



Transportation Consultants



2005 Vista Parkway, Suite 111
West Palm Beach, FL 33411-6700
(561) 296-9698 Fax (561) 684-6336
Certificate of Authorization Number: 7989

August 31, 2016

SEP 06 2016

Mr. Quazi Bari, P.E.
Palm Beach County Traffic Division
2300 N. Jog Road, 3rd Floor
West Palm Beach, FL 33411-2750

Re: Crab Pot Site - #PTC16-065

Dear Mr. Bari:

The purpose of this letter is to provide a traffic statement for the above referenced project to determine if the proposed development meets the requirements of Article 12, Traffic Performance Standards, of the Palm Beach County Unified Land Development Code (ULDC). The site is within the Riviera Beach Transportation Concurrency Exception Area (TCEA) and is located on the north side of Blue Heron Boulevard, east of Broadway, as shown on Attachment 1. It is proposed to develop a 4,500 SF restaurant on this site. Buildout is estimated to be 2020. The Property Control Number (PCN) is 56-43-42-28-00-003-0090.

Attachment 2 provides the daily, AM and PM peak hour trip generation for the proposed project. Because the site is located within the Riviera Beach TCEA, the development is allowed an exception from the traffic concurrency standards. Therefore, this project is in compliance with the Countywide Traffic Performance Standards.

Attachment 3 provides peak hour driveway volumes. The site has a right-in/right-out driveway configuration to the Blue Heron Boulevard Service Road.

If you have any questions, please do not hesitate to contact this office.

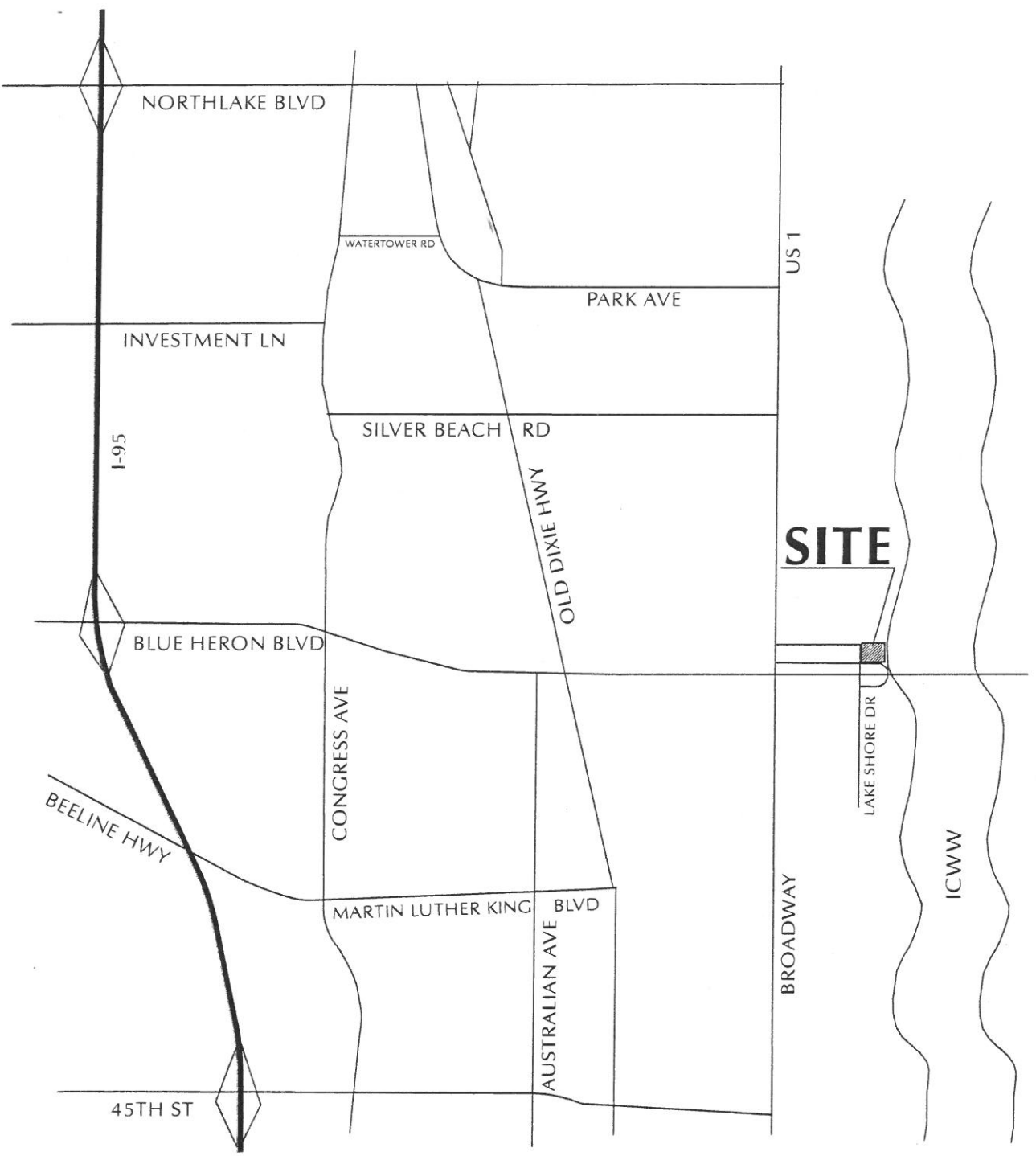
Sincerely,

Rebecca J. Mulcahy, P.E.
Florida Registration #42570

8/31/16

Attachments

ec: Ken Blair



SITE

16-065
8/30/16

CRAB POT SITE

ATTACHMENT 1
PROJECT LOCATION

PTC

**Attachment 2
Crab Pot Site
Trip Generation**

Daily

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips		Pass-by Trips (1)	Net New Trips
				In	Out		
High Turnover Restaurant	932	4,500 SF	127.15 /1,000 SF	572	246	43%	326
Total				572	246		326

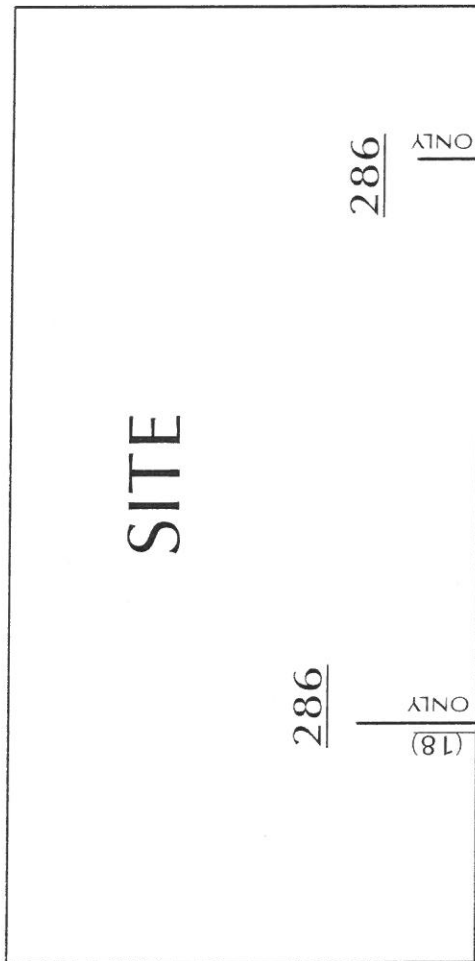
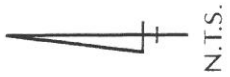
AM Peak Hour

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips		Pass-by Trips (1)	Net New Trips	
				In	Out		In	Out
High Turnover Restaurant	932	4,500 SF	10.81 /1,000 SF (55/45)	27	22	49	15	13
Total				27	22	49	15	13

PM Peak Hour

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips		Pass-by Trips (1)	Net New Trips	
				In	Out		In	Out
High Turnover Restaurant	932	4,500 SF	9.85 /1,000 SF (60/40)	26	18	44	15	10
Total				26	18	44	15	10

(1) Source: Palm Beach County and Institute of Transportation Engineers (ITE), Trip Generation, 9th Edition.



286

EXIT ONLY
22 (18)

286

ENTER ONLY

27 (26)

BLUE HERON BLVD SERVICE ROAD

SITE

LEGEND
22 - AM PEAK HOUR
(18) - PM PEAK HOUR
286 - DAILY

16-065
8-31-16

PTC

ATTACHMENT 3
PROJECT DRIVEWAY VOLUMES

CRAB POT SITE



September 26, 2016

Jeff Gagnon
Planning and Zoning Administrator
City of Riviera Beach
600 W. Blue Heron Boulevard
Riviera Beach, FL 33404

RECEIVED
OCT - 1 2016
COMMUNITY DEVELOPMENT
DEPARTMENT

**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

**RE: Crab Pot Site
Project #: 160911
TRAFFIC PERFORMANCE STANDARDS REVIEW**

Dear Jeff:

The Palm Beach County Traffic Division has reviewed the **Crab Pot Site** Trip Generation Statement prepared by Pinder Troutman Consulting, Inc., dated August 31, 2016, 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: City of Riviera Beach
Location: North of E. Blue Heron Boulevard and approximately 500' east of Lake Shore Drive
PCN #: 56-43-42-28-00-003-0090
Existing Uses: Vacant
Proposed Uses: 4,486 SF of high turnover sit-down restaurant
Access: One ingress-only and one egress-only driveway connecting the service loop road under the bridge
New Net Daily Trips: 326
New Net PH Trips: 28 AM (15/13) and 25 PM (15/10)
Build-Out: December 31, 2020

Based on our review, the Traffic Division has determined the proposed development is located within Riviera Beach TCEA and meets the Traffic Performance Standards of Palm Beach County.

Please note the receipt of a Traffic Performance Standards (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. 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 684-4030 or email to gyuan@pbcgov.org.

Sincerely,

Quan Yuan, P.E.
Professional Engineer
Traffic Division

QY/dd
ec: Addressee
Rebecca J. Mulcahy, P.E. – Pinder Troutman Consulting, Inc.
Quazi Bari, P.E., Professional Engineer – Traffic Division
Steve Bohovsky, Technical Assistant III - Traffic Division

File: General - TPS - Mun - Traffic Study Review
F:\TRAFFIC\MMT\MUNICIPALITIES\APPROVALS\2016\160911 - CRAB POT SITE.DOC

**Palm Beach County
Board of County
Commissioners**

Mary Lou Berger, Mayor
Hal R. Valeche, Vice Mayor
Paulette Burdick
Shelley Vana
Steven L. Abrams
Melissa McKinlay
Priscilla A. Taylor

County Administrator

Verdenia C. Baker

"An Equal Opportunity
Affirmative Action Employer"

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION
DRAINAGE CONNECTION PERMIT

To be completed by DOT

Drainage Connection Permit No. _____ Date 10/13/16

Received By R. Evert Maintenance Unit 496

State Road No. 91A Work Program Project No. _____

Section No. 93080 Construction Project No. _____

Milepost 0.310 Station _____

Instructions for Drainage Connection Permit

Pursuant to 14-86.004(6), F.A.C. "The Drainage Connection Permit form serves as the application. Once approved by the Department, the form and supporting documents become the Drainage Connection Permit."

The applicant shall submit four completed permit packages with original signatures. Each package shall include all required attachments. All required signed and sealed plans and supporting documentation shall be submitted on no larger than (11" X 17") multipurpose paper, unless larger plan sheets are requested by the reviewer. The package will include the following items. If an item does not apply to your project, indicate "Not Applicable" or "N/A."

Included	Part	Title	Completed by:	Special Instructions
X	1	Permit Information Sheet	Applicant	
X	2	Certification by a Licensed Professional	Licensed Professional	Signed and Sealed
X	3	Certification	Applicant	Signature
X	4	Owner's Authorization of a Representative	Owner	Signature
X	5	Affidavit of Ownership or Control and Statement of Contiguous Interest	Owner	Signature
X	6	Permit General Conditions	FDOT	
X	7	Permit Special Conditions	FDOT	
N/A	8	As-Built Certification	Licensed Professional	Signed and Sealed – Submit within 15 working days of completion of construction
X	Attachment	Legal Description		
X	Attachment	Photographs of Existing Conditions		
X	Attachment	Location Map		
X	Attachment	Grading Plan		
X	Attachment	Soil Borings	Licensed Professional	Signed and Sealed
X	Attachment	Water Table / Percolation		
X	Attachment	Calculations		
X	Attachment	CD with Electronic Files of all Submittal Items		Scanned Images in pdf format

Note: Different Licensed Professionals may complete parts of the permit package. For example the Licensed Professional signing and sealing the as-built certification may be different from the Licensed Professional who signed and sealed the calculations for the permit package.

EXCEPTIONS: Activities that qualify for an Exception are listed in Rule 14-86, F.A.C. A permit application to the Department is NOT required. However, if you desire verification whether the work qualifies for an exception, send a completed copy of this permit package with its requested information to the applicable FDOT District Office.

16-0-496-0046-93080

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION
DRAINAGE CONNECTION PERMIT

PART 1 – Permit Information Sheet

Select one: Permit Exception

Pursuant to 14-86.002(2), F.A.C. "Applicant means the owner of the adjacent property or the owner's authorized representative."

Applicant

Select one: Property Owner Owner's Representative (Complete Part 4)

Name: Seven Kings Holdings, Inc.

Title and Company: Raymond E. Graziotto, President

Address: 630 Maplewood Drive, Suite 100

City: Jupiter State: FL Zip: 33458

Telephone: 561-625-9443 FAX: 561-625-5689 Email: ken@skholdings.com

Property Owner (If not applicant)

Name: Riviera Shores, LLC

Title and Company: By: Andrew Podray, Authorized Member

Address: 800 North Road

City: Boynton Beach State: FL Zip: 33435

Telephone: (m) 561-523-5140 FAX: n/a Email: pod4270@aol.com

Applicant's Licensed Professional

Name: Mark A. Williams Florida License Number: 34944

Title and Company: P.E. / Southern Design Group, Inc.

Address: 609 North Hepburn Avenue, Suite 204

City: Jupiter State: FL Zip: 33458

Telephone: 561-743-0501 FAX: 561-743-1420 Email: markw@sdgcivil.com

Project Information:

Project Name: Crab Pot Site

Location: 386 East Blue Heron Blvd. 708 A-1-A Riviera Beach
 STREET SR. NO. US HWY NO. CITY

Palm Beach 28 42S 43E
 COUNTY SECTION(S) TOWNSHIP(S) RANGE(S)

*Geographic Coordinates: Latitude (DMS.SSS): 26°47'00.00" N Longitude (DMS.SSS): 80°02'54.53 N

Horizontal Datum: (NAD 83 / Adj.)

* State Plane Coordinates: Northing Easting:

Projection Zone: Florida North Florida East Florida West

Coordinate shall be the center of the driveway intersection with FDOT R/W, or, if there is no driveway connection, near the center of the property line nearest the state highway.

*Check with the FDOT Office for requirement.

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION
DRAINAGE CONNECTION PERMIT

Brief description of facility and proposed connection: _____

The "Crab Pot" project will consist of a 4486 S.F. restaurant with associated parking and driveway connection to existing loop road.

Proposed drainage system will consist of inlets and drainage piping with exfiltration trench. Drainage will be piped to an existing drainage structure in the F.D.O.T. right of way following the required detention of stormwater.

Briefly describe why this activity requires a Drainage Connection Permit (Include where the stormwater will discharge to FDOT right of way):

Proposed project is adjacent to the F.D.O.T. right of way and ultimately discharges to the existing F.D.O.T. drainage system on Blue Heron Boulevard.

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION
DRAINAGE CONNECTION PERMIT

PART 2 – Certification by a Licensed Professional

In accordance with Rule 14-86, Florida Administrative Code (F.A.C.), I hereby certify that the following requirements are and/or will be met.

This project has been designed in compliance with all applicable water quality design standards as required by state governmental agencies.

14-86.004(3)(f) (F.A.C.): Certification by a Licensed Professional that the complete set of plans and computations complies with one of the following Rules Sections:

14-86.003(2)(a) (F.A.C.), or 14-86.003(2)(b) (F.A.C). (check one)

I further certify that a National Pollutant Discharge Elimination System (NPDES) permit for stormwater discharges associated with industrial activity from construction sites

is required is not required. (check one)

I am aware that there are significant penalties for submitting false information, including the possibility of fines and imprisonment.

This certification shall remain valid for any subsequent revision or submittal of plans, computation or other project documents by me.

Name of Licensed Professional: Mark A. Williams, P.E.

Florida License Number: 34944

Company Name (if applicable): Southern Design Group, Inc.

Certificate of Authorization Number (if applicable): 5142

Address: 609 North Hepburn Avenue, Suite 204

City: Jupiter State: FL Zip: 33458

Telephone: 561-743-0501 Fax: 561-743-1420 Email: markw@sdgcivil.com



Signature of Licensed Professional

10/4/16

Date

(Affix Seal)

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION
DRAINAGE CONNECTION PERMIT

PART 3 – Certification by Applicant

I hereby certify that the information in this submittal is complete and accurate to the best of my knowledge.

Applicant's Signature: _____ Date: _____

Name (Printed): Seven Kings Holdings, Inc.

Title and Company: Raymond E. Graziotto, President

Address: 630 Maplewood Drive, Suite 100 Jupiter FL 33458

Phone Number: 561-625-9443 E-mail address: ken@skholdings.com

PART 4 – Owner's Authorization of a Representative

I (we), the owner, Andrew Podray, Authorized Member, do hereby authorize the following person, or entity, as my representative:

Name (Printed): Seven Kings Holdings, Inc.

Title and Company: Raymond E. Graziotto, President

Address: 630 Maplewood Drive, Suite 100 Jupiter FL 33458

Phone Number: 561-625-9443 E-mail address: ken@skholdings.com

Part 5 – Affidavit of Property Ownership or Control and Statement of Contiguous Interest

I, Andrew Podray, Authorized Member, certify that I own or lawfully control the following described property: PBC PCN # 56-43-42-28-00-003-0090

AKA 386 East Blue Heron Blvd., Riviera Beach, FL 33404

Does the property owner own or have any interests in any adjacent property?
 No Yes If yes, please describe. _____

Owner's Signature required for Parts 4 and/or 5

We will not begin on the drainage connection until I receive the Permit and I understand all the conditions of the Permit. When work begins on the connection, I am accepting all conditions listed in the Permit.

Name (Printed): Andrew Podray, Authorized Member

Address: 800 North Road, Boynton Beach, FL 33455

Phone Number: 561-523-5140

Signature: _____ Date: 09/21/16

PART 6 – Permit General Conditions

1. This permit is a license for permissive use only and does not convey any property rights either in real estate or material, or any exclusive privilege and it does not authorize any injury to private property or invasion of private rights, or any infringement of Federal, State or local laws, rules or regulations; nor does it obviate the necessity of obtaining any required state or local approvals.
2. The drainage connection as authorized herein shall be constructed and thereafter maintained in accordance with the documents attached hereto and incorporated by reference herein. All work performed in the Department's right of way shall be done in accordance with the most current Department standards, specifications and the permit provisions. Such construction shall be subject to the inspection and approval of the Department, and the Department may at any time make such inspections as it deems necessary to assure that the drainage connection is in compliance with this permit.
3. The entire expense of construction within the Department right of way, including replacement of existing pavement or other existing features, shall be borne by the permittee.
4. The permittee shall maintain that portion of the drainage connection authorized herein located on permittee's property in good condition. The Department shall maintain that portion of the drainage connection authorized herein located within its right of way.
5. If the drainage connection is not constructed, operated or maintained in accordance with this permit, the permit may be suspended or revoked. In this event modification or removal of any portion of the drainage connection from the Department's right of way shall be at the permittee's expense.
6. The Department reserves the right to modify or remove the drainage connection to prevent damage or in conjunction with road improvements.
7. It is understood and agreed that the rights and privileges herein set out are granted only to the extent of the Department's right, title, and interest in the land to be entered upon and used by the permittee, and the permittee will, at all times, assume all risk of and indemnify, defend and save harmless the Department from and against any and all loss, damage, cost or expense arising in any manner on account of the exercise or attempted exercises by said permittee of these rights and privileges, regardless of the respective degrees of fault of the parties.
8. Utilities, including gas lines, may exist within the right of way. Prior to beginning work the permittee shall contact Sunshine State One Call of Florida, Inc at 811 or 800-432-4770, who will notify all utility owners near the scheduled project. The utility owners have two (2) full business days to provide locations of their respective facilities. The permittee shall be solely responsible for any damage to or conflicts with gas lines, utilities and/or third persons.
9. The permittee shall notify the Department of Transportation Maintenance Office located at 7900 Hill Blvd Phone 561-452-4966 48 hours in advance of starting any work on the drainage connection authorized by this permit and also 24 hours prior to any work within the Department's right of way. Construction of any work on the right of way shall be completed within _____ days after such notification. If such construction is not completed within _____ days after such notification, the permittee shall notify the Department of the anticipated completion date.
10. This permit shall expire if construction on the drainage connection is not begun within one year from the date of approval and if construction on the drainage connection is not completed by (Date) 10-31-2017.
11. A permittee may request an extension of the Drainage Connection Permit expiration date by filing a written request for a permit time extension. All requests for time extensions must be received by the Department 15 working days prior to the expiration date.
12. All the provisions of this permit shall be binding on any assignee or successor in interest of the permittee.

PART 7 – Permit Special Conditions – To be completed by FDOT

The above request has been reviewed and has been found to meet the regulations as prescribed in Rule 14-86, F.A.C., and is hereby approved, subject to the following special conditions:

16D-496-0056

There is an authorized drainage connection to FDOT right of way. This permit authorizes drainage structures in the right of way.

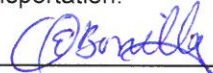
This Drainage Connection Permit authorizes construction of the drainage structures shown in the approved plans.

This Drainage Connection Permit does NOT authorize any other work inside FDOT right of way. Any other work inside FDOT right of way must be authorized by another permit type such as an Access Permit.

See Attachment "A"

16D-496-0046

Department of Transportation:

Signature 

Drainage Designer

Title _____ Date 11-01-2016

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION
DRAINAGE CONNECTION PERMIT

PART 8 – As-Built Certification

Within 15 working days of completion of construction, you must send this certification to the Department office in which you filed your DOT Drainage Permit.

1. STORM WATER FACILITY INFORMATION

Permit No.: _____
 Source (Project) Name: Crab Pot Site
 Source Location: Street 386 East Blue Heron Blvd.
 City: Riviera Beach County: Palm Beach
 Source Owner: Riviera Shores, LLC / By: Andrew Podray, Authorized Member
 Owner Address: 800 North Road, Boynton Beach, FL 33435

2. AS-BUILT CERTIFICATION

I hereby certify that this storm water facility has been built substantially in accordance with the certified design plans, and that any substantial deviations (noted below) will not prevent the facility from functioning in compliance with the requirements of Chapter 14-86 F.A.C. when properly maintained and operated. These determinations have been based upon on-site observation of construction, scheduled and conducted by me or by a project representative under my direct supervision.

Name of Licensed Professional: Mark A. Williams, P.E.
 Florida License Number: 34944
 Company Name (if applicable): Southern Design Group, Inc.
 Certificate of Authorization Number (if applicable): 5142
 Address: 609 North Hepburn Avenue, Suite 204
 City: Jupiter State: FL Zip: 33458
 Telephone: 561-743-0501 Fax: 561743-1420 Email: markw@sdgcivil.com

 Signature of Licensed Professional

 Date

(Affix Seal)

Substantial deviations from the approved plans and specifications (attach additional sheets if required).

**SPECIAL PROVISIONS/CONDITIONS
DRAINAGE PERMITS
ATTACHMENT "A"**

Certified "as-built" plans must be submitted to FDOT when the job is completed.

It is the Permittee's responsibility to obtain final acceptance of permitted work (completed) and the restoration of the Right of Way from the Department prior to usage.

Permittee will restore the Right of Way as a minimum, to its original condition or better in accordance w/FDOT's Standard Specifications for Road & Bridge Construction or as directed by the Resident Operations Engineer.

Permittee shall use the current editions of the Department's Design Standards, Standard Specifications for Road and Bridge Construction and applicable manuals, policies and procedures.

All maintenance of traffic (MOT) will be in accordance with the Department's current edition of the Design Standards, (600 series). The Operations Engineer or his designee reserves the right to direct the removal/relocation/modification of any traffic device(s) at the Permittee's sole expense.

Restricted hours of operation will be from 9:00 am to 3:30 pm, (Monday thru Friday), unless otherwise approved by the Operations Engineer, or designee.

Permittee shall coordinate all work with David Moore of Broadspectrum @ 954-317-8044 or email: david.moore@broadspectrum.com

PERMIT IS VALID FOR ONE (1) YEAR FROM THE DATE OF ISSUE.

CRAB POT SITE

DRAINAGE CALCULATIONS

October 2016

The referenced project is located on the northwest corner of Blue Heron Boulevard (A-1-A) and the Intracoastal Waterway in the City of Riviera Beach. The existing site was previously occupied by the "Crab Pot" restaurant and was accessed by the loop road under the Blue Heron Bridge. The proposed project will consist of a 4486 SF restaurant.

The existing site has been abandoned and the existing Crab Pot restaurant and associated parking has been removed. The survey for the Crab Pot site indicates the existing land use and coverage. The existing site was almost completely covered by pavement, concrete and building. We have calculated the percent impervious of the Crab Pot site and it was 95.17 % impervious.

Based on the survey, the existing drainage patterns on-site indicated that the majority of the storm water runoff sheet flowed to the west from the existing building and asphalt parking area and then ran to the south to the existing loop road. A small portion of the site drained directly into the Intracoastal Waterway from the roof area. There is an existing catch basin on the southwest corner of the site that is connected to an 8" PVC pipe. The origin of this 8" PVC pipe is unknown.

The pavement and other areas between the building and the loop road curb sheet flowed directly to the loop road. There is a catch basin to the west on the loop road that connects to the drainage system for the bridge and ultimately discharges to the Intracoastal Waterway.

Note that there was a previous project named Inlet Tower that was proposed on this site in 2006 and a drainage connection permit was issued by the FDOT for the project (Permit Number 06D-496-0007).

The proposed site will include the construction of a 4486 SF restaurant and surface parking. The parking area will include an underground drainage system collecting runoff from the roof drain systems and from the parking area. The grades in the parking area will direct runoff to catch basins and these basins will be piped to catch basin located south of the building near

the loop road. The catch basin near the loop road will act as “bubble up” inlets to release stormwater from the site and sheet flow to the existing drainage system on the loop road. This catch basin is proposed to be replaced.

The proposed drainage system will be designed to provide water quality treatment of the storm water runoff and retain the 3 year – 1 hour storm event. The drainage system will include exfiltration trench to provide the retention of storm water runoff prior to discharge to the loop road drainage system.

The loop road drainage system has been historically draining this site. Based on the pre-development land use coverage compared to the post-development land use coverage and the proposed drainage system, stormwater runoff from the site will be reduced following the completion of this project.

The existing land use is as follows:

Site Area – 0.331 acres
Building Area = 0.14 acres
Pervious Area – 0.016 acres
Impervious Area – 0.315 acres
Percent Impervious – 95.17%

The proposed land use is as follows:

Site Area – 0.331 acres
Building Area = 0.10 acres
Pervious Area – 0.08 acres
Impervious Area – 0.25 acres
Percent Impervious – 75.5%

Attached are exfiltration trench calculations which indicate the amount of exfiltration trench required to meet the water quality volume and the retention of the 3 year - 1 hour storm event for the site.

The water quality volume is based on 2.5 times the percent impervious (in inches). This equates to the following.

$2.5 \times 0.331 \text{ acres (assume 100\% impervious)} = 0.827 \text{ ac-in}$
100% of the water quality will be provided by dry pretreatment

The 3 year – 1 hour rainfall amount is 3.32”.
 $3.32'' \times 0.331 \text{ ac} = 1.10 \text{ ac-in.}$

40 L.F of exfiltration Trench required to retain 1.10 ac-in. 50 L.F. of exfiltration trench provided. Total treatment in trench provided exceeds 1.10 ac-in

Note that based on providing 1.10 ac-in of pre-treatment prior to discharge, the site is providing the required water quality volume and retaining the 3 year – 1 hour storm event.

The FEMA elevation in this area, based on the current FEMA maps, is elevation 8.00' NGVD. The minimum finished floor of the building has been set at elevation 9.00' NGVD.

Note that there is 0.03 acres of the site that will be draining to a retention area under the deck on the east side of the building. This drainage area will not contribute to the runoff onto the loop road. We have not deducted this area from the calculations at this time.

Based on the above, the proposed drainage system is exceeding the required retention volumes and is conservative.

We have provided two exfiltration trench percolation tests. The older test indicates a percolation rate of 0.00118. The newer test indicates a percolation rate of 0.000812. The lower percolation rate was used for this project.

Refer to the attached exfiltration calculations, rainfall intensity chart and drainage area map for the eastern deck area.

Prepared by:

Mark A. Williams, P.E.

10/3/16

Date:

P.E. # 34944

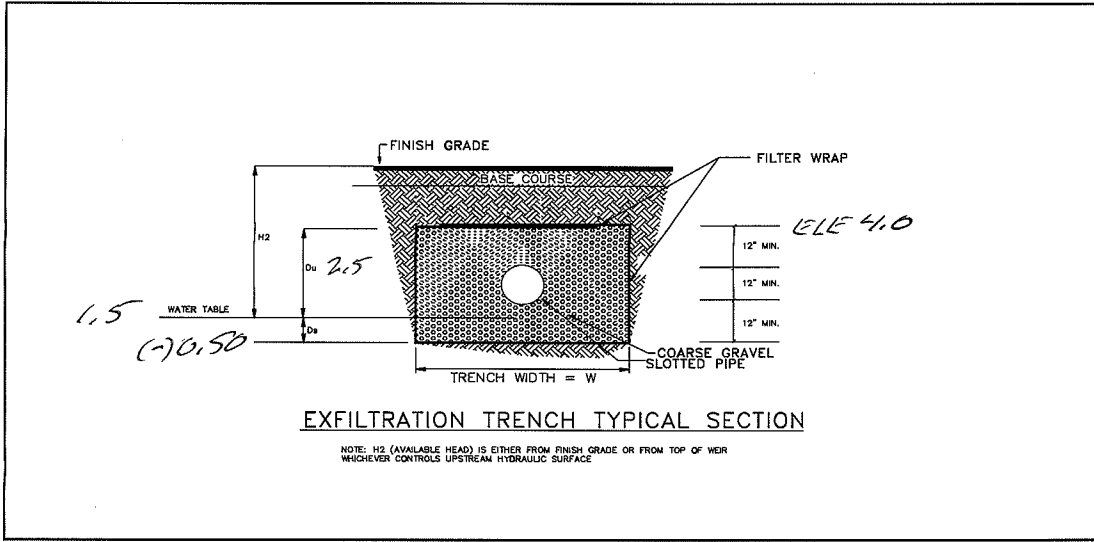
C.A. # 5142

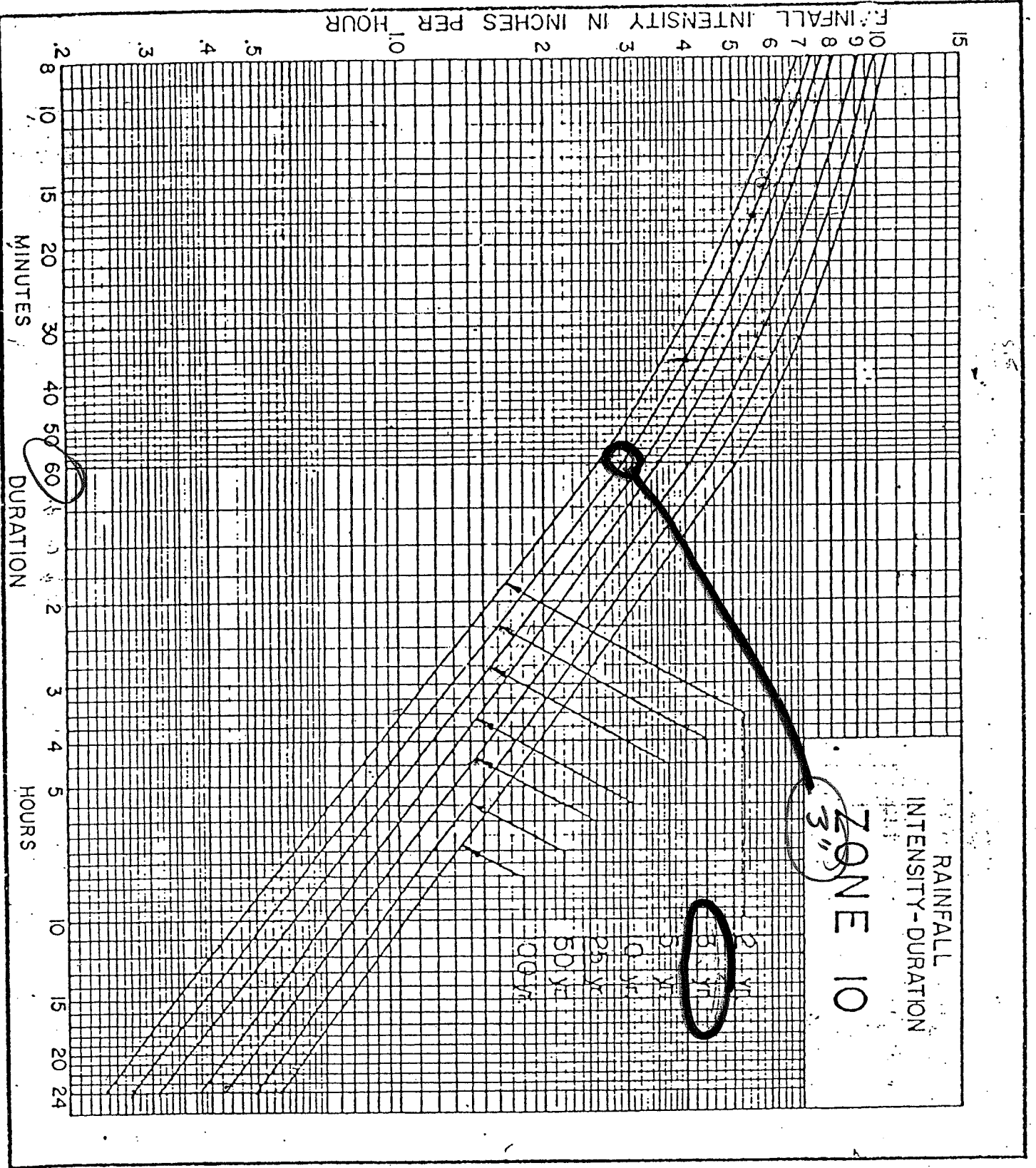
Southern Design Group, Inc.

EXFILTRATION TRENCH CALCULATIONS
Crab Pot Site

$$L = V / (Kx(H2xW+2xH2xDu-(DuxDu)+2xH2xDs)) + (1.39E-04xWxDu)$$

L = LENGTH OF TRENCH REQUIRED IN FEET	40.05827
V = VOLUME TREATED IN ACRE-INCHES	1.1
K = HYDRAULIC CONDUCTIVITY IN CFS/SF-FT-HD	8.12E-04
H2 = DEPTH TO WATER TABLE (FROM SURFACE OR TOP OF WEIR)	2.5
W = TRENCH WIDTH IN FEET	6
Du = NON-SATURATED TRENCH DEPTH IN FEET	2.5
Ds = SATURATED TRENCH DEPTH IN FEET	2





USED 3.32"

Western County

September 8, 2016



Seven Kings Holdings, Inc.
630 Maplewood Drive, Suite 100
Jupiter, FL 33458

Attn: Mr. Kenneth A. Blair
Telephone: 561-625-9443
Email: Ken@SKHOLDINGS.COM

RE: Report, Field Permeability Test Results
Crab Pot Restaurant
386 Blue Heron Blvd
Riviera Beach, Florida
Terracon Project No. HD165119

Dear Mr. Blair:

In accordance with your authorization, Terracon Consultants, Inc. (Terracon) has completed field permeability testing at the subject site to evaluate the hydraulic conductivity characteristics of the upper 7 feet of the stratigraphic profile components. The permeability test was conducted in a 6-inch diameter by 7-foot deep borehole whose sidewalls were stabilized with a 2-inch diameter No. 20 slot perforated well screen and 6/20 silica sand. Usual Open Hole, constant head test methodology was utilized for the hydraulic conductivity determination in accordance with procedures and nomenclature provided by the South Florida Water Management District (SFWMD).

The borehole permeability test was performed at the location shown on Sheet 1. Materials found at the permeability test location generally consisted of about 2 feet of fill material (consisting of fine sand with limerock gravel) overlying fine to medium sands to 7 feet below grade. The depth to the groundwater surface was measured in the borehole (measured on September 7, 2016 at 11:40 am) to be 5.0 feet below the existing surface grade.

The result of the test is presented on Sheet 2, along with pertinent stratigraphic, geometric and hydraulic conditions existing at the test locations. The hydraulic conductivity of the profile components was calculated using an equation provided by the South Florida Water Management District (SFWMD) – the Usual Open Hole Test Method. The calculated permeability value at the test location was 8.12×10^{-4} cubic feet per second per square foot-foot head (cfs/sf-ft).



Terracon Consultants, Inc. 1225 Omar Road West Palm Beach, Florida
P [561] 689-2499 F [561] 689-5955 terracon.com

Geotechnical



Environmental



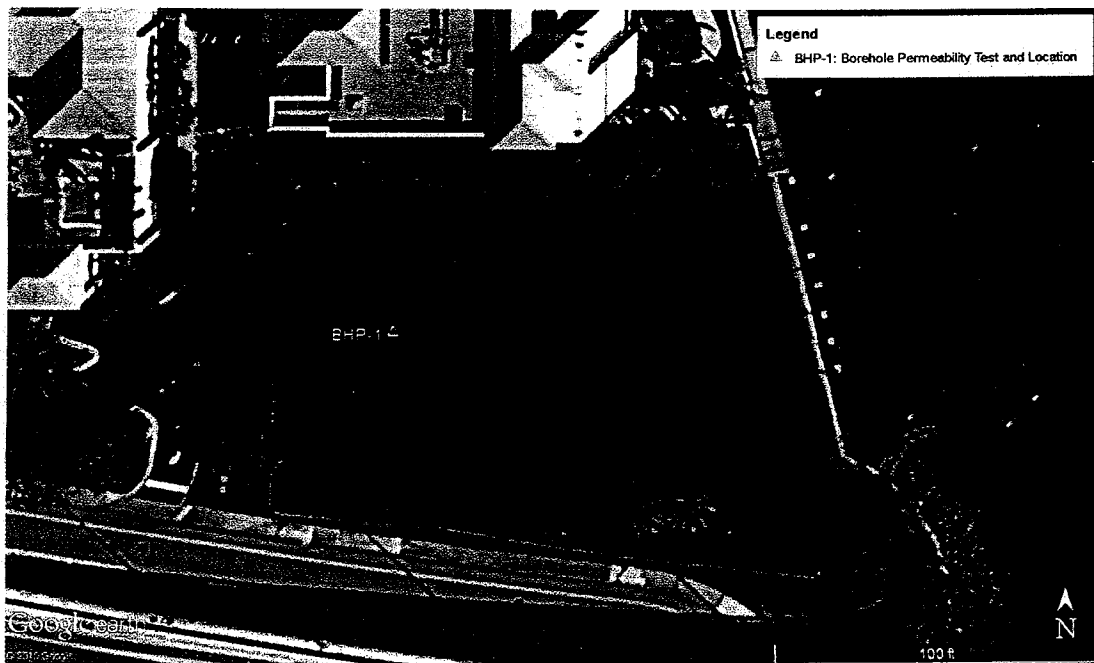
Construction Materials



Facilities

Project Name: Crab Pot Restaurant
386 Blue Heron Blvd
Riviera Beach, Florida

Project No. HD165119



Source: GoogleEarth Pro

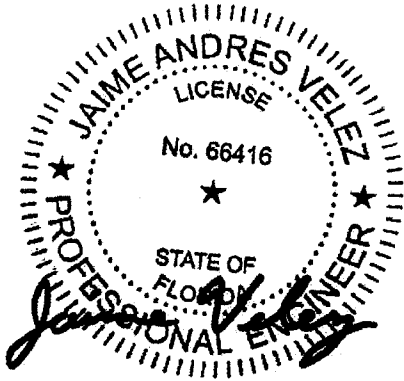
Field Permeability Test Location Plan

Hydraulic Conductivity Test Results
Crab Pot Restaurant ■ Riviera Beach, Florida
September 8, 2016 ■ Terracon Project No. HD165119



We appreciate the opportunity to provide geotechnical engineering services for this project. Please contact us if you have any questions regarding this report.

Sincerely,
Terracon Consultants, Inc.



A handwritten signature in black ink that reads "Kevin Aubry".

Jaime Velez, P.E.
Senior Geotechnical Engineer
Registered, Florida 66416

Kevin Aubry, P.E.
Senior Geotechnical Engineer
Registered, Florida 38175

9/8/16

Attachments:
Sheet 1 – Field Permeability Test Location Plan
Sheet 2 – Field Permeability Test Results

Project Name: Crab Pot Restaurant
 386 Blue Heron Blvd
 Riviera Beach, Florida

Project No. HD165119

TEST NUMBER: BHP-1
 TEST LOCATION: See Field Permeability Test Location Plan
 (Sheet 1)

SUBSURFACE PROFILE

Depth (feet)	Soil Description
0 – 0.2	Dark brown organic SAND with roots (PT)
0.2 – 2.0	Brown fine SAND with some limerock gravel (SP)
2.0 – 7.0	Brown fine to medium SAND with trace gravel size shell fragments (SP)

Water Table Depth: 5 ft below ground surface on Sept 7, 2016 at 11:40 am
 Constant Head Maintained at: Ground Surface

PERMEABILITY RESULTS

Uncased (U) or Cased (C): C
 Casing Depth (ft): 7
 Casing Stick-up (ft): 0
 Perforated length (ft): 5

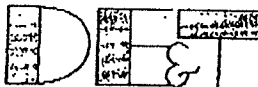
Constant Head			Falling Head		
Start	Stop	Volume Used (gallons)	Start	Stop	Drop (Ft)
0 sec.	5 min.	66.2	--	--	--

*K, Hydraulic Conductivity (CFS/Ft² - Ft Head)

= 8.12 x 10⁻⁴

*(Reference: South Florida Water Management District Usual Open Hole Test Method)

Note: Borehole was charged with 270 gallons of water prior to initiation of test.


DUNKELBERGER ENGINEERING & TESTING, INC.
Geotechnical • Materials Testing/Inspection • Environmental

Rankin-Gravett Group, LLC
 1300 N.W. 17th Avenue
 Suite 255
 Delray Beach, Florida 33445

May 25, 2005
 Project No. 05-21-5492

Attention: Mr. Steve Gravett

Subject: ***Borehole Permeability Testing***
The Inlet
386 Blue Heron Boulevard
Riviera Beach, Florida

Gentlemen:

Dunkelberger Engineering & Testing, Inc. (DET) has completed a single borehole permeability test at the referenced site to evaluate the hydraulic conductivity characteristics of the upper 5.5 feet of the soil profile components.

The permeability test was conducted in a 4-inch diameter by 5.5-foot deep borehole whose sidewalls were stabilized with a 2-inch diameter partially perforated well screen and 6/20 silica sand. Usual open hole, constant head test methodology was utilized for the hydraulic conductivity determination. The test location is shown on Sheet 1.

The groundwater table was measured in the boring at a depth of 3.5 feet below the existing ground surface at the time of the test (May 24, 2005).

Results of the test are presented on Sheet 1 along with the pertinent stratigraphic, geometric and hydraulic conditions existing at the site. Referencing an equation given in the South Florida Water Management District (SFWMD) Permit Information Manual, Volume IV, the test results show that the average hydraulic conductivity of the profile components is about 1.18×10^{-3} cubic feet per second per square foot per foot head (cfs/sf-ft).

For drainage design purposes, we recommend that the field-determined value of hydraulic conductivity be halved to account for non-hydraulic equilibration in the highly permeable soils during the short duration of the test and a reduction in permeability because of soil compaction during construction.

1225 Omar Road • West Palm Beach, Florida 33405

Phone: (561) 689-4299 • Fax: (561) 689-5955

E-mail: info@detwpb.org

State of Florida Board of Professional Engineers Authorization No. 6870

Rankin-Gravett Group, LLC
 Project No. 05-21-5492

Page 2

oOo

We trust that the information provided in this letter is clear and understandable. Should it require any clarification or amplification, however, please contact us.

