58
86.00	13.00	0.00	0.53	3.06	1.62	0.56
86.50	13.00	0.00	0.51	3.08	1.55	0.55
87.00	13.00	0.00	0.48	3.10	1.48	0.53
87.50	13.00	0.00	0.46	3.12	1.41	0.52
88.00	13.00	0.00	0.43	3.14	1.35	0.50
88.50	13.00	0.00	0.41	3.16	1.29	0.48
89.00	13.00	0.00	0.38	3.18	1.24	0.47
89.50	13.00	0.00	0.36	3.19	1.19	0.45
90.00	13.00	0.00	0.33	3.21	1.14	0.44
90.50	13.00	0.00	0.31	3.22	1.10	0.42
91.00	13.00	0.00	0.28	3.23	1.06	0.41
91.50	13.00	0.00	0.26	3.24	1.02	0.39
92.00	13.00	0.00	0.20	3.25	0.98	0.38
92.50	13.00	0.00	0.16	3.26	0.94	0.36
93.00	13.00	0.00	0.14	3.26	0.91	0.34
93.50	13.00	0.00	0.12	3.27	0.89	0.33
94.00	13.00	0.00	0.10	3.27	0.86	0.31
94.50	13.00	0.00	0.09	3.28	0.84	0.30
95.00	13.00	0.00	0.08	3.28	0.83	0.28
95.50	13.00	0.00	0.07	3.28	0.81	0.27
96.00	13.00	0.00	0.06	3.29	0.80	0.25
96.50	13.00	0.00	0.06	3.29	0.79	0.23
97.00	13.00	0.00	0.05	3.29	0.78	0.22
97.50	13.00	0.00	0.05	3.29	0.77	0.20
98.00	13.00	0.00	0.04	3.30	0.76	0.19
98.50	13.00	0.00	0.04	3.30	0.75	0.17
99.00	13.00	0.00	0.04	3.30	0.74	0.16
99.50	13.00	0.00	0.03	3.30	0.73	0.14
100.00	13.00	0.00	0.03	3.30	0.73	0.12
100.50	13.00	0.00	0.03	3.30	0.72	0.11
101.00	13.00	0.00	0.03	3.30	0.72	0.09
101.50	13.00	0.00	0.03	3.30	0.71	0.08
102.00	13.00	0.00	0.02	3.31	0.71	0.06
102.50	13.00	0.00	0.02	3.31	0.70	0.05
103.00	13.00	0.00	0.02	3.31	0.70	0.03

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NAVD)	Tail Water Stage (ft NAVD)
103.50	13.00	0.00	0.02	3.31	0.69	0.02
104.00	13.00	0.00	0.02	3.31	0.69	0.00
104.50	13.00	0.00	0.02	3.31	0.68	-0.02
105.00	13.00	0.00	0.02	3.31	0.68	-0.03
105.50	13.00	0.00	0.02	3.31	0.68	-0.05
106.00	13.00	0.00	0.02	3.31	0.67	-0.06
106.50	13.00	0.00	0.01	3.31	0.67	-0.08
107.00	13.00	0.00	0.01	3.31	0.67	-0.09
107.50	13.00	0.00	0.01	3.31	0.66	-0.11
108.00	13.00	0.00	0.01	3.31	0.66	-0.12
108.50	13.00	0.00	0.01	3.31	0.66	-0.14
109.00	13.00	0.00	0.01	3.32	0.66	-0.16
109.50	13.00	0.00	0.01	3.32	0.65	-0.17
110.00	13.00	0.00	0.01	3.32	0.65	-0.19
110.50	13.00	0.00	0.01	3.32	0.65	-0.20
111.00	13.00	0.00	0.01	3.32	0.65	-0.22
111.50	13.00	0.00	0.01	3.32	0.64	-0.23
112.00	13.00	0.00	0.01	3.32	0.64	-0.25
112.50	13.00	0.00	0.01	3.32	0.64	-0.27
113.00	13.00	0.00	0.01	3.32	0.64	-0.28
113.50	13.00	0.00	0.01	3.32	0.64	-0.30
114.00	13.00	0.00	0.01	3.32	0.64	-0.31
114.50	13.00	0.00	0.01	3.32	0.63	-0.33
115.00	13.00	0.00	0.01	3.32	0.63	-0.34
115.50	13.00	0.00	0.01	3.32	0.63	-0.36
116.00	13.00	0.00	0.01	3.32	0.63	-0.38
116.50	13.00	0.00	0.01	3.32	0.63	-0.39
117.00	13.00	0.00	0.01	3.32	0.63	-0.41
117.50	13.00	0.00	0.01	3.32	0.62	-0.42
118.00	13.00	0.00	0.01	3.32	0.62	-0.44
118.50	13.00	0.00	0.01	3.32	0.62	-0.45
119.00	13.00	0.00	0.01	3.32	0.62	-0.47
119.50	13.00	0.00	0.01	3.32	0.62	-0.48
120.00	13.00	0.00	0.01	3.32	0.62	-0.50

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
1	1.33	62.25	0.00	0.00

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
onsite	5.72	62.25	0.50	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
onsite	3.35	0.00	3.32	0.00	0.02	0.00

Project Name: Post 100 - year, 3 - day
Reviewer: JVP
Project Number: 11974.00
  Period Begin: Jan 01, 2000;0000 hr End: Jan 06, 2000;0000 hr Duration: 120 hr
  Time Step: 0.05 hr, Iterations: 1000

Basin 1: onsite

  Method: Santa Barbara Unit Hydrograph
  Rainfall Distribution: SFWMD - 3day
  Design Frequency: 100 year
  3 Day Rainfall: 16.0001 inches
  Area: 3.82 acres
  Ground Storage: 2.39 inches
  Time of Concentration: 0.17 hours
  Initial Stage: 0.5 ft NAVD

Stage (ft NAVD)	Storage (acre-ft)
0.50	0.00
1.00	0.10
1.50	0.25
2.00	0.40
2.50	0.56
3.00	0.73
3.50	0.90
4.00	1.08
4.50	1.26
5.00	1.45
5.50	1.68
6.00	1.82
6.50	2.02
7.00	2.30
7.50	2.72
8.00	3.40
8.50	4.35
9.00	5.59
9.50	7.16
10.00	9.08
10.50	11.34
11.00	13.97

Offsite Receiving Body: Offsite1

Time (hr)	Stage (ft NAVD)
0.00	-0.50
24.00	-0.50
48.00	0.50
72.00	1.00
120.00	-0.50
1000.00	-0.50

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
onsite	8.46	73.50	0.50	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
onsite	4.28	0.00	0.00	0.00	4.28	0.00

Project Name: POST 25y3d BASIN 2-East Civic Open Space Area
Reviewer: CAR
Project Number: 11974.00
Period Begin: Jan 01, 2000;0000 hr End: Jan 06, 2000;0000 hr Duration: 120 hr
Time Step: 0.05 hr, Iterations: 100

Basin 1: East Civic Open Space

Method: Santa Barbara Unit Hydrograph
Rainfall Distribution: SFWMD - 3day
Design Frequency: 25 year
3 Day Rainfall: 13 inches
Area: 0.13 acres
Ground Storage: 4.45 inches
Time of Concentration: 0.17 hours
Initial Stage: 0 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
0.00	0.00
0.50	0.01
1.00	0.02
1.50	0.03
2.00	0.04
2.50	0.04
3.00	0.04
3.50	0.04
4.00	0.04
4.50	0.04
5.00	0.05
5.50	0.11
6.00	0.22
6.50	0.39

Offsite Receiving Body: Offsite1

Time (hr)	Stage (ft NGVD)
0.00	-0.50
24.00	-0.50
48.00	0.50
72.00	1.00
96.00	-0.50
1000.00	-0.50

Structure: 1

From Basin: East Civic Open Space
To Basin: Offsite1
Structure Type: Gravity
Weir: Sharp Crested, Crest Elev = 4.25 ft NGVD, Length = 2 ft
Bleeder: None
Pipe: Diameter = 1 ft, Manning's n = 0.013, Length = 10.5 ft
US Invert Elev = 1 ft NGVD, DS Invert Elev = 0.5 ft NGVD, no flap gate

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	0.00	-0.50
0.50	0.03	0.00	0.00	0.00	0.00	-0.50
1.00	0.06	0.00	0.00	0.00	0.00	-0.50
1.50	0.09	0.00	0.00	0.00	0.00	-0.50
2.00	0.12	0.00	0.00	0.00	0.00	-0.50
2.50	0.15	0.00	0.00	0.00	0.00	-0.50
3.00	0.17	0.00	0.00	0.00	0.00	-0.50
3.50	0.20	0.00	0.00	0.00	0.00	-0.50
4.00	0.23	0.00	0.00	0.00	0.00	-0.50

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
4.50	0.26	0.00	0.00	0.00	0.00	-0.50
5.00	0.29	0.00	0.00	0.00	0.00	-0.50
5.50	0.32	0.00	0.00	0.00	0.00	-0.50
6.00	0.35	0.00	0.00	0.00	0.00	-0.50
6.50	0.38	0.00	0.00	0.00	0.00	-0.50
7.00	0.41	0.00	0.00	0.00	0.00	-0.50
7.50	0.44	0.00	0.00	0.00	0.00	-0.50
8.00	0.47	0.00	0.00	0.00	0.00	-0.50
8.50	0.49	0.00	0.00	0.00	0.00	-0.50
9.00	0.52	0.00	0.00	0.00	0.00	-0.50
9.50	0.55	0.00	0.00	0.00	0.00	-0.50
10.00	0.58	0.00	0.00	0.00	0.00	-0.50
10.50	0.61	0.00	0.00	0.00	0.00	-0.50
11.00	0.64	0.00	0.00	0.00	0.00	-0.50
11.50	0.67	0.00	0.00	0.00	0.00	-0.50
12.00	0.70	0.00	0.00	0.00	0.00	-0.50
12.50	0.73	0.00	0.00	0.00	0.00	-0.50
13.00	0.76	0.00	0.00	0.00	0.00	-0.50
13.50	0.79	0.00	0.00	0.00	0.00	-0.50
14.00	0.81	0.00	0.00	0.00	0.00	-0.50
14.50	0.84	0.00	0.00	0.00	0.00	-0.50
15.00	0.87	0.00	0.00	0.00	0.00	-0.50
15.50	0.90	0.00	0.00	0.00	0.00	-0.50
16.00	0.93	0.00	0.00	0.00	0.00	-0.50
16.50	0.96	0.00	0.00	0.00	0.00	-0.50
17.00	0.99	0.00	0.00	0.00	0.00	-0.50
17.50	1.02	0.00	0.00	0.00	0.00	-0.50
18.00	1.05	0.00	0.00	0.00	0.00	-0.50
18.50	1.08	0.00	0.00	0.00	0.00	-0.50
19.00	1.11	0.00	0.00	0.00	0.00	-0.50
19.50	1.13	0.00	0.00	0.00	0.01	-0.50
20.00	1.16	0.00	0.00	0.00	0.01	-0.50
20.50	1.19	0.00	0.00	0.00	0.01	-0.50
21.00	1.22	0.00	0.00	0.00	0.01	-0.50
21.50	1.25	0.00	0.00	0.00	0.01	-0.50
22.00	1.28	0.00	0.00	0.00	0.02	-0.50
22.50	1.31	0.00	0.00	0.00	0.02	-0.50
23.00	1.34	0.00	0.00	0.00	0.02	-0.50
23.50	1.37	0.00	0.00	0.00	0.02	-0.50
24.00	1.40	0.00	0.00	0.00	0.03	-0.50
24.50	1.44	0.00	0.00	0.00	0.03	-0.48
25.00	1.48	0.00	0.00	0.00	0.04	-0.46
25.50	1.52	0.00	0.00	0.00	0.04	-0.44
26.00	1.57	0.00	0.00	0.00	0.05	-0.42
26.50	1.61	0.00	0.00	0.00	0.05	-0.40
27.00	1.65	0.00	0.00	0.00	0.06	-0.38
27.50	1.69	0.00	0.00	0.00	0.06	-0.35
28.00	1.74	0.00	0.00	0.00	0.07	-0.33
28.50	1.78	0.00	0.00	0.00	0.08	-0.31
29.00	1.82	0.00	0.00	0.00	0.08	-0.29
29.50	1.86	0.00	0.00	0.00	0.09	-0.27
30.00	1.91	0.00	0.00	0.00	0.10	-0.25
30.50	1.95	0.00	0.00	0.00	0.11	-0.23
31.00	1.99	0.00	0.00	0.00	0.12	-0.21
31.50	2.03	0.00	0.00	0.00	0.12	-0.19
32.00	2.08	0.00	0.00	0.00	0.13	-0.17
32.50	2.12	0.00	0.00	0.00	0.14	-0.15
33.00	2.16	0.00	0.00	0.00	0.15	-0.12
33.50	2.20	0.00	0.00	0.00	0.16	-0.10
34.00	2.25	0.00	0.00	0.00	0.17	-0.08
34.50	2.29	0.00	0.00	0.00	0.18	-0.06
35.00	2.33	0.00	0.00	0.00	0.19	-0.04
35.50	2.37	0.00	0.00	0.00	0.20	-0.02
36.00	2.42	0.00	0.00	0.00	0.21	0.00
36.50	2.46	0.01	0.00	0.00	0.22	0.02
37.00	2.50	0.01	0.00	0.00	0.23	0.04
37.50	2.54	0.01	0.00	0.00	0.24	0.06
38.00	2.59	0.01	0.00	0.00	0.25	0.08
38.50	2.63	0.01	0.00	0.00	0.26	0.10

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
39.00	2.67	0.01	0.00	0.00	0.27	0.12
39.50	2.71	0.01	0.00	0.00	0.28	0.15
40.00	2.75	0.01	0.00	0.00	0.29	0.17
40.50	2.80	0.01	0.00	0.00	0.31	0.19
41.00	2.84	0.01	0.00	0.00	0.32	0.21
41.50	2.88	0.01	0.00	0.00	0.33	0.23
42.00	2.92	0.01	0.00	0.00	0.34	0.25
42.50	2.97	0.01	0.00	0.00	0.35	0.27
43.00	3.01	0.01	0.00	0.00	0.37	0.29
43.50	3.05	0.01	0.00	0.00	0.38	0.31
44.00	3.09	0.01	0.00	0.00	0.39	0.33
44.50	3.14	0.01	0.00	0.00	0.40	0.35
45.00	3.18	0.01	0.00	0.00	0.42	0.38
45.50	3.22	0.01	0.00	0.00	0.43	0.40
46.00	3.26	0.01	0.00	0.00	0.44	0.42
46.50	3.31	0.01	0.00	0.00	0.46	0.44
47.00	3.35	0.01	0.00	0.00	0.47	0.46
47.50	3.39	0.01	0.00	0.00	0.48	0.48
48.00	3.43	0.01	0.00	0.00	0.50	0.50
48.50	3.48	0.01	0.00	0.00	0.51	0.51
49.00	3.53	0.01	0.00	0.00	0.53	0.52
49.50	3.58	0.01	0.00	0.00	0.54	0.53
50.00	3.63	0.01	0.00	0.00	0.56	0.54
50.50	3.68	0.01	0.00	0.00	0.58	0.55
51.00	3.74	0.01	0.00	0.00	0.60	0.56
51.50	3.80	0.01	0.00	0.00	0.62	0.57
52.00	3.86	0.01	0.00	0.00	0.64	0.58
52.50	3.94	0.01	0.00	0.00	0.66	0.59
53.00	4.03	0.01	0.00	0.00	0.69	0.60
53.50	4.12	0.02	0.00	0.00	0.72	0.61
54.00	4.23	0.02	0.00	0.00	0.76	0.62
54.50	4.34	0.02	0.00	0.00	0.80	0.64
55.00	4.47	0.02	0.00	0.00	0.85	0.65
55.50	4.60	0.02	0.00	0.00	0.90	0.66
56.00	4.74	0.03	0.00	0.00	0.95	0.67
56.50	4.90	0.03	0.00	0.00	1.01	0.68
57.00	5.07	0.03	0.00	0.00	1.07	0.69
57.50	5.26	0.04	0.00	0.00	1.15	0.70
58.00	5.47	0.04	0.00	0.00	1.23	0.71
58.50	5.70	0.05	0.00	0.00	1.32	0.72
59.00	6.01	0.06	0.00	0.00	1.44	0.73
59.50	6.49	0.10	0.00	0.00	1.62	0.74
60.00	9.71	0.70	0.00	0.01	4.61	0.75
60.50	10.41	0.19	0.00	0.03	4.50	0.76
61.00	10.77	0.09	0.00	0.03	4.51	0.77
61.50	11.04	0.07	0.00	0.03	4.66	0.78
62.00	11.26	0.05	0.00	0.04	4.54	0.79
62.50	11.42	0.04	0.00	0.04	4.63	0.80
63.00	11.57	0.03	0.00	0.04	1.97	0.81
63.50	11.71	0.03	0.00	0.04	4.55	0.82
64.00	11.85	0.03	0.00	0.04	4.62	0.83
64.50	11.94	0.02	0.00	0.04	4.67	0.84
65.00	12.02	0.02	0.00	0.05	1.98	0.85
65.50	12.11	0.02	0.00	0.05	4.52	0.86
66.00	12.20	0.02	0.00	0.05	4.56	0.88
66.50	12.28	0.02	0.00	0.05	4.60	0.89
67.00	12.37	0.02	0.00	0.05	4.65	0.90
67.50	12.45	0.02	1.14	0.05	4.57	0.91
68.00	12.54	0.02	0.00	0.05	2.00	0.92
68.50	12.60	0.01	0.00	0.05	4.53	0.93
69.00	12.66	0.01	0.00	0.05	4.56	0.94
69.50	12.71	0.01	0.00	0.05	4.59	0.95
70.00	12.77	0.01	0.00	0.05	4.62	0.96
70.50	12.83	0.01	0.00	0.05	4.65	0.97
71.00	12.89	0.01	0.00	0.05	4.67	0.98
71.50	12.94	0.01	0.00	0.06	1.97	0.99
72.00	13.00	0.01	0.00	0.06	2.00	1.00
72.50	13.00	0.00	0.00	0.06	4.51	0.97
73.00	13.00	0.00	0.00	0.06	4.51	0.94

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
73.50	13.00	0.00	0.00	0.06	4.51	0.91
74.00	13.00	0.00	0.00	0.06	4.51	0.88
74.50	13.00	0.00	0.00	0.06	4.51	0.84
75.00	13.00	0.00	0.00	0.06	4.51	0.81
75.50	13.00	0.00	0.00	0.06	4.51	0.78
76.00	13.00	0.00	0.00	0.06	4.51	0.75
76.50	13.00	0.00	0.00	0.06	4.51	0.72
77.00	13.00	0.00	0.00	0.06	4.51	0.69
77.50	13.00	0.00	0.00	0.06	4.51	0.66
78.00	13.00	0.00	0.00	0.06	4.51	0.62
78.50	13.00	0.00	0.00	0.06	4.51	0.59
79.00	13.00	0.00	0.00	0.06	4.51	0.56
79.50	13.00	0.00	0.00	0.06	4.51	0.53
80.00	13.00	0.00	0.00	0.06	4.51	0.50
80.50	13.00	0.00	0.00	0.06	4.51	0.47
81.00	13.00	0.00	0.00	0.06	4.51	0.44
81.50	13.00	0.00	0.00	0.06	4.51	0.41
82.00	13.00	0.00	0.00	0.06	4.51	0.38
82.50	13.00	0.00	0.00	0.06	4.51	0.34
83.00	13.00	0.00	0.00	0.06	4.51	0.31
83.50	13.00	0.00	0.00	0.06	4.51	0.28
84.00	13.00	0.00	0.00	0.06	4.51	0.25
84.50	13.00	0.00	0.00	0.06	4.51	0.22
85.00	13.00	0.00	0.00	0.06	4.51	0.19
85.50	13.00	0.00	0.00	0.06	4.51	0.16
86.00	13.00	0.00	0.00	0.06	4.51	0.12
86.50	13.00	0.00	0.00	0.06	4.51	0.09
87.00	13.00	0.00	0.00	0.06	4.51	0.06
87.50	13.00	0.00	0.00	0.06	4.51	0.03
88.00	13.00	0.00	0.00	0.06	4.51	0.00
88.50	13.00	0.00	0.00	0.06	4.51	-0.03
89.00	13.00	0.00	0.00	0.06	4.51	-0.06
89.50	13.00	0.00	0.00	0.06	4.51	-0.09
90.00	13.00	0.00	0.00	0.06	4.51	-0.12
90.50	13.00	0.00	0.00	0.06	4.51	-0.16
91.00	13.00	0.00	0.00	0.06	4.51	-0.19
91.50	13.00	0.00	0.00	0.06	4.51	-0.22
92.00	13.00	0.00	0.00	0.06	4.51	-0.25
92.50	13.00	0.00	0.00	0.06	4.51	-0.28
93.00	13.00	0.00	0.00	0.06	4.51	-0.31
93.50	13.00	0.00	0.00	0.06	4.51	-0.34
94.00	13.00	0.00	0.00	0.06	4.51	-0.38
94.50	13.00	0.00	0.00	0.06	4.51	-0.41
95.00	13.00	0.00	0.00	0.06	4.51	-0.44
95.50	13.00	0.00	0.00	0.06	4.51	-0.47
96.00	13.00	0.00	0.00	0.06	4.51	-0.50
96.50	13.00	0.00	0.00	0.06	4.51	-0.50
97.00	13.00	0.00	0.00	0.06	4.51	-0.50
97.50	13.00	0.00	0.00	0.06	4.51	-0.50
98.00	13.00	0.00	0.00	0.06	4.51	-0.50
98.50	13.00	0.00	0.00	0.06	4.51	-0.50
99.00	13.00	0.00	0.00	0.06	4.51	-0.50
99.50	13.00	0.00	0.00	0.06	4.51	-0.50
100.00	13.00	0.00	0.00	0.06	4.51	-0.50
100.50	13.00	0.00	0.00	0.06	4.51	-0.50
101.00	13.00	0.00	0.00	0.06	4.51	-0.50
101.50	13.00	0.00	0.00	0.06	4.51	-0.50
102.00	13.00	0.00	0.00	0.06	4.51	-0.50
102.50	13.00	0.00	0.00	0.06	4.51	-0.50
103.00	13.00	0.00	0.00	0.06	4.51	-0.50
103.50	13.00	0.00	0.00	0.06	4.51	-0.50
104.00	13.00	0.00	0.00	0.06	4.51	-0.50
104.50	13.00	0.00	0.00	0.06	4.51	-0.50
105.00	13.00	0.00	0.00	0.06	4.51	-0.50
105.50	13.00	0.00	0.00	0.06	4.51	-0.50
106.00	13.00	0.00	0.00	0.06	4.51	-0.50
106.50	13.00	0.00	0.00	0.06	4.51	-0.50
107.00	13.00	0.00	0.00	0.06	4.51	-0.50
107.50	13.00	0.00	0.00	0.06	4.51	-0.50

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
108.00	13.00	0.00	0.00	0.06	4.51	-0.50
108.50	13.00	0.00	0.00	0.06	4.51	-0.50
109.00	13.00	0.00	0.00	0.06	4.51	-0.50
109.50	13.00	0.00	0.00	0.06	4.51	-0.50
110.00	13.00	0.00	0.00	0.06	4.51	-0.50
110.50	13.00	0.00	0.00	0.06	4.51	-0.50
111.00	13.00	0.00	0.00	0.06	4.51	-0.50
111.50	13.00	0.00	0.00	0.06	4.51	-0.50
112.00	13.00	0.00	0.00	0.06	4.51	-0.50
112.50	13.00	0.00	0.00	0.06	4.51	-0.50
113.00	13.00	0.00	0.00	0.06	4.51	-0.50
113.50	13.00	0.00	0.00	0.06	4.51	-0.50
114.00	13.00	0.00	0.00	0.06	4.51	-0.50
114.50	13.00	0.00	0.00	0.06	4.51	-0.50
115.00	13.00	0.00	0.00	0.06	4.51	-0.50
115.50	13.00	0.00	0.00	0.06	4.51	-0.50
116.00	13.00	0.00	0.00	0.06	4.51	-0.50
116.50	13.00	0.00	0.00	0.06	4.51	-0.50
117.00	13.00	0.00	0.00	0.06	4.51	-0.50
117.50	13.00	0.00	0.00	0.06	4.51	-0.50
118.00	13.00	0.00	0.00	0.06	4.51	-0.50
118.50	13.00	0.00	0.00	0.06	4.51	-0.50
119.00	13.00	0.00	0.00	0.06	4.51	-0.50
119.50	13.00	0.00	0.00	0.06	4.51	-0.50
120.00	13.00	0.00	0.00	0.06	4.51	-0.50

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
1	1.40	59.85	0.00	0.00

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
East Civic Ope	4.69	64.70	0.00	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
East Civic Ope	0.10	0.00	0.06	0.00	0.04	0.00

LOCATION MAP

KEITH
301 East Atlantic Blvd. Pompano Beach, FL 33060
PH: (954) 788-3400
Florida Certificate of Authorization: 7928
Licensed Business Number: 6860

NO.	DESCRIPTION	DATE

PRELIMINARY PLAN NOT FOR CONSTRUCTION

THESE PLANS ARE NOT FULLY PERMITTED AND ARE SUBJECT TO REVISIONS MADE DURING THE PERMITTING PROCESS.

RESPONSIBILITY FOR THE USE OF THESE PLANS PRIOR TO OBTAINING PERMITS FROM ALL AGENCIES HAVING JURISDICTION OVER THE PROJECT WILL FALL SOLELY UPON THE USER.

ISSUE DATE:	
DESIGNED BY:	05/11/21
DRAWN BY:	SOG
CHECKED BY:	XXX
BID-CONTRACT:	XXX

CLIENT

PROJECT

Berkeley Landings

SHEET TITLE

VICINITY MAP

SHEET NUMBER	CV–101
PROJECT NUMBER	11974.00

CHRISTOPHER A. ROGERS, P.E.
FLORIDA REG. NO. 67359
(FOR THE FIRM)

Plotted by: sgray On Tuesday, May 11, 2021 4:23:18 PM

Drawing name: C:\Users\sgray\Desktop\Location Map.dwg

STATUS: PRELIMINARY

WARRANTY DEED

CFN 20150275114
OR BK 27692 PG 0631
RECORDED 07/24/2015 10:54:01
Palm Beach County, Florida
AMT 10.00
Doc Stamp 0.70
Sharon R. Bock, CLERK & COMPTROLLER
Pgs 0631 - 633; (3pgs)

This instrument prepared by:
Henry B. Handler, Esq.
Weiss, Handler & Cornwell, P.A.
2255 Glades Road, Suite 218A
Boca Raton, FL 33431

This is not a certified copy

THIS DEED IS HEREBY CORRECTING THAT DEED RECORDED IN OR BOOK 27373, PAGE 1848

CORRECTED SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made this 30th day of June, 2015, between Wayne Richards as Personal Representative of the ESTATE OF CHRISTOS GIOVANIS, sole Director of **YOVANIS ENTERPRISES, INC., a Florida corporation** whose address is P.O. BOX 8125, West Palm Beach, FL. 33407 (*Grantor*), and **EAST COAST PROPERTY INVESTMENT GROUP, LLC, a Florida limited liability company**, whose address is P.O. BOX 540669, Lake Worth, FL. 33454 (*Grantee*).

WITNESSETH:

That Grantor, for and in consideration of the sum of TEN AND NO/100 ($10.00) DOLLARS and other good and valuable considerations, in hand paid by Grantee, the receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee, those certain lands situate, lying and being in the County of Palm Beach, State of Florida, described as follows (*Land*):

SEE EXHIBIT "A"
ATTACHED HERETO & MADE A PART HEREOF

TO HAVE AND TO HOLD the above granted, bargained and described Land unto said Grantee to Grantee's own proper use, benefit and behoof forever.

SUBJECT TO: Covenants, restrictions and public utility easements of record, existing zoning and governmental regulations and taxes for the year 2015 and subsequent years.

TOGETHER WITH, all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof.

AND Grantor hereby covenants that Grantor has good right and lawful authority to sell and convey the above-described Land, and hereby warrants the title to said Land for any acts of Grantor and will defend

the title of said Land against the lawful claims and demands of all persons claiming by, through or under Grantor, but against none other, and in all events subject to the Permitted Exceptions.

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered
in the presence of:

Sheri N. Tassoni
Name: Sheri N. Tassoni

Patricia Taylor
Name: Patricia Taylor

GRANTOR:

YOVANIS ENTERPRISES, INC.,
A Florida corporation

By: Wayne M. Richards
Name: Wayne Richards, Personal Representative
of the Estate of Christos Giovanis, its sole Director

ATTEST BY: Wayne M. Richards
Wayne Richards, Secretary

STATE OF FLORIDA)
) SS:
COUNTY OF Palm Beach)

The foregoing Special Warranty Deed was acknowledged before me this 30th day of June, 2015, by Wayne Richards, as Personal Representative of the Estate of Christos Giovanis, its sole Director of YOVANIS ENTERPRISES, INC., a Florida corporation, on behalf of the corporation, ( ) who is personally known to me OR (✓) who produced a drivers license as identification.

Sheri N. Tassoni
Notary Signature

Sheri N. Tassoni
Print Notary Name

SEAL

Notary Public State of Florida
Sheri N Tassoni
My Commission EE 836699
Expires 10/01/2016

NOTARY PUBLIC
State of Florida at Large
My Commission Expires:

This is a Certified Copy

EXHIBIT A

This is not a certified copy

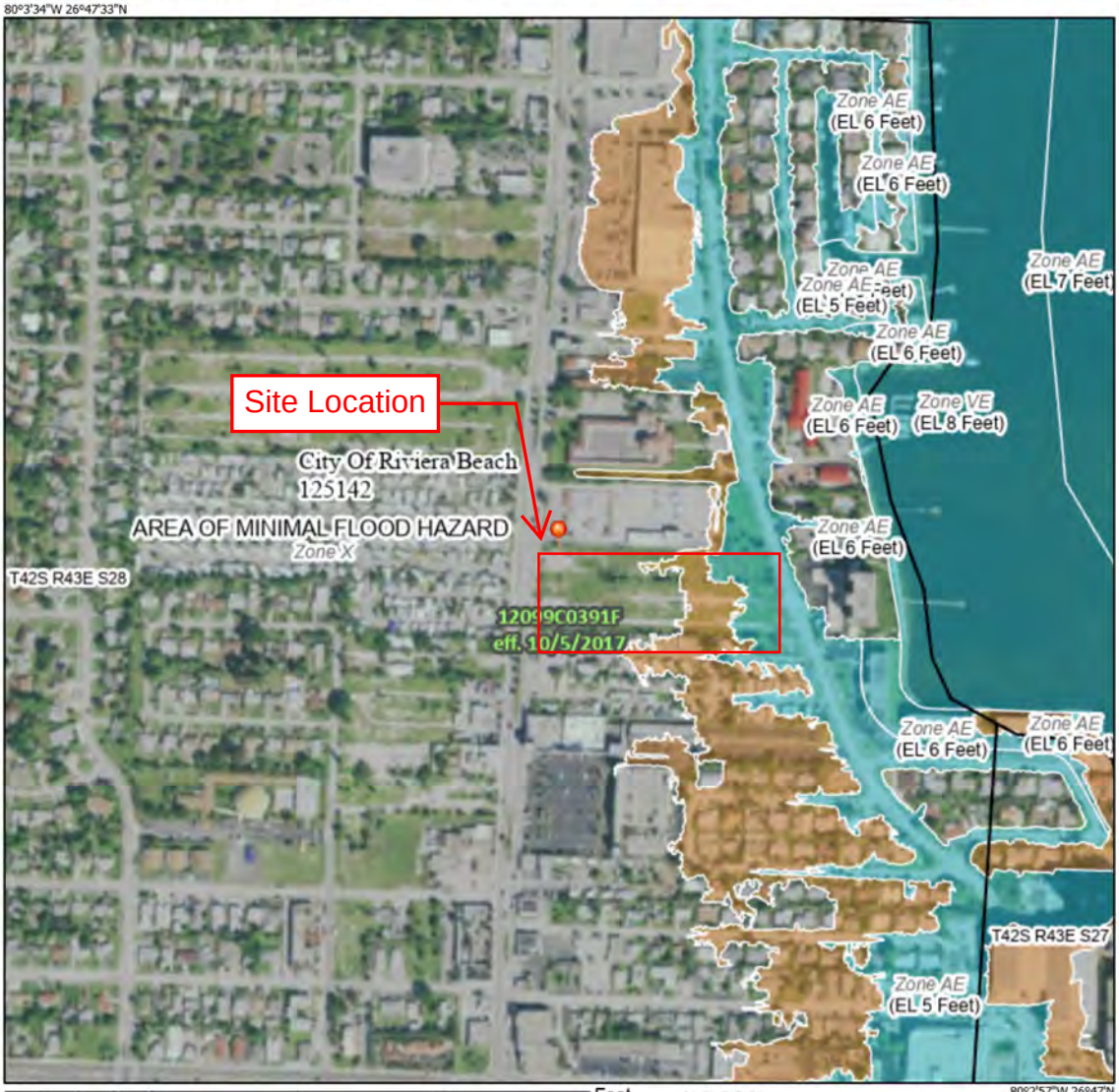
Beginning a point 25 feet North of and 27 feet East of the point of intersection of the South line of the North 1/2 of Government Lot 2, Section 28, Township 42 South, Range 43 East, with a line running with U.S. Highway #1 (Broadway or S.R. #5) known as the Potter Line and being 27 feet West of the Easterly right-of-way of said U.S. # 1; thence Easterly for 664.23 feet; thence Southerly for 50 feet; thence Easterly for 160.45 feet to the Westerly right-of-way line of Avenue A; thence Northerly along said Westerly right-of-way line for 227.52 feet; thence Westerly for 736.7 feet to the Easterly right-of-way line of U.S. #1; thence Southerly with the Easterly right-of-way line of U.S. #1 for 160.14 feet; to the point of beginning. Said lands being in Palm Beach County, Florida.

FEMA FLOOD ZONE MAPS

National Flood Hazard Layer FIRMette

FEMA

80°3'34"W 26°47'33"N



0 250 500 1,000 1,500 2,000 Feet

1:6,000

80°2'57"W 26°47'N

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 / 17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 5/4/2021 at 7:08 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

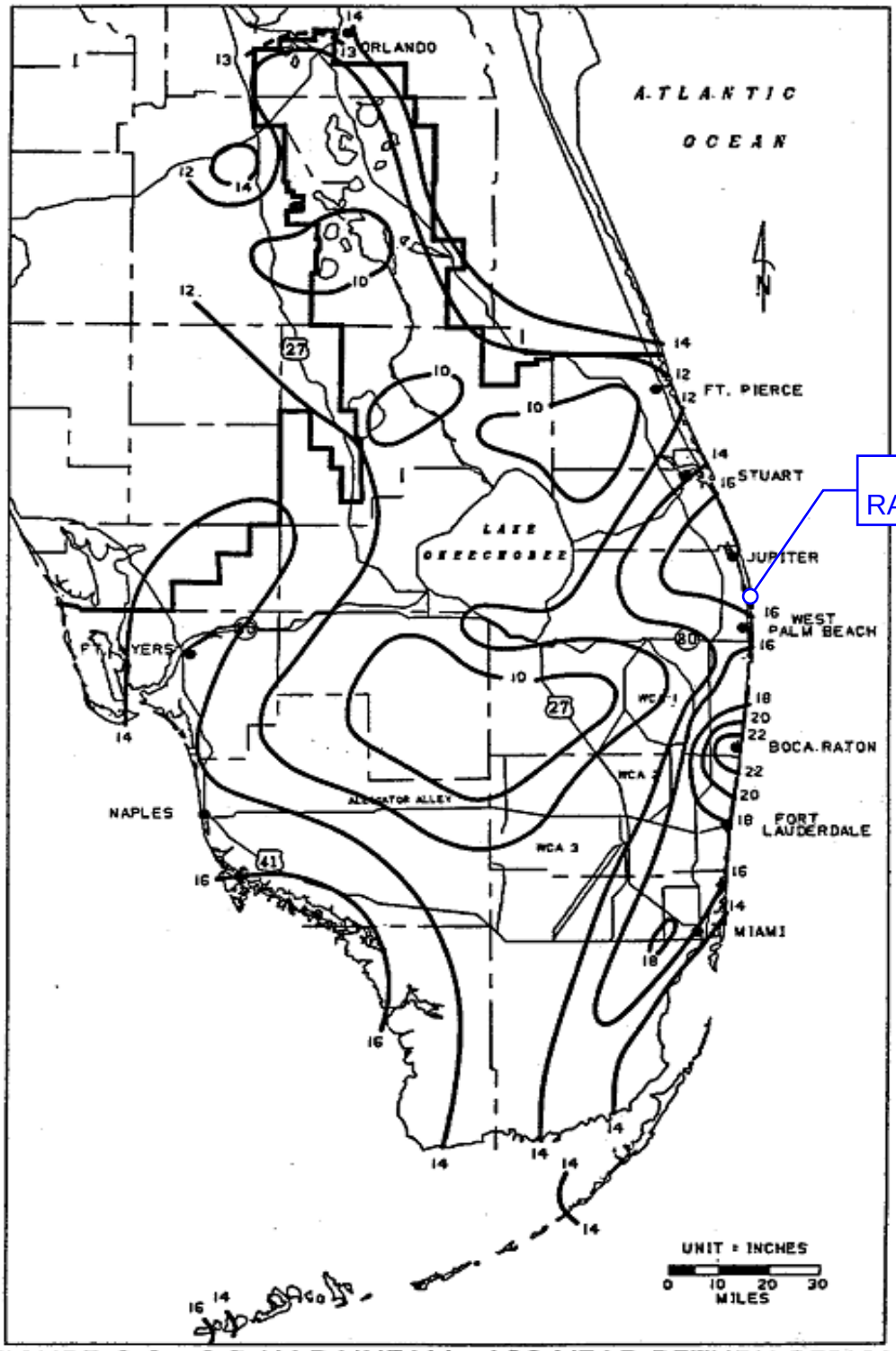


FIGURE C-9. 3-DAY RAINFALL: 100-YEAR RETURN PERIOD

SFWMD RAINFALL INTENSITY MAPS

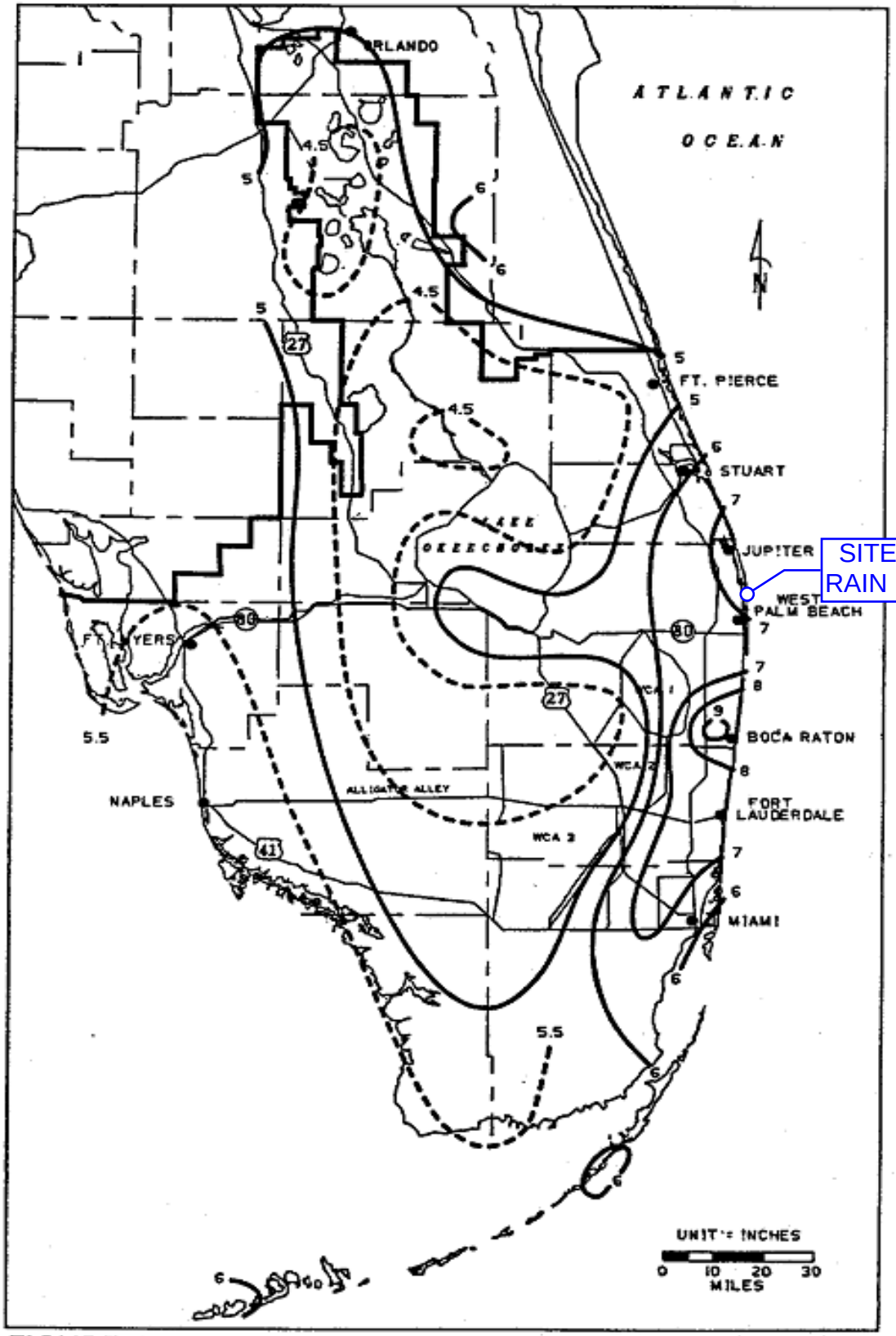


FIGURE C-3. 1-DAY RAINFALL: 5-YEAR RETURN PERIOD

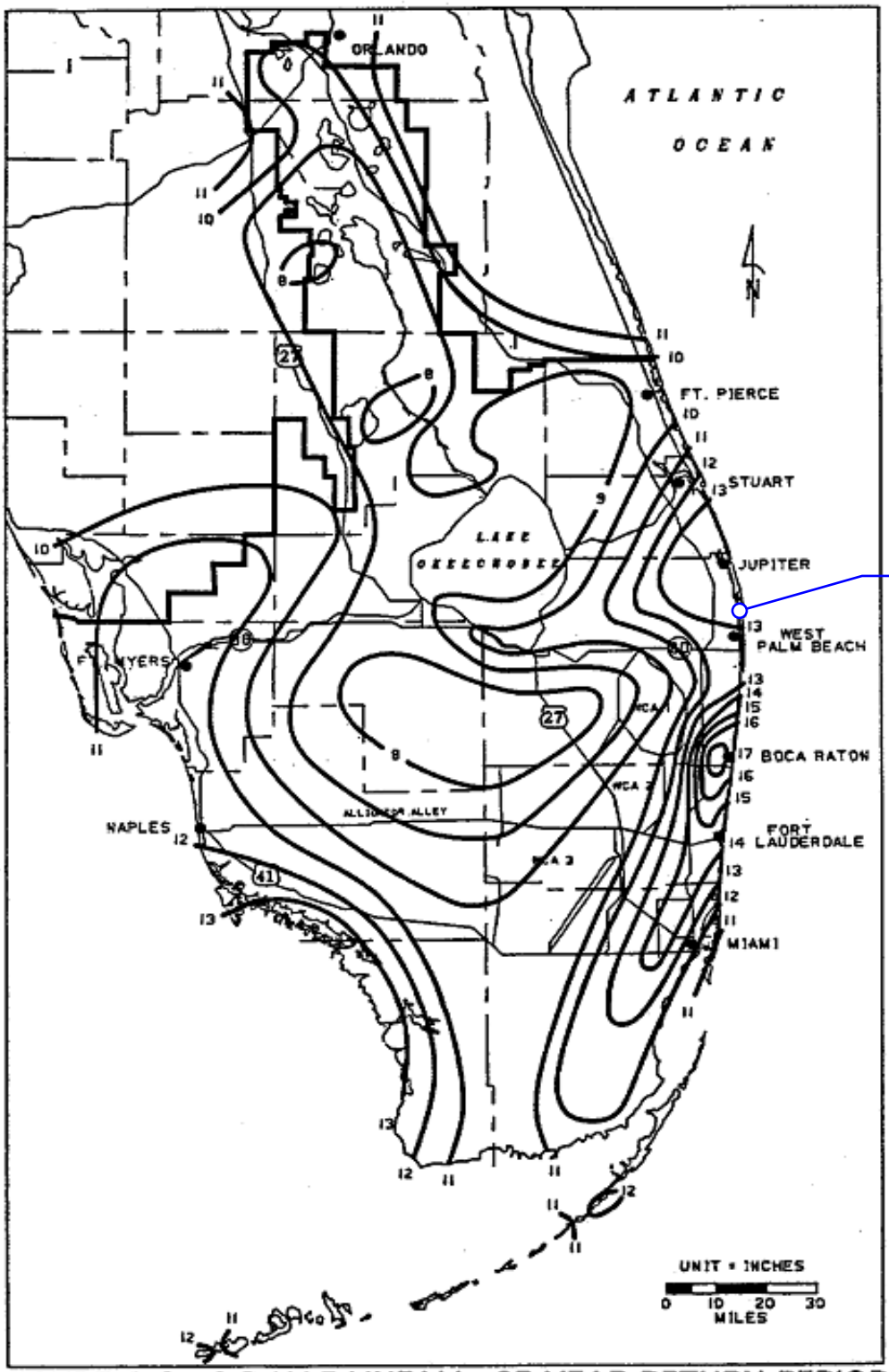


FIGURE C-8. 3-DAY RAINFALL: 25-YEAR RETURN PERIOD

PALM BEACH COUNTY SOILS MAP

Site Location

SOIL ASSOCIATIONS

NEARLY LEVEL TO SLOPING, EXCESSIVELY DRAINED TO SOMEWHAT POORLY DRAINED SOILS OF THE COASTAL RIDGES

1 — ST. LUCIE–URBAN LAND–PAOLA association: Nearly level to sloping, excessively drained soils that are sandy throughout; mostly in urban use.

2 — PALM BEACH–URBAN LAND–CANAVERAL association: Nearly level to sloping, excessively drained, moderately well drained, and somewhat poorly drained soils that are sandy throughout; mostly in urban use.

3 — QUARTZIPSAMMENTS–URBAN LAND association: Nearly level to sloping, excessively drained soils that are sandy throughout and areas in urban use.

NEARLY LEVEL TO GENTLY SLOPING, POORLY DRAINED AND MODERATELY WELL DRAINED SOILS OF THE FLATWOODS, GENERALLY NOT SUBJECT TO FLOODING

4 — POMELLO–IMMOKALEE association: Nearly level to gently sloping, moderately well drained and poorly drained soils that are sandy throughout and have a weakly cemented layer below a depth of 30 inches.

5 — MYAKKA–IMMOKALEE–BASINGER association: Nearly level, poorly drained soils that are sandy throughout; some have a weakly cemented layer below a depth of 30 inches.

6 — IMMOKALEE–URBAN LAND–POMPANO–BASINGER association: Nearly level, poorly drained soils that are sandy throughout; some have a weakly cemented layer below a depth of 30 inches; mostly in urban use.

7 — WABASSO–RIVIERA–OLDSMAR association: Nearly level, poorly drained sandy soils that have a loamy subsoil; some have a weakly cemented sandy layer over the loamy subsoil.

8 — BOCA–HALLANDALE association: Nearly level, poorly drained sandy soils that are moderately deep to shallow over limestone; some have a loamy subsoil.

NEARLY LEVEL, POORLY DRAINED AND VERY POORLY DRAINED SOILS GENERALLY IN SLOUGHS AND DEPRESSIONS, SUBJECT TO FREQUENT FLOODING

9 — RIVIERA association: Nearly level, poorly drained sandy soils that have a loamy subsoil.

10 — RIVIERA–BOCA association: Nearly level, poorly drained sandy soils that have a loamy subsoil; some are moderately deep over limestone.

11 — BASINGER association: Nearly level, poorly drained soils that are sandy throughout.

12 — WINDER–TEQUESTA association: Nearly level, poorly drained and very poorly drained sandy soils that have a loamy subsoil; some have a thin layer of muck at the surface.

NEARLY LEVEL, VERY POORLY DRAINED ORGANIC SOILS OF THE EVERGLADES

13 — TERRA CEIA association: Nearly level, very poorly drained, well decomposed organic soils that are more than 51 inches thick.

14 — PAHOKEE association: Nearly level, very poorly drained organic soils that are 36 to 51 inches thick over limestone.

15 — TORRY association: Nearly level, very poorly drained organic soils that are more than 51 inches thick over limestone.

Compiled 1976

SECTIONALIZED TOWNSHIP

6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

Each area outlined on this map consists of more than one kind of soil. The map is thus meant for general planning rather than a basis for decisions on the use of specific tracts.

U.S. DEPARTMENT OF AGRICULTURE
SOIL CONSERVATION SERVICE
UNIVERSITY OF FLORIDA INSTITUTE OF FOOD AND AGRICULTURAL SCIENCES
AGRICULTURAL EXPERIMENT STATIONS, SOIL SCIENCE DEPARTMENT

GENERAL SOIL MAP

PALM BEACH COUNTY AREA, FLORIDA

Scale 1:190,080

1 0 1 2 3 4 Miles

BERKELEY LANDING

3100 3124 Broadway Avenue
Riviera Beach, FL 33404

PARKING DEMAND ANALYSIS

Prepared By:

KEITH

301 East Atlantic Boulevard
Pompano Beach, FL 33060

July 14, 2021 (Revised)

Project No: 11974.00

BERKELEY LANDING

3100 - 3124 Broadway Avenue,
Riviera Beach, FL 33404

PARKING DEMAND ANALYSIS

Prepared For:

PINNACLE COMMUNITIES, LLC

9400 S. Dadeland Blvd # 100

Miami, FL 33156

Prepared By:

KEITH

301 East Atlantic Boulevard

Pompano Beach, Florida 33060

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY **PRAMOD CHOUDHARY, PE, PTOE** ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VEIFIED ON ANY ELECTRONIC COPIES.