Very truly yours,

DUNKELBERGER ENGINEERING & TESTING, INC.

NA

Hieu H. Huynh, P.E.
 Project Engineer
 FL Registration No. 60728

5492rpt.hhh

Thomas Jepper

Thomas Jepper, P.E.
 Principal Engineer
 FL Registration No. 27451

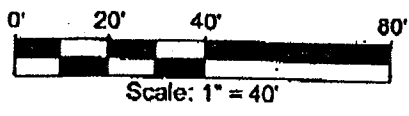
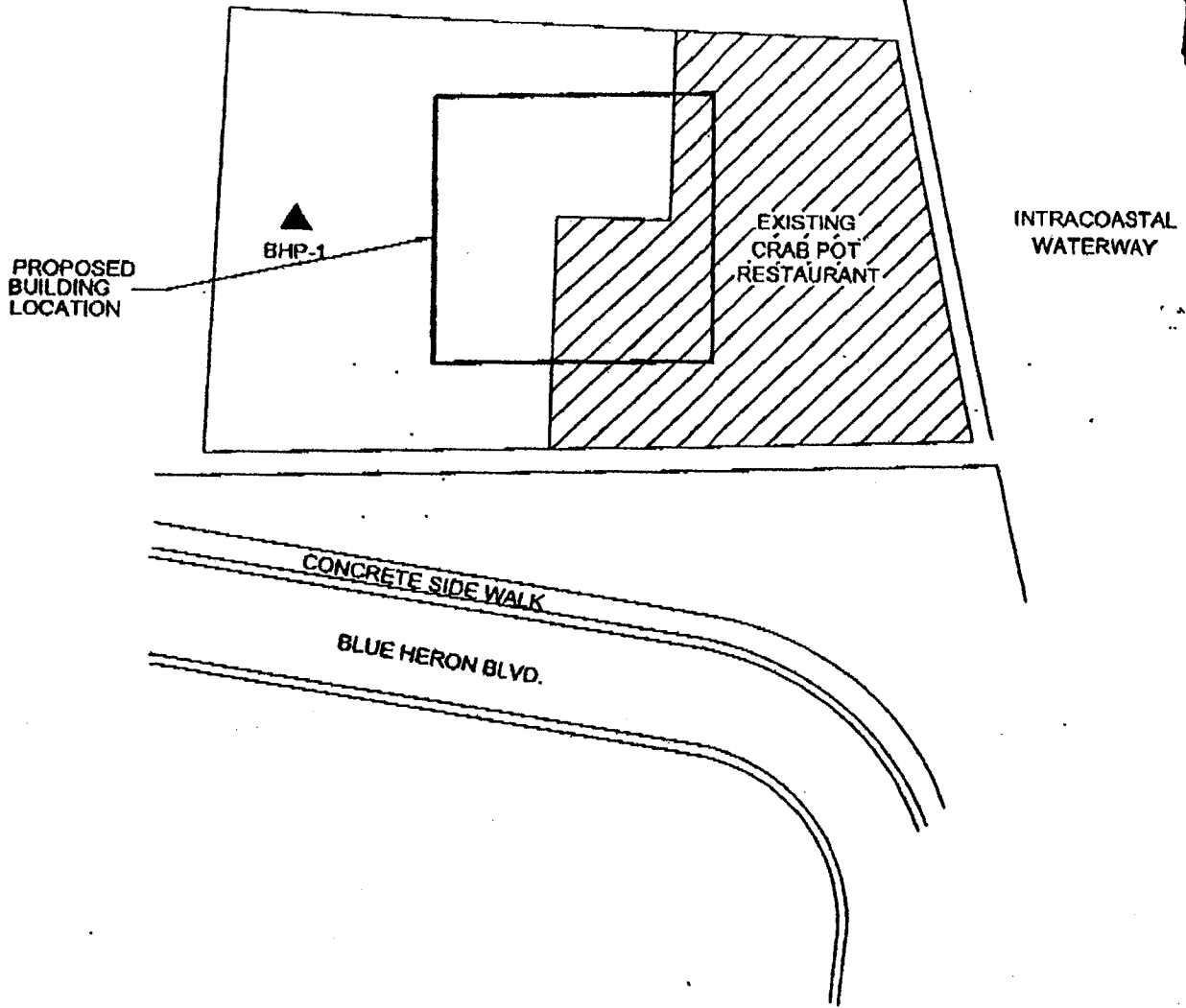
5/2/05

Attachments: Sheet 1 - Permeability Test Location Plan
 Sheet 2 - Field Permeability Test Results

cc: Addressee (2) ... *via fax and U.S. Mail*

Siskind • Carlson & Partners (2) ... *via fax and U.S. Mail*
 Attn: Mr. Steve Siskind





LEGEND
 ▲ - BOREHOLE PERMEABILITY (BHP) TEST LOCATION AND NUMBER

Location is approximate

DRAWN	GD
CHECKED	HHH
APPROVED	TJT
SCALE	1"=40'
REVISED	

PERMEABILITY TEST LOCATION PLAN
 THE INLET
 386 BLUE HERON BOULEVARD
 RIVIERA BEACH, FLORIDA

DET DUNKELBERGER ENGINEERING & TESTING, INC.
Geotechnical • Materials Testing/Inspection • Environmental

DATE	5-25-05	PROJ. NO.	05-21-5492	SHEET	1
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DE&T DUNKELBERGER ENGINEERING & TESTING, INC.

Project Name / Number: The Inlet
 386 Blue Heron Boulevard
 Riviera Beach, Florida

05-21-5492

TEST NUMBER: BHP-1
 TEST LOCATION: See Permeability Test Location Plan, Sheet 1

Depth (feet)	Soil Description
0.0 - 1.0	Asphaltic concrete over aggregate base course (Flexible Pavement)
1.0 - 5.5	Light brown to brown fine SAND, scattered shell fragments (SP)

Water Table Depth: 3.5 Feet Below Ground Surface on May 24, 2005
 Constant Head Maintained at: Ground Surface

Uncased (U) or Cased (C): C 4-inch ϕ
 Casing Depth (ft): 5.5
 Casing Stick-up (ft): 0.0
 Perforated length (ft): 5.5

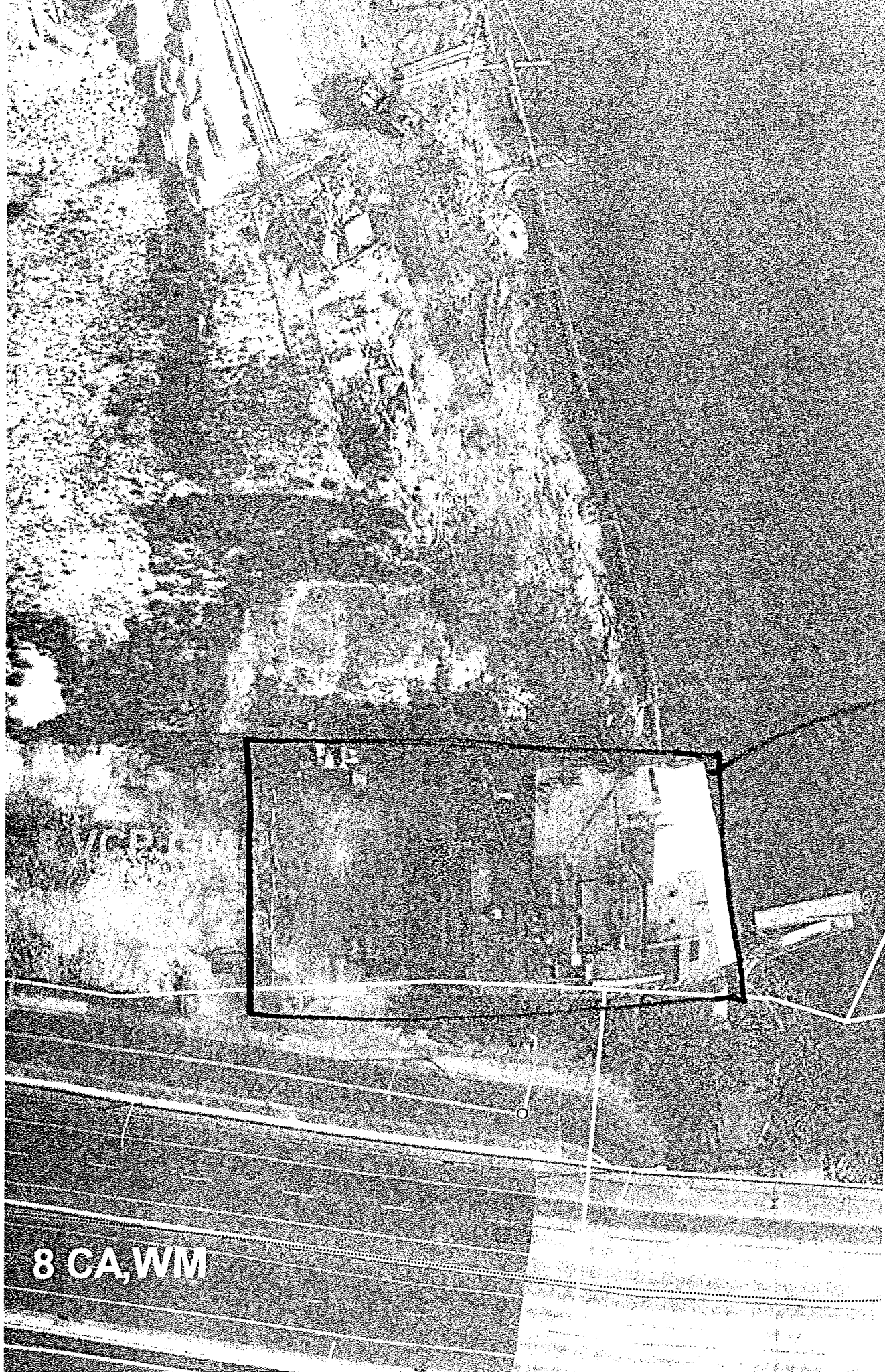
Constant Head			Falling Head		
Start	Stop	Volume Used (gallons)	Start	Stop	Drop (Ft)
0 sec.	10 min. 47 sec.	80	--	--	--

*K, Hydraulic Conductivity (CFS/Ft² - Ft Head)

= 1.18 x 10⁻³

*(Reference: Equations in SFWMD Permit Information Manual, Volume IV)

Note: Borehole charged with 20 gallons prior to start of test.



N
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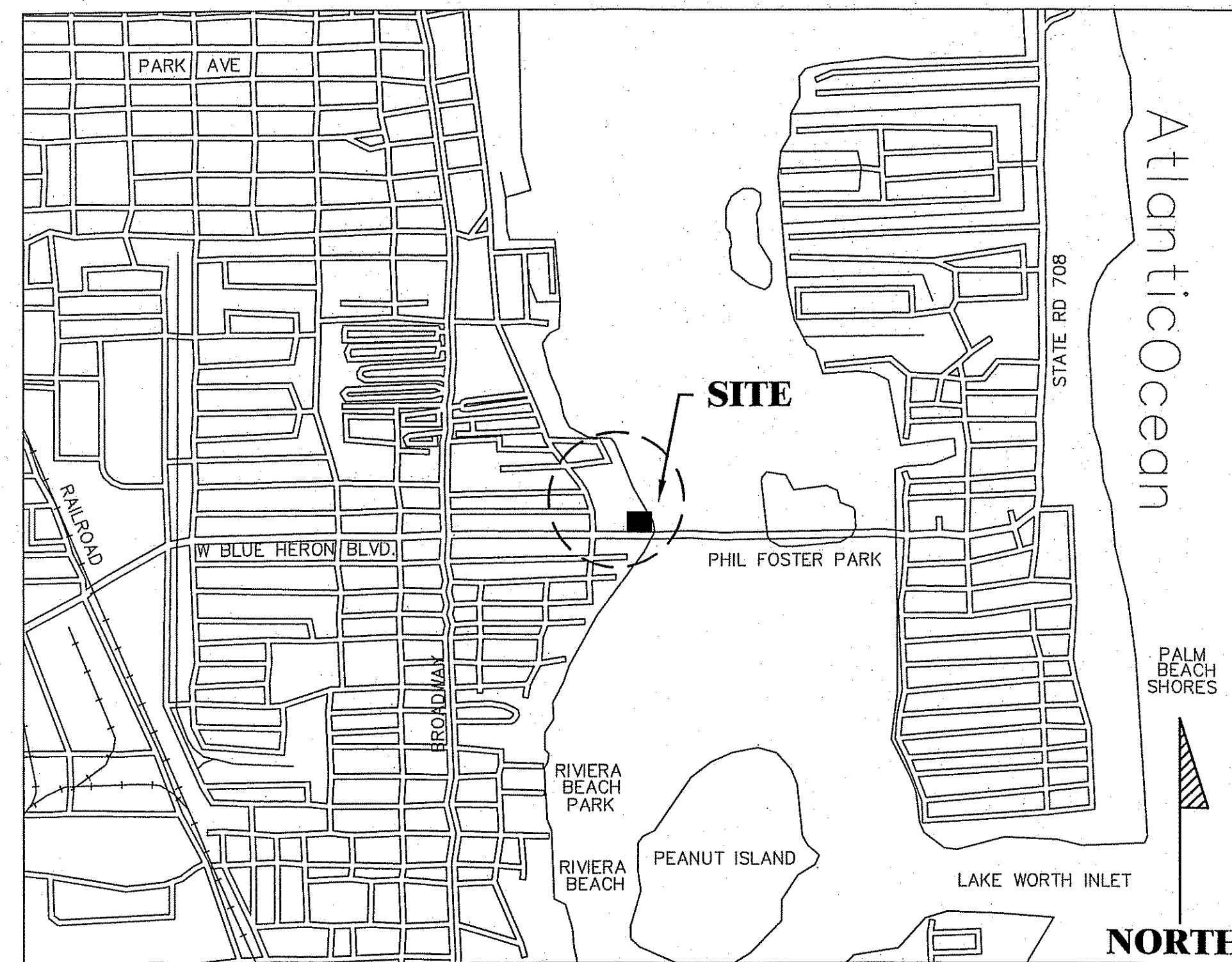
SITE

8 CA, WM

CRAB POT SITE PROPOSED RESTAURANT

LOCATED IN THE
CITY OF RIVIERA BEACH
(PALM BEACH COUNTY, FLORIDA)

WATER, SEWER, PAVING AND DRAINAGE CONSTRUCTION PLANS



LOCATION MAP

SECTION 28, TOWNSHIP 42 SOUTH, RANGE 43 EAST
(PALM BEACH COUNTY, FLORIDA)

PREPARED FOR:
SEVEN KINGS HOLDINGS, INC.
630 MAPLEWOOD DRIVE, SUITE 100
JUPITER, FLORIDA 33458
561-625-9443

SEPTEMBER 2016

PREPARED BY:
SOUTHERN DESIGN GROUP, INC.
609 NORTH HEPBURN AVENUE, SUITE 204
JUPITER, FLORIDA 33458
561-743-0501
EB# 5142

INDEX OF SHEETS

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	PAVING & DRAINAGE PLAN
3	WATER AND SEWER PLAN
4-5	PAVING AND DRINAGE DETAILS
6-7	WATER AND SEWER DETAILS

MARK A. WILLIAMS, P.E.
FL LIC NO. 34944

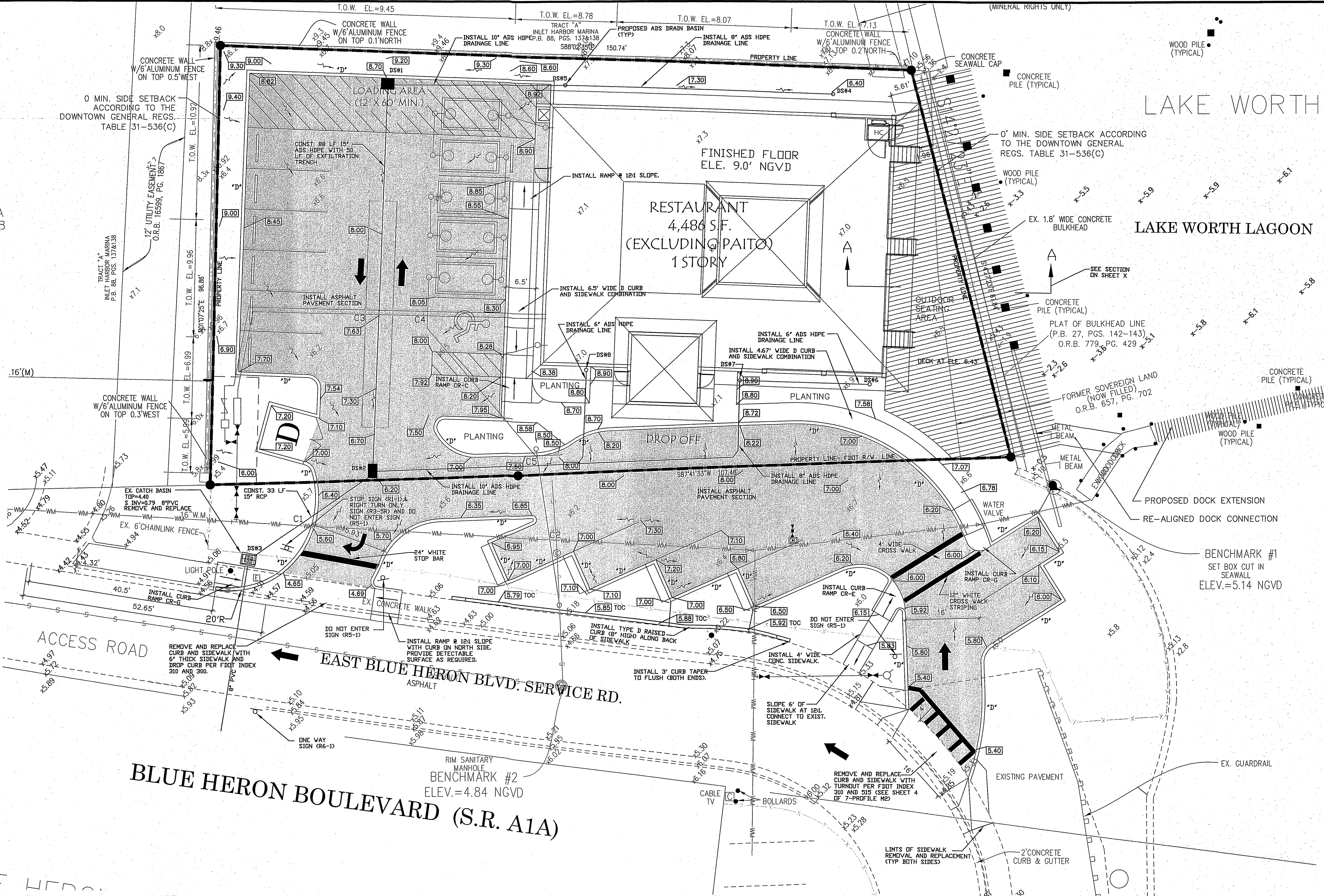
OCT 03 2016

CRAB POT SITE
JOB NO. 15027
SHEET 1 OF 7

LEGEND:

- 5.92x EXISTING ELEVATION
- 5.00 PROPOSED FINISHED GRADE
- PROPOSED ASPHALT PAVEMENT
- SPECIALTY PAVERS
- HANDICAP PARKING STALL
- DRAINAGE PATTERN
- "D" TYPE "D" CURB
- "F" TYPE "F" CURB AND GUTTER
- S.S. SANITARY SEWER SERVICE
- G.V. GATE VALVE
- E.L.E. ELEVATION
- F.L. FLOW LINE E.L.E. (ALSO KNOW AS INVERT E.L.E.)
- D.S. PROPOSED DRAINAGE STRUCTURE
- H.C. PROPOSED HANDICAP RAMP
- C.O. SANITARY CLEAN OUT
- CR CURB RAMP PER FDOT STANDARDS
- HDR 12" CONC HEADER CURB
- F.H. FIRE HYDRANT ASSEMBLY
- DIRECTIONAL ARROW

- ABBREVIATIONS:
- (C) = CALCULATED
 - C.B.S. = CONCRETE BLOCK STRUCTURE
 - C.M.S. = COMPRESSION MORTARS BOOK
 - C.M. = CONCRETE MASONRY
 - CONC. = CONCRETE
 - CR = CURB
 - F.H. = FIRE HYDRANT
 - F.L. = FLOW LINE
 - F.P. = FLORIDA POWER & LIGHT
 - G.V. = GATE VALVE
 - H.C. = HANDICAP CURB
 - HDR = 12" CONC HEADER CURB
 - H.W. = HOUSING WATER
 - I.E. = INVERT ELEVATION
 - L.S. = LICENSE SURVEY
 - M. = MEASURED
 - M.A.S. = MEASUREMENT
 - M.H.W. = MEAN HIGH WATER
 - M.S. = METAL STUD
 - O.R.B. = OFFICIAL RECORD BOOK
 - P.L. = PLAT
 - P.B. = PLAT BOOK
 - P.F.M. = PERMANENT REFERENCE MONUMENT
 - R.O.W. = RIGHT-OF-WAY
 - R.C.P. = REINFORCED CONCRETE PIPE
 - R.P.B. = ROAD PLAT BOOK
 - S. = SURVEY
 - S.P. = STOP SIGN POLE
 - S.M. = SANITARY MANHOLE
 - S.S. = SOUTHERN BELL TELEPHONE MANHOLE
 - S.W. = STREET
 - T.V. = TRAFFIC LIGHT POLE
 - U.L. = UTILITY ELEVATION
 - W.P. = WOOD POLE
 - W.U. = WOOD UTILITY POLE
 - W.V. = WATER VALVE



PROPOSED DRAINAGE STRUCTURES

D.S. #1 (TYPE C INLET) GRATE ELE. = 8.70 S. F.L. ELE. = 1.50 E. F.L. ELE. = 4.00 BOTTOM ELE. = (-) 0.50	D.S. #4 (ADS DRAIN BASIN) GRATE ELE. = 8.70 S. F.L. ELE. = 1.50 E. F.L. ELE. = 4.00 BOTTOM ELE. = (-) 0.50	D.S. #5 (ADS DRAIN BASIN) GRATE ELE. = 6.20 S.W. F.L. ELE. = 2.25 N. F.L. ELE. = 1.50 E. F.L. ELE. = 1.00 BOTTOM ELE. = (-) 0.50
D.S. #2 (TYPE C INLET) GRATE ELE. = 6.20 S.W. F.L. ELE. = 2.25 N. F.L. ELE. = 1.50 E. F.L. ELE. = 1.00 BOTTOM ELE. = (-) 0.50	D.S. #6 (ADS DRAIN BASIN) GRATE ELE. = 7.50 +/- W. F.L. ELE. = 4.50	

PROPOSED DRAINAGE STRUCTURES

D.S. #7 (ADS DRAIN BASIN) GRATE ELE. = 8.70 S. F.L. ELE. = 4.30 E. F.L. ELE. = 4.30 BOTTOM ELE. = (-) 0.50	D.S. #8 (ADS DRAIN BASIN) GRATE ELE. = 8.70 S. F.L. ELE. = 4.30
--	---

CROSSING TABLE

C1 TOP 16" WM = 0.93 (CONTRACTOR TO FIELD VERIFY) BOT 15" RCP = 1.93	C2 TOP 16" WM = 0.93 (CONTRACTOR TO FIELD VERIFY) BOT 6" S.S. = 2.50 +/-	C3 TOP EXFILTRATION = 4.00 BOT 2" WS AND 6" FM = 4.50	C4 TOP 6" S.S. = 4.00 (CONTRACTOR TO VERIFY) BOT 2" WS AND 6" FM = 4.50	C5 TOP 10" DRAIN = 2.20 BOT 6" S.S. = 2.70 +/-
---	---	--	--	---

GENERAL NOTES:

- ALL WORK INSIDE THE PROPERTY LINE SHALL BE COORDINATED WITH THE ARCHITECTURAL PLANS. THE CONCRETE PARKING AREAS, STRIPING, PARKING SPACES, HANDICAP FACILITIES, CURBING, ETC. DSHALL BE INSTALLED PER THE ARCHITECTURAL PLANS.
- PROPOSED DRAINAGE WITHIN THE PROPERTY LINE SHALL BE COORDINATED WITH THE PARKING INSTALLATION.
- ALL SERVICE CONNECTIONS TO THE BUILDING (WATER, SEWER, DRAINAGE, ETC.) SHALL BE COORDINATED WITH THE ARCHITECTURAL PLANS. THE CONTRACTOR SHALL REVIEW ALL PLANS AND VERIFY THAT ALL POINTS OF SERVICE ARE CONSISTENT BETWEEN ALL PLANS.
- GRADES SHOWN PROVIDED BY ARCHITECT.
- ALL PROPOSED GRADES SHALL BE REVIEWED AGAINST EXISTING GRADES WHERE NEW FACILITIES ARE MATCHING EXISTING FACILITIES. ALL SIDEWALKS AND RAMPS SHALL COMPLY WITH SLOPES TO CONFORM TO ADA REQUIREMENTS AND FDOT STANDARDS.

- GRADES, GEOMETRY, BANDING AND OTHER FEATURES IN PLAZA AREA UNDER BRIDGE PROVIDED BY SISKIND CARLSON & PARTNERS (SCP) ARCHITECTS. REFER TO PLANS PREPARED BY SCP FOR ADDITIONAL DETAILS IN PLAZA AREA. MAXIMUM SLOPES IN PLAZA SHALL NOT EXCEED 5% LONGITUDINALLY AND 2% CROSS SLOPES IN THE DIRECTION ON PEDESTRIAN TRAFFIC. CONTRACTOR SHALL VERIFY EXISTING GRADES AND REVIEW RELATIVE TO PROPOSED GRADE IN THIS AREA TO CONFIRM COMPLIANCE WITH SLOPE REQUIREMENTS. ALL WORK SHALL BE COORDINATED WITH THE BULKHEAD REMOVAL AND REPLACEMENT IN THIS AREA.

* NOTE: CONFIRM ELEVATION WITH ARCHITECTURAL PLANS

MARK A. WILLIAMS, P.E.
FL LIC NO. 34944

CRAB POT SITE
PAVING AND DRAINAGE
PLAN

SOUTHERN DESIGN GROUP, INC.

Engineering, Planning & Project Management
609 Hepburn Avenue, Suite 204
Jupiter, Florida 33458 561-743-0501

DATE: 9/16 2016 BY: MAW

RECORD DRAWING DATA

NO. DATE REVISIONS

DESIGNED: MAW CHECKED: LVC SCALE: 1"=10' DRAWING NO. 16027

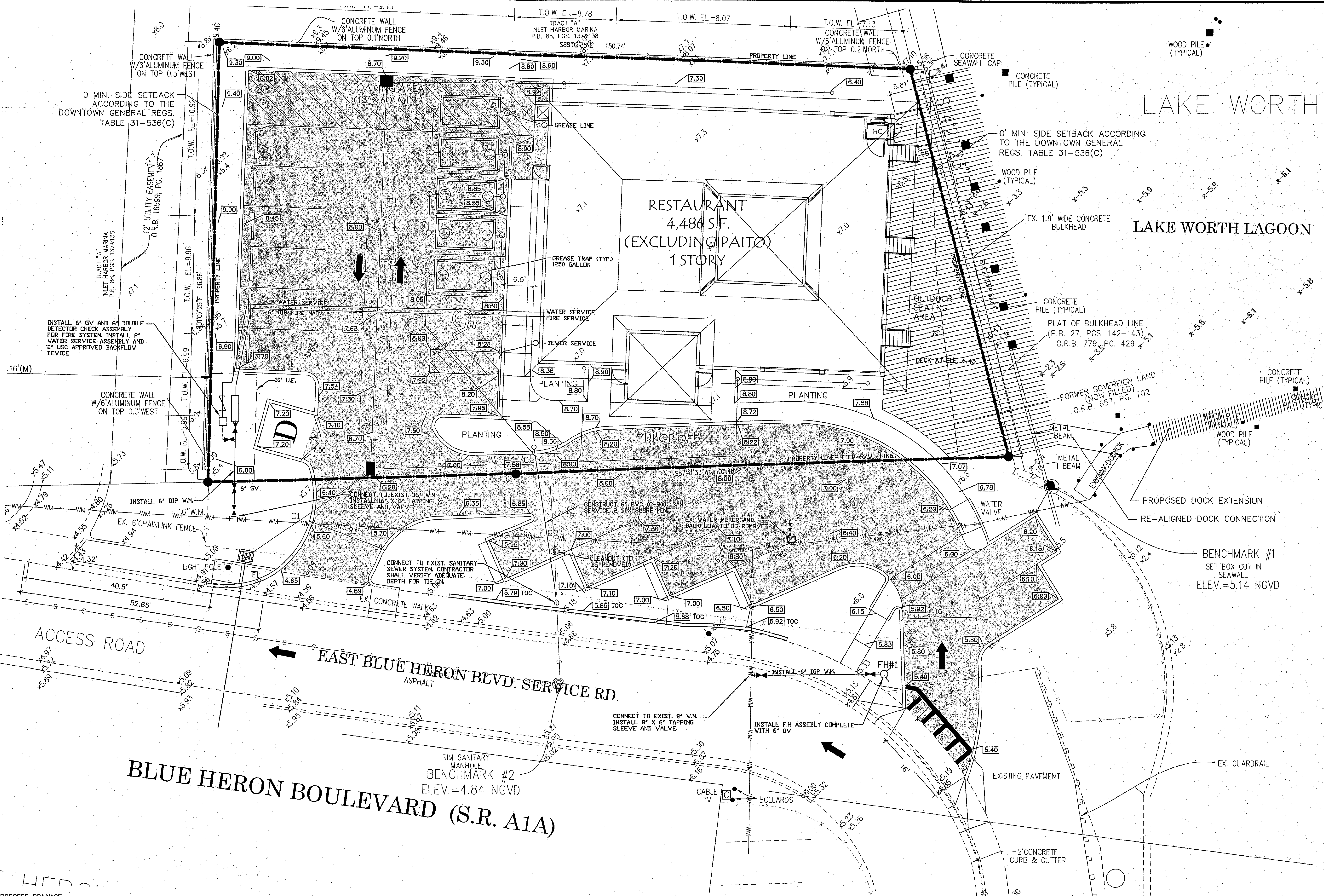
JOB NO. 16027

SHEET 2 OF 7

LEGEND:

- 5.92x EXISTING ELEVATION
- 5.00 PROPOSED FINISHED GRADE
- PROPOSED ASPHALT PAVEMENT
- SPECIALTY PAVERS
- HANDICAP PARKING STALL
- DRAINAGE PATTERN
- "D" TYPE "D" CURB
- "E" TYPE "E" CURB AND GUTTER
- S.S. SANITARY SEWER SERVICE
- G.V. GATE VALVE
- ELE. ELEVATION
- F.L. FLOW LINE E.L. (ALSO KNOW AS INVERT ELE.)
- D.S. PROPOSED DRAINAGE STRUCTURE
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- C.O. SANITARY CLEAN OUT
- CR CURB RAMP PER FDOT STANDARDS
- HDR 12" CONC HEADER CURB
- F.H. FIRE HYDRANT ASSEMBLY
- DIRECTIONAL ARROW

- ABBREVIATIONS:**
- (C) = CALCULATED
 - C.B.S. = CONCRETE BLOCK STRUCTURE
 - C.M. = COMMISSIONER'S MINUTES BOOK
 - C.W. = CONCRETE WALL
 - C.C. = CONCRETE
 - D.B. = DEEP BOOK
 - F.A. = FIRE HYDRANT
 - F.D. = FLOOD
 - F.P. = FLORIDA POWER & LIGHT
 - I.P. = IRON PIPE
 - I.V. = INVERT
 - L.B. = LIGHT BOX
 - L.S. = LICENSE BUSINESS
 - L.P. = LIGHT POLE
 - M.S. = MEASURED
 - M. = MEASURED
 - M.W. = MEAN HIGH WATER
 - M.H. = MANSUET
 - O.R.B. = OFFICIAL RECORD BOOK
 - P.B. = PLAT BOOK
 - P.F.M. = PERMANENT REFERENCE MONUMENT
 - R.O.W. = RIGHT-OF-WAY
 - R.C.P. = RIMMED CONCRETE PIPE
 - R.B. = ROAD PLAT BOOK
 - S. = SURVEY
 - S.P. = STOP LIGHT POLE
 - S.M. = SANITARY MANHOLE
 - S.S.M. = SOUTHERN BELL TELEPHONE MANHOLE
 - S.M. = SYSTEM MANHOLE
 - T.B. = TRAFFIC LIGHT POLE
 - T.V. = TELEVISION
 - U.E. = UTILITY EASEMENT
 - W.P. = WOOD POLE
 - W.U.P. = WOOD UTILITY POLE
 - W.V. = WATER VALVE



PROPOSED DRAINAGE STRUCTURES

D.S. #1 (TYPE C INLET)
 GRATE ELE. = 8.70
 S. F.L. ELE. = 1.50
 BOTTOM ELE. = (-) 0.50

D.S. #2 (TYPE C INLET)
 GRATE ELE. = 6.20
 S.W. F.L. ELE. = 1.50
 N. F.L. ELE. = 1.50
 BOTTOM ELE. = (-) 0.50

D.S. #3 (TYPE C INLET)
 GRATE ELE. = 5.00
 S. F.L. ELE. = 0.79 (EXISTING 8")
 N. F.L. ELE. = 1.00
 BOTTOM ELE. = 0.00

CROSSING TABLE

C1 TOP 16" WM = 0.93 (CONTRACTOR TO FIELD VERIFY)
 BOT 15" RCP = 1.93

C2 TOP 16" WM = 0.93 (CONTRACTOR TO FIELD VERIFY)
 BOT 6" S.S. = 2.50 +/-

C3 TOP EXFILTRATION = 4.00
 BOT 2" WS AND 6" FM = 4.50

C4 TOP 6" S.S. = 4.00 (CONTRACTOR TO VERIFY)
 BOT 2" WS AND 6" FM = 4.50

C5 TOP 10" DRAIN = 2.20
 BOT 6" S.S. = 2.70 +/-

GENERAL NOTES:

- ALL WORK INSIDE THE PROPERTY LINE SHALL BE COORDINATED WITH THE ARCHITECTURAL PLANS. THE CONCRETE PARKING AREAS, STRIPING, PARKING SPACES, HANDICAP FACILITIES, CURBING, ETC. SHALL BE INSTALLED PER THE ARCHITECTURAL PLANS.
- PROPOSED DRAINAGE WITHIN THE PROPERTY LINE SHALL BE COORDINATED WITH THE PARKING INSTALLATION.
- ALL SERVICE CONNECTIONS TO THE BUILDING (WATER, SEWER, DRAINAGE, ETC.) SHALL BE COORDINATED WITH THE ARCHITECTURAL PLANS. THE CONTRACTOR SHALL REVIEW ALL PLANS AND VERIFY THAT ALL POINTS OF SERVICE ARE CONSISTENT BETWEEN ALL PLANS.
- ALL PROPOSED GRADES SHALL BE REVIEWED AGAINST EXISTING GRADES WHERE NEW FACILITIES ARE MATCHING EXISTING FACILITIES. ALL SIDEWALKS AND RAMPS SHALL COMPLY WITH SLOPES TO CONFORM TO ADA REQUIREMENTS AND FDOT STANDARDS.
- DECKING ON THE EAST SIDE OF THE BUILDING

* NOTE: CONFIRM ELEVATION WITH ARCHITECTURAL PLANS

MARK A. WILLIAMS, P.E.
 FL LIC NO. 34944

CRAB POT SITE
 WATER AND SEWER PLAN

SOUTHERN DESIGN GROUP, INC.
 Engineering, Planning & Project Management
 609 Hepburn Avenue, Suite 204
 Jupiter, Florida 33458 561-743-0501

DATE: 8/16 2016
 SCALE: 1"=10'

NO. DATE REVISIONS

DATE: 08/16/2016
 JOB NO. 15027
 SHEET 3 OF 7

GENERAL NOTES AND SPECIFICATIONS

CLEARING SHALL BE LIMITED TO CONSTRUCTION AREA AND/OR AS DIRECTED BY OWNER OR HIS REPRESENTATIVE. GRUBBING OF ALL STUMPS, ROOTS, BURIED LOGS OR OTHER OBJECTIONABLE MATERIALS SHALL BE TO A DEPTH OF 18 INCHES BELOW NATURAL GROUND. ALL DEBRIS SHALL BE REMOVED FROM THE SITE AND LEGALLY DISPOSED OF.

OWNER AND CONTRACTOR SHALL COORDINATE TO PROVIDE CONSTRUCTION SURVEY.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING BUILDINGS, STRUCTURES, AND UTILITIES THAT ARE UNDER GROUND, ABOVE GROUND, OR ON THE SURFACE AGAINST CONSTRUCTION OPERATIONS THAT MAY BE HAZARDOUS TO SAID FACILITIES AND SHALL HOLD AND SAVE THE OWNER, HIS AGENTS AND/OR CONSULTANTS HARMLESS AGAINST ALL CLAIMS OR DAMAGE.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED TESTS AND SHALL SUBMIT REPORTS FOR REVIEW AND APPROVAL. THE TESTS SHALL BE PERFORMED BY AN INDEPENDENT TESTING LABORATORY. PAYMENT FOR TESTING PER CONTRACT WITH OWNER. ANY RETEST FOR FAILURE WILL BE AT THE CONTRACTOR'S EXPENSE.

ALL WORK SHALL BE PERFORMED IN A WORKMANLIKE MANNER AND SHALL CONFORM WITH ALL APPLICABLE LOCAL, REGIONAL, STATE AND FEDERAL REGULATIONS AND/OR CODES. THE CONTRACTOR OR SUBCONTRACTORS SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO PROCEEDING WITH CONSTRUCTION. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FEDERAL, STATE, COUNTY AND, IF APPLICABLE, LOCAL MUNICIPAL REGULATIONS. THE LATEST EDITION OF FLORIDA DOT SPECIFICATIONS, DETAILS AND ADDENDA SHALL GOVERN AS APPLICABLE TO THE TYPE OF CONSTRUCTION.

PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL VISUALLY EXAMINE THE SITE OF CONSTRUCTION TO DETERMINE THE AMOUNT OF CLEARING AND EXISTING FACILITIES TO BE PROTECTED, REPLACED, REMOVED AND/OR RELOCATED WHICH MAY BE REQUIRED TO COMMENCE WORK. ALL CONTRACTOR'S SHALL PROTECT EXISTING IMPROVEMENTS THAT ARE CONTIGUOUS TO THE CONSTRUCTION AREA.

THE CONTRACTOR SHALL COORDINATE PROJECT CONSTRUCTION AND GIVE ADEQUATE NOTIFICATION TO ALL AFFECTED UTILITY OWNERS (IE: WATER AND SEWER UTILITY, FP&L, SO. BELL, CABLE, ETC.) WITH REGARD TO THE NEED FOR REMOVAL, RELOCATION OR ALTERATION OF THEIR EXISTING FACILITIES. UTILITY COMPANIES SHALL BE NOTIFIED 48 HOURS PRIOR TO COMMENCING CONSTRUCTION. CALL SUNSHINE-UTILITY NOTIFICATION CENTER- FOR LOCATION BEFORE EXCAVATION (1-800-432-4770).

THE CONTRACTOR SHALL ALSO COORDINATE AND NOTIFY APPLICABLE UTILITY AGENCY PERSONNEL AND ENGINEER FOR REQUIRED INSPECTIONS (MIN. 48 HR. NOTICE), AND SHALL SUPPLY ANY AND ALL EQUIPMENT NECESSARY TO PROPERLY TEST OR INSPECT THE WORK.

GUARANTY-ALL MATERIAL AND EQUIPMENT TO BE FURNISHED OR INSTALLED BY THE CONTRACTOR(S) UNDER THE CONSTRUCTION CONTRACT FOR THIS PROJECT SHALL BE GUARANTEED AGAINST DEFECTIVE MATERIALS, AND WORKMANSHIP. UPON RECEIPT OF NOTICE FROM THE OWNER OF FAILURE OF ANY PART OF THE INSTALLATION, GUARANTEED EQUIPMENT OR MATERIALS, DURING THE GUARANTY PERIOD, THE AFFECTED PART, PARTS OR MATERIALS SHALL BE REPLACED PROMPTLY WITH THE NEW PARTS OR MATERIALS BY THE CONTRACTOR, AT NO EXPENSE TO THE OWNER. IN THE EVENT THE CONTRACTOR FAILS TO MAKE THE NECESSARY REPLACEMENT OR REPAIRS WITHIN SEVEN DAYS AFTER NOTIFICATION BY THE OWNER, THE OWNER MAY ACCOMPLISH THE WORK AT THE EXPENSE OF THE CONTRACTOR.

ALL WORK SHALL BE ACCOMPLISHED IN A SAFE WORKMANLIKE MANNER. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS AND REGULATIONS OF ANY PUBLIC BODY HAVING JURISDICTION FOR THE SAFETY OF PERSONS OR PROPERTY OR TO PROTECT THEM FROM DAMAGE, INJURY OR LOSS; AND SHALL ERECT AND MAINTAIN ALL NECESSARY SAFEGUARDS FOR SUCH SAFETY AND PROTECTION. THE RESPONSIBILITY FOR PROJECT SAFETY RESTS SOLELY AND SPECIFICALLY WITH THE CONTRACTOR. SOUTHERN DESIGN GROUP, INC., THE OWNER, THE REGULATORY AGENCIES AND THEIR EMPLOYEES ARE SPECIFICALLY INDEMNIFIED AND HELD HARMLESS FROM ANY ACTIONS OF THE CONTRACTOR RELATING TO THE SAFETY PROCEDURES IMPLEMENTED DURING CONSTRUCTION AND FOR ANY CLAIMS BROUGHT BY ANY PERSONS REGARDING SAFETY, PERSONAL INJURY OR PROPERTY DAMAGE.

CONTRACTOR SHALL COORDINATE WITH OWNER AND ALL OTHER CONTRACTORS TO ENSURE PROPER CONSTRUCTION SEQUENCE OF PROJECT. THE SEQUENCE OF CONSTRUCTION SHALL BE SUCH THAT ALL UNDERGROUND UTILITIES SHALL BE INSTALLED PRIOR TO PAVEMENT CONSTRUCTION AND OTHER ABOVE GROUND IMPROVEMENTS.

ELEVATIONS- ALL ELEVATIONS REFER TO N.G.V.D.

RECORD DRAWINGS-THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN AND SUBMIT TO ENGINEER A COMPLETE DETAILED SET OF RECORD DRAWING DATA PREPARED BY A REGISTERED FLORIDA SURVEYOR. THE RECORD DRAWINGS SHALL ADHERE TO ANY AND ALL SPECIFIC CRITERIA OF THE WATER AND SEWER UTILITY AND ANY SPECIFICS REQUIRED BY THE ENGINEER.

UNDERGROUND CONTRACTOR SHALL SUBMIT ALL RECORD DATA TO THE ENGINEER FOR HIS REVIEW AND APPROVAL PRIOR TO PAVEMENT AND/OR CURB INSTALLATION. ANY NECESSARY ADJUSTMENT AT THIS TIME WILL BE THE RESPONSIBILITY OF THE UNDERGROUND CONTRACTOR.

FINAL ADJUSTMENT OF MANHOLE RIMS, VALVE BOXES, ETC. THAT ARE WITHIN ANY PAVED AREA, SHALL BE ADJUSTED AT THE TIME THE BASE MATERIAL IS IN PLACE, AND SHALL BE THE RESPONSIBILITY OF THE UNDERGROUND CONTRACTOR.

PAVING CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURES. ANY DAMAGE TO THESE STRUCTURES BY THE PAVING CONTRACTOR SHALL BE THE PAVING CONTRACTOR'S RESPONSIBILITY TO COORDINATE REPAIR.

MATERIALS AND CONSTRUCTION:

ALL CONCRETE SHALL DEVELOP A 28 DAY MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI UNLESS OTHERWISE NOTED. CLASS I CONCRETE SHALL CONFORM WITH THE FLORIDA DOT SPECIFICATIONS, LATEST EDITION.

ALL STEEL SHALL BE DOMESTIC GRADE 60 (FY=60 KSI) AND CONFORM TO ASTM A-615 SPECIFICATIONS.

ALL MASONRY UNITS AND GROUT SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 1800 PSI AND SHALL MEET ALL NCMA SPECIFICATIONS AND RECOMMENDATIONS.

ALL STEEL SPLICES, CONSTRUCTION AND PLACEMENT, AND ALL STEEL TIES SHALL CONFORM TO NCMA AND ACI PRACTICES AND RECOMMENDATIONS.

IF MUCK IS ENCOUNTERED IN THE ROAD RIGHT-OF-WAY OR ANY OTHER PAVED OR BUILDING AREAS, IT SHALL BE COMPLETELY REMOVED AND SHALL BE BACKFILLED WITH CLEAN, GRANULAR MATERIAL IN ACCORDANCE WITH THE RECOMMENDATIONS OF A REGISTERED FLORIDA SOILS ENGINEER.

IF HARDPAN IS ENCOUNTERED IN ROAD SIDE SWALES OR ANY AREA DESIGNATED FOR DRAINAGE, IT SHALL BE REMOVED TO A WIDTH OF 2 FEET AT THE SWALE INVERT, OR 5' OUTSIDE OF DRAINAGE AREA, AND SHALL BE COMPLETELY REPLACED WITH GRANULAR MATERIAL.

CONTRACTOR SHALL BE RESPONSIBLE TO PERFORM ALL EXCAVATION IN ACCORDANCE WITH THE DEPARTMENT OF LABOR - OCCUPATIONAL SAFETY AND HEALTH STANDARDS EXCAVATION: FINAL RULE (29 CFR PART 1926) FORM FEDERAL REGULATIONS TUESDAY OCTOBER 31, 1991 AND OSHA 2226 (REV. 1990) EXCAVATION AND TRENCHING STANDARDS.

SUBGRADE-SUBGRADE SHALL BE COMPACTED TO MEET THE DENSITY REQUIREMENTS AS DETERMINED BY THE AASHTO T-180 SPECIFICATIONS. SUBGRADE SHALL EXTEND A MINIMUM OF 12 INCHES BEYOND THE PROPOSED EDGE OF PAVEMENT AND THE ENTIRE DEPTH SHALL BE COMPACTED TO 98% OF MAXIMUM DENSITY. ALL STUMPS, ROOTS OR OTHER DELETERIOUS MATTER ENCOUNTERED IN THE PREPARATION OF THE SUBGRADE SHALL BE REMOVED TO A DEPTH OF 3 FEET BELOW THE FINISHED ROAD GRADE. ALL SUCH MATERIAL/MATTER SHALL BE REMOVED WITHIN 8 FEET OF THE EDGE OF PAVEMENT. THE SUBGRADE SHALL BE COMPACTED AND STABILIZED AS SHOWN IN THE DETAILS WITH BEARING AND DENSITY DETERMINATIONS TO BE MADE BY THE APPLICABLE LATEST FLORIDA DOT SPECIFICATIONS.

BASE - BASE MATERIAL SHALL BE COMPACTED TO NOT LESS THAN 98% MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180 SPECIFICATIONS AND AS CALLED FOR IN THE FLORIDA DOT SPECIFICATIONS, LATEST EDITION-SECTION 250. BASE GREATER THAN 6" SHALL BE CONSTRUCTED IN TWO EVEN LIFTS OR 4" INTERVALS AND 6" BEYOND THE EDGE OF PAVEMENT.

PRIME COAT - BITUMINOUS PRIME COAT SHALL CONFORM WITH THE REQUIREMENTS OF THE FLORIDA DOT SPECIFICATIONS, LATEST EDITION-SECTION 300, AND SHALL BE APPLIED AT A RATE OF 0.25 GALLONS PER SQUARE YARD UNLESS OTHERWISE NOTED.

TACK COAT - BITUMINOUS TACK COAT SHALL CONFORM WITH THE REQUIREMENTS OF THE FLORIDA DOT SPECIFICATIONS, LATEST EDITION-SECTION 330 AND SHALL BE APPLIED AT THE MINIMUM RATE OF 0.08 GALLONS PER SQUARE YARD UNLESS OTHERWISE NOTED.

SURFACE COURSE - ASPHALTIC CONCRETE SURFACE COURSE SHALL CONFORM WITH THE REQUIREMENTS OF THE FLORIDA DOT SPECIFICATIONS, LATEST EDITION SECTION 331. THE MINIMUM COMPACTED THICKNESS IS AS NOTED IN PLANS.

INLETS SHALL BE THE TYPE DESIGNATED ON THE PLANS AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH FLORIDA DOT SPECIFICATIONS, LATEST EDITION-SECTION 425, UNLESS OTHERWISE NOTED IN THE PLANS.

CORRUGATED ALUMINUM PIPE (CAP (H)) SHALL BE SMOOTH WALL (INTERIOR) AND CONFORM WITH THE FLORIDA DOT SPECIFICATIONS, LATEST EDITION-SECTION 945. PIPE SHALL BE HELICAL OR HIGH FLOW HAVING THE THE HYDRAULIC EQUIVALENT OF CONCRETE PIPE. PIPE SIZES ARE AS SHOWN IN THE PLANS. ALL JOINTS IN STORM SEWER PIPE SHALL BE MADE WITH EITHER 1/2 INCH NEOPRENE OR 1/4 INCH STRIP SEALANT GASKET MATERIAL. ALL BANDS SHALL BE 12 INCHES WIDE. THE PIPE SHALL CONFORM WITH FLORIDA DOT SPECIFICATIONS, LATEST EDITION. CORRUGATED ALUMINUM PIPE SHALL NOT BE CONSTRUCTED UNDER PAVED AREAS, UNLESS OTHERWISE NOTED IN THE PLANS.

REINFORCED CONCRETE PIPE (RCP) SHALL CONFORM WITH THE REQUIREMENTS OF TABLE III OF ASTM C-76 AND WITH THE FLORIDA DOT SPECIFICATIONS, LATEST EDITION-SECTION 941. REQUIREMENTS FOR PIPE BACKFILL SHALL BE AS DEFINED BY FLORIDA DOT SPECIFICATIONS, LATEST EDITION SECTION 125-8. PIPELINE BACKFILL SHALL BE PLACED AND TESTED IN 6 INCH LIFTS AND COMPACTED TO 100% OF THE STANDARD PROCTOR (AASHTO T-99 SPECIFICATIONS).

ALL PIPE JOINTS SHALL BE WRAPPED WITH FILTER FABRIC JACKET IN ACCORDANCE WITH FDOT INDEX 280.

ALL STREET PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH MUTCD.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES AND REGULATIONS. TRAFFIC CONTROL SHALL ALSO BE IN ACCORDANCE WITH FLORIDA DOT INDEX 600.

IF WITHIN PALM BEACH COUNTY JURISDICTION, PAVEMENT MARKINGS AND SIGNAGE SHALL BE IN ACCORDANCE WITH THE MUTCD FOR STREETS AND HIGHWAYS AND PALM BEACH COUNTY TYPICAL NO. T-P-13. ALL STRIPING IN THE PARKING AREAS AND SITE SHALL CONFORM TO APPLICABLE LOCAL OR COUNTY CODES.

UTILITY CONDUITS/IRRIGATION CONDUITS SHALL BE PLACED PER OWNER'S DIRECTIONS AND CLEARLY MARKED AFTER CONSTRUCTION. CONTRACTOR SHALL OBTAIN RECORD DRAWING DATA ON ALL CROSSING.

PRE-CONSTRUCTION CONFERENCE:

A PRECONSTRUCTION CONFERENCE WITH THE OWNER, ENGINEER, CONTRACTORS AND ANY INVOLVED PARTIES WILL BE SCHEDULED BY THE PRIME CONTRACTOR PRIOR TO THE INITIATION OF CONSTRUCTION.

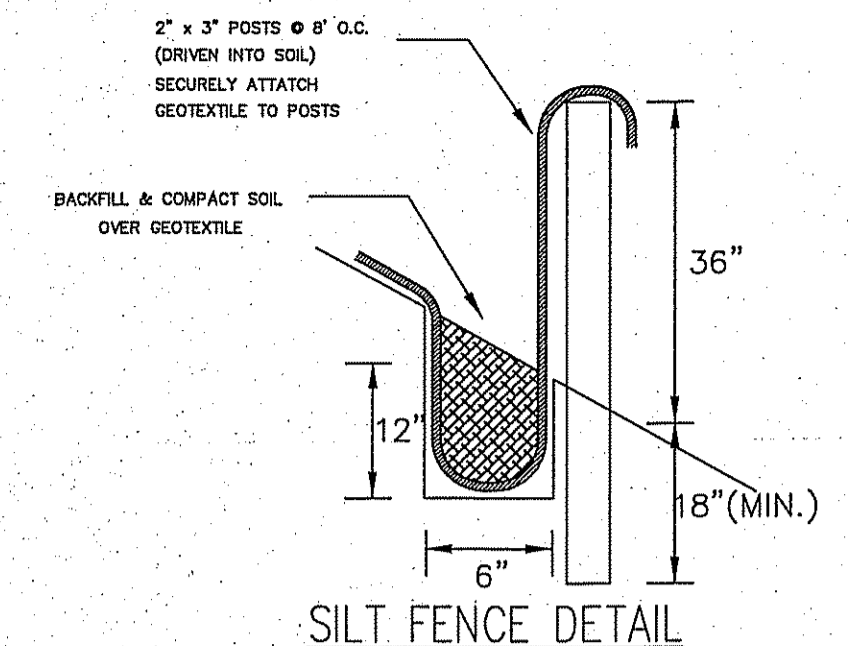
MINIMUM CONSTRUCTION CHECKPOINTS:
 THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR HIS REPRESENTATIVE FOR AN INSPECTION OF THE FOLLOWING CHECK POINTS INCLUDING BUT NOT LIMITED TO:
 -PRIOR TO ANY MAJOR DEVIATIONS FROM THE APPROVED PLANS.
 -PRIOR TO BACKFILLING ANY HYDRAULIC CONDUITS OR STRUCTURES. -UPON COMPLETION OF SUBGRADE COMPACTION
 -UPON COMPLETION OF BASE CONSTRUCTION -CONCRETE POURS FOR POURED IN PLACE STRUCTURES -LAMPING OF ALL SANITARY MAINS -PRIOR TO WATER MAIN FLUSHING
 -PRESSURE TESTING OF WATER MAINS -PRIOR TO ANY CONNECTION TO EXISTING FACILITIES
 NOTE: ANY TESTS OR OBSERVATIONS REQUIRED BY THE UTILITY COMPANY OR REGULATORY AGENCIES THAT ARE IN ADDITION TO THE ABOVE SHALL BE COMPLIED WITH.

SITE COORDINATION NOTES

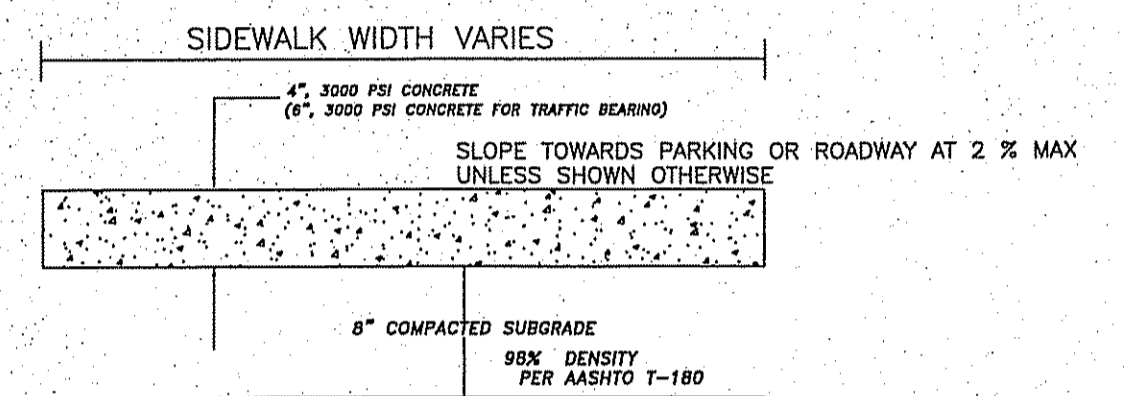
GENERAL NOTES (AS APPLICABLE):
 - CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL CONDUITS AND UNDERGROUND LINES FOR IRRIGATION, ELECTRIC, PHONE, ETC. WITH THE PAVING AND DRAINAGE FACILITIES TO ASSURE THAT THE LINES AREA INSTALLED PRIOR TO THE INSTALLATION OF THE PAVEMENT SECTION.
 - CONTRACTOR SHALL COMPLETE ALL SITE GRADING PRIOR TO THE INSTALLATION OF LANDSCAPING.
 -GRASSING AND SODDING SHALL BE IN ACCORDANCE WITH LANDSCAPE PLANS
 -CONTRACTOR SHALL PROTECT POWER POLES, GUY WIRES, ETC. FROM DAMAGE DURING CONSTRUCTION. ANY CONFLICTS WITH THE PROPOSED IMPROVEMENTS SHALL BE COORDINATED DIRECTLY WITH THE AFFECTED UTILITY COMPANY. CONTRACTOR TO COORDINATE DIRECTLY WITH UTILITY COMPANY FOR SECURING POLES DURING CONSTRUCTION, AS NEEDED.
 -STRIPING SHALL BE IN ACCORDANCE WITH CURRENT PBC CODES AND CONTRACTOR SHALL VERIFY STRIPING REQUIREMENTS FOR ALL STRIPED AREAS PRIOR TO STRIPING
 -ALL CATCH BASINS SHALL HAVE CLEAN MURAFI FILTER FABRIC PLACED ON THEM AND ANY AND ALL CONTRACTORS SHALL TAKE ALL REQUIRED ACTIONS TO PREVENT SOIL EROSION INTO THE DRAINAGE SYSTEM. MANHOLES, RECEIVING WATERS, ETC.
 -UPON COMPLETION OF CONSTRUCTION ALL DISTURBED AREAS INCLUDING EXISTING FACILITIES, RIGHTS-OF-WAY, SIDEWALKS, LANDSCAPING, ETC. SHALL BE FULLY RESTORED.
 -UPON COMPLETION OF ANY AND ALL SLOPES WITHIN THE PROJECT, PROTECTION MEASURES SUCH AS SOD, PLANTINGS, AND/OR TEMPORARY FILTER FABRICS SHALL BE INSTALLED TO PREVENT EROSION.

DRAINAGE SYSTEM FINAL INSPECTION NOTE:

ALL DRAINAGE SYSTEMS SHALL BE PUMPED DOWN TO BELOW ONE-THIRD OF THE DIAMETER OF THE PIPE (FROM THE INVERT) AND LAMPED AS A REQUIREMENT OF THE FINAL DRAINAGE INSPECTION.

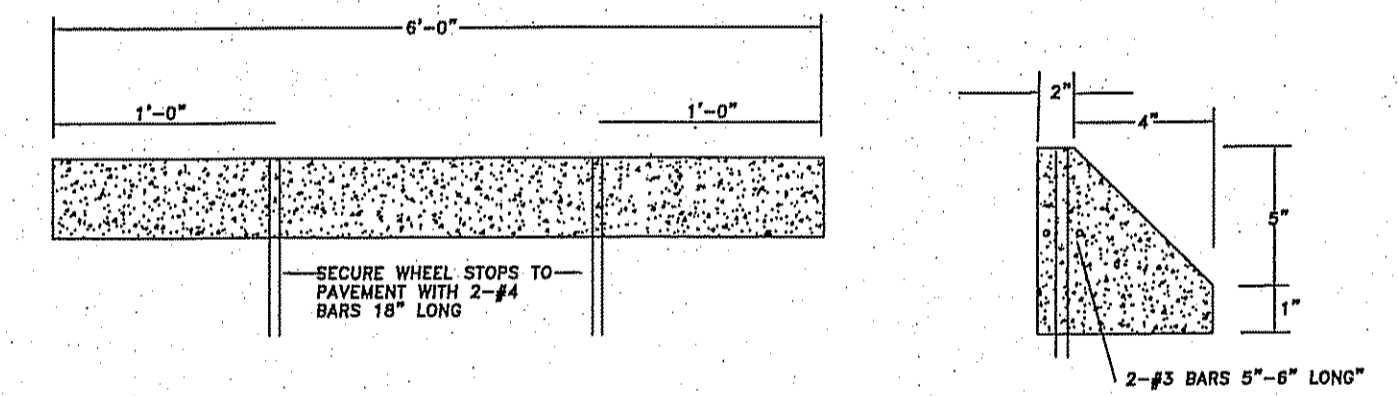


- NOTES:
 1. CONTRACTOR TO REMOVE SEDIMENT WHEN DEPOSIT REACHES 1/2 THE HEIGHT OF SILT FENCE.
 2. GEOTEXTILE SHALL BE SPUN TOGETHER ONLY AT SUPPORT POSTS, WITH A 6" OVERLAP.
 3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THE INTEGRITY OF THE SILT FENCES.
 4. SILT FENCES SHALL REMAIN IN PLACE UNTIL REMOVAL IS DIRECTED BY THE ENGINEER.

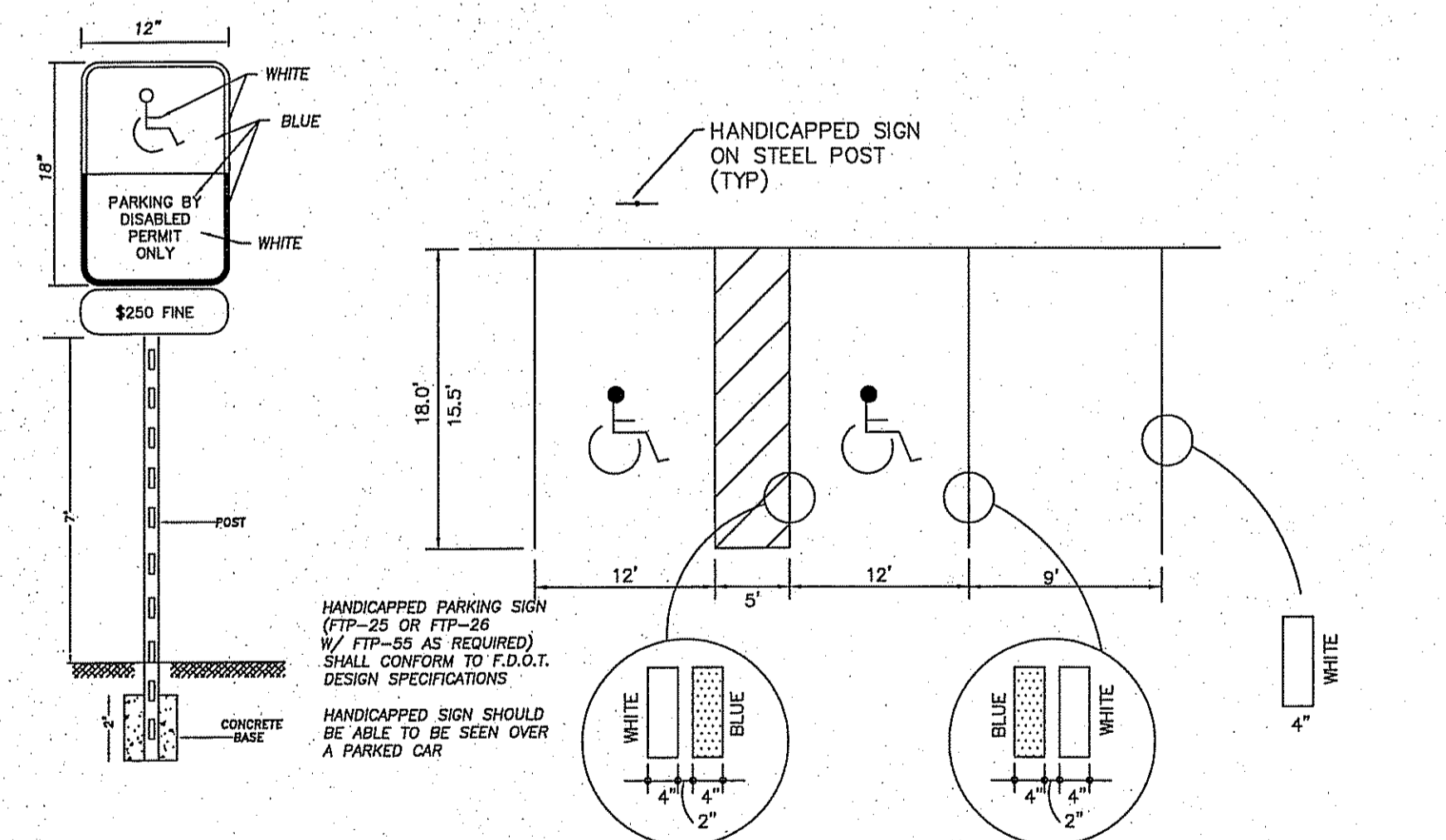


CONCRETE SIDEWALK SECTION DETAIL

NOTE: REFER TO FDOT INDEX 310 FOR ADDITIONAL INFORMATION AND SPECIFICATIONS



CONCRETE WHEEL STOP



HANDICAP PARKING AND STRIPING DETAIL

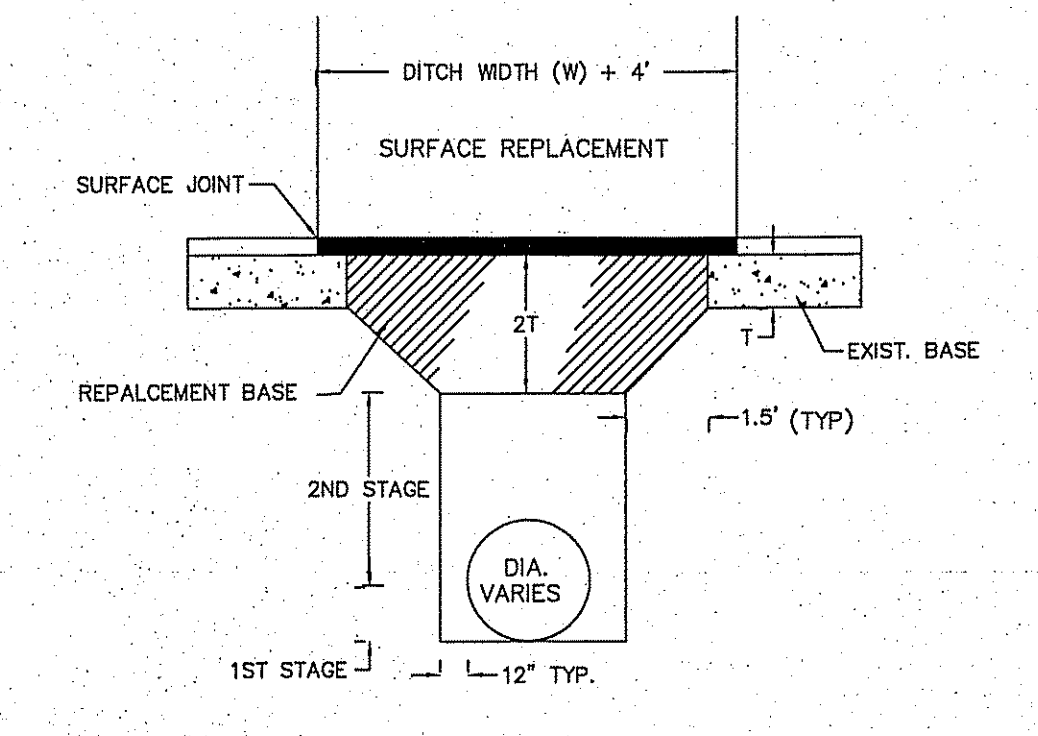
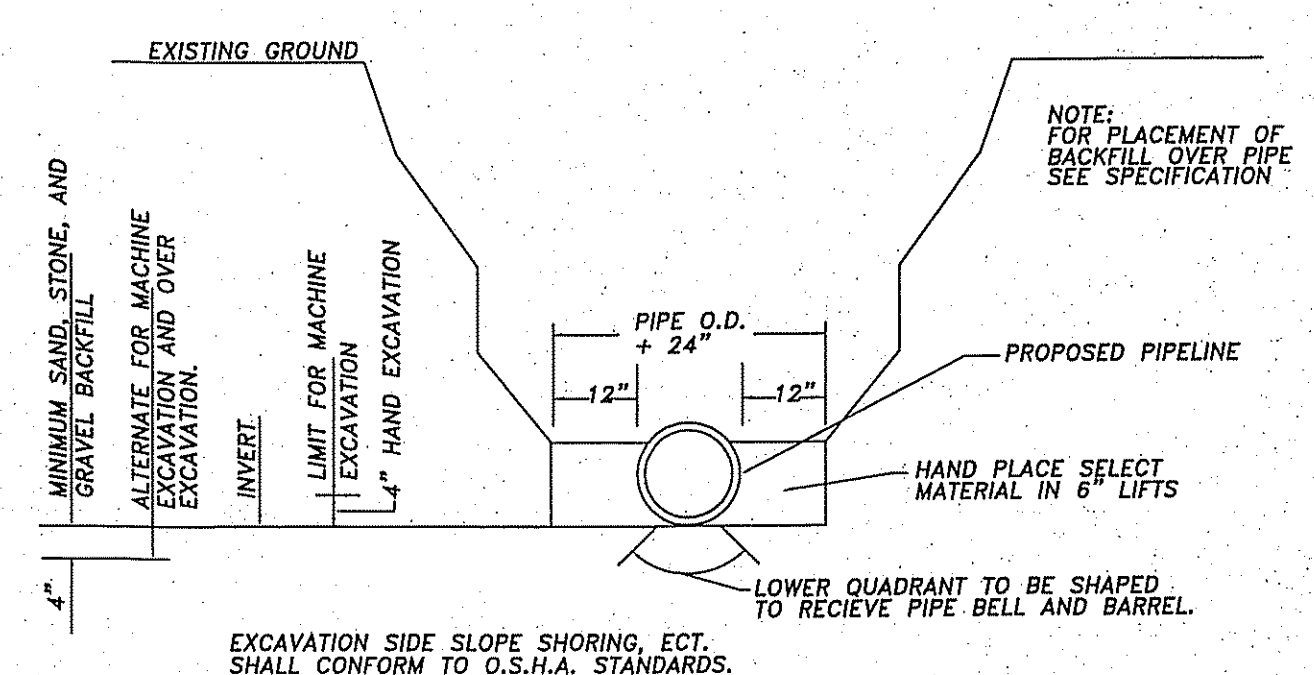
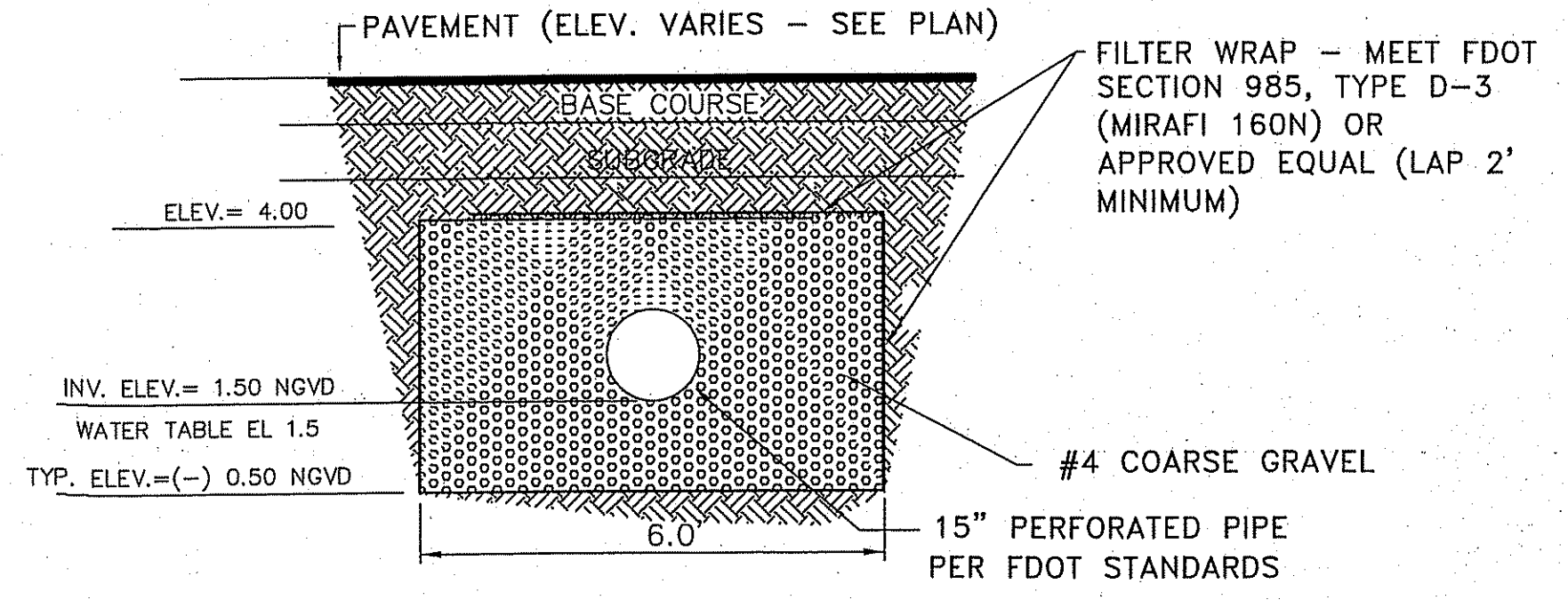
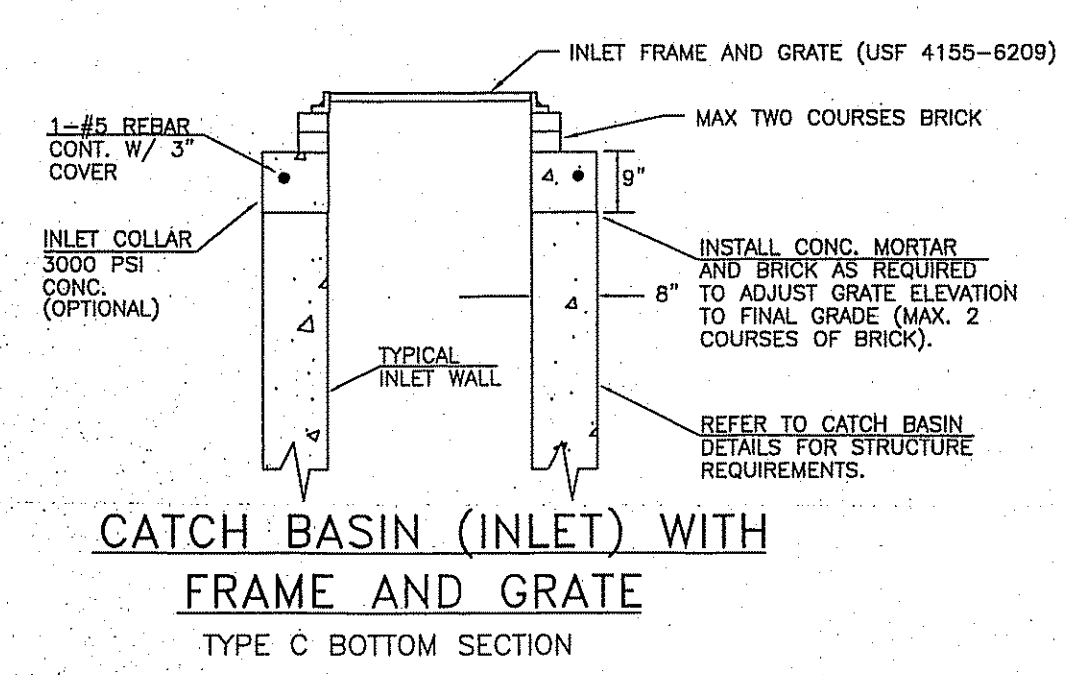
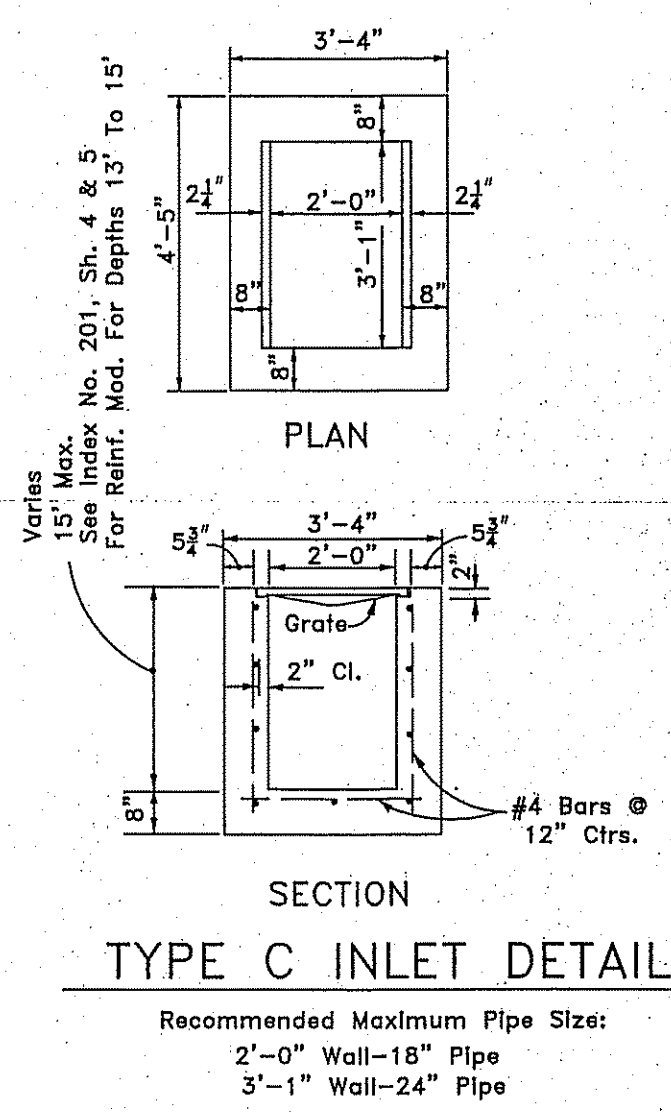
NOTE: CONTRACTOR TO VERIFY ALL LOCAL STRIPING REQUIREMENTS AND CURRENT ADA HC STRIPING PRIOR TO CONSTRUCTION. IF CURRENT WRITTEN CODE DIFFERENT FROM DETAIL CURRENT WRITTEN CODE SHALL BE ADHERED TO.

VERIFY WITH THE CITY OF RIVIERA BEACH

MARK A. WILLIAMS, P.E.
 FL LIC NO. 34944

DATE		RECORD DRAWING DATA		BY	
CRAB POT SITE PAVING AND DRAINAGE DETAILS					
SOUTHERN DESIGN GROUP, INC.					
Engineering, Planning & Project Management 608 Hepburn Avenue, Suite 204 Jupiter, Florida 33458 561-743-0501					
DRAWN	FIELD BOOK	DATE	JOB NO.		
MAW	E.P.#5142	9/18	15027		
DESIGNED	CHECKED	SCALE	DRAWING NO.		
BMU/MAW	MAW	NTS			
NO.	DATE	REVISIONS	BY		

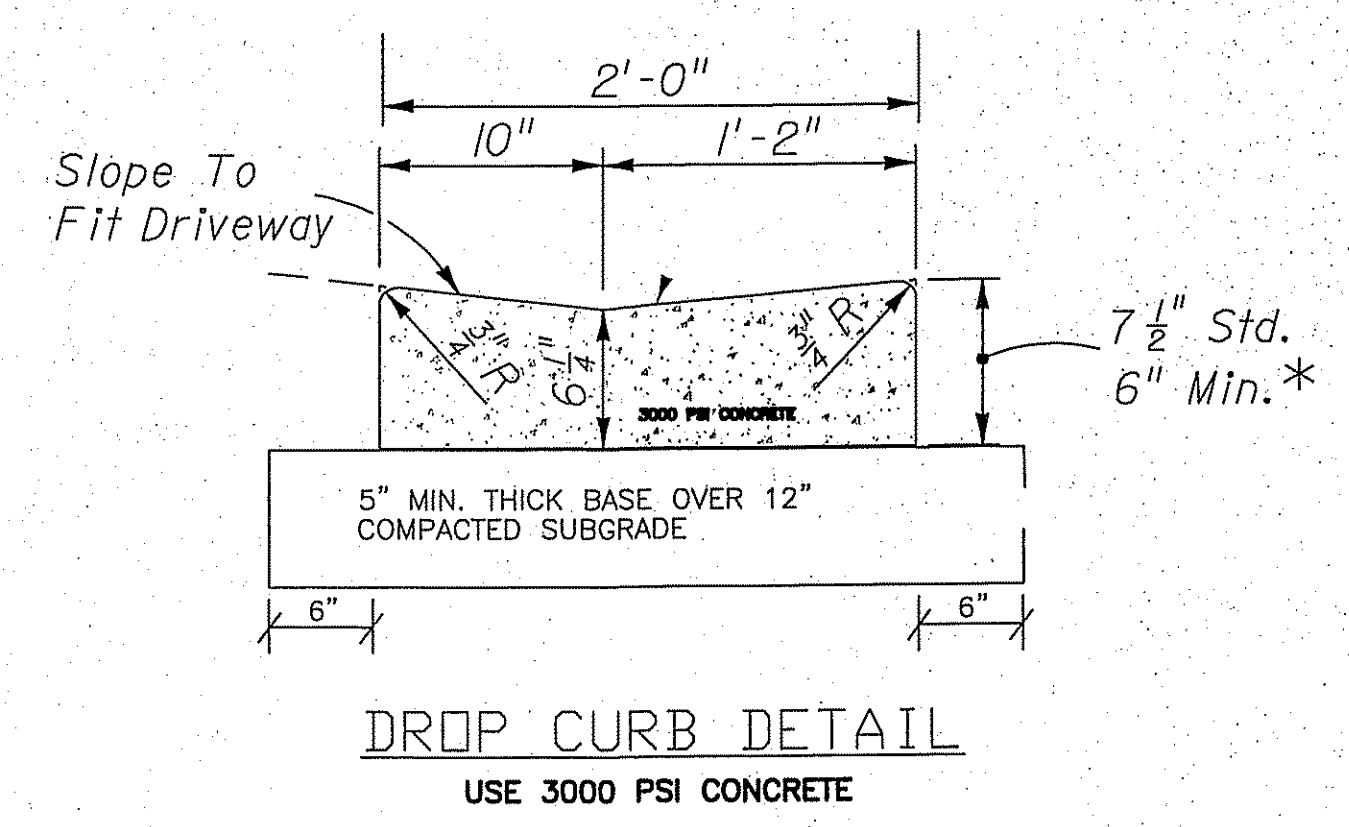
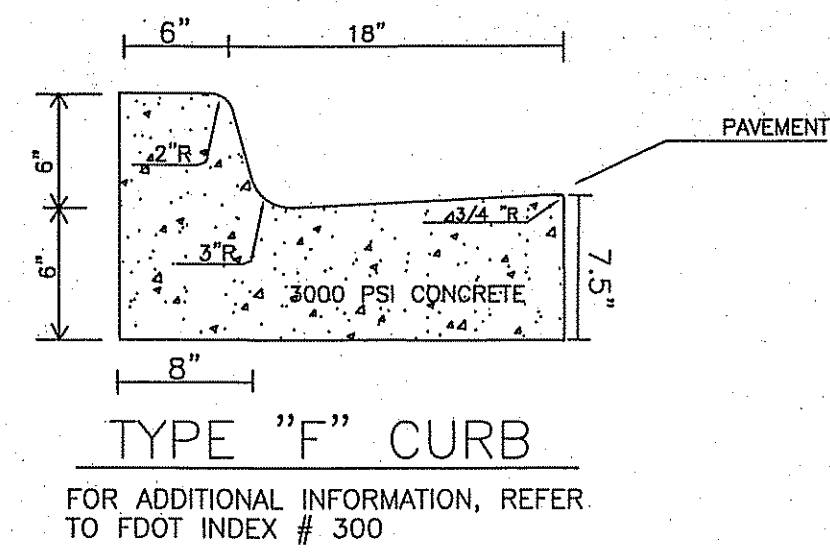
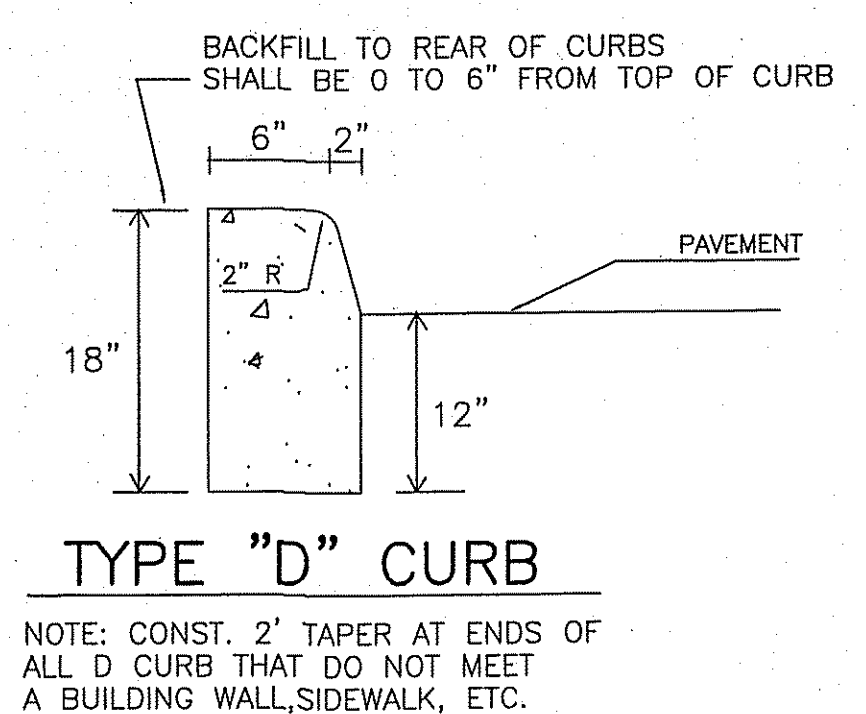
SEAL
 OCT 03 2016
 SHEET 4 OF 7



GENERAL NOTES

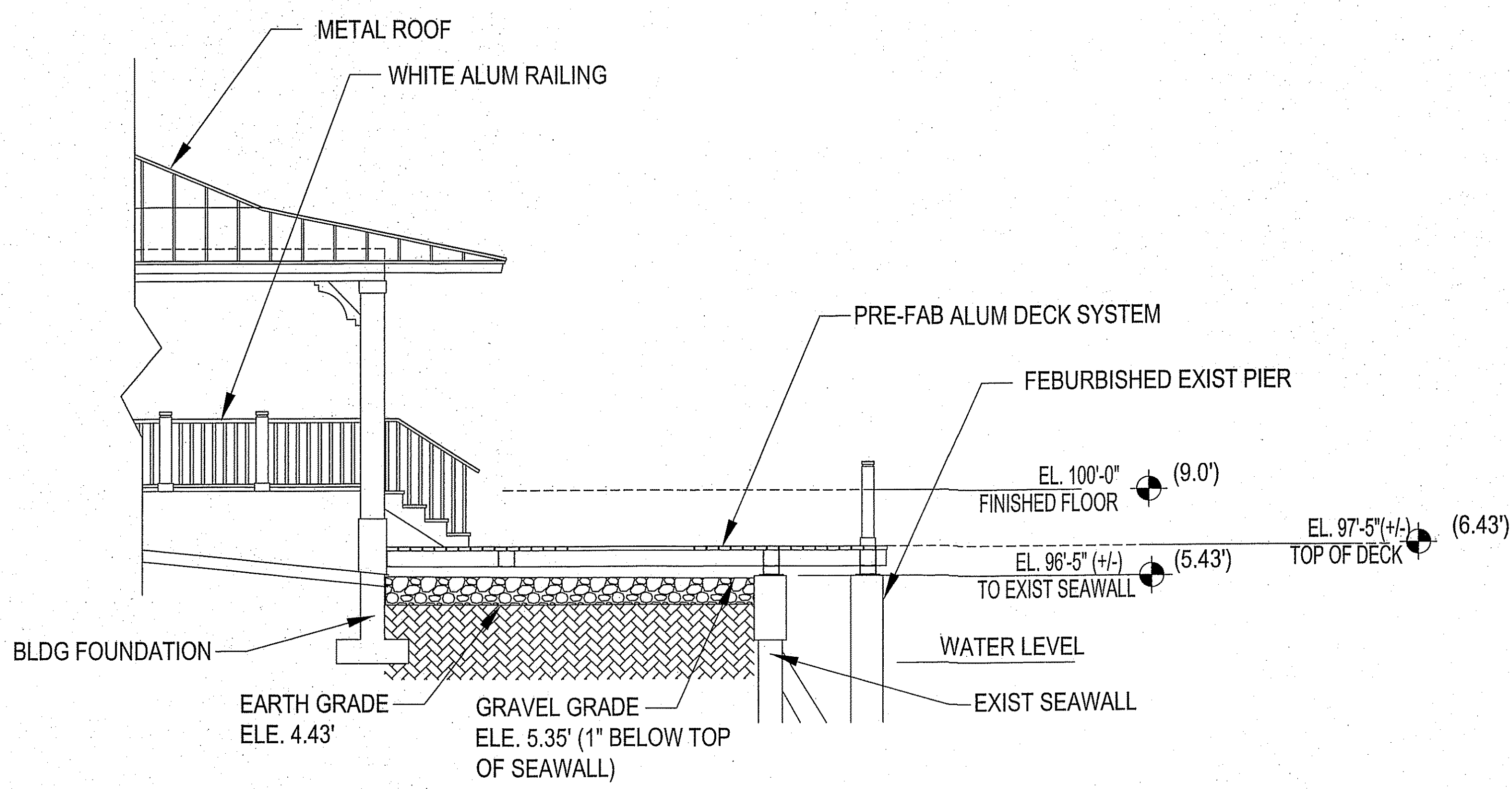
- Inlets shall have 8" minimum wall thickness and all grates shall be domestic.
- Inlets subject to minimal debris should be constructed without slots. Where debris is a problem inlets should be constructed with slots. Slotted inlets located within roadway clear zones and in areas accessible to pedestrians shall have traversable slots. The traversable slot modification is not adaptable to Inlet Type H. Slots may be constructed at either or both ends as shown on plans.
- Steel grates are to be used on all inlets where bicycle traffic is anticipated. Steel grates are to be used on all inlets with traversable slots. Either cast iron or steel grates may be used on inlets without slots where bicycle traffic is not anticipated. Either cast iron or steel grates may be used on all inlets with non-traversable slots.
- Recommended maximum pipe sizes shown are for concrete pipe. Pipe sizes larger than those recommended must be checked for fit.
- All exposed corners and edges of concrete are to be chamfered.
- Sodding to be used on all inlets not located in paved areas.
- For supplementary details see F.D.O.T. Index No. 201.
- GRATES IN GRASS AREAS SHALL BE USF 6210
- FRAME AND GRATES IN PAVED AREAS SHALL BE USF 4155-6209