Date: July 14, 2021
Florida License No.: 61641
Firm Name: KEITH
Firm Address: 301 East Atlantic Blvd
City, State, Zip: Pompano Beach, Florida 33060
Pages: 1 through 25

BERKELEY LANDING

3100 - 3124 Broadway Avenue,
Riviera Beach, FL 33404

PARKING DEMAND ANALYSIS

Prepared For:

PINNACLE COMMUNITIES, LLC

9400 S. Dadeland Blvd # 100

Miami, FL 33156

Prepared By:

KEITH

301 East Atlantic Boulevard

Pompano Beach, Florida 33060

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY **PRAMOD CHOUDHARY, PE, PTOE** ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VEIFIED ON ANY ELECTRONIC COPIES.

Date: July 14, 2021
Florida License No.: 61641
Firm Name: KEITH
Firm Address: 301 East Atlantic Blvd
City, State, Zip: Pompano Beach, Florida 33060
Pages: 1 through 25

TABLE OF CONTENTS

Introduction 2
Existing Conditions 2
Parking Analysis 5
City of Riviera Beach Parking Requirements 6
Conclusion 7

LIST OF FIGURES

Figure 1: Project Location 2
Figure 2: Existing Pedestrian and Bicycle Facilities 3
Figure 3: Existing Bus Stop Locations, PBC Routes 1 and 30 4

LIST OF TABLES

Table 1: Average Peak Period Parking Demand - ITE 5
Table 2: 85th Percentile Peak Period Parking Demand - ITE 5
Table 3: City of Riviera Beach Parking Requirements 6
Table 4: Comparison between Pinnacle Data Collection, ITE, and City of Riviera Beach 7

LIST OF APPENDICES

Appendix A – Site Plan I
Appendix B – ITE Parking Demand II
Appendix C – City of Riviera Beach's Parking Requirements III
Appendix D – Pinnacle Parking Data IV

INTRODUCTION

KEITH was retained by Pinnacle Communities, LLC to prepare a parking demand analysis for the affordable housing development at 3100 - 3124 Broadway Avenue in Riviera Beach, Florida. The developer proposes building two three-story residential buildings with 112 dwelling units, including two “live/work lofts” with ground floor office/commercial space facing Broadway, and providing 168 total parking spaces. A copy of the site plan is included in **Appendix A**. **Figure 1** shows an aerial location of the proposed development. Broadway/US-1 Federal Highway connects to the east-west arterial Blue Heron Boulevard which provides connection to Singer Island in the east.

Figure 1: Project Location

EXISTING CONDITIONS

Lake Shore Drive is a two-lane undivided local road. It runs in the north/south direction and is maintained by the City of Riviera Beach. The speed limit is not posted.

Broadway / US-1 Federal Highway is a four-lane bi-directional divided state principal arterial with a posted speed limit of 35 miles per hour. This roadway runs in the north/south direction and includes sidewalks on both east and west sides. The existing pedestrian and bike facilities are shown in **Figure 2**. **Figure 3** depict Routes One (1) and Thirty (30), major Palm Beach County Transit Routes within the proposed development, and the existing bus stop locations.

Figure 2: Existing Pedestrian and Bicycle Facilities

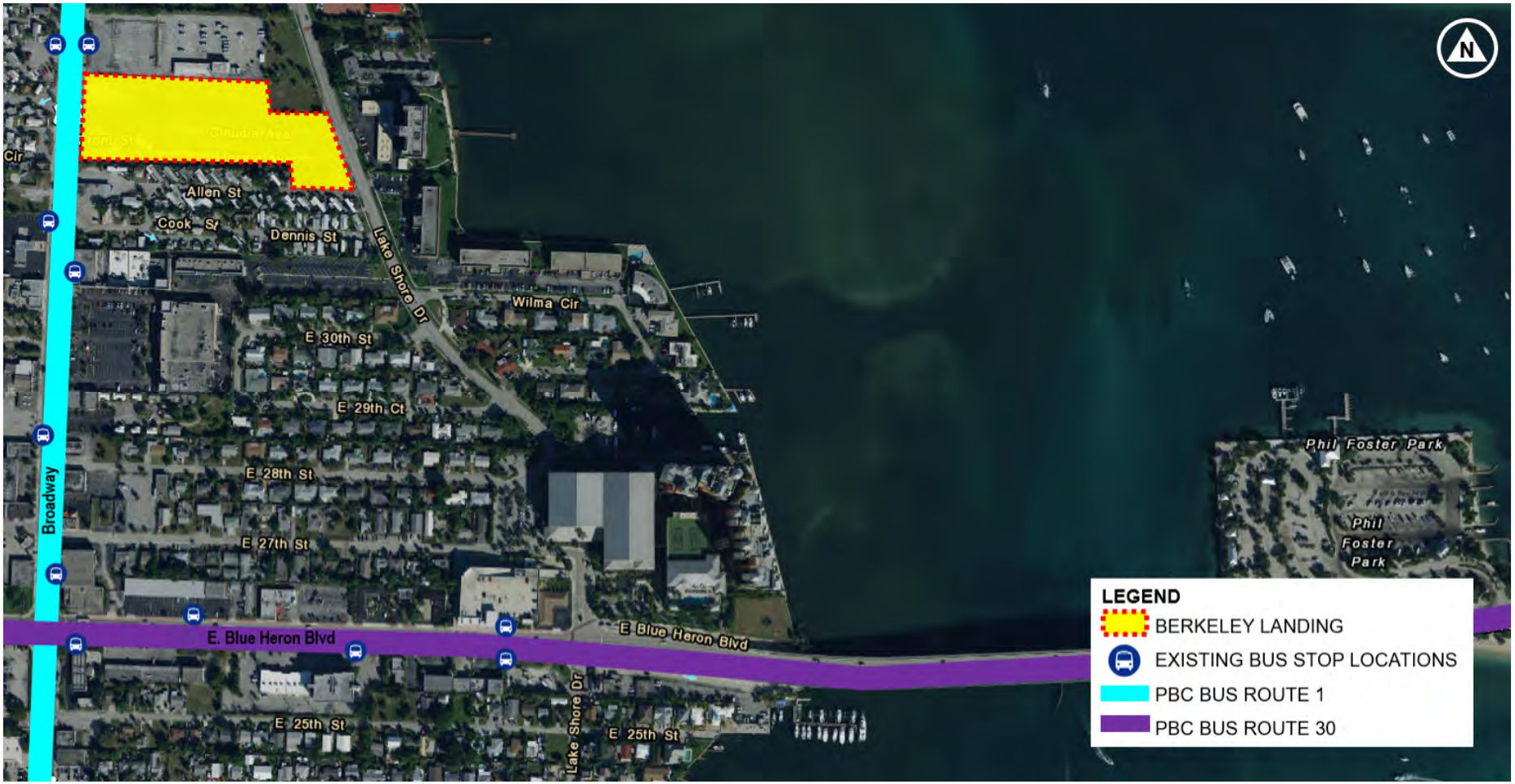


Figure 3: Existing Bus Stop Locations, PBC Routes 1 and 30

PARKING ANALYSIS

The Institute of Transportation Engineers (ITE) *Parking Generation,* 5th Edition was utilized to determine if the number of proposed parking spaces will be adequate to meet the estimated peak demand. ITE Land Use Code 221 for Multifamily Housing (Mid-Rise) was applied for this analysis. **Table 1** shows the ITE Average Peak Parking Demand:

Table 1: Average Peak Period Parking Demand - ITE

ITE Land Use	ITE Land Use Code	Average Rate	Dwelling Units	Peak Parking Demand	Provided on Site	Surplus Parking Spaces
Multifamily Housing (Mid-Rise)	221	1.45 per dwelling unit	112	162	168	6

Source: ITE Parking Generation, 5th Edition (Average Rate Peak Period Parking Demand)
ITE LUC 221: Mid-rise multifamily housing includes apartments, townhouses, and condominiums located within the same building with at least three other dwelling units and that have between three and 10 levels (floors).

Using the ITE average rate, the calculated peak parking demand was found to be 162 spaces for the total number of 112 dwelling units which is less than the 168 spaces to be provided. As shown in **Table 2** below, the ITE data for the 85th Percentile Peak Period Parking Demand is 1.27 vehicles per dwelling unit, which equates to 142 spaces for the 112 dwelling units. Based on the data provided by the ITE Parking Generation, the proposed 168 spaces will satisfy the 85th Percentile parking demand expected at the site.

Table 2: 85th Percentile Peak Period Parking Demand - ITE

ITE Land Use	ITE Land Use Code	Peak Parking Demand Rate	Dwelling Units	Peak Parking Demand	Provided on Site	Surplus Parking Spaces
Multifamily Housing (Mid-Rise)	221	1.27 per dwelling unit	112	142	168	26

Source: ITE Parking Generation, 5th Edition (85th Percentile Peak Period Parking Demand)
ITE LUC 221: Mid-rise multifamily housing includes apartments, townhouses, and condominiums located within the same building with at least three other dwelling units and that have between three and 10 levels (floors).

Based on the ITE parking demand analysis, it is anticipated that the proposed 168 parking spaces will accommodate the projected parking demand with a potential surplus of 26 additional parking spaces at its peak utilization. The ITE parking demand data summaries and land use code are included in **Appendix B**.

CITY OF RIVIERA BEACH PARKING REQUIREMENTS

The City of Riviera Beach parking requirements (Code of Ordinances Sec. 31-577) was reviewed for the proposed development. **Table 3** provides the code required for the proposed development per Ordinance 4114 for affordable housing developments, which is one parking space per dwelling unit. A copy of the City of Riviera Beach's parking code is included in **Appendix C**.

Table 3: City of Riviera Beach Parking Requirements

PROPOSED UNITS	112 UNITS
1 BEDROOM UNIT	28 UNITS
2 BEDROOM UNIT	61 UNITS
3 BEDROOM UNIT	21 UNITS
LIVE WORK UNITS	2 UNITS
PARKING REQUIRED:	114 SPACES*
1 SPACE PER DWELLING UNIT (INCLUDES LIVE WORK UNITS)	112 SPACES
MANAGEMENT OFFICE 1/300 SF (286 SF)	2 SPACES
REQUIRED HANDICAP	5 SPACES
PARKING PROVIDED:	168 SPACES
112 DWELLING UNITS (9'x18')	112 SPACES
MANAGEMENT OFFICES (286 SF) (9'x18')	2 SPACES
GUEST (9'x18')	46 SPACES
PROVIDED HANDICAP (12'x18')	8 SPACES

As shown in **Table 3**, per the City of Riviera Beach's parking requirements, the proposed development must provide 112 parking spaces or a parking ratio of approximately one parking space per unit for affordable housing developments. In addition, parking usage data was obtained from two comparable garden apartment affordable housing facilities developed by Pinnacle in Miami-Dade and Broward Counties and is included in **Appendix D**. The data shows an average rate of 1.44 parking spaces per unit. **Table 4** summarizes the calculations and compares the results with two other Pinnacle properties located in south Florida to estimate the average parking usage per unit ratio.

Table 4: Comparison between Pinnacle Data Collection, ITE, and City of Riviera Beach

Parking Requirement per Pinnacle Parking Survey Data		Parking Requirement per ITE Rate		Parking Requirement per ITE Rate for 85th Percentile		Parking Requirement per City's Rate	
Pinnacle Rate (Cars per unit)	Required Parking Spaces	ITE Rate (Cars per unit)	Required Parking Spaces	ITE Rate (Cars per unit)	Required Parking Spaces	City's Rate (Cars per unit)	Required Parking Spaces
1.44	112 * 1.44 = 161	1.45	112 * 1.45 = 162	1.27	112 * 1.27 = 142	1.0	112 * 1.0 = 112

Source: ITE Parking Generation, 5th Edition

As shown in Table 4, the average number of parking spaces being used in other comparable facilities reflects a rate of 1.44 parking spaces per dwelling unit. The ITE rate shows 1.45 parking spaces per unit whereas the 85th percentile parking demand rate shows a rate of 1.27 spaces per unit. The City code requires 1.0 parking spaces per dwelling unit. The number of parking spaces provided on-site is 168 at the rate of 1.50 spaces per unit.

Based on the parking rate of 1.44 spaces per unit as obtained from the survey of comparable Pinnacle facilities in Broward and Miami-Dade counties, the number of spaces required for this facility comes to 161 spaces (Table 4). Additional 7 parking spaces are being provided to account for any fluctuations in the required parking rate and to ensure there is no spillover parking into adjoining areas which do not have the capacity to handle such a scenario.

CONCLUSION

The developer proposes building a three-story residential building with 112 dwelling units, providing 168 parking spaces. The Institute of Transportation Engineers (ITE) *Parking Generation,* 5th Edition, and the Parking Data provided by Pinnacle Communities, LLC were utilized to determine if the number of proposed parking spaces would be adequate to meet the expected peak demand. Based on the ITE parking demand analysis as well as the survey of comparable Pinnacle facilities, it is anticipated that the 168 parking spaces will accommodate the projected parking demand and will adequately absorb any potential parking spillovers into adjoining properties.

The City's four major points under Ordinance No. 4114 pertaining to the Parking Analysis and Management Plan have been addressed in this report as follows:

1. The Parking Analysis and Management Plan shall include but is not limited to the following items:

a. Parking inventory and needs assessment; including current and proposed parking ratios, number of parking spaces utilized and required, including guest parking spaces, and number of vehicles owned by residents.

The City code requires one parking space per dwelling unit. Based on the parking survey of comparable Pinnacle properties in Miami-Dade and Broward counties, a parking rate of 1.44 spaces per unit was estimated. ITE Parking Generation identifies a rate of 1.45 spaces per unit and 1.27 spaces per unit for 85th percentile demand. The development is proposing 7 additional parking spaces than the required number of spaces (161 spaces) using the rate of 1.44 spaces per unit obtained from the survey data. These additional spaces will account for any variability in guest parking during certain times of the year and will also ensure there is no parking spillover into adjoining areas which do not have the capacity to handle such a scenario.

b. A narrative demonstrating how property management will accommodate anticipated parking needs and enforce parking provisions.

As discussed above, the parking spaces provided on site meets and exceeds City's code and provides adequate buffer for any fluctuations in parking demand. However, the Owner and its management team will enforce parking standards as follows:

i. All residents will have to register their vehicles with property management, and may be asked to display a decal or barcode on the vehicle to ensure the vehicle can be identified by management as an authorized vehicle.

ii. Upon leasing, all residents will be required to review with the leasing agent the terms of their lease, which include parking standards and requirements, design to prevent unauthorized parking, derelict vehicles, unauthorized work on vehicles and guest parking standards and requirements. Management will impose limitations on the number of vehicles per household, depending on the size of the household and number of occupants, and parking availability.

iii. Management will enter into an agreement with a towing company to remove unauthorized vehicles violating the parking requirements, in accordance with any applicable city ordinances.

iv. Residents will be advised that they are not to park vehicles or authorized their guests to park vehicles off-site in areas not designated for parking by the city, or on private property which could create a trespass.

c. Identification of mass transit access; bus stops and routes, shelters, benches and other infrastructure.

Figure 3 on page 4 of this report depicts the bus stops along Broadway/US-1 Federal Highway and the Palm Beach County Bus Route One (1) in reference to the project site.

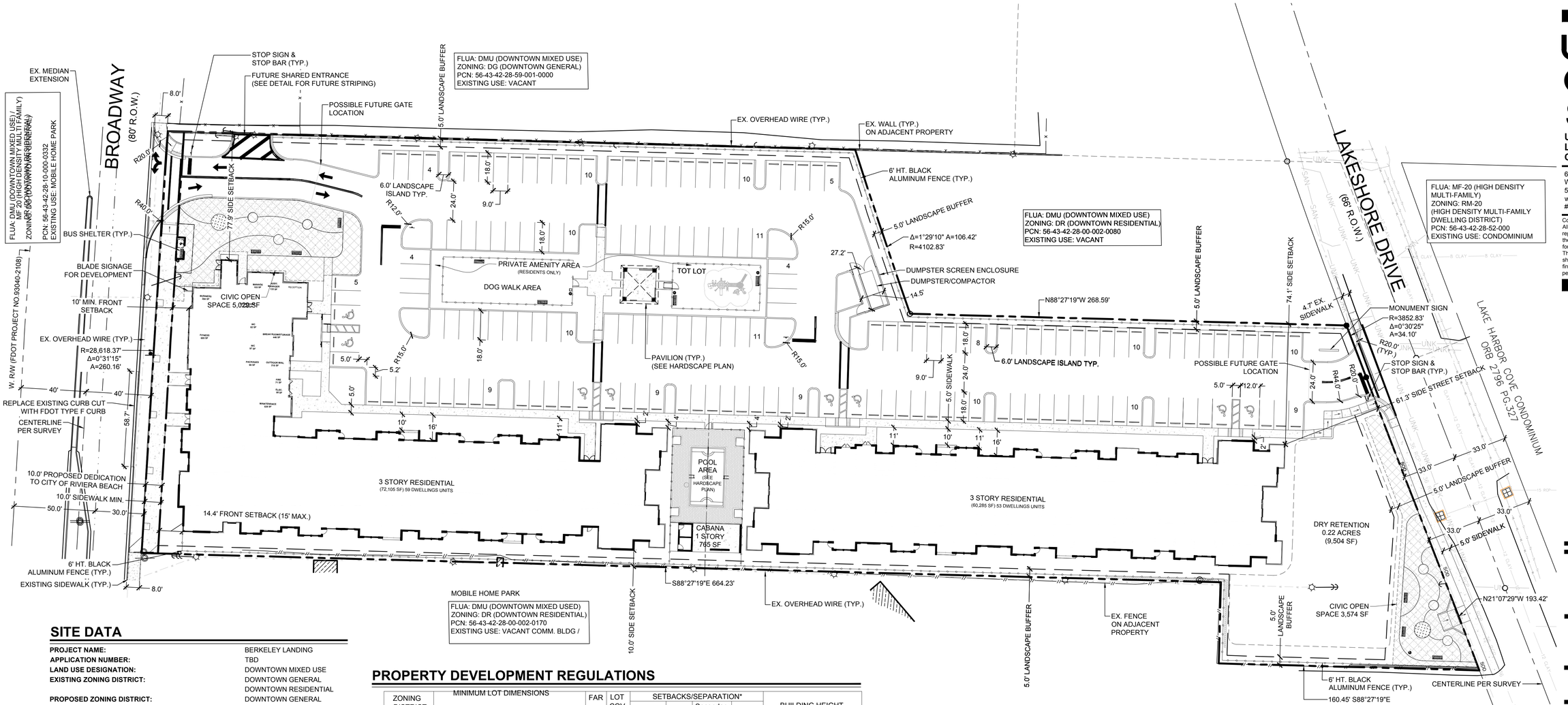
d. Identification of pedestrian connectivity within the neighborhood and adjacent area, including bicycle paths and racks.

As depicted in Figure 2 on page 3 of this report, sidewalk exists on both sides of Broadway Avenue and Lakeshore Drive. Bicycle sharrows currently exist on both sides of Broadway Avenue. “Sharrows” are road markings used to indicate a shared lane environment for bicycle and automobiles. The project site and the surrounding areas are well connected to bicycle and pedestrian amenities.

Berkeley Landing will enhance the pedestrian experience with its proximity to services and creation of two (2) separate public plazas on Broadway and Lakeshore Drive. The public plazas will combine to exceed 2,000 SF and incorporate the use of benches, public art and a new Palm Tran bus shelter (designed to be architecturally consistent with the development). The walkability of this site is exceptional with grocery stores and restaurants such as Publix, Dollar Tree, Natural Vibrations Smoothie Café, McDonalds, and Dunkin Donuts located within a half mile of the development. Berkeley landing will also consist of outdoor and indoor bike storage (including at the bus shelter) for its residents and community members. This will allow for easy trips to public amenities such as the Riviera Beach Public Library, Phil Foster Park, Wells Rec Center, Jim Barry Light Harbor Park and Inlet Grove Community Highschool (all under .75 miles). Beachgoers will, also, have access to two (2) public beaches with entry points less than 1.5 miles away. All in all, Berkeley Landing will offer an abundant amount of tools/space for all community members, enhanced by the development’s central location and pedestrian access.

APPENDIX A

SITE PLAN



SITE DATA

PROJECT NAME:	BERKELEY LANDING
APPLICATION NUMBER:	TBD
LAND USE DESIGNATION:	DOWNTOWN MIXED USE
EXISTING ZONING DISTRICT:	DOWNTOWN GENERAL DOWNTOWN RESIDENTIAL
PROPOSED ZONING DISTRICT:	DOWNTOWN GENERAL
RANGE / TOWNSHIP / SECTION	43 / 42 / 28
OVERLAY/STUDY AREA:	CRA DOWNTOWN
PROPERTY CONTROL NUMBER::	56-43-42-28-00-002-0020, 56-43-42-28-42-000-0010
EXISTING USE:	VACANT
PROPOSED USE:	MULTIFAMILY RESIDENTIAL
GROSS SITE AREA:	4.01 AC (174,637.37 SF)
10' ROW DEDICATION	0.06 AC (2,601.61 SF)
NET SITE AREA:	3.95 AC (172,035.76 SF)
PROPOSED TOTAL BUILDING SF	133,555 SF
WEST BUILDING SF	72,105 SF
EAST BUILDING SF	60,285 SF
CABANA SF	765 SF
PAVILION SF (WEATHER PROTECTION ONLY)	400 SF
DENSITY	27.93 D.U./AC.
PROPOSED UNITS	112 UNITS
1 BEDROOM UNIT	28 UNITS
2 BEDROOM UNIT	61 UNITS
3 BEDROOM UNIT	21 UNITS
LIVE WORK UNITS	2 UNITS
PARKING REQUIRED:	114 SPACES*
1 SPACE PER DWELLING UNIT (INCLUDES LIVE WORK UNITS)	112 SPACES
MANAGEMENT OFFICE 1/300 SF (286 SF)	2 SPACES
REQUIRED HANDICAP	5 SPACES
PARKING PROVIDED:	168 SPACES
112 DWELLING UNITS (9'x18')	112 SPACES
MANAGEMENT OFFICES (286 SF) (9'x18')	2 SPACES
GUEST (9'x18')	46 SPACES
PROVIDED HANDICAP (12'x18')	8 SPACES
BICYCLE SPACES REQUIRED (1 SP PER UNIT):	38 SPACES
BICYCLE SPACES PROVIDED:	38 SPACES
TRAFFIC ANALYSIS ZONE:	126
RECREATION AREA	8,119 SF
PERIMETER BUFFERS	10,346 SF
CIVIC OPEN SPACE	8,603 SF (5%)
PERVIOUS AREA (NET SITE AREA)	51,815.29 (30.12%)
IMPERVIOUS AREA (NET SITE AREA)	120,220.47 SF (69.88%)

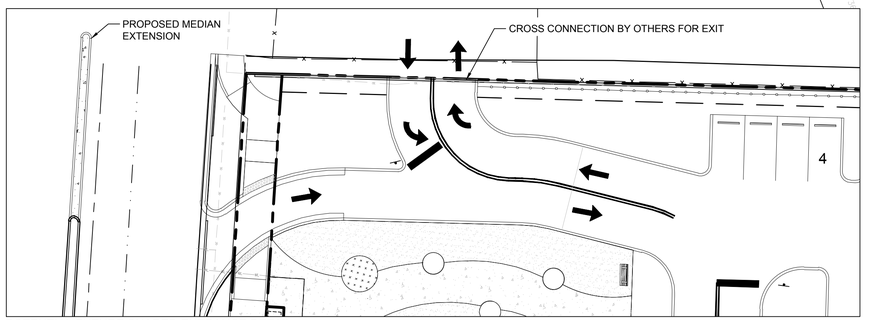
NOTES:

for affordable housing in accordance with Ordinance 2014-14 which allows this ratio of 1 parking space per dwelling unit,

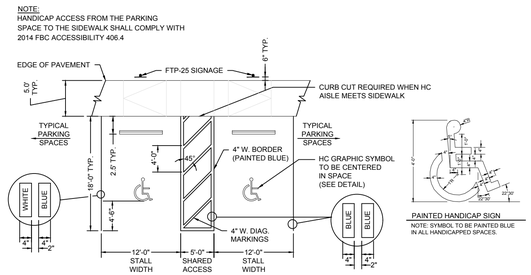
PROPERTY DEVELOPMENT REGULATIONS

	ZONING DISTRICT OR POD	MINIMUM LOT DIMENSIONS SIZE	WIDTH	DEPTH	FRONTAGE	FAR	LOT COV. MAX.	SETBACKS/SEPARATION* FRONT	SIDE	Secondary STREET	REAR	BUILDING HEIGHT
(DG)	Required	2,000 SF	20' Min.	200'	65% Min. on Primary St.	2.0	80%	10' MIN. 15' MAX.	0'	10' Min.	20'	3 Stories Max.
	Provided	172,035 SF	260'	790'	65%	.76*	27%	10'-15'	10'	70.5'	N/A	3 Stories

*INCLUDES PAVILION (WEATHER PROTECTION ONLY)



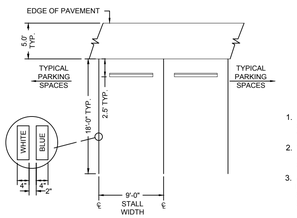
POTENTIAL FUTURE SHARED ENTRANCE DETAIL
SCALE: 1" = 20'-0"



TYPICAL HANDICAP PARKING DETAIL
SCALE: 1" = 10'-0"

SIGNING/PAVEMENT MARKING NOTES:

1. ALL STRIPING TO BE PAINT IN ACCORDANCE WITH SECTION 710 OF THE FDOT SPECIFICATIONS, EXCEPT WHERE INDICATED TO BE THERMOPLASTIC (THERMO).
2. THERMOPLASTIC STRIPING SHALL BE APPLIED IN ACCORDANCE WITH SECTION 711 OF THE FDOT SPECIFICATIONS.
3. ALL TRAFFIC SIGNS SHALL BE CONSTRUCTED OF HIGHLY REFLECTIVE MATERIAL AND BE "STANDARD" SIZE AS ESTABLISHED IN THE MANUAL OF HIGHWAY SIGNS PUBLISHED BY THE U.S. DEPARTMENT OF TRANSPORTATION.

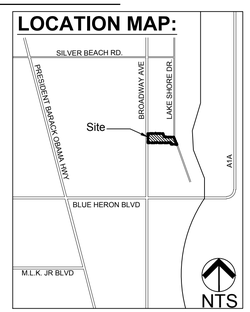


TYPICAL STANDARD PARKING DETAIL
SCALE: 1" = 10'-0"

SIGNING/PAVEMENT MARKING NOTES:

1. ALL STRIPING TO BE PAINT IN ACCORDANCE WITH SECTION 710 OF THE FDOT SPECIFICATIONS, EXCEPT WHERE INDICATED TO BE THERMOPLASTIC (THERMO).
2. THERMOPLASTIC STRIPING SHALL BE APPLIED IN ACCORDANCE WITH SECTION 711 OF THE FDOT SPECIFICATIONS.
3. ALL TRAFFIC SIGNS SHALL BE CONSTRUCTED OF HIGHLY REFLECTIVE MATERIAL AND BE "STANDARD" SIZE AS ESTABLISHED IN THE MANUAL OF HIGHWAY SIGNS PUBLISHED BY THE U.S. DEPARTMENT OF TRANSPORTATION.

LOCATION MAP:



urban design studio
Urban Planning & Design
Landscape Architecture
Communication Graphics
610 Clematis Street, Suite CU02
West Palm Beach, FL 33401
561.366.1100 FAX 561.366.1111
www.udsflorida.com
#LCC000035

Copyright:
All ideas, designs, arrangements, and plans represented by this drawing are owned by and the property of the designer, and were created for the exclusive use of the specified project. These ideas, designs, arrangements or plans shall not be used by, or disclosed to any person, firm, or corporation without the written permission of the designer.

Berkeley Landing

3100 / 3124 Broadway, Riviera Beach, FL

Site Plan

Drawing name: H:\JOBS\Berkeley Landing_20-014\Finaled_BD_000\Drawings\Site Plan\2021-03-08_Berkeley Landing_Residential #3.dwg

NORTH

0 15' 30' 60'

Scale: 1" = 30'-0"

Date:	03.02.2021
Project No.:	20-014.000
Designed By:	Architect
Drawn By:	TRM
Checked By:	SM

Revision Dates:

04.30.21 Rev1
05.19.21 Rev2
06.17.21 Resubmittal #2
07.15.21 Resubmittal #3

SP-1
of 1

APPENDIX B

ITE PARKING DEMAND

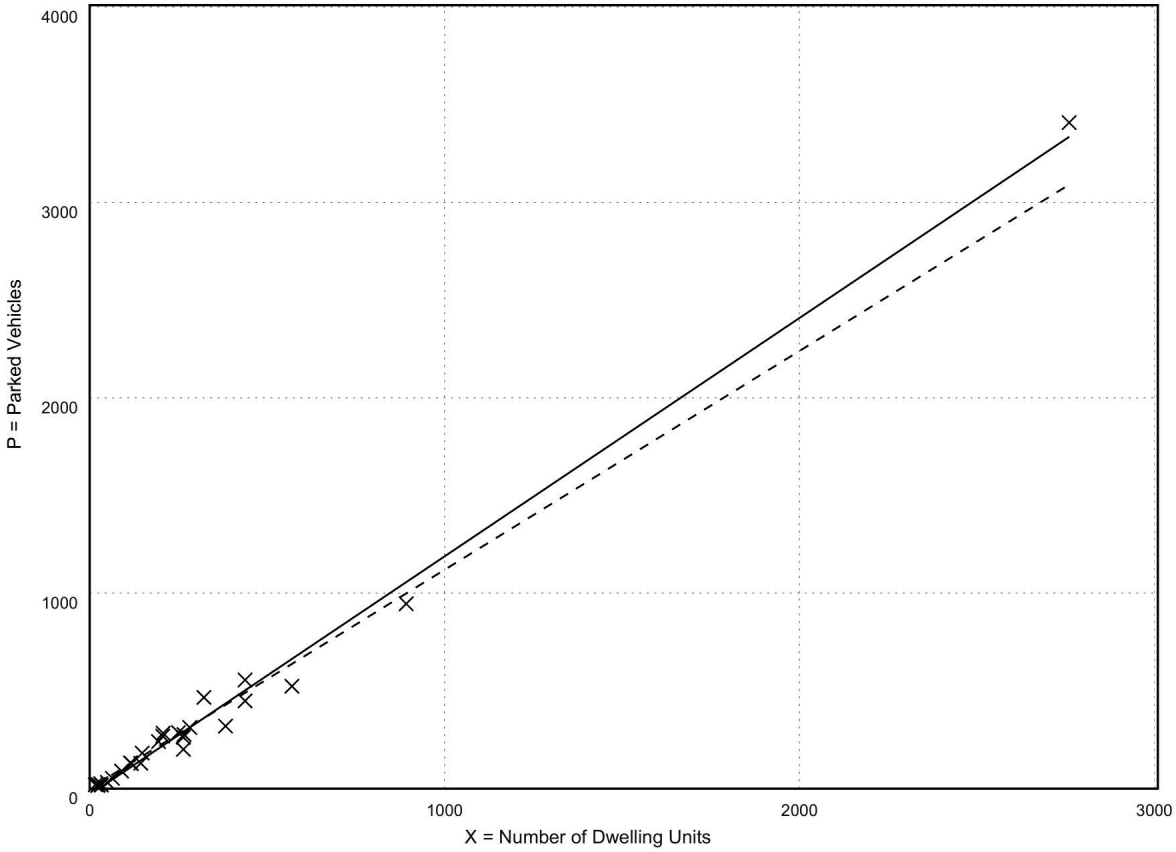
Multifamily Housing (Mid-Rise)
(221)

Peak Period Parking Demand vs: Dwelling Units
On a: Weekday (Monday - Friday)
Setting/Location: General Urban/Suburban (< 1/2 mile to rail transit)
Peak Period of Parking Demand: 10:00 p.m. - 5:00 a.m.
Number of Studies: 27
Avg. Num. of Dwelling Units: 318

Peak Period Parking Demand per Dwelling Unit

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
1.12	0.55 - 1.45	0.91 / 1.27	1.06 - 1.18	0.17 (15%)

Data Plot and Equation



Fitted Curve Equation: P = 1.22(X) - 31.38

R^2= 0.99

APPENDIX C

CITY OF RIVIERA BEACH'S PARKING REQUIREMENTS

https://library.municode.com/fl/riviera_beach/codes/code_of_ordinances?nodeId=PTIICOOR_CH31ZO_ARTVIIOREPALO_S31-577OREPARA

Sec. 31-577. Off-street parking ratios.

The minimum off-street parking requirements for the uses indicated are as follows. Floor area and floor space in all instances not otherwise designated shall mean gross floor area.

(1) *Residential uses.* For all residential uses:

a. Residential units shall have at least two parking spaces per unit, including PUD residential developments.

b. Parking for units for the elderly shall provide at least 0.8 parking spaces per unit. Units for the elderly shall include independent living units and assisted living units.

c. Affordable housing units shall provide at least one parking space per unit. A parking analysis and management plan shall be provided in order to ensure that transportation and off-street parking needs will be met.

1. The parking analysis and management plan shall include but is not limited to the following items:

i. Parking inventory and needs assessment; including current and proposed parking ratios, number of parking spaces utilized and required, including guest parking spaces, and number of vehicles owned by residents.

ii. A narrative demonstrating how property management will accommodate anticipated parking needs and enforce parking provisions.

iii. Identification of mass transit access; bus stops and routes, shelters, benches and other infrastructure.

iv. Identification of pedestrian connectivity within the neighborhood and adjacent area, including bicycle paths and racks.

(2) *Hotels, motels and lodging houses or boardinghouses.* There shall be provided a minimum of one parking space for each guest room, plus one additional space for each five guest rooms up to a maximum of 20 additional spaces.

(3) *Hospitals.* For hospitals, including sanitariums, orphanages, convalescent homes and homes for the aged, there shall be at least one off-street parking space for each 300 square feet of floor area.

(4) *Medical and dental clinics.* For medical and dental clinics, there shall be at least one parking space for each 250 square feet of gross floor area.

(5) *Places of assembly.* For places of assembly, including theaters, clubs, churches, schools, mortuaries and other similar places, there shall be at least one off-street parking space for every 200 square feet of floor area.

(6) *Auditoriums, stadiums, arenas, recreation facilities, amusements and attractions, exhibits, etc.* For stadiums, arenas, auditoriums, etc., there shall be one parking space for every four bleacher seats whenever bleacher seats are provided, or 30 parking spaces per athletic field, whichever is greater. For outdoor attractions and other recreation areas there shall be one parking space for each 70 square feet of total floor area of covered space, plus five spaces for each acre of outdoor attraction area. For motorcycles there shall be 20 parking spaces per acre.

(7) *Restaurants.* Restaurants, including nightclubs, diners, lunch counters, drive-ins and all other similar dining establishments shall have at least one off-street parking space for every 150 square feet of floor area.

(8) *Retail establishments.* For retail establishments there shall be at least one off-street parking space for every 200 square feet of floor area.

(9) *Office buildings.* For office buildings, including governmental and professional buildings, there shall be at least one off-street parking space for each 300 square feet of floor area.

(10) *Wholesale/warehousing establishments.* For wholesale/warehousing establishments there shall be at least one off-street parking space for each 1,000 square feet of floor area, or one parking space for every two separate miniwarehousing units, whichever is the greater.

(11) *Industrial plants.* For those manufacturing uses which have more than 50 percent gross area devoted to storage or which demonstrate a low employee to gross square footage ratio to the satisfaction of the CDEC director, there shall be at least one off-street parking space for every 500 square feet of floor area.

(12) *Marina facilities.* Parking spaces shall be provided on abutting dock properties as follows:

a. Wet slips. One parking space for every two wet slips for private vessels not carrying passengers for hire.

b. Dry storage. One parking space for every four dry storage spaces.

c. Sight-seeing; charter; commercial.

1. Minimum three parking spaces for each passenger-carrying vessel carrying six or less passengers for hire.

2. Minimum one parking space for every two passenger-carrying vessels carrying more than six passengers for hire, as ascertained by a U.S. Coast Guard Certificate of Inspection.

(13) *Other uses.* For uses not indicated, parking shall be as required by the closest similar use above, as interpreted by the planning director.

(14) *Daycare.* One space per employee (minimum three spaces) plus adequate provision for drop-off of children.

(15) *Self-service storage.* For self-service storage buildings, there shall be at least one off-street parking space for each 75 storage bays or fraction thereof, but no less than five total parking spaces.

(Ord. No. 2152, § 3(B)(23.AA-25.III), 3-17-82; Ord. No. 2179, § 1, 2-2-83; Ord. No. 2213, § 1, 9-21-83; Ord. No. 2271, § 5, 4-3-85; Ord. No. 2800, § 1, 1-20-99; Ord. No. 3021, § 4, 11-15-06; Ord. No. 4114, § 3, 9-5-18; Ord. No. 4143 , § 4, 9-16-20)

ORDINANCE NO. 4114

AN ORIDNANCE OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, AMENDING CHAPTER 31 OF THE CITY'S CODE OF ORDINANCES ENTITLED, "ZONING", ARTICLE 1, "IN GENERAL", SECTION 31-1, "DEFINITIONS"; AND AMENDING ARTICLE VII, "OFF-STREET PARKING AND LOADING", SECTION 31-577, "OFF-STREET PARKING RATIOS"; IN ORDER TO ADD A DEFINITION FOR AFFORDABLE HOUSING AND TO PROVIDE SPECIFIC PARKING RATIOS FOR THE ABOVEMENTIONED USE; PROVIDING FOR CONFLICTS, SEVERABILITY AND CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City received a text amendment request application from Millennia Housing Development, Ltd., which is the entity currently managing the Stonybrook Apartments; and

WHEREAS, said text amendment request proposes adding a definition for affordable housing and also providing a new off-street parking ratio of one automobile parking space required per affordable housing unit; and

WHEREAS, the City's off-street parking code (Sec. 31-577) currently requires a ratio of no less than two automobile parking spaces per residential unit, unless the unit is age-restricted and designated for use by elderly individuals; which allows for a ratio of 0.8 parking spaces per unit; and

WHEREAS, the required number of parking spaces associated with development and use of a property may impact the affordability of housing and the ability of developers to construct new affordable residential units; and

WHEREAS, Millennia Housing Management, Ltd., has submitted a Parking Management Plan for the Stonybrook Apartments (Azure Estates); and

WHEREAS, the City's Planning and Zoning Board reviewed the proposed text amendment request on April 26, 2018 and recommended that City Council approve this amendment; and

WHEREAS, the City Council deems approval of this Ordinance to be in the best interest of the health, safety, and welfare of the residents and citizens of the City of Riviera Beach and the public at large.

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

SECTION 1. The foregoing recitals are ratified as true and correct and are incorporated herein. It is the purpose and intent of this Ordinance to promote the health and general welfare of the residents and businesses of the City by creating a more livable community.

SECTION 2. Chapter 31, "Zoning", Article I, "In General", Section 31-1, "Definitions", is hereby amended as follows (with additions shown in underline format, deletions shown in ~~strikethrough~~):

* * *

Affordable Housing: An owner-occupied or rental dwelling unit with a purchase cost, value, or monthly rental, as applicable, equal to or less than the amounts established by the applicable standards for those individuals whose income is at or below 60 percent of Area Median Income as published by the United States Department of Housing and Urban Development and certified by the Department of Community and Economic Development.

* * *

SECTION 3. Chapter 31, "Zoning", Article VII, "Off-street parking and loading", Section 31-577, "Off-street parking ratios", is hereby amended as follows (with additions shown in underline format, deletions shown in ~~strikethrough~~)::

[Sec. 31-577. - Off-street parking ratios.]

The minimum off-street parking requirements for the uses indicated are as follows. Floor area and floor space in all instances not otherwise designated shall mean gross floor area.

(1) *Residential uses.* For all residential uses:

a. ~~All r~~Residential units shall have at least two parking spaces per unit, including PUD residential developments.

b. Parking for units for the elderly shall provide at least 0.8 parking spaces per unit. Units for the elderly shall include independent living units and assisted living units. A Parking Analysis and Management Plan shall be provided in order to ensure that transportation and off-street parking needs will be met.

c. Affordable housing units shall provide at least one parking space per unit. A Parking Analysis and Management Plan shall be provided in order to ensure that transportation and off-street parking needs will be met.

1. The Parking Analysis and Management Plan shall include but is not limited to the following items:

a. Parking inventory and needs assessment; including current and proposed parking ratios, number of parking spaces utilized and required, including guest parking spaces, and number of vehicles owned by residents.

b. A narrative demonstrating how property management will accommodate anticipated parking needs and enforce parking provisions.

b. Identification of mass transit access; bus stops and routes, shelters, benches and other infrastructure.

c. Identification of pedestrian connectivity within the neighborhood and adjacent area, including bicycle paths and racks.

* * *

SECTION 4. Should any word, phrase, clause, subsection, section, part of provision of this Ordinance be declared by court of competent jurisdiction to be invalid, the same shall not affect the validity of the Ordinance as a whole, or any part thereof other than the part declared invalid.

SECTION 5. All Ordinances or parts of Ordinances in conflict herewith or to the extent of such conflict shall be repealed.

SECTION 6. Specific authority is hereby granted to codify the Ordinance as it is the intention of the City Council and it is hereby ordained that the provisions of this Ordinance shall become and be made a part of the Code of Ordinances of the City of Riviera Beach, and the sections of this Ordinance may be renumbered to accomplish such intentions.

SECTION 7. This Ordinance shall become effective immediately upon its final adoption by the City Council.

[REMAINDER OF PAGE INTENTIONALLY BLANK]

1ST READING		2ND & FINAL READING	
MOTIONED BY:	T. DAVIS	MOTIONED BY:	J. BOTEL
SECONDED BY:	K. MILLER-ANDERSON	SECONDED BY:	T. DAVIS
L. HUBBARD	NAY	L. HUBBARD	NAY
K. MILLER-ANDERSON	AYE	K. MILLER-ANDERSON	AYE
T. DAVIS JOHNSON	AYE	T. DAVIS JOHNSON	AYE
J. BOTEL	AYE	J. BOTEL	AYE
T. DAVIS	AYE	T. DAVIS	AYE

REVIEWED AS TO LEGAL SUFFICIENCY

ANDREW DEGRAFFENREIDT, CITY ATTORNEY

DATE:

PASSED AND APPROVED on the first reading this 18th day of July, 2018.

PASSED AND ADOPTED on second and final reading this 5th day of September, 2018.

APPROVED:

THOMAS A. MASTERS
MAYOR

TONYA DAVIS JOHNSON
CHAIRPERSON

LYNNE L. HUBBARD
CHAIR PRO TEM

ATTEST:

CLAUDENE L. ANTHONY,
CERTIFIED MUNICIPAL CLERK
CITY CLERK

KASHAMBA MILLER-ANDERSON
COUNCILPERSON

JULIA A. BOTEL
COUNCILPERSON

TERENCE D. DAVIS
COUNCILPERSON

APPENDIX D

PINNACLE PARKING DATA

Property Name	Total Units	Total Number Parking Spaces	Number of Vehicles - Week of 3/2 - 3/7						Number of Vehicles - Week 3/8 - 3/14										Average Cars for Sample Period	Average Cars Per Unit
			Day: Tuesday 3/2/2021	Day: Wednesday 3/3/2021	Day: Thursday 3/4/2021	Day: Friday 3/5/2021	Day: Saturday 3/6/2021	Day: Sunday 3/7/2021	Day: Monday 3/8/2021	Day: Tuesday 3/9/2021	Day: Wednesday 3/10/2021	Day: Thursday 3/11/2021	Day: Friday 3/12/2021	Day: Saturday 3/13/2021	Day: Sunday 3/14/2021					
Pinnacle at Avery Glen , Sunrise, Broward County	140	271	185	187	191	211	215	210	195	216	200	196	209	188	205				201	1.43
Property Name	**Total Number of Units**	**Total Number Parking Spaces**	**Number of Vehicles - Week of 3/2 - 3/9**						**Number of Vehicles - Week 3/10 - 3/17**											
			Day: Tuesday 3/2/2021	Day: Wednesday 3/3/2021	Day: Thursday 3/4/2021	Day: Friday 3/5/2021	Day: Saturday 3/6/2021	Day: Sunday 3/7/2021	Day: Monday 3/8/2021	Day: Tuesday 3/9/2021	Day: Wednesday 3/10/2021	Day: Thursday 3/11/2021	Day: Friday 3/12/2021	Day: Saturday 3/13/2021	Day: Sunday 3/14/2021	Day: Monday 3/15/2021	Day: Tuesday 3/16/2021	Day: Wednesday 3/17/2021	Average Cars for Sample Period	Average Cars Per Unit
Kings Terrace , Miami, Miami-Dade County	300	451	435	430	420	440									438	425	433	426	431	1.44
																		AVERAGE PARKING USAGE PER UNIT		**1.44**

Source: Pinnacle Housing

NV5

April 23, 2021

Mr. Timothy P. Wheat
Berkeley Landing, LTD, c/o Pinnacle Communities
9400 South Dadeland Boulevard, Suite 100
Miami, Florida 33156

Re: Report of Subsurface Exploration and Geotechnical Engineering Study
Berkeley Landing
3100-3124 Broadway Avenue
Riviera Beach, Florida
NV5 Project No.: 17220

Dear Mr. Wheat:

NV5, Inc. submits this report in fulfillment of the scope of services described in our Proposal No.: 21-0216, dated March 15, 2021. This report describes our understanding of the project, presents our evaluations, and provides our professional opinions and recommendations for foundation design and construction for the project.

This report should be read in its entirety.

Sincerely,
NV5, Inc.

ALFREDO BUDIK
LICENSE
No. 43884
STATE OF FLORIDA
PROFESSIONAL ENGINEER
04/23/2021

Alfredo Budik, P.E.
Senior Engineer
Florida License No. 43884

Clyde L. Grey, P.E.
Project Manager
Florida License No. 80312

Distribution: 1 Copy to Addressee via Email
1 Copy to NV5 File

f:\doc\nv5 reports\17220_geo_rpt_berkeley landing_3100-3124 broadway avenue_riviera beach_berkeley landing ltd, c.o. pinnacle communities_shallow_percs_04-23-2021.doc

Alfredo Budik Digitally signed by Alfredo Budik Date: 2021.04.23 17:47:06-04'00'

This item has been electronically signed and sealed by Alfredo Budik, P.E. on the date adjacent to the seal using a SHA authentification Code.
Printed copies of this document are not considered signed and sealed and the SHA authentification code must be verified on any electronic copies.

TABLE OF CONTENTS

SECTION		PAGE
1.0	SITE AND PROJECT INFORMATION	1
2.0	PURPOSE AND SCOPE OF WORK	1
3.0	FIELD EXPLORATION	1
3.1	BORINGS	2
3.2	FIELD PERMEABILITY TESTS	2
4.0	LOCAL GEOLOGY AND GEOLOGIC HAZARDS	2
4.1	LOCAL GEOLOGY	2
4.2	GEOLOGIC HAZARDS	3
5.0	SUBSURFACE CONDITIONS	3
5.1	BORINGS	3
5.2	FIELD PERMEABILITY	4
6.0	EVALUATION AND DISCUSSION	5
6.1	FOUNDATION SUPPORT	5
6.2	ESTIMATED SETTLEMENT	5
6.3	GROUND LEVEL SLAB	5
6.4	MISCELLANEOUS ENVIRONMENTAL IMPACTS	5
7.0	RECOMMENDATIONS	5
7.1	SITE PREPARATION AND GRADING	5
7.2	FOUNDATION SUPPORT	7
7.2.1	*Shallow Foundation*	7
7.2.2	*Miscellaneous Structures*	7
7.3	GROUND FLOOR SLABS	7
7.4	EXCAVATION AND DEWATERING	8
7.5	OTHER RECOMMENDATIONS	9
8.0	REPORT LIMITATIONS	9
9.0	CLOSURE	10

FIGURES

Drawing 1	Site Vicinity Map & Test Location Plan
Drawing 2	Boring Summary Sheet

APPENDICES

Appendix A	Boring Log Data (A-1 through A-10)
Appendix B	Field Permeability Test Data (B-1 through B-3)

1.0 SITE AND PROJECT INFORMATION

The project site is located at 3100-3124 Broadway in Riviera Beach, Florida. A site vicinity map is presented as Drawing 1. It is bound to the north by a warehouse structure and a paved parking lot, to the south by a residential trailer park, to the east by Lake Shore Drive, and to the west by Broadway Avenue. Based on the Palm Beach County Property Appraiser's webpage they correspond to Folio Nos. 56434228000020010 and 56434228000020020. A survey drawing was not provided. The project site is irregular in shape with largest dimensions about 260 feet in the north-south direction and 820 feet in the east-west direction. At the time of the soil borings the site was vacant.

We were provided with a site plan SP-1 prepared by Urban Design Studio dated March 3, 2021 The project will be developed with two 3-level apartment structures along the south end of the site. Building 1 to the east is rectangular with approximate dimensions of 65 by 335 feet, and Building 2 is L-shaped with 60-foot wide and legs of about 160 and 310 feet long. Surface parking is planned at the north side of the buildings. Basement construction is not planned for this project. A dry retention pond is planned at the southeast corner of the property. Structural loads and suggested soil boring locations were provided in a Geotechnical Request for Proposal prepared by McNamara Salvia Structural Engineers dated March 12, 2021. The building will comprise of CMU exterior walls and concrete slabs supported by steel columns. Typical column loads are 100 kips and exterior wall loads 2.2 kips per linear foot. We assume ground floor slabs will be loaded to around 150 pounds per square foot.

2.0 PURPOSE AND SCOPE OF WORK

The purpose of our services on this project is to perform a subsurface exploration and engineering analyses, and to provide recommendations for foundation design and construction. Specifically, this report provides:

- Drawings showing boring locations, a graphic summary of the generalized subsurface conditions, and boring logs with detailed descriptions of the materials encountered.
- Discussion of generalized subsurface conditions at the site including groundwater levels and hydraulic conductivity.
- Discussion of feasible foundation type(s) for the proposed construction.
- Design parameters for the recommended foundation type, including vertical and lateral load resistance.
- Estimates of foundation settlements.
- Modulus of subgrade reaction for any slabs on grade
- Recommendations for site preparation and grading, including the re-use of site-excavated materials for fill, fill placement and compaction, and slab subgrade preparation.
- Construction considerations including excavation support and dewatering, existing structure foundations, and impacts for adjacent structures.

3.0 FIELD EXPLORATION

Our field exploration consisted of performing borings and field permeability tests as described below. The test locations depicted on Drawing 1 were marked and identified in the field by NV5. It

should be noted that the test locations shown are approximate. If accurate as-built test locations are required, they should be surveyed. The test data reported herein reflect our interpretation of conditions at the specific test locations only, and at the time the tests were performed.

3.1 BORINGS

Eight (8) test borings were drilled by NV5 to depths of 30 feet below existing grade. The borings were drilled in accessible locations with a truck-mounted drill rig utilizing the rotary wash method.

Samples of the subsurface materials were recovered at roughly 2-foot intervals within the upper 10 feet of the borings and at approximately 5-foot intervals thereafter using a Standard Penetration Test split-spoon sampler (SPT) in substantial accordance with ASTM D-1586, "Standard Test Method for Standard Penetration Test and Split-Barrel Sampling of Soils." This test procedure drives a 1.4-inch inner-diameter split-tube sampler into the subsurface profile using a 140-pound hammer falling 30 inches. The total number of blows required to drive the sampler the second and third 6-inch increments is the SPT N-value, in blows per foot, and is an indication of material strength. Upon completion of the borings, the boreholes were backfilled with soil cuttings and the upper few feet closed with cement grout.

The collected samples were examined in the laboratory by a geotechnical engineer for soil classification. Visual soil classifications were made in accordance with ASTM D2487 and ASTM D2488. The results of the classification and consequent generalized stratification are shown in Drawing 2, the boring summary sheet, and in the records of test borings in Appendix A (sheets A-1 through A-10). Strata contacts shown on these drawings are approximate. The boring data reflect conditions at the specific test locations only, and at the time the borings were drilled.

3.2 FIELD PERMEABILITY TESTS

NV5 performed also three (3) field permeability tests to six (6) feet deep at the locations shown on Drawing 1. The tests were performed in general accordance with the South Florida Water Management District's *Usual Open Hole Procedure*. Test results are presented in Appendix B (sheets B-1 through B-3).

4.0 LOCAL GEOLOGY AND GEOLOGIC HAZARDS

4.1 LOCAL GEOLOGY

Palm Beach County is located on the southern flank of a stable carbonate platform on which thick deposits of limestones, dolomites and evaporites have accumulated. The upper two hundred feet of the soil profile is composed predominantly of limestone and quartz sand. These sediments were deposited during several glacial and interglacial stages when the ocean was at elevations higher than present.

The Miami Oolite formation consists of soft white oolitic limestone containing as much as 95 percent calcium carbonate. The formation is highly permeable because it contains numerous vertical solution holes. The Miami formation is of small extent in Palm Beach county area and occurs only in the southeastern part of the survey area where it merges laterally with the Fort Thompson and Anastasia formations.

The Fort Thompson formation is one of three formations of Pleistocene age that occur in the West Palm Beach County area. It rests uncomfortably on the Caloosahatchee Marl and consists of alternating beds of limestone; shells; sand; and marl of marine, brackish, and freshwater origin. The top of each freshwater marl bed consist of hard limestone, and each is perforated by solution holes. The Fort Thompson formation underlies the western two-thirds of the county area, including Lake Okeechobee and the Everglades.

The Anastasia formation underlies all of the eastern third of the county area and presumably rests on the Caloosahatchee formation. It consists primarily of shell and sand cemented into a compact limestone known as Coquina. The Anastasia formation is exposed near the water line at several places along the coast. Part of the Anastasia formation forms the backbone of Palm Beach Islands.

Pamlico sands of late Pleistocene age cover all of the West Palm Beach County area east of the everglades and are the basic material from which most of the mineral soil have developed. Along the coastal ridges the Pamlico sands mounds into beach ridges and dunes at elevations higher than 25 feet.

4.2 GEOLOGIC HAZARDS

The South Florida area is relatively free of geologic hazards. The region is not considered seismically active. Consequently, hazards such as ground shaking, liquefaction, lateral spreading, and ground rupture that are normally associated with earthquakes and other seismic activity are generally not a factor for the design of structure foundations in South Florida. Based on the 2018 International Building Code, a Site Class D classification is considered appropriate for this site.

Karst topography that is associated with the formation of sinkholes and other underground discontinuities in carbonate rock formations in the central and northern portions of Florida is generally not found in South Florida. Any discontinuities in the limestone due to solutioning of the rock are typically very limited in vertical and lateral extent and are usually not considered a factor in the design of foundations in the local practice.

5.0 SUBSURFACE CONDITIONS

5.1 BORINGS

In general, the subsurface conditions encountered in the borings are generally consistent with the geology described above. The detailed subsurface conditions are presented graphically in the attached boring summary sheet and in more detail on the records of test boring sheets.

Layer 1 - Sand:
This layer consists of gray, light gray and light brown sand and extends to 28 feet below the existing grade in borings B-4 and B-8, and to the termination depth at 30 feet below the existing grade in the rest of the borings. SPT N-values recorded in this layer range from three (3) to 20 blows per foot (bpf), with an average value of at least 10 bpf.

Layer 2 – Sandstone:
This layer comprises of light brown sandstone encountered at 28 feet below grade in borings B-4 and B-8. The sandstone was not encountered in the balance of the borings. The thickness of the sandstone is at least two (2) feet. The recorded SPT N-values are 10 and 82 bpf. The average value is about 46 bpf.

For the layers described above, Table 1 below summarizes our estimates of engineering parameters considered pertinent to the design of foundations.

TABLE 1 - SUMMARY OF ESTIMATED PERTINENT ENGINEERING PARAMETERS

Layer ID	Description	Thickness (ft.)	SPT N-values		Modulus of Elasticity (ksf)	Unconfined Compressive Strength (ksf)	Allowable Side Shear (ksf)	Passive Pressure Kp
			Range	Avg.				
1	Sand	20 – 30+	4 – 20	10	250	-	-	2.20
2	Sandstone	2+	10 – 82	46	10,000	300	3	

We note that the values of allowable side shear estimated in Table 1 above are based on our experience and laboratory data from similar rock that we have tested.

Groundwater

Groundwater was encountered in the borings at depths of about 5.3 to 7.8 feet below the existing ground surface. It should be noted that groundwater readings during drilling might not represent stabilized groundwater levels. Stabilized water levels would be best obtained by installing groundwater monitoring devices and taking readings over an extended period. NV5 can provide these services if they are of interest to the project development team.

On average, stabilized groundwater levels in the general vicinity of the project are expected to vary between elevations -1.5 and +2.5 feet NAVD, the variations being primarily as a result of seasonal rainfall and tide fluctuations of near bodies of water. Nonetheless, it should be noted that groundwater levels outside of this range could be encountered during construction. Storm and hurricane events and construction activities also result in variations in the groundwater levels. Notwithstanding the variations acknowledged, we anticipate that groundwater at the site will generally be encountered within the upper five (5) or so feet of the existing ground surface.

5.2 FIELD PERMEABILITY

The results of the open-hole field permeability (drainage) tests performed at the site is presented in the table below:

TABLE 1 – SUMMARY OF FIELD PERMEABILITY TEST RESULTS

Test ID	Test Depth (ft.)	Hydraulic Conductivity (cfs/ft^2-ft. head)
P-1	6	5.02×10^{-04}
P-2	6	4.84×10^{-04}
P-3	6	4.69×10^{-04}

It should be noted that the above result is un-factored and represents the conditions at the test locations at the time of the test. To account for potential variations in hydraulic conductivity across the site the designer should apply an appropriate safety factor to the reported values. The permeability test data are presented in Appendix B.

6.0 EVALUATION AND DISCUSSION

6.1 FOUNDATION SUPPORT

We consider shallow foundation support is feasible for the 3-level structures supported on the surficial sand layer after proper site preparation as recommended herein.

Our recommendations for foundation design and construction are presented in Section 7 of this report.

6.2 ESTIMATED SETTLEMENT

We estimate that the foundations for the proposed 3-level structures that are properly designed and constructed as recommended herein will experience maximum total settlements of one (1) inch or less and maximum differential settlements of ½ inch. Given the granular nature of the subsurface materials in which the foundations will bear, we predict settlement will occur coincidental with the application of the structure dead and live loads and for a short time after.

NV5 should be afforded the opportunity to revisit the settlement estimates provided herein as foundation design progresses.

6.3 GROUND LEVEL SLAB

Ground level slabs may be supported on grade assuming the site has been prepared as recommended herein.

6.4 MISCELLANEOUS ENVIRONMENTAL IMPACTS

Environmental forces consist of sinkholes, freeze thaw damage, shrinking and swelling soils, and hurricane scour can affect the performance of a foundation system. Sinkholes, freeze-thaw, and shrinking/swelling soils are generally not of concern in the South Florida area. While a detailed study of hurricane scour was outside the scope of this study, it is nonetheless our opinion that the foundation systems recommended herein when properly designed and constructed, will resist hurricane scour forces.

7.0 RECOMMENDATIONS

Our recommendations for geotechnical design and construction of the proposed project are provided below in the following sections.

7.1 SITE PREPARATION AND GRADING

1. Geotechnical site preparation for construction should consist of removal of all existing structures, foundations, pavements, underground utilities, and other deleterious materials within the proposed structure and pavement footprints plus a five-foot perimeter. Any voids created by the removal of these deleterious materials should be properly backfilled as described in the paragraphs below.

We are not aware of the site development history beyond the current condition. Where old spread or other foundations are encountered, they should be removed and replaced with compacted fill if they interfere with new foundations or utilities. If the old foundations do not interfere with new construction, they could be left in place. Backfilling of old foundation excavations should be performed in accordance with the recommendations provided in this report.

After site preparation as described above, areas for structures that will have slabs on grade or pavements should be proof rolled and densified with at least five overlapping passes of a 20-ton roller as it operates at maximum vibrational frequency, and a travel speed of not more than two (2) feet per second. Proof-rolling should include planned development footprints plus a five-foot perimeter. The proof rolling should be observed by NV5 to identify and mitigate any weak subgrade conditions evidenced by yielding or rutting at the wheels of the roller.

Slopes, where required, should be limited to a 2 to 1 horizontal to vertical provided they are properly compacted as stated herein.

2. In general fill soils should consist of either inorganic, non-plastic sand having less than 10 percent material passing the No. 200 sieve, or crushed limestone with a maximum rock size of six (6) inches. In particular, fill soils placed within the upper 12 inches of the subgrade of building slabs on grade should consist of either sand with less than 10 percent passing the number 200 sieve, or crushed limestone with a maximum particle size of three (3) inches.

   Based on our boring data the majority of the near-surface fill materials should satisfy the fill criteria. However, some materials might require localized sorting and moisture-conditioning prior to re-use. In any event, representative samples of the fill soils should be collected for classification and compaction testing. The maximum dry density, optimum moisture content, gradation, and plasticity should be determined. These tests are needed for quality control of the compacted fill.

3. Fill soils should be placed with loose lift thicknesses of not more than 12-inches, moisture-conditioned to within two (2) percent of the optimum moisture content based on ASTM D-1557 and compacted to a minimum 95 percent relative compaction[1]. One test should be performed for each 2,500 square feet of fill area per lift of fill soils. If during the compaction process fill shows evidence of yielding under the weight of the roller, it should be removed and replaced with properly compacted granular fill as described herein. Fill particles exceeding one (1) inch in size should not be allowed to nest within the fill.

4. *The vibrations produced by the operation of the compactor should be monitored for potential adverse effect on adjacent existing structures, pavements, and utilities*. If nearby structures will be affected by the vibration of the compactor, the compaction procedure may require modification as approved by the geotechnical engineer.

---

1 Relative compaction refers to the in-place dry unit weight of a material expressed as a percentage of the maximum dry unit weight of the same material as determined in the laboratory using the Modified Proctor procedure (ASTM D1557).

7.2 FOUNDATION SUPPORT

7.2.1 Shallow Foundation

1. After preparing the site as described above the proposed 3-level structures may be supported on shallow spread foundations designed for a maximum allowable bearing pressure of **3,000 psf.** If a mat foundation is selected, a modulus of subgrade reaction (k value) of 300 pci can be used in the design.

2. Footings should bear a minimum depth of 18 inches below lowest adjacent grade.

3. To assure an adequate factor-of-safety against a general shearing failure, strip and continuous footings should be at least 18 inches wide, and isolated footings should be no less than 30 inches wide. Thick edge monolithic foundation should be at least 12 inches wide.

   Lateral forces may be resisted by passive earth pressure acting on the vertical foundation faces and by friction acting between the bottoms of foundations and the supporting subgrade. We recommend using an equivalent fluid weight of 180 pounds per cubic foot (pcf) to compute passive resistance for moist soil above the water table, and 80 pcf to compute passive resistance in submerged soil. Passive resistance in the upper 12 inches of soil should be neglected unless it is confined by a slab or pavement. Frictional resistance may be computed using a factor of 0.30 times the sustained dead loads.

   The above values include a factor of safety of at least 1.5. These values of resistance assume that the foundations are: 1) surrounded by in-situ soil densified by compaction, or clean granular fill which is compacted to 95 percent relative compaction, and 2) able to withstand horizontal movement on the order of ¼ to 3/8 inch.

7.2.2 Miscellaneous Structures

1. Lightly loaded miscellaneous structures can be designed using an allowable bearing pressure of **2,000 psf.** The parameters presented above for lateral load resistance may be used in the design of these shallow footings. Footings must bear at a minimum depth of 12 inches below lowest adjacent grade. Continuous footings should be at least 16 inches wide and isolated footings should be at least 24 inches wide. Exposed bearing soils should be compacted to a minimum of 95 percent relative compaction.

2. With the shallow footing bearing pressure recommended above, we expect settlement of such footings for lightly loaded structures will be on the order of one (1) inch, with differential settlement one the order of one-half inch.

7.3 GROUND FLOOR SLABS

1. Ground floor slabs may be supported on grade assuming the site has been prepared as recommended under Section 7.1 *Site Preparation and Grading* above.

2. For design of slabs supported on grade we recommend a modulus of subgrade reaction of 150 pounds per cubic inch (pci). Heaving of soils is not expected for this project.

3. Slabs should be reinforced for the loads that they will sustain and construction joints should be provided at frequent intervals.

4. Slabs in contact with soil are subject to movement of moisture from the soil upward through the slab. To prevent such moisture vapor transmission, a moisture barrier should be placed on the slab subgrade, and should be protected from damage during construction. Construction joints should be provided with water stops in any permanently submerged areas.

7.4 EXCAVATION AND DEWATERING

1. Excavations into the near-surface materials will likely stand vertical for short periods of time only. The excavation sides will unravel over time as they are exposed to weather and construction traffic. Localized weak sandy zones within this layer could become loose if unsupported. Deeper excavations, especially those that extend below the groundwater table, as well as excavations that will remain open for longer periods of time will require support in the form of temporary shoring or sliding trench boxes to prevent instability of excavation walls and to protect workers from injury. All excavations should comply with Occupational Safety and Health Administration (OSHA) design and safety requirements. Shoring designs should be signed and sealed by a Florida-licensed professional engineer, and should be provided for the Owner's review.

   Particular attention should be paid to any deep excavations such as for elevator shafts and the potential impacts these could have on adjacent structures, especially where such excavations are close to project property lines.

2. Average groundwater elevation is expected to be approximately between Elevation -1.5 and +2.5 feet NAVD for this site. As stated above, groundwater levels outside this range could be encountered during construction. Dewatering could be required for foundation excavations, particularly for deep elevator shafts, and installation of deeper utilities and appurtenances. We judge that localized dewatering of foundation excavations can be accomplished using pumps and sumps. Dewatering of larger excavations and larger volumes could require the installation of well points or other dewatering systems.

   It should be noted there are two components to the dewatering process. The first is extracting the water from the subsurface and the requirement of the project to maintain a dry excavation to allow construction to proceed. The other component is the ability to discharge the volume of water extracted. The contractor must ensure this capability exists for the site such that all dewatering and consequent effluent discharge will meet the requirements of the local jurisdictional agencies including Palm Beach County, Florida Department of Environmental Protection (FDEP), Florida Department of Transportation, and South Florida Water Management District (SFWMD) as appropriate. This study did not include specific testing or analysis to determine if dewatering is feasible or if adequate discharge is available. Ultimately, dewatering of the site to facilitate construction is the contractor's responsibility.

   During dewatering the adjacent properties must be monitored for adverse impacts from dewatering drawdown.

   The dewatering subcontractor should submit a proposed design for dewatering operations to the owner for review and approval prior to commencing work.

7.5 OTHER RECOMMENDATIONS

1. NV5 should participate in the design development phases of this project in order to modify the recommendations provided above as changes occur during the design development process.

2. Vibrations from construction activities could have an adverse impact on adjacent structures. We recommend that pre- and post-construction surveys of adjacent structures of concern be conducted to document conditions. We recommend also vibration monitoring be performed at adjacent structures during site preparation activities.

3. NV5 should participate in the evaluation of field problems as they arise and recommend solutions. We should also be involved with site work activities so we can address needed changes to the foundation recommendations if site conditions different from those described herein are encountered. NV5 should observe and test the foundation installation to satisfy the requirements of the Florida Building Code and municipal agencies.

8.0 REPORT LIMITATIONS

This report has been prepared pursuant to approved proposal Consultant Agreement between Berkeley Landing, LTD, c/o Pinnacle Communities and NV5 dated March 15, 2021 and in general accordance with the standard of care ordinarily practiced by members of Consultant's profession performing similar services on similar projects in similar localities; no other warranty is expressed or implied. The report should be read in its entirety. NV5 is not responsible for misinterpretations arising from reading sections of the report only.

This report has been prepared for the exclusive use of the Owner and other members of the design/construction team for the specific site(s) and project(s) discussed in this report. The report should not be used for any other site(s) or project(s) without express written permission from NV5.

The evaluation and recommendations submitted in this report are based in part upon the data collected from the field exploration. These data were collected at specific locations and describe subsurface conditions encountered at those specific locations at the time(s) the field explorations were made. Further, the plan area of the field test locations is relatively small as compared to the total site area. Consequently, subsurface conditions could be different at site locations other than those tested. The nature or extent of variations throughout the subsurface may not become evident until the time of construction. If variations later become evident, it may be necessary for NV5 to revisit the recommendations provided in this report.

In the event changes are made in the nature, design, or location(s) of the proposed project construction, the conclusions and recommendations contained in this report cannot not be relied upon unless the changes are reviewed by NV5, and the conclusions and recommendations herein are either verified or modified as needed in writing by NV5. Therefore, NV5 must be informed of any such changes if those changes are not addressed in this report. The scope of services performed by NV5 did not include any environmental assessment or investigation for the presence or absence of wetlands, sinkholes, chemically hazardous or toxic materials in the soil, surface water, groundwater or air, on or below or around the site.

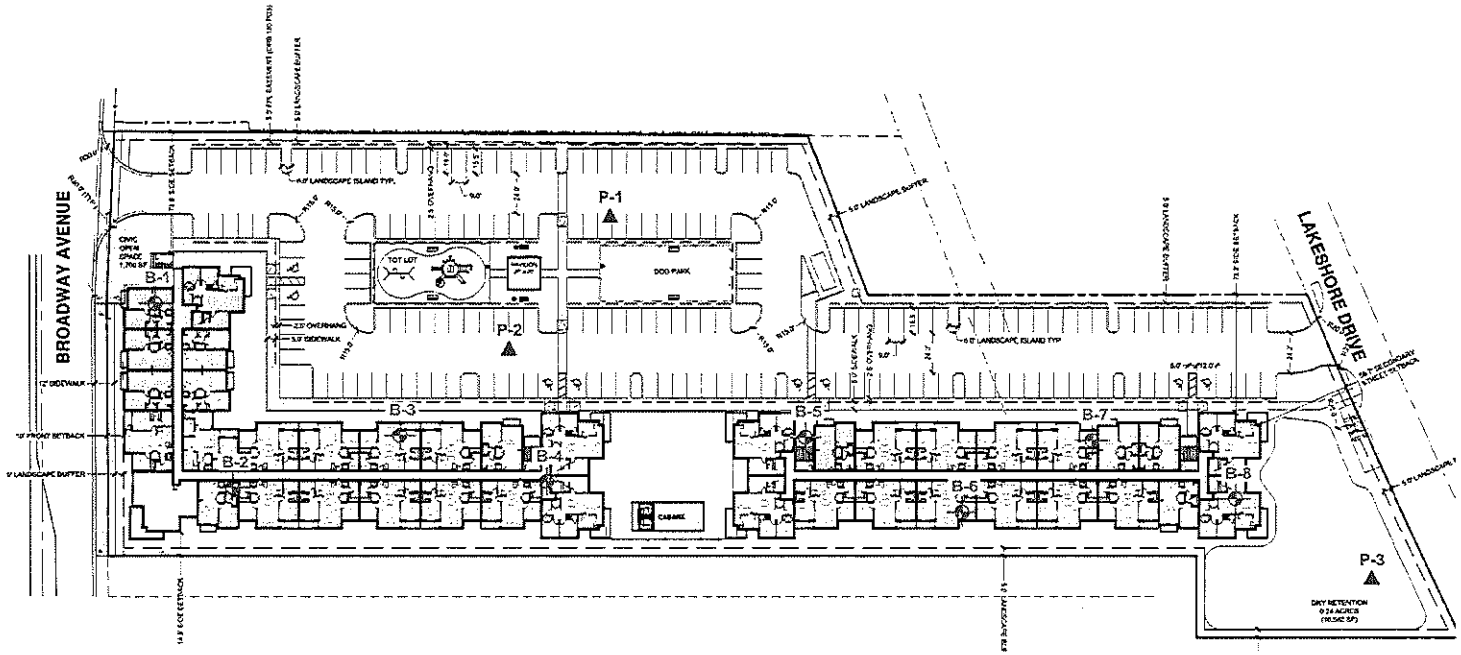
NV5 should be retained to provide consultation to the ownership and design team during the design development phase of the project, to review final foundation specifications and review foundation design drawings in order to ascertain that its recommendations have been properly interpreted and implemented. Furthermore, NV5 should be retained to provide inspections during geotechnical construction. If NV5 is not afforded the opportunity to participate in foundation installation as recommended in this report, Berkeley Landing, LTD, c/o Pinnacle Communities agrees that NV5 has no responsibility for the interpretation of the recommendations made in this report or for foundation performance.

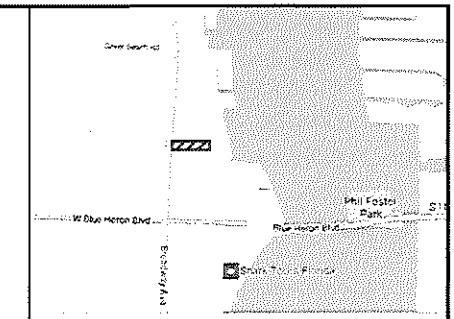
9.0 CLOSURE

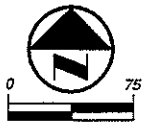
We appreciate the opportunity to provide specialized engineering services on this project and look forward to an opportunity to participate in construction related aspects of the development. If you have questions about information contained in this report contact the writer at 305.901-2151.

****

DRAWINGS







LEGEND:

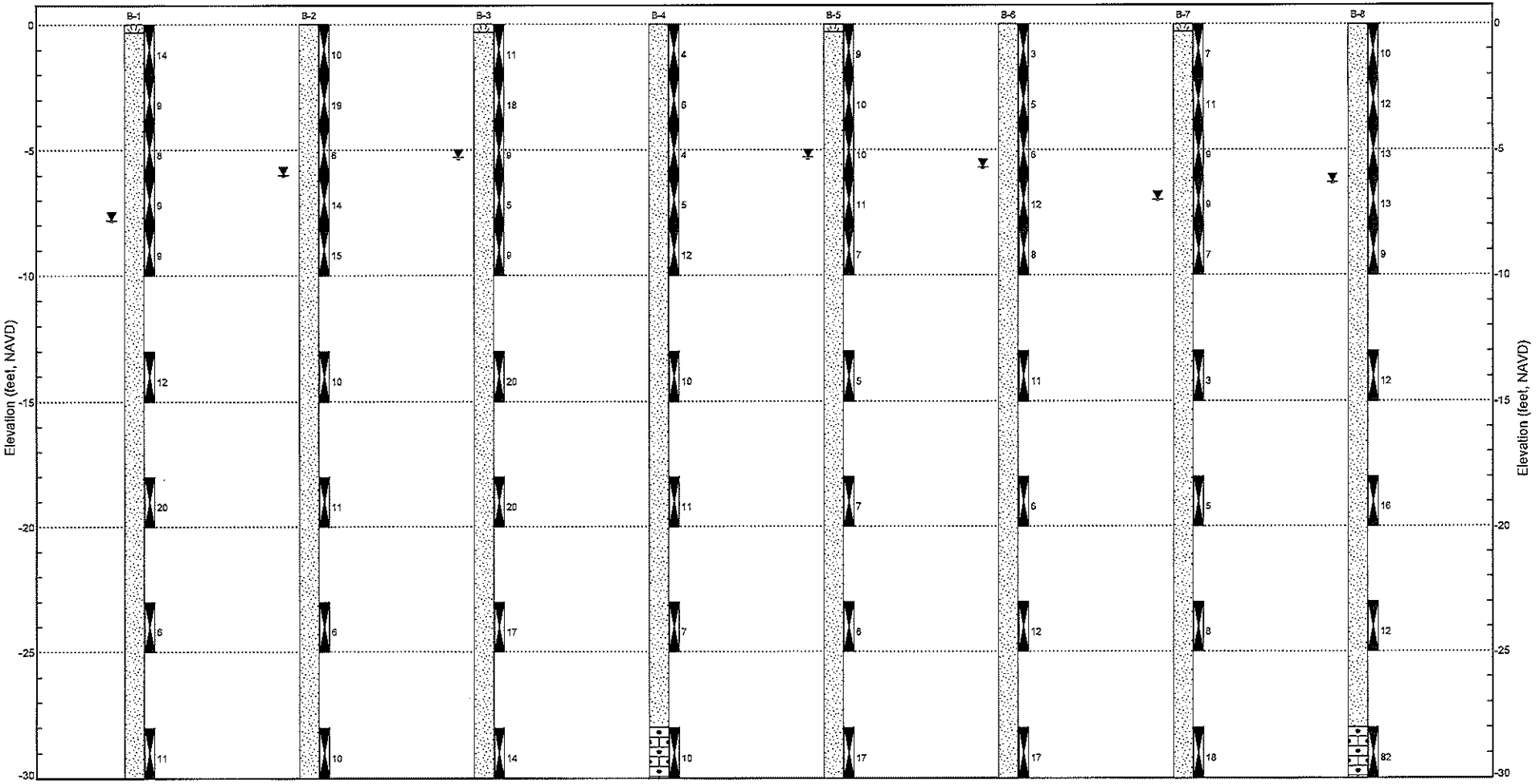
B-1 - Number and Approximate Location of Test Boring.

P-1 - Number and Approximate Location of Percolation Test.

NOTES:

1. Test locations shown are approximate.
2. Test location symbols are not to scale.
3. Base for this drawing was taken from Sheet SP-1, Site Plan, prepared by Urban Design Studio, dated 03/02/2021.

NV5	DRAWING TITLE: *Site Vicinity Map & Test Location Plan*				DWN BY: *EOR*
	PROJECT NAME: *Berkeley Landing*				CKD BY: *AB*
	PROJECT LOCATION: *3100-3124 Broadway Avenue, Riviera Beach, Florida*	PROJECT NO: *17220.00*	DATE: *04/21/2021*	DWG NO: *1*	APD BY: —



BORING SUMMARY SHEET

NV5

PROJECT NAME: Berkeley Landing		
PROJECT LOCATION: 3100-3124 Broadway Avenue, Riviera Beach, Florida		
PROJECT NUMBER: 17220		DATE: 04/21/2021
DRAWN BY: EOR	CHECKED BY: AB	DRAWING NO: 2

LEGEND

- Sandstone
- Sand
- Topsoil
- Water Level
- Standard Penetration Test & SPT N-value

Note: Boring top elevations have been estimated

APPENDIX A

BORING LOG DATA

BORING NUMBER B-1

NV5

PROJECT NAME Berkeley Landing

PROJECT NUMBER 17220 **PROJECT LOCATION** 3100-3124 Broadway Avenue, Riviera Beach, Florida

DATE STARTED 4/5/21 **COMPLETED** 4/5/21 **GROUND ELEVATION** N/A **HOLE SIZE** 3 inches

DRILLING CONTRACTOR NV5 **GROUND WATER LEVELS:** 7.8 ft

DRILLING METHOD Rotary drill with wash, mud & casing

LOGGED BY J. Rivera / H. Morales **CHECKED BY** E.Rios

NOTES

DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION	ELEVATION (ft., NAVD)
0					0.3 4" of TOPSOIL	
	SPT	4-7-7-7 (14)	SP		SAND, medium dense, fine, gray, with shells	
	SPT	6-5-4-8 (9)			SAND, loose, fine, light gray	
5	SPT	5-4-4-5 (8)			SAND, loose, fine, brown	
	SPT	3-4-5-5 (9)			▼ SAND, loose, fine, light brown to light gray	
10	SPT	4-5-4-5 (9)			SAND, loose, fine, light brown to light gray	
15	SPT	4-5-7-8 (12)			SAND, medium dense, fine, brown	
20	SPT	10-10-10-13 (20)			SAND, medium dense, fine, light brown	
25	SPT	4-3-3-3 (6)			SAND, loose, fine, light gray	
30	SPT	7-6-5-6 (11)			30.0 SAND, medium dense, fine, light gray	

Boring terminated at 30.0 feet.

BORING NUMBER B-2

NV5

PROJECT NAME Berkeley Landing

PROJECT NUMBER 17220 **PROJECT LOCATION** 3100-3124 Broadway Avenue, Riviera Beach, Florida

DATE STARTED 4/6/21 **COMPLETED** 4/6/21 **GROUND ELEVATION** N/A **HOLE SIZE** 3 inches

DRILLING CONTRACTOR NV5 **GROUND WATER LEVELS:** 6.0 ft

DRILLING METHOD Rotary drill with wash, mud & casing

LOGGED BY J. Rivera / H. Morales **CHECKED BY** E.Rios

NOTES

DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION	ELEVATION (ft., NAVD)
0	SPT	2-4-6-10 (10)	SP		SAND, loose, fine, light gray	
	SPT	10-7-12-10 (19)			SAND, medium dense, fine, light gray	
5	SPT	2-3-3-5 (6)			SAND, loose, fine, brown ▼	
	SPT	6-7-7-6 (14)			SAND, medium dense, fine, light brown to light gray	
10	SPT	5-5-10-11 (15)			SAND, medium dense, fine, light brown to light gray	
15	SPT	4-4-6-5 (10)			SAND, loose, fine, light brown to light gray	
20	SPT	5-5-6-8 (11)			SAND, medium dense, fine, light brown to light gray	
25	SPT	3-4-2-3 (6)			SAND, loose, fine, light brown to light gray	
30	SPT	7-4-6-6 (10)			SAND, loose, fine, light brown to light gray	
				30.0	Boring terminated at 30.0 feet.	

BORING NUMBER B-3

NV5

PROJECT NAME Berkeley Landing

PROJECT NUMBER 17220 **PROJECT LOCATION** 3100-3124 Broadway Avenue, Riviera Beach, Florida

DATE STARTED 4/6/21 **COMPLETED** 4/6/21 **GROUND ELEVATION** N/A **HOLE SIZE** 3 inches

DRILLING CONTRACTOR NV5 **GROUND WATER LEVELS:** 5.3 ft

DRILLING METHOD Rotary drill with wash, mud & casing

LOGGED BY T. Carson/ R. Jimenez **CHECKED BY** E.Rios

NOTES

DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION	ELEVATION (ft., NAVD)
0					0.3 4" of TOPSOIL	
	SPT	3-5-6-8 (11)	SP		SAND, medium dense, fine, gray	
	SPT	6-9-9-9 (18)			SAND, medium dense, fine, light gray to light brown	
5	SPT	7-4-5-3 (9)			▼ SAND, loose, fine, light gray to light brown	
	SPT	3-3-2-4 (5)			SAND, loose, fine, brown	
	SPT	4-4-5-7 (9)			SAND, loose, fine, brown	
10						
15	SPT	6-8-12-13 (20)			SAND, medium dense, fine, brown	
20	SPT	8-8-12-14 (20)			SAND, medium dense, fine, light brown	
25	SPT	5-7-10-18 (17)			SAND, medium dense, fine, light brown	
30	SPT	4-6-8-10 (14)			30.0 SAND, medium dense, fine, light gray	

Boring terminated at 30.0 feet.

BORING NUMBER B-4

NV5

PROJECT NAME Berkeley Landing
PROJECT NUMBER 17220 **PROJECT LOCATION** 3100-3124 Broadway Avenue, Riviera Beach, Florida
DATE STARTED 4/5/21 **COMPLETED** 4/5/21 **GROUND ELEVATION** N/A **HOLE SIZE** 3 inches
DRILLING CONTRACTOR NV5 **GROUND WATER LEVELS:** ---
DRILLING METHOD Rotary drill with wash, mud & casing
LOGGED BY J. Rivera / H. Morales **CHECKED BY** E.Rios
NOTES

DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION	ELEVATION (ft., NAVD)
0	SPT	2-2-2-5 (4)	SP		SAND, very loose, fine, light gray	
	SPT	4-3-3-3 (6)			SAND, loose, fine, light gray	
5	SPT	5-2-2-3 (4)			SAND, very loose, fine, light gray	
	SPT	2-3-2-2 (5)			SAND, loose, fine, brown	
10	SPT	4-5-7-7 (12)			SAND, medium dense, fine, brown	
15	SPT	4-4-6-7 (10)			SAND, loose, fine, brown to light brown	
20	SPT	5-5-6-6 (11)			SAND, medium dense, fine, light brown to light gray	
25	SPT	4-4-3-1 (7)			SAND, loose, fine, light gray	
28.0						
30	SPT	8-7-3-3 (10)	SS	30.0	SANDSTONE, very soft, light gray	

Boring terminated at 30.0 feet.

BORING NUMBER B-5

NV5

PROJECT NAME Berkeley Landing

PROJECT NUMBER 17220 **PROJECT LOCATION** 3100-3124 Broadway Avenue, Riviera Beach, Florida

DATE STARTED 4/5/21 **COMPLETED** 4/5/21 **GROUND ELEVATION** N/A **HOLE SIZE** 3 inches

DRILLING CONTRACTOR NV5 **GROUND WATER LEVELS:** 5.3 ft

DRILLING METHOD Rotary drill with wash, mud & casing

LOGGED BY T. Carson/ R. Jimenez **CHECKED BY** E.Rios

NOTES

DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION	ELEVATION (ft., NAVD)
0					0.3 4" of TOPSOIL	
	SPT	3-4-5-7 (9)			SAND, loose, fine, gray, with a trace of limestone fragments	
	SPT	12-5-5-8 (10)			SAND, loose, fine, light gray	
5	SPT	4-6-4-6 (10)			▼ SAND, loose, fine, brown	
	SPT	6-7-4-6 (11)			SAND, medium dense, fine, brown	
	SPT	3-4-3-4 (7)			SAND, loose, fine, brown	
10						
	SPT	4-3-2-2 (5)			SAND, loose, fine, brown	
15			SP			
	SPT	2-3-4-3 (7)			SAND, loose, fine, light brown to light gray	
20						
	SPT	3-4-2-3 (6)			SAND, loose, fine, light gray to gray	
25						
	SPT	6-9-8-10 (17)			SAND, medium dense, medium, gray, with a trace of shells and sandstone	
30					30.0	

Boring terminated at 30.0 feet.

NV5

April 23, 2021

Mr. Timothy P. Wheat
Berkeley Landing, LTD, c/o Pinnacle Communities
9400 South Dadeland Boulevard, Suite 100
Miami, Florida 33156

Re: Report of Subsurface Exploration and Geotechnical Engineering Study
Berkeley Landing
3100-3124 Broadway Avenue
Riviera Beach, Florida
NV5 Project No.: 17220

Dear Mr. Wheat:

NV5, Inc. submits this report in fulfillment of the scope of services described in our Proposal No.: 21-0216, dated March 15, 2021. This report describes our understanding of the project, presents our evaluations, and provides our professional opinions and recommendations for foundation design and construction for the project.

This report should be read in its entirety.

Sincerely,
NV5, Inc.

ALFREDO BUDIK
LICENSE
No. 43884
STATE OF FLORIDA
PROFESSIONAL ENGINEER
04/23/2021

Alfredo Budik, P.E.
Senior Engineer
Florida License No. 43884

Clyde L. Grey, P.E.
Project Manager
Florida License No. 80312

Distribution: 1 Copy to Addressee via Email
1 Copy to NV5 File

f:\doc\nv5 reports\17220_geo_rpt_berkeley landing_3100-3124 broadway avenue_riviera beach_berkeley landing ltd, c.o. pinnacle communities_shallow_percs_04-23-2021.doc

Alfredo Budik Digitally signed by Alfredo Budik Date: 2021.04.23 17:47:06-04'00'

This item has been electronically signed and sealed by Alfredo Budik, P.E. on the date adjacent to the seal using a SHA authentification Code.
Printed copies of this document are not considered signed and sealed and the SHA authentification code must be verified on any electronic copies.

TABLE OF CONTENTS

SECTION		PAGE
1.0	SITE AND PROJECT INFORMATION	1
2.0	PURPOSE AND SCOPE OF WORK	1
3.0	FIELD EXPLORATION	1
3.1	BORINGS	2
3.2	FIELD PERMEABILITY TESTS	2
4.0	LOCAL GEOLOGY AND GEOLOGIC HAZARDS	2
4.1	LOCAL GEOLOGY	2
4.2	GEOLOGIC HAZARDS	3
5.0	SUBSURFACE CONDITIONS	3
5.1	BORINGS	3
5.2	FIELD PERMEABILITY	4
6.0	EVALUATION AND DISCUSSION	5
6.1	FOUNDATION SUPPORT	5
6.2	ESTIMATED SETTLEMENT	5
6.3	GROUND LEVEL SLAB	5
6.4	MISCELLANEOUS ENVIRONMENTAL IMPACTS	5
7.0	RECOMMENDATIONS	5
7.1	SITE PREPARATION AND GRADING	5
7.2	FOUNDATION SUPPORT	7
7.2.1	*Shallow Foundation*	7
7.2.2	*Miscellaneous Structures*	7
7.3	GROUND FLOOR SLABS	7
7.4	EXCAVATION AND DEWATERING	8
7.5	OTHER RECOMMENDATIONS	9
8.0	REPORT LIMITATIONS	9
9.0	CLOSURE	10

FIGURES

Drawing 1	Site Vicinity Map & Test Location Plan
Drawing 2	Boring Summary Sheet

APPENDICES

Appendix A	Boring Log Data (A-1 through A-10)
Appendix B	Field Permeability Test Data (B-1 through B-3)

1.0 SITE AND PROJECT INFORMATION

The project site is located at 3100-3124 Broadway in Riviera Beach, Florida. A site vicinity map is presented as Drawing 1. It is bound to the north by a warehouse structure and a paved parking lot, to the south by a residential trailer park, to the east by Lake Shore Drive, and to the west by Broadway Avenue. Based on the Palm Beach County Property Appraiser's webpage they correspond to Folio Nos. 56434228000020010 and 56434228000020020. A survey drawing was not provided. The project site is irregular in shape with largest dimensions about 260 feet in the north-south direction and 820 feet in the east-west direction. At the time of the soil borings the site was vacant.

We were provided with a site plan SP-1 prepared by Urban Design Studio dated March 3, 2021 The project will be developed with two 3-level apartment structures along the south end of the site. Building 1 to the east is rectangular with approximate dimensions of 65 by 335 feet, and Building 2 is L-shaped with 60-foot wide and legs of about 160 and 310 feet long. Surface parking is planned at the north side of the buildings. Basement construction is not planned for this project. A dry retention pond is planned at the southeast corner of the property. Structural loads and suggested soil boring locations were provided in a Geotechnical Request for Proposal prepared by McNamara Salvia Structural Engineers dated March 12, 2021. The building will comprise of CMU exterior walls and concrete slabs supported by steel columns. Typical column loads are 100 kips and exterior wall loads 2.2 kips per linear foot. We assume ground floor slabs will be loaded to around 150 pounds per square foot.

2.0 PURPOSE AND SCOPE OF WORK

The purpose of our services on this project is to perform a subsurface exploration and engineering analyses, and to provide recommendations for foundation design and construction. Specifically, this report provides:

- Drawings showing boring locations, a graphic summary of the generalized subsurface conditions, and boring logs with detailed descriptions of the materials encountered.
- Discussion of generalized subsurface conditions at the site including groundwater levels and hydraulic conductivity.
- Discussion of feasible foundation type(s) for the proposed construction.
- Design parameters for the recommended foundation type, including vertical and lateral load resistance.
- Estimates of foundation settlements.
- Modulus of subgrade reaction for any slabs on grade
- Recommendations for site preparation and grading, including the re-use of site-excavated materials for fill, fill placement and compaction, and slab subgrade preparation.
- Construction considerations including excavation support and dewatering, existing structure foundations, and impacts for adjacent structures.

3.0 FIELD EXPLORATION

Our field exploration consisted of performing borings and field permeability tests as described below. The test locations depicted on Drawing 1 were marked and identified in the field by NV5. It

should be noted that the test locations shown are approximate. If accurate as-built test locations are required, they should be surveyed. The test data reported herein reflect our interpretation of conditions at the specific test locations only, and at the time the tests were performed.

3.1 BORINGS

Eight (8) test borings were drilled by NV5 to depths of 30 feet below existing grade. The borings were drilled in accessible locations with a truck-mounted drill rig utilizing the rotary wash method.

Samples of the subsurface materials were recovered at roughly 2-foot intervals within the upper 10 feet of the borings and at approximately 5-foot intervals thereafter using a Standard Penetration Test split-spoon sampler (SPT) in substantial accordance with ASTM D-1586, "Standard Test Method for Standard Penetration Test and Split-Barrel Sampling of Soils." This test procedure drives a 1.4-inch inner-diameter split-tube sampler into the subsurface profile using a 140-pound hammer falling 30 inches. The total number of blows required to drive the sampler the second and third 6-inch increments is the SPT N-value, in blows per foot, and is an indication of material strength. Upon completion of the borings, the boreholes were backfilled with soil cuttings and the upper few feet closed with cement grout.

The collected samples were examined in the laboratory by a geotechnical engineer for soil classification. Visual soil classifications were made in accordance with ASTM D2487 and ASTM D2488. The results of the classification and consequent generalized stratification are shown in Drawing 2, the boring summary sheet, and in the records of test borings in Appendix A (sheets A-1 through A-10). Strata contacts shown on these drawings are approximate. The boring data reflect conditions at the specific test locations only, and at the time the borings were drilled.

3.2 FIELD PERMEABILITY TESTS

NV5 performed also three (3) field permeability tests to six (6) feet deep at the locations shown on Drawing 1. The tests were performed in general accordance with the South Florida Water Management District's *Usual Open Hole Procedure*. Test results are presented in Appendix B (sheets B-1 through B-3).

4.0 LOCAL GEOLOGY AND GEOLOGIC HAZARDS

4.1 LOCAL GEOLOGY

Palm Beach County is located on the southern flank of a stable carbonate platform on which thick deposits of limestones, dolomites and evaporites have accumulated. The upper two hundred feet of the soil profile is composed predominantly of limestone and quartz sand. These sediments were deposited during several glacial and interglacial stages when the ocean was at elevations higher than present.

The Miami Oolite formation consists of soft white oolitic limestone containing as much as 95 percent calcium carbonate. The formation is highly permeable because it contains numerous vertical solution holes. The Miami formation is of small extent in Palm Beach county area and occurs only in the southeastern part of the survey area where it merges laterally with the Fort Thompson and Anastasia formations.

The Fort Thompson formation is one of three formations of Pleistocene age that occur in the West Palm Beach County area. It rests uncomfortably on the Caloosahatchee Marl and consists of alternating beds of limestone; shells; sand; and marl of marine, brackish, and freshwater origin. The top of each freshwater marl bed consist of hard limestone, and each is perforated by solution holes. The Fort Thompson formation underlies the western two-thirds of the county area, including Lake Okeechobee and the Everglades.

The Anastasia formation underlies all of the eastern third of the county area and presumably rests on the Caloosahatchee formation. It consists primarily of shell and sand cemented into a compact limestone known as Coquina. The Anastasia formation is exposed near the water line at several places along the coast. Part of the Anastasia formation forms the backbone of Palm Beach Islands.

Pamlico sands of late Pleistocene age cover all of the West Palm Beach County area east of the everglades and are the basic material from which most of the mineral soil have developed. Along the coastal ridges the Pamlico sands mounds into beach ridges and dunes at elevations higher than 25 feet.

4.2 GEOLOGIC HAZARDS

The South Florida area is relatively free of geologic hazards. The region is not considered seismically active. Consequently, hazards such as ground shaking, liquefaction, lateral spreading, and ground rupture that are normally associated with earthquakes and other seismic activity are generally not a factor for the design of structure foundations in South Florida. Based on the 2018 International Building Code, a Site Class D classification is considered appropriate for this site.

Karst topography that is associated with the formation of sinkholes and other underground discontinuities in carbonate rock formations in the central and northern portions of Florida is generally not found in South Florida. Any discontinuities in the limestone due to solutioning of the rock are typically very limited in vertical and lateral extent and are usually not considered a factor in the design of foundations in the local practice.

5.0 SUBSURFACE CONDITIONS

5.1 BORINGS

In general, the subsurface conditions encountered in the borings are generally consistent with the geology described above. The detailed subsurface conditions are presented graphically in the attached boring summary sheet and in more detail on the records of test boring sheets.

Layer 1 - Sand:
This layer consists of gray, light gray and light brown sand and extends to 28 feet below the existing grade in borings B-4 and B-8, and to the termination depth at 30 feet below the existing grade in the rest of the borings. SPT N-values recorded in this layer range from three (3) to 20 blows per foot (bpf), with an average value of at least 10 bpf.

Layer 2 – Sandstone:
This layer comprises of light brown sandstone encountered at 28 feet below grade in borings B-4 and B-8. The sandstone was not encountered in the balance of the borings. The thickness of the sandstone is at least two (2) feet. The recorded SPT N-values are 10 and 82 bpf. The average value is about 46 bpf.

For the layers described above, Table 1 below summarizes our estimates of engineering parameters considered pertinent to the design of foundations.

TABLE 1 - SUMMARY OF ESTIMATED PERTINENT ENGINEERING PARAMETERS

Layer ID	Description	Thickness (ft.)	SPT N-values		Modulus of Elasticity (ksf)	Unconfined Compressive Strength (ksf)	Allowable Side Shear (ksf)	Passive Pressure Kp
			Range	Avg.				
1	Sand	20 – 30+	4 – 20	10	250	-	-	2.20
2	Sandstone	2+	10 – 82	46	10,000	300	3	

We note that the values of allowable side shear estimated in Table 1 above are based on our experience and laboratory data from similar rock that we have tested.

Groundwater

Groundwater was encountered in the borings at depths of about 5.3 to 7.8 feet below the existing ground surface. It should be noted that groundwater readings during drilling might not represent stabilized groundwater levels. Stabilized water levels would be best obtained by installing groundwater monitoring devices and taking readings over an extended period. NV5 can provide these services if they are of interest to the project development team.

On average, stabilized groundwater levels in the general vicinity of the project are expected to vary between elevations -1.5 and +2.5 feet NAVD, the variations being primarily as a result of seasonal rainfall and tide fluctuations of near bodies of water. Nonetheless, it should be noted that groundwater levels outside of this range could be encountered during construction. Storm and hurricane events and construction activities also result in variations in the groundwater levels. Notwithstanding the variations acknowledged, we anticipate that groundwater at the site will generally be encountered within the upper five (5) or so feet of the existing ground surface.

5.2 FIELD PERMEABILITY

The results of the open-hole field permeability (drainage) tests performed at the site is presented in the table below:

TABLE 1 – SUMMARY OF FIELD PERMEABILITY TEST RESULTS

Test ID	Test Depth (ft.)	Hydraulic Conductivity (cfs/ft^2-ft. head)
P-1	6	5.02×10^{-04}
P-2	6	4.84×10^{-04}
P-3	6	4.69×10^{-04}

It should be noted that the above result is un-factored and represents the conditions at the test locations at the time of the test. To account for potential variations in hydraulic conductivity across the site the designer should apply an appropriate safety factor to the reported values. The permeability test data are presented in Appendix B.

6.0 EVALUATION AND DISCUSSION

6.1 FOUNDATION SUPPORT

We consider shallow foundation support is feasible for the 3-level structures supported on the surficial sand layer after proper site preparation as recommended herein.

Our recommendations for foundation design and construction are presented in Section 7 of this report.

6.2 ESTIMATED SETTLEMENT

We estimate that the foundations for the proposed 3-level structures that are properly designed and constructed as recommended herein will experience maximum total settlements of one (1) inch or less and maximum differential settlements of ½ inch. Given the granular nature of the subsurface materials in which the foundations will bear, we predict settlement will occur coincidental with the application of the structure dead and live loads and for a short time after.