A SUMP 2' BELOW THE MINIMUM FLOW LINE ELEVATION MUST BE PROVIDED FOR ALL DRAINAGE STRUCTURES



- DENSITY PROCEDURES:**
THE BACKFILL FOR THE FIRST AND SECOND STAGES SHALL BE PLACED IN 6" LAYERS (COMPACTED THICKNESS) AND SHALL BE COMPACTED TO 100% OF MAXIMUM DENSITY PER AASHTO T-99.
- STAGE #1:**
THE PERMITEE SHALL PROVIDE ADEQUATE COMPACTED FILL BENEATH THE HAUNCHES OF THE PIPE, USING MECHANICAL TAMPS SUITABLE FOR THIS PURPOSE. THIS COMPACTION APPLIES TO THE MATERIAL PLACED BENEATH THE HAUNCHES OF THE PIPE AND ABOVE ANY BEDDING REQUIRED.
- STAGE #2:**
THE PERMITEE SHALL OBTAIN A WELL COMPACTED BED AND FILL ALONG THE SIDES OF THE PIPE TO A POINT INDICATING THE TOP OF SUBGRADE MATERIAL.
- GENERAL NOTES:**
- BASE AND BACKFILL MATERIALS SHALL BE EITHER OF THE SAME TYPE AND COMPOSITION AS THE MATERIALS REMOVED, OR OF EQUAL OR GREATER STRUCTURAL ADEQUACY. MATERIALS CONTAMINATED WITH DELETERIOUS SUBSTANCES DURING EXCAVATION SHALL NOT BE USED.
 - REPLACED BASE MATERIAL OVER DITCH SHALL BE TWICE THE THICKNESS OF THE ORIGINAL BASE.
 - BASE MATERIAL SHALL BE PLACED IN TWO OR THREE LAYERS AND EACH LAYER THOROUGHLY ROLLED OR TAMPED TO THE SPECIFIED DENSITY.
 - ASPHALT CONCRETE PAVEMENT JOINTS SHALL BE MECHANICALLY SAWED.
 - SURFACE TREATED PAVEMENT JOINTS SHALL BE BUTT JOINTS.
 - SURFACE MATERIAL WILL BE CONSISTENT WITH THE EXISTING SURFACE.
 - LIMEROCK BASE SHALL BE INSTALLED IN 6" LAYERS WITH THE FOLLOWING DENSITY REQUIREMENTS PER AASHTO T-180:
 - 98% UNDER ROADWAY
 - 95% OUTSIDE THE TRAVELED ROADWAY, SUCH AS INTERSECTIONS, CROSSOVERS, TURNOUTS, ETC.
 - 95% SHOULDER PAVEMENT

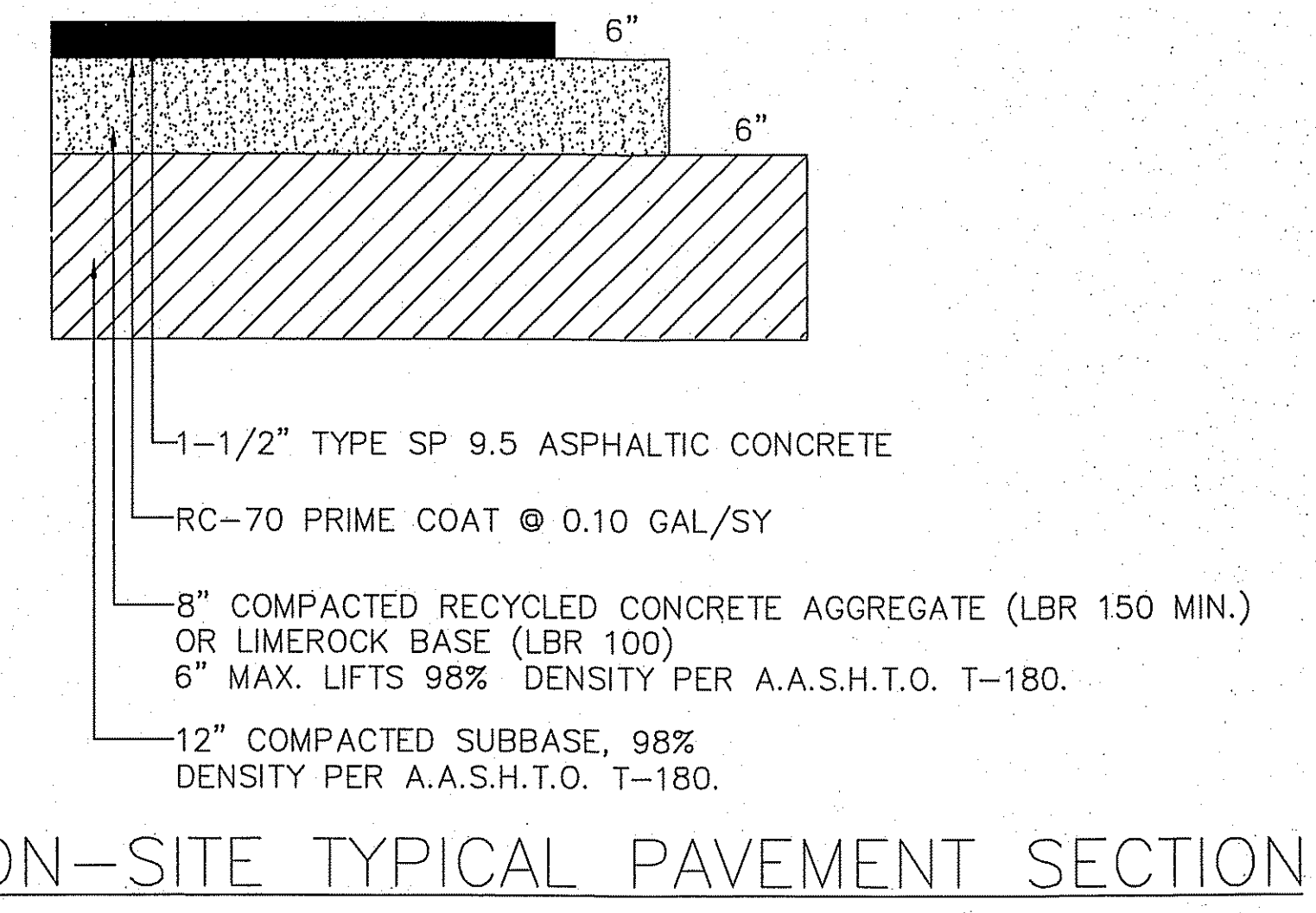
REPLACEMENT OF FLEXIBLE PAVEMENT FOR PERMITTED PAVEMENT CUT PAVEMENT RESTORATION DETAIL



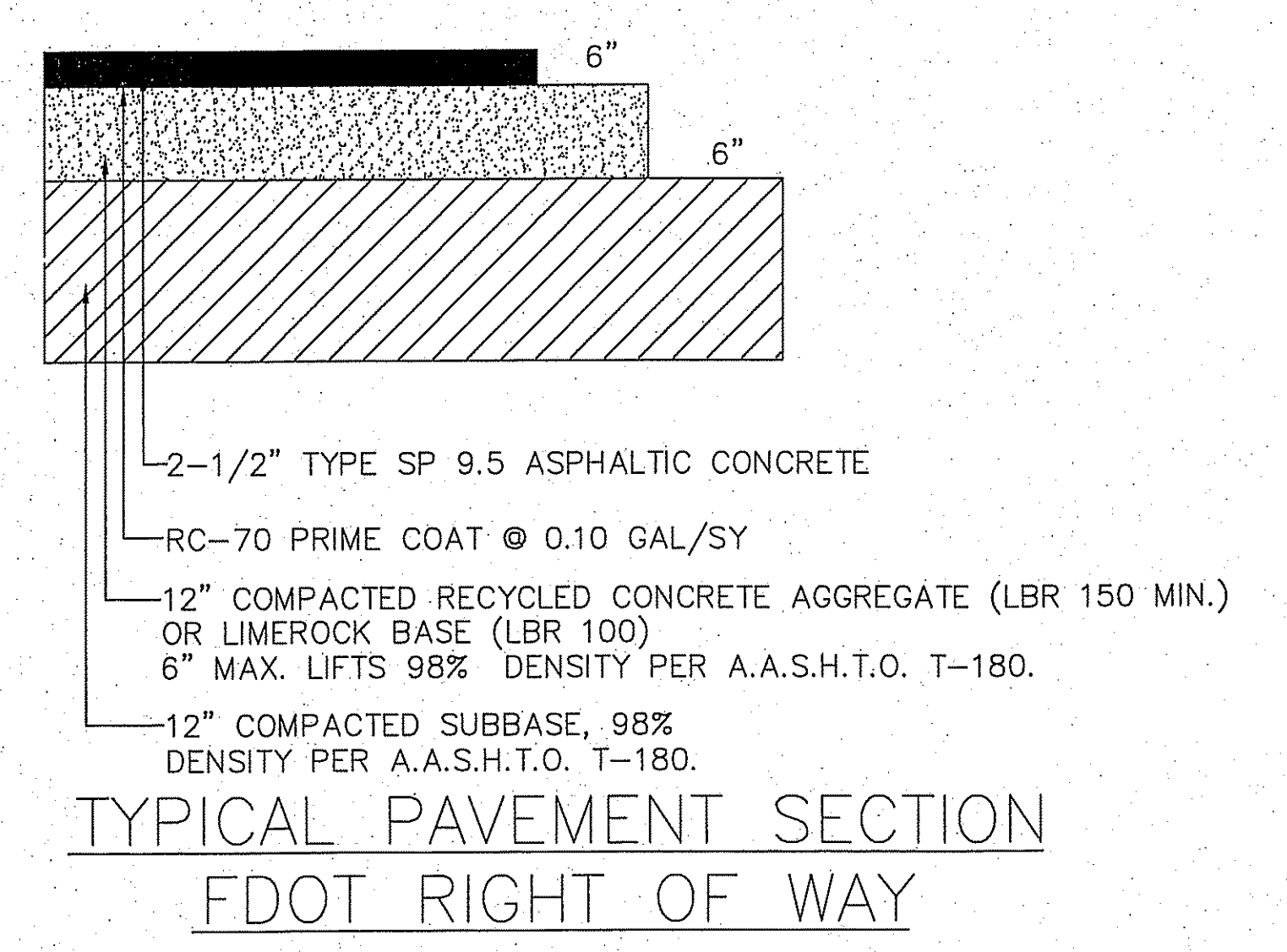
SECTION A-A LOWER LEVEL DECK DETAIL

NOTE:
1. INSTALL 2 LAYERS OF MIRAFI 160N (FDOT TYPE D-3) OR EQUAL FILTER FABRIC ON GRADE PRIOR TO INSTALLATION OF COURSE GRAVEL. OVERLAP FABRIC 2' MINIMUM. FABRIC SHALL BE TURNED UP AGAINST THE BUILDING AND SEAWALL TO FINAL GRADE. FABRIC SHALL ALSO BE TURNED UP AT ALL TERMINATIONS OR THE DECK TO MATCH GRADE ADJACENT TO DECK.

FILTER WRAP - MEET FDOT SECTION 985, TYPE D-3 (MIRAFI 160N) OR APPROVED EQUAL (LAP 2" MINIMUM)



ON-SITE TYPICAL PAVEMENT SECTION

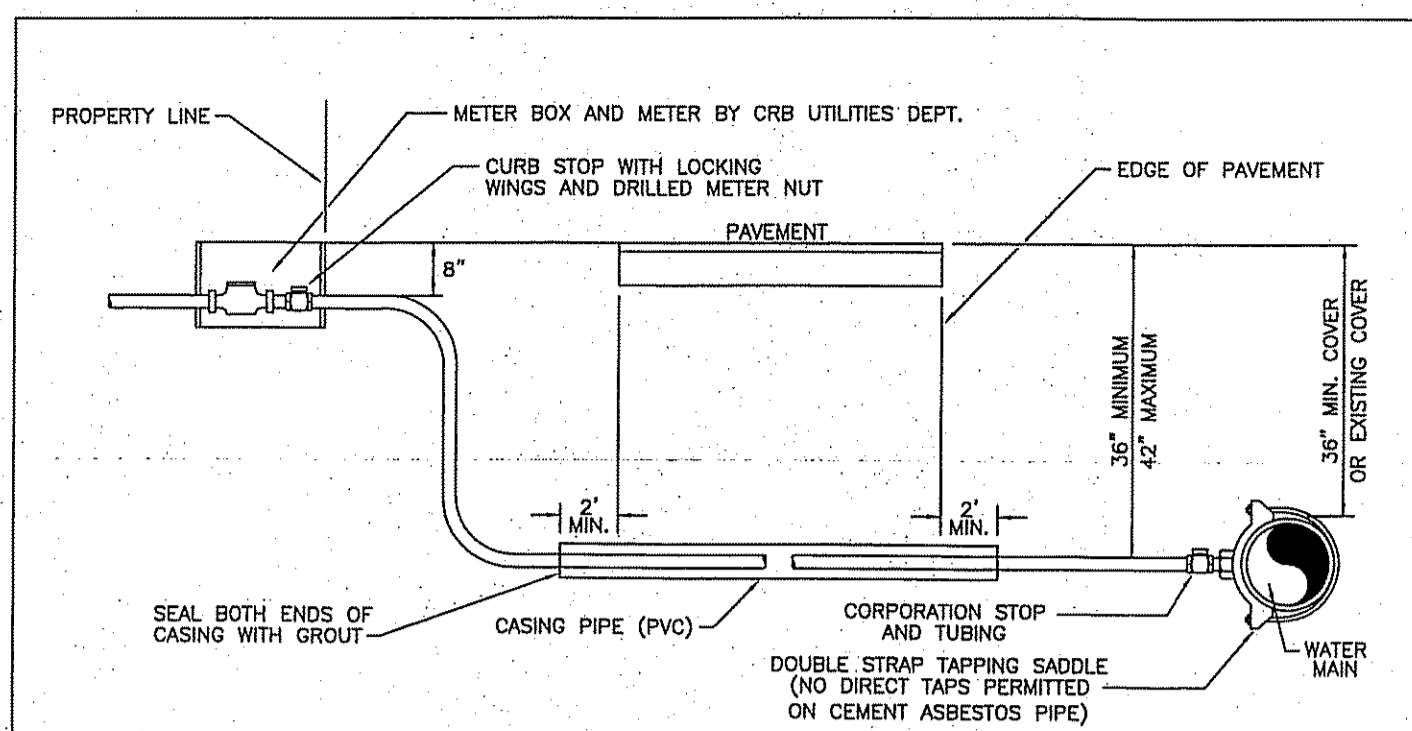


TYPICAL PAVEMENT SECTION FDOT RIGHT OF WAY

DATE		RECORD DRAWING DATA	BY	CRAB POT SITE PAVING AND DRAINAGE DETAILS	
				SOUTHERN DESIGN GROUP, INC.	
				Engineering, Planning & Project Management 609 Hepburn Avenue, Suite 204 Jupiter, Florida 33458 561-743-0501	
NO.	DATE	REVISIONS	BY	SCALE	DRAWING NO.
				9/16	15027
				NTS	

MARK A. WILLIAMS, P.E.
FL LIC NO. 34944

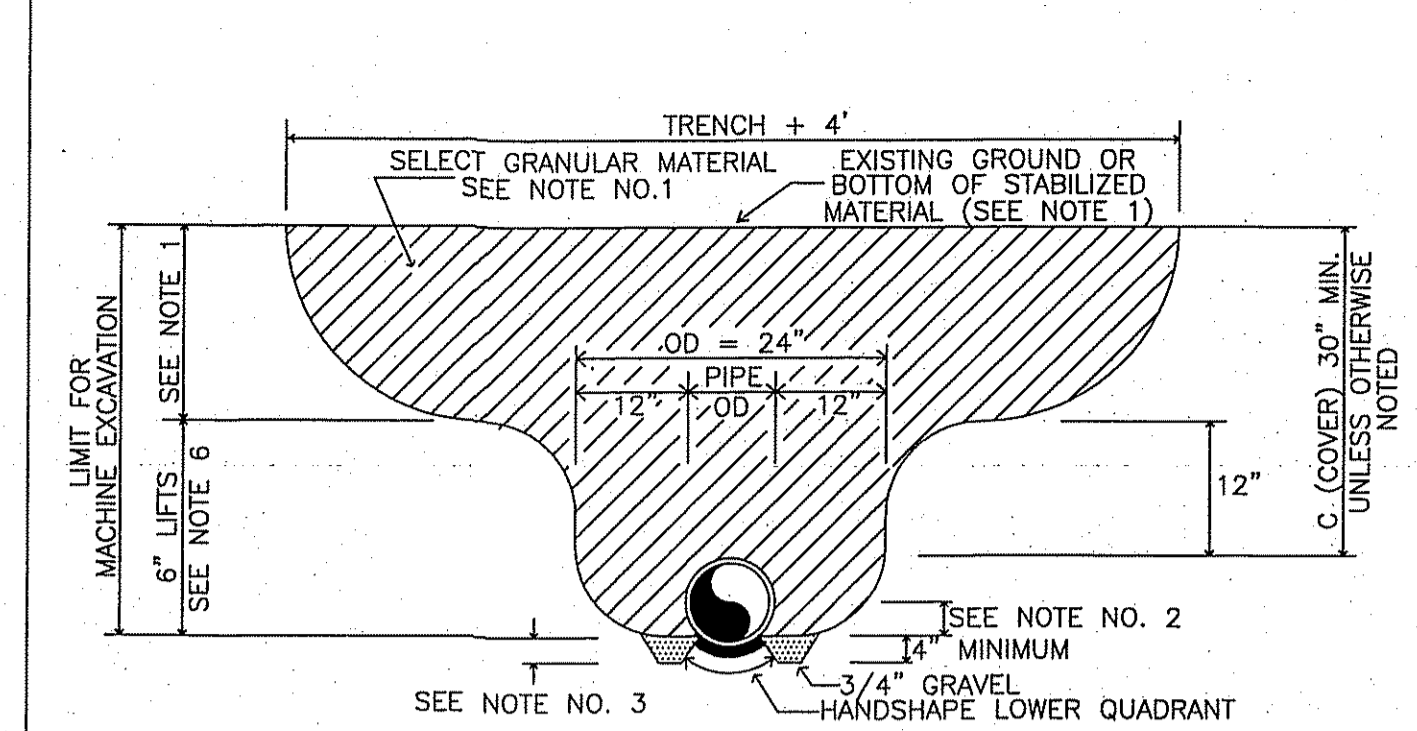
SHEET 5 OF 7



- NOTES:**
- CASINGS SHALL BE REQUIRED FOR ALL LONG SIDE SERVICES.
 - SUCCESSIVE TAPS INTO THE WATER MAIN SHALL BE SPACED A MINIMUM OF 18" OFFSET.
 - WHERE NO SIDEWALK EXISTS, METER BOXES SHALL BE SET TO CONFORM TO FINISH GRADE.
 - COPPER TUBING SHALL BE TYPE "K" WITH COMPRESSION FITTINGS.
 - USE EMS MARKER #1252 COLOR BLUE DIRECTLY OVER THE CORPORATION STOP.
 - ALL SERVICE LINES SHALL BE EQUIPPED WITH A CORPORATION STOP AT THE MAIN AND A CURB STOP (LOCKING CONNECTION TYPE) AT THE METER.
 - THE COPPER SERVICE LINE SHALL BE CONTINUOUS FROM CORPORATION STOP TO CURB STOP WITH NO FITTINGS IN BETWEEN.
 - TAPPING SADDLES AND CORPORATION STOPS SHALL HAVE AWWA INLET THREADS.
 - ALL EXPOSED FITTINGS TO BE COATED WITH COLA TAR EPOXY.
 - 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

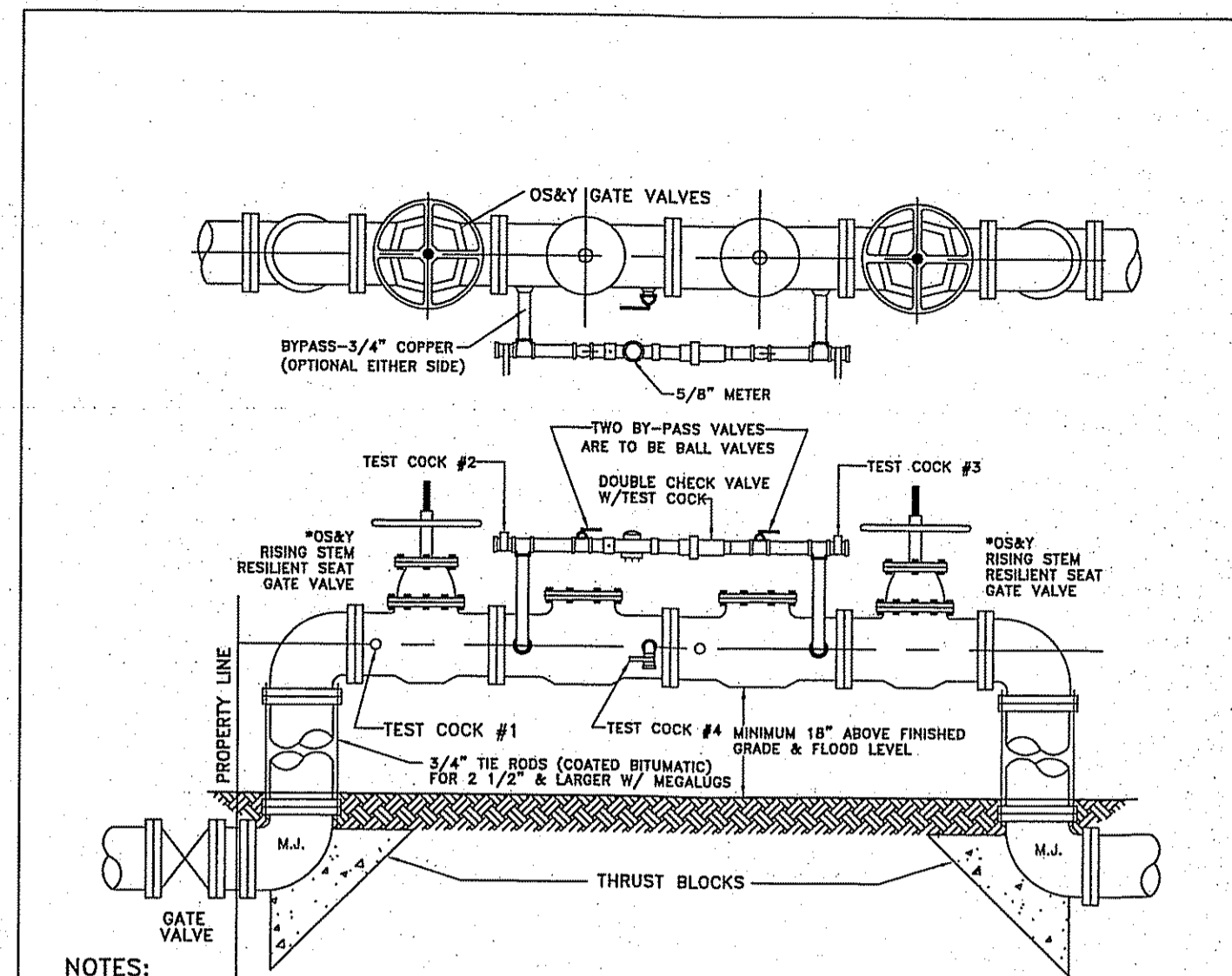
Water & Sewer Details
City of Riviera Beach
Utility District



- NOTES:**
- IF THE TRENCH IS LOCATED UNDER ASPHALT PAVEMENT, THE TRENCH IS TO BE BACKFILLED WITH CLEAN GRANULAR MATERIAL, IN 6" LAYERS (MAXIMUM), COMPACTED TO 100% MAXIMUM DENSITY PER A.A.S.H.T.O. T-99 SPECIFICATIONS. IF THE TRENCH IS LOCATED OUTSIDE OF PAVEMENT AREAS, THE TRENCH IS TO BE BACKFILLED WITH CLEAN GRANULAR MATERIAL, IN 12" LAYERS (MAXIMUM), AND COMPACTED TO 100% MAXIMUM DENSITY PER A.A.S.H.T.O. T-99 SPECIFICATIONS.
 - FILL MATERIAL TO BE PLACED MANUALLY UP TO THE SPRING LINE OF THE PIPE AND COMPACTED BY HAND PRIOR TO ADDING ADDITIONAL MATERIAL.
 - AS AN ALTERNATIVE TO HANDSHAPING LOWER QUADRANT, CONTRACTOR MAY OVER EXCAVATE THE TRENCH AND BACKFILL WITH 3/4" GRAVEL AS SHOWN.
 - TRENCH WIDTH SHALL NOT BE GREATER THAN THE STATED 4'.
 - CONTRACTOR IS RESPONSIBLE FOR MEETING ALL SAFETY STANDARDS FOR TRENCHING WIDTHS CONSIDERING O.S.H.A. STANDARDS FOR SOIL TYPES, TRENCH WIDTHS, ANGLE OF REPOSE, ETC. IN ORDER TO PROPERLY PROTECT HIS EMPLOYEES.
 - IF USING P.V.C. PIPE, COMPACT MATERIAL UP TO 12" ABOVE PIPE BY HAND. IF USING D.I. PIPE, COMPACT MATERIAL BY HAND UP TO TOP OF PIPE AND COMPACT REMAINING 12" TO 95% MAXIMUM DENSITY PER A.A.S.H.T.O. T-99 SPECIFICATIONS.

TYPICAL PIPELINE TRENCH AND BACKFILL
06/04/08

Water & Sewer Details
City of Riviera Beach
Utility District



- NOTES:**
- ABOVE GROUND INSTALLATION OF 3" & ABOVE REQUIRE RISING STEM O.S. & Y. RESILIENT SEAT GATE VALVES WITH TEST COCKS.
 - INSTALLATION AND CERTIFICATION REQUIRED BY A CERTIFIED BACKFLOW TECHNICIAN PRIOR TO ACCEPTANCE.
 - AN RPZ BACKFLOW PREVENTION ASSEMBLY MUST BE INSTALLED DOWNSTREAM OF THE DOMESTIC AND IRRIGATION METER, 18" - 24" ABOVE FINISHED 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"
05/27/05

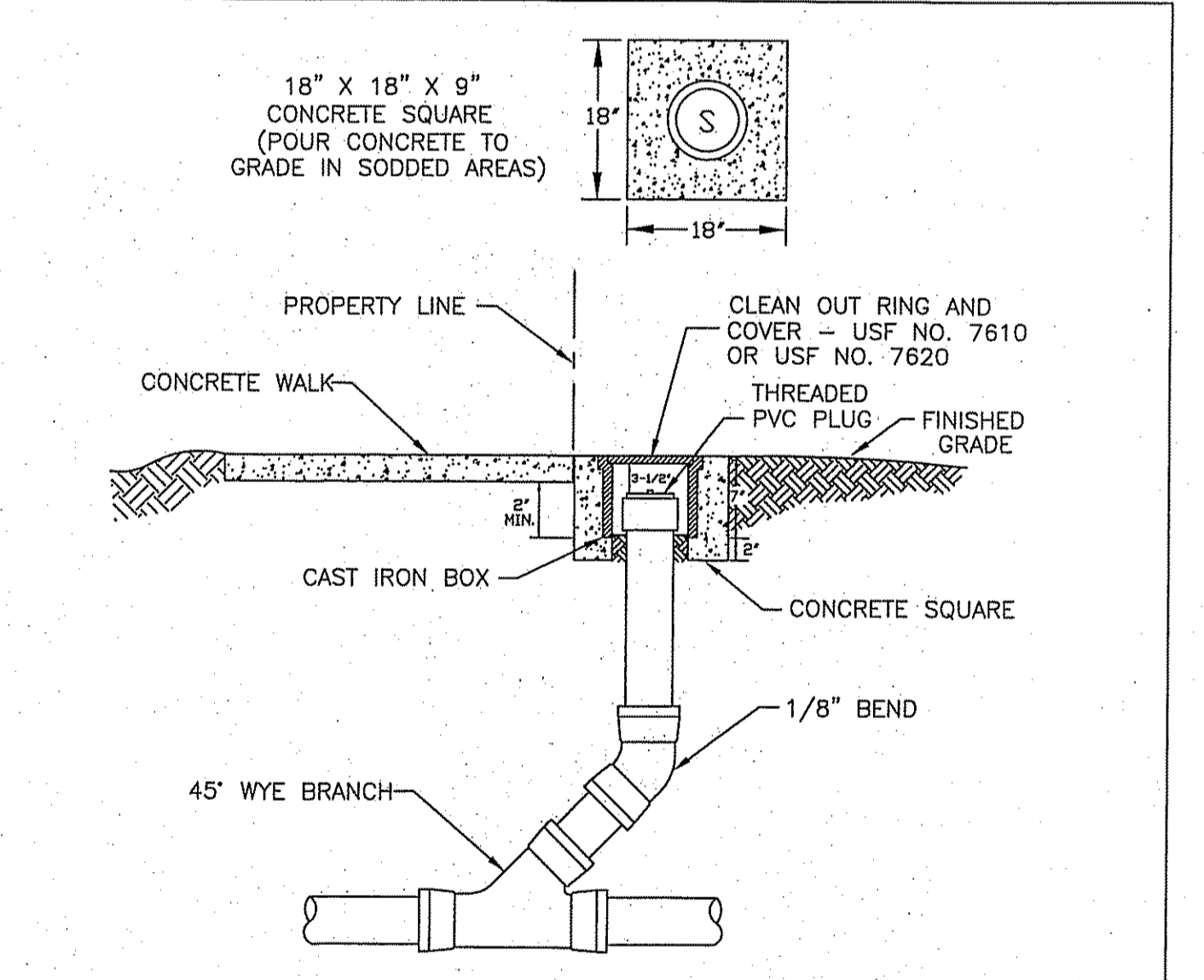
Water & Sewer Details
City of Riviera Beach
Utility District

GENERAL NOTES: (As Applicable)

- All work and materials shall conform to the City of Riviera Beach Utility Standards. Contractor shall obtain a copy of the latest City of Riviera Beach Utility Standards prior to construction.
- Shop drawings and material specifications shall be submitted to the Engineer and City of Riviera Beach Utilities for review and approval prior to construction.
- Contractor shall obtain copies of all permits for the water and sewer work and shall review permits and comply with all requirements identified in the permits.
- All connections to existing facilities shall be made under the direct supervision of the City of Riviera Beach Utilities.
- A pre-construction meeting shall be conducted with the City of Riviera Beach, Developer, Contractors, Engineer and all other appropriate parties prior to construction.
- Water Valve Boxes, Water Meters, Manhole Covers and other appurtenances of any kind relating to underground utilities shall not be located in any portion of a curb and gutter section. Contractor shall review all potential locations for these types of facilities and coordinate with City, Engineer and Layout Surveyor to confirm compliance with these requirements.
- All crossings and separation of water, sewer, drainage and all other underground facilities shall be field verified by a Registered Professional Surveyor during construction and this information included on the "Record Drawings" of the underground facilities.
- Record drawings of all underground facilities shall be provided to the Engineer and to the City. The contractor shall coordinate with the developer and all site contractors to obtain this information during the construction process. All Record Drawing information shall be prepared by a Registered Professional Surveyor and shall comply with the requirements of the Regulatory Agencies and Engineer.
- All Sanitary Manholes shall be reviewed by the City of Riviera Beach prior to placement.
- Water Mains shall be pressure tested and bacteriologically tested in accordance with permit requirements and City of Riviera Beach requirements. Force main shall be pressure tested in accordance with permit requirements.
- Sanitary Sewer system shall be tested for infiltration and exfiltration in accordance with permit requirements.
- Filling and flushing of mains shall be performed in accordance with the City of Riviera Beach requirements and per the detail provided on the plans.
- Ductile Iron Pipe Sanitary Sewer and Force Main shall be lined with polyethylene or Protecto 401 as required by the City of Riviera Beach Utilities. Ductile Iron Pipe shall be class 52 as required by the City of Riviera Beach Utilities.
- Ductile Iron Pipe Water Main shall be cement mortar lined as required by the City of Riviera Beach Utilities. Ductile Iron Pipe shall be class 52 as required by the City of Riviera Beach Utilities.
- All material and workmanship shall comply with AWWA Specification C-600 latest revision.
- Sanitary Sewer installation shall be tested for deflection with a mandrel and shall not exceed the manufactures recommendations of the City of Riviera Beach requirements.
- The master meter shall be equipped with Radio Read electronics in accordance with the City of Riviera Beach Utilities requirements.

- WATER AND SEWER INSTALLATION PROTOCOL
- All pipe is to be laid in a clean dry trench.
 - All muck and unsuitable materials encountered in trench bottom shall be removed and replaced with compacted granular material to 95% of maximum density per AASHTO T-180. Proctor and density test results shall be submitted to EOR with a copy to the City of Riviera Beach.
 - All backfill within road rights-of-way shall be placed in 12 inch lifts and compacted by mechanical means to 95% of maximum density per AASHTO T-180 or as otherwise required by the permitting agency.
 - Utilities crossing road rights-of-way shall be installed prior to road construction and backfilled and compacted within the limits in strict accordance with the directions of the EOR and requirements of all agencies of jurisdiction.
 - Embedment materials below pipe shall conform to Unified Soil Classification System (U.S.C.S.) Soil Classification Class I or II as noted in ASTM D2321.
 - All lines under construction shall be plugged with a wing plug, and all pressure pipes are to be plugged with a mechanical plug or cap at the end of the working day to prevent ground water and potential contaminants from entering completed lines and lines under construction.
 - All tie rods, bolts, nuts, etc. installed underground must be Cor Ten and shall be painted with Koppers 300-M or an Authority approved equal. Brass and stainless steel hardware is exempt from this requirement.
 - Coatings and linings damaged during construction due to field cutting, mishandling or otherwise must be repaired in strict accordance with the manufacturer's recommendations. This includes, but is not limited to, cement mortar and polyethylene pipe linings, Protecto 401, galvanized coatings, PVC fence coatings and other point type coatings.
 - All stainless steel nuts, bolts and hardware referenced in these standards, shall be SS 316 grade and shall be so stamped by the manufacturer to verify alloy. The use of any other stainless steel alloy will require specific approval by Authority. In general, stainless steel nuts, bolts and hardware are required in and around lift stations and for facilities installed over or under brackish or marine waters. This requirement applies to flange bolts and nuts on flanged piping, mounting brackets, all threaded rod, anchor bolts, washers, clamps and other miscellaneous hardware. Anti-galling compound anti-seize lubricant shall be applied to the threads of all stainless steel bolts prior to installation.

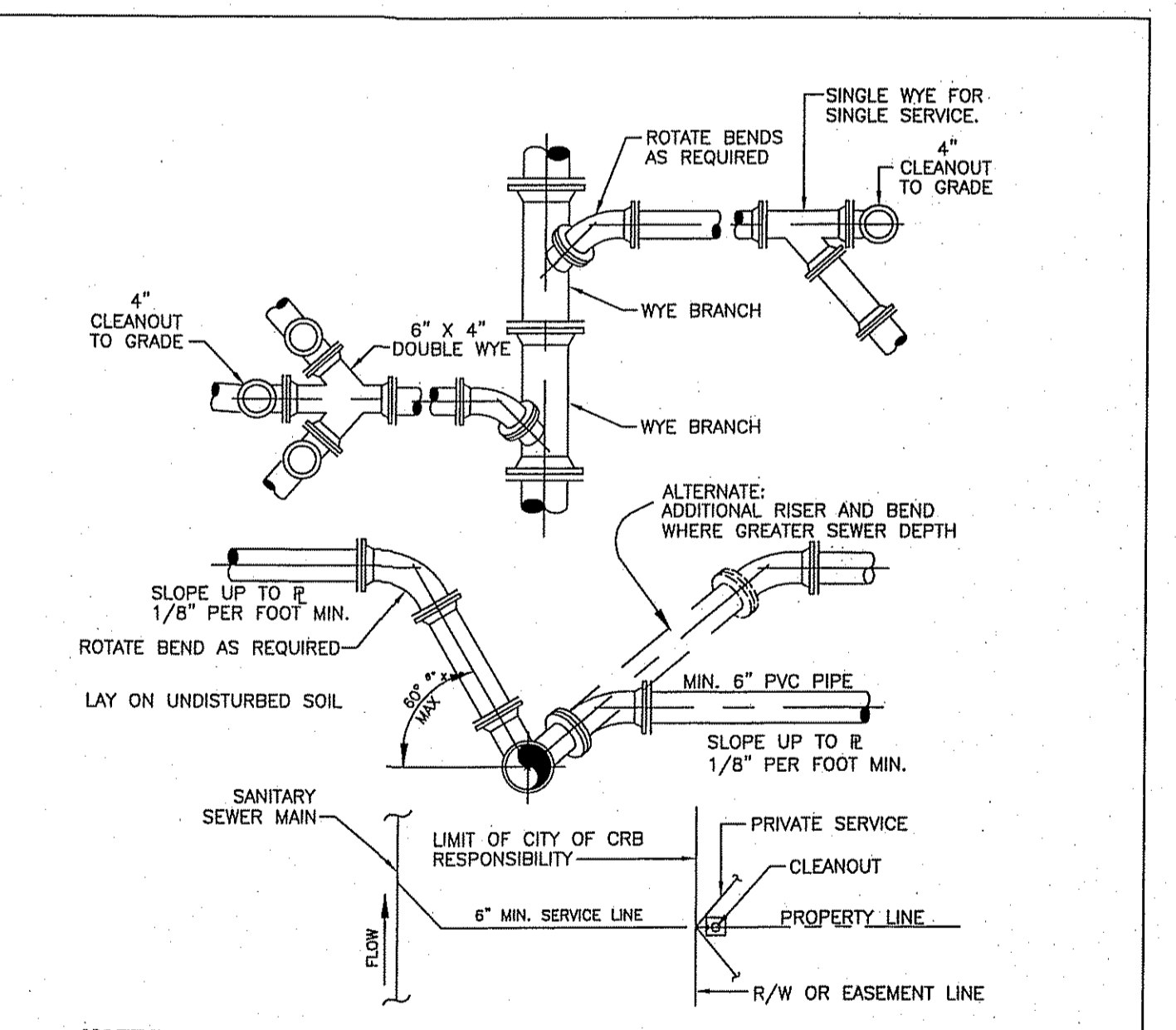
- Anti-seize lubricant shall be graphite 50 anti-seize by Loctite Corporation, 1000 anti-seize paste by Dow Corning, 3M Lube and anti-seize by 3M. 12. All rubber and synthetic elastomeric components of products that come in contact with potable water shall be manufactured with chloramine resistant elastomers and shall bear NSF approval.
- All main, including fittings, shall be easily identifiable as to their contents and shall be color coded or marked using the universal color code of blue for water, green for sewer and lavender for reclaimed. 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 is used to stripe pipe during installation of the pipe, the tape 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 shall be applied in continuous lines along each side of the pipe as well as along the top of the pipe.



- NOTES:**
- CLEAN OUTS TO BE LOCATED IN GRASS WHENEVER POSSIBLE.
 - CLEANOUTS SHALL NOT BE INSTALLED IN TRAFFIC LANES OR AREAS UNDER HEAVY TRAFFIC LOADS.
 - THE COVER TO BE MARKED "S".
 - CLEANOUTS TO BE INSTALLED PRIOR TO WATER METER RELEASE.
 - NO 90 BENDS SHALL BE USED FOR CLEANOUT INSTALLATION.

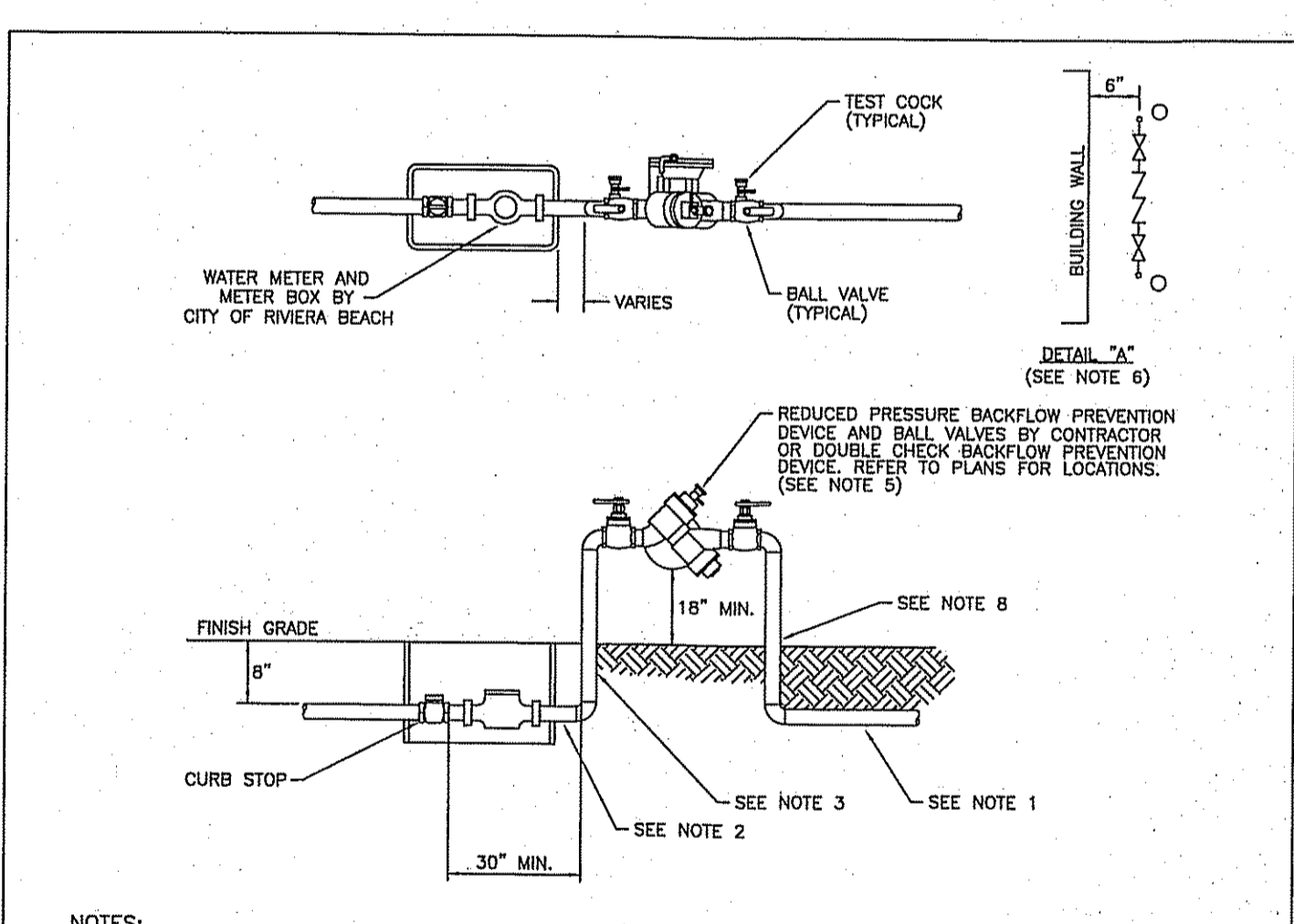
CLEAN OUT AT PROPERTY LINE
N.T.S. 05/27/05

Water & Sewer Details
City of Riviera Beach
Utility District



- NOTES:**
- SERVICE LATERALS SHALL TERMINATE AT PROPERTY LINE AT A DEPTH OF 3 FEET.
 - CLEANOUT CONNECTION TO BE EXTENDED 3 FEET ABOVE GRADE PRIOR TO WATER METER INSTALLATION.
 - CLEANOUTS ARE TO BE SET TO GRADE PRIOR TO WATER METER ACTIVATION.
 - NO 90° BENDS SHALL BE PERMITTED FOR SEWER SERVICE AND CLEANOUT INSTALLATION.