NV5 should be afforded the opportunity to revisit the settlement estimates provided herein as foundation design progresses.

6.3 GROUND LEVEL SLAB

Ground level slabs may be supported on grade assuming the site has been prepared as recommended herein.

6.4 MISCELLANEOUS ENVIRONMENTAL IMPACTS

Environmental forces consist of sinkholes, freeze thaw damage, shrinking and swelling soils, and hurricane scour can affect the performance of a foundation system. Sinkholes, freeze-thaw, and shrinking/swelling soils are generally not of concern in the South Florida area. While a detailed study of hurricane scour was outside the scope of this study, it is nonetheless our opinion that the foundation systems recommended herein when properly designed and constructed, will resist hurricane scour forces.

7.0 RECOMMENDATIONS

Our recommendations for geotechnical design and construction of the proposed project are provided below in the following sections.

7.1 SITE PREPARATION AND GRADING

1. Geotechnical site preparation for construction should consist of removal of all existing structures, foundations, pavements, underground utilities, and other deleterious materials within the proposed structure and pavement footprints plus a five-foot perimeter. Any voids created by the removal of these deleterious materials should be properly backfilled as described in the paragraphs below.

We are not aware of the site development history beyond the current condition. Where old spread or other foundations are encountered, they should be removed and replaced with compacted fill if they interfere with new foundations or utilities. If the old foundations do not interfere with new construction, they could be left in place. Backfilling of old foundation excavations should be performed in accordance with the recommendations provided in this report.

After site preparation as described above, areas for structures that will have slabs on grade or pavements should be proof rolled and densified with at least five overlapping passes of a 20-ton roller as it operates at maximum vibrational frequency, and a travel speed of not more than two (2) feet per second. Proof-rolling should include planned development footprints plus a five-foot perimeter. The proof rolling should be observed by NV5 to identify and mitigate any weak subgrade conditions evidenced by yielding or rutting at the wheels of the roller.

Slopes, where required, should be limited to a 2 to 1 horizontal to vertical provided they are properly compacted as stated herein.

2. In general fill soils should consist of either inorganic, non-plastic sand having less than 10 percent material passing the No. 200 sieve, or crushed limestone with a maximum rock size of six (6) inches. In particular, fill soils placed within the upper 12 inches of the subgrade of building slabs on grade should consist of either sand with less than 10 percent passing the number 200 sieve, or crushed limestone with a maximum particle size of three (3) inches.

   Based on our boring data the majority of the near-surface fill materials should satisfy the fill criteria. However, some materials might require localized sorting and moisture-conditioning prior to re-use. In any event, representative samples of the fill soils should be collected for classification and compaction testing. The maximum dry density, optimum moisture content, gradation, and plasticity should be determined. These tests are needed for quality control of the compacted fill.

3. Fill soils should be placed with loose lift thicknesses of not more than 12-inches, moisture-conditioned to within two (2) percent of the optimum moisture content based on ASTM D-1557 and compacted to a minimum 95 percent relative compaction[1]. One test should be performed for each 2,500 square feet of fill area per lift of fill soils. If during the compaction process fill shows evidence of yielding under the weight of the roller, it should be removed and replaced with properly compacted granular fill as described herein. Fill particles exceeding one (1) inch in size should not be allowed to nest within the fill.

4. *The vibrations produced by the operation of the compactor should be monitored for potential adverse effect on adjacent existing structures, pavements, and utilities*. If nearby structures will be affected by the vibration of the compactor, the compaction procedure may require modification as approved by the geotechnical engineer.

---

1 Relative compaction refers to the in-place dry unit weight of a material expressed as a percentage of the maximum dry unit weight of the same material as determined in the laboratory using the Modified Proctor procedure (ASTM D1557).

7.2 FOUNDATION SUPPORT

7.2.1 Shallow Foundation

1. After preparing the site as described above the proposed 3-level structures may be supported on shallow spread foundations designed for a maximum allowable bearing pressure of **3,000 psf.** If a mat foundation is selected, a modulus of subgrade reaction (k value) of 300 pci can be used in the design.

2. Footings should bear a minimum depth of 18 inches below lowest adjacent grade.

3. To assure an adequate factor-of-safety against a general shearing failure, strip and continuous footings should be at least 18 inches wide, and isolated footings should be no less than 30 inches wide. Thick edge monolithic foundation should be at least 12 inches wide.

   Lateral forces may be resisted by passive earth pressure acting on the vertical foundation faces and by friction acting between the bottoms of foundations and the supporting subgrade. We recommend using an equivalent fluid weight of 180 pounds per cubic foot (pcf) to compute passive resistance for moist soil above the water table, and 80 pcf to compute passive resistance in submerged soil. Passive resistance in the upper 12 inches of soil should be neglected unless it is confined by a slab or pavement. Frictional resistance may be computed using a factor of 0.30 times the sustained dead loads.

   The above values include a factor of safety of at least 1.5. These values of resistance assume that the foundations are: 1) surrounded by in-situ soil densified by compaction, or clean granular fill which is compacted to 95 percent relative compaction, and 2) able to withstand horizontal movement on the order of ¼ to 3/8 inch.

7.2.2 Miscellaneous Structures

1. Lightly loaded miscellaneous structures can be designed using an allowable bearing pressure of **2,000 psf**. The parameters presented above for lateral load resistance may be used in the design of these shallow footings. Footings must bear at a minimum depth of 12 inches below lowest adjacent grade. Continuous footings should be at least 16 inches wide and isolated footings should be at least 24 inches wide. Exposed bearing soils should be compacted to a minimum of 95 percent relative compaction.

2. With the shallow footing bearing pressure recommended above, we expect settlement of such footings for lightly loaded structures will be on the order of one (1) inch, with differential settlement one the order of one-half inch.

7.3 GROUND FLOOR SLABS

1. Ground floor slabs may be supported on grade assuming the site has been prepared as recommended under Section 7.1 *Site Preparation and Grading* above.

2. For design of slabs supported on grade we recommend a modulus of subgrade reaction of 150 pounds per cubic inch (pci). Heaving of soils is not expected for this project.

3. Slabs should be reinforced for the loads that they will sustain and construction joints should be provided at frequent intervals.

4. Slabs in contact with soil are subject to movement of moisture from the soil upward through the slab. To prevent such moisture vapor transmission, a moisture barrier should be placed on the slab subgrade, and should be protected from damage during construction. Construction joints should be provided with water stops in any permanently submerged areas.

7.4 EXCAVATION AND DEWATERING

1. Excavations into the near-surface materials will likely stand vertical for short periods of time only. The excavation sides will unravel over time as they are exposed to weather and construction traffic. Localized weak sandy zones within this layer could become loose if unsupported. Deeper excavations, especially those that extend below the groundwater table, as well as excavations that will remain open for longer periods of time will require support in the form of temporary shoring or sliding trench boxes to prevent instability of excavation walls and to protect workers from injury. All excavations should comply with Occupational Safety and Health Administration (OSHA) design and safety requirements. Shoring designs should be signed and sealed by a Florida-licensed professional engineer, and should be provided for the Owner's review.

   Particular attention should be paid to any deep excavations such as for elevator shafts and the potential impacts these could have on adjacent structures, especially where such excavations are close to project property lines.

2. Average groundwater elevation is expected to be approximately between Elevation -1.5 and +2.5 feet NAVD for this site. As stated above, groundwater levels outside this range could be encountered during construction. Dewatering could be required for foundation excavations, particularly for deep elevator shafts, and installation of deeper utilities and appurtenances. We judge that localized dewatering of foundation excavations can be accomplished using pumps and sumps. Dewatering of larger excavations and larger volumes could require the installation of well points or other dewatering systems.

   It should be noted there are two components to the dewatering process. The first is extracting the water from the subsurface and the requirement of the project to maintain a dry excavation to allow construction to proceed. The other component is the ability to discharge the volume of water extracted. The contractor must ensure this capability exists for the site such that all dewatering and consequent effluent discharge will meet the requirements of the local jurisdictional agencies including Palm Beach County, Florida Department of Environmental Protection (FDEP), Florida Department of Transportation, and South Florida Water Management District (SFWMD) as appropriate. This study did not include specific testing or analysis to determine if dewatering is feasible or if adequate discharge is available. Ultimately, dewatering of the site to facilitate construction is the contractor's responsibility.

   During dewatering the adjacent properties must be monitored for adverse impacts from dewatering drawdown.

   The dewatering subcontractor should submit a proposed design for dewatering operations to the owner for review and approval prior to commencing work.

7.5 OTHER RECOMMENDATIONS

1. NV5 should participate in the design development phases of this project in order to modify the recommendations provided above as changes occur during the design development process.

2. Vibrations from construction activities could have an adverse impact on adjacent structures. We recommend that pre- and post-construction surveys of adjacent structures of concern be conducted to document conditions. We recommend also vibration monitoring be performed at adjacent structures during site preparation activities.

3. NV5 should participate in the evaluation of field problems as they arise and recommend solutions. We should also be involved with site work activities so we can address needed changes to the foundation recommendations if site conditions different from those described herein are encountered. NV5 should observe and test the foundation installation to satisfy the requirements of the Florida Building Code and municipal agencies.

8.0 REPORT LIMITATIONS

This report has been prepared pursuant to approved proposal Consultant Agreement between Berkeley Landing, LTD, c/o Pinnacle Communities and NV5 dated March 15, 2021 and in general accordance with the standard of care ordinarily practiced by members of Consultant's profession performing similar services on similar projects in similar localities; no other warranty is expressed or implied. The report should be read in its entirety. NV5 is not responsible for misinterpretations arising from reading sections of the report only.

This report has been prepared for the exclusive use of the Owner and other members of the design/construction team for the specific site(s) and project(s) discussed in this report. The report should not be used for any other site(s) or project(s) without express written permission from NV5.

The evaluation and recommendations submitted in this report are based in part upon the data collected from the field exploration. These data were collected at specific locations and describe subsurface conditions encountered at those specific locations at the time(s) the field explorations were made. Further, the plan area of the field test locations is relatively small as compared to the total site area. Consequently, subsurface conditions could be different at site locations other than those tested. The nature or extent of variations throughout the subsurface may not become evident until the time of construction. If variations later become evident, it may be necessary for NV5 to revisit the recommendations provided in this report.

In the event changes are made in the nature, design, or location(s) of the proposed project construction, the conclusions and recommendations contained in this report cannot not be relied upon unless the changes are reviewed by NV5, and the conclusions and recommendations herein are either verified or modified as needed in writing by NV5. Therefore, NV5 must be informed of any such changes if those changes are not addressed in this report. The scope of services performed by NV5 did not include any environmental assessment or investigation for the presence or absence of wetlands, sinkholes, chemically hazardous or toxic materials in the soil, surface water, groundwater or air, on or below or around the site.

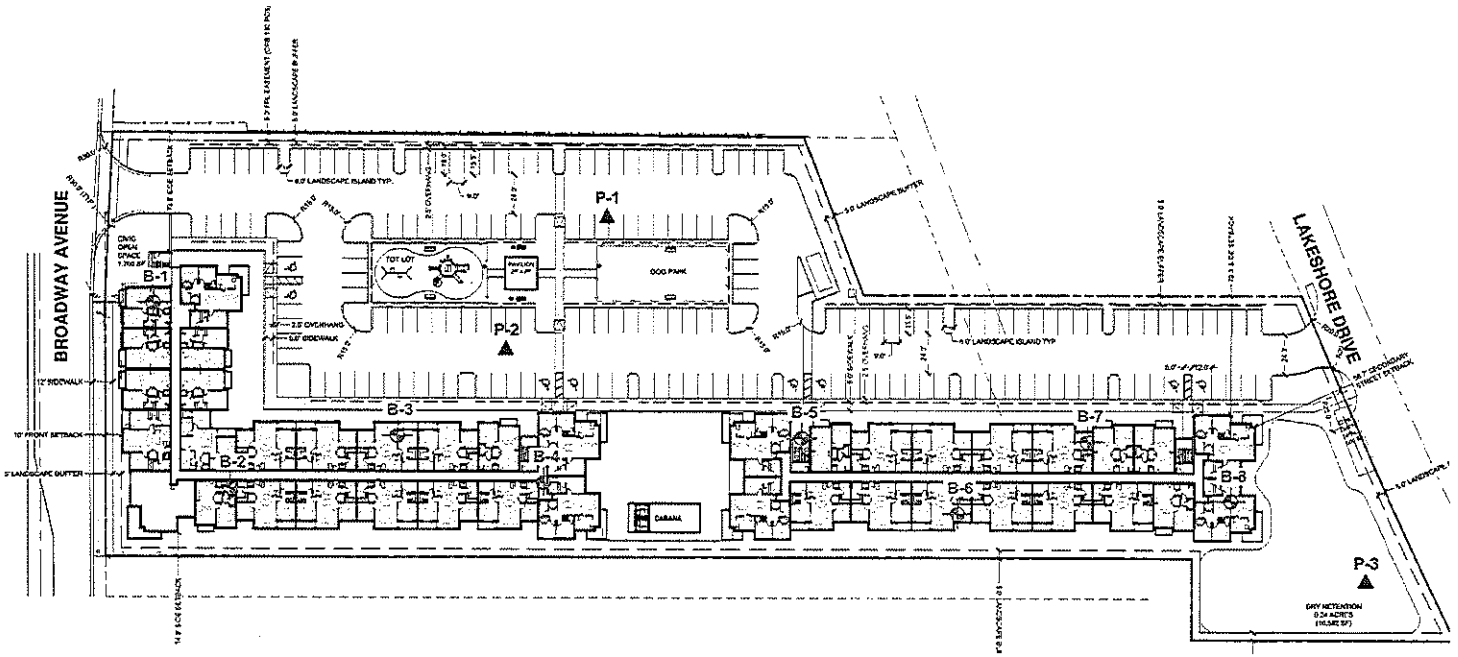
NV5 should be retained to provide consultation to the ownership and design team during the design development phase of the project, to review final foundation specifications and review foundation design drawings in order to ascertain that its recommendations have been properly interpreted and implemented. Furthermore, NV5 should be retained to provide inspections during geotechnical construction. If NV5 is not afforded the opportunity to participate in foundation installation as recommended in this report, Berkeley Landing, LTD, c/o Pinnacle Communities agrees that NV5 has no responsibility for the interpretation of the recommendations made in this report or for foundation performance.

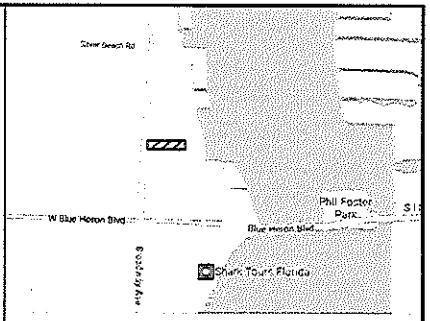
9.0 CLOSURE

We appreciate the opportunity to provide specialized engineering services on this project and look forward to an opportunity to participate in construction related aspects of the development. If you have questions about information contained in this report contact the writer at 305.901-2151.

****

DRAWINGS





Site Vicinity Map

0 75

Approximate Scale in Feet

LEGEND:

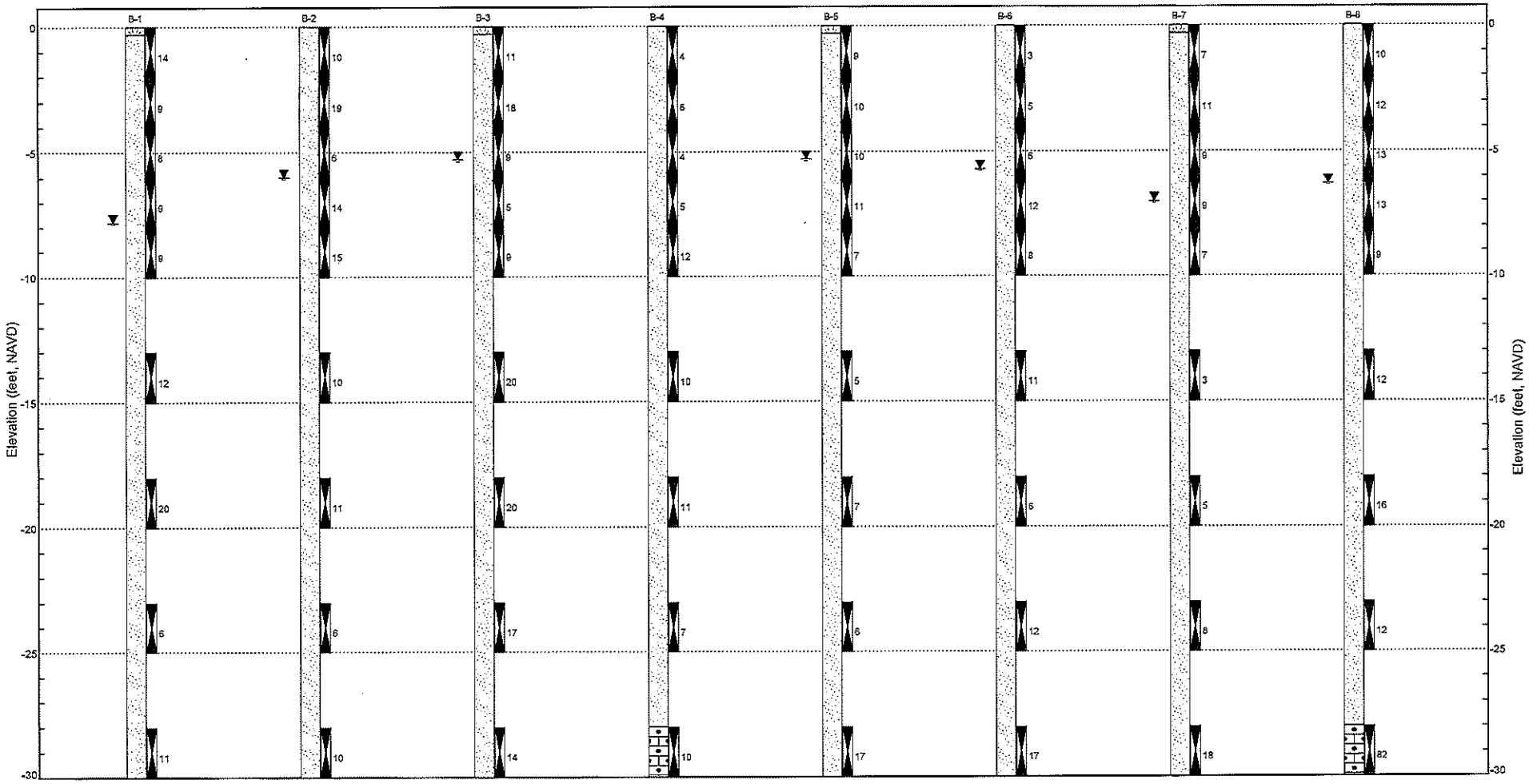
B-1 - Number and Approximate Location of Test Boring.

P-1 - Number and Approximate Location of Percolation Test.

NOTES:

1. Test locations shown are approximate.
2. Test location symbols are not to scale.
3. Base for this drawing was taken from Sheet SP-1, Site Plan, prepared by Urban Design Studio, dated 03/02/2021.

NV5	DRAWING TITLE: *Site Vicinity Map & Test Location Plan*				DWN BY: *EOR*
	PROJECT NAME: *Berkeley Landing*				CKD BY: *AB*
	PROJECT LOCATION: *3100-3124 Broadway Avenue, Riviera Beach, Florida*	PROJECT NO: *17220.00*	DATE: *04/21/2021*	DWG NO: *1*	APD BY ___



BORING SUMMARY SHEET

NV5

PROJECT NAME: Berkeley Landing		
PROJECT LOCATION: 3100-3124 Broadway Avenue, Riviera Beach, Florida		
PROJECT NUMBER: 17220		DATE: 04/21/2021
DRAWN BY: EOR	CHECKED BY: AB	DRAWING NO: 2

LEGEND

- Sandstone
- Sand
- Topsoil
- Water Level
- Standard Penetration Test & SPT N-value

Note: Boring top elevations have been estimated

APPENDIX A

BORING LOG DATA

BORING NUMBER B-1

NV5

PROJECT NAME Berkeley Landing

PROJECT NUMBER 17220 **PROJECT LOCATION** 3100-3124 Broadway Avenue, Riviera Beach, Florida

DATE STARTED 4/5/21 **COMPLETED** 4/5/21 **GROUND ELEVATION** N/A **HOLE SIZE** 3 inches

DRILLING CONTRACTOR NV5 **GROUND WATER LEVELS:** 7.8 ft

DRILLING METHOD Rotary drill with wash, mud & casing

LOGGED BY J. Rivera / H. Morales **CHECKED BY** E.Rios

NOTES

DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION	ELEVATION (ft., NAVD)
0					0.3 4" of TOPSOIL	
	SPT	4-7-7-7 (14)	SP		SAND, medium dense, fine, gray, with shells	
	SPT	6-5-4-8 (9)			SAND, loose, fine, light gray	
5	SPT	5-4-4-5 (8)			SAND, loose, fine, brown	
	SPT	3-4-5-5 (9)			▼ SAND, loose, fine, light brown to light gray	
	SPT	4-5-4-5 (9)			SAND, loose, fine, light brown to light gray	
10						
	SPT	4-5-7-8 (12)			SAND, medium dense, fine, brown	
15						
	SPT	10-10-10-13 (20)			SAND, medium dense, fine, light brown	
20						
	SPT	4-3-3-3 (6)			SAND, loose, fine, light gray	
25						
	SPT	7-6-5-6 (11)			SAND, medium dense, fine, light gray	
30					30.0 Boring terminated at 30.0 feet.	

BORING NUMBER B-2

NV5

PROJECT NAME Berkeley Landing

PROJECT NUMBER 17220 PROJECT LOCATION 3100-3124 Broadway Avenue, Riviera Beach, Florida

DATE STARTED 4/6/21 COMPLETED 4/6/21 GROUND ELEVATION N/A HOLE SIZE 3 inches

DRILLING CONTRACTOR NV5 ▼ GROUND WATER LEVELS: 6.0 ft

DRILLING METHOD Rotary drill with wash, mud & casing

LOGGED BY J. Rivera / H. Morales CHECKED BY E.Rios

NOTES

DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION	ELEVATION (ft., NAVD)
0	SPT	2-4-6-10 (10)	SP		SAND, loose, fine, light gray	
	SPT	10-7-12-10 (19)			SAND, medium dense, fine, light gray	
5	SPT	2-3-3-5 (6)			SAND, loose, fine, brown ▼	
	SPT	6-7-7-6 (14)			SAND, medium dense, fine, light brown to light gray	
	SPT	5-5-10-11 (15)			SAND, medium dense, fine, light brown to light gray	
10						
15	SPT	4-4-6-5 (10)			SAND, loose, fine, light brown to light gray	
20	SPT	5-5-6-8 (11)			SAND, medium dense, fine, light brown to light gray	
25	SPT	3-4-2-3 (6)			SAND, loose, fine, light brown to light gray	
30	SPT	7-4-6-6 (10)		30.0	SAND, loose, fine, light brown to light gray	

Boring terminated at 30.0 feet.

BORING NUMBER B-3

NV5

PROJECT NAME Berkeley Landing

PROJECT NUMBER 17220 **PROJECT LOCATION** 3100-3124 Broadway Avenue, Riviera Beach, Florida

DATE STARTED 4/6/21 **COMPLETED** 4/6/21 **GROUND ELEVATION** N/A **HOLE SIZE** 3 inches

DRILLING CONTRACTOR NV5 **GROUND WATER LEVELS:** 5.3 ft

DRILLING METHOD Rotary drill with wash, mud & casing

LOGGED BY T. Carson/ R. Jimenez **CHECKED BY** E.Rios

NOTES

DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION	ELEVATION (ft., NAVD)
0					0.3 4" of TOPSOIL	
	SPT	3-5-6-8 (11)			SAND, medium dense, fine, gray	
	SPT	6-9-9-9 (18)			SAND, medium dense, fine, light gray to light brown	
5	SPT	7-4-5-3 (9)			SAND, loose, fine, light gray to light brown	
	SPT	3-3-2-4 (5)			SAND, loose, fine, brown	
10	SPT	4-4-5-7 (9)			SAND, loose, fine, brown	
15	SPT	6-8-12-13 (20)	SP		SAND, medium dense, fine, brown	
20	SPT	8-8-12-14 (20)			SAND, medium dense, fine, light brown	
25	SPT	5-7-10-18 (17)			SAND, medium dense, fine, light brown	
30	SPT	4-6-8-10 (14)			30.0 SAND, medium dense, fine, light gray	

Boring terminated at 30.0 feet.

BORING NUMBER B-4

NV5

PROJECT NAME Berkeley Landing

PROJECT NUMBER 17220 **PROJECT LOCATION** 3100-3124 Broadway Avenue, Riviera Beach, Florida

DATE STARTED 4/5/21 **COMPLETED** 4/5/21 **GROUND ELEVATION** N/A **HOLE SIZE** 3 inches

DRILLING CONTRACTOR NV5 **GROUND WATER LEVELS:** ---

DRILLING METHOD Rotary drill with wash, mud & casing

LOGGED BY J. Rivera / H. Morales **CHECKED BY** E.Rios

NOTES

DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION	ELEVATION (ft., NAVD)
0	SPT	2-2-2-5 (4)			SAND, very loose, fine, light gray	
	SPT	4-3-3-3 (6)			SAND, loose, fine, light gray	
5	SPT	5-2-2-3 (4)			SAND, very loose, fine, light gray	
	SPT	2-3-2-2 (5)			SAND, loose, fine, brown	
10	SPT	4-5-7-7 (12)			SAND, medium dense, fine, brown	
15	SPT	4-4-6-7 (10)	SP		SAND, loose, fine, brown to light brown	
20	SPT	5-5-6-6 (11)			SAND, medium dense, fine, light brown to light gray	
25	SPT	4-4-3-1 (7)			SAND, loose, fine, light gray	
					28.0	
30	SPT	8-7-3-3 (10)	SS		SANDSTONE, very soft, light gray	
					30.0	

Boring terminated at 30.0 feet.

BORING NUMBER B-5

N|V|5

PROJECT NAME Berkeley Landing

PROJECT NUMBER 17220 PROJECT LOCATION 3100-3124 Broadway Avenue, Riviera Beach, Florida

DATE STARTED 4/5/21 COMPLETED 4/5/21 GROUND ELEVATION N/A HOLE SIZE 3 inches

DRILLING CONTRACTOR NV5 GROUND WATER LEVELS: 5.3 ft

DRILLING METHOD Rotary drill with wash, mud & casing

LOGGED BY T. Carson/ R. Jimenez CHECKED BY E.Rios

NOTES

DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION	ELEVATION (ft., NAVD)
0					0.3 4" of TOPSOIL	
	SPT	3-4-5-7 (9)	SP		SAND, loose, fine, gray, with a trace of limestone fragments	
	SPT	12-5-5-8 (10)			SAND, loose, fine, light gray	
5	SPT	4-6-4-6 (10)			▼ SAND, loose, fine, brown	
	SPT	6-7-4-6 (11)			SAND, medium dense, fine, brown	
10	SPT	3-4-3-4 (7)			SAND, loose, fine, brown	
15	SPT	4-3-2-2 (5)			SAND, loose, fine, brown	
20	SPT	2-3-4-3 (7)			SAND, loose, fine, light brown to light gray	
25	SPT	3-4-2-3 (6)			SAND, loose, fine, light gray to gray	
30	SPT	6-9-8-10 (17)			30.0 SAND, medium dense, medium, gray, with a trace of shells and sandstone	

Boring terminated at 30.0 feet.

BORING NUMBER B-6

N|V|5

PROJECT NAME Berkeley Landing

PROJECT NUMBER 17220 **PROJECT LOCATION** 3100-3124 Broadway Avenue, Riviera Beach, Florida

DATE STARTED 4/6/21 **COMPLETED** 4/6/21 **GROUND ELEVATION** N/A **HOLE SIZE** 3 inches

DRILLING CONTRACTOR NV5 **GROUND WATER LEVELS:** 5.7 ft

DRILLING METHOD Rotary drill with wash, mud & casing

LOGGED BY J. Rivera / H. Morales **CHECKED BY** E.Rios

NOTES

DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION	ELEVATION (ft., NAVD)
0	SPT	2-2-1-1 (3)	SP		SAND, very loose, fine, gray to light gray	
	SPT	2-3-2-3 (5)			SAND, loose, fine, dark gray	
5	SPT	3-2-4-3 (6)			▼ SAND, loose, fine, brown	
	SPT	4-5-7-4 (12)			SAND, medium dense, fine, brown	
10	SPT	4-3-5-5 (8)			SAND, loose, fine, light brown	
15	SPT	3-5-6-8 (11)			SAND, medium dense, fine, light brown	
20	SPT	3-3-3-3 (6)			SAND, loose, fine, light brown to light gray	
25	SPT	3-4-8-10 (12)			SAND, medium dense, fine, light brown to light gray, with a trace of roots	
30	SPT	13-7-10-11 (17)			SAND, medium dense, fine, gray, with sandstone	
30.0					Boring terminated at 30.0 feet.	

BORING NUMBER B-7

N|V|5

PROJECT NAME Berkeley Landing

PROJECT NUMBER 17220 PROJECT LOCATION 3100-3124 Broadway Avenue, Riviera Beach, Florida

DATE STARTED 4/6/21 COMPLETED 4/6/21 GROUND ELEVATION N/A HOLE SIZE 3 inches

DRILLING CONTRACTOR NV5 GROUND WATER LEVELS: 7.0 ft

DRILLING METHOD Rotary drill with wash, mud & casing

LOGGED BY T. Carson/ R. Jimenez CHECKED BY E.Rios

NOTES

DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION	ELEVATION (ft., NAVD)
0					0.3 4" of TOPSOIL	
	SPT	3-3-4-8 (7)	SP		SAND, loose, fine, gray, with limestone fragments	
	SPT	7-6-5-8 (11)			SAND, medium dense, fine, light gray	
5	SPT	4-4-5-6 (9)			SAND, loose, fine, dark brown	
	SPT	4-5-4-6 (9)			SAND, loose, fine, dark brown	
10	SPT	2-3-4-4 (7)			SAND, loose, fine, brown	
15	SPT	2-2-1-2 (3)			SAND, very loose, fine, brown	
20	SPT	2-2-3-2 (5)			SAND, loose, fine, light brown to light gray	
25	SPT	5-4-4-2 (8)			SAND, loose, fine, light gray	
30	SPT	8-8-10-12 (18)			30.0 SAND, medium dense, medium, with a trace of shells and sandstone	

Boring terminated at 30.0 feet.

BORING NUMBER B-8

N|V|5

PROJECT NAME Berkeley Landing

PROJECT NUMBER 17220 **PROJECT LOCATION** 3100-3124 Broadway Avenue, Riviera Beach, Florida

DATE STARTED 4/7/21 **COMPLETED** 4/7/21 **GROUND ELEVATION** N/A **HOLE SIZE** 3 inches

DRILLING CONTRACTOR NV5 **GROUND WATER LEVELS:** 6.3 ft

DRILLING METHOD Rotary drill with wash, mud & casing

LOGGED BY J. Rivera / H. Morales **CHECKED BY** E.Rios

NOTES

DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION	ELEVATION (ft., NAVD)
0	SPT	4-4-6-9 (10)			SAND, loose, fine, dark gray to light gray with a trace of roots	
	SPT	5-6-6-6 (12)			SAND, medium dense, fine, light gray to brown	
5	SPT	4-6-7-6 (13)			SAND, medium dense, fine, dark brown	
	SPT	6-6-7-4 (13)			SAND, medium dense, fine, dark brown	
	SPT	3-4-5-4 (9)			SAND, loose, fine, brown	
10						
15	SPT	3-5-7-7 (12)	SP		SAND, medium dense, fine, gray	
20	SPT	6-7-9-11 (16)			SAND, medium dense, fine, gray	
25	SPT	4-6-6-7 (12)			SAND, medium dense, fine, gray	
					28.0	
30	SPT	4-33-49-22 (82)	SS		SANDSTONE, hard, gray	
					30.0	

Boring terminated at 30.0 feet.

KEY TO SYMBOLS

Symbol Description

Strata symbols

Peat

Silty sand

Limestone

Sand

Limestone fragments

Concrete

Asphalt

Sandstone

Low Plasticity Clay

Silt

Misc. Symbols

Groundwater level measured at boring completion. The date checked is indicated.

Boring continues

End of Boring

Soil Samplers

Standard penetration test. 140 lb. hammer dropped 30"

Rock Core

Hand Auger

Notes:

1. Exploratory boring was drilled between 04/05/21 and 04/07/21 using a 3-inch-diameter rotary drill with mud, wash, and casing
2. Groundwater was encountered between 5.3 and 7.8 feet below grade upon boring completion.
3. These logs are subject to the limitations, conclusions, and recommendations in this report.
4. Results of tests conducted on samples recovered are reported on the logs.

NV5

NOTES RELATED TO RECORDS OF TEST BORING AND GENERALIZED SUBSURFACE PROFILE

1. Groundwater level was encountered and recorded (if shown) following the completion of the soil test boring on the date indicated. Fluctuations in groundwater levels are common; consult report text for a discussion.

2. The boring location was identified in the field by offsetting from existing reference marks and using a cloth tape and survey wheel.

3. The borehole was backfilled to site grade following boring completion, and patched with asphalt cold patch mix when pavement was encountered.

4. The Record of Test Boring represents our interpretation of field conditions based on engineering examination of the soil samples.

5. The Record of Test Boring is subject to the limitations, conclusions and recommendations presented in the report text.

6. "Field Test Data" shown on the Record of Test Boring indicated as 11/6 refers to the Standard Penetration Test (SPT) and means 11 hammer blows drove the sampler 6 inches. SPT uses a 140-pound hammer falling 30 inches.

7. The N-value from the SPT is the sum of the hammer blows required to drive the sampler the second and third 6-inch increments.

8. The soil/rock strata interfaces shown on the Record of Test Boring are approximate and may vary from those shown. The soil/rock conditions shown on the Record of Test Boring refer to conditions at the specific location tested; soil/rock conditions may vary between test locations.

9. Relative density for sands/gravels and consistency for silts/clays and limestone are described as follows:

SPT Blows/ Foot	Sands/Gravels Relative Density	SPT Blows/Foot	Silt/Clay Relative Consistency	SPT Blows/ Foot	Limestone Relative Consistency
0-4	Very loose	0-2	Very Soft	0-20	Very Soft
5-10	Loose	3-4	Soft	21-30	Soft
11-30	Medium Dense	5-8	Medium Stiff	31-45	Medium Hard
31-50	Dense	9-15	Stiff	46-60	Moderately Hard
Over 50	Very Dense	16-30	Very Stiff	61-50/2"	Hard
		Over 30	Hard	Over 50/2"	Very Hard

10. Grain size descriptions are as follows:

NAME	SIZE LIMITS
Boulder	12 inches or more
Cobbles	3 to 12 inches
Coarse Gravel	3/4 to 3 inches
Fine Gravel	No. 4 sieve to 3/4 inch
Coarse Sand	No. 10 to No. 4 sieve
Medium Sand	No. 40 to No. 10 sieve
Fine Sand	No. 200 to No. 40 sieve
Fines	Smaller than No. 200 sieve

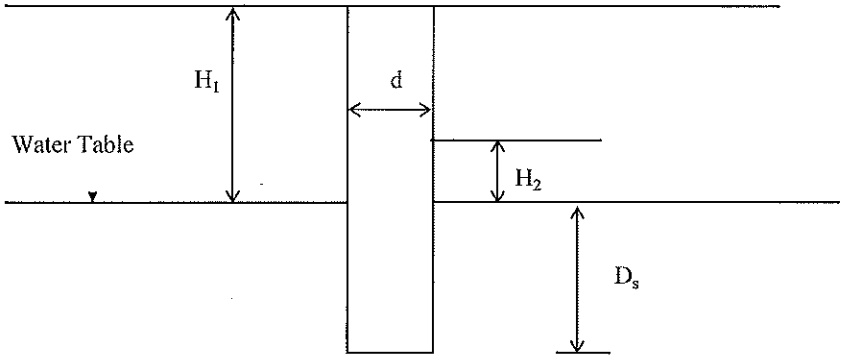
11. Definitions related to adjectives used in soil/rock descriptions:

PROPORTION	ADJECTIVE	APPROXIMATE ROOT DIAMETER	ADJECTIVE
About 5%	with a trace	Less than 1/32"	Fine roots
About 5% to 12%	with	1/32" to 1/4"	Small roots
About ≥ 12%	silty, sandy, etc.	1/4" top 1"	Medium roots
		Greater than 1"	Large roots

APPENDIX B

FIELD PERMEABILITY TEST DATA

SOUTH FLORIDA WATER MANAGEMENT DISTRICT
" USUAL OPEN - HOLE TEST "



HYDRAULIC CONDUCTIVITY

K = Hydraulic Conductivity = $4Q/[\pi d(2H_2^2 + 4H_2Ds + H_2d)]$

5.02E-04 CFS/FT^2-FT HEAD

Time (Min.)	Flow (GPM)
1	5.00
2	3.00
3	3.00
4	3.00
5	3.00
6	3.00
7	3.00
8	3.00
9	3.00
10	3.00

Q = Average Flow Rate = 0.007130 CFS

d = Diameter of Test Hole = 3.0 inches

H_2 = Head on Water Table = 5.3 feet

D_s = Depth below Ground Water Table = 0.7 feet

TEST LOCATION :		See Drawing No. 1
TEST ELEVATION :	N/A	
DEPTH TO WATER TABLE H_1:	5.3'	Below Existing Grade
DEPTH OF TEST HOLE :	6.0'	Below Existing Grade
AVERAGE FLOW RATE:	3.20	GPM

SOIL PROFILE :

0.0'-6.0' Light brown Sand

NOTES: 1) The subsurface profile is determined by cuttings & should not be relied upon as an accurate record of material type or for transition zones.
2) K value calculated using PVC diameter of 3 inches

PERCOLATION TEST

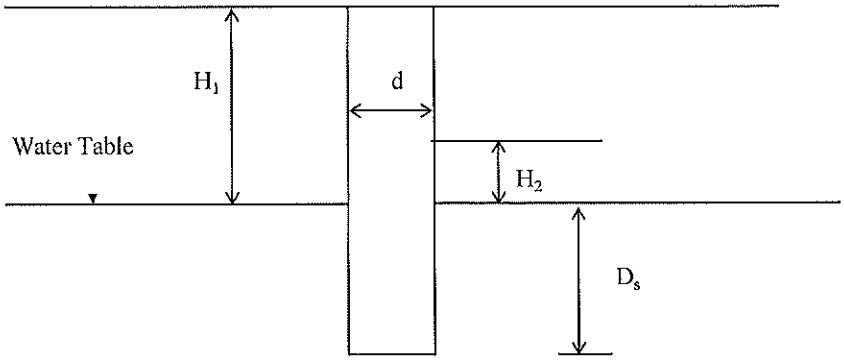
N|V|5

PROJECT NAME: Berkeley Landing

PROJECT LOCATION: 3001-3124 Broadway Avenue, Riviera Beach, Florida

PROJECT NO: 17220	**TEST DATE:** 04/05/2021	**TEST NO:** P-1
TESTED BY: T. Carson / R. Jimenez		**CHECKED BY:** AB

SOUTH FLORIDA WATER MANAGEMENT DISTRICT
" USUAL OPEN - HOLE TEST "



HYDRAULIC CONDUCTIVITY

K = Hydraulic Conductivity = $4Q/[\pi d(2H_2^2 + 4H_2Ds + H_2d)]$

4.84E-04 CFS/FT^2-FT HEAD

Time (Min.)	Flow (GPM)
1	4.00
2	3.00
3	3.00
4	3.00
5	3.00
6	3.00
7	3.00
8	3.00
9	3.00
10	3.00

Q = Average Flow Rate = 0.006907 CFS

d = Diameter of Test Hole = 3.0 inches

H_2 = Head on Water Table = 5.4 feet

D_s = Depth below Ground Water Table = 0.6 feet

TEST LOCATION :		See Drawing No. 1
TEST ELEVATION :	N/A	
DEPTH TO WATER TABLE H_1:	5.4'	Below Existing Grade
DEPTH OF TEST HOLE :	6.0'	Below Existing Grade
AVERAGE FLOW RATE:	3.10	GPM

SOIL PROFILE :

0.0'-6.0'	Light brown Sand

NOTES: 1) The subsurface profile is determined by cuttings & should not be relied upon as an accurate record of material type or for transition zones.
2) K value calculated using PVC diameter of 3 inches

PERCOLATION TEST

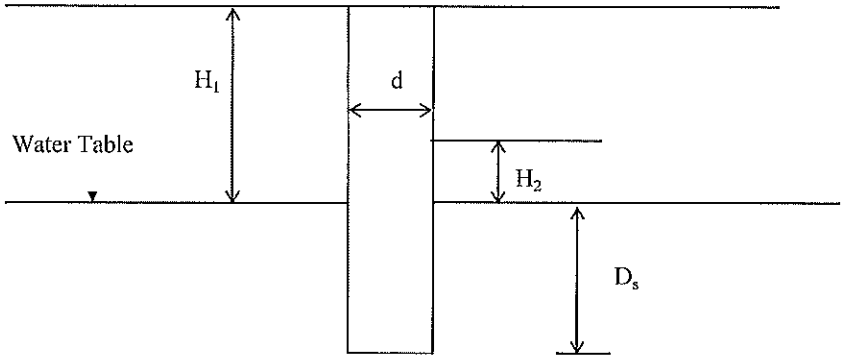
N|V|5

PROJECT NAME: Berkeley Landing

PROJECT LOCATION: 3001-3124 Broadway Avenue, Riviera Beach, Florida

PROJECT NO: 17220	**TEST DATE:** 04/05/2021	**TEST NO:** P-2
TESTED BY: T. Carson / R. Jimenez		**CHECKED BY:** AB

SOUTH FLORIDA WATER MANAGEMENT DISTRICT
" USUAL OPEN - HOLE TEST "



HYDRAULIC CONDUCTIVITY

K = Hydraulic Conductivity = $4Q/[\pi d(2H_2^2 + 4H_2Ds + H_2d)]$

4.69E-04 CFS/FT^2-FT HEAD

Time (Min.)	Flow (GPM)
1	3.00
2	3.00
3	3.00
4	5.00
5	1.00
6	3.00
7	3.00
8	3.00
9	3.00
10	3.00

Q = Average Flow Rate = 0.006684 CFS

d = Diameter of Test Hole = 3.0 inches

H_2 = Head on Water Table = 5.4 feet

D_s = Depth below Ground Water Table = 0.6 feet

TEST LOCATION :		See Drawing No. 1
TEST ELEVATION :	N/A	
DEPTH TO WATER TABLE H_1:	5.4'	Below Existing Grade
DEPTH OF TEST HOLE :	6.0'	Below Existing Grade
AVERAGE FLOW RATE:	3.00	GPM

SOIL PROFILE :

0.0'-6.0' Light brown Sand

NOTES: 1) The subsurface profile is determined by cuttings & should not be relied upon as an accurate record of material type or for transition zones.
2) K value calculated using PVC diameter of 3 inches

PERCOLATION TEST

NV5

PROJECT NAME: Berkeley Landing

PROJECT LOCATION: 3001-3124 Broadway Avenue, Riviera Beach, Florida

PROJECT NO: 17220 | **TEST DATE:** 04/05/2021 | **TEST NO:** P-3

TESTED BY: T. Carson / R. Jimenez | **CHECKED BY:** AB

WASTE MANAGEMENT INC. OF FLORIDA
1800 N. MILITARY TRAIL
SUITE 201
BOCA RATON, FLORIDA 33431

June 14, 2021

TO: SHAMALINI WAEEN

RE: BERKELEY LANDINGS, RIVIERA BEACH

Please be advised that the site plan that you presented to Waste Management has been approved for dumpster/compactor service. If I can be of further assistance, please do not hesitate to contact me.