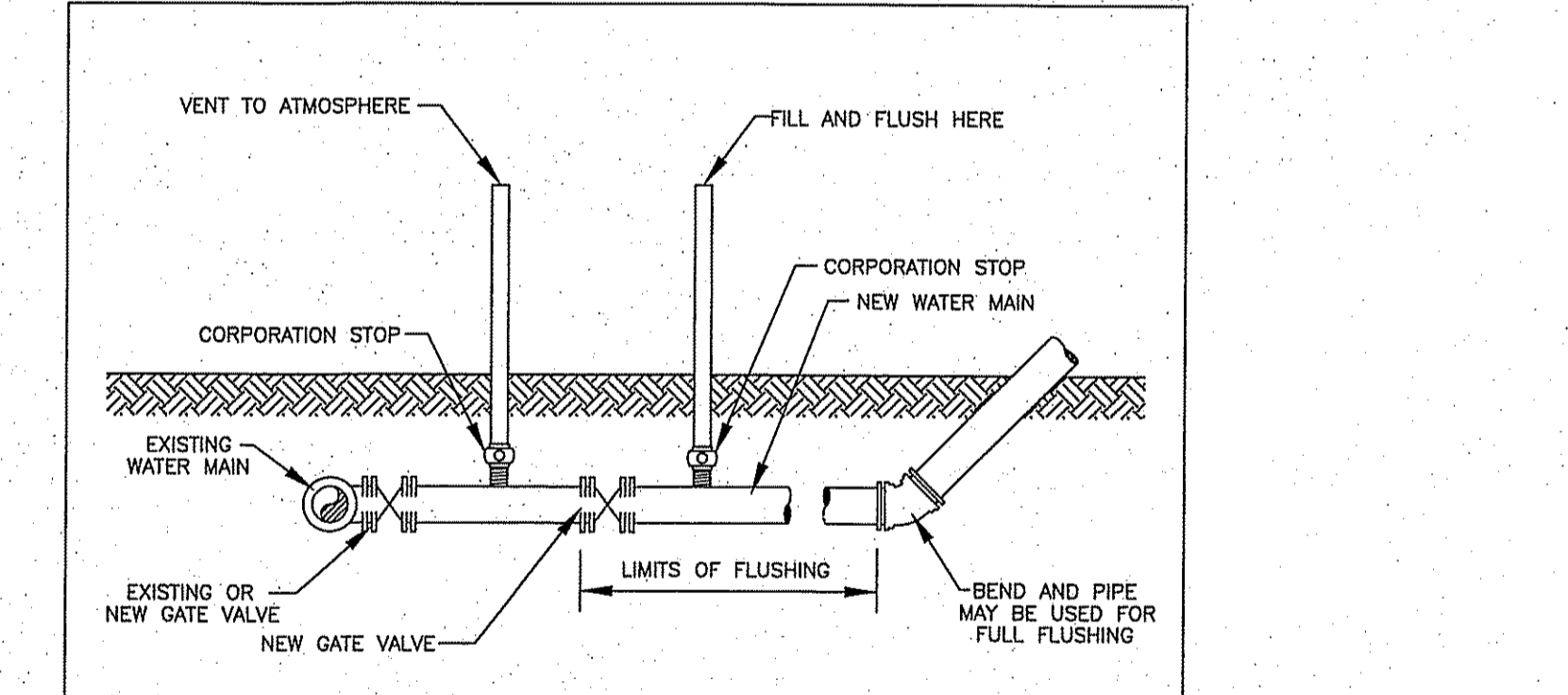
Water & Sewer Details
City of Riviera Beach
Utility District



- NOTES:**
- TYPE "K" COPPER TUBING (SOFT DRAWN) OR POLYETHYLENE TUBING SDR 9 COPPER TUBE SIZE.
 - IF THIS DISTANCE IS LESS THAN 3 FEET ONLY COPPER TUBING SHALL BE PERMITTED.
 - 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.
 - BOTH 1 1/2" AND 2" ANGLE METER STOPS SHALL BE EQUIPPED WITH LOCKING CAPS AND METER FLANGES.
 - ALL BACKFLOW PREVENTION DEVICES ASSEMBLY MUST BE USC APPROVED.
 - 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.
 - 2 1/2" - 10" 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

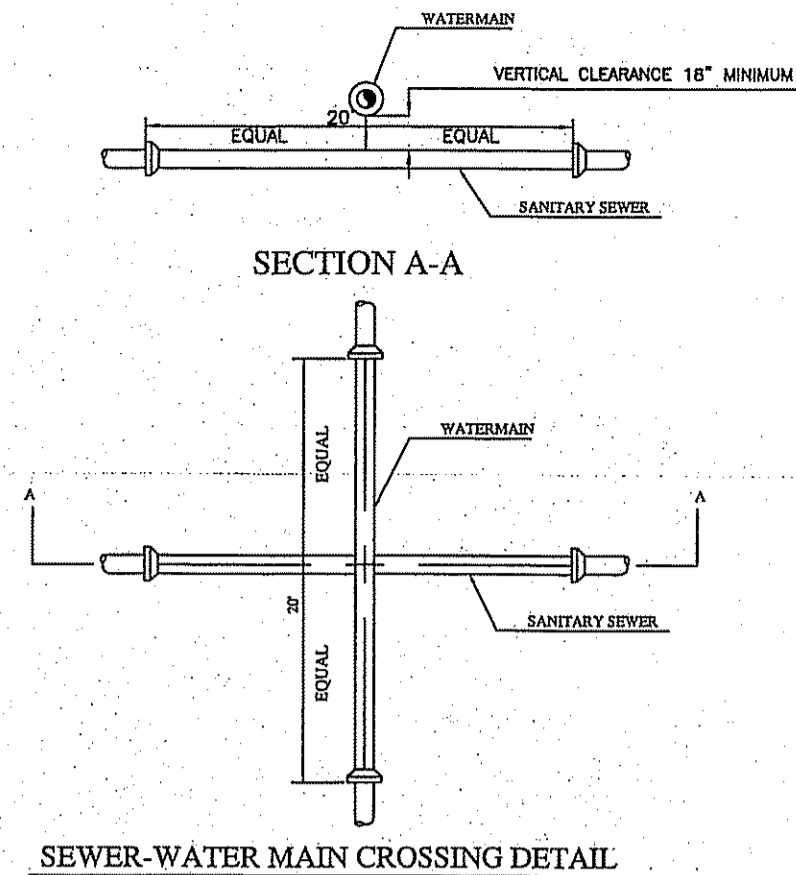


- NOTES:**
- DO NOT REMOVE TEMPORARY CONNECTION AT CORPORATION STOPS ON NEW MAIN UNTIL FILLING AND FLUSHING HAS BEEN COMPLETED.
 - PLUG CORPORATION STOP WITH A P.V.C. PLUG WHEN ABANDONED.
 - PROVIDE ALL NECESSARY THRUST BLOCKS AND/OR OTHER RESTRAINTS.
 - THIS IS THE ONLY FLUSHING METHOD APPROVED BY THE CITY OF RIVIERA BEACH UTILITY DISTRICT. SINCE OTHER METHODS DO NOT REMOVE LARGE OBJECTS SUCH AS ROCKS, GANS, 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.
 - 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

DATE		RECORD DRAWING DATA	BY	CRAB POT SITE WATER AND SEWER DETAIL SHEET		MARK A. WILLIAMS P.E. # 34944
DRAWN		EBH/42	DATE	JOB NO.	SOUTHERN DESIGN GROUP, INC.	
MAW		9/16	15027	ENGINEERING, PLANNING & PROJECT MANAGEMENT 609 NORTH HEBBURN AVENUE, SUITE 204 JUPITER, FLORIDA 33458 561-743-0501		
NO.		DATE	REVISIONS	BY	SHEET 6 OF 7	
DESIGNED		CHECKED	SCALE	OCT 03 2016		
MAW		MAW	N.T.S.			

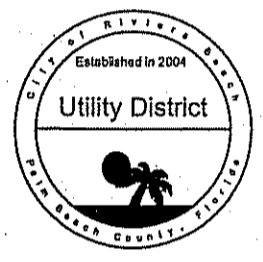


SEWER-WATER MAIN CROSSING DETAIL

STANDARD WATER AND SEWER SEPARATION STATEMENT

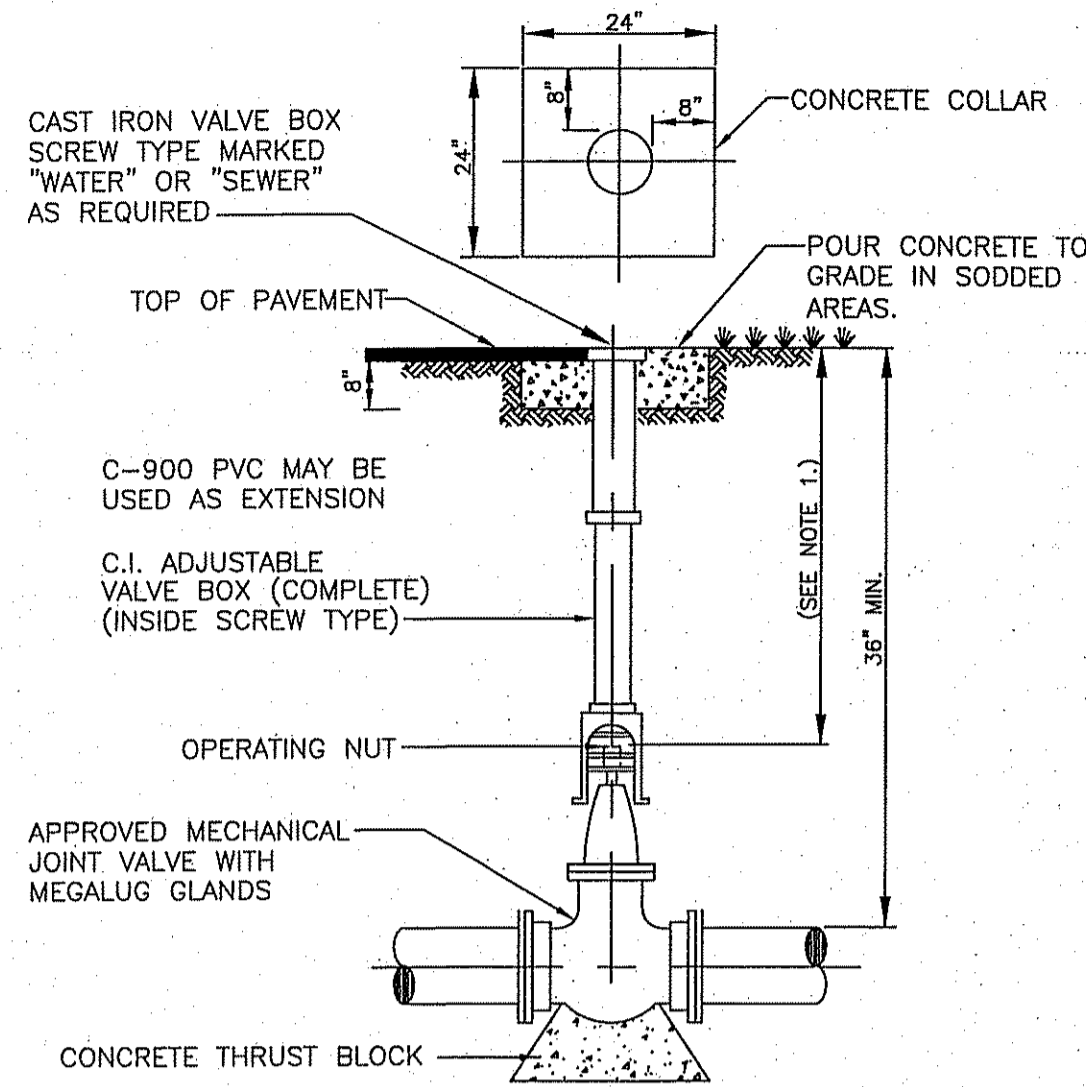
1. STORM AND SANITARY SEWER CROSSING UNDER WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF SIX (6) INCHES (12" PREFERRED) BETWEEN THE INVERT OF THE UPPER PIPE AND THE LOWER PIPE. WHERE THIS MINIMUM SEPARATION CANNOT BE MAINTAINED, THE CROSSING SHALL BE ARRANGED SO THAT THE SEWER PIPE 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 SEPARATION 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 TWELVE (12) 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

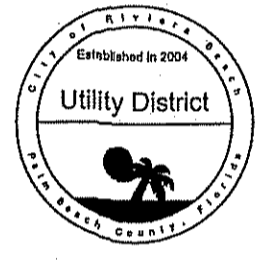
City of Riviera Beach
Utility District



- 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.

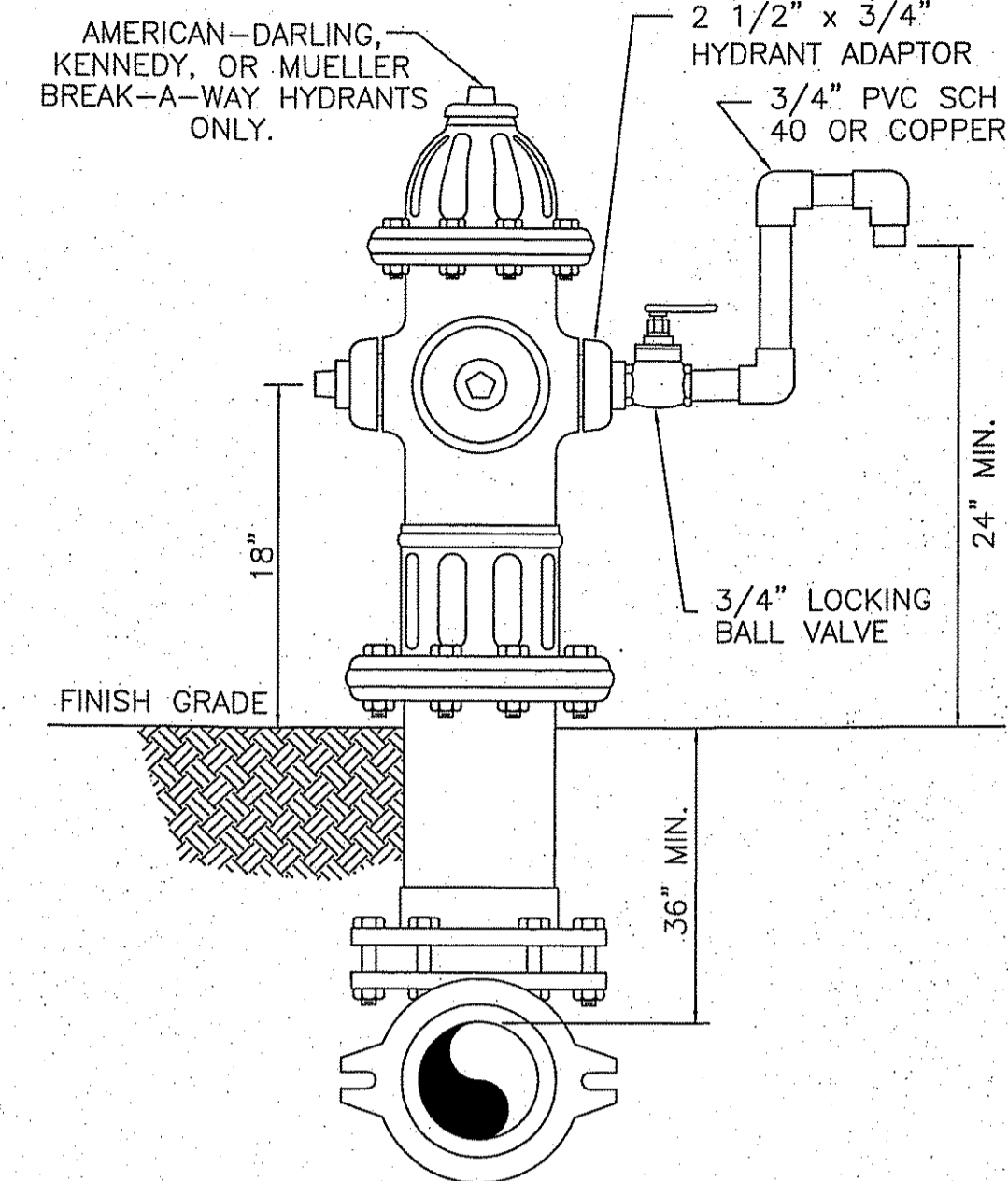
TYPICAL GATE VALVE SETTINGS

05/31/05



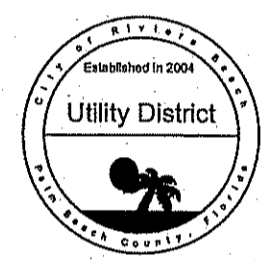
Water & Sewer Details

City of Riviera Beach
Utility District



SAMPLE POINT (HYDRANT)

05/27/05



Water & Sewer Details

City of Riviera Beach
Utility District

CITY OF RIVIERA BEACH

WATER AND SEWER AS-BUILTS

CERTIFICATION
Certified as-builts are to be provided by a State of Florida licensed Land Surveyor. Certified as-builts shall accurately reflect all field design revisions made during the construction process. All required as-built information shall be clearly shown on the original design drawings approved for construction by the City of Riviera Beach. A new set of AutoCAD prepared drawings and digital files (dwg format) showing the overall water and/or sewer system layout along with the property or subdivision boundaries must be submitted which are based upon the as-built information. In either case, each sheet of the as-built plans shall include the following statement along with the professional surveyor's stamp and date of expiration of said stamp. The stamp shall be signed and the expiration date filled in. The statement should be located in the bottom left hand corner of the as-built drawing whenever possible.

Professional PLS Stamp,
Expiration Date &
Signature

ACCEPTABLE FORMAT:

- Coordinate values in State Plane Coordinate System, NAD 1983 Florida East FIPS 0901 (Feet)
- All elevations will be based on NGVD29

MINIMUM AS-BUILT REQUIREMENTS:

The following as-built requirements are intended to provide a guide as to the minimum criteria for Developers, Engineers of record, and Licensed Land Surveyors, and should be used along with good engineering and surveying practices for the type of project and as the situation warrants.

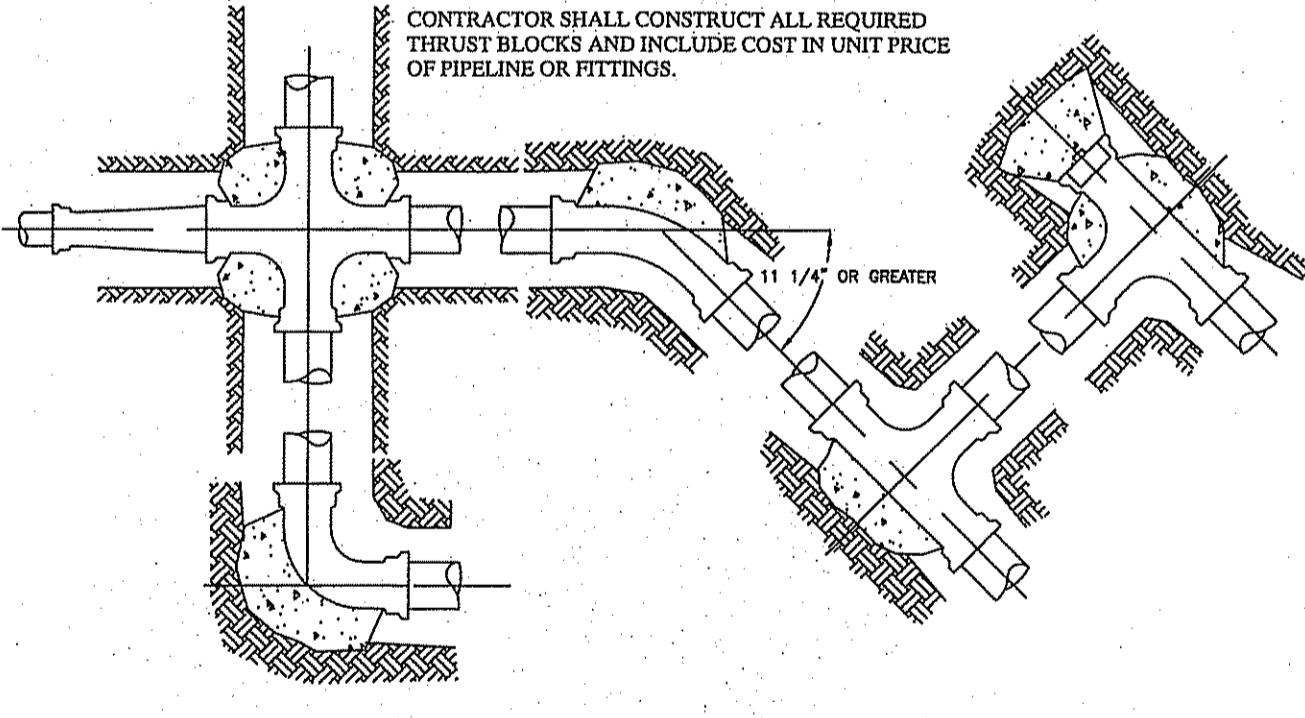
GENERAL:

Identify and show on the "As-Built Plans" all existing or abandoned utilities that were encountered during construction that were not shown on the design plans or that were shown on the design plans incorrectly.

The preferred method to show locations (both for proposed construction and as-builts) is by the use of survey lines or centerlines between existing survey monuments with

SHEET 1 OF 2

TYPICAL LOCATIONS WHICH REQUIRE CONCRETE REACTION (THRUST) BLOCKS, FOR PRESSURE MAINS 4" SIZE AND GREATER CONCRETE SHALL HAVE 2500 PSI MINIMUM STRENGTH AT 28 DAYS AND BEAR AGAINST UNDISTURBED STABLE SOILS. AREA OF CONTACT SHALL BE GOVERNED BY PIPE SIZE, MAX. PRESSURE IN PIPE AND BEARING CAPACITY OF SOIL.



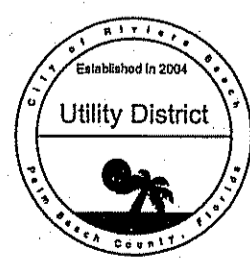
PIPE	THRUST BLOCK AREA REQ'D	PIPE	THRUST BLOCK AREA REQ'D	REMARKS
4"	2.0 SQ. FT.	18"	30.0 SQ. FT.	VALUES ARE FOR 90° BENDS, BASED ON 2000 PSF SAFE BEARING LOAD AND PIPE PRESSURE OF 150 PSI PLUS 33% SAFETY FACTOR FOR OTHER SOILS & PRESURE THE AREA REQUIRED IS IN DIRECT PROPORTION
6"	4.0 SQ. FT.	20"	37.0 SQ. FT.	
8"	6.0 SQ. FT.	24"	53.0 SQ. FT.	
10"	10.0 SQ. FT.	27"	80.0 SQ. FT.	
12"	14.0 SQ. FT.	30"	98.0 SQ. FT.	
14"	18.6 SQ. FT.	36"	127.0 SQ. FT.	
16"	24.0 SQ. FT.			

NOTE: FOR OTHER FITTINGS USE FOLLOWING FACTORS

TEE 100%
45° BEND 75%
22 1/2° BEND 39%
11 1/4° BEND 20%
DEAD END 100%

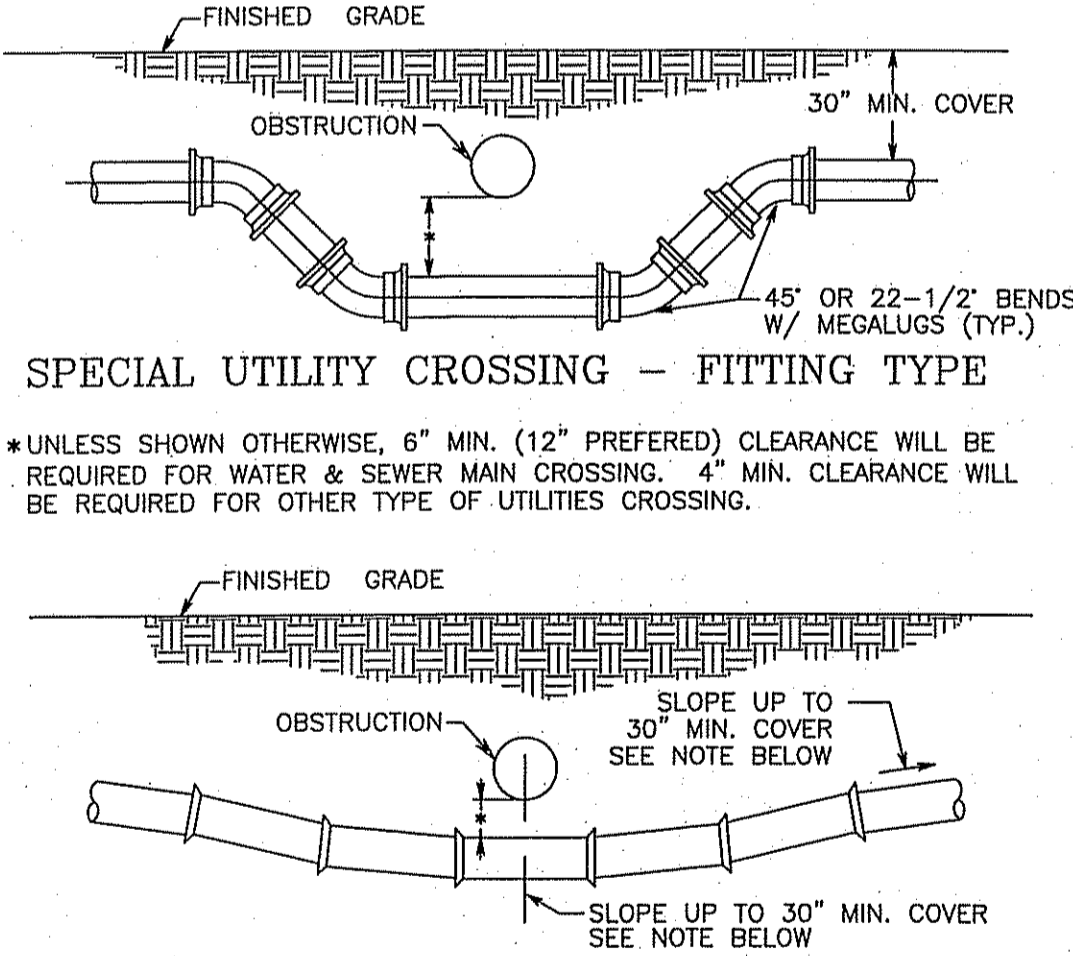
CONCRETE THRUST BLOCKS

05/27/05



Water & Sewer Details

City of Riviera Beach
Utility District



SPECIAL UTILITY CROSSING - FITTING TYPE

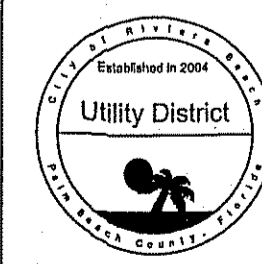
* UNLESS SHOWN OTHERWISE, 6" MIN. (12" PREFERRED) CLEARANCE WILL BE REQUIRED FOR WATER & SEWER MAIN CROSSING. 4" MIN. CLEARANCE WILL BE REQUIRED FOR OTHER TYPE OF UTILITIES CROSSING.

SPECIAL UTILITY CROSSING - DEFLECTION TYPE

- NOTES:**
1. THE DEFLECTION TYPE CROSSING SHALL BE USED WHERE EVER POSSIBLE. ONLY UNDER SPECIFIC ORDERS BY THE ENGINEER SHALL THE FITTING TYPE CROSSING BE ALLOWED.
 2. CONSTRUCT STANDARD CROSSING USING 75% OF MANUFACTURERS MAXIMUM JOINT DEFLECTION (MAX.).
 3. ALL MECHANICAL JOINTS MEGALUG
 4. FITTINGS TO BE RESTRAINED WITH RETURN GLANDS AND EITHER THRUST BLOCKS OR TIE RODS.
 5. ALL EXPOSED TIE RODS SHALL BE COATED WITH COAL TAR EPOXY.

FORCE MAIN CROSSING

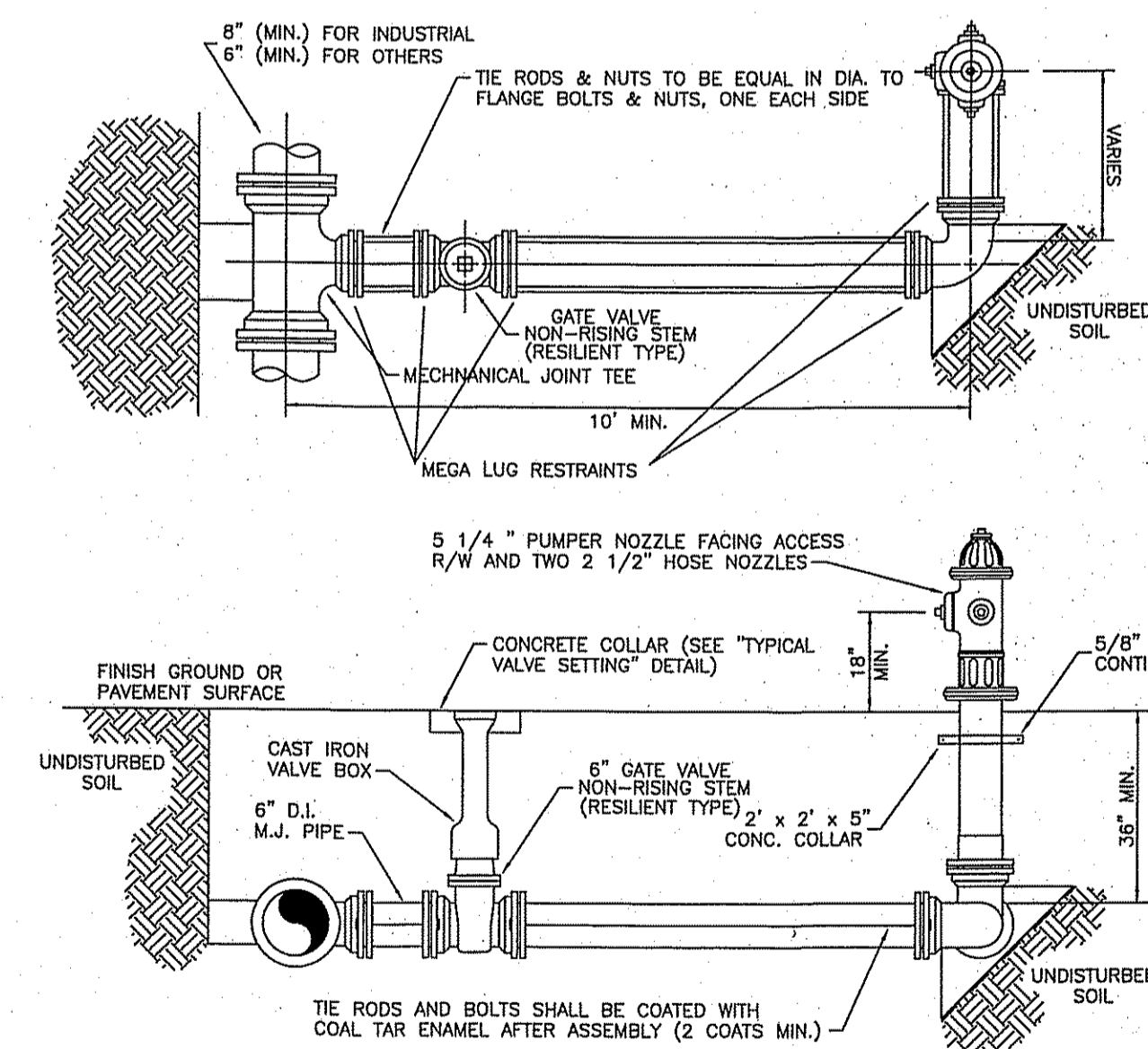
05/31/05



Water & Sewer Details

City of Riviera Beach
Utility District

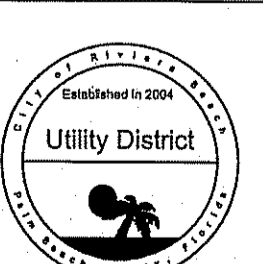
*REVISED TO COMPLY WITH SEPARATION CRITERIA PER FAC AS INDICATED ON SHEET 17.



- 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

FIRE HYDRANT INSTALLATION DETAIL

05/27/05



Water & Sewer Details

City of Riviera Beach
Utility District

suitable distances (or stations) and offsets given relative to these lines.
The use of assumed elevations is not acceptable, although the Utilities Department may at its option accept depths measured with respect to the top of existing pavement surfaces, in lieu of actual elevations, depending on the scope of the proposed project.

In addition, the following information shall be shown/corrected on the "As-Built Plans":

SANITARY SEWER PROJECTS:

- Manholes: locations, types, rim and invert elevations.
- Sewer Lines: locations, materials, lengths, slopes, diameters, elevations along the top of the pipe at 100 foot maximum intervals, diameter and locations of side sewer tees and stubouts, and invert elevations.
- Side Sewer Lines: tee locations, materials, lengths, slopes, diameter, invert elevations, and depths of buried stubouts.
- Public Utility Easements: legal descriptions, widths, and location of sanitary appurtenances within the easement.
- TV Reports: if required comparison of side sewer locations shown on sewer line as-builts with the TV reports.

WATER SYSTEM PROJECTS:

- Water Main Pipes: locations, materials, depths or elevations at 100 foot maximum intervals and at all utility crossings, lengths, and diameters.
- Water Valves: locations, types, alignment, and depth or elevation.
- Fire Hydrants: locations, sizes, and alignment.
- Blow-offs: locations, sizes, and alignment.
- Air and Vacuum Relief Valves: locations, vault sizes, depths, and alignment.
- Pressure Reducing Valve: location, vault size, depth, alignment, and as-constructed clearances within vault.
- Water Main Blocking: location and approximate volume/bearing surface area.
- Water Meters: location and size.
- Water Service Lines: Corp location, materials, diameter, lengths, depth, and stubout location.
- Detailed or Complex Connections: as applicable for situation.
- Fire Flow Lines: location, materials, diameter, location and size of detector vault, and any revisions made to detector appurtenances during construction.

SHEET 2 OF 2

CRAB POT SITE

WATER AND SEWER
DETAIL SHEET

SOUTHERN DESIGN GROUP, INC.

ENGINEERING, PLANNING & PROJECT MANAGEMENT
609 NORTH HEPBURN AVENUE, SUITE 204
JUPITER, FLORIDA 33458 561-743-0501

MARK A. WILLIAMS
P.E. # 34944

DATE: 05/27/05

SCALE: NTS

JOB NO. 1507

SHEET 7 OF 7

NO.	DATE	REVISIONS	BY

DATE	DESIGNED	CHECKED	DATE	JOB NO.
	MAW	MAW	05/27/05	1507

Kenneth A. Blair

From: Miller, Stacy <Stacy.Miller@dot.state.fl.us>
Sent: Monday, May 16, 2016 8:17 AM
To: Kenneth A. Blair
Subject: RE: 386 E Blue Heron Blvd., Riviera Beach, Palm Beach County (Crab Pot site)

Mr. Blair,

We have reviewed the most recent proposal and have no additional comments at this time. As noted below, this review does not constitute permit approval.

Thank you.

Stacy L. Miller-Novello, P.E.
Director of Transportation Development
District Four
3400 West Commercial Blvd
Fort Lauderdale FL 33309-3421
(O) 954-777-4429
stacy.miller@dot.state.fl.us

From: Kenneth A. Blair [mailto:Ken@SKHOLDINGS.com]
Sent: Monday, May 02, 2016 4:33 PM
To: Miller, Stacy <Stacy.Miller@dot.state.fl.us>
Subject: RE: 386 E Blue Heron Blvd., Riviera Beach, Palm Beach County (Crab Pot site)

Thanks much.

Kenneth A. Blair
Seven Kings Holdings, Inc.

630 Maplewood Drive, Suite 100 | Jupiter, Florida 33458
P. 561.625.9443 | F. 561.625.5689
C. 561.379.3124
Ken@SKHOLDINGS.com

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From: Miller, Stacy [mailto:Stacy.Miller@dot.state.fl.us]
Sent: Monday, May 02, 2016 4:31 PM
To: Kenneth A. Blair <Ken@SKHOLDINGS.com>
Subject: RE: 386 E Blue Heron Blvd., Riviera Beach, Palm Beach County (Crab Pot site)

Mr. Blair,

We are in receipt of your latest version. We will review and provide feedback.

Stacy L. Miller-Novello, P.E.
Director of Transportation Development
District Four
3400 West Commercial Blvd
Fort Lauderdale FL 33309-3421
(O) 954-777-4429
stacy.miller@dot.state.fl.us

From: Kenneth A. Blair [<mailto:Ken@SKHOLDINGS.com>]
Sent: Monday, May 02, 2016 12:12 PM
To: Miller, Stacy <Stacy.Miller@dot.state.fl.us>
Subject: 386 E Blue Heron Blvd., Riviera Beach, Palm Beach County (Crab Pot site)

Good afternoon Stacy –

With all the usual disclaimers and understanding this isn't an official application, etc., etc. I just wanted to ask you to look at the attached sketch that I believe incorporates the last round of courtesy comments (from 3/31/2016 e-mail).

Would you let me know if this looks in line with the comments?

If so, then it will allow me to make some further progress w/ the City et al.

Again, I understand this is not an "official" application, there are still other issues (the FDOT lease of the property, etc.) that are to be worked out and which I understand the landlord / site owner are pursuing separately with FDOT.

Thanks in advance for any input.

Kenneth A. Blair
Seven Kings Holdings, Inc.

630 Maplewood Drive, Suite 100 | Jupiter, Florida 33458
P. 561.625.9443 | F. 561.625.5689
C. 561.379.3124
Ken@SKHOLDINGS.com

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(b) *DG downtown general*. The DG downtown general district promotes the redevelopment of the Avenue E corridor and adjacent areas into a mixed-use, pedestrian-friendly environment. Diverse housing options as well as commercial establishments serving the downtown population are permitted of a scale and intensity compatible with the adjacent residential neighborhoods.

(1) Lot size, building placement, size, and height.

a. Table 31-536(c) provides the dimensional requirements regarding lot size, building placement, size, and height for the DG district. Figure 31-536(6) illustrates the dimensional requirements from the table.

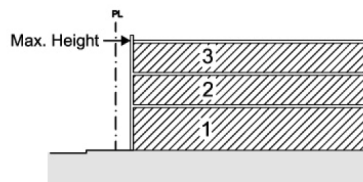
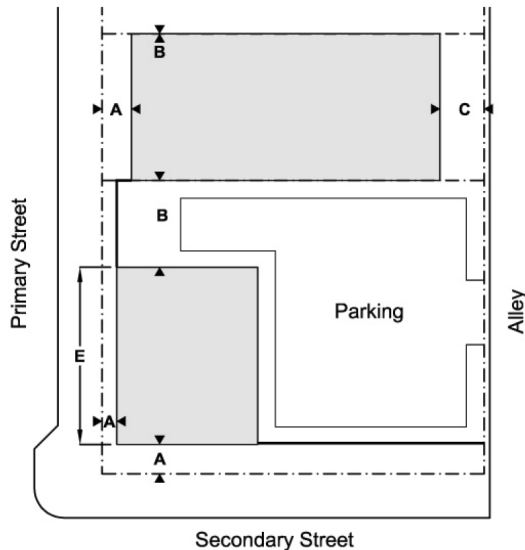
Table 31-536(c)
Downtown General Dimensional Requirements

Lot Size		
Lot Width		20 feet min./No max.
Lot Area		2,000 square feet min./No max.
Lot Coverage		80% max.
Building Placement		
A	Front Setback ¹	10 feet min.; 15 feet max.
	Primary Street	
	Secondary Street	10 feet min.
B	Side Setback	0 feet ²
C	Rear Setback	10 feet min.
D	Building Frontage	65% min. on Primary Streets
Building Size & Height		
Maximum Floor Area Ratio (FAR)		2.0
Maximum Height		3 Stories

¹ Side lot lines facing streets are regulated by the front setback requirements

² All light and air shafts shall be provided within the lot. See [§ 31-535\(b\)](#).

Figure 31-536(6) Downtown General Building Placement & Height



b. The building types defined in the downtown residential district (DR) (See subsection 31-536(c)) may be used alternatively to regulate lot size, building placement, size, and height for residential development.

(2) *Use regulations.*

a. Uses permitted. The following uses are permitted by right in the DG district, except that on primary streets, parking (whether principle or accessory use) shall be separated from the street for at least 20 feet:

1. Residential
2. Professional office, except drive throughs are not permitted.
3. Retail establishments, except drive throughs are not permitted.
4. Daycare (See [section 31-544.](#)).
5. Nursing or convalescent homes and adult living facilities (ALF).
6. Churches and their educational buildings; storefront churches.
7. Civic open spaces (See [section 31-538.](#)).
8. Community gardens.

(3) *Frontage standards.*

a. The front setback and side setbacks facing streets shall be hardscaped. The hardscape design shall have the following characteristics:

1. Street trees shall be installed as set forth in subsection [31-537\(c\)](#), consistent with the appropriate street design in [section 29-65.](#)

2. A pedestrian walkway shall be accommodated as set forth in subsection [31-537\(b\)](#).
 3. Any setback area not used to accommodate a pedestrian walkway, may be landscaped adjacent to the building using potted plants in removable planters or ground planting that does not obstruct views into storefront windows, and may also be used to accommodate merchandise displays or outdoor dining areas.
- b. The main entrance(s) to ground story commercial space(s) shall be directly from and face a public right-of-way or civic open space. Doors allowing public access shall occur at intervals no greater than 75 feet.
 - c. Building entrances shall use at least one of the following frontage types detailed in subsection [31-537\(a\)](#):
 1. Stoop.
 2. Forecourt.
 3. Bracketed balcony.
 4. Storefront.
 5. Arcade/colonnade.
 - d. Buildings with more than 250 feet of street frontage shall provide a pedestrian accessway at least ten feet wide connecting the rear parking to the sidewalk area or establishing a cross-block connection.
- (4) *Architectural standards.*
- a. An expression line shall be provided at the top of the first story.
 - b. In the absence of a building façade, a streetwall is required along both primary and secondary streets. Streetwalls shall be three feet to three feet six inches in height, located in line with the building façade or the front setback. Streetwalls shall be composed of either an opaque wall using the same material and color as the building or of a continuous, maintained hedge. In addition, one shade tree per 20 lineal feet, uniformly spaced, shall be installed along the length the streetwall.
 - c. An opaque, masonry wall six feet in height shall be built on the property line along all side and rear lot lines that abut single-family houses existing as of the date of this ordinance (date) or lots in residential zoning district. In addition, one shade tree per 20 lineal feet, uniformly spaced, shall be installed along the length the wall.
- (5) Other applicable Standards. See [section 31-535](#) and sections [31-537](#) through [31-540](#) for general standards that also apply to the DG district.



**STAFF REPORT – CITY OF RIVIERA BEACH
CASE NUMBER SP-16-18
PLANNING AND ZONING BOARD, MAY 11, 2017**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, APPROVING A SITE PLAN APPLICATION FROM SEVEN KINGS HOLDINGS, INC. TO BUILD AND OPERATE A 4,482 SQUARE FOOT RESTAURANT, ON A VACANT PARCEL OF LAND, APPROXIMATELY +/- 0.35 ACRE, IDENTIFIED BY PARCEL CONTROL NUMBER 56-43-42-28-00-003-0090, LOCATED ON THE NORTH SIDE OF BLUE HERON BOULEVARD AND EAST OF LAKE SHORE DRIVE, WITHIN THE DOWNTOWN GENERAL ZONING DISTRICT; AND PROVIDING FOR AN EFFECTIVE DATE.

A. Applicant: Seven Kings Holdings, Inc.

B. Request: The applicant is requesting site plan approval to build a 4,482 square foot restaurant with outdoor deck seating.

C. Location: The proposed site is located north of Blue Heron Blvd., east of Lake Shore Dr. (386 E. Blue Heron Blvd.).

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

Parcel Control Number: 56-43-42-28-00-003-0090.

Parcel Size: +/- 0.35 acre.

Existing Use: Vacant Lot.

Zoning: Downtown General (DG) Zoning District.

Future Land Use: Downtown Mixed Use.

E. Adjacent Property Description and Uses:

North: Residential (Marina Grande Development); Inlet Harbor Center Planned Unit Development (IHC-PUD) Zoning and Downtown Mixed Use Future Land Use.

South: "Big" Blue Heron Bridge; Various Commercial Uses; Downtown General (DG) Zoning and Downtown Mixed Use Future Land Use.

East: Intracoastal Waterway.

West: Residential / Parking Garage (Marina Grande Development); Inlet Harbor Center Planned Unit Development (IHC-PUD) Zoning and Downtown Mixed Use Future Land Use.

F. Background:

On October 2016, Seven Kings Holdings, Inc. submitted an application for site plan approval, which has been reviewed by City staff for compatibility and consistency with the

City's Comprehensive Plan and Land Development Regulations. The following staff analysis has been prepared for your review:

G. Staff Analysis:

Proposed Development/Use: The applicant is proposing to develop a 4,482 restaurant with outdoor deck seating.

Zoning Regulations: The proposed use complies with the City's Land Development Regulations for the Downtown General (DG) Zoning District.

Comprehensive Plan: The proposed use is consistent with the Comprehensive Plan's Downtown Mixed Use Future Land Use designation.

Compatibility: Specific conditions of approval may be needed to ensure that this use is compatible with adjacent residential development (Marina Grande), which may include, but not be limited to, hours of business operation and specific provisions to govern permitted timeframes for amplified music.

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

Landscaping: The proposed landscape plan is compatible with the City's Land Development Regulations.

Parking/Traffic: The number of parking spaces proposed (18 spaces) is in compliance with the City's Land Development Regulations for parking within the Downtown area (15 spaces required); specifically City Code Sec. 31-539 "Table A Downtown Zoning District Parking Ratios" (1 space per 300 sq. ft.)

H. Staff Conclusion: City staff advises that the Planning and Zoning Board review and consider all information presented and provide a recommendation to the City Council. If the Planning and Zoning Board chooses to recommend approval, City staff recommends including the following conditions of approval:

1. A two-year landscaping performance bond for 110% of the value of landscaping and irrigation shall be required before a certificate of occupancy or certificate of completion is issued.
2. Construction and landscaping improvements 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.
3. This development must receive final Certificate of Occupancy from the City for all buildings and units approved within five years of the approval of the adopting resolution or the adopting resolution shall be considered null and void, requiring the applicant to resubmit application for site plan and special exception approval and re-initiate the site plan approval process.

4. 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.
5. 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.
6. 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.
7. Hours of business operation (open to the public): This business shall close to the general public at 2:00 AM daily.
8. Hours for amplified music:
 - a. Amplified music shall be prohibited on Friday and Saturday between the hours of 11:30 PM and 8:00 AM the next day.
 - b. Amplified music shall be prohibited on Sunday through Thursday between the hours of 10:00 PM and 8:00 AM the next day.

ORDINANCE NO. 4038

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, REVISING THE CITY OF RIVIERA BEACH'S CODE OF ORDINANCES LAND DEVELOPMENT REGULATIONS FOR THE COMMUNITY REDEVELOPMENT AREA BY AMENDING CHAPTER 31, "ZONING", ARTICLE I, "IN GENERAL", SECTION 31-1, "DEFINITIONS" BY ADDING DEFINITIONS; AMENDING CHAPTER 31, "ZONING", ARTICLE IV, "NONCONFORMING USES" ADDING SECTION 31-80, "NONCONFORMITIES IN THE DOWNTOWN ZONING DISTRICTS"; AMENDING CHAPTER 31, "ZONING", ARTICLE V, "DISTRICT REGULATIONS", DIVISION 1, "GENERALLY", REVISING SECTION 31-96, "DESIGNATION OF DISTRICTS"; AMENDING CHAPTER 31, "ZONING", ARTICLE V, "DISTRICT REGULATIONS", DELETING DIVISION 24, "IHC INLET HARBOR CENTER OVERLAY ZONING DISTRICT" AND ADDING DIVISION 26, "DOWNTOWN ZONING DISTRICTS"; AMENDING CHAPTER 31, "ZONING", ARTICLE VI, "SUPPLEMENTAL DISTRICT REGULATIONS", REVISING SECTION 31-543, "CHURCHES"; AMENDING CHAPTER 29, "STREETS AND SIDEWALKS", ARTICLE II, "CONSTRUCTION", DIVISION 2, "STREETS", SECTION 29-65, "STREET DESIGN STANDARDS FOR THE COMMUNITY REDEVELOPMENT AREA" AND ADDING SECTION 29-66, "RELOCATION AND USE OF PUBLIC RIGHTS-OF-WAY"; AMENDING THE CITY'S ZONING MAP TO INCLUDE THE NEW DOWNTOWN ZONING DISTRICTS WITHIN THE COMMUNITY REDEVELOPMENT AREA; PROVIDING FOR SEVERABILITY, CODIFICATION AND CONFLICTS; SPECIFIC AUTHORITY IS HEREBY GIVEN TO CODIFY THIS ORDINANCE AND THE EXHIBITS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Riviera Beach Code of Ordinances controls and directs the development of land within the municipal limits of the City; and

WHEREAS, the City of Riviera Beach (City), the Riviera Beach Community Redevelopment Agency (CRA), and the Treasure Coast Regional Planning Council (TCRPC) entered into an Interlocal Agreement to develop new land development regulations for the Redevelopment area that specifically define how development should be planned, and how it should look, including: building placement, setbacks, height regulations and design controls; and

WHEREAS, TCRPC, has prepared the new land development regulations based on the previously approved Citizens Master Plan, the adopted Community Redevelopment Plan and City's Comprehensive Plan; and

WHEREAS, the new regulations and the changes to the City's zoning map were submitted to the City's Planning and Zoning Board which serves as the Local Planning Agency to determine if the new regulations and the changes to the City's zoning map were consistent with the adopted Riviera Beach Redevelopment Plan and the City's Comprehensive Plan; and

WHEREAS, on May 23, 2013 the Planning and Zoning Board found that the new regulations and zoning map changes are consistent with the Riviera Beach Redevelopment Plan and the City's Comprehensive Plan and voted to recommend approval; and

WHEREAS, on October 23, 2013 the CRA Board found that the new regulations and zoning map changes are consistent with Riviera Beach Redevelopment Plan and the City's Comprehensive Plan and voted to approve; and

WHEREAS, the City Council has determined that the enactment of this Ordinance is for a proper municipal purpose and protects the health, safety and welfare of the public.

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 "WHEREAS" clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Ordinance upon adoption hereof.

SECTION 2. That the City's Code of Ordinances Land Development Regulations, is amended by revising Chapter 31, "Zoning", Article I, "In General", Section 31-1, "Definitions" by adding definitions; amending Chapter 31, "Zoning", Article IV, "Nonconforming Uses" adding Section 31-80, "Nonconformities in the Downtown Zoning Districts"; amending chapter 31, "Zoning", Article V, "District Regulations", Division 1, "Generally", revising Section 31-96, "Designation of Districts"; amending Chapter 31, "Zoning", Article V, "District Regulations", deleting Division 24, "IHC Inlet Harbor Center Overlay Zoning District" and adding Division 26, "Downtown Zoning Districts"; amending Chapter 31, "Zoning", Article VI, "Supplemental District Regulations", revising Section 31-543, "Churches"; amending Chapter 29, "Streets and Sidewalks", Article II, "Construction", Division 2, "Streets", Section 29-65, "Street Design Standards for the Community Redevelopment Area" and adding Section 29-66, "Relocation and Use of Public Rights-Of-Way". Said revisions are set out in "Exhibit A".

SECTION 3. That the City's Zoning Map be amended to change zoning districts in the CRA to be consistent with the CRA's Redevelopment Plan and the City's Comprehensive Plan per "Exhibit B".

SECTION 4. If any word, phrase, clause, subsection or section of this Ordinance is for any reason held invalid, the invalidity thereof shall not affect the validity of any remaining portions of this Ordinance.

SECTION 5. 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 6. 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 7. Specific authority is hereby granted to codify this Ordinance and specifically "Exhibit A" and "Exhibit B".

SECTION 8. This ordinance shall be in full force and effect immediately upon its final passage and approval.


PASSED AND APPROVED on the first reading this 4th day of December 2013.

PASSED AND ADOPTED on second and final reading this 18TH day of DECEMBER 2013.

APPROVED:

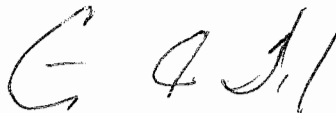


THOMAS A. MASTERS
MAYOR

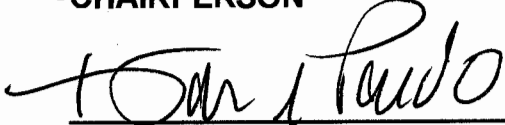


CEDRICK A. THOMAS
CHAIRPERSON

ATTEST:



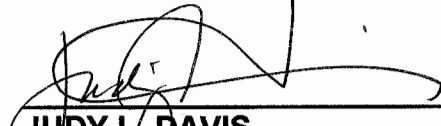
CARRIE E. WARD,
MASTER MUNICIPAL CLERK
CITY CLERK




DAWN S. PARDO
CHAIR PRO TEM



BRUCE A. GUYTON
COUNCILPERSON



JUDY L. DAVIS
COUNCILPERSON




TERENCE D. DAVIS
COUNCILPERSON

1ST READING
MOTIONED BY: J. DAVIS
SECONDED BY: T. DAVIS

2ND & FINAL READING
MOTIONED BY: J. DAVIS
SECONDED BY: T. DAVIS

B. GUYTON AYE
J. DAVIS AYE
C. THOMAS AYE
D. PARDO AYE
T. DAVIS AYE

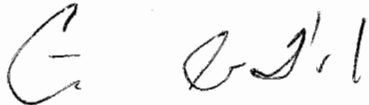
B. GUYTON AYE
J. DAVIS AYE
C. THOMAS AYE
D. PARDO AYE
T. DAVIS AYE

REVIEWED AS TO LEGAL SUFFICIENCY


PAMALA HANNA RYAN, B.C.S. CITY ATTORNEY
DATE: 12/18/13

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.



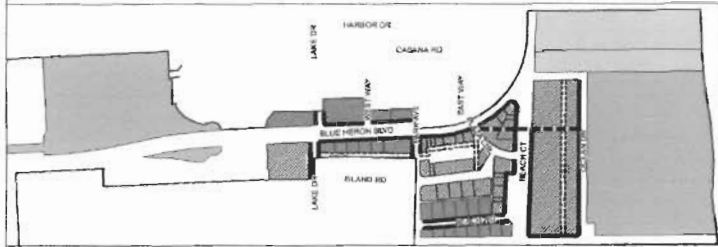
Carrie E. Ward
Master Municipal Clerk
City Clerk

December 18, 2013
Date



City of Riviera Beach
Community Redevelopment Agency
(CRA)

Downtown Riviera Beach Regulating Plan



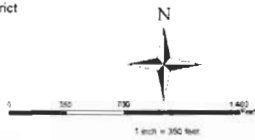
- Primary Street
- Future Primary Street
- Future Alley
- Manna Way
- Pre-Approved Redevelopment Design Area

Downtown Zoning Districts

- DC: Downtown Core
- DG: Downtown General
- DR: Downtown Residential
- DI: Downtown Industrial
- DM: Downtown Marine

Other Zoning Districts

- RS-8: Single Family Dwelling District
- RH: Resort Hotel
- CG: General Commercial
- IG: General Industrial District
- CF: Community Facility District
- IL: Limited Industrial District
- IHC-PUD: Inlet Harbor Center
- U: Utilities District



Map originally created: May 21, 2013
This map is intended for reference
and planning purposes only.

City of Riviera Beach
Community Redevelopment Agency
600 West Blue Heron Boulevard
Riviera Beach, FL 33404

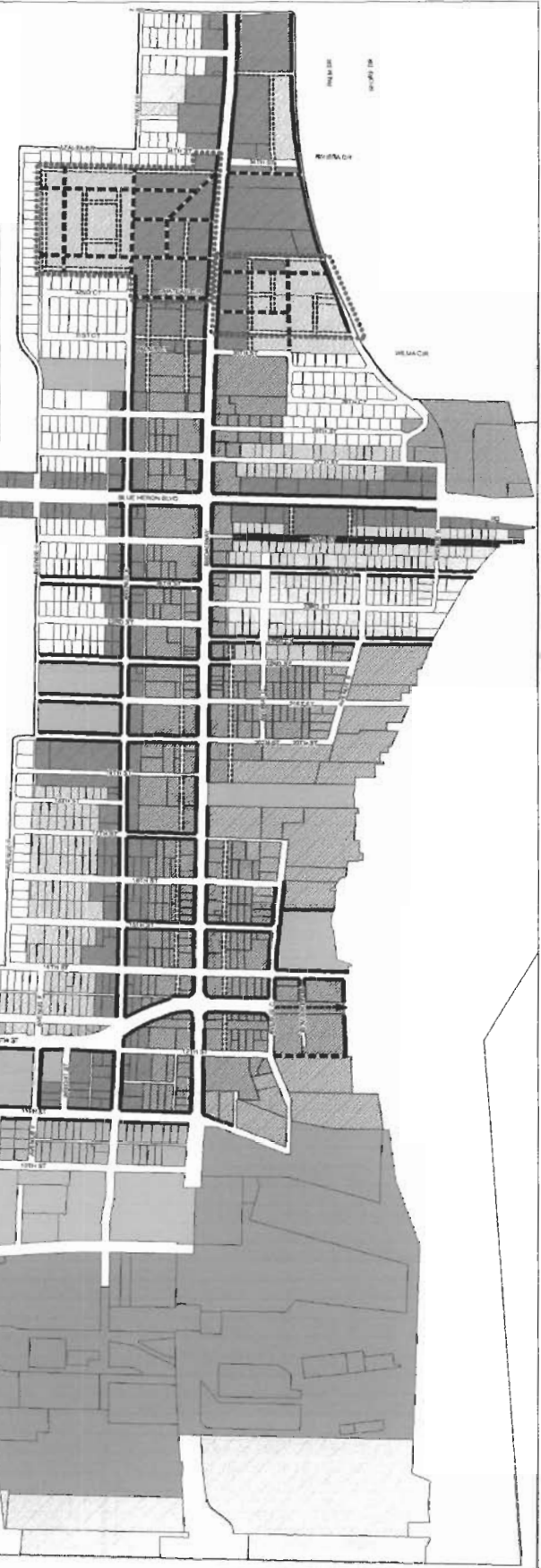
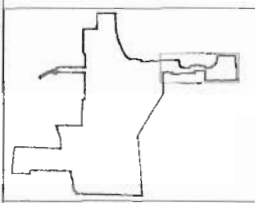


Exhibit A

Amending the City's Code of Ordinances Land Development Regulations by revising Chapter 31, "Zoning", Article I, "In General", Section 31-1, "Definitions" by adding definitions; amending Chapter 31, "Zoning", Article IV, "Nonconforming Uses" adding Section 31-80, "Nonconformities in the Downtown Zoning Districts"; amending chapter 31, "Zoning", Article V, "District Regulations", Division 1, "Generally", revising Section 31-96, "Designation of Districts"; amending Chapter 31, "Zoning", Article V, "District Regulations", deleting Division 24, "IHC Inlet Harbor Center Overlay Zoning District" and adding Division 26, "Downtown Zoning Districts"; amending Chapter 31, "Zoning", Article VI, "Supplemental District Regulations", revising Section 31-543, "Churches"; amending Chapter 29, "Streets and Sidewalks", Article II, "Construction", Division 2, "Streets", Section 29-65, "Street Design Standards for the Community Redevelopment Area" and adding Section 29-66, "Relocation and Use of Public Rights-Of-Way"; by amending with additions, changes, and deletions

Revising Chapter 31, "Zoning", Article I, "In General", Section 31-1, "Definitions" by adding definitions:

The following definitions shall be inserted alphabetically into Article I of Chapter 31 "Zoning"

Section 31-1. Definitions.

Building Façade means an exterior building wall facing a street, path, or park.

Building Frontage means the percentage of the total width of a lot which is required to be building façade(s).

Church means an enclosed structure for public or semipublic religious worship, irrespective of denomination. For the purposes of this code, churches include synagogues, mosques, temples, etc.

Community garden means a defined area of land utilized collectively by a group of people to grow plant material including flowers or produce for profit or not-for-profit, including supplementary uses and structures associated with gardening and community gathering spaces.

Expression Line means a continuous line on a building façade expressed by a variation in material or by a cornice or molding.

Floor Footprint means the total indoor and outdoor footprint of a building at any given story. The 100% floor footprint is calculated by multiplying the maximum lot coverage by the overall size of the parcel. Some districts may limit the floor footprint by percentage at certain stories.

Liner Building means a building or part of a building constructed to shield parking, manufacturing, or industrial uses from the street that contains active uses with doors and windows opening onto the sidewalk to create an attractive, pedestrian-friendly, safe environment.

Marina: means a facility or structure which provides mooring, docking, anchorage, fueling, repairs or other services for watercraft.

Mezzanine means an open and unobstructed floor level (except for railings for low walls not more than 42 inches tall) within a story, not exceeding one-third of the floor area of space in which it is located.

Professional Office means a place used for conducting a business, profession, service, or government. Such facilities may include, but are not limited to, offices of attorneys, engineers, architects, physicians, dentists, accountants, banks, financial institutions, real estate companies, insurance companies, financial planners, or corporate offices, and exclude manufacturing activities.

Retail Establishment means a place of business providing the sale and display of goods and/or sale of services directly to customers, with goods available for immediate purchase and removal from the premises by the customer. Retail goods include, but are not limited to, clothing, food, furniture, pharmaceuticals, books, art objects and the like. Retail services include, but are not limited to, barber shops, beauty salons, travel agencies, dry cleaning, health clubs, photo studios, funeral homes (no embalming on premises), pet care, repair establishments, and employment

offices. For the purposes of this definition, retail establishments exclude adult entertainment, weapons sales, and the sale and servicing of vehicles or watercraft with engines larger than 50 horsepower.

Recess Line means a continuous building setback occurring at a prescribed height.

Streetwall means a low wall or hedge used to screen surface parking lots from view.

Storefront Church means the temporary or permanent use of space in a multi-tenant commercial building for public or semipublic religious worship.

* * * * *

Amending Chapter 31, "Zoning", Article IV, "Nonconforming Uses" adding Section 31-80, "Nonconformities in the Downtown Zoning Districts":

Article IV "Nonconforming uses" of Chapter 31 "Zoning" is amended by adding Section 31-80, "Nonconformities in the Downtown Zoning Districts" in its entirety as follows:

Sec. 31-80. Nonconformities in the Downtown Zoning Districts. To implement the 2010 Riviera Beach Community Redevelopment Plan and Citizens' Master Plan, the City of Riviera Beach established Downtown Zoning Districts and made other modifications to this code. As a result of these changes:

(a) Certain uses of buildings or land may no longer be permitted in their new zoning districts, and certain existing buildings may no longer comply with all physical standards. Such uses and/or buildings that lawfully existed prior to [date of ordinance] but which do not conform with the new provisions adopted on that date shall be deemed to be legally nonconforming and shall not be required to be altered or conform with the new regulations until redevelopment occurs. Nonconforming uses are governed by the relevant requirements of Sections 31-76 through 31-78 above. Nonconforming buildings can be repaired, altered, or enlarged, either laterally or vertically, so long as they remain otherwise lawful and the enlargement is in accordance with this code.

(b) Certain existing lots may no longer meet the minimum requirements in their new zoning districts and thus will be considered legally nonconforming lots. Legally nonconforming lots may be built upon as if they conformed to the minimum requirements. Abutting nonconforming lots may be combined to create larger dimension lots as long as such recombination includes all parts of all lots; under these conditions the new lots do not need to meet this code's minimal dimensional requirements for new lots.

* * * * *

Amending chapter 31, "Zoning", Article V, "District Regulations", Division 1, "Generally", revising Section 31-96, "Designation of Districts":

Article V "District Regulations" of Chapter 31 "Zoning" is amended as follows. Underlined language indicates proposed new language. Language ~~erossed-out~~ indicates language proposed to be deleted.

Chapter 31 Zoning

ARTICLE V. DISTRICT REGULATIONS

DIVISION 1. GENERALLY

Sec. 31-96. Designation of districts. In order to classify, regulate and restrict the uses of the land and buildings; to regulate and restrict the height and bulk of buildings; to regulate the area of yards and other open spaces about buildings; and to regulate the intensity of land use, the City is hereby divided into classes of districts to be known as follows:

- RS-5 single-family dwelling district
- RS-6 single-family dwelling district
- RS-8 single-family dwelling district
- RD-15 two-family dwelling district
- RML-12 low density multiple-family dwelling district
- RM-15 multifamily dwelling district
- RMH-15 multifamily/hotel district
- RM-20 high density multifamily dwelling district
- RMH-20 high density multifamily/hotel district
- OP office and professional district
- CN neighborhood commercial district
- CG general commercial district
- ~~CM marine commercial district~~
- TLI transitional limited industrial district
- ~~SLIO special light industrial office district~~
- IL limited industrial district
- IG general industrial district
- RO recreation/open space district
- CF community facility district
- U utilities district
- MH mobile home district
- PUD planned unit development district
- ~~IHC Inlet Harbor Center overlay zoning district~~
- DC downtown core district

DG downtown general district

DR downtown residential district

DI downtown industrial district

DM downtown marine district

* * * * *

Amending Chapter 31, "Zoning", Article V, "District Regulations", deleting Division 24, "IHC Inlet Harbor Center Overlay Zoning District":

Article V "District Regulations" of Chapter 31 "Zoning" is amended deleting Division 24 "IHC INLET HARBOR CENTER OVERLAY ZONING DISTRICT" in its entirety. Language ~~crossed-out~~ indicates language proposed to be deleted.

DIVISION 24. DELETED IHC INLET HARBOR CENTER OVERLAY ZONING DISTRICT

~~Sec. 31-521. Purpose.~~

~~Sec. 31-522. Use regulations.~~

~~Sec. 31-523. Application of IHC regulations.~~

~~Sec. 31-524. Redevelopment objectives.~~

~~Sec. 31-525. Review authority and process.~~

Sec. 31-521. Purpose.

~~_____The purpose of the inlet harbor center overlay zoning district is to provide regulation through a process of overlay zoning which adds regulation to the existing zoning categories within the boundaries of the Inlet Harbor Center and to further control any change of land use and existing land uses and to regulate the extent and quality of change of existing land uses.~~

~~(Ord. No. 2314, § 3(l), 9-3-86)~~

Sec. 31-522. Use regulations.

- ~~(a) Underlying zoning district regulations. The zoning regulations for the underlying zoning districts shall apply within the Inlet Harbor Center overlay zoning district. In addition to the review procedures provided for in the underlying zoning districts, the expansion of any existing use and the redevelopment of any existing structure shall be subject to project plan review by the community redevelopment agency.~~
- ~~(b) Temporary uses allowed in underlying CG general commercial zoning districts.~~
- ~~(1) Permitted temporary uses. The temporary uses listed below may be permitted in an underlying CG general commercial zoning district within the Inlet Harbor Center overlay zoning district, subject to the conditions specified. These uses may be established for a fixed period of time, with the intent to discontinue such uses upon the expiration of the designated time period.~~
- ~~a. Amusement arcades, bingo.~~
 - ~~b. Auto or boat repair.~~
 - ~~c. Flea markets, outdoor.~~
 - ~~d. Fruit/farmers markets, outdoor.~~
 - ~~e. Kennels.~~
 - ~~f. Light manufacture, with retail component, such as awnings, upholstery, clothing, food products.~~
 - ~~g. Marine equipment repair.~~
 - ~~h. Plant nursery sales and greenhouses.~~
 - ~~i. Used auto dealerships.~~

- j. ~~Used boat sales.~~
 - k. ~~Wholesale, such as food, clothing, consumer electronics.~~
 - l. ~~Any other uses and services similar to the above, if determined jointly by the CDEC director and the community redevelopment agency director to be appropriate as temporary uses.~~
- (2) ~~Standards for approval. A temporary use may be permitted in an underlying CG general commercial zoning district upon a determination by CDEC director and CRA director that the use:~~
- a. ~~Shall not adversely affect redevelopment efforts;~~
 - b. ~~Shall serve a public purpose as it relates to stabilizing the downtown;~~
 - c. ~~Shall encourage economic activity and employment; and~~
 - d. ~~Shall result in improved appearance or use of applicable sites.~~
- (3) ~~Temporary uses in existing buildings. For temporary uses in existing buildings, the property owner shall make diligent efforts to meet current city standards of landscaping, parking and signage, as appropriate. A minimum requirement of painting, cleaning and repair of structures and site works will be determined by CDEC director.~~
- (4) ~~Temporary uses on vacant lots. For temporary uses on vacant lots, temporary structures such as trailers, market booths or canopies may be allowed. Requirements for setbacks, landscaping, parking and signage will be determined by the CDEC director.~~
- (5) ~~Temporary use permit. The property owner shall obtain a temporary use permit from the city which includes a commitment to the following:~~
- a. ~~A temporary use permit shall be valid for two years from approval, with an option for one or more one-year extensions granted jointly by the CDEC director and CRA director.~~
 - b. ~~On termination of a temporary use permit, as provided above, any future permanent uses shall comply with current zoning regulations and the development specifications of the CRA redevelopment plan.~~
 - c. ~~The CDEC director may require additional actions by the property owner to reinstate the appearance of the specific lot or building in a satisfactory manner, as appropriate.~~
- (6) ~~Temporary use review. Subsection (b) entitled temporary uses in underlying CG general commercial districts shall be reviewed after one year by the city council to determine if any adjustments or revisions are necessary.~~

(Ord. No. 2314, § 3(II), 9-3-86; Ord. No. 2623, § 1, 2-16-94)

Sec. 31-523. Application of IHC regulations.

- (a) ~~Existing structures and land uses. Any activity which is permitted under existing ordinances at the time of adoption of these regulations shall be allowed to make improvements within the existing structure or to make cosmetic improvements to the premises subject to project plan review by the community redevelopment agency for compliance with the Inlet Harbor Center redevelopment objectives and policies. Any property zoned single family or any improvements which are less than \$50,000.00 in value, as determined by the building official, are exempt from the requirement of project plan review, unless in the opinion of staff, such review should go to the community redevelopment agency.~~
- (b) ~~Expansion of existing land uses. No existing use shall be allowed to expand or extend its use to a new structure or on new or additional lands without project plan review and approval by the community redevelopment agency.~~
- (c) ~~Standards for change of use of existing structure or premises. If a building permit is required for the change of use of an existing structure or premises, such building permit shall not be issued prior to project plan approval by the community redevelopment agency in accordance with section 31-525(a).~~

- (d) ~~Standards for new development. All new construction shall be subject to project plan review by the community redevelopment agency and site plan or special exception review as required by the underlying zoning district.~~
- (e) ~~Hotel/motel conversions to adult congregate living facilities.~~
- (1) ~~Conversion of existing hotel/motel structures may be allowed by special exception, as a temporary use upon determination that such conversion shall not adversely affect redevelopment efforts; shall serve a public purpose as it relates to stabilizing the downtown; and shall result in improved appearance/use of such site.~~
 - (2) ~~The CO (certificate of occupancy) shall be valid for three years with an option for a two-year extension, which may be granted by the city council.~~
 - (3) ~~On termination of occupancy, as provided in subsection (2) of this section, the owner shall comply with the development specifications of the community redevelopment agency redevelopment plan for that property, for any future use.~~
 - (4) ~~The applicant shall provide for on-site management on a 24-hour basis, and be required to meet current city standards of landscaping, parking and signage, as appropriate.~~
 - (5) ~~This section is subject to approval by the state department of health and rehabilitative services.~~

(Ord. No. 2314, § 3(III), 9-3-86; Ord. No. 2561, § 2, 7-15-92)

Sec. 31-524. Redevelopment objectives.

—All proposed developments and redevelopments shall be found by the community redevelopment agency to substantially meet the objectives of the adopted redevelopment plan. The following objectives shall further guide the community redevelopment agency in making its decision to approve or disapprove project plans:

- (1) ~~To increase pedestrian amenities, including public amenities, in projects including public spaces, plazas, fountain areas and pedestrian-oriented street frontage.~~
- (2) ~~To expand daily hours of activities through the use in projects of restaurants, shops, residences, cultural facilities and other land uses with extended hours of service.~~
- (3) ~~To develop mixed land uses which are carefully integrated and designed.~~
- (4) ~~To encourage larger scale development utilizing land assembly with multi-storied structures when feasible, and to discourage continuing fragmentation of lot sizes.~~
- (5) ~~To expand the amount of multifamily and hotel/motel uses available.~~
- (6) ~~To provide improved public access, both physical and visual, to the waterfront area through physical and visual means, to improve the appearance of the redevelopment area.~~
- (7) ~~To contribute to uniform architectural theme by reducing the fragmented nature of existing development in the area.~~
- (8) ~~To contribute to a uniform landscape theme in addition to meeting the landscape code.~~
- (9) ~~To participate in shared parking concepts.~~
- (10) ~~To provide for all retail displays to be on the inside of the buildings for which the displays are presented and for all signs to be presented in a uniform design theme in addition to meeting the standards of the sign code.~~
- (11) ~~To provide art in public places.~~

(Ord. No. 2314, § 3(IV), 9-3-86)

Sec. 31-525. Review authority and process.

- (a) ~~Project plan review. All developments which require project plan approval as provided in this chapter shall be reviewed by the community redevelopment agency for general compliance with the redevelopment plan and the redevelopment objectives set forth in this chapter. The applicant shall submit preliminary project plans consisting of a site plan, floor plan, elevations where applicable, landscaping plan and parking plan. If the community redevelopment~~

agency denies project plan approval, the applicant may, within 60 days of the denial, file an appeal with the city council. The community redevelopment agency shall provide written comments to the city council ten days prior to its hearing on the appeal. The city council can reverse the community redevelopment agency's decision upon a three-fifths vote of its membership. The applicant may resubmit an application to the community redevelopment agency at any time without prejudice.

- (b) ~~Site plan and special exception review required by underlying zoning.~~
 - (1) ~~The applicant shall provide site plan packages as required by this chapter, which shall be submitted to the community redevelopment agency. The community redevelopment agency shall review the plans for general compliance with the redevelopment plan and the redevelopment objectives set forth in this chapter.~~
 - (2) ~~If the community redevelopment agency denies approval, the applicant can:~~
 - a. ~~Resubmit to community redevelopment agency at any time without prejudice.~~
 - b. ~~Appeal to city council within 60 days of the agency's denial.~~
 - (3) ~~The city council can reverse the community redevelopment agency's project plan decisions upon a three-fifths vote of its membership.~~
 - (4) ~~The community redevelopment agency shall provide written comments to the city council and the planning and zoning board ten days prior to their hearing on the applicant's petition or appeal.~~
- (c) ~~Zoning or comprehensive plan amendments. All proposed amendments to the zoning map, zoning code or comprehensive plan within the Inlet Harbor district shall be referred to the community redevelopment agency for its comments at least 30 days prior to the amendment's referral to the local planning agency. The community redevelopment agency shall provide written comments to the local planning agency ten days prior to its hearing on a matter referred to the community redevelopment agency.~~
- (d) ~~Variance reviews. The applications for variances within the IHC district shall be referred to the community redevelopment agency for comments at least 30 days prior to an application hearing before the zoning board of adjustment. The community redevelopment agency shall provide written comments to the zoning board of adjustment ten days prior to its hearing.~~

(Ord. No. 2314, § 3(V), 9-3-86)

* * * * *

Amending Chapter 31, "Zoning", Article V, "District Regulations", adding Division 26, "Downtown Zoning Districts":

Article V "District Regulations" of Chapter 31 "Zoning" is amended by adding Division 26 "Downtown Zoning Districts" in its entirety as follows:

DIVISION 26. DOWNTOWN ZONING DISTRICTS

Sec. 31-534. Downtown districts generally.

- (a) *Purpose and intent.* 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; and
 - (6) Encourages investment by accommodating new development at a range of scales including individual infill buildings and large redevelopment projects.
 - (7) Maintains and improves real and perceived safety as a key component of walkability and sustainability.
- (b) *Downtown districts named.* To create the vibrant diverse character envisioned for the downtown area, five downtown zoning districts are hereby created and are being assigned to all land within the boundaries of the Community Redevelopment Area in the Downtown Mixed Use, Working Waterfront, General Industrial, High and Medium Density Multiple Family categories on the Comprehensive Plan's Future Land Use Map to carry out the 2010 Riviera Beach CRA Plan:
- (1) DC Downtown Core
 - (2) DG Downtown General
 - (3) DR Downtown Residential
 - (4) DI Downtown Industrial
 - (5) DM Downtown Marine
- (c) *Regulating plan for downtown districts.* The Downtown Riviera Beach Regulating Plan depicts the following information:
- (1) *District Boundaries.* The locations and boundaries of the downtown zoning districts shall be shown on both a map entitled "City of Riviera Beach Zoning Map" and a map entitled "Downtown Riviera Beach Regulating Plan." The Downtown Riviera Beach Regulating Plan depicts additional information necessary to apply the standards contained in this Division and is hereby officially adopted as an integral part of these regulations.
 - (2) *Primary and Secondary Streets.* Primary Streets are intended to develop overtime as superior pedestrian environments and, as such, are held to higher standards in the regulations regarding building placement, building frontage, and the location of parking and service uses. Streets not designated as Primary Streets are considered Secondary Streets,

which will accommodate service functions and vehicular-oriented development needs including parking, loading, and drive-through facilities.

- (3) *Marina Way*. Marina Way is intended to provide both visual and pedestrian connections to Lake Worth and may or may not include vehicular access. Development along Marina Way shall be held to the same standards as development on Primary Streets and is also subject to the regulations and approval process set forth in the Civic Building, Uses, and Open Space section (See 31-538).
 - (4) *Future Streets and Alleys*. Potential future streets and alleys are designated on the Regulating Plan. Future streets and alleys are desired new vehicular and/or pedestrian connections to, or extensions of, existing streets that will improve the overall transportation network. Future streets are intended to be Primary Streets; future alleys provide vehicular access to parking and other service functions located behind buildings. Future street and alley designations are not precise alignments or specific locations. The appropriateness of and final street designation, alignment and location of these intended links of the transportation network will be determined during the development review process by the Community Development Director. See § 29-65 for design standards for new streets and alleys.
 - (5) *Pre-Approved Redevelopment Design Areas*. The Regulating Plan indicates areas where this code provides pre-approved redevelopment options for mobile home/trailer park properties to create mixed-use, pedestrian-friendly environments. See § 31-540.
 - (6) *Other Zoning Districts*. For the purpose of informing appropriate transitions of scale and use, lands assigned zoning districts other than the downtown zoning districts are also shown on the Regulating Plan.
- (d) *General standards for all downtown districts*.
- (1) *Specific Standards*. Specific standards for each downtown zoning district are found in § 31-536.
 - (2) *General Standards*. General standards that apply to more than one downtown zoning district are found in § 31-535 and §§ 31-537 through 31-540.
 - (3) *Conflicts*. Where the requirements of these zoning districts conflict with other portions of this code, the requirements of these districts shall prevail; however, no development may be approved that conflicts with the Comprehensive Plan.
 - (4) *Planned Unit Developments*. New planned unit developments are not permitted within the CRA. Planned unit developments approved prior to [date of ordinance] shall be governed by their respective planned development approvals. Their boundaries may not be expanded. Any amendments to the planned development approvals must comply with the Comprehensive Plan and the relevant downtown zoning districts to the extent practicable.
- (e) *Review process for downtown districts*. The purpose of site plan review is to ascertain whether a proposed new development follows the pattern of development described in the Community Redevelopment Area (CRA) Plan and conforms to all provisions of the Riviera Beach Comprehensive Plan and this code. Except for single-family homes on existing lots, all applications for development approval within the CRA that are not otherwise permitted as nonconforming uses or structures shall comply with all requirements of this code.
- (1) *Administrative Process*. In order to facilitate redevelopment in the downtown area, certain applications may be processed administratively.

- a. Applications for changes in use, renovations to buildings, redevelopment of sites with buildings existing as of the date of this ordinance (*date*), and development in pre-approved redevelopment design areas may be processed administratively.
- b. The Community Development Director shall review plans, including the exhibits listed in § 31-534(e)(2), for completeness and compliance with the provisions of this code, including the Regulating Plan in § 31-534(c). The Community Development Director shall issue a final decision. Denials shall be in writing and shall specifically set forth the grounds for the denial. Any final decision of the Director may be appealed to the Zoning Board of Adjustment in accordance with the procedures established in this code for appeals of administrative decisions.

(2) Standard Review Process.

- a. Applications for new development on vacant or undeveloped sites, development which proposes a reduction from the minimum building frontage requirements, or any application deemed by the Community Development Director to have a significant impact to surrounding properties shall be reviewed by the Planning and Zoning Board and approved by the City Council.
 - b. Special Exceptions. Requests for Special Exceptions shall follow the review procedures and standards in §§ 31-61 and 31-62 and shall also consider any additional standards defined herein (Division 26).
 - c. Variances. Relief from certain requirements may be permitted pursuant to the process and variance standards in §§ 31-39 through 31-41 of this code.
- (3) All applications for site plan review shall be accompanied by exhibits prepared by qualified professionals, which shall include the following:
- a. A survey of existing conditions providing the following information:
 1. Gross land area (to the nearest one-hundredth (1/100) of an acre).
 2. Substantial, visual improvements (in addition to buildings) such as signs, parking structures, swimming pools, etc.
 3. Parking areas and number of parking spaces.
 4. Indication of access to a public way on land such as curb cuts and driveways, and to and from waters adjoining the surveyed tract, such as boat slips, launches, piers and docks.
 - b. In addition to any other application requirements, drawings of the proposed conditions shall be provided depicting the following:
 1. Vicinity map showing the property in reference to nearby streets and street intersections.
 2. Location of the property lines, location of existing and proposed rights-of-way, location and dimension of existing/proposed easements, water courses and other essential features.
 3. Indication of primary or secondary street designations for all rights-of-way and any future street or alley connections provided.
 4. Cross section and street design type for new and existing streets and alleys as described in § 29-65.
 5. Location of vehicular access to site including driveways and curbs cuts.

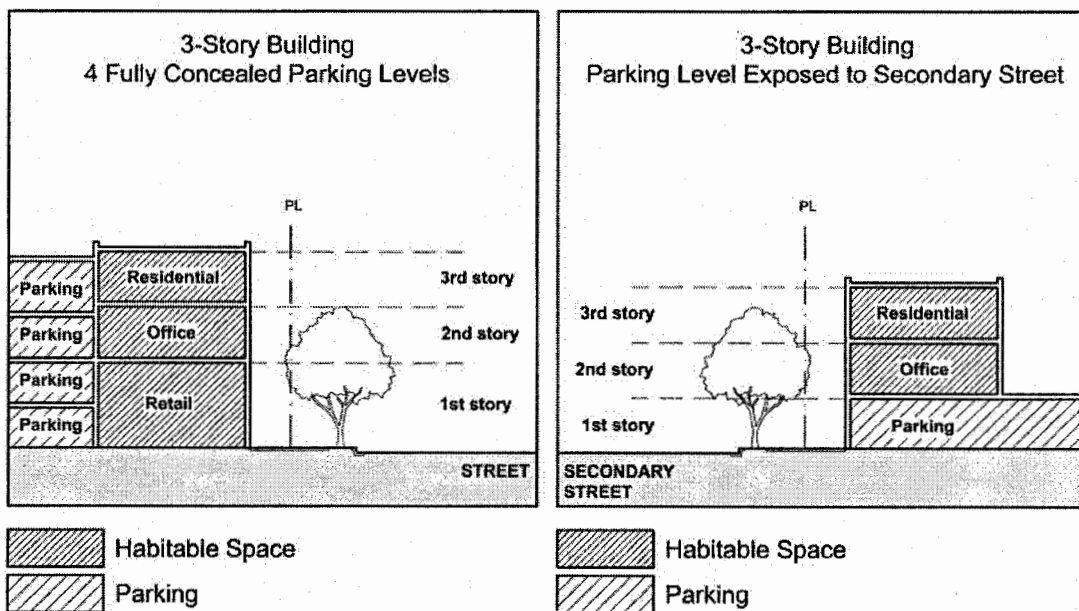
6. The outlines of all existing and proposed buildings showing setbacks, percentage of building frontage, dimensions, and points of pedestrian access.
 7. Identification and dimensions of frontage types for all primary pedestrian entrances.
 8. Building elevations and sections, showing overall building height and number of stories.
 9. Location and dimensions of all proposed signage
 10. Location and dimensions of all perimeter treatments (sidewalks, pedestrian walkways, street trees, fences, streetwalls, and/or landscaping).
 11. Location of all off-street parking, loading facilities, and waste collection areas.
 12. Schematic of drainage system.
 13. Location, type, and size (in square feet) of civic open spaces.
 14. Landscaping plans, including specifications of species, of plant material, location, and size. Lighting and landscaping plans shall be coordinated.
- c. A data table which indicates the following:
1. Future land use category and zoning district
 2. Total acres of the project
 3. Number of dwelling units
 4. Square feet of non-residential uses
 5. Parking computations as described in § 31-539
 6. Floor Area Ratio (FAR)
 7. Percentage of building frontage required and provided on Primary Streets as described in § 31-535(c).
 8. Public benefit height calculation, if applicable, as described in § 31-538(b)(7).
- d. Such other design data as may be needed to evaluate the project's compliance with the requirements of this code.

Sec. 31-535. Building Standards for all Downtown Districts.

- (a) *Building Height.* Unless otherwise specified herein, the height of buildings shall be measured in and regulated by the number of stories. Increasing the maximum number of stories allowed in a downtown district may not be approved as a variance. Stories are measured from the floor to the bottom of the lowest structural member that supports the story above. See Figure 31-535(2).
- (1) Stories located below grade are not counted for the purpose of measuring building height. In all districts, if this floor is elevated more than five feet above the adjacent sidewalk, the space below counts as the ground (first) story for the purposes of measuring building height.
 - (2) The ground story of commercial or mixed-use buildings shall be 10 feet to 18 feet tall.
 - (3) The ground story of residential buildings shall be from nine feet to 14 feet tall.

- (4) Each story above the ground story in all buildings must be from eight feet to 12 feet tall; any upper story taller than 12 feet will count as two stories for the purpose of measuring building height.
- (5) Mezzanines that exceed 15 percent of the floor area are counted as stories for the purpose of measuring height.
- (6) Each parking garage level exposed to a street or civic open space shall be counted as a story for the purposes of measuring height. Parking levels fully concealed from view by a habitable story and use are not counted as stories for the purpose of measuring height. See Figure 31-535(1).