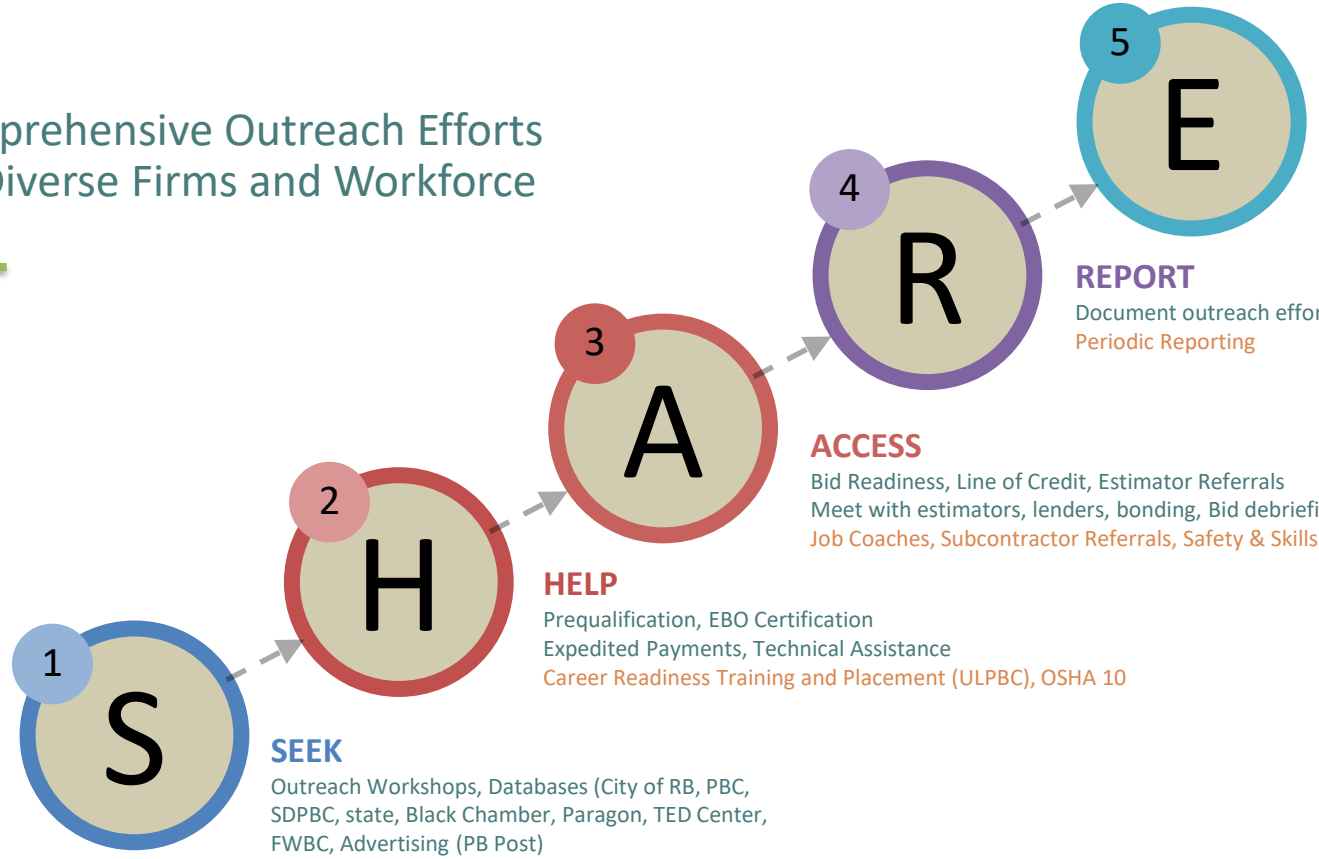
Thank you,

Kay Hurley

Berkeley Landing

Local MWBE Outreach and Local Workforce Program

Comprehensive Outreach Efforts for Diverse Firms and Workforce



SEEK
Outreach Workshops, Databases (City of RB, PBC, SDPBC, state, Black Chamber, Paragon, TED Center, FWBC, Advertising (PB Post)
Radio, Job Fair, Staffing Agencies
CareerSource PBC, Apprenticeship Programs

HELP
Prequalification, EBO Certification
Expedited Payments, Technical Assistance
Career Readiness Training and Placement (ULPBC), OSHA 10

ACCESS
Bid Readiness, Line of Credit, Estimator Referrals
Meet with estimators, lenders, bonding, Bid debriefings
Job Coaches, Subcontractor Referrals, Safety & Skills Training

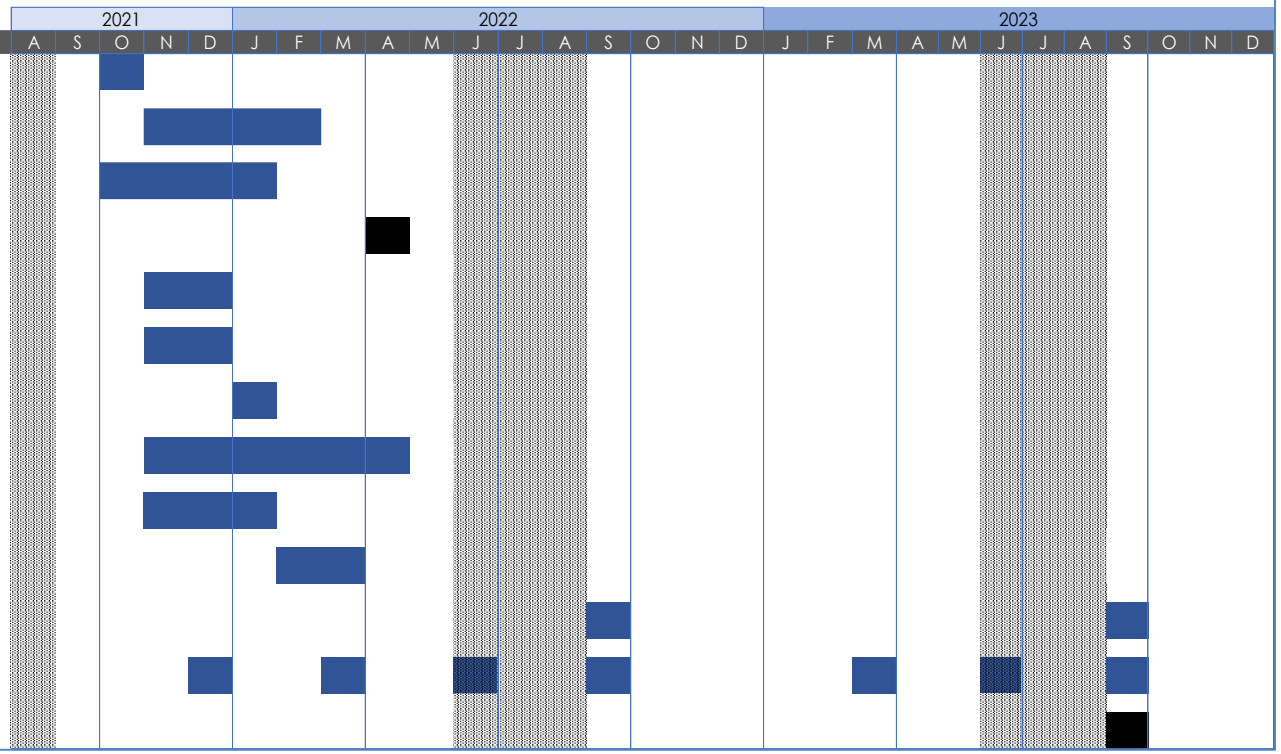
REPORT
Document outreach efforts
Periodic Reporting

EVALUATE
Internal & External Principals Meetings
Survey primes and S/MWBEs
Survey/interview subs and workers

Berkeley Landing – MWBE Strategy

BERKELEY LANDING MWBE PLAN TIMELINE

Activity	Assigned To	Start	Finish
Outreach Workshops	DSC	Oct-21	Oct-21
Database Mining	DSC	Nov-21	Feb-22
Advertise for Prequalification	DSC	Oct-21	Jan-22
CONSTRUCTION START	DSC	Apr-22	Apr-22
Trade Associations/Conferences	DSC	Nov-21	Feb-22
Prequalification/Certification	DSC	Nov-21	Feb-22
Trade Specific Plan with RB / Goal	DSC	Jan-22	Jan-22
Techanical Assistance Workshops	DSC	Nov-21	Apr-22
One-on-One Pre-Bid Meetings	DSC	Nov-21	Jan-22
Bid Debriefings	DSC	Feb-22	Mar-22
Feedback Surveys & Interviews	DSC	Sep-22	Sep-23
Internal & External Principal Meetings	DSC	Dec-21	Sep-23
CONSTRUCTION COMPLETION	DSC	Sep-23	Sep-23



Potential MWBE Subcontractors

Project: Berkeley Landings **MWBE Goal:** 25%

Trade	Company	Contact	Phone	Email	SBBC Certified	DSC Prequal	Comments
Roofing	Aegie Roofing	Fabon Watson	954-735-3942	fabion@aegisroofing.com	Yes	No	
HVAC							
Electrical							
Doors							
Stucco							
Painting							
Drywall							
Storefront							

BLACK CHAMBER OF COMMERCE of Palm Beach County

Local MWBE Participation

- Prepare flyers
- Distribute to Mailing List
- Coordinate Outreach Event
- Staff Event
- Facilitate Meetings
- Survey Participants

Local Workforce

- Prepare flyers
- Coordinate with CareerSource
- Organize Job Fair
- Staff Event

D. STEPHENSON Construction, Inc.

Local MWBE Participation

- Develop Plan / Schedule
- Attend Event(s)
- MWBE Strategy
- Prequalify Bidders
- Monitoring Reports

Local Workforce

- Attend Event(s)
- Connect subs with applicants
- Monitoring Reports

BUILDING DEMOLITION NOTES

1. CONTRACTOR TO DEMOLISH EVERYTHING WITHIN THE LIMITS OF CONSTRUCTION UNLESS OTHERWISE NOTED
2. EXISTING MONITORING WELLS TO REMAIN, CONTRACTOR TO COORDINATE WITH ENVIRONMENTAL ENGINEER PRIOR TO DEMOLITION.
3. BUILDING DEMOLITION IS SUBJECT TO FEDERAL, STATE AND COUNTY RULES RELATING TO THE DEMOLITION AND THE HANDLING OF ASBESTOS CONTAINING MATERIAL. THE COUNTY STATEMENT OF RESPONSIBILITIES REGARDING ASBESTOS MUST BE FILLED OUT AND COMPLIED WITH PRIOR TO ANY BUILDING DEMOLITION.THE CONTRACTOR MUST OBTAIN / PRODUCE THE FOLLOWING PRIOR TO ANY BUILDING DEMOLITION:
   - PEST CONTROL INSPECTION REPORT INDICATING THAT PROPERTY IS FREE OF RODENTS
   - GAS DISCONNECT LETTER FROM GAS SUPPLIER
   - FPL DISCONNECT LETTER FROM FP&L
   - WATER METER REMOVAL LETTER FROM UTILITY PROVIDER
   - FIRE SERVICE WATER METER REMOVAL LETTER FROM UTILITY PROVIDER
   - SEWER CAP OR SEPTIC TANK ABANDONMENT PERMIT REQUIRED WITH A PASSED BUILDING DEPARTMENT INSPECTION PERMIT
   - COPY OF EPA LICENSE AND/OR LETTER FROM LICENSED CONTRACTOR RECOVERING REFRIGERANT FROM A/C UNITS
   - NOTARIZED LETTER FROM DEMOLITION CONTRACTOR STATING FROM WHERE WATER WILL BE OBTAINED FOR DUST CONTROL
   - DEMOLITION CONSTRUCTION DEBRIS MITIGATION PLAN SIGNED AND DATED BY OWNER AND CONTRACTOR
   - BUILDING DEMOLITION DAILY WORK SCHEDULE - LIST OF ALL EQUIPMENT USED FOR DEMOLITION OF BUILDINGS MORE THAN ONE STORY
   - NOTICE OF COMMENCEMENT
   - ALL PORTIONS OF A PARCEL OF LAND SHALL BE PLANTED WITH GROUND COVER OR LAWN OR UTILIZE OTHER APPROVED TEMPORARY EROSION CONTROL MEASURES, IN ORDER TO PREVENT DUST OR SOIL EROSION.
   - TREE PROTECTION PLAN:
     - O FOR EXISTING TREES ON SITE, INDICATE THE LOCATION OF TREES/PALMS ON THE SURVEY AND PROVIDE A CORRESPONDING LIST OF TREE NUMBER, BOTANICAL NAME, COMMON NAME, OVERALL HEIGHT, TRUNK DBH FOR TREES, CLEAR TRUNK FOR PALMS, CONDITION %, AND INDICATE THAT ALL EXISTING TREES/PALMS ARE TO BE PROTECTED AND WILL REMAIN ON SITE.
     - O PROVIDE TREE PROTECTION BARRICADE DETAIL FOR EXISTING TREES ON SITE TO REMAIN. THIS BARRICADE MUST BE INSTALLED PRIOR TO THE BEGINNING OF PROPOSED WORK.
     - O FOR TREES THAT MUST BE REMOVED TO ACCESS DEMO AREAS, OBTAIN PERMIT FOR TREE REMOVAL.

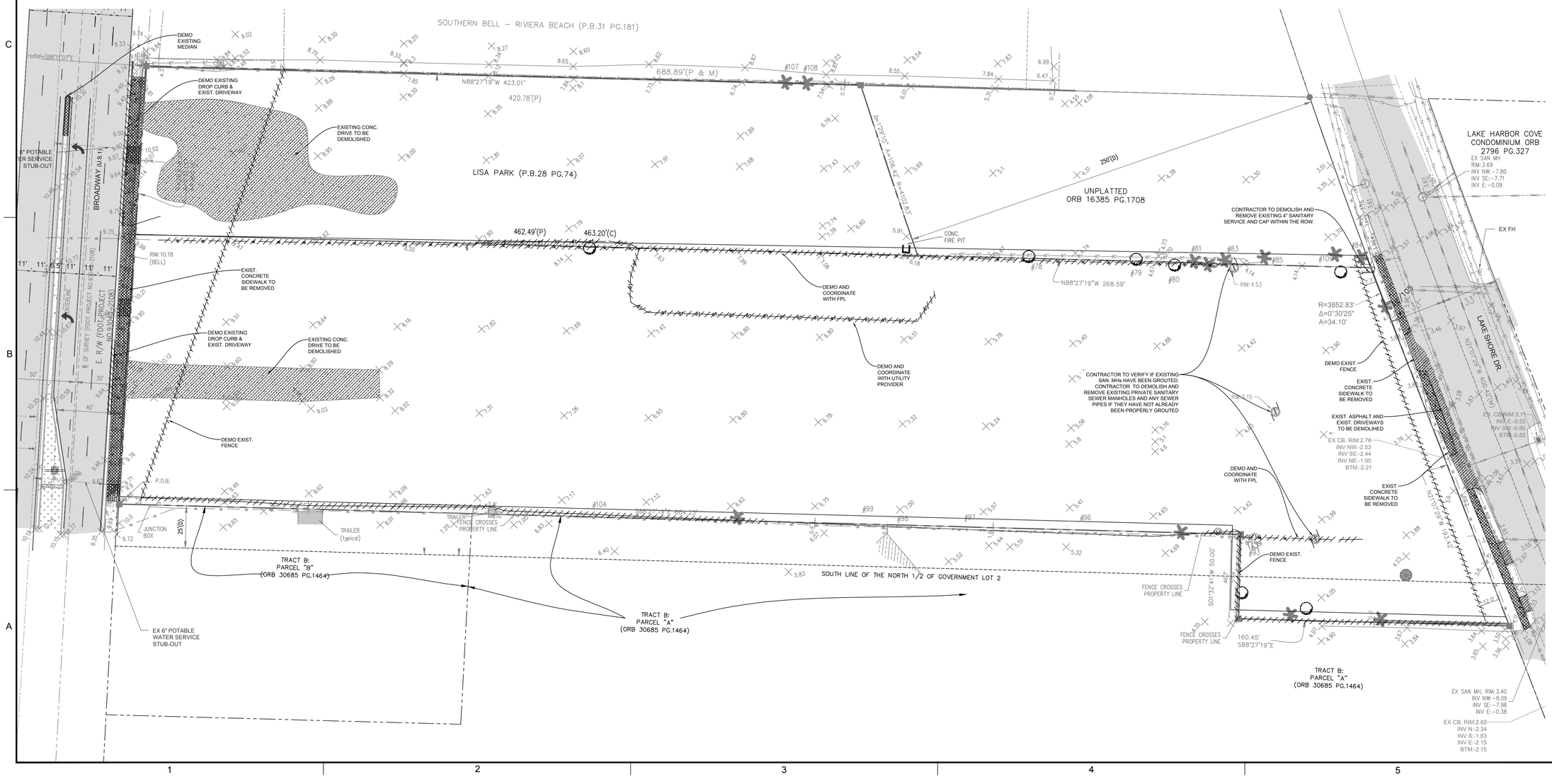
N

GRAPHIC SCALE
0 30 60
SCALE: 1" = 30 '

NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.

LEGEND

- EXISTING SURFACE TO BE REMOVED
- EXISTING CONCRETE SIDEWALK TO BE REMOVED
- EXISTING FENCE/UTILITY/CURB/WALL TO BE REMOVED



KEITH
301 East Atlantic Blvd. Pompano Beach, FL 33060
PH: (954) 788-3400
Florida Certificate of Authorization: 7928
Licensed Business Number: 6860

REVISIONS

NO.	DESCRIPTION	DATE

PRELIMINARY PLAN NOT FOR CONSTRUCTION

THESE PLANS ARE NOT FULLY PERMITTED AND ARE SUBJECT TO REVISIONS MADE DURING THE PERMITTING PROCESS.

RESPONSIBILITY FOR THE USE OF THESE PLANS PRIOR TO OBTAINING PERMITS FROM ALL AGENCIES HAVING JURISDICTION OVER THE PROJECT WILL FALL SOLELY UPON THE USER.

ISSUE DATE:	04/06/21
DESIGNED BY:	JVP
DRAWN BY:	SG
CHECKED BY:	CAR
BID-CONTRACT:	

CLIENT

PINNACLE HOUSING GROUP

PROJECT

BERKELEY LANDING

SHEET TITLE

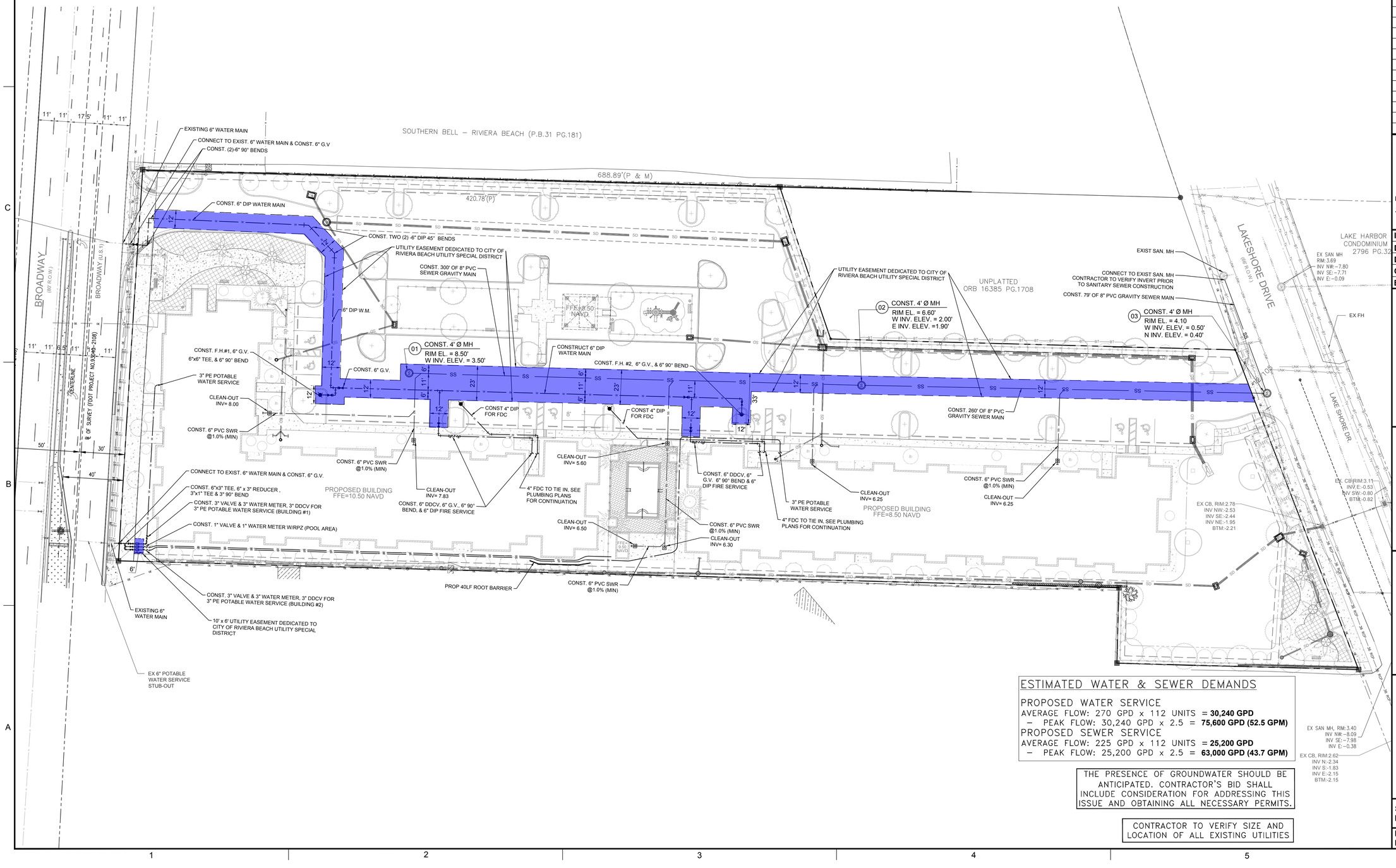
DEMOLITION PLAN

SHEET NUMBER	CD-101
PROJECT NUMBER	11974.00

STATUS: PRELIMINARY

Plotted by: crogers On Wednesday, September 23, 2020 9:40:08 AM

Drawing name: N:\11\11974.00 - Berkeley Landing, Riviera Beach - Pinnacle Housing Group\Engineering\Cadd\11974.00-CD-1XX.dwg



ESTIMATED WATER & SEWER DEMANDS

PROPOSED WATER SERVICE
AVERAGE FLOW: 270 GPD x 112 UNITS = **30,240 GPD**
– PEAK FLOW: 30,240 GPD x 2.5 = **75,600 GPD (52.5 GPM)**
PROPOSED SEWER SERVICE
AVERAGE FLOW: 225 GPD x 112 UNITS = **25,200 GPD**
– PEAK FLOW: 25,200 GPD x 2.5 = **63,000 GPD (43.7 GPM)**

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE AND OBTAINING ALL NECESSARY PERMITS.

CONTRACTOR TO VERIFY SIZE AND LOCATION OF ALL EXISTING UTILITIES

KEITH
301 East Atlantic Blvd. Pompano Beach, FL 33060
PH: (954) 788-3400
Florida Certificate of Authorization: 7928
Licensed Business Number: 6860

REVISIONS

NO.	DESCRIPTION	DATE

PRELIMINARY PLAN NOT FOR CONSTRUCTION

THESE PLANS ARE NOT FULLY PERMITTED AND ARE SUBJECT TO REVISIONS MADE DURING THE PERMITTING PROCESS.

RESPONSIBILITY FOR THE USE OF THESE PLANS PRIOR TO OBTAINING PERMITS FROM ALL AGENCIES HAVING JURISDICTION OVER THE PROJECT WILL FALL SOLELY UPON THE USER.

ISSUE DATE:	04/06/21
DESIGNED BY:	JVP
DRAWN BY:	SG
CHECKED BY:	CAR
BID-CONTRACT:	

CLIENT
PINNACLE HOUSING GROUP

PROJECT
BERKELEY LANDING

SHEET TITLE
WATER AND SEWER PLAN

SHEET NUMBER CU-101

PROJECT NUMBER **11974.00**

STATUS: PRELIMINARY

Plotted by: crogers On Wednesday, September 23, 2020 9:40:08 AM

Drawing name: N:\11\11974.00 - Berkeley Landing, Riviera Beach - Pinnacle Housing Group\Engineering\Cad\d11974.00-CU-1XX.dwg

BERKELEY LANDING

A REPLAT OF LISA PARK, RECORDED IN PLAT BOOK 28, PAGE 74,
OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,
AND A PORTION OF GOVERNMENT LOT 2, IN THE NORTHEAST QUARTER OF
SECTION 28, TOWNSHIP 42 SOUTH, RANGE 43 EAST,
CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 2

DEDICATION AND RESERVATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS THAT BERKELEY LANDING, LTD., A FLORIDA LIMITED PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON AS:

BERKELEY LANDING

BEING A REPLAT OF LISA PARK, RECORDED IN PLAT BOOK 28, PAGE 74, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND A PORTION OF GOVERNMENT LOT 2, IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 42 SOUTH, RANGE 43 EAST, CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LISA PARK, ACCORDING TO PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT IN AND FOR PALM BEACH COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK 28, PAGE 74.

ALSO DESCRIBED AS A PARCEL OF LAND IN GOVERNMENT LOT 2, OF SECTION 28, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BOUNDED AS FOLLOWS:

ON THE SOUTH BY A LINE PARALLEL TO AND 185 FEET NORTHERLY FROM, MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF THE NORTHERLY HALF OF SAID GOVERNMENT LOT 2,
ON THE NORTH BY A LINE PARALLEL TO AND 285 FEET NORTHERLY FROM, MEASURED AT RIGHT ANGLES, THE SOUTH LINE OF THE NORTHERLY HALF OF SAID GOVERNMENT LOT 2,
ON THE WEST BY THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD #5 (FORMERLY STATE ROAD #4 AND DESCRIBED AS U.S. HIGHWAY #1)
AND ON THE EAST BY THE WESTERLY RIGHT-OF-WAY LINE OF AVENUE "A", AS SHOWN IN ROAD PLAT BOOK 1, PAGE 157, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS HOWEVER, THE EAST 250 FEET THEREOF.

AND TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL OF LAND:

BEGINNING A POINT 25 FEET NORTH OF AND 27 FEET EAST OF THE POINT OF INTERSECTION OF THE SOUTH LINE OF THE NORTH 1/2 OF GOVERNMENT LOT 2, SECTION 28, TOWNSHIP 42 SOUTH, RANGE 43 EAST, WITH A LINE RUNNING WITH U.S. HIGHWAY #1 (BROADWAY OR S.R. #5) KNOWN AS THE POTTER LINE AND BEING 27 FEET WEST OF THE EASTERLY RIGHT-OF-WAY OF SAID U.S. #1;
THENCE EASTERLY FOR 664.23 FEET;
THENCE SOUTHERLY FOR 50 FEET;
THENCE EASTERLY FOR 160.45 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF AVENUE A;
THENCE NORTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR 227.52 FEET;
THENCE WESTERLY FOR 736.7 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF U.S. #1;
THENCE SOUTHERLY WITH THE EASTERLY RIGHT-OF-WAY LINE OF U.S. #1 FOR 160.14 FEET;
TO THE POINT OF BEGINNING. SAID LANDS BEING IN PALM BEACH COUNTY, FLORIDA.

TOGETHER BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN GOVERNMENT LOT 2, SECTION 28, TOWNSHIP 42 SOUTH, RANGE 43 EAST, CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY OF U.S. HIGHWAY NO.1 (STATE ROAD NO.5), PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, PROJECT NO.93040-2108, WITH THE NORTH LINE OF THE SOUTH 25.00 FEET OF THE NORTH ONE-HALF OF SAID GOVERNMENT LOT 2;
THENCE ALONG SAID NORTH LINE OF THE SOUTH 25.00 FEET, S88°27'19"E FOR 664.23 FEET;
THENCE S01°32'41"W FOR 50.00 FEET;
THENCE S88°27'19"E FOR 160.45 FEET TO THE WESTERLY RIGHT-OF-WAY OF LAKE SHORE DRIVE, PER ROAD PLAT BOOK 1, PAGE 157, OF SAID PUBLIC RECORDS;
THENCE ALONG SAID WESTERLY RIGHT-OF-WAY, N21°07'29"W FOR 193.42 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 3852.83 FEET;
THENCE CONTINUE NORTHERLY ALONG SAID RIGHT-OF-WAY AND CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 0°30'25" FOR 34.10 FEET TO A LINE 185.00 FEET NORTH OF, MEASURED PERPENDICULAR, AND PARALLEL WITH, THE SOUTH LINE OF THE NORTH ONE-HALF OF SAID GOVERNMENT LOT 2;
THENCE ALONG SAID PARALLEL LINE, N88°27'19"W FOR 268.59 FEET TO THE EAST BOUNDARY OF THE PLAT OF LISA PARK, RECORDED IN PLAT BOOK 28, PAGE 74, OF SAID PUBLIC RECORDS, BEING A CURVE CONCENTRIC WITH THE SAID WEST RIGHT-OF-WAY OF LAKE SHORE DRIVE, AND HAVING A RADIUS OF 4102.83 FEET;
THENCE NORTHERLY, ALONG SAID EAST BOUNDARY AND CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 1°29'10" FOR 106.42 FEET TO THE NORTHEAST CORNER OF SAID PLAT OF LISA PARK;
THENCE ALONG THE NORTH BOUNDARY OF SAID PLAT OF LISA PARK, N88°27'19"W FOR 423.01 FEET TO THE SAID EAST RIGHT-OF-WAY OF U.S. HIGHWAY NO.1 (STATE ROAD NO.5), BEING A NON-TANGENT CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 28,618.37 FEET, WHERE A RADIAL LINE BEARS S86°11'07"E;
THENCE SOUTHERLY, ALONG SAID RIGHT-OF-WAY AND CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 0°31'15" FOR 260.16 FEET TO THE POINT OF BEGINNING.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

1. TRACT A:

TRACT A, AS SHOWN HEREON, IS HEREBY RESERVED BY BERKELEY LANDING, LTD., ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF THE CITY OF RIVIERA BEACH, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID BERKELEY LANDING, LTD., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF RIVIERA BEACH.

2. CIVIC OPEN SPACES:

TRACTS COS-1 AND COS-2, AS SHOWN HEREON, ARE HEREBY RESERVED FOR BERKELEY LANDING, LTD, ITS SUCCESSORS AND ASSIGNS, FOR OPEN PUBLIC SPACE, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID BERKELEY LANDING, LTD, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF RIVIERA BEACH.

3. TRACT PS:

TRACT PS, AS SHOWN HEREON, IS HEREBY RESERVED FOR BERKELEY LANDING, LTD, ITS SUCCESSORS AND ASSIGNS, FOR FUTURE ROAD RIGHT-OF-WAY. TRACT PS SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF BERKELEY LANDING, LTD, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF RIVIERA BEACH.

4. UTILITY EASEMENTS:

THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY OF RIVIERA BEACH UTILITY SPECIAL DISTRICT FOR THE CONSTRUCTION AND MAINTENANCE OF WATER AND SANITARY SEWER FACILITIES.

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS _____, AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS _____ DAY OF _____, 202_.

WITNESS: _____ BERKELEY LANDING, LTD.
_____ A FLORIDA LIMITED PARTNERSHIP
(PRINT NAME)

BY: _____
WITNESS: _____ _____, _____
_____ (PRINT NAME) (PRINT TITLE
(PRINT NAME)

ACKNOWLEDGEMENT

STATE OF _____
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF __ PHYSICAL PRESENCE OR __ ONLINE NOTARIZATION, THIS ___ DAY OF _____, 202_, BY _____, AS _____ FOR BERKELEY LANDING, LTD., ON BEHALF OF OF THE LIMITED PARTNERSHIP, WHO IS __ PERSONALLY KNOWN TO ME OR HAS PRODUCED _____(TYPE OF IDENTIFICATION) AS IDENTIFICATION.

MY COMMISSION EXPIRES: _____ (SEAL)

COMMISSION NUMBER: _____

_____(SIGNATURE)

_____(PRINT NAME)
NOTARY PUBLIC

MORTGAGEE'S JOINDER AND CONSENT

STATE OF _____
COUNTY OF_____

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK _____, AT PAGE _____ OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS _____[PRESIDENT] [VICE PRESIDENT] AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS __ DAY OF _____, 202_.

_____
(MORTGAGEE NAME)

BY: _____
_____ _____(PRINT NAME)
_____ _____(PRINT TITLE)

WITNESS: _____
_____(PRINT NAME)

ACKNOWLEDGEMENT

STATE OF _____
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF __ PHYSICAL PRESENCE OR __ ONLINE NOTARIZATION, THIS ___ DAY OF _____ , 202_, BY _____(PRINT NAME) AS _____(PRINT TITLE) FOR _____, ON BEHALF OF THE _____, WHO IS __ PERSONALLY KNOWN TO ME OR HAS PRODUCED _____(TYPE OF IDENTIFICATION) AS IDENTIFICATION.

MY COMMISSION EXPIRES: _____ (SEAL)

COMMISSION NUMBER: _____

_____(SIGNATURE)

_____(PRINT NAME)
NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF _____

I, N. DWAYNE GRAY, JR., A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN BERKELEY LANDING, LTD., A FLORIDA LIMITED PARTNERSHIP; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

ZIMMERMAN KISER SUTCLIFFE

DATED: _____ BY: _____
N. DWAYNE GRAY, JR.
ATTORNEY-AT-LAW LICENSED IN FLORIDA
FLORIDA BAR NUMBER 375527

SURVEYOR & MAPPER'S CERTIFICATE

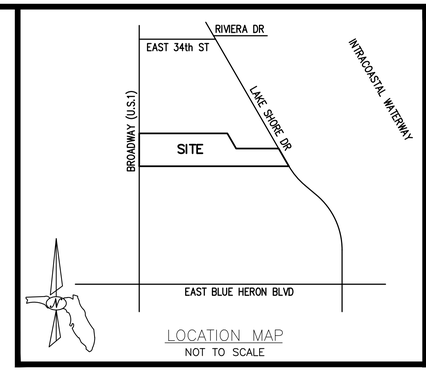
THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.s), AND MONUMENTS, ACCORDING TO SEC.177.091(9), F.S., HAVE BEEN PLACED AS REQUIRED BY LAW; AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF RIVIERA BEACH, FLORIDA.

_____ _____
JOHN E. PHILLIPS, III, P.S.M. DATE
LICENSE NO. 4826
STATE OF FLORIDA

REVIEWING SURVEYOR APPROVAL

ON BEHALF OF THE THE CITY OF RIVIERA BEACH, IN ACCORDANCE WITH CHAPTER 177.081(1) FLORIDA STATUTES, THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177, PART 1, FLORIDA STATUTES, AND THE ORDINANCES OF THE CITY OF RIVIERA BEACH. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF THE GEOMETRIC DATA, OR THE FIELD VERIFICATION OF THE PERMANENT REFERENCE MONUMENTS (PRMs) OR MONUMENTS AT LOT CORNERS.

_____ _____
GARY M. RAYMAN DATE
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NO. LS2633
STATE OF FLORIDA



LOCATION MAP
NOT TO SCALE

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD AT _____ _.M. THIS __ DAY OF _____, A.D. 202_, AND DULY RECORDED IN PLAT BOOK ___ ON PAGES ___ AND ___

JOSEPH ABRUZZO,
CLERK OF THE CIRCUIT COURT & COMPTROLLER

BY: _____
DEPUTY CLERK

CLERK OF THE CIRCUIT COURT AND COMPTROLLER'S SEAL

CITY OF RIVIERA BEACH APPROVALS

COUNTY OF PALM BEACH
STATE OF FLORIDA

IT IS HEREBY CERTIFIED THAT THIS PLAT ENTITLED "BERKELEY LANDING" HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE CITY OF RIVIERA BEACH, FLORIDA, THIS __ DAY OF _____, 202_.

BY: _____
RONNIE L. FELDER, MAYOR

BY: _____
CLAUDENE L. ANTHONY, CMD, CITY CLERK

BY: _____
TERRENCE N. BAILEY, P.E., CITY ENGINEER

SURVEYOR & MAPPER'S NOTES:

1. BEARINGS ARE BASED ON N21°07'29"W (ASSUMED) ALONG THE CENTERLINE OF LAKE SHORE DRIVE.
2. AREA = 174,637 SQUARE FEET (4.009 ACRES), MORE OR LESS.
3. NO BUILDING OR ANY KIND OF CONSTRUCTION, TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
4. BUILDING SETBACKS SHALL CONFORM TO THE CITY OF RIVIERA BEACH LAND DEVELOPMENT CODE.
5. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES DETERMINED BY USE RIGHTS GRANTED.
6. ALL ON-SITE WATER AND WASTEWATER UTILITIES SHALL BE PRIVATELY OWNED AND MAINTAINED, WITHOUT RECOURSE TO THE CITY OF RIVIERA BEACH.
7. NOTICE:
   THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.
   THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

LEGEND:

ABBREVIATIONS:
P.O.B. – POINT OF BEGINNING
ORB – OFFICIAL RECORD BOOK
D.B. – DEED BOOK
P.B. – PLAT BOOK
RPB – ROAD PLAT BOOK
NO. – NUMBER
PG. – PAGE
R/W – RIGHT-OF-WAY
SEC. – SECTION
℄ – CENTERLINE
NAD – NORTH AMERICAN DATUM
PBC – PALM BEACH COUNTY
LB – LICENSED BUSINESS
28/42/43 – SECTION 28, TOWNSHIP 42 SOUTH, RANGE 43 EAST
U.E. – UTILITY EASEMENT
D.E. – DRAINAGE EASEMENT
FPL – FLORIDA POWER & LIGHT
FDOT – FLORIDA DEPARTMENT OF TRANSPORTATION
IR – IRON ROD
IR/C – IRON ROD WITH CAP AS NOTED
P.C. – POINT OF CURVATURE

SYMBOLS:
□ PERMANENT REFERENCE MONUMENT (P.R.M.), SET 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "PRM LB6473", OR NAIL AND DISK IN CONCRETE STAMPED "PRM LB6473", UNLESS NOTED OTHERWISE

O MONUMENT – SET 1/2" IRON ROD WITH "BROWN & PHILLIPS" CAP

BERKELEY LANDING, LTD., SEAL (IF AVAILABLE)
MORTGAGEE SEAL (IF AVAILABLE)
CITY OF RIVIERA BEACH SEAL
TERRENCE N. BAILEY P.E.#60706 CITY ENGINEER SEAL
SURVEYOR'S SEAL
REVIEWING SURVEYOR'S SEAL

PREPARING SURVEYOR & MAPPER'S STATEMENT
THIS INSTRUMENT WAS PREPARED BY JOHN E. PHILLIPS III, P.S.M. 4826

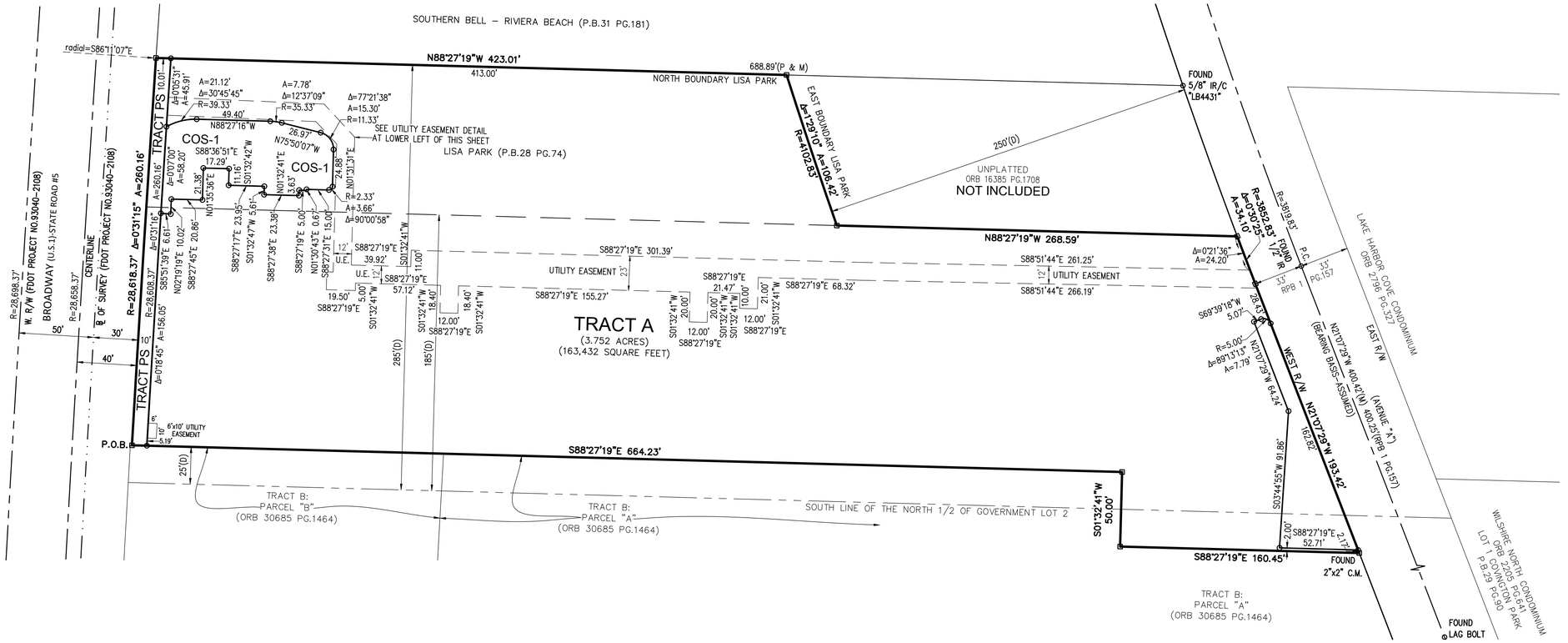
BROWN & PHILLIPS, INC.
CERTIFICATE OF AUTHORIZATION # LB 6473
1860 OLD OKEECHOBEE RD., SUITE 509
WEST PALM BEACH, FLORIDA 33409
561-615-3988, 615-3986 FAX
BROWN & PHILLIPS, INC. PROJECT NO.19-085

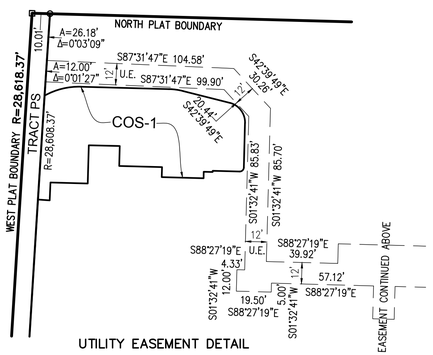
D:\BP Projects\2021 Projects\21-099 Berkeley\21-099 Berkeley Landing Boundary - Topographic Survey - Plat.dwg 6/13/2021 2:24:59 PM, AutoCAD PDF (General Documentation).pc3

BERKELEY LANDING

A REPLAT OF LISA PARK, RECORDED IN PLAT BOOK 28, PAGE 74,
OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,
AND A PORTION OF GOVERNMENT LOT 2, IN THE NORTHEAST QUARTER OF
SECTION 28, TOWNSHIP 42 SOUTH, RANGE 43 EAST,
CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA

SHEET 2 OF 2





UTILITY EASEMENT DETAIL

LEGEND:

ABBREVIATIONS:

P.O.B. – POINT OF BEGINNING
ORB – OFFICIAL RECORD BOOK
D.B. – DEED BOOK
P.B. – PLAT BOOK
RPB – ROAD PLAT BOOK
NO. – NUMBER
PG. – PAGE
R/W – RIGHT–OF–WAY
SEC. – SECTION
℄ – CENTERLINE
NAD – NORTH AMERICAN DATUM
PBC – PALM BEACH COUNTY
LB – LICENSED BUSINESS
28/42/43 – SECTION 28, TOWNSHIP 42 SOUTH, RANGE 43 EAST
U.E. – UTILITY EASEMENT
D.E. – DRAINAGE EASEMENT
FPL – FLORIDA POWER & LIGHT
FDOT – FLORIDA DEPARTMENT OF TRANSPORTATION
IR – IRON ROD
IR/C – IRON ROD WITH CAP AS NOTED
P.C. – POINT OF CURVATURE

SYMBOLS:

□ PERMANENT REFERENCE MONUMENT (P.R.M.), SET 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "PRM LB6473", OR NAIL AND DISK IN CONCRETE STAMPED "PRM LB6473", UNLESS NOTED OTHERWISE

○ MONUMENT – SET 1/2" IRON ROD WITH "BROWN & PHILLIPS" CAP

N

0 20 40 80

SCALE: 1" = 40'

PREPARING SURVEYOR & MAPPER'S STATEMENT
THIS INSTRUMENT WAS PREPARED BY
JOHN E. PHILLIPS III, P.S.M. 4826

BROWN & PHILLIPS, INC.
CERTIFICATE OF AUTHORIZATION # LB 6473
1860 OLD OKEECHOBEE RD., SUITE 509
WEST PALM BEACH, FLORIDA 33409
561–615–3988, 615–3986 FAX

BROWN & PHILLIPS, INC. PROJECT NO.19–085

D:\BP Projects\2021 Projects\21-009 Berkeley\21-009 Berkeley Landing Boundary - Topographic Survey - Platting 6/13/2023 2:53:03 PM, AutoCAD PDF (General Documentation).pc3

BROWN & PHILLIPS, Inc.
PROFESSIONAL SURVEYING SERVICES

July 29, 2021

Ms. Mary F. Savage Dunham, Senior Planner
City of Riviera Beach
Planning & Zoning Division
600 West Blue Heron Boulevard
Riviera Beach, FL 33404

Re: Berkeley Landing Plat
Response to Second Plat Review of July 28, 2021
Engenuity Group Project No. 14151.28

Dear Mary:

This letter serves as a response to the second plat review by Engenuity Group dated July 28, 2021, for the above referenced preliminary plat. Responses identifying the action taken on each comment are provided below.

General

1. *All of our previous have been adequately addressed.*
   Response: Noted.

2. *Add the area of Tract A on Sheet 2, as the City of Riviera Beach will need this information for approval of subsequent permit applications.*
   Response: Area added.

Plat Sheets

Sheet 1

1. *In the last line of the Description, the dimension of 280.16 feet should be changed to 260.16 feet as shown on Sheet 2.*
   Response: Dimension corrected.

Accompanying this letter, you will find two (2) prints of the revised preliminary plat. On behalf of our client, Brown & Phillips respectfully requests your favorable review of these written responses and the revised preliminary plat. Should you have any questions or comments, please do not hesitate to contact me at (561) 615-3988.

Sincerely,

BROWN & PHILLIPS, INC.

John E. Phillips, III, P.S.M
President

JEP/mb

Attachments

A Higher Standard of Excellence
engenuity group inc.
ENGINEERS SURVEYORS GIS MAPPERS

C. ANDRE RAYMAN, P.S.M.
KEITH B. JACKSON, P.E.
LISA A. TROPEPE, P.E.
ADAM SWANEY, P.E., LEED AP
JENNIFER MALIN, P.S.M.

July 28, 2021

Mary F. Savage Dunham, Senior Planner
City of Riviera Beach
Planning & Zoning Division
600 West Blue Heron Blvd.
Riviera Beach, Florida, FL 33404
(Via E-Mail: msavagedunham@rivierabeach.org)

Re: Berkeley Landing
First Plat Review
Engenuity Group Project No. 14151.28

Dear Mr. Gray:

This is the second review of this plat. This review is done for compliance with the City of Riviera Beach regulations and to check legal descriptions for closure and sufficiency. This does not include a review of the included survey for compliance with Chapter 61G-17, Florida Administrative code. Following are our comments:

General

1. All of our previous have been adequately addressed.
2. Add the area of Tract A on Sheet 2, as the City of Riviera Beach will need this information for approval of subsequent permit applications.

Plat Sheets.

Sheet 1

1. In the last line of the Description, the dimension of 280.16 feet should be changed to 260.16 feet as shown on Sheet 2.

If you have any questions, please do not hesitate to contact me.

Sincerely,

Gary M. Rayman, P.S.M.
Senior Project Manager

1280 NORTH CONGRESS AVENUE, SUITE 101 WEST PALM BEACH, FL 33409 T 561.655.1151 F 561.832.9390 WWW.ENGENUITYGROUP.COM

August 05, 2021

urban design studio

Urban Design
Land Planning
Landscape Architecture

Ms. Mary F. Savage Dunham, AICP, CFM
Assistant Director of Development Services
City of Riviera Beach
600 W. Blue Heron Blvd.
Riviera Beach, FL 33404
(561) 845-4037
msavagedunham@rivierabeach.org

RE: BERKELEY LANDING
REZONING AND MAJOR SITE PLAN REIVEW
UDKS REF #20-014.000 (REZ)

Dear Ms. Savage Dunham:

Please accept the below responses and attached amended materials in response to recent comments issued by City Staff. Staff comments have been provided in bold and the Applicant's responses follow in italics.

PLANNING AND ZONING DEPARTMENT (MARY SAVAGE-DUNHAM)

1. **I think the handicapped parking is required to be 12x19. The downtown section of the regulations doesn't cite a HC parking space dimension so I believe the other section of the code applies. What does the building code say?**

   The 2021 Florida Building Code and the 2010 ADA Standards for Accessible Design only regulate the width of the parking stall and width (5') and length (length of parking stall) of the required accessible aisle. Neither document regulate the length of the parking stall itself, which allows governing agencies to dictate that policy.

   And although the City's downtown regulations do not reference specifically the dimension requirements for handicap spaces within the downtown area, based on best practices design methods, they should not be any longer than that permitted for standard parking spaces in the downtown area. Requiring a separate length for accessible parking spaces in the downtown area creates a design issue and would defeat the purpose of downtown regulations to allow a reduction in the permitted length, and cause issues with the design of the parking areas and drive isles.

   If City staff determines that the handicap spaces must comply with Section 31-576 of the land development regulations, the applicant requests to deviate as 18' is an acceptable accessible parking stall length based on the Florida Building Code and the ADA Construction Standards.

2. The bus shelter is in the civic open space – are you providing an easement for this? We would condition the provision of the easement. We typically require developments to provide the bus shelter as well in support of a policy in our comprehensive plan. That may be a condition also. Have you discussed this bus shelter with Public works at all?

The site plan provides for a 10' x 30' easement that will be granted to Palm Tran. This is Palm Tran's typical easement size requirement. The applicant has additionally provided elevations for the bus shelter that is proposed to be constructed within the noted easement. Applicant understands that these may be Conditions of Approval applied to the project. Applicant has not met with Public Works on this specific design matter, however we have discussed the above with Palm Tran.

CITY ENGINEER (TERRENCE BAILEY)

Engineering and Public Works comments are provided below:

1. General –

~~**a. Please provide a copy of the projects traffic concurrency letter from Palm Beach County.**~~
~~**b. Please provide a letter from Waste Management that the site can be served and the dumpster/compactor has sufficient capacity. Please indicate whether the units will have totes or all trash will be taken to a dumpster/compactor.**~~
~~**c. Please provide a full drainage report, including flood evaluations and pre/post discharge rates into the City's drainage system.**~~
~~**d. According to the land use table provided, the impervious area for the project is 2.59AC of the 4.01AC site. This 65% impervious is above the 60% allowable for residential projects.**~~

e. Based on the traffic trips generated from this project a center turning lane may be necessary along Lake Shore Drive.
  i. See the enclosed typical section for the 66' right of way with the 8' sidewalks, bike lanes, travel lanes, and turn lanes.

Response: Consultants for the applicant have met with City Engineering, and the Lake Shore Drive sidewalk has been increased to 8' and has been located adjacent the project's east property line to allow for the future construction of the adjacent section of roadway as currently being designed. It was agreed that the bike lane and valley gutter would be installed in the future by others, but enough space would be left to accommodate.

f. Please confirm that all inputs in the cascade stormwater model are in NAVD, i.e. the weir elevation, tail water, and stage/storage volumes etc.

Response: All inputs are in NAVD see revised drainage calculations, and the outputs have been revised to NAVD.

g. Please provide a site specific geotechnical report supporting the 5.02 and 4.69 hydraulic conductivity values utilized in the exfiltration trench calculations.

Response: Please find attached a Geotechnical Report completed this past April.

2. SP-1

~~**a. The civic open space along Lakeshore Drive must be wholly contained outside the right of way.**~~
~~**b. Please confirm that the FDOT will approve the right-in, right-out driveway proposed off of Broadway, as well as the on street parking.**~~
~~**c. The use of smaller parking stall dimensions requires additional landscaping, please identify the additional landscaping area on the site plan. In addition, the parking stall dimensions do not appear to comply with City Code.**~~

d. The existing power poles in front of the project along Broadway need to be moved east to the eastern edge of the proposed right of way line. Please consider having these lines buried along the frontage of the project. In addition, please ensure the live oaks planned in the tree well are an appropriate tree specimen under the existing power lines. Please add a note to the site plan that the trees in the sidewalk tree wells are the maintenance obligation of the projects.

Response: Based on a conversation with the City's Engineering Department, the applicant has modified the development plans to shift the tree locations from the west side of the proposed sidewalk along Broadway Avenue to the east side to further avoid potential conflict between the existing power lines and the proposed trees. Additionally, the previously proposed Live Oaks have been replaced with standard (single trunk) Crape Myrtles (Lagerstroemia indica). This species can and will be maintained at a height appropriate to the existing utilities and a note has been added indicating the sidewalk tree wells are to be maintained by the proposed development.

e. Please change the 10' proposed sidewalk dedication from the City of Riviera Beach to the Florida Department of Transportation. This change should be reflected on the proposed Plat.

Response: The applicant has amended the site plan to show the 10' strip of land area (Tract PS) in question as being dedicated FDOT, as requested. The Preliminary Plat has been amended to reflect the Tract PS as being reserved for

Future Road Right-Of-Way dedication.

f. Site Data Table

i. Update the application number.

Response: Site plan has been amended as requested.

ii. Please explain how the required bicycle spaces requires 1 per unit but the project is only providing 38 spaces when there are 112 units

Response: The City's Land Development Regulations for the Downtown area require that a bike space be provided for every 3 units proposed. Applicant is proposing providing for 38 bicycle parking spaces interior to the building. Applicant has amended the Site Plan to correct the scrivener's error in the site data.

iii. In the note section below the table, the project is evoking Ordinance 4114 to lower the parking demand to 1 space per dwelling unit. How will this project remain affordable housing for the lifetime of the project? Will there be a restrictive covenant recorded or language added to the proposed plat?

Response: The applicant will be bound by an Extended Use Agreement with Florida Housing Finance Corporation to provide 110 of the 112 units as affordable housing for a term of 50 years. In addition, the property will also be bound by an affordability covenant of 30 years with Palm Beach County in connection with the reduction of certain county impact fees. Both of these restrictions will be recorded covenants running with the land. Any future modification to the type of housing provided within the development would need to meet the City's Land Development Regulations current at that time for parking.

g. Property Development Regulations

i. The minimum required building frontage is 65% of the 260 linear feet of property along Broadway. The proposed building is only 150' long or 58% of the frontage. How will this requirement be addressed?

Response: Based on discussions with both the City's Engineering Department and Planning and Zoning Department, the applicant is providing for the intent of the required 65% as it relates to the proposed buildings frontage with 168.3'+ of building footprint and elevation design along its Broadway Avenue frontage (Primary Frontage). Due to the required plaza area and proposed future shared access, the applicant is providing for the maximum building frontage.

h. The proposed future gate should be 100' from the edge of the right of way.

Response: Based on discussions with the City's Engineering Department, the potential gate proposed at the Broadway Avenue access has been relocated to provide for a minimum of 100' of stacking. The Lake Shore Drive potential gate remains as shown due to the lower traffic trips. Applicant notes that there is no current intent to gate the development and placement of potential future gate locations are being shown at the request of City staff.

3. CA1/LS-1

a. Please ensure the proposed little gem magnolia trees along the north and south property line will not interfere with existing overhead lines. In addition, along the southern property line, the landscaping is proposed on top of watermain and storm piping, please coordinate with the civil plans.

Response: The Little Gem Magnolias are a miniature species of Magnolia trees that reach only 15 to 20 feet in height at maturity. The location of the Little Gem Magnolias along the north and south property lines will not interfere with the existing overhead lines. In addition, the location of these trees along the southern property line have been adjusted to coordinate with the proposed utility lines in this area.

b. There is a proposed watermain at the Broadway driveway that cuts through the civic open space and under a proposed tree. Please relocate the watermain into the pavement and out of the civic open space.

Response: The water main has been relocated as noted.

c. The trees proposed within the civic open space, will they be irrigated.

Response: It is the intent of the applicant to irrigate the proposed trees and all plantings within the civic open spaces.

d. Note in the dog walk area, the civil plans indicate there is approximately a 1:6 slope at the edge. The park benches and other amenities are shown in the sloped area.

Response: The applicant has reduced the proposed slopes to 8 to 1, providing for minimal sloping in the area and reducing negative impacts on proposed amenities.

4. CP-101

~~**a. Please show the existing drainage structures in Lake Shore with rim and invert elevations.**~~
~~**b. The engineering plans should be 40%-60% complete and constructible.**~~

c. **The finished floor of the eastern building is one foot below the pool elevation. Please demonstrate that runoff from the pool area will route around the eastern building and not run into the building.**

Response: Grades and contours have been added and shows how this transitionally grades away.

d. **Please show removal of the bullnose in the median of Broadway and the new asphalt proposed in the turn lane.**

Response: This information is reflected on the Demolition Plan and 'Asphalt' has been added for clarity.

e. **Please show existing spot elevations along Broadway on this sheet.**

Response: Grades have been unfrozen and can be seen.

f. **Please show how the proposed sidewalk walk will tie into the existing sidewalk at the north and south property boundaries along Broadway.**

Response: The plans show the tie in point connection and will Match Existing Grades as well as transition to the existing width prior to the property line.

g. **The 12" drainage pipe coming from structure D6 for RWL connection should extend southwest to behind the sidewalk and have a cleanout or an ADS drain to access this segment of the line.**

Response: See revised plans, clean-outs have been added to all RWL connections.

h. **Please add a table with the flood stages for the 5yr, 25yr, and 100yr storms on this sheet.**

Response: Table has been added to the civil plans.

i. **Please ensure the sidewalk from the northeast corner of the east build to the Lake Shore Drive right of way meets ADA criterion. This area falls from elevation 8.43 to 3.40 in a relatively short run of sidewalk.**

Response: The proposed sidewalk and connections meet all ADA criteria.

j. **Please note in the final construction drawings, cross sections will be needed at multiple locations along the southern property line to ensure the proposed grading plan will suffice in this area.**

Response: Additional cross sections will be provided as part of the Construction Drawings.

5. CU-101

a. There is a proposed watermain at the Broadway driveway that cuts through the civic open space and under a proposed tree. Please relocate the watermain into the pavement and out of the civic open space.

Response: Water main has been relocated to the access drive pavement area.

~~**6. CM-101**~~

~~**a. Stop sign and stop bar are missing at both driveways.**~~

PLAT REVIEW (ENGENUITY – GARY RAYMAN

General –

1. Add the area of Tract A on Sheet 2, as the City of Riviera Beach will need this information for approval of subsequent permit applications.

Response: The area for Tract A has been added to the plans.

2. In the last line of the Description, the dimension of 280.16 feet should be changed to 260.16 feet as shown on Sheet 2.

Response: Plans have been corrected.

Thank you for your consideration of these amended documents. Should you have any questions regarding this application or the amended documents, please do not hesitate to contact me. Responses to the Plat comments issued by the Engenuity Group, Inc. have also been provided under separate cover from Brown-Phillips, Inc.

Respectfully submitted,
Urban Design Studio

Sandra J. Megrue, AICP
Senior Planner

cc: Timothy P. Wheat

Project		Catalog #		Type	
Prepared by		Notes		Date	

McGraw-Edison

GLEON Galleon

Area / Site Luminaire

Typical Applications

Outdoor • Parking Lots • Walkways • Roadways • Building Areas

Interactive Menu

- Ordering Information page 2
- Mounting Details page 3
- Optical Distributions page 4
- Product Specifications page 4
- Energy and Performance Data page 4
- Control Options page 9

Product Certifications

Product Features

LumenSafe Technology · Enlighted · WaveLinx · Light ARchitect™

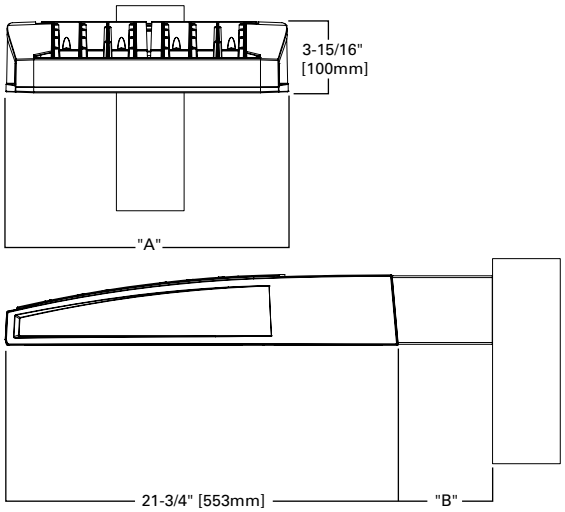
Quick Facts

- Lumen packages range from 4,200 - 80,800 (34W - 640W)
- Efficacy up to 156 lumens per watt

Connected Systems

- WaveLinx
- Enlighted

Dimensional Details



Number of Light Squares	"A" Width	"B" Standard Arm Length	"B" Extended Arm Length [1]	"B" Quick Mount Arm Length	"B" Quick Mount Extended Arm Length
1-4	15-1/2"	7"	10"	10-5/8"	16-9/16"
5-6	21-5/8"	7"	10"	10-5/8"	16-9/16"
7-8	27-5/8"	7"	13"	10-5/8"	--
9-10	33-3/4"	7"	16"	--	--

NOTES:
For arm selection requirements and additional line art, see Mounting Details section.

Ordering Information

SAMPLE NUMBER: **GLEON-SA4C-740-U-T4FT-GM**

Product Family [1, 2]	Light Engine		Color Temperature	Voltage	Distribution	Mounting	Finish
	Configuration	Drive Current					
GLEON=Galleon	**SA1**=1 Square **SA2**=2 Squares **SA3**=3 Squares **SA4**=4 Squares **SA5**=5 Squares [4] **SA6**=6 Squares **SA7**=7 Squares [5] **SA8**=8 Squares [5] **SA9**=9 Squares [6] **SA0**=10 Squares [6]	**A**=600mA **B**=800mA **C**=1000mA **D**=1200mA [16]	**722**=70CRI, 2200K **727**=70CRI, 2700K **730**=70CRI, 3000K **735**=70CRI, 3500K **740**=70CRI, 4000K **750**=70CRI, 5000K **760**=70CRI, 6000K **827**=80CRI, 2700K **830**=80CRI, 3000K **AMB**=Amber, 590nm [14, 16]	**U**=120-277V **1**=120V **2**=208V **3**=240V **4**=277V **8**=480V [7, 8] **9**=347V [7]	**T2**=Type II **T2R**=Type II Roadway **T3**=Type III **T3R**=Type III Roadway **T4FT**=Type IV Forward Throw **T4W**=Type IV Wide **5NQ**=Type V Narrow **5MQ**=Type V Square Medium **5WQ**=Type V Square Wide **SL2**=Type II w/Spill Control **SL3**=Type III w/Spill Control **SL4**=Type IV w/Spill Control **SLL**=90° Spill Light Eliminator Left **SLR**=90° Spill Light Eliminator Right **RW**=Rectangular Wide Type I **AFL**=Automotive Frontline	**[Blank]**=Arm for Round or Square Pole **EA**=Extended Arm [9] **MA**=Mast Arm Adapter [10] **WM**=Wall Mount **QM**=Quick Mount Arm (Standard Length) [11] **QMEA**=Quick Mount Arm (Extended Length) [12]	**AP**=Grey **BZ**=Bronze **BK**=Black **DP**=Dark Platinum **GM**=Graphite Metallic **WH**=White

Options (Add as Suffix)	Controls and Systems Options (Add as Suffix)	Accessories (Order Separately)
DIM=External 0-10V Dimming Leads [19, 20] **F**=Single Fuse (120, 277 or 347V Specify Voltage) **FF**=Double Fuse (208, 240 or 480V Specify Voltage) **20K**=Series 20kV UL 1449 Surge Protective Device **2L**=Two Circuits [17, 18] **HA**=50°C High Ambient **HSS**=Installed House Side Shield [28] **GRSBK**=Glare Reducing Shield, Black [23] **GRSWH**=Glare Reducing Shield, White [23] **LCF**=Light Square Trim Painted to Match Housing [27] **MT**=Installed Mesh Top **TH**=Tool-less Door Hardware **CC**=Coastal Construction finish [3] **L90**=Optics Rotated 90° Left **R90**=Optics Rotated 90° Right **CE**=CE Marking [29] **AHD145**=After Hours Dim, 5 Hours [22] **AHD245**=After Hours Dim, 6 Hours [22] **AHD255**=After Hours Dim, 7 Hours [22] **AHD355**=After Hours Dim, 8 Hours [22] **DALI**=DALI Drivers	**BPC**=Button Type Photocontrol **PR**=NEMA 3-PIN Photocontrol Receptacle **PR7**=NEMA 7-PIN Photocontrol Receptacle [21] **SPB2**=Dimming Occupancy Sensor with Bluetooth Interface, 8' - 20' Mounting [34] **SPB4**=Dimming Occupancy Sensor with Bluetooth Interface, 21' - 40' Mounting [34] **MS-L20**=Motion Sensor for ON/OFF Operation, 9' - 20' Mounting Height [24] **MS-L40W**=Motion Sensor for ON/OFF Operation, 21' - 40' Mounting Height [24] **MS/X-L20**=Bi-Level Motion Sensor, 9' - 20' Mounting Height [24, 25] **MS/X-L40W**=Bi-Level Motion Sensor, 21' - 40' Mounting Height [24, 25] **MS/DIM-L20**=Motion Sensor for Dimming Operation, 9' - 20' Mounting Height [24] **MS/DIM-L40W**=Motion Sensor for Dimming Operation, 21' - 40' Mounting Height [24] **ZW**=WaveLinx Module and 4-PIN Receptacle **ZD**=WaveLinx Module with DALI driver and 4-PIN Receptacle **SWPD4XX**=WaveLinx Sensor Only, 7'-15' [13, 32, 33] **SWPD5XX**=WaveLinx Sensor Only, 15'-40' [13, 32, 33] **WOBXX**=WaveLinx Sensor with Bluetooth, 7'-15' [13, 32] **WOFXX**=WaveLinx Sensor with Bluetooth, 15'-40' [13, 32] **LWR-LW**=Enlighted Sensor, 8'–16' Mounting Height [26] **LWR-LN**=Enlighted Sensor, 16'–40' Mounting Height [26] **DIM10-MS/DIM-L08**=Synapse Occupancy Sensor (<8' Mounting) [19] **DIM10-MS/DIM-L20**=Synapse Occupancy Sensor (9'-20' Mounting) [19] **DIM10-MS/DIM-L40**=Synapse Occupancy Sensor (21'-40' Mounting) [19]	**OA/RA1016**=NEMA Photocontrol Multi-Tap - 105-285V **OA/RA1027**=NEMA Photocontrol - 480V **OA/RA1201**=NEMA Photocontrol - 347V **OA/RA1013**=Photocontrol Shorting Cap **OA/RA1014**=120V Photocontrol **MA1252**=10kV Surge Module Replacement **MA1036-XX**=Single Tenon Adapter for 2-3/8" O.D. Tenon **MA1037-XX**=2@180° Tenon Adapter for 2-3/8" O.D. Tenon **MA1197-XX**=3@120° Tenon Adapter for 2-3/8" O.D. Tenon **MA1188-XX**=4@90° Tenon Adapter for 2-3/8" O.D. Tenon **MA1189-XX**=2@90° Tenon Adapter for 2-3/8" O.D. Tenon **MA1190-XX**=3@90° Tenon Adapter for 2-3/8" O.D. Tenon **MA1191-XX**=2@120° Tenon Adapter for 2-3/8" O.D. Tenon **MA1038-XX**=Single Tenon Adapter for 3-1/2" O.D. Tenon **MA1039-XX**=2@180° Tenon Adapter for 3-1/2" O.D. Tenon **MA1192-XX**=3@120° Tenon Adapter for 3-1/2" O.D. Tenon **MA1193-XX**=4@90° Tenon Adapter for 3-1/2" O.D. Tenon **MA1194-XX**=2@90° Tenon Adapter for 3-1/2" O.D. Tenon **MA1195-XX**=3@90° Tenon Adapter for 3-1/2" O.D. Tenon **FSIR-100**=Wireless Configuration Tool for Occupancy Sensor [24] **GLEON-MT1**=Field Installed Mesh Top for 1-4 Light Squares **GLEON-MT2**=Field Installed Mesh Top for 5-6 Light Squares **GLEON-MT3**=Field Installed Mesh Top for 7-8 Light Squares **GLEON-MT4**=Field Installed Mesh Top for 9-10 Light Squares **GLEON-QM**=Quick Mount Arm Kit [11] **GLEON-QMEA**=Quick Mount Extended Arm Kit [12] **LS/HSS**=Field Installed House Side Shield [28, 30] **LS/GRSBK**=Glare Reducing Shield, Black [23, 30] **LS/GRSWH**=Glare Reducing Shield, White [23, 30] **LS/PFS**=Perimeter Shield, Black [15] **WOLC-7P-10A**=WaveLinx Outdoor Control Module [19, 31] **SWPD4-XX**=Wavelinx Wireless Sensor, 7'–15' Mounting Height [13, 19, 32, 33] **SWPD5-XX**=Wavelinx Wireless Sensor, 15'–40' Mounting Height [13, 19, 32, 33]

NOTES:

1. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WP513001EN for additional support information.
2. DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details.
3. Coastal construction finish salt spray tested to over 5,000-hours per ASTM B117, with a scribe rating of 9 per ASTM D1654. Not available with TH option.
4. Not compatible with MS/4-LXX or MS/1-LXX sensors.
5. Not compatible with extended quick mount arm (QMEA).
6. Not compatible with standard quick mount arm (QM) or extended quick mount arm (QMEA).
7. Requires the use of an internal step down transformer when combined with sensor options. Not available with sensor at 1200mA. Not available in combination with the HA high ambient and sensor options at 1A.
8. 480V must utilize Wye system only. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems.)
9. May be required when two or more luminaires are oriented on a 90° or 120° drilling pattern. Refer to arm mounting requirement table.
10. Factory installed.
11. Maximum 8 light squares.
12. Maximum 6 light squares.
13. Requires ZW or ZD receptacle.
14. Narrow-band 590nm +/- 5nm for wildlife and observatory use. Choose drive current A; supplied at 500mA drive current only. Available with 5WQ, 5MQ, SL2, SL3 and SL4 distributions. Can be used with HSS option.
15. Set of 4 pcs. One set required per Light Square.
16. Not available with HA option.
17. 2L is not available with MS, MS/X or MS/DIM at 347V or 480V. 2L in SA2 through SA4 requires a larger housing, normally used for SA5 or SA6. Extended arm option may be required when mounting two or more fixtures per pole at 90° or 120°. Refer to arm mounting requirement table.
18. Not available with Enlighted wireless sensors.
19. Cannot be used with other control options.
20. Low voltage control lead brought out 18" outside fixture.
21. Not available if any "MS" sensor is selected. Motion sensor has an integral photocell.
22. Requires the use of BPC photocontrol or the PR7 or PR photocontrol receptacle with photocontrol accessory. See After Hours Dim supplemental guide for additional information.
23. Not for use with T4FT, T4W or SL4 optics. See IES files for details.
24. The FSIR-100 configuration tool is required to adjust parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Cooper Lighting Solutions for more information.
25. Replace X with number of Light Squares operating in low output mode.
26. Enlighted wireless sensors are factory installed only requiring network components LWP-EM-1, LWP-GW-1 and LWP-PoE8 in appropriate quantities.
27. Not available with house side shield (HSS).
28. Not for use with 5NQ, 5MQ, 5WQ or RW optics. A black trim plate is used when HSS is selected.
29. CE is not available with the LWR, MS, MS/X, MS/DIM, BPC, PR or PR7 options. Available in 120-277V only.
30. One required for each Light Square.
31. Requires PR7.
32. Replace XX with sensor color (WH, BZ or BK.)
33. WAC Gateway required to enable field-configurability: Order WAC-PoE and WPOE-120 (10V to PoE injector) power supply if needed.
34. Smart device with mobile application required to change system defaults. See controls section for details.

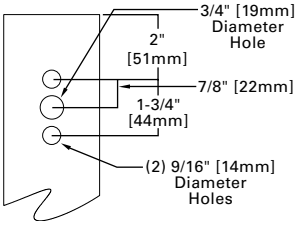
LumenSafe Integrated Network Security Camera Technology Options (Add as Suffix)

Product Family	Camera Type	Data Backhaul	
L=LumenSafe Technology	**D**=Standard Dome Camera **H**=Hi-Res Dome Camera **Z**=Remote PTZ Camera	**C**=Cellular, No SIM **A**=Cellular, AT&T **V**=Cellular, Verizon **S**=Cellular, Sprint	**R**=Cellular, Rogers **W**=Wi-Fi Networking w/ Omni-Directional Antenna **E**=Ethernet Networking

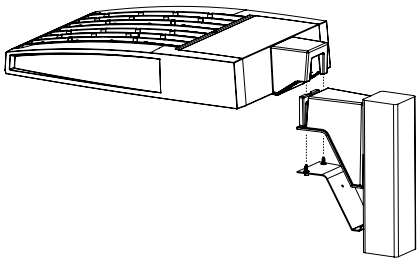
Mounting Details

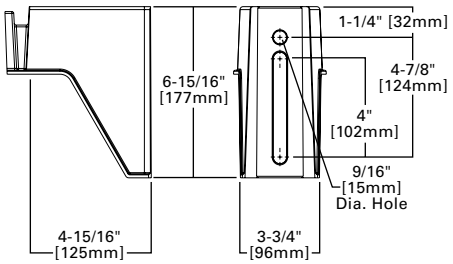
Standard Arm (Drilling Pattern)

TYPE "N"

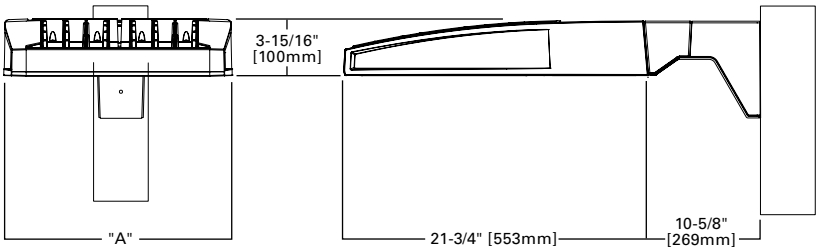


Quick Mount Arm (Includes fixture adapter)

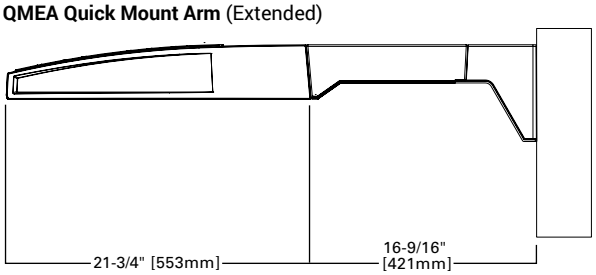




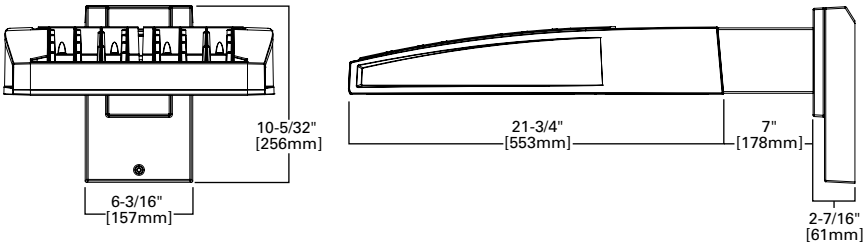
QM Quick Mount Arm (Standard)



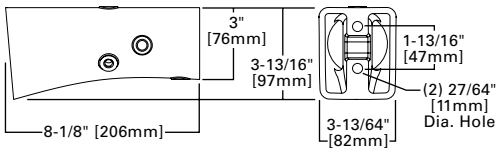
QMEA Quick Mount Arm (Extended)



Standard Wall Mount

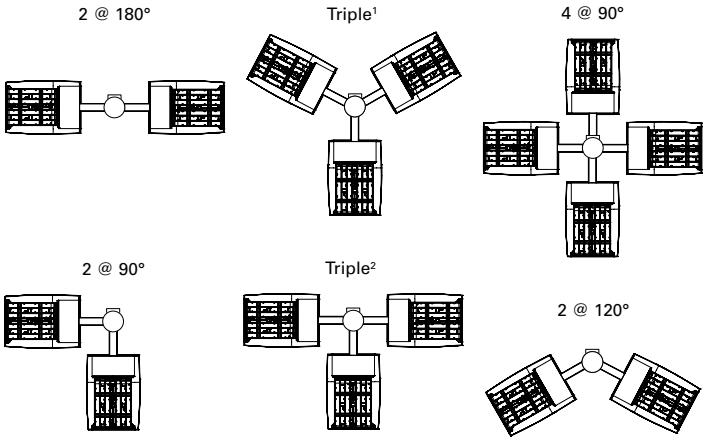


Mast Arm Mount



Arm Mounting Requirements

Number of Light Squares	Standard Arm @ 90° Apart	Standard Arm @ 120° Apart	Quick Mount Arm @ 90° Apart	Quick Mount Arm @ 120° Apart
1	Standard	Standard	QM Extended	Quick Mount
2	Standard	Standard	QM Extended	Quick Mount
3	Standard	Standard	QM Extended	Quick Mount
4	Standard	Standard	QM Extended	Quick Mount
5	Extended	Standard	QM Extended	Quick Mount
6	Extended	Standard	QM Extended	Quick Mount
7	Extended	Extended	--	Quick Mount
8	Extended	Extended	--	Quick Mount
9	Extended	Extended	--	--
10	Extended	Extended	--	--



NOTES: 1 Round poles are 3 @ 120°. Square poles are 3 @ 90°. **2** Round poles are 3 @ 90°.

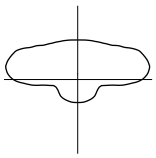
Fixture Weights and EPAs

Number of Light Squares	Weight with Standard and Extended Arm (lbs.)	EPA with Standard and Extended Arm (Sq. Ft.)	Weight with Quick Mount Arm (lbs.)	EPA with Quick Mount Arm (Sq. Ft.)	Weight with Quick Mount Extended Arm (lbs.)	EPA with Quick Mount Extended Arm (Sq. Ft.)
1-4	33	0.96	35	1.11	38	1.11
5-6	44	1.00	46	1.11	49	1.11
7-8	54	1.07	56	1.11	--	--
9-10	63	1.12	--	--	--	--

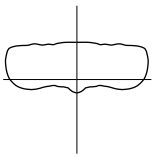
Optical Distributions

Asymmetric Area Distributions

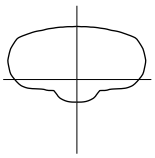
T2 (Type II)



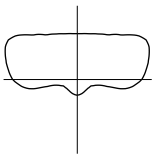
SL2 (Type II with Spill Control)



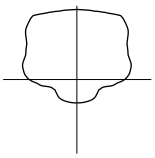
T3 (Type III)



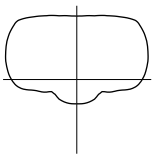
SL3 (Type III with Spill Control)



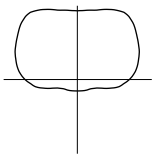
T4FT (Type IV Forward Throw)



T4W (Type IV Wide)

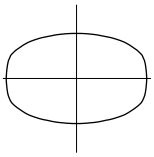


SL4 (Type IV with Spill Control)

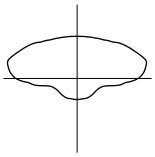


Asymmetric Roadway Distributions

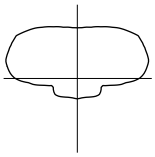
RW (Rectangular Wide Type I)



T2R (Type II Roadway)

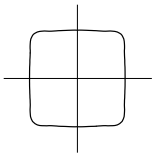


T3R (Type III Roadway)

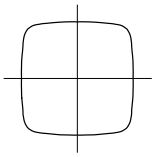


Symmetric Distributions

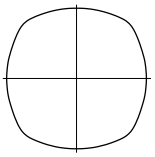
5NQ (Type V Square Narrow)



5MQ (Type V Square Medium)

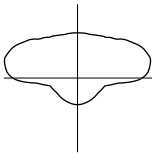


5WQ (Type V Square Wide)

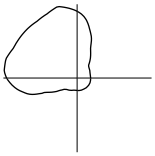


Specialized Distributions

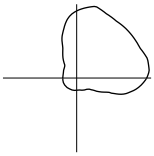
AFL (Automotive Frontline)



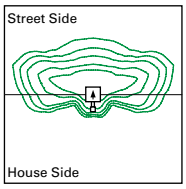
SLL (90° Spill Light Eliminator Left)



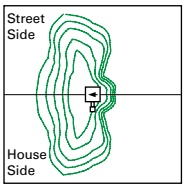
SLR (90° Spill Light Eliminator Right)



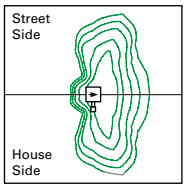
Rotated Optics



Standard



Optics Rotated Left @ 90° [L90]



Optics Rotated Right @ 90° [R90]

Product Specifications

Construction

- Extruded aluminum driver enclosure
- Heavy-wall, die-cast aluminum end caps
- Die-cast aluminum heat sinks
- Patent pending interlocking housing and heat sink

Optics

- Patented, high-efficiency injection-molded AccuLED Optics technology
- 16 optical distributions
- 3 shielding options including HSS, GRS and PFS
- IDA Certified (3000K CCT and warmer only)

Electrical

- LED drivers are mounted to removable tray assembly for ease of maintenance
- Standard with 0-10V dimming
- Standard with Cooper Lighting Solutions proprietary circuit module designed to withstand 10kV of transient line surge
- Suitable for operation in -40°C to 40°C ambient environments. Optional 50°C high ambient (HA) configuration.

Mounting

- Standard extruded arm includes internal bolt guides and round pole adapter
- Extended arms (EA and QMEA) may be required in 90° or 120° pole mount configurations, see arm mounting requirements table
- Mast arm (MA) factory installed
- Wall mount (WM) option available
- Quick mount arm (QM and QMEA) includes pole adapter and factory installed fixture mount for fast installation to square or round poles

Finish

- Super housing durable TGIC polyester powder coat paint, 2.5 mil nominal thickness
- Heat sink is powder coated black
- RAL and custom color matches available
- Coastal Construction (CC) option available

Warranty

- Five year warranty

Energy and Performance Data

Lumen Maintenance (TM-21)

Drive Current	Ambient Temperature	25,000 hours*	50,000 hours*	60,000 hours*	100,000 hours**	Theoretical L70 hours**
Up to 1A	25°C	99.4%	99.0%	98.9%	98.3%	> 2.4M
	40°C	98.7%	98.3%	98.1%	97.4%	> 1.9M
	50°C	98.2%	97.2%	96.8%	95.2%	> 851,000
1.2A	25°C	99.4%	99.0%	98.9%	98.3%	> 2.4M
	40°C	98.5%	97.9%	97.7%	96.7%	> 1.3M

* Supported by IES TM-21 standards
** Theoretical values represent estimations commonly used; however, refer to the IES position on LED Product Lifetime Prediction, IES PS-10-18, explaining proper use of IES TM-21 and LM-80.

Lumen Multiplier

Ambient Temperature	Lumen Multiplier
0ºC	1.02
10ºC	1.01
25ºC	1.00
40ºC	0.99
50ºC	0.97

View GLEON IES files

Nominal Power Lumens (1.2A)

Supplemental Performance Guide**

Number of Light Squares		1	2	3	4	5	6	7	8	9	10
Nominal Power (Watts)		67	129	191	258	320	382	448	511	575	640
Input Current @ 120V (A)		0.58	1.16	1.78	2.31	2.94	3.56	4.09	4.71	5.34	5.87
Input Current @ 208V (A)		0.33	0.63	0.93	1.27	1.57	1.87	2.22	2.52	2.8	3.14
Input Current @ 240V (A)		0.29	0.55	0.80	1.10	1.35	1.61	1.93	2.18	2.41	2.71
Input Current @ 277V (A)		0.25	0.48	0.70	0.96	1.18	1.39	1.69	1.90	2.09	2.36
Input Current @ 347V (A)		0.20	0.39	0.57	0.78	0.96	1.15	1.36	1.54	1.72	1.92
Input Current @ 480V (A)		0.15	0.30	0.43	0.60	0.73	0.85	1.03	1.16	1.28	1.45
Optics											
T2	4000K Lumens	7,972	15,580	23,245	30,714	38,056	45,541	53,857	61,024	68,072	75,366
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	119	121	122	119	119	119	120	119	118	118
T2R	4000K Lumens	8,462	16,539	24,680	32,609	40,401	48,348	57,176	64,783	72,266	80,010
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	126	128	129	126	126	127	128	127	126	125
T3	4000K Lumens	8,125	15,879	23,693	31,307	38,787	46,417	54,893	62,197	69,381	76,818
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	121	123	124	121	121	122	123	122	121	120
T3R	4000K Lumens	8,306	16,232	24,220	32,001	39,651	47,447	56,114	63,580	70,924	78,523
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	124	126	127	124	124	124	125	124	123	123
T4FT	4000K Lumens	8,173	15,970	23,831	31,488	39,014	46,686	55,212	62,558	69,783	77,261
	BUG Rating	B1-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	122	124	125	122	122	122	123	122	121	121
T4W	4000K Lumens	8,067	15,764	23,522	31,080	38,510	46,082	54,499	61,751	68,881	76,263
	BUG Rating	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B5-U0-G5
	Lumens per Watt	120	122	123	120	120	121	122	121	120	119
SL2	4000K Lumens	7,958	15,552	23,206	30,662	37,989	45,462	53,763	60,920	67,952	75,235
	BUG Rating	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	119	121	121	119	119	119	120	119	118	118
SL3	4000K Lumens	8,124	15,877	23,690	31,302	38,784	46,410	54,885	62,189	69,372	76,805
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	121	123	124	121	121	121	123	122	121	120
SL4	4000K Lumens	7,719	15,085	22,510	29,741	36,850	44,097	52,148	59,089	65,913	72,977
	BUG Rating	B1-U0-G3	B2-U0-G4	B2-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	115	117	118	115	115	115	116	116	115	114
5NQ	4000K Lumens	8,380	16,375	24,436	32,287	40,003	47,870	56,610	64,144	71,552	79,221
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G4
	Lumens per Watt	125	127	128	125	125	125	126	126	124	124
5MQ	4000K Lumens	8,534	16,676	24,885	32,881	40,739	48,752	57,653	65,326	72,868	80,679
	BUG Rating	B3-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	127	129	130	127	127	128	129	128	127	126
5WQ	4000K Lumens	8,556	16,723	24,951	32,968	40,847	48,881	57,808	65,499	73,063	80,894
	BUG Rating	B3-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	128	130	131	128	128	128	129	128	127	126
SLL/ SLR	4000K Lumens	7,140	13,951	20,817	27,506	34,081	40,783	48,231	54,649	60,959	67,492
	BUG Rating	B1-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	107	108	109	107	107	107	108	107	106	105
RW	4000K Lumens	8,304	16,228	24,215	31,994	39,641	47,437	56,100	63,566	70,907	78,504
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5
	Lumens per Watt	124	126	127	124	124	124	125	124	123	123
AFL	4000K Lumens	8,335	16,287	24,302	32,110	39,784	47,610	56,303	63,796	71,163	78,790
	BUG Rating	B1-U0-G1	B2-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B4-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G5
	Lumens per Watt	124	126	127	124	124	125	126	125	124	123

*** Nominal data for 70 CRI. ** For additional performance data, please reference the Galleon Supplemental Performance Guide.**

Nominal Power Lumens (1A)

Supplemental Performance Guide**

Number of Light Squares		1	2	3	4	5	6	7	8	9	10
Nominal Power (Watts)		59	113	166	225	279	333	391	445	501	558
Input Current @ 120V (A)		0.51	1.02	1.53	2.03	2.55	3.06	3.56	4.08	4.60	5.07
Input Current @ 208V (A)		0.29	0.56	0.82	1.11	1.37	1.64	1.93	2.19	2.46	2.75
Input Current @ 240V (A)		0.26	0.48	0.71	0.96	1.19	0.41	1.67	1.89	2.12	2.39
Input Current @ 277V (A)		0.23	0.42	0.61	0.83	1.03	1.23	1.45	1.65	1.84	2.09
Input Current @ 347V (A)		0.17	0.32	0.50	0.64	0.82	1.00	1.14	1.32	1.50	1.68
Input Current @ 480V (A)		0.14	0.24	0.37	0.48	0.61	0.75	0.91	0.99	1.12	1.28
Optics											
T2	4000K Lumens	7,267	14,201	21,190	28,000	34,692	41,515	49,096	55,627	62,053	68,703
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	123	126	128	124	124	125	126	125	124	123
T2R	4000K Lumens	7,715	15,077	22,497	29,725	36,829	44,073	52,122	59,056	65,876	72,937
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	131	133	136	132	132	132	133	133	131	131
T3	4000K Lumens	7,408	14,475	21,598	28,539	35,358	42,313	50,039	56,698	63,246	70,024
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	126	128	130	127	127	127	128	127	126	125
T3R	4000K Lumens	7,571	14,798	22,078	29,172	36,145	43,253	51,153	57,959	64,653	71,581
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	128	131	133	130	130	130	131	130	129	128
T4FT	4000K Lumens	7,451	14,559	21,725	28,703	35,564	42,558	50,330	57,027	63,613	70,430
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	126	129	131	128	127	128	129	128	127	126
T4W	4000K Lumens	7,354	14,371	21,442	28,333	35,105	42,007	49,681	56,291	62,792	69,521
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	125	127	129	126	126	126	127	126	125	125
SL2	4000K Lumens	7,254	14,178	21,155	27,951	34,631	41,443	49,011	55,533	61,944	68,584
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	123	125	127	124	124	124	125	125	124	123
SL3	4000K Lumens	7,406	14,474	21,596	28,534	35,355	42,307	50,033	56,690	63,237	70,014
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	126	128	130	127	127	127	128	127	126	125
SL4	4000K Lumens	7,037	13,751	20,519	27,112	33,592	40,198	47,538	53,864	60,087	66,524
	BUG Rating	B1-U0-G3	B2-U0-G4	B2-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5
	Lumens per Watt	119	122	124	120	120	121	122	121	120	119
5NQ	4000K Lumens	7,640	14,928	22,275	29,431	36,465	43,637	51,606	58,472	65,226	72,218
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G4
	Lumens per Watt	129	132	134	131	131	131	132	131	130	129
5MQ	4000K Lumens	7,779	15,203	22,684	29,973	37,137	44,441	52,555	59,549	66,427	73,545
	BUG Rating	B3-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	132	135	137	133	133	133	134	134	133	132
5WQ	4000K Lumens	7,800	15,243	22,744	30,052	37,236	44,560	52,697	59,708	66,603	73,742
	BUG Rating	B3-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	132	135	137	134	133	134	135	134	133	132
SLL/ SLR	4000K Lumens	6,510	12,719	18,977	25,075	31,067	37,176	43,967	49,817	55,569	61,525
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	110	113	114	111	111	112	112	112	111	110
RW	4000K Lumens	7,570	14,793	22,073	29,165	36,137	43,243	51,140	57,945	64,637	71,564
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5
	Lumens per Watt	128	131	133	130	130	130	131	130	129	128
AFL	4000K Lumens	7,598	14,847	22,154	29,272	36,267	43,400	51,326	58,156	64,872	71,824
	BUG Rating	B1-U0-G1	B2-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B4-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G4
	Lumens per Watt	129	131	133	130	130	130	131	131	129	129

* Nominal data for 70 CRI. ** For additional performance data, please reference the Galleon Supplemental Performance Guide.

Nominal Power Lumens (800mA)

Supplemental Performance Guide**

Number of Light Squares		1	2	3	4	5	6	7	8	9	10
Nominal Power (Watts)		44	85	124	171	210	249	295	334	374	419
Input Current @ 120V (A)		0.39	0.77	1.13	1.54	1.90	2.26	2.67	3.03	3.39	3.80
Input Current @ 208V (A)		0.22	0.44	0.62	0.88	1.06	1.24	1.50	1.68	1.87	2.12
Input Current @ 240V (A)		0.19	0.38	0.54	0.76	0.92	1.08	1.30	1.46	1.62	1.84
Input Current @ 277V (A)		0.17	0.36	0.47	0.72	0.83	0.95	1.19	1.31	1.42	1.67
Input Current @ 347V (A)		0.15	0.24	0.38	0.49	0.63	0.77	0.87	1.01	1.15	1.52
Input Current @ 480V (A)		0.11	0.18	0.29	0.37	0.48	0.59	0.66	0.77	0.88	0.96
Optics											
T2	4000K Lumens	5,871	11,474	17,121	22,622	28,029	33,542	39,667	44,944	50,134	55,508
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	133	135	138	132	133	135	134	135	134	132
T2R	4000K Lumens	6,233	12,181	18,176	24,016	29,756	35,608	42,111	47,714	53,224	58,929
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5
	Lumens per Watt	142	143	147	140	142	143	143	143	142	141
T3	4000K Lumens	5,986	11,695	17,450	23,057	28,568	34,186	40,430	45,809	51,099	56,576
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	136	138	141	135	136	137	137	137	137	135
T3R	4000K Lumens	6,117	11,955	17,838	23,569	29,203	34,946	41,328	46,827	52,235	57,832
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	139	141	144	138	139	140	140	140	140	138
T4FT	4000K Lumens	6,019	11,763	17,551	23,190	28,734	34,384	40,663	46,074	51,396	56,904
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	137	138	142	136	137	138	138	138	137	136
T4W	4000K Lumens	5,942	11,610	17,324	22,891	28,363	33,940	40,138	45,480	50,732	56,169
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	135	137	140	134	135	136	136	136	136	134
SL2	4000K Lumens	5,862	11,454	17,091	22,583	27,980	33,484	39,598	44,867	50,048	55,411
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	133	135	138	132	133	134	134	134	134	132
SL3	4000K Lumens	5,985	11,694	17,447	23,053	28,565	34,182	40,424	45,804	51,092	56,568
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5
	Lumens per Watt	136	138	141	135	136	137	137	137	137	135
SL4	4000K Lumens	5,685	11,111	16,577	21,905	27,140	32,478	38,409	43,520	48,546	53,748
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G4	B2-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	129	131	134	128	129	130	130	130	130	128
5NQ	4000K Lumens	6,172	12,061	17,997	23,778	29,462	35,256	41,694	47,242	52,699	58,347
	BUG Rating	B2-U0-G1	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4
	Lumens per Watt	140	142	145	139	140	142	141	141	141	139
5MQ	4000K Lumens	6,285	12,283	18,328	24,217	30,004	35,907	42,462	48,112	53,669	59,421
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5
	Lumens per Watt	143	145	148	142	143	144	144	144	144	142
5WQ	4000K Lumens	6,303	12,317	18,377	24,281	30,085	36,001	42,575	48,241	53,812	59,579
	BUG Rating	B3-U0-G1	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	143	145	148	142	143	145	144	144	144	142
SLL/ SLR	4000K Lumens	5,260	10,276	15,332	20,259	25,101	30,037	35,522	40,249	44,898	49,708
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	120	121	124	118	120	121	120	121	120	119
RW	4000K Lumens	6,116	11,952	17,834	23,563	29,196	34,938	41,317	46,817	52,224	57,819
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4
	Lumens per Watt	139	141	144	138	139	140	140	140	140	138
AFL	4000K Lumens	6,139	11,996	17,899	23,650	29,302	35,064	41,468	46,987	52,412	58,030
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B4-U0-G4	B4-U0-G4
	Lumens per Watt	140	141	144	138	140	141	141	141	140	138

* Nominal data for 70 CRI. ** For additional performance data, please reference the Galleon Supplemental Performance Guide.

Nominal Power Lumens (600mA)

Supplemental Performance Guide**

Number of Light Squares		1	2	3	4	5	6	7	8	9	10
Nominal Power (Watts)		34	66	96	129	162	193	226	257	290	323
Input Current @ 120V (A)		0.30	0.58	0.86	1.16	1.44	1.73	2.03	2.33	2.59	2.89
Input Current @ 208V (A)		0.17	0.34	0.49	0.65	0.84	0.99	1.14	1.30	1.48	1.63
Input Current @ 240V (A)		0.15	0.30	0.43	0.56	0.74	0.87	1.00	1.13	1.30	1.43
Input Current @ 277V (A)		0.14	0.28	0.41	0.52	0.69	0.81	0.93	1.04	1.22	1.33
Input Current @ 347V (A)		0.11	0.19	0.30	0.39	0.49	0.60	0.69	0.77	0.90	0.99
Input Current @ 480V (A)		0.08	0.15	0.24	0.30	0.38	0.48	0.53	0.59	0.71	0.77
Optics											
T2	4000K Lumens	4,787	9,357	13,961	18,448	22,856	27,353	32,347	36,651	40,884	45,265
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	141	142	145	143	141	142	143	143	141	140
T2R	4000K Lumens	5,083	9,934	14,822	19,585	24,266	29,038	34,341	38,911	43,404	48,055
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5
	Lumens per Watt	150	151	154	152	150	150	152	151	150	149
T3	4000K Lumens	4,880	9,537	14,231	18,803	23,296	27,878	32,970	37,358	41,671	46,137
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5
	Lumens per Watt	144	145	148	146	144	144	146	145	144	143
T3R	4000K Lumens	4,988	9,749	14,547	19,220	23,814	28,497	33,703	38,188	42,598	47,162
	BUG Rating	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	147	148	152	149	147	148	149	149	147	146
T4FT	4000K Lumens	4,909	9,591	14,312	18,911	23,432	28,040	33,161	37,574	41,913	46,404
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5
	Lumens per Watt	144	145	149	147	145	145	147	146	145	144
T4W	4000K Lumens	4,845	9,468	14,128	18,668	23,130	27,678	32,732	37,088	41,371	45,805
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	143	143	147	145	143	143	145	144	143	142
SL2	4000K Lumens	4,779	9,341	13,937	18,416	22,818	27,305	32,292	36,589	40,813	45,188
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	141	142	145	143	141	141	143	142	141	140
SL3	4000K Lumens	4,879	9,536	14,229	18,800	23,294	27,874	32,965	37,351	41,666	46,130
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	144	144	148	146	144	144	146	145	144	143
SL4	4000K Lumens	4,637	9,059	13,519	17,863	22,132	26,486	31,322	35,490	39,589	43,831
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G4	B2-U0-G4	B2-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	136	137	141	138	137	137	139	138	137	136
5NQ	4000K Lumens	5,033	9,835	14,676	19,392	24,026	28,751	34,002	38,526	42,975	47,581
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3
	Lumens per Watt	148	149	153	150	148	149	150	150	148	147
5MQ	4000K Lumens	5,126	10,015	14,946	19,747	24,468	29,281	34,628	39,236	43,766	48,457
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G4
	Lumens per Watt	151	152	156	153	151	152	153	153	151	150
5WQ	4000K Lumens	5,139	10,043	14,985	19,801	24,533	29,359	34,721	39,339	43,883	48,586
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5
	Lumens per Watt	151	152	156	153	151	152	154	153	151	150
SLL/ SLR	4000K Lumens	4,289	8,380	12,502	16,520	20,469	24,494	28,967	32,823	36,613	40,537
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	126	127	130	128	126	127	128	128	126	126
RW	4000K Lumens	4,987	9,746	14,543	19,215	23,808	28,491	33,695	38,178	42,587	47,151
	BUG Rating	B2-U0-G1	B3-U0-G1	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4
	Lumens per Watt	147	148	151	149	147	148	149	149	147	146
AFL	4000K Lumens	5,007	9,782	14,597	19,285	23,896	28,594	33,817	38,317	42,742	47,322
	BUG Rating	B1-U0-G1	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3
	Lumens per Watt	147	148	152	149	148	148	150	149	147	147

* Nominal data for 70 CRI. ** For additional performance data, please reference the Galleon Supplemental Performance Guide.

Control Options

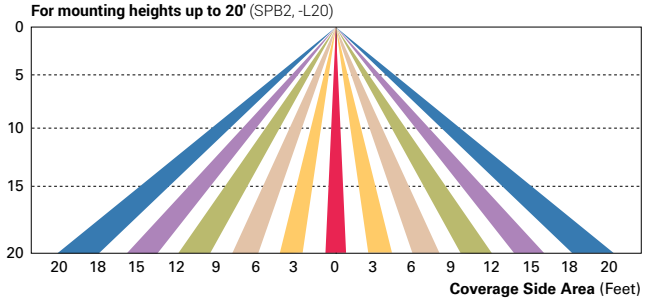
0-10V (DIM)
This fixture is offered standard with 0-10V dimming driver(s). The DIM option provides 0-10V dimming wire leads for use with a lighting control panel or other control method.

Photocontrol (BPC, PR and PR7)
Optional button-type photocontrol (BPC) and photocontrol receptacles (PR and PR7) provide a flexible solution to enable "dusk-to-dawn" lighting by sensing light levels. Advanced control systems compatible with NEMA 7-pin standards can be utilized with the PR7 receptacle.

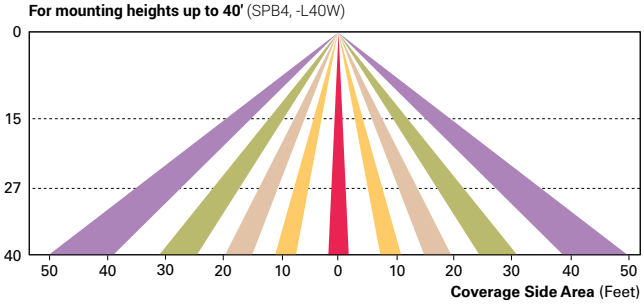
After Hours Dim (AHD)
This feature allows photocontrol-enabled luminaires to achieve additional energy savings by dimming during scheduled portions of the night. The dimming profile will automatically take effect after a "dusk-to-dawn" period has been calculated from the photocontrol input. Specify the desired dimming profile for a simple, factory-shipped dimming solution requiring no external control wiring. Reference the After Hours Dim supplemental guide for additional information.

Dimming Occupancy Sensor (SPB, MS/DIM-LXX, MS/X-LXX and MS-LXX)
These sensors are factory installed in the luminaire housing. When the SPB or MS/DIM sensor options are selected, the occupancy sensor is connected to a dimming driver and the entire luminaire dims when there is no activity detected. When activity is detected, the luminaire returns to full light output. The MS/DIM sensor is factory preset to dim down to approximately 50 percent power with a time delay of five minutes. The MS-LXX sensor is factory preset to turn the luminaire off after five minutes of no activity. The MS/X-LXX is also preset for five minutes and only controls the specified number of light engines to maintain steady output from the remaining light engines. SPB motion sensors require the Sensor Configuration mobile application by Wattstopper to change factory default dimming level, time delay, sensitivity and other parameters. Available for iOS and Android devices. The SPB sensor is factory preset to dim down to approximately 10% power with a time delay of five minutes. The MS/DIM occupancy sensors require the FSIR-100 programming tool to adjust factory defaults.

For mounting heights up to 20' (SPB2, -L20)

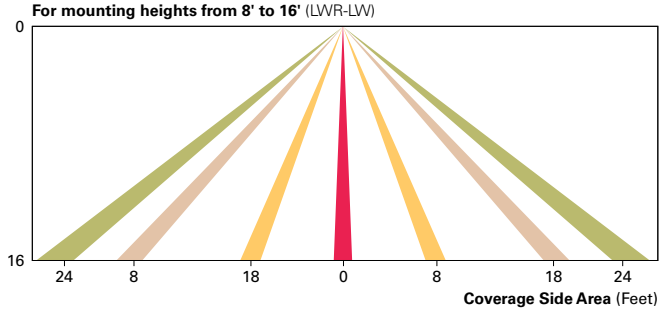


For mounting heights up to 40' (SPB4, -L40W)

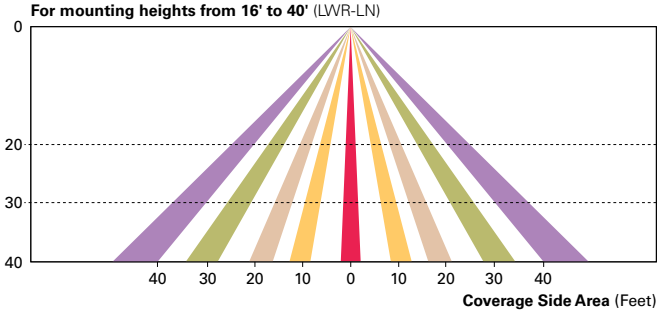


Enlighted Wireless Control and Monitoring System (LWR-LW and LWR-LN)
Enlighted is a connected lighting solution that combines a broad selection of energy-efficient LED luminaires with a powerful integrated wireless sensor system. The sensor controls the lighting system in compliance with the latest energy codes and collects valuable data about building performance and use. Software applications turn the granular data into information through energy dashboards and specialized apps that make it simple and help optimize the use of building resources, beyond lighting.