Figure 31-535(1)
Counting Number of Stories



- (6) Within the Downtown Core and Downtown General districts, residential units must have the floor of the first story elevated at least 18 inches above the adjacent sidewalk. Within the Downtown Residential district, residential units must have the floor of the first story elevated at least 12 inches above the adjacent sidewalk. Lobbies and common areas in multi-unit buildings may have a zero to six-inch (0" to 6") ground floor finish level.
- (7) Flat roofs shall be enclosed by parapets no less than 42 inches high, or as required to screen equipment.
- (8) Mechanical equipment necessary to the operation or maintenance of the building such as, but not limited to, elevator, stair, and mechanical penthouses, cooling towers, vent stacks and antennae shall be enclosed and screened in such a manner that the enclosure is an integral part of the overall building design and provides a balanced and graceful silhouette, and ameliorates the visual impact from adjacent buildings. Minor features not exceeding one foot in height shall be exempted from this regulation. The incorporation of green energy resources, such as photovoltaic cells, is encouraged; however, significant features, such as windmills, require approval by the Community Development Director.
- (9) Architectural features such as church spires, steeples, belfries, cupolas, or similar, non-habitable structures are not limited by story height.

Figure 31-535(2)
Measuring Building Height

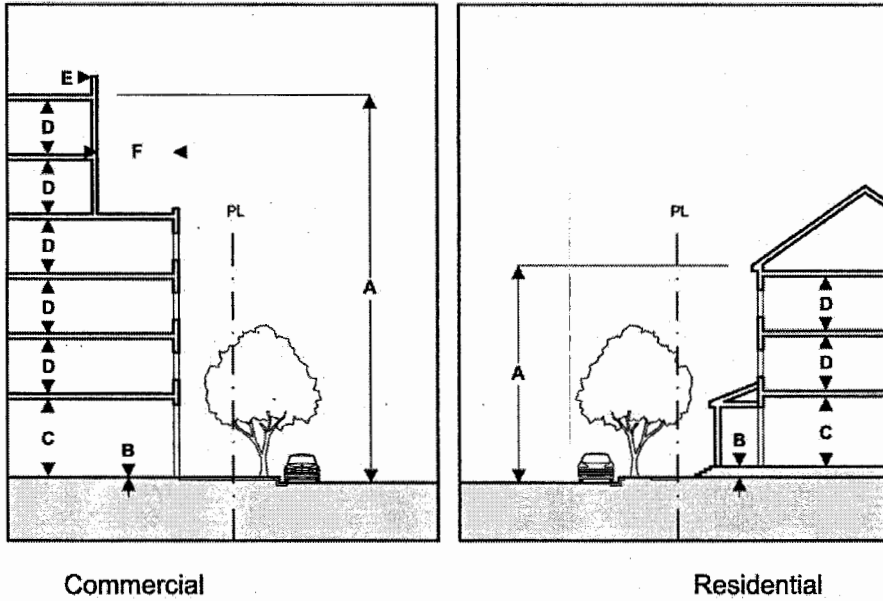
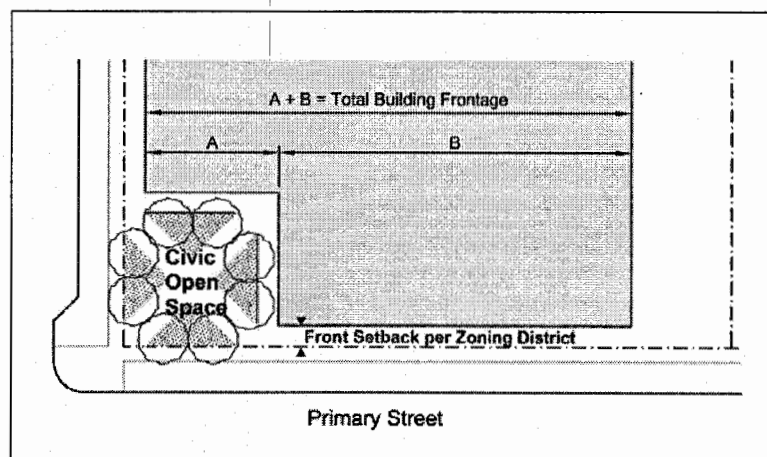


Table 31-535(a) Building Height		
A	Maximum Number of Stories	Varies By District
B	Ground Floor Finish Level	
	Commercial Uses and Lobbies/Common Areas in multi-unit buildings in all zones	6" max.
	Residential Units	
	Downtown Core	18" min.
	Downtown General	18" min.
	Downtown Residential	12" min.
C	Ground Story Height	
	Commercial and Mixed-Use Buildings	10' min. / 18' max.
	Residential Buildings	9' min. / 14' max.
D	Upper Story Height	8' min. / 12' max.
E	Parapet Height	42" max.
F	Recess Line	Above the 4 th Story

- (b) **Building Placement.** Each district contains dimensional requirements that regulate the disposition of new buildings on lots.
- (1) Front setbacks shall be measured from the property lines coinciding with public rights-of-way, including streets, paths, and parks, or from a civic open space that meets the requirements in § 31-538(b). See Figure 31-535(3).
 - (2) In districts that allow development with no side or rear setback, the following limitations also apply:
 - a. Side and rear setbacks are required only when an abutting property has a building existing as of the effective date of this ordinance [date] with windows facing the adjoining lot line. Then, new development shall set back to provide at least 10 feet of separation between the existing and new buildings.
 - b. All light and air shafts, including those necessary per the percentage of openings on building façades, shall be provided within the lot.
 - c. In the DC Downtown Core district, buildings taller than four stories in height have additional setback requirements for the upper stories, as described in § 31-536(a).
- (c) **Building Frontage.** Building frontage is the percentage of the total width of a lot which is required to be occupied by the primary façade of a building. Each zoning districts provides minimum building frontages.
- (1) The primary façade shall be parallel to the right-of-way, located in accordance with the minimum and maximum front setback requirements of the zoning district.
 - (2) The location of the primary façade is not changed by architectural elements such as cornices, bay windows, awnings, porches, balconies, stoops, colonnades, arcades or forecourts.
 - (3) The primary façade may adjust around a Civic Open Space that meets the requirements in § 31-538(b) as shown in Figure 31-535(3).

**Figure 31-535(3)
Building Frontage Requirement**



(d) *Density and Floor Area Ratio.*

(1) The maximum density of residential units shall be determined as follows:

(a) For parcels with maximum density, expressed as dwelling units per acre, set forth by the Future Land Use designation in the Riviera Beach Comprehensive Plan, the following calculation, with result rounded to the nearest whole number:

$$(\text{Parcel Size in square feet} / 43560) \times \text{Allowable Density} = \text{Maximum number of units}$$

In mixed use buildings, the maximum number of units is not reduced by floor space dedicated to other uses.

(b) For parcels with a Future Land Use designation in the Riviera Beach Comprehensive Plan that does not expressly limit density, the maximum number of residential units is limited by the overall floor area ratio allowed in the Riviera Beach Comprehensive plan and the regulations in this code that direct building form, story height, and the required number of parking spaces.

(c) Each dwelling unit must meet the minimum floor area in § 31-494(2)(d).

For downtown zoning districts, the total floor area is the sum of the areas of all floors of a structure, as measured by the exterior faces of the walls, including enclosed porches and the like. Garage space which is located below grade is not included in the computation of total floor area. Additional building square footage gained by using the Public Benefit Height Option in § Section 31-538(a)(7) is not included in the calculation of or limitation of maximum floor area ratio.

(e) *Frontage Standards.* The main entrance to every building shall be accessible directly from and face a public right-of-way or civic open space. The manner in which buildings are disposed along the street is a critical component of this code and is coordinated with the setback requirements for each district and the CRA Street Design Standards contained in § 29-65. Frontage Standards, contained in § 31-537, define architectural and design components for the entrance(s) to buildings and the area between primary façades and property lines.

(f) *Building Façade Standards.* In all downtown zoning districts, the following façade regulations apply:

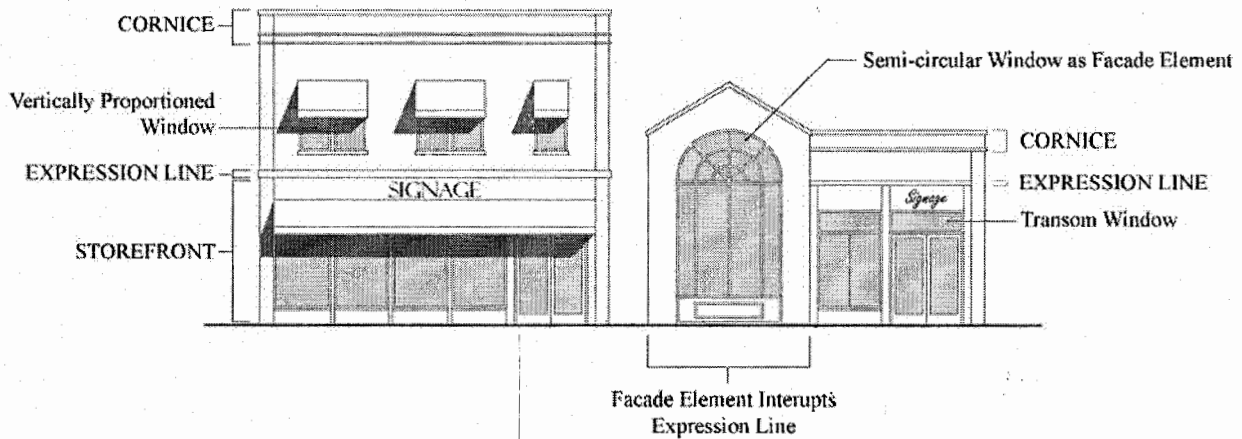
(1) Building façades facing streets or civic open spaces must have transparent windows covering between 20 percent and 75 percent of the wall area of each story as measured between finished floors. Transparent windows transmit at least 50 percent of visible daylight.

(2) Windows and doors shall be vertically proportioned. Horizontal fenestration openings can meet this requirement by using muntins to subdivide glazed areas into vertical or square areas, or by using a series of vertically proportioned windows within the opening. Transom windows may be horizontal, and circular, square, and semi-circular windows may be used as limited accent elements within the facade.

(3) All parapets shall have a cornice molding extending a minimum of two inches from the surface plane of the wall.

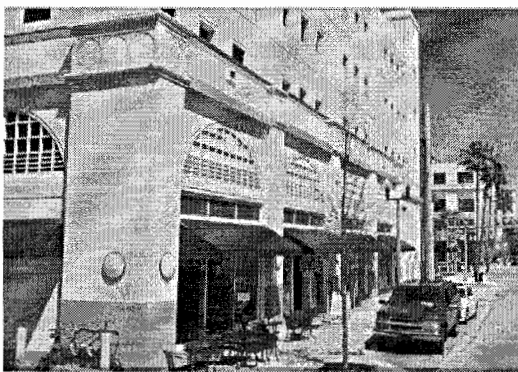
(4) When required by the district, expression lines shall be moldings extending a minimum of two inches from the surface plane of the building wall. Expression lines are intended to be continuous façade elements and may not be covered by awnings or signs. Significant architectural elements such as columns, pilasters, and towers may interrupt expression lines.

Figure 31-535(4)
Building Façade Requirements



- (5) Building facades on primary streets shall be designed to visually screen uses permitted with limitations. Appropriate façade design incorporates the consistent use of materials and construction assemblies, fenestration patterns, architectural articulation, and features such as, but not limited to, the application of architectural screens, louvers, or glass, and the incorporation of vegetated surfaces and planters. Paint, faux treatments, scoring, construction joints, lighting, and material projections less than two inches are permitted, but do not fulfill the façade design requirements.

Figure 31-535(5)
Character Examples for Building Façade Screening
Uses Permitted with Limitations on Primary Streets



The Clematis Street garage utilizes consistent building materials with fenestration patterns to establish an attractive façade screening the parking levels over the retail space.



The Lincoln Theater has the building circulation located along the streets, behind an architectural glass façade, screening the large expanses of blank walls within the movie theater.

- (g) *Paint Colors.* Paint colors are regulated in the Downtown zoning districts to establish a coordinated color scheme for the downtown, to encourage a range of harmonious color options for visual variety, to encourage light colors for energy savings, and to favor colors appropriate for a tropical environment. These regulations also apply to awning colors.
- (1) The coloration of all buildings shall be with "earth tone" or pastel colors and shall be harmonious with the adjacent properties. Semi-transparent stains are recommended for application on natural wood.
 - (2) The following specific requirements also apply:
 - (a) Landowners may choose up to four colors for a single building (up to two body colors, up to two trim colors, and one accent color; these may be the same or different) and shall use at least two colors (one body color and one trim color).
 - (b) Architectural elements on the building facade, such as awnings and canopies, shall be in the same color(s) as the four chosen building colors.
 - (c) Body colors are intended for building walls, garden walls, and other primary building elements, and shall be used for no less than 70percent of the painted surface area of the building. If two shades of body color are used on a building, the transition should occur along a horizontal expression line with the lighter hue located above the darker one. Color combinations shall be complimentary to each other.
 - (d) Trim colors are intended for door frames, storefront elements, windows and window frames, railing, shutters, ornament, fences, and similar features. Trim colors shall be used for no more than 30 percent of the painted surface area of the building.
 - (e) The accent color is used to highlight special features such as doors, shutters, gates, ornament, or storefront elements. The accent color shall be used for no more than 20 percent of the painted surface of the building.
 - (3) New development shall submit colored elevations for review.

Section 31-536. Regulations for Each Downtown Zoning District.

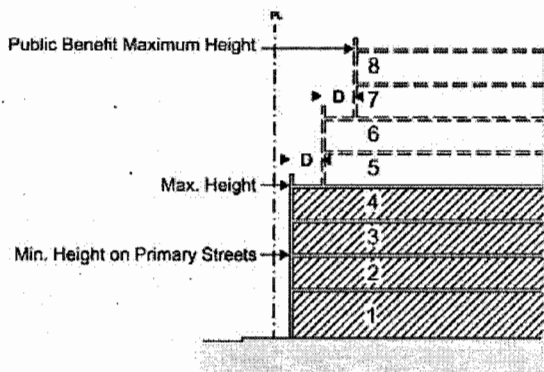
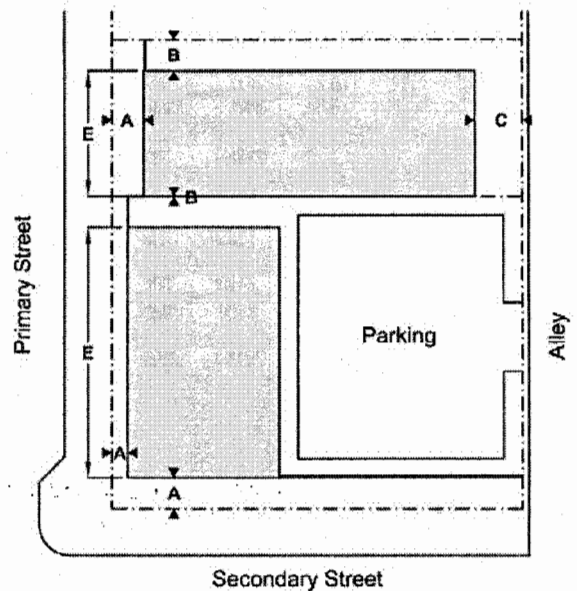
(a) *DC Downtown Core District.* The DC Downtown Core district promotes redevelopment of the commercial center of downtown Riviera Beach. The existing commercial corridor and marina area will become a vibrant, pedestrian-friendly, mixed-use district that accommodates shops, businesses, residences, marine-related, and entertainment uses.

(1) *Lot Size, Building Placement, Size, and Height.*

Table 31-536(a) provides the dimensional requirements regarding lot size and building placement, size, and height for the Downtown Core district. **Figure 31-536(1)** illustrates the dimensional requirements from the table.

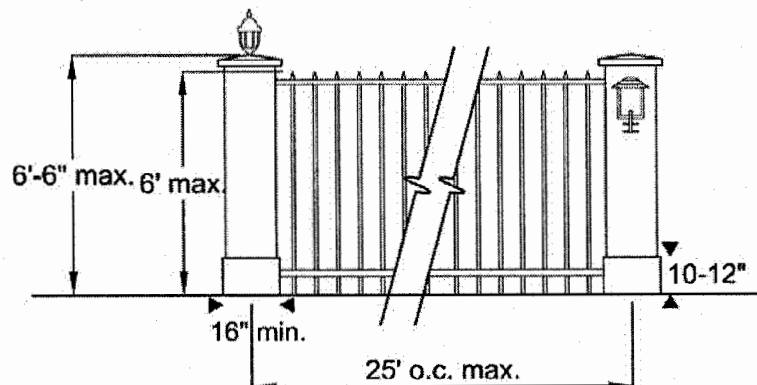
Table 31-536(a) <i>Downtown Core Dimensional Requirements</i>		
Lot Size		
Lot Width	20 feet min. / No max.	
Lot Area	2000 square feet min. / No max.	
Lot Coverage	85% max.	
Building Placement		
A	Front Setback ¹	
	Broadway & Blue Heron Blvd.	12 feet min.; 15 feet max.
	Primary Streets	10 feet min.; 15 feet max.
	Secondary Streets	10 feet min.
B	Side Setback	0 feet ²
C	Rear Setback	10 feet min.
D	Recess Above 4 th & 6 th Stories	10 feet min. each
E	Building Frontage	75% min. on Primary Streets
Building Size & Height		
Maximum Floor Area Ratio (FAR)	2.0	
Minimum Height	2 Stories on Primary Streets	
Maximum Height	4 Stories	
Maximum Public Benefit Height ³	8 Stories	
Maximum Singer Island Height ³	5-8 Stories, with Special exception	
¹ Side lot lines facing streets are regulated by front setback requirements. ² All light and air shafts shall be provided within the lot ³ See § 31-535(b) ³ See § 31-538(a)(2)(c)		

Figure 31-536(1)
Downtown Core Building Placement & Height



- a. Building frontage requirement. A minimum of 75 percent of the linear width of the lot along a Primary Street shall be occupied by the primary façade of a building, located in accordance with the minimum and maximum setbacks in Table 31-536(a). Secondary streets do not have a required minimum building frontage and buildings shall be located in accordance with the minimum setback in Table 31-536(a).
- b. Modification of building frontage requirement for marine uses. The minimum building frontage requirement on Primary Streets may be reduced for boat dealerships and mega-yacht facilities subject to these standards:
 1. Boat dealerships may display boats for sale, arranged in a uniformed and orderly fashion. Service and repair activities must be located within or behind a building or shall be located at least 30 feet from a Primary Street.
 2. In the absence of a building façade, a fence comprised of metal pickets with masonry piers spaced no less than 25 feet on center shall be installed along both Primary and Secondary Streets. See Figure 31-536(2). The fence shall be three feet to six feet in height, located in line with the front setback and shall have the following design features:
 - i. Fences shall be metal picket with masonry piers.
 - ii. Piers shall be masonry with smooth stucco finish, at least 16 inches wide by 14 inches deep, and may be up to six feet six inches (6'-6") in height. Piers shall have a precast, architectural grade concrete cap, sloped to shed water.
 - iii. Light fixtures shall be installed on the top of the cap or mounted to the side of the piers. Lighting fixtures shall be decorative, scaled proportionally to the pier.

Figure 31-536(2)
Fence with Masonry Piers



3. Install on-street parking, if applicable.

(2) Building Height and Massing Standards

- a. On Primary Streets, the minimum building height is two stories, except for fueling stations, which may be one story in height (see § 31-536(3)).
- b. Maximum building height is four stories.

c. Public Benefit Height Option.

1. Maximum building height is six stories for projects that opt to provide additional civic open space using the Public Benefit Height Option in § 31-538(b).
2. Maximum building height is increased to eight stories for projects that opt to provide additional civic open space using the Public Benefit Height Option in § 31-538(b) and are also located in one of the following sites which, due to the prominent setting and/or proximity to large open areas, are appropriate for taller buildings:
 - (i) the east side of the intersection of Broadway and 13th Street for the purpose of creating a signature gateway entry to the marina area.
 - (ii) on the west side of Avenue C, between 12th Street and 16th Street, overlooking Bicentennial Park.
 - (iii) overlooking a new, single civic open space of at least 10,000 square feet in size, limited to the project providing the civic open space.
3. The use of the Public Benefit Height Option on properties on Singer Island requires approval of a Special Exception. In addition to the standards in §§ 31-61 and 31-62, development shall meet the following standards:
 - (i) Ocean Mall is limited to five stories in height;
 - (ii) The project shall be designed to allow views to the horizon and provide an attractive skyline;
 - (iii) The project shall harmoniously transition in mass and height to adjoining development.

e. Buildings over four stories are subject to additional requirements in order to ensure architectural articulation in the overall building massing.

1. At the top of the fourth and sixth stories, a recess line of at least 10 feet is required along at least 50 percent of building façades facing streets. Buildings built with no side or rear setbacks shall also provide recess lines of 10 feet at the top of the fourth and sixth stories along 50 percent of the building elevation facing side or rear lot lines.
2. Massing for buildings over four stories in height is regulated using a percentage of the maximum size of the floor footprint of the building per story of height. The 100 percent floor footprint is calculated by multiplying the maximum lot coverage by the overall size of the parcel. **Table 31-536(b)** depicts the maximum percentage of footprint allowed per story of height within the DC Downtown Core district:

Table 31-536(b)			
<i>Percentage of Floor Footprint Allowed per Story</i>			
	Story Level		
	1-4	5-6	7-8
Maximum Floor Footprint	100%	65%	35%

The arrangement of building mass is intentionally flexible to allow free design expression. However, the following massing characteristics must be evident in the building design:

- (i) The main volume of the building shall be oriented toward Primary Streets, away from side or rear lot lines to reduce impact on adjacent properties.
- (ii) Tower elements shall be located to appropriately respond to the urban condition of the specific site. Desirable tower locations emphasize street corners, main building entrances, gateways, or the visual axis of another street or civic open space.
- (iii) Massing articulation shall not wholly occur within the center of the block and must be evident on the street façade(s) using architectural variations such as changes in the number of stories, articulations in the eave or roofline, and/or adjusting the location of the front façade to accommodate a civic open space.

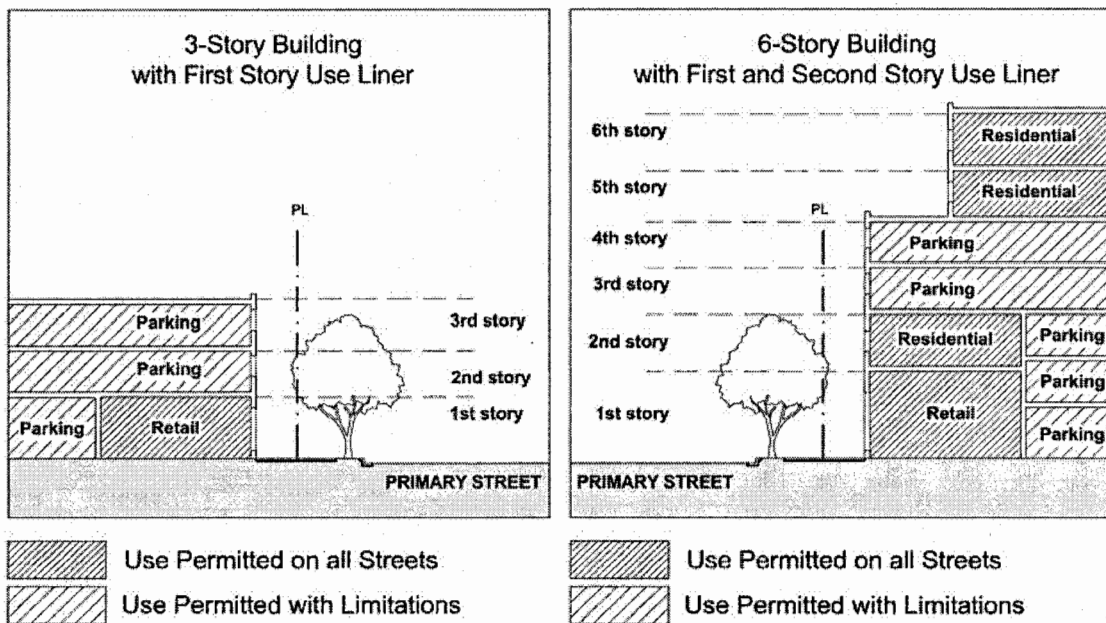
(3) Building Use

- a. *Uses Permitted on all Streets.* The following uses are permitted in the DC downtown core district on both Primary and Secondary Streets:
 - 1. Multifamily dwelling units.
 - 2. Professional office.
 - (i) Drive throughs serving banks shall meet the configuration criteria in § 31-536(a)(3)(c)(4) but are not required to obtain a special exception.
 - 3. Retail establishments.
 - (i) Drive throughs serving restaurants require special exception and shall meet the configuration criteria in § 31-536(a)(3)(c)(4).
 - 4. Hospitals.
 - 5. Marine-related businesses as follows:
 - (i) Retail, office, or commercial uses pertaining to marine industries, which does not involve manufacturing.
 - (ii) Show rooms and office uses for marine sales, repair, or manufacturing.
 - 6. Daycare (See § 31-544).
 - 7. Hotels/Motels.
 - 8. Nursing or convalescent homes and adult living facilities (ALF).
 - 9. Churches and their educational buildings; Storefront churches.
 - 10. Civic open space (See § 31-538).
 - 11. Community Gardens.
- b. *Uses Permitted on Secondary Streets and Permitted with Limitations on Primary Streets.*
 - 1. The following uses are permitted in the DC district on Secondary Streets. On Primary Streets, these uses are also permitted, provided they are separated from the street for at least 20 feet with a use permitted on Primary Streets within the first story of a building up to three stories tall. On Primary Streets, these uses are also permitted provided they are separated from the street for at least 20 feet with a use permitted on Primary Streets within the first two stories of a building four stories tall

or taller. Additional Building façade design requirements apply on Primary Streets (see § 31-535(f)):

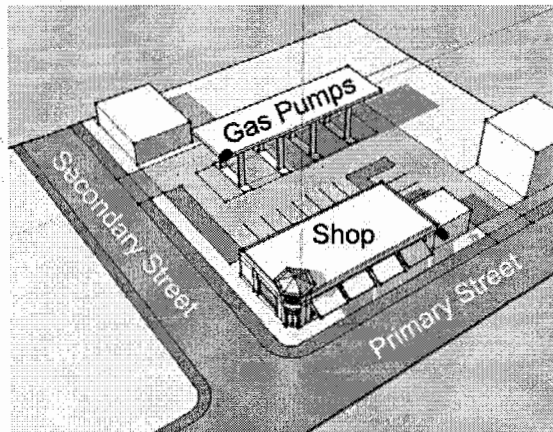
- i. Parking garages and lots (whether principle or accessory use).
 - ii. Theaters and motion picture houses.
 - iii. Boat Dealerships.
 - iv. Drive In restaurants.
 - v. Repairing and servicing facilities for marine equipment, boats, or vehicles.
2. Temporary surface parking lots in phased development projects, as approved by the Community Development Director.
 3. Boat dealerships and mega-yacht facilities are permitted on Primary Streets with reduced building frontage requirements, subject to additional standards. See § 31-536(a)(1)(b).

Figure 31-536 (3)
Primary Street Use Limitations



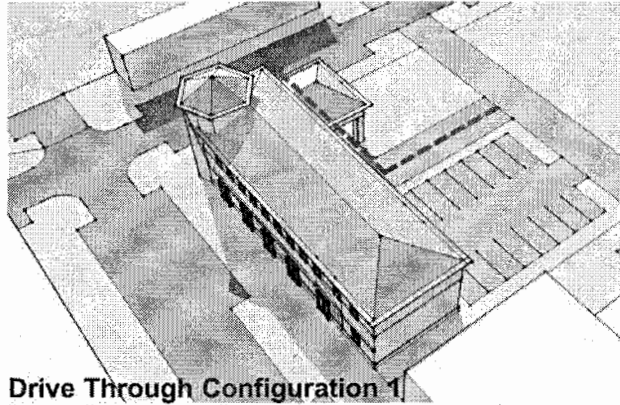
- c. *Special Exceptions.* The following uses may be permitted by special exception in the DC district:
1. Private clubs, bars, saloons, taverns, cocktail lounges, or nightclubs.
 2. Car washes.
 3. Fueling Stations. Fueling stations require approval of a Special Exception. In addition to the standards in §§ 31-61 and 31-62, development shall meet the following criteria: (i) A ground-story shop must be located along the street, with the gas pumps to the rear of the lot as illustrated in **Figure 31-536(4)**. The shop shall have the primary entrance facing and directly accessible from the street; an additional entrance facing the parking lot is permitted. Fueling Stations may be one story in height.

Figure 31-536(4)
Downtown Fueling Station

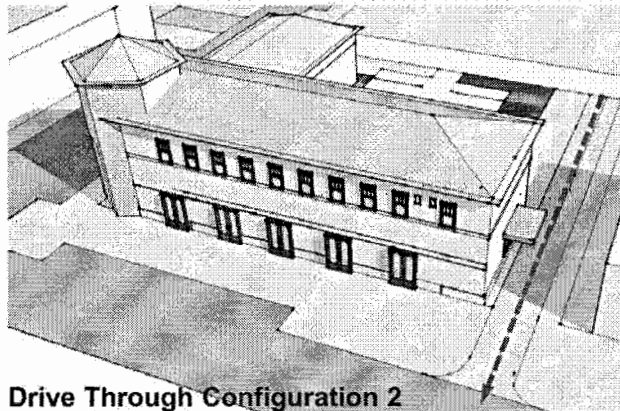


4. Drive throughs. Drive throughs require approval of a Special Exception. In addition to the standards in §§ 31-61 and 31-62, development shall meet the following criteria:
 - (i) The stacking area is accommodated along the side and/or in the rear of the lot.
 - (ii) The drive-through window shall be located either in the rear or to the side of the building, close to the frontage street. **Figure 31-536(5)** illustrates methods of incorporating drive through uses.

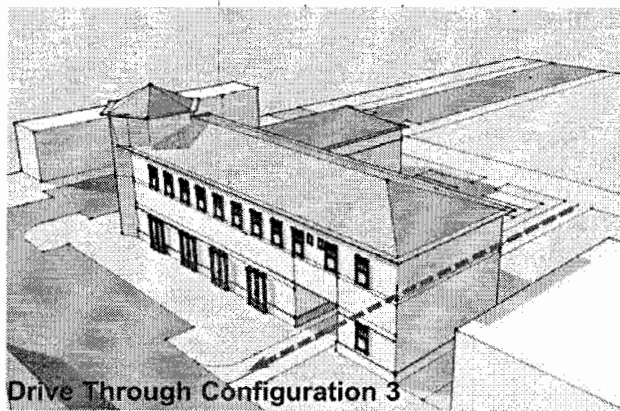
Figure 31-536(5)
Drive Through Configuration Options



Drive Through Configuration 1
Drive through stacking occurs in the rear of the lot. Circulation is from the alley, exiting to a secondary street.



Drive Through Configuration 2
Circulation and stacking occurs along the side of the building. Cars enter from the alley and exiting on to the Primary Street.



Drive Through Configuration 3
Circulation and stacking travel through the building. Cars enter from the rear of the lot and exit to the Primary Street.

(4) *Frontage Standards*

- a. The front setback and side setbacks facing streets shall be hardscaped. The hardscape design shall have the following characteristics:
 1. Street trees shall be installed as set forth in § 31-537(c), consistent with the appropriate street design in § 29-65.
 2. A pedestrian walkway shall be accommodated as set forth in § 31-537(b).
 3. Any setback area not needed to accommodate a pedestrian walkway may be landscaped using potted plants in removable planters or ground planting that does not obstruct views into storefront windows, and may also be used to accommodate merchandise displays or outdoor dining areas.
- b. The main entrance(s) to ground story commercial space(s) shall be directly from and face a public right-of-way or civic open space. Doors allowing public access shall occur at intervals no greater than 75 feet.
- c. Building entrances shall use at least one of the following frontage types detailed in § 31-537(a):
 1. Stoop
 2. Forecourt
 3. Bracketed Balcony
 4. Storefront
 5. Arcade/ Colonnade
- d. Buildings with more than 250 feet of street frontage shall provide a pedestrian accessway at least 10 feet wide connecting the rear parking to the sidewalk area or establishing a cross-block connection.

(5) *Architectural Standards*

- a. An expression line shall be provided at the top of the first story.
 - b. Buildings taller than four stories shall design and compose building elevations facing side property line(s) as building façades. Prominent side building elevations are most likely to occur on large properties, capable of accommodating taller buildings with structured parking solutions. In order to ensure compatibility with adjacent smaller-scaled structures, the building elevation of the stories of the fifth story and higher shall provide a minimum façade transparency of 15 percent.
 - c. In the absence of a building façade, a streetwall is required along both Primary and Secondary Streets. Streetwalls shall be three feet to three feet six inches (3'-6") in height, located in line with the building façade or the front setback. Streetwalls shall be composed of either an opaque wall using the same material and color as the building or of a continuous, maintained hedge. See § 31-536(a)(1)(b) for fence standards for marine uses. In addition, one shade tree per 20 lineal feet, uniformly spaced, shall be installed along the length the streetwall.
 - d. An opaque, masonry wall six feet in height shall be built on the property line along all side and rear lot lines that abut single-family houses existing as of the date of this ordinance (*date*) or lots in a residential zoning district. In addition one tree shall be planted every 20 feet along the wall.
- (6) *Other applicable Standards.* See § 31-535 and §§ 31-537 through 31-540 for general standards that also apply to the DC district.

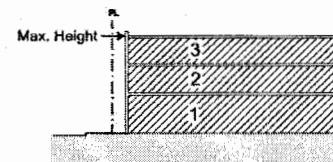
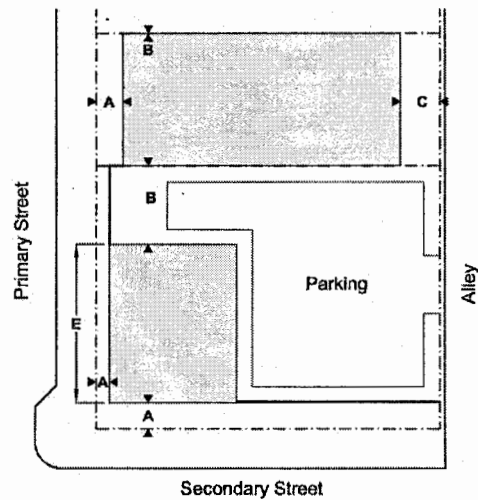
(b) *DG Downtown General*. The DG downtown general district promotes the redevelopment of the Avenue E corridor and adjacent areas into a mixed-use, pedestrian-friendly environment. Diverse housing options as well as commercial establishments serving the downtown population are permitted of a scale and intensity compatible with the adjacent residential neighborhoods.

(1) *Lot Size, Building Placement, Size, and Height*.

a. **Table 31-536(c)** provides the dimensional requirements regarding lot size, building placement, size, and height for the DG district. **Figure 31-536(3)** illustrates the dimensional requirements from the table.

Table 31-536(c) <i>Downtown General</i> <i>Dimensional Requirements</i>		
Lot Size		
Lot Width	20 feet min. / No max.	
Lot Area	2000 square feet min. / No max.	
Lot Coverage	80% max.	
Building Placement		
A	Front Setback ¹	
	Primary Street	10 feet min.; 15 feet max.
	Secondary Street	10 feet min.
B	Side Setback	0 feet ²
C	Rear Setback	10 feet min.
D	Building Frontage	65% min. on Primary Streets
Building Size & Height		
Maximum Floor Area Ratio (FAR)	2.0	
Maximum Height	3 Stories	
¹ Side lot lines facing streets are regulated by the front setback requirements		
² All light and air shafts shall be provided within the lot. See § 31-535(b).		

Figure 31-536(3)
Downtown General
Building Placement & Height



b. The building types defined in the Downtown Residential district (DR) (See § 31-536(c)) may be used alternatively to regulate lot size, building placement, size, and height for residential development.

(2) *Use regulations.*

- a. Uses permitted. The following uses are permitted by right in the DG district, except that on Primary Streets, parking (whether principle or accessory use) shall be separated from the street for at least 20 feet:
 1. Residential
 2. Professional office, except drive throughs are not permitted.
 3. Retail establishments, except drive throughs are not permitted.
 4. Daycare (See § 31-544).
 5. Nursing or convalescent homes and adult living facilities (ALF).
 6. Churches and their educational buildings; Storefront churches.
 7. Civic open spaces (See § 31-538).
 8. Community Gardens.

(3) *Frontage Standards.*

- a. The front setback and side setbacks facing streets shall be hardscaped. The hardscape design shall have the following characteristics:
 1. Street trees shall be installed as set forth in § 31-537(c), consistent with the appropriate street design in § 29-65.
 2. A pedestrian walkway shall be accommodated as set forth in § 31-537(b).
 3. Any setback area not used to accommodate a pedestrian walkway, may be landscaped adjacent to the building using potted plants in removable planters or ground planting that does not obstruct views into storefront windows, and may also be used to accommodate merchandise displays or outdoor dining areas.
- b. The main entrance(s) to ground story commercial space(s) shall be directly from and face a public right-of-way or civic open space. Doors allowing public access shall occur at intervals no greater than 75 feet.
- c. Building entrances shall use at least one of the following frontage types detailed in § 31-537(a):
 1. Stoop
 2. Forecourt
 3. Bracketed Balcony
 4. Storefront
 5. Arcade/ Colonnade
- d. Buildings with more than 250 feet of street frontage shall provide a pedestrian accessway at least 10 feet wide connecting the rear parking to the sidewalk area or establishing a cross-block connection.

(4) *Architectural Standards*

- a. An expression line shall be provided at the top of the first story.
- b. In the absence of a building façade, a streetwall is required along both Primary and Secondary Streets. Streetwalls shall be three feet to three feet six inches in height, located in line with the building façade or the front setback. Streetwalls shall be composed of either an opaque wall using the same material and color as the building or

of a continuous, maintained hedge. In addition, one shade tree per 20 lineal feet, uniformly spaced, shall be installed along the length the streetwall.

- c. An opaque, masonry wall six feet in height shall be built on the property line along all side and rear lot lines that abut single-family houses existing as of the date of this ordinance (date) or lots in residential zoning district. In addition, one shade tree per 20 lineal feet, uniformly spaced, shall be installed along the length the wall.

(5) *Other applicable Standards.* See §31-535 and §§ 31-537 through 31-540 for general standards that also apply to the DG district.

(c) *DR Downtown Residential District.* The DR downtown residential district promotes infill and redevelopment of existing downtown residential neighborhoods. New residential uses will enhance and respect the existing neighborhood fabric and accommodate diverse housing options including apartments and townhouses in a manner that is compatible with single-family houses.

(1) *Building Types.* This district anticipates a mix of single and multi-family buildings. In order to ensure compatibility, new development shall be in form of one of the following building types:

- a. *House.* A single-family detached building with front, side and rear yards.
- b. *Townhouse.* A single-family attached building, attached on at least one side with a private rear yard.
- c. *Apartment House.* A detached building resembling a large house, but containing multiple dwellings above and/or beside each other.
- d. *Courtyard Building.* A building designed to accommodate multiple dwellings above and beside each other, arranged around a central garden or patio that is partially or wholly open to the street.

(2) *Lot Size, Building Placement and Height.*

- a. **Table 31-536(d)** provides the dimensional requirements for lot size, building placement, frontage, and height for each of the allowable building types in the DR district.

Table 31-536(d) <i>Downtown Residential District - Dimensional Requirements for Lot Size & Building Placement</i>								
Building Type	Lot Size			Building Placement (feet)				Building Height in Stories (min/max)
	Lot Width ¹ (min / max in feet)	Lot Area ¹ (min / max in sf.)	Lot Coverage (max)	A	B	C	D	
				Front Setback ² (min/max)	Side Setback (min)	Rear Setback (min)	Building Frontage Percentage (min / max)	
House	40 / 70	4,000 / 8,400	60%	12 / 25	5	20	40% - 70%	1 / 3
Townhouse	20 / 36	1800 / 4000	70%	12 / 25	0 ^{1,3}	20	80% - 100%	2 / 3
Apartment House	50 / 120	4,800 / 15,000	70%	12 / 25	5	20	70% - 80%	2 / 3
Courtyard Building ⁴	120 / 320	12,500 / No max.	70%	12 / 25	5	20	50% - 90%	1 / 3

¹ These sizes reflect a fee-simple arrangement. In a condominium development, the lot sizes should be illustrated on the site plan, though not necessarily platted.

² Corner lots must meet front setbacks on both streets. Front setbacks on infill lots shall either match the front setback of one of the adjacent buildings or shall be located between the setbacks.

³ See § 31-535(b).

⁴ See §31-536(c)(2)(c) for dimensional criteria for the courtyard

Figure 31-536(4)

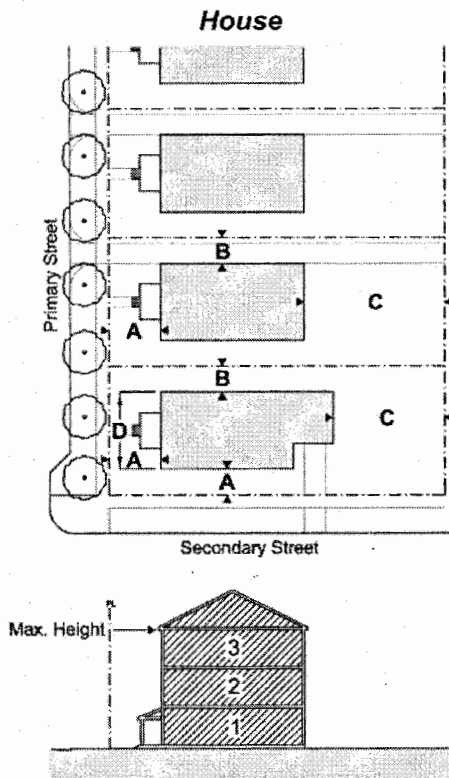
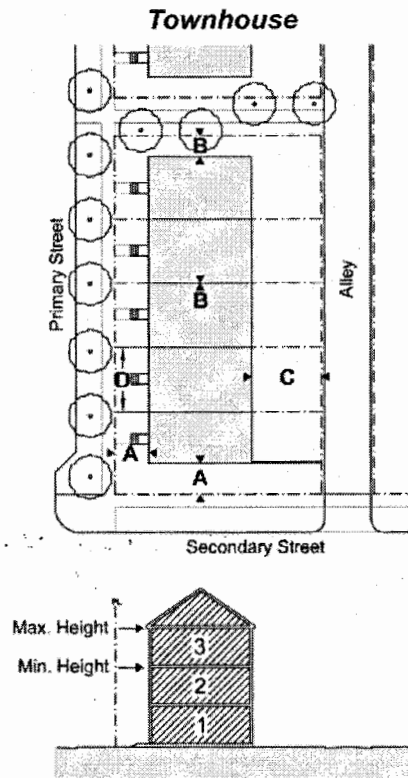


Figure 31-536(5)



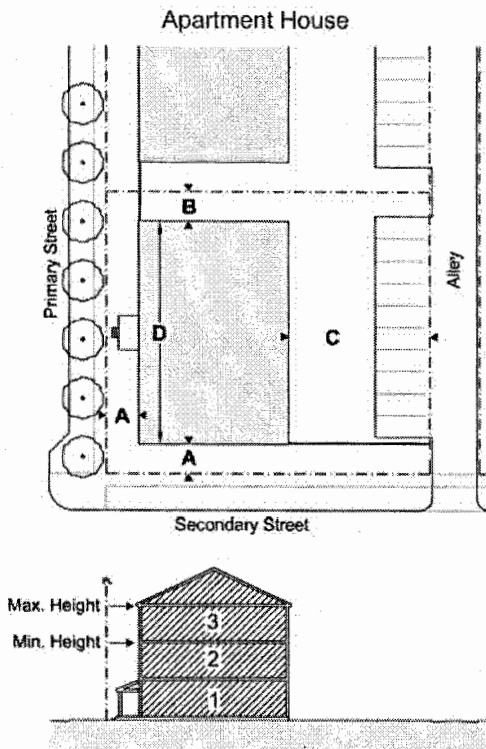
House Character Examples



Townhouse Character Examples



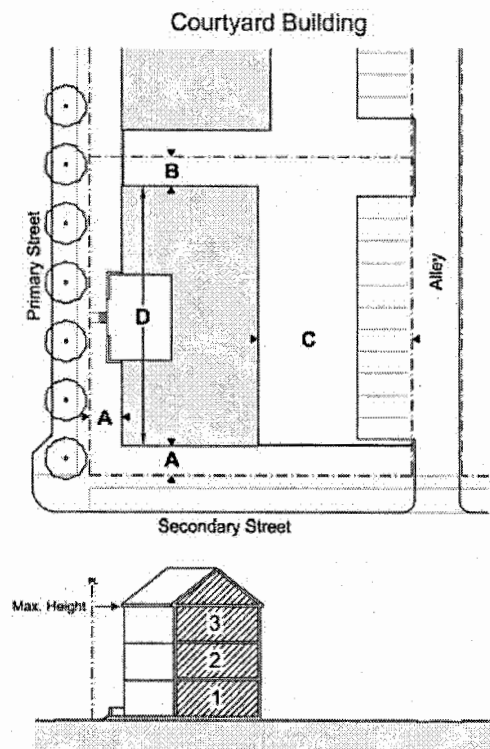
Figure 31-536(6)



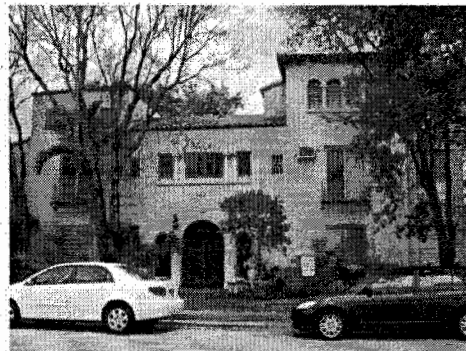
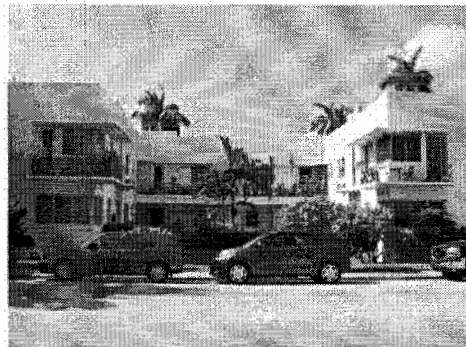
Apartment House Character Examples



Figure 31-536(7)



Courtyard Building Character Examples



- b. Where the property to be developed abuts an existing building or buildings, the proposed building shall be located to match or provide a transition to the adjacent front setback. The Community Development Director will administratively determine the appropriate front setback.
- c. Courtyard Buildings have the following additional criteria:
 - 1. A courtyard, open to the sky, of at least 12 percent of the lot area shall be provided.
 - 2. The longer dimension of the courtyard shall be at least 30 feet if oriented east-west and at least 40 feet if oriented north-south.
 - 3. The main entrance to ground story dwellings shall be directly from the street or the common courtyard.
 - 4. In courtyards at least 35 feet wide, open-air porches, stoops, and balconies may encroach from two sides. In courtyards less than 35 feet wide, encroachment is permitted from one side.
 - 5. An open-air covered pedestrian passageway, at least 10 feet wide, may connect the courtyard, through the building to the street. The passageway may be gated.
- d. Townhouses have the following additional criteria:
 - 1. Townhouses must have or install a rear alley to accommodate vehicular access and parking.
 - 2. Townhouses shall occur in an array of at least three, side by side.
 - 3. No more than eight contiguous townhouses shall occur without a pedestrian accessway of at least 10 feet.