For mounting heights from 8' to 16' (LWR-LW)



For mounting heights from 16' to 40' (LWR-LN)



WaveLinx Wireless Outdoor Lighting Control Module (WOLC-7P-10A)
The 7-pin wireless outdoor lighting control module enables WaveLinx to control outdoor area, site and flood lighting. WaveLinx controls outdoor lighting using schedules to provide ON, OFF and dimming controls based on astronomic or time schedules based on a 7 day week.

LumenSafe Integrated Network Security Camera (LD)
Cooper Lighting Solutions brings ease of camera deployment to a whole new level. No additional wiring is needed beyond providing line power to the luminaire. A variety of networking options allows security integrators to design the optimal solution for active surveillance. As the ideal solution to meet the needs for active surveillance, the LumenSafe integrated network camera is a streamlined, outdoor-ready fixed dome that provides HDTV 1080p video. This IP camera is optimally designed for deployment in the video management system or security software platform of choice.

Synapse (DIM10)
SimplySNAP integrated wireless controls system by Synapse. Includes factory installed DIM10 Synapse control module and MS/DC motion sensor; requires additional Synapse system components for operation. Contact Synapse at www.synapsewireless.com for product support, warranty and terms and conditions.

Cooper Lighting Solutions
1121 Highway 74 South
Peachtree City, GA 30269
P: 770-486-4800
www.cooperlighting.com

© 2021 Cooper Lighting Solutions
All Rights Reserved.

Specifications and dimensions
subject to change without notice.

KEITH
Engineering Inspired Design.

Ms. Mary F. Savage Dunham, AICP, CFM
Assistant Director of Development Services
City of Riviera Beach
600 W. Blue Heron Blvd.
Riviera Beach, FL 33404
(561) 845-4037
msavagedunham@rivierabeach.org

RE: SP-21-04, ZA-21-02, & PA-21-01
BERKELEY LANDING SITE PLAN
AND PLAT

Dear Ms. Savage Dunham:

Please accept the below responses and attached amended materials in response to recent comments issued by City Staff.

The Applicant's responses follow in **Bold:**

CITY ENGINEER (JOHN ARMSTRONG)

Engineering Utility District comments are provided below:

1. The revised conceptual water & sewer plan was not revised as requested in the prior comments' memo.

   Response: Apologies for the confusion, the previous utility comment received on 5/10/21 was addressed moving all three (3) potable water meters and the backflow preventers to the SW corner next to ROW line as requested.

2. Please confirm the project is not a Community Development District.

   Response: Confirmed, this project is not a Community Development District.

3. Are there any existing water use permits for this site? If so, please provide a copy of the water use permits.

   Response: No there are no existing water use permits for this site.

4. The revised conceptual water & sewer plan is now inconsistent with the plat as the conceptual water & sewer plan shows a utility easement for one of the water mains.

   Response: The utility easement was shown on all our previous submittals. However, the plat has been revised to be consistent with our revised water and sanitary plan attached and both call out the dedication of the utility easement to City of Riviera Beach Utility Special District.

5. Please relocate the proposed sculpture and the two palm trees that are in the proposed utility easement or relocate the proposed water main and easement.

   Response: Water main and easement were shifted north to avoid conflict with civic open area. This comment was previously addressed with the prior submittal.

6. The proposed sanitary sewer main in Lakeshore Dr. ROW shall be at least 6 feet from the ROW line unless a utility easement is provided to the City of Riviera Beach Utility Special District.

   Response: Sanitary sewer line has been revised slightly shifting the East proposed MH to 6' from property line along Lakeshore ROW line. See revised water and sewer plan.

7. If any of the water and sewer mains are proposed to be publicly owned and maintained, show a minimum 12-foot utility easement dedicated to the City of Riviera Beach Utility Special District on both the plat and conceptual water & sewer plan.

   Response: Water and sewer mains are proposed to be publicly owned and maintained with a utility easement per attached revised water and sewer plans and easement dedication will be to the City of Riviera Beach Utility Special District, also shown on the revised plat.

8. Please revise the water meter size to building No. 2 to be the same as the service pipe size.

   Response: Plans have been revised accordingly. The proposed water meter and service line are 3" with a 3" DDCV and 3" service to each building. See revised Utility Plan attached.

9. Please relocate the southwestern-most proposed oak tree to be further from the water main.

   Response: Oak tree has been relocated west to provide the proper clearance. Landscape has been added to our water/sewer plan in the background for coordination purposes and to show clearances with utility lines.

10. The plan indicates a proposed ten-foot dedication along Broadway to the City. As this is a State Road and the dedication is to be to the FDOT and the FDOT does not allow the proposed water meters within the FDOT ROW, please move the proposed water meters outside the FDOT ROW and provide a utility easement dedicated to the City of Riviera Beach Utility Special District with the meters 6 foot from the edge of the easement.

    Response: Previous re-submittal corrected the dedication to FDOT. Water meters have been moved east of FDOT RW line and sidewalk and a 10'x6 easement has been added for the three potable water meters. See revised water and sewer plan.

11. Planting the proposed trees at the same location as the proposed water services is not recommended (this is just a recommendation and not a requirement).

Response: water lines and trees have been shifted to provide as much spacing as possible between the small trees and the two private potable water services, and root barrier has been added to provide protection to water lines @ the SE corner of the West Building.

Additional Engineering Utility District comment received on 8-11-21.

1. Please add language to cap the existing 4" service at the NE property line and confirm any private gravity sewer MHs have been grouted properly.

Response: See revised Water and Sewer Plan and revised demolition plan, both have notes for the contractor to cap the existing 4" sewer lateral in the ROW and demolish the onsite private MHs if not properly grouted.

We appreciate your prompt attention in this matter. Please contact me if you have any questions or require additional information.

Sincerely,

KEITH
Consulting Engineers

Christopher A. Rogers, P.E.
Director of Engineering

Savage-Dunham, Mary

From: Savage-Dunham, Mary
Sent: Friday, August 13, 2021 8:18 AM
To: Bailey, Terrence
Subject: FW: SP-21-04, ZA-21-02, & PA-21-01 - Berkeley Landing Site Plan and Plat
Attachments: CU-101 WATER AND SEWER PLAN.pdf; 11974.00 - Berkeley Landing Resubmission Letter 2021.08.11.pdf; CD-101 DEMOLITION PLAN.pdf

Terrance,
Please see below. John provided some late comments on the project and attached here are the responses. His comments focus on the water and sewer utilities primarily. I don't have any issues with them. I saw you weren't copied so I just want to be sure you have seen them. So I'm sending for informational purposes.

Side note – I am going to check the BHC resolutions to be sure we have adequate conditions requiring the filing of ALL easements, including utility easements.

Thank you,
mary

From: Chris Rogers <crogers@keithteam.com>
Sent: Thursday, August 12, 2021 8:36 AM
To: Armstrong, John <JArmstrong@rivierabeach.org>
Cc: Weathers, Abbrella <AWeathers@rivierabeach.org>; Jorge Valle-Pellot <jvalle@keithteam.com>; Spencer Gray <sgray@keithteam.com>; Savage-Dunham, Mary <msavagedunham@rivierabeach.org>; Kevin Kroll <KKroll@wendovergroup.com>; Leger, Josue <JLeger@rivierabeach.org>
Subject: RE: SP-21-04, ZA-21-02, & PA-21-01 - Berkeley Landing Site Plan and Plat

John,

Thanks for taking my call at the end of the day yesterday.

Attached is the revised utility plan and revised demo plan as discussed we added language for the contractor to cap the existing 4" sewer lateral and demo the onsite private MHs if not properly grouted.

We are going to revise the plat to include the easement for the water and sewer mains.

Please let us know if there are any other revisions needed, but we believe we have addressed your comments and concerns. Feel free to reach out to me anytime on this project.

Thanks again!

KEITH

Chris Rogers, PE
Director of Civil Engineering
Office: 954.788.3400 | Mobile: 561.324.6960
Email: crogers@keithteam.com
www.KEITHteam.com

From: Chris Rogers
Sent: Wednesday, August 11, 2021 2:30 PM
To: Armstrong, John <JArmstrong@rivierabeach.org>
Cc: Weathers, Abbrella <AWeathers@rivierabeach.org>; Jorge Valle-Pellot <jvalle@keithteam.com>; Spencer Gray <sgray@keithteam.com>; Savage-Dunham, Mary <msavagedunham@rivierabeach.org>; Kevin Kroll <KKroll@wendovergroup.com>; Leger, Josue <JLeger@rivierabeach.org>
Subject: RE: SP-21-04, ZA-21-02, & PA-21-01 - Berkeley Landing Site Plan and Plat

John,

Are you available to discuss today? We are open all afternoon and anytime tomorrow.

Attached are comment responses, the revised utility plan, and a copy with the easement highlighted. Also attached are comments received Memo's.

Please review the easement and confirm if acceptable so we can have our surveyor revise the plat accordingly and get that dedicated as part of the plat. Sorry for the confusion, we have shown the easement on all our previous submittals, but didn't realize it would have to be done during plat and prior to finalizing CDs/civil permitting.

A number of the comments were previously addressed, but attached plan addresses the rest and we have added landscape halftoned in the background of our utility plan and adjusted a couple of trees accordingly.

Thanks again and please confirm when you have a couple minutes.

From: Armstrong, John <JArmstrong@rivierabeach.org>
Sent: Tuesday, August 10, 2021 9:47 PM
To: Savage-Dunham, Mary <msavagedunham@rivierabeach.org>
Cc: Weathers, Abbrella <AWeathers@rivierabeach.org>; Chris Rogers <crogers@keithteam.com>; Jorge Valle-Pellot <jvalle@keithteam.com>; Spencer Gray <sgray@keithteam.com>; Kevin Kroll <KKroll@wendovergroup.com>; Leger, Josue <JLeger@rivierabeach.org>
Subject: RE: SP-21-04, ZA-21-02, & PA-21-01 - Berkeley Landing Site Plan and Plat

Please see the attached revised comments memo. I apologize for the inconvenience.

Sincerely,

John A. Armstrong, P.E.
Senior Utilities Engineer
City of Riviera Beach | Utility Special District
600 West Blue Heron Boulevard
Riviera Beach, FL 33404
Office: (561) 845-3457
Email: Jarmstrong@rivierabeach.org

From: Armstrong, John
Sent: Friday, August 6, 2021 7:57 PM
To: Savage-Dunham, Mary <msavagedunham@rivierabeach.org>
Cc: Weathers, Abbrella <AWeathers@rivierabeach.org>
Subject: SP-21-04, ZA-21-02, & PA-21-01 - Berkeley Landing Site Plan and Plat

Please see the attachment.

Sincerely,

John A. Armstrong, P.E.
Senior Utilities Engineer
City of Riviera Beach | Utility Special District
600 West Blue Heron Boulevard
Riviera Beach, FL 33404
Office: (561) 845-3457
Email: Jarmstrong@rivierabeach.org

Please be advised that the City of Riviera Beach is a public entity subject to Florida's broad public records law under Chapter 119, Florida Statutes. Most written communications, including email addresses, to or from City of Riviera Beach employees and elected officials regarding city business are public records and are available to the public and the media upon request. Your email communications may therefore be subject to public disclosure. If you do not want your email address to be subject to disclosure as a public record, please do not send electronic mail to the City of Riviera Beach. Instead, contact the City by telephone at (561) 845-4000.

EXTERNAL SENDER
This email originated outside of the organization. Please do not click links or open attachments unless you recognize the sender and know the content is safe.

Ms. Mary F. Savage Dunham, AICP, CFM
Assistant Director of Development Services
City of Riviera Beach
600 W. Blue Heron Blvd.
Riviera Beach, FL 33404
(561) 845-4037
msavagedunham@rivierabeach.org

RE: SP-21-04, ZA-21-02, & PA-21-01
BERKELEY LANDING SITE PLAN
AND PLAT

Dear Ms. Savage Dunham:

Please accept the below responses and attached amended materials in response to recent comments issued by City Staff.
The Applicant's responses follow in **Bold:**

CITY ENGINEER (JOHN ARMSTRONG)

Engineering Utility District comments are provided below:

1. The revised conceptual water & sewer plan was not revised as requested in the prior comments' memo.

   Response: Sorry for the confusion, the previous utility comment received on 5/10/21 was addressed moving all three (3) water meters and rpz to the SW corner next to RW line as requested under our 6/17/21 submittal.

2. Please confirm the project is not a Community Development District.

   Response: Confirmed, this project is not a Community Development District.

3. Are there any existing water use permits for this site? If so, please provide a copy of the water use permits.

   Response: There is no water use permit for this site.

4. The revised conceptual water & sewer plan is now inconsistent with the plat as the conceptual water & sewer plan shows a utility easement for one of the water mains.

   Response: Sorry for the confusion, the utility easement was shown on all our submittal. However, the plat will be revised to be consistent with our water and sanitary plan attached. Please confirm that 23' wide is acceptable for the combined water/sewer portion.

5. Please relocate the proposed sculpture and the two palm trees that are in the proposed utility easement or relocate the proposed water main and easement.

   Response: Water main and easement were shifted north to avoid conflict with civic open area.

6. The proposed sanitary sewer main in Lakeshore Dr. ROW shall be at least 6 feet from the ROW line unless a utility easement is provided to the City of Riviera Beach Utility Special District.

   Response: Sanitary sewer line has been revised keeping it 6' from property line along Lakeshore ROW line.

7. If any of the water and sewer mains are proposed to be publicly owned and maintained, show a minimum 12-foot utility easement dedicated to the City of Riviera Beach Utility Special District on both the plat and conceptual water & sewer plan.

   Response: Water and sewer mains are proposed to be publicly owned and maintained with a utility easement per attached plans.

8. Please revise the water meter size to building No. 2 to be the same as the service pipe size.

   Response: Plans have been revised accordingly. The proposed water meter and service line are 3".

9. Please relocate the southwestern-most proposed oak tree to be further from the water main.

   Response: Oak tree has been relocated west to provide the proper clearance. Landscape has been added to our water/sewer plan to as background for coordination purposes. We usually do this during construction documents.

10. The plan indicates a proposed ten-foot dedication along Broadway to the City. As this is a State Road and the dedication is to be to the FDOT and the FDOT does not allow the proposed water meters within the FDOT ROW, please move the proposed water meters outside the FDOT ROW and provide a utility easement dedicated to the City of Riviera Beach Utility Special District with the meters 6 foot from the edge of the easement.

    Response: Water meters have been moved east of FDOT RW line and a 10'x6" easement has been added.

11. Planting the proposed trees at the same location as the proposed water services is not recommended (this is just a recommendation and not a requirement).

    Response: water lines and trees have been shifted, and root barrier has been added

to provide protection to water lines. We will prefer to serve the east building off the proposed water main north of the building to avoid this conflict. Let us know if this could be an option.

We appreciate your prompt attention in this matter. Please contact me if you have any questions or require additional information.

Sincerely,

KEITH
Consulting Engineers

Christopher A. Rogers, P.E.
Director of Engineering

Savage-Dunham, Mary

From: Chris Rogers <crogers@keithteam.com>
Sent: Wednesday, August 11, 2021 2:30 PM
To: Armstrong, John
Cc: Weathers, Abbrella; Jorge Valle-Pellot; Spencer Gray; Savage-Dunham, Mary; Kevin Kroll; Leger, Josue
Subject: RE: SP-21-04, ZA-21-02, & PA-21-01 - Berkeley Landing Site Plan and Plat
Attachments: 11974.00 - Berkeley Landing Resubmission Letter 2021.08.11.pdf; CU-101 WATER AND SEWER PLAN.pdf; CU-101 WATER AND SEWER PLAN HIGHLIGHTED EASEMENT.pdf; SP-21-04, ZA-21-02, PA-21-01 Berkeley Landing Site Plan and Plat Comments 2021-05-10.pdf; SP-21-04, ZA-21-02, PA-21-01 Berkeley Landing Site Plan and Plat.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

John,

Are you available to discuss today? We are open all afternoon and anytime tomorrow.

Attached are comment responses, the revised utility plan, and a copy with the easement highlighted. Also attached are comments received Memo's.

Please review the easement and confirm if acceptable so we can have our surveyor revise the plat accordingly and get that dedicated as part of the plat. Sorry for the confusion, we have shown the easement on all our previous submittals, but didn't realize it would have to be done during plat and prior to finalizing CDs/civil permitting.

A number of the comments were previously addressed, but attached plan addresses the rest and we have added landscape halftoned in the background of our utility plan and adjusted a couple of trees accordingly.

Thanks again and please confirm when you have a couple minutes.

KEITH

Chris Rogers, PE
Director of Civil Engineering
Office: 954.788.3400 | Mobile: 561.324.6960
Email: crogers@keithteam.com
www.KEITHteam.com

From: Armstrong, John <JArmstrong@rivierabeach.org>
Sent: Tuesday, August 10, 2021 9:47 PM
To: Savage-Dunham, Mary <msavagedunham@rivierabeach.org>
Cc: Weathers, Abbrella <AWeathers@rivierabeach.org>; Chris Rogers <crogers@keithteam.com>; Jorge Valle-Pellot <jvalle@keithteam.com>; Spencer Gray <sgray@keithteam.com>; Kevin Kroll <KKroll@wendovergroup.com>; Leger, Josue <JLeger@rivierabeach.org>
Subject: RE: SP-21-04, ZA-21-02, & PA-21-01 - Berkeley Landing Site Plan and Plat

Please see the attached revised comments memo. I apologize for the inconvenience.

Sincerely,

John A. Armstrong, P.E.
Senior Utilities Engineer
City of Riviera Beach | Utility Special District
600 West Blue Heron Boulevard
Riviera Beach, FL 33404
Office: (561) 845-3457
Email: Jarmstrong@rivierabeach.org

From: Armstrong, John
Sent: Friday, August 6, 2021 7:57 PM
To: Savage-Dunham, Mary <msavagedunham@rivierabeach.org>
Cc: Weathers, Abbrella <AWeathers@rivierabeach.org>
Subject: SP-21-04, ZA-21-02, & PA-21-01 - Berkeley Landing Site Plan and Plat

Please see the attachment.

Sincerely,

John A. Armstrong, P.E.
Senior Utilities Engineer
City of Riviera Beach | Utility Special District
600 West Blue Heron Boulevard
Riviera Beach, FL 33404
Office: (561) 845-3457
Email: Jarmstrong@rivierabeach.org

Please be advised that the City of Riviera Beach is a public entity subject to Florida's broad public records law under Chapter 119, Florida Statutes. Most written communications, including email addresses, to or from City of Riviera Beach employees and elected officials regarding city business are public records and are available to the public and the media upon request. Your email communications may therefore be subject to public disclosure. If you do not want your email address to be subject to disclosure as a public record, please do not send electronic mail to the City of Riviera Beach. Instead, contact the City by telephone at (561) 845-4000.

EXTERNAL SENDER
This email originated outside of the organization. Please do not click links or open attachments unless you recognize the sender and know the content is safe.

Savage-Dunham, Mary

From: Chris Rogers <crogers@keithteam.com>
Sent: Thursday, August 12, 2021 8:36 AM
To: Armstrong, John
Cc: Weathers, Abbrella; Jorge Valle-Pellot; Spencer Gray; Savage-Dunham, Mary; Kevin Kroll; Leger, Josue
Subject: RE: SP-21-04, ZA-21-02, & PA-21-01 - Berkeley Landing Site Plan and Plat
Attachments: CU-101 WATER AND SEWER PLAN.pdf; 11974.00 - Berkeley Landing Resubmission Letter 2021.08.11.pdf; CD-101 DEMOLITION PLAN.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

John,

Thanks for taking my call at the end of the day yesterday.

Attached is the revised utility plan and revised demo plan as discussed we added language for the contractor to cap the existing 4" sewer lateral and demo the onsite private MHs if not properly grouted.

We are going to revise the plat to include the easement for the water and sewer mains.

Please let us know if there are any other revisions needed, but we believe we have addressed your comments and concerns. Feel free to reach out to me anytime on this project.

Thanks again!

KEITH

Chris Rogers, PE
Director of Civil Engineering
Office: 954.788.3400 | Mobile: 561.324.6960
Email: crogers@keithteam.com
www.KEITHteam.com

From: Chris Rogers
Sent: Wednesday, August 11, 2021 2:30 PM
To: Armstrong, John <JArmstrong@rivierabeach.org>
Cc: Weathers, Abbrella <AWeathers@rivierabeach.org>; Jorge Valle-Pellot <jvalle@keithteam.com>; Spencer Gray <sgray@keithteam.com>; Savage-Dunham, Mary <msavagedunham@rivierabeach.org>; Kevin Kroll <KKroll@wendovergroup.com>; Leger, Josue <JLeger@rivierabeach.org>
Subject: RE: SP-21-04, ZA-21-02, & PA-21-01 - Berkeley Landing Site Plan and Plat

John,

Are you available to discuss today? We are open all afternoon and anytime tomorrow.

Attached are comment responses, the revised utility plan, and a copy with the easement highlighted. Also attached are comments received Memo's.

Please review the easement and confirm if acceptable so we can have our surveyor revise the plat accordingly and get that dedicated as part of the plat. Sorry for the confusion, we have shown the easement on all our previous submittals, but didn't realize it would have to be done during plat and prior to finalizing CDs/civil permitting.

A number of the comments were previously addressed, but attached plan addresses the rest and we have added landscape halftoned in the background of our utility plan and adjusted a couple of trees accordingly.

Thanks again and please confirm when you have a couple minutes.

From: Armstrong, John <JArmstrong@rivierabeach.org>
Sent: Tuesday, August 10, 2021 9:47 PM
To: Savage-Dunham, Mary <msavagedunham@rivierabeach.org>
Cc: Weathers, Abbrella <AWeathers@rivierabeach.org>; Chris Rogers <crogers@keithteam.com>; Jorge Valle-Pellot <jvalle@keithteam.com>; Spencer Gray <sgray@keithteam.com>; Kevin Kroll <KKroll@wendovergroup.com>; Leger, Josue <JLeger@rivierabeach.org>
Subject: RE: SP-21-04, ZA-21-02, & PA-21-01 - Berkeley Landing Site Plan and Plat

Please see the attached revised comments memo. I apologize for the inconvenience.

Sincerely,

John A. Armstrong, P.E.
Senior Utilities Engineer
City of Riviera Beach | Utility Special District
600 West Blue Heron Boulevard
Riviera Beach, FL 33404
Office: (561) 845-3457
Email: Jarmstrong@rivierabeach.org

From: Armstrong, John
Sent: Friday, August 6, 2021 7:57 PM
To: Savage-Dunham, Mary <msavagedunham@rivierabeach.org>
Cc: Weathers, Abbrella <AWeathers@rivierabeach.org>
Subject: SP-21-04, ZA-21-02, & PA-21-01 - Berkeley Landing Site Plan and Plat

Please see the attachment.

Sincerely,

John A. Armstrong, P.E.
Senior Utilities Engineer
City of Riviera Beach | Utility Special District
600 West Blue Heron Boulevard
Riviera Beach, FL 33404
Office: (561) 845-3457
Email: Jarmstrong@rivierabeach.org

Please be advised that the City of Riviera Beach is a public entity subject to Florida's broad public records law under Chapter 119, Florida Statutes. Most written communications, including email addresses, to or from City of Riviera

Beach employees and elected officials regarding city business are public records and are available to the public and the media upon request. Your email communications may therefore be subject to public disclosure. If you do not want your email address to be subject to disclosure as a public record, please do not send electronic mail to the City of Riviera Beach. Instead, contact the City by telephone at (561) 845-4000.

EXTERNAL SENDER

This email originated outside of the organization. Please do not click links or open attachments unless you recognize the sender and know the content is safe.

August 05, 2021

Ms. Mary F. Savage Dunham, AICP, CFM
Assistant Director of Development Services
City of Riviera Beach
600 W. Blue Heron Blvd.
Riviera Beach, FL 33404
(561) 845-4037
msavagedunham@rivierabeach.org

urban design studio

Urban Design
Land Planning
Landscape Architecture

RE: BERKELEY LANDING
REZONING AND MAJOR SITE PLAN REIVEW
UDKS REF #20-014.000 (REZ)

Dear Ms. Savage Dunham:

Please accept the below responses and attached amended materials in response to recent comments issued by City Staff. Staff comments have been provided in bold and the Applicant's responses follow in italics.

PLANNING AND ZONING DEPARTMENT (MARY SAVAGE-DUNHAM)

1. **I think the handicapped parking is required to be 12x19. The downtown section of the regulations doesn't cite a HC parking space dimension so I believe the other section of the code applies. What does the building code say?**

   The 2021 Florida Building Code and the 2010 ADA Standards for Accessible Design only regulate the width of the parking stall and width (5') and length (length of parking stall) of the required accessible aisle. Neither document regulate the length of the parking stall itself, which allows governing agencies to dictate that policy.

   And although the City's downtown regulations do not reference specifically the dimension requirements for handicap spaces within the downtown area, based on best practices design methods, they should not be any longer than that permitted for standard parking spaces in the downtown area. Requiring a separate length for accessible parking spaces in the downtown area creates a design issue and would defeat the purpose of downtown regulations to allow a reduction in the permitted length, and cause issues with the design of the parking areas and drive isles.

   If City staff determines that the handicap spaces must comply with Section 31-576 of the land development regulations, the applicant requests to deviate as 18' is an acceptable accessible parking stall length based on the Florida Building Code and the ADA Construction Standards.

2. The bus shelter is in the civic open space – are you providing an easement for this? We would condition the provision of the easement. We typically require developments to provide the bus shelter as well in support of a policy in our comprehensive plan. That may be a condition also. Have you discussed this bus shelter with Public works at all?

The site plan provides for a 10' x 30' easement that will be granted to Palm Tran. This is Palm Tran's typical easement size requirement. The applicant has additionally provided elevations for the bus shelter that is proposed to be constructed within the noted easement. Applicant understands that these may be Conditions of Approval applied to the project. Applicant has not met with Public Works on this specific design matter, however we have discussed the above with Palm Tran.

CITY ENGINEER (TERRENCE BAILEY)

Engineering and Public Works comments are provided below:

1. General –

~~a. Please provide a copy of the projects traffic concurrency letter from Palm Beach County.~~
~~b. Please provide a letter from Waste Management that the site can be served and the dumpster/compactor has sufficient capacity. Please indicate whether the units will have totes or all trash will be taken to a dumpster/compactor.~~
~~c. Please provide a full drainage report, including flood evaluations and pre/post discharge rates into the City's drainage system.~~
~~d. According to the land use table provided, the impervious area for the project is 2.59AC of the 4.01AC site. This 65% impervious is above the 60% allowable for residential projects.~~

e. Based on the traffic trips generated from this project a center turning lane may be necessary along Lake Shore Drive.
  i. See the enclosed typical section for the 66' right of way with the 8' sidewalks, bike lanes, travel lanes, and turn lanes.

Response: Consultants for the applicant have met with City Engineering, and the Lake Shore Drive sidewalk has been increased to 8' and has been located adjacent the project's east property line to allow for the future construction of the adjacent section of roadway as currently being designed. It was agreed that the bike lane and valley gutter would be installed in the future by others, but enough space would be left to accommodate.

f. Please confirm that all inputs in the cascade stormwater model are in NAVD, i.e. the weir elevation, tail water, and stage/storage volumes etc.

Response: All inputs are in NAVD see revised drainage calculations, and the outputs have been revised to NAVD.

g. Please provide a site specific geotechnical report supporting the 5.02 and 4.69 hydraulic conductivity values utilized in the exfiltration trench calculations.

Response: Please find attached a Geotechnical Report completed this past April.

2. SP-1

~~**a. The civic open space along Lakeshore Drive must be wholly contained outside the right of way.**~~
~~**b. Please confirm that the FDOT will approve the right-in, right-out driveway proposed off of Broadway, as well as the on street parking.**~~
~~**c. The use of smaller parking stall dimensions requires additional landscaping, please identify the additional landscaping area on the site plan. In addition, the parking stall dimensions do not appear to comply with City Code.**~~

d. The existing power poles in front of the project along Broadway need to be moved east to the eastern edge of the proposed right of way line. Please consider having these lines buried along the frontage of the project. In addition, please ensure the live oaks planned in the tree well are an appropriate tree specimen under the existing power lines. Please add a note to the site plan that the trees in the sidewalk tree wells are the maintenance obligation of the projects.

Response: Based on a conversation with the City's Engineering Department, the applicant has modified the development plans to shift the tree locations from the west side of the proposed sidewalk along Broadway Avenue to the east side to further avoid potential conflict between the existing power lines and the proposed trees. Additionally, the previously proposed Live Oaks have been replaced with standard (single trunk) Crape Myrtles (Lagerstroemia indica). This species can and will be maintained at a height appropriate to the existing utilities and a note has been added indicating the sidewalk tree wells are to be maintained by the proposed development.

e. Please change the 10' proposed sidewalk dedication from the City of Riviera Beach to the Florida Department of Transportation. This change should be reflected on the proposed Plat.

Response: The applicant has amended the site plan to show the 10' strip of land area (Tract PS) in question as being dedicated FDOT, as requested. The Preliminary Plat has been amended to reflect the Tract PS as being reserved for

Future Road Right-Of-Way dedication.

f. Site Data Table

i. Update the application number.

Response: Site plan has been amended as requested.

ii. Please explain how the required bicycle spaces requires 1 per unit but the project is only providing 38 spaces when there are 112 units

Response: The City's Land Development Regulations for the Downtown area require that a bike space be provided for every 3 units proposed. Applicant is proposing providing for 38 bicycle parking spaces interior to the building. Applicant has amended the Site Plan to correct the scrivener's error in the site data.

iii. In the note section below the table, the project is evoking Ordinance 4114 to lower the parking demand to 1 space per dwelling unit. How will this project remain affordable housing for the lifetime of the project? Will there be a restrictive covenant recorded or language added to the proposed plat?

Response: The applicant will be bound by an Extended Use Agreement with Florida Housing Finance Corporation to provide 110 of the 112 units as affordable housing for a term of 50 years. In addition, the property will also be bound by an affordability covenant of 30 years with Palm Beach County in connection with the reduction of certain county impact fees. Both of these restrictions will be recorded covenants running with the land. Any future modification to the type of housing provided within the development would need to meet the City's Land Development Regulations current at that time for parking.

g. Property Development Regulations

i. The minimum required building frontage is 65% of the 260 linear feet of property along Broadway. The proposed building is only 150' long or 58% of the frontage. How will this requirement be addressed?

Response: Based on discussions with both the City's Engineering Department and Planning and Zoning Department, the applicant is providing for the intent of the required 65% as it relates to the proposed buildings frontage with 168.3'+ of building footprint and elevation design along its Broadway Avenue frontage (Primary Frontage). Due to the required plaza area and proposed future shared access, the applicant is providing for the maximum building frontage.

h. The proposed future gate should be 100' from the edge of the right of way.

Response: Based on discussions with the City's Engineering Department, the potential gate proposed at the Broadway Avenue access has been relocated to provide for a minimum of 100' of stacking. The Lake Shore Drive potential gate remains as shown due to the lower traffic trips. Applicant notes that there is no current intent to gate the development and placement of potential future gate locations are being shown at the request of City staff.

3. CA1/LS-1

a. Please ensure the proposed little gem magnolia trees along the north and south property line will not interfere with existing overhead lines. In addition, along the southern property line, the landscaping is proposed on top of watermain and storm piping, please coordinate with the civil plans.

Response: The Little Gem Magnolias are a miniature species of Magnolia trees that reach only 15 to 20 feet in height at maturity. The location of the Little Gem Magnolias along the north and south property lines will not interfere with the existing overhead lines. In addition, the location of these trees along the southern property line have been adjusted to coordinate with the proposed utility lines in this area.

b. There is a proposed watermain at the Broadway driveway that cuts through the civic open space and under a proposed tree. Please relocate the watermain into the pavement and out of the civic open space.

Response: The water main has been relocated as noted.

c. The trees proposed within the civic open space, will they be irrigated.

Response: It is the intent of the applicant to irrigate the proposed trees and all plantings within the civic open spaces.

d. Note in the dog walk area, the civil plans indicate there is approximately a 1:6 slope at the edge. The park benches and other amenities are shown in the sloped area.

Response: The applicant has reduced the proposed slopes to 8 to 1, providing for minimal sloping in the area and reducing negative impacts on proposed amenities.

4. CP-101

~~**a. Please show the existing drainage structures in Lake Shore with rim and invert elevations.**~~
~~**b. The engineering plans should be 40%-60% complete and constructible.**~~

c. The finished floor of the eastern building is one foot below the pool elevation. Please demonstrate that runoff from the pool area will route around the eastern building and not run into the building.

Response: Grades and contours have been added and shows how this transitionally grades away.

d. Please show removal of the bullnose in the median of Broadway and the new asphalt proposed in the turn lane.

Response: This information is reflected on the Demolition Plan and 'Asphalt' has been added for clarity.

e. Please show existing spot elevations along Broadway on this sheet.

Response: Grades have been unfrozen and can be seen.

f. Please show how the proposed sidewalk walk will tie into the existing sidewalk at the north and south property boundaries along Broadway.

Response: The plans show the tie in point connection and will Match Existing Grades as well as transition to the existing width prior to the property line.

g. The 12" drainage pipe coming from structure D6 for RWL connection should extend southwest to behind the sidewalk and have a cleanout or an ADS drain to access this segment of the line.

Response: See revised plans, clean-outs have been added to all RWL connections.

h. Please add a table with the flood stages for the 5yr, 25yr, and 100yr storms on this sheet.

Response: Table has been added to the civil plans.

i. Please ensure the sidewalk from the northeast corner of the east build to the Lake Shore Drive right of way meets ADA criterion. This area falls from elevation 8.43 to 3.40 in a relatively short run of sidewalk.

Response: The proposed sidewalk and connections meet all ADA criteria.

j. Please note in the final construction drawings, cross sections will be needed at multiple locations along the southern property line to ensure the proposed grading plan will suffice in this area.

Response: Additional cross sections will be provided as part of the Construction Drawings.

5. CU-101

a. There is a proposed watermain at the Broadway driveway that cuts through the civic open space and under a proposed tree. Please relocate the watermain into the pavement and out of the civic open space.

Response: Water main has been relocated to the access drive pavement area.

~~**6. CM-101**~~
~~**a. Stop sign and stop bar are missing at both driveways.**~~

PLAT REVIEW (ENGENUITY – GARY RAYMAN

General –

1. **Add the area of Tract A on Sheet 2, as the City of Riviera Beach will need this information for approval of subsequent permit applications.**

   Response: The area for Tract A has been added to the plans.

2. **In the last line of the Description, the dimension of 280.16 feet should be changed to 260.16 feet as shown on Sheet 2.**

   Response: Plans have been corrected.

Thank you for your consideration of these amended documents. Should you have any questions regarding this application or the amended documents, please do not hesitate to contact me. Responses to the Plat comments issued by the Engenuity Group, Inc. have also been provided under separate cover from Brown-Phillips, Inc.

Respectfully submitted,
Urban Design Studio

Sandra J. Megrue, AICP
Senior Planner

cc: Timothy P. Wheat

July 15, 2021

urban design studio

Urban Design
Land Planning
Landscape Architecture

Ms. Mary F. Savage Dunham, AICP, CFM
Assistant Director of Development Services
City of Riviera Beach
600 W. Blue Heron Blvd.
Riviera Beach, FL 33404
(561) 845-4037
msavagedunham@rivierabeach.org

RE: BERKELEY LANDING
REZONING AND MAJOR SITE PLAN REIVEW
UDKS REF #20-014.000 (REZ)

Dear Ms. Savage Dunham:

Please accept the below responses and attached amended materials in response to comments made by City Staff during the June 23, 2021 meeting held with Berkeley Landing Ownership/Applicant and Consultant team. Staff comments have been provided in bold and the Applicant's responses follow in italics.

1. **Staff respects the applicant's views on the shared access, however remain vigilant in their desire for future connectivity and shared access between the subject site and the adjacent site to the north, requiring the Berkeley Landing project to eventually have a right in only from Broadway Avenue and shift all other access along Broadway to the adjacent site.**

   Furthermore, Terrance Baily, City Engineer and Director of the City' Public Works Department has committed to requiring the adjacent owner manage the shared access process and carry any additional future costs if a development request is submitted for approval.

   Response: The Applicant has recently been granted approval by the Florida Department of Transportation (FDOT) for a full access driveway on Broadway Avenue (see attached). It remains the intent of the applicant to have a shared access with the adjacent development at some point in the future. Please see "Potential Future Shared Entrance Detail" on the Site Plan.)

2. **City Staff requested additional civil open space along Lake Shore Drive, including a triangular design along the southeast corner of the site. Also requested by City Staff is that all civic open space along Broadway Avenue be contiguous, with both spaces combined providing for the required 5%.**

   Response: The Applicant has amended the development plans to provide an additional 2,300 square feet of civic open space along Lake Shore Drive that will include a public art dedication, bench seating and plantings. The civic open space along Broadway Avenue has also been amended to eliminate the bifurcation of the space on either side of the entrance. The proposed 5,029 square feet of civic open space is proposed to be provided along the buildings west and north frontages. Applicant is providing for a total of 8,603 square feet of civic open space in total, meeting the required 5% of 8,601.78 square feet based on 172,035.76 total square feet of site area.

3. **City Staff stated that the proposed 10' sidewalk dedication may not count as civic open space.**

   Response: The Applicant has removed the noted area from the civic open space calculations.

4. **Staff suggested that the development team meet with the City's CPTED representative.**

   Response: The Applicant will meet with the CPTED representative.

5. **City Staff stated that the hardscape and landscape plan for the civic open spaces should create an inviting public destination.**

   Response: The Applicant has amended the hardscape and landscape plans to provide for a unique hardscape design with benches, public art, colored concrete pavement in a design compatible with the building design and specialty landscaping.

6. **Staff stated that they would willing to provide a cursory review of the modified plans prior to resubmittal.**

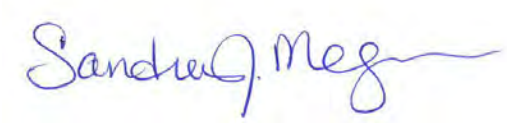
   Response: The Applicant worked with City Staff on a cursory review, and the input from those reviews were very helpful in assisting the Applicant in finalizing the design. Applicant is confident the plan meets the City's objectives as articulated in the Code.

7. **Staff stated that they would be willing to bifurcate the zoning and site plan approvals to aid in meeting the scheduling requirements of the project.**

   Response: The Applicant appreciates Staff's proposal; however, believes that the proposed modifications meet with Staff's vision of the project and that no separation of the applications are necessary in order to effectuate approval consistent with the Applicant's timing requirements.

Thank you for your consideration of these amended documents. Should you have any questions regarding this application or the amended documents, please do not hesitate to contact me.

Respectfully submitted,
Urban Design Studio



Sandra J. Megrue, AICP
Senior Planner

cc: Timothy P. Wheat

H:\JOBS\Berkeley Landing_20-014\Pinnacle_DD_.000\Documents\Submitted Documents\Resubmittal 071521\Resubmission Letter.doc

Development Services Department
City of Riviera Beach, Florida
600 W. Blue Heron Blvd.
Riviera Beach, FL 33404

MEMO

To: Applicant

From: Mary F Savage-Dunham, AICP, CFM
Assistant Director of Development Services

Date: April 30, 2021

Re: **Berkeley Landing (SP-21-04, ZA-21-02, PA-21-01)**

I have reviewed the materials submitted and offer the following comments and questions:

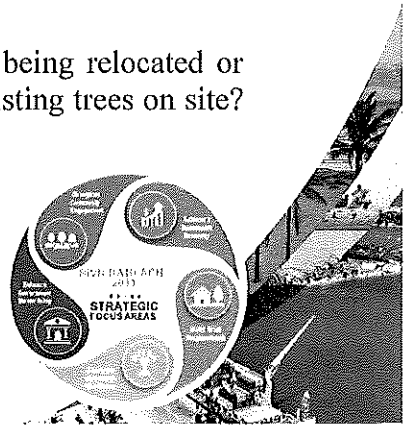
1. At the pre-application meetings we had discussions about how this development might function with regard to traffic and access both before the buildout of the adjacent parcel and after. I understand that the timeline of each project is different. Is there an opportunity to work with the Traffic Authority and the abutter to jointly agree upon an entryway that serves both projects and the area in a safe and efficient manner?

2. Is there an opportunity to install subsurface retention units and utilize the dry retention area as civic open space/green area? Can you provide civic open space area adjacent to "Lake Shore Drive and Allen St"? Is there an opportunity to eliminate a few of the guest parking spaces to provide additional civic open space? Is there any opportunity to modify the design of the amenities areas to accommodate civic open space on site? Is there an opportunity to move some of the amenities to the rooftop (dog park for example) to help find the area to create the civic open space?

3. Will the mechanicals on the rooftop be shielded or screened in any way beyond the parapet wall? Development in this area is increasing in vertical height so it is likely that adjacent buildings will be as tall or taller. We would like to ensure that the equipment is shielded and that any noise impacts are mitigated.

4. Please confirm that the parking space design meets Section 31-576 (a) (1). The parking spaces need curb stops and they may not be dimensionally compliant.

5. Can you speak to how many trees will be removed and if they are being relocated or replanted or replaced? Are you able to protect/preserve any of the existing trees on site? Is this project a net gain of landscape material and shade trees?



6. I appreciate the LEED design description. Will this project include solar or any other green features such as a partially green roof? Is there an opportunity to partner with FPL and showcase or try some of their new solar shade shelters and outside streetscape or poolside furniture?

7. Given the City's interest in increasing homeownership opportunities do you have the ability to provide more affordable ownership opportunities in this project?

8. Please explain how many jobs are projected to be created and any specific plans for recruitment of local businesses and residents for the project. Please explain if any of the temporary construction jobs will or may lead to permanent job opportunities.

9. What is your construction window? Will you be able to stage the project on site and not park or obstruct the public way during construction?

10. The Applicant seems to be requesting that the Development Services Director grant a minor administrative waiver of the requirement to install 10' of planting between the building wall and the parking areas *only for the planting areas adjacent to the 3 bedroom units*. This is per Section 31-619. The criteria for the requested reduction would be that the interest in providing 3 bedroom units as part of this housing project, and, the proposed building design precludes compliance with the required landscaping. The requested finding is that this is only a minor deviation and the site landscape design complies with code otherwise. I agree that this is minor and support the request.

11. The Applicant seems to be requesting relief from the requirements of *Sec. 31-538 - Civic open spaces*. The only way to secure relief for these requests is to apply for variances. My recommendation is that you revise your project design to satisfy the regulations. Variances have a high burden of proof to justify and with some redesign of the site, drainage, and/or elimination of some parking, with other minor adjustments it is very likely that you will be able to comply with the code.

12. A copy of the final approved SWPPP for this project must be provided to the City Engineer's attention. This will be a condition of approval.

13. Upon approval all conditions of approval shall be listed on the cover sheet of the site plan set before they are stamped. This will be a condition of approval.

CITY OF RIVIERA BEACH • P. O. Drawer 10682 •
RIVIERA BEACH, FLORIDA 33419

DEPARTMENT OF PUBLIC WORKS INTER-DEPARTMENTAL COMMUNICATION

Tel. (561) 845-4080 **Fax (561) 840-4845**

MEMORANDUM

TO: Clarence Sirmons, Director Development Services

FROM: Terrence N. Bailey, PE, City Engineer

DATE: 5/3/2021

RE: Berkeley Landing SP-21-04

Engineering and Public Works comments are provided below:

1. General –
    a. Please provide a copy of the projects traffic concurrency letter from Palm Beach County.
    b. Please provide a letter from Waste Management that the site can be served and the dumpster/compactor has sufficient capacity. Please indicate whether the units will have totes or all trash will be taken to a dumpster/compactor.
    c. Please provide a full drainage report, including flood evaluations and pre/post discharge rates into the City's drainage system.
    d. According to the land use table provided, the impervious area for the project is 2.59AC of the 4.01AC site. This 65% impervious is above the 60% allowable for residential projects.
    e. Based on the traffic trips generated from this project a center turning lane may be necessary along Lake Shore Drive.
2. SP-1
    a. The civic open space along Lakeshore Drive must be wholly contained outside the right of way.
    b. Please confirm that the FDOT will approve the right-in, right-out driveway proposed off of Broadway, as well as the on street parking.
    c. The use of smaller parking stall dimensions requires additional landscaping, please identify the additional landscaping area on the site plan. In addition, the parking stall dimensions do not appear to comply with City Code.
3. LS-1
    a. Please ensure the proposed little gem magnolia trees along the north and south property line will not interfere with existing overhead lines.
4. CP-101
    a. Please show the existing drainage structures in Lake Shore with rim and invert elevations.
    b. The engineering plans should be 40%-60% complete and constructible.
    c. The finished floor of the eastern building is one foot below the pool elevation. Please demonstrate that runoff from the pool area will route around the eastern building and not run into the building.
5. CM-101
    a. Stop sign and stop bar are missing at both driveways.

Riviera Beach Fire Rescue

Bureau of Fire Prevention
600 W Blue Heron Boulevard • Riviera Beach, Florida 33404
Telephone: 561-845-4106 • Facsimile: 561-845-4137

TO: Mary F. Savage Dunham, AICP, CFM Assistant Director of Development Services

FROM: Frank Stallworth, Fire Plan Reviewer.

DATE: April 17, 2021

SUBJECT: Site plan comments for (SP-21-04) Berkeley Landing 3100-3124 Broadway Avenue (US-1). PC#56-43-42-28-42-000-0010 & 0020.

Comments

The applicant is proposing to develop parcel size of 4.01 acres, composed of two three story buildings with 112 apartment units with pool cabana (1 story 765sqft) & amenity. West building #1 is 72,105sqft (59 units) and East building #2 is 60,285sqft(53units).

The Fire Prevention Bureau has the following comments:
The requirements below have been provided to assist the contractor/developer in preparing complete submittal, that come into compliance with Florida Fire Prevention Code and others. This list is not the complete code, field inspections and adjustment may be required to comply with the code. The below comments were referenced from National Fire Prevention Association, Florida Fire Prevention Code 1, 2015, edition, 101 and city of Riviera Beach Ordinance.

The construction of the building shall comply with the 7th Edition of the Florida Fire Prevention Code, including NFPA 1 & 101, and all associated Fire Codes.

Plan submittal shall include life safety plan with the following:

a. Travel distance to exits, location of emergency lighting and exit signs. Secondary means of escape, if required. FFPC: 101-7.10.8.5. 2015ed.
b. Written emergency action plan and diagram. Information can be option at FFPC: 101-4.8.1/2. 2015ed. If applicable
c. Occupancy load for each room, and total of building or outside event. Note: Buildings with occupancy load of 100+, exit doors shall be equipped with panic hardware.
d. Indicate location of doors access control devices. Separate permit may be required.
e. Indicate locations of rated walls.
f. Fire extinguisher's locations.
g. Fire alarm location and exterior Knox box location. If applicable.
h. Indicate if the building is fully protected by fire sprinkler systems or partial or no fire protection.
i. Fire apparatus plan shall be submitted for review prior to construction. FFPC 1-18.1.3.1.
j. 20'-00" width and 13'-06 height for emergency vehicles access.

Fire lanes minimum radius for cul-de-sac designs is 50' of paved area. For fire truck turning radius, "T" or "Y" turn-a-rounds can be approved by the fire official after review.

Fire Protection equipment shall come into compliance with NFPA 13, 14, 20 and 24.

All fire sprinkler installations shall be completed by a certified fire protection contractor and shall come into compliance with NFPA 13. Separate shop drawings are required to be submitted by fire protection contactor. Reviewed and approval by Fire Prevention Bureau prior to starting work is required.

All fire alarm system installations shall be completed by a certified fire alarm contractor and shall come into compliance with NFPA 70 & 72. Separate shop drawing is required to be submitted by fire alarm contactor. Reviewed and approval by Fire Prevention Bureau prior to starting work is required.

City of Riviera Beach Ordinance: The following modification to the Florida Fire Prevention Code is created to read: 7-2.2.2 New buildings more than three stories in height or new buildings over 50 ft (15 m) in height above grade and containing intermediate stories or balconies shall be equipped with an automatic standpipe system installed in accordance with the provisions of this section and NFPA 14, Standard for the Installation of Standpipe.

Emergency Radio Communication: Maintain a minimum radio signal strength of 102.0 dBm for the radio system used by Riviera Beach Fire Rescue. If the minimum cannot be maintained, a bi-directional amplified system shall be installed with a minimum 2-hour run time battery back-up.

Knox-box key system shall be required for this building. Any gates shall be provided with Knox Key access locks, padlocks and/or switches for 24-hour emergency access.

Passenger Elevator: Any building that is more than three stories high or in which the vertical distance between the bottom terminal landing and the top terminal landing exceeds 25 feet must be constructed to contain at least one passenger elevator that is operational and will accommodate an ambulance stretcher 76 inches long and 24 inches wide in the horizontal position.

MEMORANDUM

To: **Mary F. Savage Dunham, AICP, CFM, Assistant Director of Development Service**

From: **John Armstrong, P.E., Senior Utility Engineer** John

Date: **May 10, 2021**

Re: **SP-21-04, ZA-21-02, & PA-21-01 - Berkeley Landing Site Plan and Plat**

The Utility District **does not approve** the Site Plan Application with comments for resubmittal as follows:

1. Please revise the conceptual water & sewer plan to show the proposed water meter and backflow prevention assemblies to be located at the ROW line for premise isolation to the proposed private water system.

The Utility District does not have any comments on the plat.

CITY OF RIVIERA BEACH • P. O. Drawer 10682 •
RIVIERA BEACH, FLORIDA 33419

DEPARTMENT OF PUBLIC WORKS INTER-DEPARTMENTAL COMMUNICATION

Tel. (561) 845-4080 **Fax (561) 840-4845**

MEMORANDUM

TO: Clarence Sirmons, Director Development Services

FROM: Terrence N. Bailey, PE, City Engineer

DATE: 4/28/2021

RE: PA-21-01 Berkeley Landing

Engineering and Public Works comments are provided below:

1. General –
   a. The open recreation spaces shall be placed in separate tracts and identified on this plat as open public space. The operation and maintenance obligation shall remain with Berkeley Landing LTD without recourse to the City of Riviera Beach.
   b. Please ensure the cover page is in compliance with Florida Notaries Statute 117.05 with updates to the Notary signature block.
   c. Please confirm that the on street parking along Broadway does not require dedicating 10'-12' of frontage to the FDOT for the on street parking.

STATEMENT OF AUTHORITY AND DESIGNATION OF AUTHORIZED AGENT

Before me, the undersigned authority, personally appeared **JONATHAN L. WOLF**, who being sworn on oath, deposes and says:

1. That, he is an Authorized Signatory for **BERKELEY LANDING, LTD**, the contract purchasers of the property located at 3100 and 3124 Broadway, Riviera Beach, Florida, as described on the attached deeds, and;

2. That he is authorized to act on behalf of **BERKELEY LANDING, LTD**, with regard to this application, and;

3. That, **BERKELEY LANDING, LTD**, is requesting a partial Rezoning of the properties and Major Site Plan Review approvals for the parcels of land described, and;

4. That, **BERKELEY LANDING, LTD**, has appointed **KEN TUMA** and **SANDRA MEGRUE** of **URBAN DESIGN STUDIO** to act as Agents on its behalf to accomplish the above, and;

5. That, **BERKELEY LANDING, LTD**, and/or its successors or assigns, commits to proceed with the proposed development in accordance with the Ordinances and/or Resolutions of approval and such conditions and safeguards as may be set by the City Commission in stated approval, and;

6. That, **BERKELEY LANDING, LTD**, or its successors or assigns, commits to complete the development according to the plans approved by such Ordinance/ Resolution, and commits to bind any successors in title to any commitments made in the approval.

BERKELEY LANDING, LTD, a Florida limited partnership

By: _____

JONATHAN L. WOLF
Manager

Berkeley Landing GP, LLC, Managing Member
Berkeley Landing, Ltd.

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 26th day of March, 2021, by **Jonathan L. Wolf**, who is personally known to me.

_____
SIGNATURE - NOTARY PUBLIC

Jennie D. Lagmay
PRINT NAME - NOTARY PUBLIC

NOTARY SEAL OR STAMP:

11/04/2022
My Commission Expires:

JENNIE D. LAGMAY
Commission # GG 271630
Expires November 4, 2022
Bonded Thru Troy Fain Insurance 800-385-7019

Detail by Entity Name

Florida Limited Partnership
BERKELEY LANDING, LTD.

Filing Information

Document Number	A16000000401
FEI/EIN Number	81-4758481
Date Filed	08/12/2016
State	FL
Status	ACTIVE
Last Event	LP AMENDMENT
Event Date Filed	09/30/2020
Event Effective Date	NONE

Principal Address

1105 KENSINGTON PARK DR.
SUITE 200
ALTAMONTE SPRINGS, FL 32714

Mailing Address

1105 KENSINGTON PARK DR.
SUITE 200
ALTAMONTE SPRINGS, FL 32714

Registered Agent Name & Address

RHODEN, REBECCA
215 N EOLA DRIVE
ORLANDO, FL 32801

Name Changed: 03/09/2021

Address Changed: 03/09/2021

General Partner Detail

Name & Address

Document Number L16000148738

BERKELEY LANDING GP, LLC
1105 KENSINGTON PARK DR, STE. 200
ALTAMONTE SPRINGS, FL 32714

PC BERKELEY, LLC

9400 SOUTH DADELAND BLVD
SUITE 100
MIAMI, FL 33156

Annual Reports

Report Year	Filed Date
2019	01/31/2019
2020	03/18/2020
2021	03/09/2021

Document Images

03/09/2021 -- ANNUAL REPORT	View image in PDF format
09/30/2020 -- LP Amendment	View image in PDF format
03/18/2020 -- ANNUAL REPORT	View image in PDF format
01/31/2019 -- ANNUAL REPORT	View image in PDF format
09/28/2018 -- LP Amendment	View image in PDF format
02/27/2018 -- ANNUAL REPORT	View image in PDF format
12/22/2017 -- LP Amendment	View image in PDF format
02/17/2017 -- ANNUAL REPORT	View image in PDF format
08/12/2016 -- Domestic LP	View image in PDF format

Detail by Entity Name

Florida Limited Liability Company
BERKELEY LANDING GP, LLC

Filing Information

Document Number	L16000148738
FEI/EIN Number	35-2572503
Date Filed	08/10/2016
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	12/03/2018
Event Effective Date	NONE

Principal Address

1105 KENSINGTON PARK DRIVE, STE 200
ALTAMONTE SPRINGS, FL 32714

Mailing Address

1105 KENSINGTON PARK DRIVE, STE 200
ALTAMONTE SPRINGS, FL 32714

Registered Agent Name & Address

RHODEN, REBECCA
215 N EOLA DRIVE
ORLANDO, FL 32801

Name Changed: 03/09/2021

Address Changed: 03/09/2021

Authorized Person(s) Detail

Name & Address

Title MGR AND MBR

WOLF, JONATHAN L
1105 KENSINGTON PARK DRIVE, STE 200
ALTAMONTE SPRINGS, FL 32714

Title MBR

JONATHAN AND NANCY WOLF FAMILY TRUST I, DATED AUGUST 6, 2018

1105 KENSINGTON PARK DRIVE, STE 200
ALTAMONTE SPRINGS, FL 32714

Annual Reports

Report Year	Filed Date
2019	02/06/2019
2020	03/18/2020
2021	03/09/2021

Document Images

03/09/2021 -- ANNUAL REPORT	View image in PDF format
03/18/2020 -- ANNUAL REPORT	View image in PDF format
02/06/2019 -- ANNUAL REPORT	View image in PDF format
12/03/2018 -- LC Amendment	View image in PDF format
09/28/2018 -- LC Amendment	View image in PDF format
02/27/2018 -- ANNUAL REPORT	View image in PDF format
02/17/2017 -- ANNUAL REPORT	View image in PDF format
08/10/2016 -- Florida Limited Liability	View image in PDF format

AGENT AUTHORIZATION FORM

Owner(s) of Record: EC Commercial Properties, LLC
7965 Lantana Road
Lake Worth, FL 33467

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority personally appeared Gary Smigiel

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: 3124 Broadway, Riviera Beach, Florida 33404

and that we hereby appoint:

Name: Urban Design Studio, Ken Tuma and Sandra Megrue
Address: 610 Clematis Street, #CU-02
West Palm Beach, FL 33401
Telephone: 561-366-1100

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.

_____ (Seal)

_____ (Seal)

_____ (Seal)

Sworn to and subscribed before me this 26 day of March, 2021.

Miranda Morales Seuss
Notary Public

MIRANDA MORALES SEUSS
Notary Public - State of Florida
Commission # HH 100577
My Comm. Expires May 30, 2025
Bonded through National Notary Assn.

Berkeley Landing Legal Description

ORB 27036 PAGE 212: *(3124 Broadway)*

LISA PARK, ACCORDING TO PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT IN AND FOR PALM BEACH COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK 28, PAGE 74.

ALSO DESCRIBED AS A PARCEL OF LAND IN GOVERNMENT LOT 2, OF SECTION 28, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BOUNDED AS FOLLOWS:

ON THE SOUTH BY A LINE PARALLEL TO AND 185 FEET NORTHERLY FROM, MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF THE NORTHERLY HALF OF SAID GOVERNMENT LOT 2, ON THE NORTH BY A LINE PARALLEL TO AND 285 FEET NORTHERLY FROM, MEASURED AT RIGHT ANGLES, THE SOUTH LINE OF THE NORTHERLY HALF OF SAID GOVERNMENT LOT 2, ON THE WEST BY THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD #5 (FORMERLY STATE ROAD #4 AND DESCRIBED AS U.S. HIGHWAY #1) AND ON THE EAST BY THE EASTERLY RIGHT-OF-WAY LINE OF AVENUE "A", AS SHOWN IN ROAD PLAT BOOK 1, PAGE 157, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS HOWEVER, THE EAST 250 FEET THEREOF.

ORB 27692 PAGE 631: *(3100 Broadway)*

BEGINNING A POINT 25 FEET NORTH OF AND 27 FEET EAST OF THE POINT OF INTERSECTION OF THE SOUTH LINE OF THE NORTH 1/2 OF GOVERNMENT LOT 2, SECTION 28, TOWNSHIP 42 SOUTH, RANGE 43 EAST, WITH A LINE RUNNING WITH U.S. HIGHWAY #1 (BROADWAY OR S.R. #5) KNOWN AS THE POTTER LINE AND BEING 27 FEET WEST OF THE EASTERLY RIGHT-OF-WAY OF SAID U.S. #1;
THENCE EASTERLY FOR 664.23 FEET;
THENCE SOUTHERLY FOR 50 FEET;
THENCE EASTERLY FOR 160.45 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF AVENUE A;
THENCE NORTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR 227.52 FEET;
THENCE WESTERLY FOR 736.7 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF U.S. #1;
THENCE SOUTHERLY WITH THE EASTERLY RIGHT-OF-WAY LINE OF U.S. #1 FOR 160.14 FEET;
TO THE POINT OF BEGINNING.
SAID LANDS BEING IN PALM BEACH COUNTY, FLORIDA.

AGENT AUTHORIZATION FORM

Owner(s) of Record: EC Commercial Properties, LLC
7965 Lantana Road
Lake Worth, FL 33467

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority personally appeared Gary Smigiel

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: 3124 Broadway, Riviera Beach, Florida 33404

and that we hereby appoint:

Name: Berkeley Landing, LTD, Kevin Kroll and Timothy Wheat
Address: 1105 Kensington Park Drive, #200
Altamonte Springs, FL 32714
Telephone: (561) 207-2070

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.

_____ (Seal)

_____ (Seal)

_____ (Seal)

Sworn to and subscribed before me this 26 day of March, 2021.

Miranda Morales Seuss
Notary Public

MIRANDA MORALES SEUSS
Notary Public - State of Florida
Commission # HH 100577
My Comm. Expires May 30, 2025
Bonded through National Notary Assn.

Berkeley Landing Legal Description

ORB 27036 PAGE 212: *(3124 Broadway)*

LISA PARK, ACCORDING TO PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT IN AND FOR PALM BEACH COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK 28, PAGE 74.

ALSO DESCRIBED AS A PARCEL OF LAND IN GOVERNMENT LOT 2, OF SECTION 28, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BOUNDED AS FOLLOWS:

ON THE SOUTH BY A LINE PARALLEL TO AND 185 FEET NORTHERLY FROM, MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF THE NORTHERLY HALF OF SAID GOVERNMENT LOT 2, ON THE NORTH BY A LINE PARALLEL TO AND 285 FEET NORTHERLY FROM, MEASURED AT RIGHT ANGLES, THE SOUTH LINE OF THE NORTHERLY HALF OF SAID GOVERNMENT LOT 2, ON THE WEST BY THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD #5 (FORMERLY STATE ROAD #4 AND DESCRIBED AS U.S. HIGHWAY #1) AND ON THE EAST BY THE EASTERLY RIGHT-OF-WAY LINE OF AVENUE "A", AS SHOWN IN ROAD PLAT BOOK 1, PAGE 157, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS HOWEVER, THE EAST 250 FEET THEREOF.

ORB 27692 PAGE 631: *(3100 Broadway)*

BEGINNING A POINT 25 FEET NORTH OF AND 27 FEET EAST OF THE POINT OF INTERSECTION OF THE SOUTH LINE OF THE NORTH 1/2 OF GOVERNMENT LOT 2, SECTION 28, TOWNSHIP 42 SOUTH, RANGE 43 EAST, WITH A LINE RUNNING WITH U.S. HIGHWAY #1 (BROADWAY OR S.R. #5) KNOWN AS THE POTTER LINE AND BEING 27 FEET WEST OF THE EASTERLY RIGHT-OF-WAY OF SAID U.S. #1;
THENCE EASTERLY FOR 664.23 FEET;
THENCE SOUTHERLY FOR 50 FEET;
THENCE EASTERLY FOR 160.45 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF AVENUE A;
THENCE NORTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR 227.52 FEET;
THENCE WESTERLY FOR 736.7 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF U.S. #1;
THENCE SOUTHERLY WITH THE EASTERLY RIGHT-OF-WAY LINE OF U.S. #1 FOR 160.14 FEET;
TO THE POINT OF BEGINNING.
SAID LANDS BEING IN PALM BEACH COUNTY, FLORIDA.

Detail by Entity Name

Florida Limited Liability Company
EC COMMERCIAL PROPERTIES LLC

Filing Information

Document Number	L14000121212
FEI/EIN Number	47-1493739
Date Filed	08/01/2014
Effective Date	08/01/2014
State	FL
Status	ACTIVE

Principal Address

7965 Lantana Road
Lake Worth, FL 33467

Changed: 04/05/2019

Mailing Address

PO BOX 540669
Lake Worth, FL 33454

Changed: 04/05/2019

Registered Agent Name & Address

HEINE, CHRIS
2765 Lake Drive
RIVIERA BEACH, FL 33404

Name Changed: 02/09/2018

Address Changed: 02/09/2018

Authorized Person(s) Detail

Name & Address

Title MGR

HEINE, CHRIS, SR
2765 LAKE DRIVE
SINGER ISLAND, FL 33404

Title MGR

SMIGIEL, L.C., GARY
PO BOX 540669
LAKE WORTH, FL 33454

Annual Reports

Report Year	Filed Date
2019	04/05/2019
2020	03/05/2020
2021	01/12/2021

Document Images

01/12/2021 -- ANNUAL REPORT	View image in PDF format
03/05/2020 -- ANNUAL REPORT	View image in PDF format
04/05/2019 -- ANNUAL REPORT	View image in PDF format
02/09/2018 -- ANNUAL REPORT	View image in PDF format
03/20/2017 -- ANNUAL REPORT	View image in PDF format
04/30/2016 -- ANNUAL REPORT	View image in PDF format
01/15/2015 -- ANNUAL REPORT	View image in PDF format
08/01/2014 -- Florida Limited Liability	View image in PDF format

AGENT AUTHORIZATION FORM

Owner(s) of Record: East Coast Property Investment Group, LLC
7965 Lantana Road
Lake Worth, FL 33467

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority personally appeared Gary Smigiel

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: 3100 Broadway, Riviera Beach, Florida 33404

and that we hereby appoint:

Name: Urban Design Studio, Ken Tuma and Sandra Megrue
Address: 610 Clematis Street, #CU-02
West Palm Beach, FL 33401
Telephone: 561-366-1100

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.

_____ (Seal)

_____ (Seal)

_____ (Seal)

Sworn to and subscribed before me this 26 day of March, 2021.

Miranda Morales Seuss
Notary Public

MIRANDA MORALES SEUSS
Notary Public - State of Florida
Commission # HH 100577
My Comm. Expires May 30, 2025
Bonded through National Notary Assn.

Berkeley Landing Legal Description

ORB 27036 PAGE 212: *(3124 Broadway)*

LISA PARK, ACCORDING TO PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT IN AND FOR PALM BEACH COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK 28, PAGE 74.

ALSO DESCRIBED AS A PARCEL OF LAND IN GOVERNMENT LOT 2, OF SECTION 28, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BOUNDED AS FOLLOWS:

ON THE SOUTH BY A LINE PARALLEL TO AND 185 FEET NORTHERLY FROM, MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF THE NORTHERLY HALF OF SAID GOVERNMENT LOT 2, ON THE NORTH BY A LINE PARALLEL TO AND 285 FEET NORTHERLY FROM, MEASURED AT RIGHT ANGLES, THE SOUTH LINE OF THE NORTHERLY HALF OF SAID GOVERNMENT LOT 2, ON THE WEST BY THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD #5 (FORMERLY STATE ROAD #4 AND DESCRIBED AS U.S. HIGHWAY #1) AND ON THE EAST BY THE EASTERLY RIGHT-OF-WAY LINE OF AVENUE "A", AS SHOWN IN ROAD PLAT BOOK 1, PAGE 157, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS HOWEVER, THE EAST 250 FEET THEREOF.

ORB 27692 PAGE 631: *(3100 Broadway)*

BEGINNING A POINT 25 FEET NORTH OF AND 27 FEET EAST OF THE POINT OF INTERSECTION OF THE SOUTH LINE OF THE NORTH 1/2 OF GOVERNMENT LOT 2, SECTION 28, TOWNSHIP 42 SOUTH, RANGE 43 EAST, WITH A LINE RUNNING WITH U.S. HIGHWAY #1 (BROADWAY OR S.R. #5) KNOWN AS THE POTTER LINE AND BEING 27 FEET WEST OF THE EASTERLY RIGHT-OF-WAY OF SAID U.S. #1;
THENCE EASTERLY FOR 664.23 FEET;
THENCE SOUTHERLY FOR 50 FEET;
THENCE EASTERLY FOR 160.45 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF AVENUE A;
THENCE NORTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR 227.52 FEET;
THENCE WESTERLY FOR 736.7 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF U.S. #1;
THENCE SOUTHERLY WITH THE EASTERLY RIGHT-OF-WAY LINE OF U.S. #1 FOR 160.14 FEET;
TO THE POINT OF BEGINNING.
SAID LANDS BEING IN PALM BEACH COUNTY, FLORIDA.

AGENT AUTHORIZATION FORM

Owner(s) of Record: East Coast Property Investment Group, LLC
7965 Lantana Road
Lake Worth, FL 33467

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority personally appeared Gary Smigiel

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: 3100 Broadway, Riviera Beach, Florida 33404

and that we hereby appoint:

Name: Berkeley Landing, LTD, Kevin Kroll and Timothy Wheat
Address: 1105 Kensington Park Drive, #200
Altamonte Springs, FL 32714
Telephone: (561) 207-2070

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.

_____ (Seal)

_____ (Seal)

_____ (Seal)

Sworn to and subscribed before me this 26 day of March, 2021.

Miranda Morales Seuss
Notary Public

MIRANDA MORALES SEUSS
Notary Public - State of Florida
Commission # HH 100577
My Comm. Expires May 30, 2025
Bonded through National Notary Assn.

Berkeley Landing Legal Description

ORB 27036 PAGE 212: ***(3124 Broadway)***

LISA PARK, ACCORDING TO PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT IN AND FOR PALM BEACH COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK 28, PAGE 74.

ALSO DESCRIBED AS A PARCEL OF LAND IN GOVERNMENT LOT 2, OF SECTION 28, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BOUNDED AS FOLLOWS:

ON THE SOUTH BY A LINE PARALLEL TO AND 185 FEET NORTHERLY FROM, MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF THE NORTHERLY HALF OF SAID GOVERNMENT LOT 2, ON THE NORTH BY A LINE PARALLEL TO AND 285 FEET NORTHERLY FROM, MEASURED AT RIGHT ANGLES, THE SOUTH LINE OF THE NORTHERLY HALF OF SAID GOVERNMENT LOT 2, ON THE WEST BY THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD #5 (FORMERLY STATE ROAD #4 AND DESCRIBED AS U.S. HIGHWAY #1) AND ON THE EAST BY THE EASTERLY RIGHT-OF-WAY LINE OF AVENUE "A", AS SHOWN IN ROAD PLAT BOOK 1, PAGE 157, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS HOWEVER, THE EAST 250 FEET THEREOF.

ORB 27692 PAGE 631: ***(3100 Broadway)***

BEGINNING A POINT 25 FEET NORTH OF AND 27 FEET EAST OF THE POINT OF INTERSECTION OF THE SOUTH LINE OF THE NORTH 1/2 OF GOVERNMENT LOT 2, SECTION 28, TOWNSHIP 42 SOUTH, RANGE 43 EAST, WITH A LINE RUNNING WITH U.S. HIGHWAY #1 (BROADWAY OR S.R. #5) KNOWN AS THE POTTER LINE AND BEING 27 FEET WEST OF THE EASTERLY RIGHT-OF-WAY OF SAID U.S. #1;
THENCE EASTERLY FOR 664.23 FEET;
THENCE SOUTHERLY FOR 50 FEET;
THENCE EASTERLY FOR 160.45 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF AVENUE A;
THENCE NORTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR 227.52 FEET;
THENCE WESTERLY FOR 736.7 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF U.S. #1;
THENCE SOUTHERLY WITH THE EASTERLY RIGHT-OF-WAY LINE OF U.S. #1 FOR 160.14 FEET;
TO THE POINT OF BEGINNING.
SAID LANDS BEING IN PALM BEACH COUNTY, FLORIDA.

Detail by Entity Name

Florida Limited Liability Company
EAST COAST PROPERTY INVESTMENT GROUP LLC

Filing Information

Document Number	L14000113074
FEI/EIN Number	47-1485527
Date Filed	07/17/2014
Effective Date	07/17/2014
State	FL
Status	ACTIVE

Principal Address

7965 Lantana Road
Lake Worth, FL 33467

Changed: 03/16/2016

Mailing Address

PO Box 540669
Lake Worth, FL 33454

Changed: 03/16/2016

Registered Agent Name & Address

SMIGIEL, GARY, INC.
7965 LANTANA ROAD
LAKE WORTH, FL 33467

Name Changed: 03/16/2016

Address Changed: 03/16/2016

Authorized Person(s) Detail

Name & Address

Title MGR

HEINE, CHRIS
2765 LAKE DRIVE
SINGER ISLAND, FL 33404

Title MGR

HEINE, NICHOLIS
120 SHORE DRIVE
RIVIERA BEACH, FL 33404

Title MGR

SMIGIEL, GARY
PO BOX 540669
LAKE WORTH, FL 33454

Annual Reports

Report Year	Filed Date
2019	04/04/2019
2020	03/04/2020
2021	01/08/2021

Document Images

01/08/2021 -- ANNUAL REPORT	View image in PDF format
03/04/2020 -- ANNUAL REPORT	View image in PDF format
04/04/2019 -- ANNUAL REPORT	View image in PDF format
03/09/2018 -- ANNUAL REPORT	View image in PDF format
01/18/2017 -- ANNUAL REPORT	View image in PDF format
03/16/2016 -- ANNUAL REPORT	View image in PDF format
03/23/2015 -- ANNUAL REPORT	View image in PDF format
07/17/2014 -- Florida Limited Liability	View image in PDF format

Berkeley Landing Legal Description

ORB 27036 PAGE 212:

LISA PARK, ACCORDING TO PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT IN AND FOR PALM BEACH COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK 28, PAGE 74.

ALSO DESCRIBED AS A PARCEL OF LAND IN GOVERNMENT LOT 2, OF SECTION 28, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BOUNDED AS FOLLOWS:

ON THE SOUTH BY A LINE PARALLEL TO AND 185 FEET NORTHERLY FROM, MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF THE NORTHERLY HALF OF SAID GOVERNMENT LOT 2, ON THE NORTH BY A LINE PARALLEL TO AND 285 FEET NORTHERLY FROM, MEASURED AT RIGHT ANGLES, THE SOUTH LINE OF THE NORTHERLY HALF OF SAID GOVERNMENT LOT 2, ON THE WEST BY THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD #5 (FORMERLY STATE ROAD #4 AND DESCRIBED AS U.S. HIGHWAY #1) AND ON THE EAST BY THE EASTERLY RIGHT-OF-WAY LINE OF AVENUE "A", AS SHOWN IN ROAD PLAT BOOK 1, PAGE 157, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS HOWEVER, THE EAST 250 FEET THEREOF.

ORB 27692 PAGE 631:

BEGINNING A POINT 25 FEET NORTH OF AND 27 FEET EAST OF THE POINT OF INTERSECTION OF THE SOUTH LINE OF THE NORTH 1/2 OF GOVERNMENT LOT 2, SECTION 28, TOWNSHIP 42 SOUTH, RANGE 43 EAST, WITH A LINE RUNNING WITH U.S. HIGHWAY #1 (BROADWAY OR S.R. #5) KNOWN AS THE POTTER LINE AND BEING 27 FEET WEST OF THE EASTERLY RIGHT-OF-WAY OF SAID U.S. #1;
THENCE EASTERLY FOR 664.23 FEET;
THENCE SOUTHERLY FOR 50 FEET;
THENCE EASTERLY FOR 160.45 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF AVENUE A;
THENCE NORTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR 227.52 FEET;
THENCE WESTERLY FOR 736.7 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF U.S. #1;
THENCE SOUTHERLY WITH THE EASTERLY RIGHT-OF-WAY LINE OF U.S. #1 FOR 160.14 FEET;
TO THE POINT OF BEGINNING.
SAID LANDS BEING IN PALM BEACH COUNTY, FLORIDA.

Art in Public Places

City of Riviera Beach
Planning and Zoning Board
City Council

SEPTEMBER/OCTOBER 2021

ART IN PUBLIC PLACES

The City Council previously provided a directive to City staff to further research the elements required to implement a successful Art In Public Places (AIPP) Program.

MUNICIPALITY	PROGRAM FACILITATOR	ART TYPES	ADVISORY BOARD COMPOSITION	FUNDING OPTIONS
Boca Raton Ordinance No. 5432 Code of Ordinance Sec.2-151	**Downtown Manager**	- murals - lighting - sculptures - signature art	**7 member Advisory Board** - 3 members - 1-yr. terms; - 4 members - 2yr. terms - must lives or work in the City - must have knowledge, experience or interest in art - cannot be a current art vendor with the City	**Art Fund** - set up to buy or commission artwork, for art tours, and for maintenance of the artwork - developers contribute to art fund, donate art or install art pieces into ther projects - City budget allocations
Boynton Beach Ordinance 07-002	**Public Arts Manager**	- sculptures - kinetic (movement for effects) - year long rotating outdoor exhibitions - indoor art exhibits	**Arts Commission Advisory Board** - city residents or business owners only - board makeup - artists, art patron, educators, planners, marketers, private developers, architects citizen stakeholders	**1% on public art fee** -70% of the 1% is to create and build public art into development and redevelopment projects - remaining 30% funds art programs, including maintenance
Delray Beach Ordinance 77-04	**Asst. City Manager**	- temporary, permanent art - educational site specific installations - waterfall mosaic - steel sculptures - chair art - murals	**7 member Advisory Board** - appointed by the City Council - serve 2yr. terms - members must include artist, architect, landscape architect or engineer - city owns all rights to the art produced under the AIPP Program	**CIP Funds** capital improvement project dollars used to fund projects and personnel
Palm Beach Gardens Code of Ordinance Sec.78-261	**Senior Planner**	- Signature (City specific) - Gateways (entrance art) - Interactive (touch art) - kinetic (movement for effects)	**7 Reg. Members - 2 Alternates Board** - 4 reg. members and 1 alt. - 2yr. terms - 3 reg. members and 1 alt. - 1yr. term - appointments made by City Council based on experience and interest in arts and cultural issues in the City	**Art Impact Fund** - art or fee in lieu of art - 1% fee or art valued at 1% of total vertical development in excess of $1million.
West Palm Beach Public Art Master Plan 2016-2021 Ordinance 4504-14. Sec. 78-130	**Art in Public Places Coordinator**	- Signature (City specific) - Gateways (entrance art) - Interactive (touch art) - Environmental - Streetscapes - Digital -Temporary pop-up exhibits	**Art in Public Places Advisory Committee** - 7 Reg. Members - 2 Alternates - appointed by the Mayor - 1st 3 appointees - 1 yr. term - 2nd 2 appointees - 2yr. Terms - last 2 appointees - 3yr. terms	**Art in Public Places Fund** **City Budget Allocations** - appropriation from CRA tax - naming rights sponsorship - philanthropy and private donations **use of AIPP funds requires Council approval*

ART IN PUBLIC PLACES

As staff completed this research task, core items contained within existing AIPP Programs began to emerge:

1) A Master Plan
2) A program facilitator
3) An art advisory board
4) A reliable funding source

ART IN PUBLIC PLACES

1) Master plan

- The AIPP Master Plan would be created utilizing public input and provides program scope and guidance.
- New public and private projects would be reviewed for consistency with the Master plan.
- Without a Master Plan, this program may have unmet objectives and lack clear vision.

ART IN PUBLIC PLACES

THE FIRST STEP FOR THE CITY OF RIVIERIA BEACH, AFTER CREATING AN ART IN PUBLIC PLACES (AIPP) PROGRAM IS TO PROVIDE FOR THE CREATION OF AN AIPP MASTER PLAN.

THE MASTER PLAN WILL THEN SPEAK TO THE CREATION OF AN ADVISORY BOARD, POSSIBLE STAFFING NEEDS OR OPTIONS, AND FUNDING SOURCES TO SUSTAIN THE PROGRAM AS WELL AS VISIONING.

THE FOLLOWING DRAFT RESOLUTION PROVIDES FOR THE CREATION OF AN AIPP PROGRAM AS WELL AS THE DEVLEOPMENT OF THE AIPP MASTER PLAN.

ART IN PUBLIC PLACES

RESOLUTION NUMBER 110-21

-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, ESTABLISHING THE CITY OF RIVIERA BEACH ART IN PUBLIC PLACES PROGRAM (AIPP PROGRAM), AND PROVIDING FOR THE DEVELOPMENT OF AN ART IN PUBLIC PLACES MASTER PLAN TO GUIDE THE IMPLEMENTATION OF THE AIPP PROGRAM, AND PROVIDING FOR AN EFFECTIVE DATE.

ART IN PUBLIC PLACES

Thank you for your consideration of this exciting opportunity!

ORDINANCE NO. 3036

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, AMENDING CHAPTER 31 ENTITLED "ZONING" BY CREATING ARTICLE XII ENTITLED "ART IN PUBLIC PLACES PROGRAM"; ESTABLISHING PURPOSES; PROVIDING DEFINITIONS; ESTABLISHING AN ADVISORY COMMITTEE; ESTABLISHING POWERS AND DUTIES; ESTABLISHING COMMITTEE MEMBERS; ESTABLISHING FEES; PROVIDING FOR EXEMPTIONS AND WAIVER OF FEES; ESTABLISHING SELECTION CRITERIA; ESTABLISHING USES AND OWNERSHIP; ESTABLISHING GUIDELINES; PROVIDING FOR SEVERABILITY AND CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.

ORDINANCE TABLED AT THE JANUARY 16, 2008 REGULAR CITY COUNCIL MEETING

TABLE 4-1 1ST ST SIGN

CITY OF RIVIERA BEACH CITY COUNCIL
AGENDA ITEM SUMMARY

MEETING DATE: January 16, 2008 **AGENDA ITEM SUMMARY NO.** I-08-012-2

[ ] AWARDS / PRESENTATIONS / PETITIONS
[ ] CONSENT
[ ] PUBLIC HEARING
[ ] ORDINANCE ON SECOND READING
[X] ORDINANCE ON FIRST HEARING
[X] REGULAR
[ ] RESOLUTION
[ ] DISCUSSION & DELIBERATION
[ ] BOARD APPOINTMENT
[ ] WORKSHOP

SUBJECT: AN ORDINANCE AMENDING CHAPTER 31 ENTITLED "ZONING" BY CREATING ARTICLE XII ENTITLED "ART IN PUBLIC PLACES PROGRAM"; ESTABLISHING PURPOSES; PROVIDING DEFINITIONS; ESTABLISHING AN ADVISORY BOARD; ESTABLISHING POWERS AND DUTIES; ESTABLISHING COMMITTEE MEMBERS; ESTABLISHING FEES; PROVIDING FOR EXEMPTIONS ~~AND WAIVER OF FEES~~; ESTABLISHING SELECTION CRITERIA; ESTABLISHING USES AND OWNERSHIP; ESTABLISHING GUIDELINES; PROVIDING FOR SEVERABILITY AND CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.

RECOMMENDATION / MOTION: STAFF RECOMMENDS MOTION TO APPROVE ON PRELIMINARY READING AND ADVERTISE FOR PUBLIC HEARING.

•City Attorney PHR 1/8/08	Library
•City Clerk CA	Marina
Community Development	Police
•Finance 1-7-08	Public Works
Fire	Purchasing
Human Resources	Recreation & Parks
•Assistant City Manager PNW 1/10/08	Utilities District

APPROVED BY CITY MANAGER: William E Wilkins $250 per 250,000 = 1% **DATE:** 1-09-08

Originating Dept.	Costs: None to City	City Council Actions:
Community Development	Current FY: 2007-2008	[ ] Approved [ ] Approved w/conditions [ ] Denied _____ [ ] Tabled to _____ [ ] Referred to Staff _____
	Funding Source: [ ] Capital Improvement [ ] Operating [ ] Other:	
Advertised: YES Date: January 4, 2008 Paper: Palm Beach Post [ ] Not Required Affected Parties [ ] Notified [X] Not Required	Budget Account Number: 7 regular + 2 alternates 5 must reside in city	Attachments: 1. Ordinance others can be business owners 1 must be student between 14 + 22

SUMMARY: The Art in Public Places Program for the City of Riviera Beach is intended to generate a funding source to be used to install works of art around the City. The goal is to develop public art projects that will enhance the urban environment of the City as well as to evoke a sense of civic pride. The program also functions to promote open spaces; enhance building projects; educate the community on the arts; improve the quality of life for residents; attract artists to the City; and preserve the City's history. To fund the project, a fee of 1% will be assessed to private developments that have a total construction value of over $250,000, with some exceptions.

Arts in Public Places Advisory Committee will be created by the City Council that will be responsible for veloping guidelines and providing a plan that will govern how the public art is selected and make recommendations to the City Council.

Item No. 08

BACKGROUND: Staff has reviewed Art in Public Places programs in other local municipalities, including West Palm Beach, Boynton Beach, and Palm Beach Gardens. The attached ordinance is crafted to reflect most of the major elements that other municipalities incorporate as well as features unique to Riviera Beach. This ordinance was presented to the Planning and Zoning Board in March 2007, April 2007, and October 2007. The Planning and Zoning Board voted to approve the ordinance on October 11, 2007.

RECOMMENDATION: Staff recommends motion to approve on first reading.

EXHIBIT A-1

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact: Art in Public Places Ordinance

Fiscal Years	2008	2009	2010	2011	2012
Capital Expenditures					
Operating Costs					
External Revenues					
Program Income (City)					
Cash Match (City)					
NET FISCAL IMPACT					
NO. ADDITIONAL FTE POSITIONS (Cumulative)					

Is Item Included in Current Budget? Yes __--__ No __X__

Budget Account No.: Fund Dept/Div. Org. Object

Reporting Category

B. Recommended Sources of Funds/Summary of Fiscal Impact:

C. Departmental Fiscal Review:

Mary McKinney, Dir. of Community Development

III. REVIEW COMMENTS

A. Finance Department and/or Purchasing/Intergovernmental Relations/Grants Comments:

Finance Department 1-7-08

Purchasing and Grants

B. Other Department Review:

Department Director

ORDINANCE NO: _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, AMENDING CHAPTER 31 ENTITLED "ZONING" BY CREATING ARTICLE XII ENTITLED "ART IN PUBLIC PLACES PROGRAM"; ESTABLISHING PURPOSES; PROVIDING DEFINITIONS; ESTABLISING AN ADVISORY COMMITTEE; ESTABLISHING POWERS AND DUTIES; ESTABLISHING COMMITTEE MEMBERS; ESTABLISHING FEES; PROVIDING FOR EXEMPTIONS; ESTABLISHING SELECTION CRITERIA; ESTABLISING USES AND OWNERSHIP; ESTABLISHING GUIDELINES; PROVIDING FOR SEVERABILITY AND CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, This ordinance is intended to establish and implement the City of Riviera Beach's Art in Public Places Program; and

WHEREAS, The City of Riviera Beach is committed to enhancing public spaces and ensuring visually pleasing areas for residents; and

WHEREAS, In order to ensure the continual installation of public art the City has identified a funding source for public art projects; and

WHEREAS, The Planning and Zoning Board voted to approve this ordinance on October 11, 2007.

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

SECTION 1. That Chapter 31 entitled "Zoning" is hereby amended by creating Article XII of the City of Riviera Beach Code of Ordinances entitled "Art in Public Places Program" and shall read as follows:

Article XII
Art in Public Places Program

1. INTENT AND PURPOSE

It is the intent and purpose of this article to promote the aesthetic value of the City of Riviera Beach and to afford the residents of and visitors to the City an opportunity to enjoy and appreciate works of art.

2. DEFINITIONS

The following words, terms and phrases, when used in this section, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning.

Arts Committee means the Art in Public Places advisory committee appointed by the City Council.

Artist or *Professional Artist* means a practitioner in the visual arts, generally recognized by critics and peers as a professional of serious intent and ability. Indications of a person's status as a professional artist include, but are not limited to, income realized through the sole commission of artwork, frequent or consistent art exhibitions, placement of artwork in public institutions or museums, receipt of honors and awards in the art field, and training in the arts.

Construction cost means all private development, redevelopment, reconstruction or remodeling projects that have a total construction value of $250,000 or greater. The public art fee shall be equal to 1% of the construction value of the project and shall be collected by the Community Development Department prior to, and as a condition of, building permit issuance.

Development means any construction or remodeling of any private development, except single family residential, or any portion thereof within the limits of the city, where total construction costs equal or exceeds $250,000.

Public Art Fund means a separate account set up by the city to receive monies for the Art in Public Places Program.

Remodeling means alterations made to a building, including but not limited to, changes to the façade of a building, changes to the interior of a building, increases or decreases in the floor area of a building and changes to exterior improvements.

Works of art, *Art* or *Artwork* means all forms of the visual arts conceived in any medium, material, or combination thereof, including but not limited to painting, sculpture, fountains, engraving, carving, mobiles, murals, collages, mosaics, tapestries, photographs, drawings, and collaborative design projects between architects and/or landscape architects and artists. The following shall not be

considered works of arts for purposes of this article: reproductions or mass produced art objects.

3. CREATION OF ART IN PUBLIC PLACES ADVISORY BOARD

The City Council in accordance with the powers vested in it hereby creates and establishes the Art in Public Places Advisory Committee herein referred to as the "Arts Committee". The Arts Committee shall function and operate as an advisory board providing advice to the City Council on matters relating to the visual arts and are appointed by the City Council.

4. PURPOSE, POWERS AND DUTIES

The Art in Public Places advisory committee shall have the following purpose, powers and duties:

(a) The purpose of the Arts Committee is to advise the City Council on matters related to the arts, to develop a plan and programs to promote and support art in public places, and to recommend guidelines for implementation;

(b) The Arts Committee shall recommend to the City Council projects to approve, approve with conditions or disapprove;

(c) The Arts Committee shall create guidelines for public art and develop public art programs for the City;

(d) The Arts Committee shall recommend to the City Council locations for works of art and establish priority order for such works;

(e) The Arts Committee may recommend funding sources, including private sources, and expenditures for maintaining and implementing the Arts in Public Places Program;

(f) The Arts Committee shall be responsible for establishing a youth advisory council for the purpose of involving the youth of the community to provide a venue to display, promote, and encourage future artists.

5. COMMITTEE MEMBERS

(a) The Arts Committee shall consist of seven (7) regular members and two (2) alternate members. Of the nine (9) members, five (5) of those members must reside in the City, one (1) member must be a student between the ages of 14 and 22 and all shall serve at the pleasure of the City Council.

(b) Of the seven (7) appointed members four (4) shall be for a term of three (3) years and three (3) shall be for a term of (2) years. Their successors shall be appointed for a term of three (3) years. Alternate members shall be appointed for a period of one (1) year. All members may be reappointed at the pleasure of the City Council at the termination of their appointment with no limit as to the number of terms they may serve.

(c) In cases of vacancies by resignation, removal or otherwise, the City Council shall fill such vacancy for the unexpired term. The City Council may remove any member for cause. Any member of the board who fails to attend three regular meetings without cause and without prior notification to the committee shall automatically forfeit their appointment to serve on the Arts Committee board and such vacancy shall promptly be filled.

(d) Of the nine (9) appointed members of the Arts Committee, all of them shall be residents or business owners within the City with the following backgrounds such as; artist; art instructor; architect; engineer; art student; urban/city planner; private developer; or any interested resident.

(e) A Chairperson and Vice-Chairperson shall be selected by majority vote of the committee members. The Chairperson and Vice-Chairperson shall be selected annually at the first meeting in March. A majority shall be a quorum.

6. FEE IMPOSED ON DEVELOPMENTS

All budgets for the new construction or remodeling of private developments in the City which have total construction costs exceeding $250,000 shall include an amount of one percent (1%) of the total budgets as a fee for art in public places. The fee shall be collected by the Community Development Department prior to the issuance of building permits. All fees collected are to be deposited in the Public Art Fund account.

(a) Deposit of funds. The developer shall submit to the City a deposit in the amount of money equal to the art fee prior to the issuance of the first building permit.

(b) If the final development project cost is higher than the cost figure originally used by the developer to calculate the preliminary art budget, the art budget must be increased as necessary to equal one percent (1%) of the actual total project cost. The additional funds must be submitted to the city by the developer prior to the issuance of the first Certificate of Occupancy.

7. EXEMPTION FROM FEE IMPOSED ON DEVELOPMENT

The following types of projects are exempt from the payment of the public art fee:

(a) Structural damages resulting from fire, flood, wind, earthquake, tornado, or other calamity determined by the Building Official and City Engineer;

(b) Developments constructed for workforce/affordable housing based on the low to moderate income criteria as identified in the Minority Employment and Affordable Housing Opportunity Program (MEAHOP).

(c) Single family and two family in-fill housing.

8. STANDARDS FOR ARTWORK TO BE UTILIZED BY COMMITTEE

Installation of works of art shall be guided by the standards listed below.

(a) Artwork shall be installed on public property in a location that is highly visible to the public and shall not be obstructed from view by walls, fences, landscaping, or other blockages.

(b) Artwork shall be integrated into the overall landscaping plan, and landscaping shall be utilized to enhance the visibility of such works.

(c) Artwork shall be lighted in an unobtrusive manner. At a minimum, artwork shall be illuminated from dusk until midnight. The lighting shall be designed and located in order to prevent excessive lighting, energy waste, glare, light trespass, and sky glow.

(d) Artwork shall be maintained in good condition at all times, including any associated landscaping or related improvements.

(e) The selection and commissions of the artists and artwork shall be by written agreement between the city and artists.

a. The artist of approved artwork shall grant the City an unlimited, perpetual, non-exclusive, royalty-free, irrevocable license to reproduce and distribute two-dimensional reproductions of the artwork for city-related purposes, and grant to the City the exclusive irrevocable ownership rights in any trademark, service mark, or trade dress rights regarding the artwork, pursuant to a license that shall be approved by

the city attorney. City approval of the artwork shall be deemed to be a grant of the artist for authorization of third parties to review and reproduce documents provided by the artist to the city which are deemed to be public records pursuant to public record laws of the state. The city shall also have the option of referring to the name and title of the artist and artwork in reproductions.

9. USE OF PUCHASED ART; OWNERSHIP OF ART

(a) All artwork purchased by the City using art fee contributions shall be displayed on city-owned land, city-owned buildings, or city-leased or rented facilities. The artwork shall be displayed in a location visually accessible to both pedestrian and vehicular traffic in order for the public to receive the most enjoyment and benefit from the art.

(b) Unless otherwise expressly agreed to in writing by the city, ownership of all art acquired through expending funds in the Public Art Fund shall be owned by the city.

(c) Artwork installed in accordance with this chapter cannot be altered or removed from the site without approval of the City Council.

(d) Proper insurance coverage shall be maintained by the City on artworks purchased with funds generated by this article.

(e) To establish the value of art submitted to comply with this subsection, the Art in Public Places Advisory Board shall have the authority to employ an independent art appraiser to provide a written appraisal of the art submitted. Such appraisal will be paid from the developer's art fund contribution.

10. ART IN PUBLIC PLACES PROGRAM GUIDELINES

The selection and commissioning of artists shall be in accordance with the Art in Public Places implementation guidelines adopted by the Arts Committee.

SECTION 2. It is the intention of the City Council and it is hereby ordained that the provisions of this ordinance shall become and be made a part of the Code of Ordinances of the City of Riviera Beach, and the sections of this ordinance may be renumbered to accomplish such intention.

SECTION 3. If any word, phrase, clause, subsection or section of this ordinance is for any reason held unconstitutional or invalid, the invalidity thereof shall not affect the validity of any remaining portions of this ordinance.

SECTION 4. That all sections or parts of sections of the Code of Ordinances, all ordinances or parts of ordinances, and all resolutions or parts of resolutions in conflict herewith, be and the same are hereby repealed to the extent of such conflict.

SECTION 5. Specific authority is hereby granted to codify this ordinance.

SECTION 6. This ordinance shall be in full force and effect immediately upon its final passage and adoption.

PASSED AND APPROVED on the first reading this _____ day of _____ 2008.

PASSED AND ADOPTED on second and final reading this _____ day of _____ 2008.

THIS SECTION OF THE PAGE LEFT INTENTIONALLY LEFT BLANK

APPROVED:

_____
THOMAS A. MASTERS
MAYOR

_____
SHELBY L. LOWE
CHAIRPERSON

ATTEST:

_____
CARRIE E. WARD,
MASTER MUNICIPAL CLERK
CITY CLERK

_____
LYNNE L. HUBBARD
CHAIR PRO TEM

_____
NORMA DUNCOMBE
COUNCILPERSON

_____
CEDRICK THOMAS
COUNCILPERSON

_____
JAMES "JIM" JACKSON
COUNCILPERSON

MOTIONED BY: _____

SECONDED BY: _____

S. LOWE _____

L. HUBBARD _____

C. THOMAS _____

N. DUNCOMBE _____

J. JACKSON _____

REVIEWED AS TO LEGAL SUFFICIENCY

_____
PAMALA HANNA RYAN, CITY ATTORNEY

DATE: _____

MOTIONED BY:_____

SECONDED BY:_____

1ST READING

MOTIONED BY:_____

SECONDED BY:_____

2ND & FINAL READING

S. LOWE	_____	_____
L. HUBBARD	_____	_____
N. DUNCOMBE	_____	_____
C. THOMAS	_____	_____
J. JACKSON	_____	_____

CERTIFICATION OF PUBLICATION

I hereby certify that the notice of the proposed enactment of this Ordinance was duly published in a newspaper of general circulation within the City of Riviera Beach as required by the applicable Florida Statutes.

_____ _____

Carrie E. Ward
Master Municipal Clerk
City Clerk

Date

We have consulted with:

1. Mr. Lee Glaze – Magnet Coordinator of the **Bak Middle School of the Arts**
    a. He was supportive
    b. He can engage with students and is connected to local artists
    c. He advised me to speak to Trina Slade-Burks
    d. He said there are local/regional artists interested in being involved in public art
2. Trina Slade-Burks
    a. Founder of the **"No More Starving Artists"** foundation
    b. Former long-time resident of Riviera Beach
    c. She encouraged us to think broadly about what public art is and beyond only sculptures. She noted this is an opportunity for the city to raise the bar for AIPP programs and really create something special.
    d. She noted that art is really anything that draws people in and engages them in a creative manner
    e. She noted that there is a pool of local and regional artists to pull from and work with
    f. She noted that working local helps the local community but also results in artists and installations that work with the current climate and may have lower overhead due to less travel, etc.
    g. She advised me to reach out to Elayna Toby Singer who is the administrator of the PBC AIPP program for questions about costs
    h. She is a local resource
3. Elayna Toby Singer – **Palm Beach County**
    a. I emailed her with questions about costs of an AIPP program. No response
4. Glenn Wise, **Boynton Beach** AIPP program administrator weissg@bbfl.us
    a. Formerly worked in Jacksonville.
    b. Formerly did consulting work on AIPP plans.
    c. Master Plans cost 15-60k depending on what existing information or structure you have and what you are trying to achieve
    d. Master Plan includes visioning and prioritization. Identification of what impact you are trying to achieve and funding sources. (general fund, impact fees, developer fees, grants, etc.)
    e. Cited AIPP programs in Pompano, Coral Springs, Delray, West Palm Beach, Jacksonville, Boynton Beach
    f. Larger programs have budgets of 500k – 1,000,000 a year for installations.
    g. Debbie Dubay was an AIPP consultant. Now working as municipal staff. Another resource.
    h. It might be hard to find a local consultant for AIPP master planning

5. Laura Atria – operates under her own firm, LMN Arts, LLC., Ft. Lauderdale, FL. Laura.Atria@copbfl.com (954) 632-3006
    a. She works part-time with the **City of Pompano Beach** as the Public Art Program Manager
    b. She is also contracted with the **City of Coral Springs** and the Town of Davie as the Public Art Administrator and Consultant.
    c. She is currently writing the 10-Year Public Art Master Plan for the **Town of Davie**.
    d. She advised that a 10-Year Master Plan normally runs between $50k and $100k; usually the average is $65k - $80k.
6. Ruby Childers, AICP – Downtown Manager – Development Services, **City of Boca Raton** rchilders@myboca.us (561) 239-0344
    a. She advised that a simple plan would cost about $25,000 for a consultant to draft it.
    b. SN: I've been in communication with her since last summer and she is eager to assist and excited to see us join in on the AIPP community.
7. Sybille Welter – AIPP Coordinator – **City of West Palm Beach** scwelter@wpb.org (561) 822-1521
    a. She advised that the Master Plan cost will be based on the City's needs and if it includes community outreach, documentation of existing work, and pre-selection of sites.
    b. She stated that the first public art master plan for the City of West Palm Beach was very extensive with meetings, community outreach efforts, research, locations for art, etc. and cost $75,000.
    c. Her recommendation was for us to decide what the master plan will provide and how our City will use it – this will provide a cost range for the final document.
8. Dawn Sonneborn – Senior Planner – **City of Palm Beach Gardens** dsonneborn@pbgfl.com
    a. PBG does not have a Master Plan
    b. Public Art created by developers are maintained by developers.
    c. A portion of the City funds allocated for the AIPP program is used for contract services for the maintenance and restoration of city-owned pieces.
9. Bolivar Gomez – Planner II – **City of Port St. Lucie** bgomez@cityofpsl.com (772) 344-4326
    a. Master Plan was recently developed, March 2021
    b. Contract Approved November 13, 2019 with consultant, Design Local, Ltd. Located in Columbus Ohio. Copy of contract and Master Plan with Appedix in AIPP folder on Z drive.