(3) *Use regulations.*

- a. *Uses permitted.* The following uses are permitted in the DR district:
 - 1. Single-family dwellings.
 - 2. Multiple family dwellings, provided the dwelling is provided in the form of a townhouse, apartment house, or courtyard building, as described in § 34-536(c)(1).
 - 3. Home occupations.
 - 4. Community Gardens.
 - 5. Civic open spaces (See § 31-538).
- b. *Special exception.* The following uses may be permitted by special exception in the DR downtown residential district:
 - 1. Churches and their educational buildings.
 - 2. Daycare (See § 31-544).
 - 3. Nursing or convalescent homes and adult living facilities (ALF), or group home.

(4) *Frontage Standards.*

- a. The front setback and side setbacks facing streets shall be landscaped and shall have the following characteristics:
 - 1. Street trees shall be installed as set forth in § 31-537(c), consistent with the appropriate street design in § 29-65.
 - 2. A pedestrian walkway shall be accommodated as set forth in § 31-537(b).

3. Any remaining setback area not used to accommodate a pedestrian walkway, shall be landscaped.
- b. Building entrances shall use at least one of the following frontage types detailed in § 31-537(a):
 1. Porch.
 2. Stoop.
 3. Bracketed Balcony.

(5) Parking for Residential Building Types.

- a. House Type. Parking shall be located to the side or rear of the house. Attached garages shall be recessed at least 10 feet from the front façade of the house.
- b. Townhouse Type.
 1. Townhouses must have or install a rear alley to accommodate vehicular access, garage access, and parking.
 2. Garage doors shall not face the street.
 3. Parking is not permitted in front setbacks or side setbacks facing streets.
- c. See § 31-539 for additional parking standards.

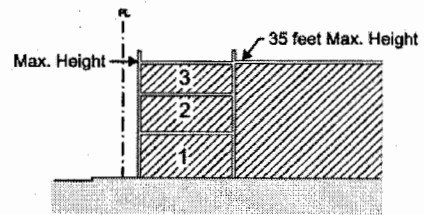
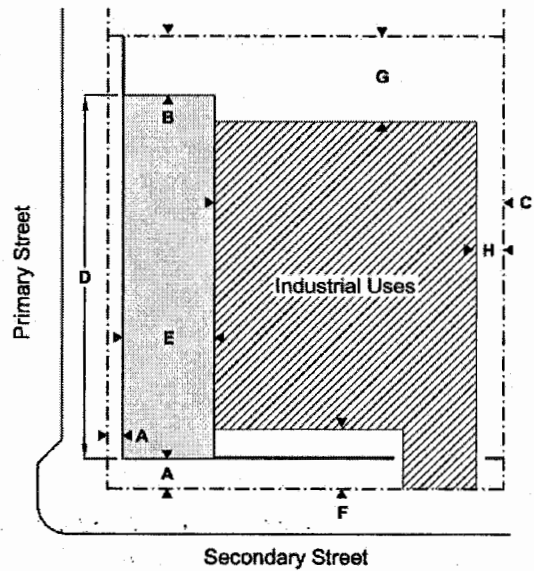
(6) Other applicable Standards. See § 31-535 and §§ 31-537 through 31-540 for general standards that also apply to the DR district.

(d) *DI Downtown Industrial District.* The downtown industrial district is intended to accommodate industrial uses, while achieving a high standard of appearance along streets in the downtown.

(1) *Lot Size, Building Placement and Height.* **Table 31-536(e)** provides the dimensional requirements regarding lot size, building placement, frontage and height for the downtown industrial district. **Figure 31-536(8)** illustrates the dimensional requirements from the table. A Liner Building is required on Primary Streets to shield industrial uses from the street.

Table 31-536(e) <i>Downtown Industrial Dimensional Requirements</i>		
Minimum Lot Width	200 feet	
Minimum Lot Size	35,000 square feet	
Maximum Lot Coverage	85%	
Liner Building Placement		
A	Front Setback ¹	10 feet min. / 15 feet max.
B	Side Setback	0 feet ²
C	Rear Setback	20 feet min.
D	Building Frontage	65% min. on Primary Streets
E	Building Depth	30 feet min.
Industrial Placement		
F	Front Setback	20 feet min.
G	Side Setback Abutting Residential	6 feet min. 20 feet min.
H	Rear Setback	20 feet min.
Building Size & Height		
Maximum Floor Area Ratio (FAR)	1.15	
Liner Building	3 Stories max.	
Industrial	35 feet max.	
¹ On Liner Buildings, side lot lines facing streets are regulated by the front setback requirements		
² See § 31-535(b).		

Figure 31-536(8)
*Downtown Industrial
Building Placement & Height*



(2) *Use regulations.*

a. *Uses permitted by right on Primary Streets.* The following uses are permitted by right on Primary Streets in the DI district:

1. Retail establishments.
2. Professional office.
3. Residential uses are permitted only in the upper stories of Liner Buildings.
4. Retail, show rooms, and office functions of industrial and manufacturing uses. The industrial/ manufacturing aspect of the use shall be located in accordance with § 31-536(d)(2)(b).
5. Adult training centers
6. Civic Open Space (See § 31-538)
7. Community Gardens

b. *Uses Permitted on Secondary Streets and Permitted with Limitations on Primary Streets.* The following uses are permitted in the DI district on Secondary Streets. On Primary Streets, these uses are also permitted provided they are separated from the street for at least 20 feet with a use permitted on Primary Streets on the first story.

1. The uses permitted by right in the IL limited industrial district
2. Auto services, including transmission and oil change establishments
3. Beverage manufacturing and bottling works.
4. Laboratory industrial research
5. Truck rental and leasing.

6. *Warehouses and storage uses(3) Frontage Standards*

a. The front setback and side setbacks facing streets shall be hardscaped. The hardscape design shall have the following characteristics:

1. Street trees shall be installed as set forth in § 31-537(c), consistent with the appropriate street design in § 29-65.
2. A pedestrian walkway shall be accommodated as set forth in § 31-537(b).
3. Any setback area not used for the pedestrian walkway may be landscaped adjacent to the building using potted plants in removable planters or ground planting that does not obstruct views into or out of front windows.

b. The main entrance(s) to ground story Liner Buildings shall be directly from and face a public right-of-way or civic open space. Doors allowing public access shall occur at intervals no greater than every 75 feet.

c. Building entrances shall use at least one of the following frontage types detailed in § 31-537(a):

1. Forecourt
2. Bracketed Balcony
3. Storefront
4. Arcade/ Colonnade

(4) Architectural Standards

- a. An expression line shall be provided at the top of the first story.
- b. Overhead doors or other loading facilities shall not face Primary Streets and may not be counted toward fulfilling the minimum façade transparency requirements.
- c. In the absence of a building façade, a streetwall or fence is required along both Primary and Secondary Streets. Streetwalls and fences shall be no higher than six feet and shall be located in line with the building façade or the front setback. Streetwalls shall be composed of an opaque wall using the same material and color as the building. Fences shall have a continuous, maintained hedge installed on the street side. In addition, one shade tree per 20 lineal feet, uniformly spaced, shall be installed along the length of the streetwall or fence on the street side.
- d. An opaque, masonry wall six feet in height shall be built on the property line along all side and rear lot lines that abut single-family houses existing as of the date of this ordinance (date) or lots in residential zoning district. In addition, one tree shall be planted every 20 feet along the wall.

(5) Other applicable Standards. See § 31-535 and §§ 31-537 through 31-540 for general standards that also apply to the DI district.

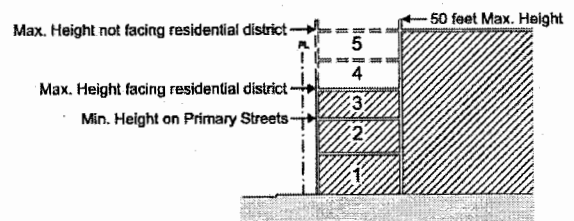
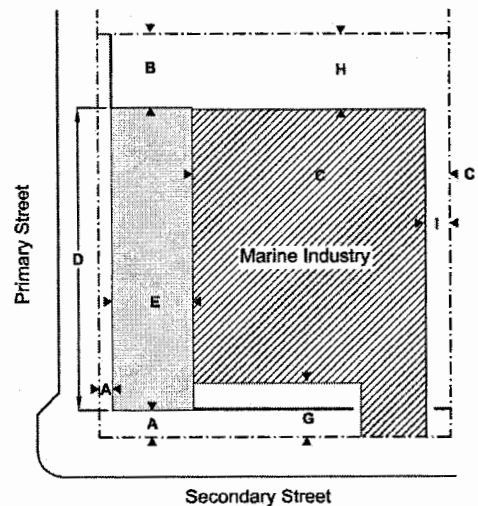
(e) *DM Downtown Marine District*. The DM downtown marine district promotes the use of marine industry, marine-related businesses and services, and boating activities within the downtown area, while recognizing the waterfront area is comprised of and surrounded by a diverse mix of uses. In order to ensure appropriate transitions between marine industry and other uses, including existing single-family houses, this district controls building form and the location of certain uses to establish a successful, vibrant downtown area, and to enhance access to the waterfront area.

(1) *Lot Size, Building Placement and Height*.

- a. **Table 31-536(f)** provides the dimensional requirements regarding lot size, building placement, frontage, and height for the downtown marine district. **Figure 31-536(9)** illustrates the dimensional requirements from the table. A Liner Building is required on Primary Streets to shield certain marine uses from the street.

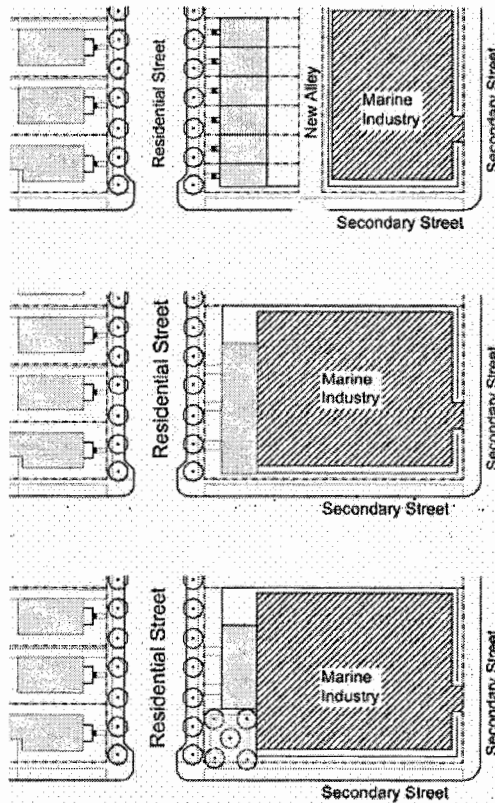
Table 31-536(f) <i>Downtown Marine Dimensional Requirements</i>		
Maximum Lot Coverage	85%	
Liner Building Placement		
A	Front Setback ¹	
	Primary Street	10 feet min.; 15 feet max.
B	Side Setback	0 feet ²
C	Rear Setback	20 feet min.
D	Building Frontage	65% min. on Primary Streets
E	Building Depth	30 feet min.
Marine Industry Placement		
G	Front Setback	20 feet min.
H	Side Setback	6 feet min.
	Side Setback Abutting Residential	20 feet min.
I	Rear Setback	20 feet min.
Building Size & Height		
Maximum Floor Area Ratio (FAR)	1.15	
Liner Building Maximum Height		
Facing a Residential District	3 Stories max.	
Not facing a Residential District	5 Stories max.	
Marine Industry Maximum Height	50 feet max.	
¹ On liner buildings, side lot lines facing streets are regulated by the front setback requirements.		
² See § 31-535(b).		

Figure 31-536(9)
Downtown Marine Building Placement & Height



- b. Appropriate Transitions between Existing Residential Uses and Marine Industry.
1. Along Primary Streets, parking and marine industry uses such as, but not limited to, refueling stations, boat storage buildings, exterior boat storage, and repairing, manufacturing, or servicing facilities shall be shielded from view of the street by a Liner Building. A Liner Building is allowed, but not required on Secondary Streets.
 2. For parcels in the DM district facing the fronts of existing single-family houses or lots located within a residential zoning district, one or more of the following options shall be used to provide an appropriate transition:
 - i. In lieu of a Liner Building, one or more of the building types permitted in the DR Downtown residential district, separated from the marine industry uses by a rear alley, shall line the street;
 - ii. A Liner Building in accordance with regulations in **Table 31-536(f)** shall be installed; however, the front setback shall match or provide a transition to the front setback of the surrounding houses. The Community Development Director will administratively determine the appropriate front setback.
 - iii. In combination with either (i) or (ii) above, up to 60% of the property line facing a street may be a Civic Open Space.

Figure 31-536(10)
Downtown Marine
Residential Transitions



(2) *Use regulations.*

a. *Uses permitted by right on Primary Streets.* The following uses are permitted by right on Primary Streets in the DM district:

1. Retail establishments.
2. Residential and extended stay lodging uses are permitted only in the upper stories of Liner Buildings.
3. Professional office.
4. Retail, office, or commercial uses pertaining to marine industries, which do not involve manufacturing.
5. The show rooms and office uses for marine industries that involve manufacturing. The manufacturing aspect of the industry shall be located in accordance with § 31-536(e)(2)(b).
6. Marinas.
7. Marine-related adult training centers.
8. Civic open space (See § 31-538(b)).
9. Community Gardens.

b. *Uses Permitted on Secondary Streets and Permitted with Limitations on Primary Streets.* The following uses are permitted in the DM district on Secondary Streets. On Primary Streets, these uses are also permitted provided they are separated from the street for at least 20 feet with a use permitted on Primary Streets on the first story.

1. Parking garages and lots (whether principle or accessory use)
2. Refueling stations for marine use only;
3. Repairing, manufacturing, and servicing facilities for marine equipment;
4. Boat storage buildings and exterior boat storage;
5. Marine ways and lifts;
7. Facilities for research, manufacturing, and assembly of equipment used in oceanography, marine biology, and related fields;
8. Customary accessory uses to all of the above

c. *Additional Uses permitted by right near the Port of Palm Beach.* Storage and manufacturing of construction materials and related equipment, which rely upon marine transport as a component of the operations, are added to the permitted uses under §31-536(e)(2)(b) above, for properties located in the following area:

1. East of Broadway; and
2. Directly adjacent to the Port of Palm Beach or on the north side of 11th Street, across from the Port of Palm Beach. Lots with frontage on 12th Street are not eligible for the additional uses.

(3) *Frontage Standards.*

a. The front setback and side setbacks facing streets shall be hardscaped. The hardscape design shall have the following characteristics:

1. Street trees shall be installed as set forth in § 31-537(c), consistent with the appropriate street design in § 29-65.

2. A pedestrian walkway shall be accommodated as set forth in § 31-537(b).
3. Any remaining setback area not used for the pedestrian walkway, may be landscaped adjacent to the building using potted plants in removable planters or ground planting that does not obstruct views into or out of front windows.
- b. The main entrance(s) to ground story Liner Buildings shall be directly from and face a public right-of-way or civic open space. Doors allowing public access shall occur at intervals no greater than every 75 feet.
- c. Building entrances shall use at least one of the following frontage types detailed in § 31-537(a):
 1. Forecourt
 2. Bracketed Balcony
 3. Storefront
 4. Arcade/ Colonnade

(4) Architectural Standards

- a. Overhead doors or other loading facilities shall not face Primary Streets and may not be counted toward fulfilling the minimum façade transparency requirements.
- b. In the absence of a building façade, a streetwall or fence is required along both Primary and Secondary Streets. Streetwalls and fences shall be no higher than six feet and shall be located in line with the building façade or the front setback. Streetwalls shall be composed of an opaque wall using the same material and color as the building. Fences shall have a continuous, maintained hedge installed on the street side. In addition, one shade tree per 20 lineal feet, uniformly spaced, shall be installed along the length of the streetwall or fence on the street side.
- c. An opaque, masonry wall six feet in height shall be built on the property line along all side and rear lot lines that abut single-family houses existing as of the date of this ordinance (date) or lots in residential zoning district. In addition, one tree shall be planted every 20 feet along the wall.

(5) Other Applicable Standards. See § 31-535 and §§ 31-537 through 31-540 for general standards that also apply to the DM district.

Section 31-537. Frontage Standards. The downtown zoning districts establish a predictable spatial framework to create a pedestrian-friendly environment supportive of infill redevelopment and multi-modal transportation options. Frontage standards ensure a superior pedestrian environment develops overtime that improves the overall visual appearance and use of downtown streets. These standards define architecture and design components for the entrance(s) to buildings and the area between building facades and streets.

(a) *Frontage Types.* The entrance(s) of every building shall be directly accessible from and face a public right-of-way or civic open space. Frontage Types define architectural characteristics for the detailing of these building entrances. Six distinct frontage types have been identified, which are appropriate for different types of buildings and uses. **Table 31-537(a)** identifies the frontage types appropriate for each zoning district by an "X". Using one or more of frontage types identified is required.

Table 31-537(a) <i>Frontage Types per Zoning District</i>						
Zoning District	Frontage Types					
	Porch	Stoop	Bracketed Balcony	Forecourt	Storefront	Arcade/ Colonnade
Downtown Core		X	X	X	X	X
Downtown General		X	X	X	X	X
Downtown Residential						
House	X	X				
Apartment House	X	X				
Courtyard Building	X	X		X		
Townhouse	X	X				
Downtown Industrial			X	X	X	X
Downtown Marine			X	X	X	X

(1) *Porch*. A porch is an open-air structure attached to a building forming a covered entrance large enough for comfortable use as an outdoor room. Porches are generally appropriate for single-family attached or detached houses. The main building façade is typically setback from the property line, creating a private front yard. **Table 31-537(b)** provides the dimensional requirements and the maximum allowable encroachment permitted by the zoning district. **Figure 31-537(1)** illustrates the dimensional requirements from **Table 31-537(b)**.

Table 31-537(b) <i>Dimensional Requirements for Porches</i>			
		Minimum	Maximum
A	Building Setback	varies by zoning district	
B	Porch Depth	8 feet	12 feet
C	Porch Width	40% Facade	100% Facade
D	Porch Floor Elevation	1.5 feet	3 feet
Maximum Allowable Encroachment per District			
Downtown Residential		50% of Setback	

Figure 31-537(1)
Porch Frontage Type

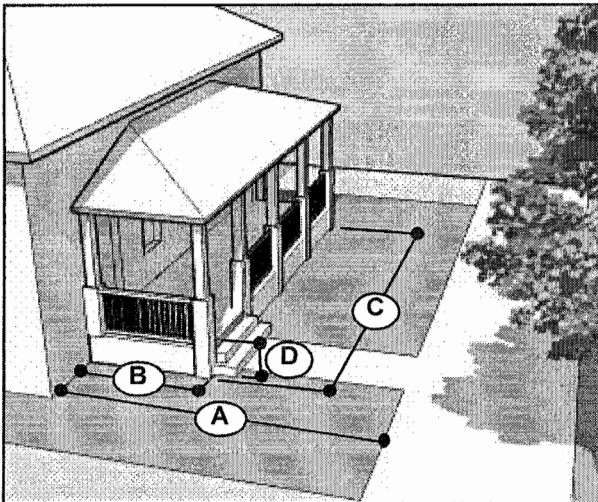


Figure 31-537(2)
Porch Character Example



(2) *Stoop*. A stoop is a small staircase leading to the entrance of a building that may be covered. The elevation of the stoop is necessary to ensure privacy for residential uses in the ground story of buildings. Stoops should provide sufficient space for a person to comfortably pause before entering or after exiting the building. Stoops are frontage types typically associated with townhouses and other residential building types. **Table 31-537(c)** provides the dimensional requirements and the maximum allowable encroachment permitted by the zoning district. **Figure 31-537(3)** illustrates the dimensional requirements from **Table 31-537(c)**.

Table 31-537(c) <i>Dimensional Requirements for Stoops</i>		Minimum	Maximum
A	Building Setback	varies by zoning district	
B	Stoop Depth	5 feet	8 feet
C	Stoop Width	4 feet	No Max.
D	Stoop Floor Elevation	1.5 feet	4 feet
Maximum Allowable Encroachment per District			
Downtown Residential		5 feet	
Downtown General		5 feet	
Downtown Core		5 feet	

Figure 31-537(3)
Stoop Frontage Type

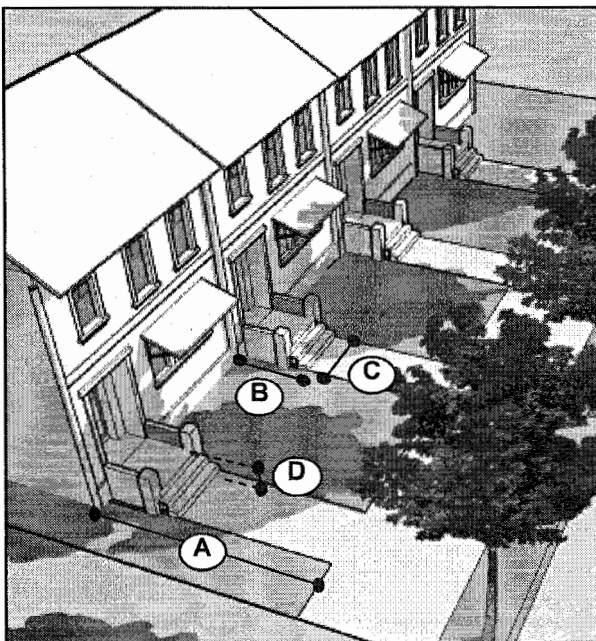
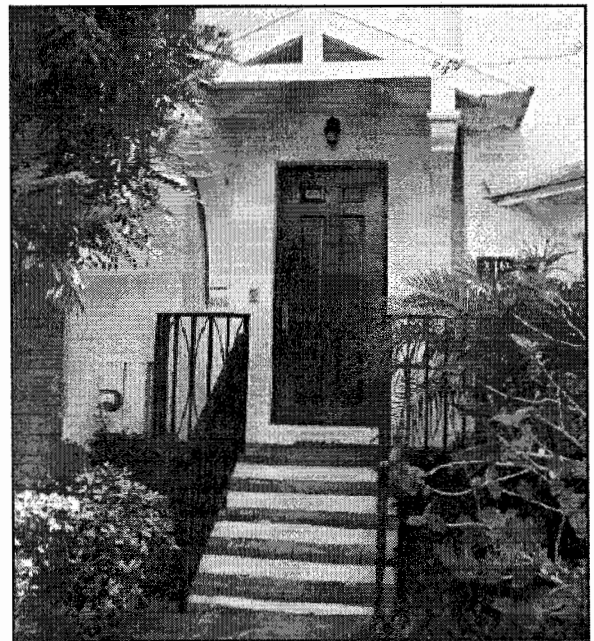


Figure 31-537(4)
Stoop Character Example



(3) *Bracketed Balcony*. A bracketed balcony is second-story platform projecting from the building wall, enclosed by a railing or balustrade, supported by brackets. The bracketed balcony is located over the main building entry, which provides cover for a person entering or exiting the building, emphasizes the entryway, and creates a semi-public space overlooking the street. Bracketed balconies are typically associated with buildings with commercial uses in the ground story; however, bracketed balconies can be used on residential building types when combined with a stoop.

a. **Table 31-537(d)** provides the dimensional requirements and the maximum allowable encroachment permitted by the zoning district. **Figure 31-537(5)** illustrates the dimensional requirements from **Table 31-537(d)**.

Table 31-537(d) <i>Dimensional Requirements for Bracketed Balcony</i>		
	Minimum	Maximum
A Building Setback	varies by zoning district	
B Depth	-	5 feet
C Width	4 feet	No Max.
D Floor Elevation	0	-
Maximum Allowable Encroachment per District		
Downtown General	3 feet	
Downtown Core	3 feet	
Downtown Industrial	3 feet	
Downtown Marine	3 feet	

b. *Bracketed Balcony Elements*

1. Brackets shall be made of wood, pre-cast concrete or steel.
2. Brackets shall be designed to reflect their intended structural role and to define the entryway.

Figure 31-537(5)
Bracketed Balcony Frontage Type

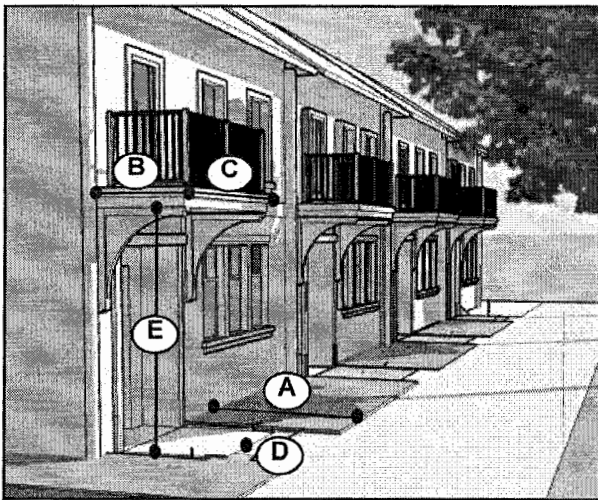


Figure 31-537(6)
Bracketed Balcony Character Example



(4) *Forecourt*. A forecourt is an open area in front of the main building entrance(s) designed as a small garden or hardscaped plaza. The forecourt may afford access to one or more first floor units and may incorporate storefronts for retail uses. The forecourt is suitable for outdoor seating for residents or restaurants. Forecourts are typically associated with multifamily, mixed-use, and commercial building types.

- a. **Table 31-537(e)** provides the dimensional requirements and the maximum allowable encroachment permitted by the zoning district. **Figure 31-537(7)** illustrates the dimensional requirements from **Table 31-537(e)**.

Table 31-537(e) <i>Dimensional Requirements for Forecourt</i>			
		Minimum	Maximum
A	Building Setback	varies by zoning district	
B	Forecourt Depth	10 feet	20 feet
C	Forecourt Width	20 feet	50% of facade
D	Forecourt Floor Elevation	0	3 feet
Maximum Allowable Encroachment per District			
Not Applicable			

b. *Forecourt Elements*

1. Low walls or balustrades may extend into the front setback and shall be at least two feet six inches tall and shall not exceed three feet six inches in height.
2. Low walls shall be constructed of similar material as the principal building, or be composed of a continuous, maintained hedge.
3. Forecourts may be combined with the storefront frontage type.
4. Awnings, if proposed, shall project at least four feet and no more than two feet from the edge of curb.
5. Awnings shall be consistent with the architecture of the building. Internally illuminated or vinyl awnings are prohibited.

Figure 31-537(7)
Forecourt Frontage Type

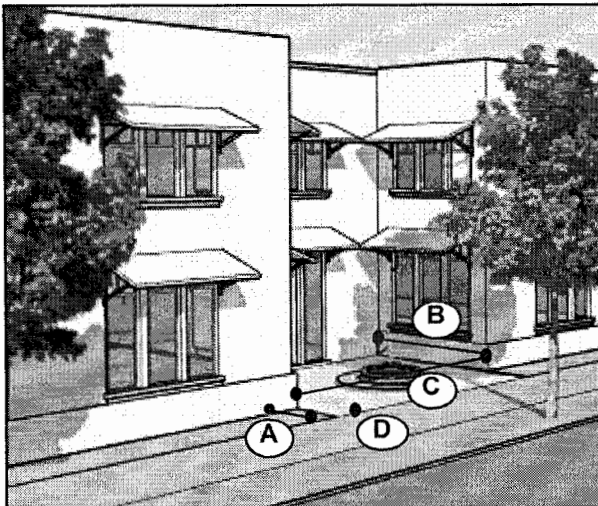
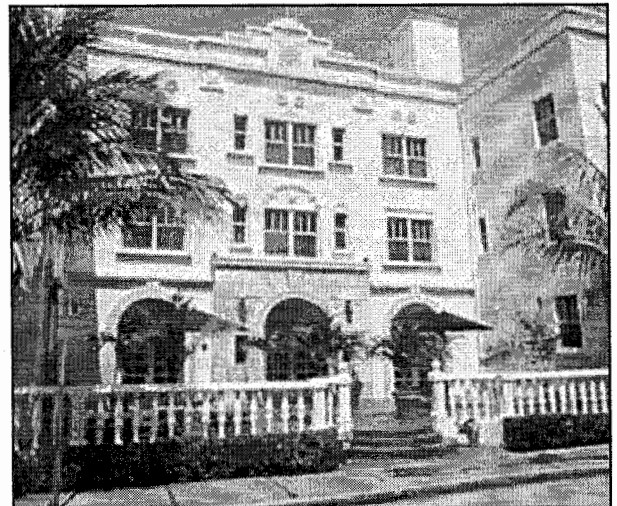


Figure 31-537(8)
Forecourt Character Example



(5) *Storefront*. The storefront is a frontage type placed along the property line, and is typically associated with retail and mixed-use buildings. The storefront must be designed in a way that promotes an attractive, convenient shopping experience. Storefronts are typically at sidewalk grade and are usually shaded by awnings or arcades.

a. *Storefront Dimensions*. **Table 31-537(f)** provides the dimensional requirements and the maximum allowable encroachment permitted by the zoning district. **Figure 31-537(9)** illustrates the dimensional requirements from **Table 31-537(f)**.

1. Storefronts shall extend across at least 70% of the commercial/retail space.
2. Storefronts shall be directly accessible from sidewalks; storefront doors may be recessed up to 10 feet.

Table 31-537(f) <i>Dimensional Requirements for Storefronts</i>			
		Minimum	Maximum
A	Building Setback	varies by zoning district	
B	Storefront Width	70%	100%
C	Storefront Base	1.5 feet	3 feet
D	Glazing Height	8 feet	No Max.
E	Glazing Area	70%	100%
Maximum Allowable Encroachment of Elements in All Districts			
F	Awning Projection	4 feet	2 feet from curb
G	Pedestrian Blade Sign Projection	N/A	4 feet

Figure 31-537(9)
Storefront Frontage Type

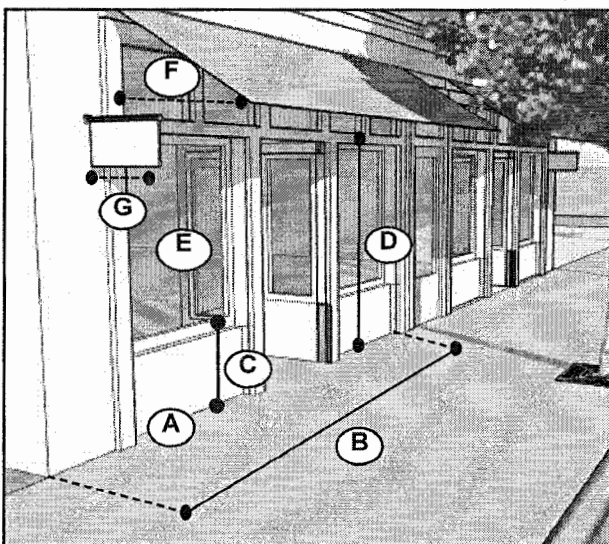


Figure 31-537(10)
Storefront Character Example



3. Storefronts shall have transparent glazing of at least 70% of the facade area, comprised of storefront windows and doors. Storefront windows shall have a base one foot six inches to three feet high with transparent glazed areas extending from the base to at least eight feet in height as measured from sidewalk grade. Transparent glazing transmits at least 50% of visible daylight.

b. *Storefront Elements*

1. Awnings shall project a minimum of four feet from the building facade and no more than to within two feet from the face of curb.
2. Awnings shall be sympathetic to the buildings' architecture and designed as an integral component of the overall signage package. All awnings shall be sloped 30 degrees from the horizontal plane and have both ends open. All awnings on street level shall have an eight inch vertical valance with concealed weight to prevent excessive movement in high winds. Internally illuminated or vinyl awnings are prohibited.
3. Each ground story business may have one wall sign per street front. The wall sign shall be no greater than three feet in height by 60% of the width of the tenant space along the street front. The wall sign shall be located over the first story, below the second story. A name or logo printed on the awnings shall be considered as square footage against the overall dimensions of the sign band.
4. Each ground story business may have one pedestrian blade sign per street front. Pedestrian blade signs may extend up to four feet from the building facade and shall not exceed three feet in vertical dimension, including all mounting brackets and hardware. Pedestrian Blade Signs shall be set back at least two feet from the end of the building or storefront. Pedestrian blade signs may not be internally illuminated.
5. Window signs advertising special sales, events or services, store hours, and store name may be affixed to the inside of a window provided that their total area does not exceed 20% of the window area.
6. Storefronts may be combined with forecourts or arcade/colonnades.

Figure 31-537(11)

Storefront Composition and Signage Examples



(6) *Arcade/Colonnade*. An arcade/colonnade is a covered, unglazed, linear hallway attached to the front of a building, supported by columns or pillars. The arcade/colonnade extends into the public right-of-way, over the sidewalk, creating a shaded environment ideal for pedestrians and conducive to retail. In arcades, upper stories of the building extend over the passageway. This frontage type is typically associated with retail and mixed-use buildings.

a. *Arcade/Colonnade Dimensions*. Table 31-537(g) provides the dimensional requirements and the maximum allowable encroachment permitted by the zoning district. Figure 31-537(12) illustrates the dimensional requirements from Table 31-537(g).

1. Arcades/ colonnades shall extend over the sidewalk. A sidewalk should not run parallel to an arcade or colonnade, which allows pedestrians to bypass retail or commercial windows. Use of the arcade/colonnade requires entering into a right-of-way agreement between the property owner and the City. This agreement shall establish liability and insurance responsibilities in a form acceptable to the City attorney.
2. Arcades/ colonnades shall have a clear depth between the interior face of the columns and the building facade of at least 10 feet and no more than 20 feet. If the distance between the property line and the face of curb is not sufficient to accommodate the

Table 31-537(g)			
<i>Dimensional Requirements for Arcade/Colonnades</i>			
		Minimum	Maximum
A	Building Setback	varies by zoning district	
B	Arcade/Colonnade Depth	10 feet	20 feet
C	Arcade/Colonnade Height	12 feet	N/A
D	Column/Pillar to Face of Curb	2 feet	4 feet
Maximum Allowable Encroachment of Elements in All Districts			
E	Arcade/Colonnade	varies by street	
F	Pedestrian Blade Sign Projection	N/A	4 feet

Figure 31-537(12)
Arcade/Colonnade

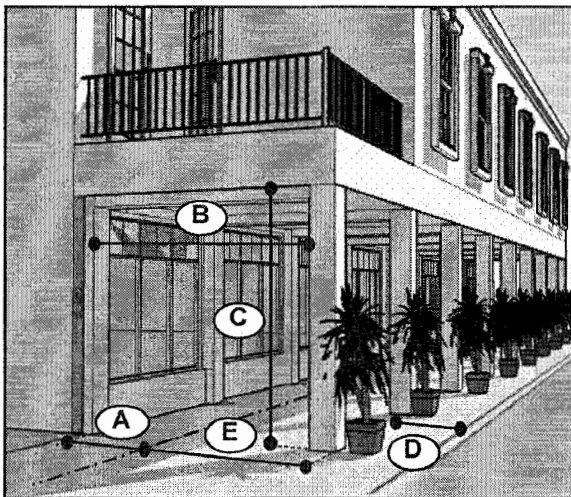
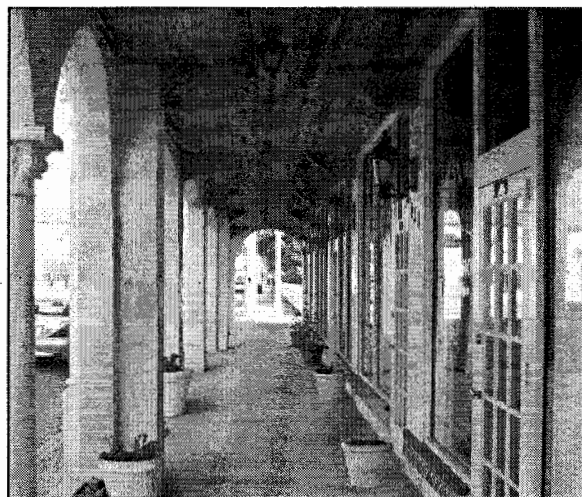


Figure 31-537(13)
Arcade/ Colonnade Character Example



minimum depth required for an arcade/colonnade, the building shall set back accordingly. If the distance between the property line and the face of curb is wide enough that using the minimum building setback results in an arcade with a clear depth greater than 12 feet, the minimum front setback may be administratively reduced by the Community Development Director, taking into consideration the ultimate location of the face of curb based on the street design standards for the community redevelopment area set forth in § 29-65.

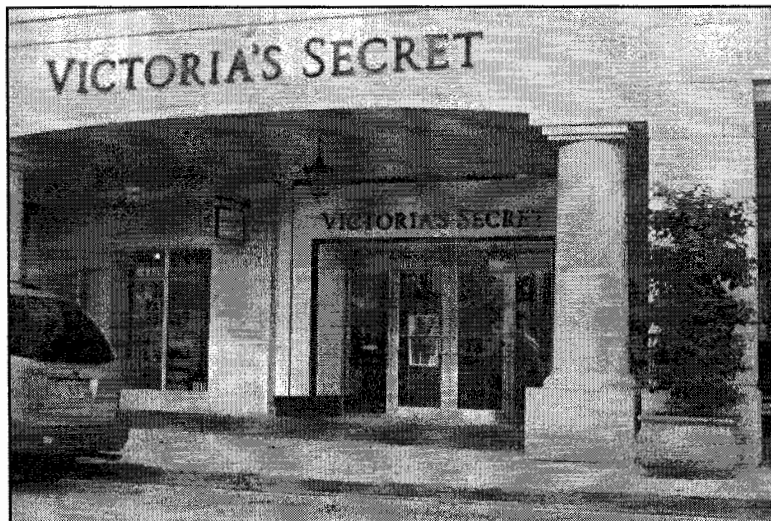
3. Arcades/ colonnades shall have a clear height above the sidewalk of at least 12 feet.
4. Support columns or pillars shall be placed no farther apart than they are tall, and shall be placed two to four feet from the face of the curb.
5. Open-air terraces and habitable stories may extend over the arcade, up to the fourth story.
6. Arcade/ colonnade ceilings shall be designed with coffers or exposed beams extruding at least six inches, aligned with columns or pillars.

b. Arcade/Colonnade Elements

1. Arcade/Colonnades shall be combined with storefronts.
2. The height and proportions of the arcade/ colonnade shall be consistent with the style and proportions of the building to which it is attached.
3. Each ground story business may have one wall sign not exceeding three feet in height by 60% of the storefront width on the first story facade of the arcade/colonnade.
4. Each ground story business may have one wall sign under the covered area, not exceeding two feet in height by 60% of the storefront width.
5. Each ground story business may have one pedestrian blade sign under the covered area. Pedestrian blade signs may extend up to four feet from the building facade and shall not exceed three feet in vertical dimension, including all mounting brackets and hardware. Pedestrian Blade Signs shall be set back at least two feet from the end of the building or storefront. Pedestrian blade signs may not be internally illuminated.
6. Potted landscaping or ground planting shall be provided between the face of the columns or pillars and the face of curb.

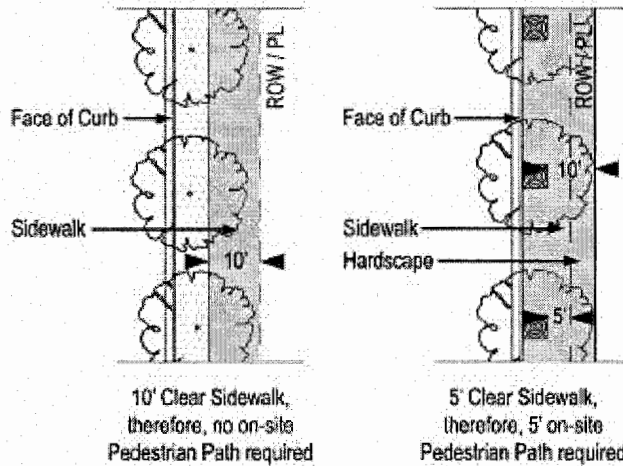
Figure 31-537(14)

Example of Arcade/ Colonnade Signage Examples



(b) *Pedestrian Walkway*. In order to ensure a superior pedestrian realm develops overtime, a pedestrian walkway may be required on-site to augment public sidewalk widths, especially along narrow rights-of-way. A pedestrian walkway is an area that forms a continuous route for pedestrians, which is unobstructed by trees, landscaping, street lights or utility poles. Pedestrian walkways may be composed of public sidewalks, hardscape on private property, or a combination of the two.

Figure 31-537(14)
Clear Width of Pedestrian Walkway



Zoning District	Clear Width Requirement
Downtown Core	10 feet
Downtown General	8 feet
Downtown Residential	5 feet
Downtown Marine	6 feet
Downtown Industrial	6 feet

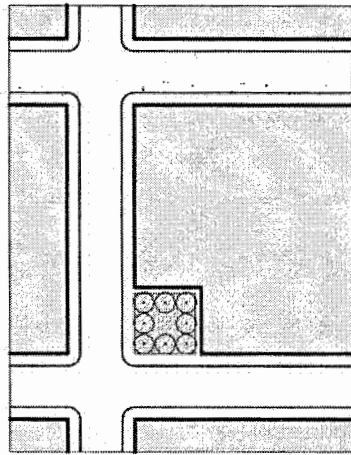
- (1) *Width of Pedestrian Walkway*. The minimum width of pedestrian walkways shall be provided as depicted in **Table 31-537(g)**. The proposed pedestrian walkway shall be demonstrated on site plans. In order to accommodate the required width of the pedestrian walkway, increasing the front setback beyond the minimum amount allowed by the zoning district may be necessary and buildings shall set back further than the maximum allowed per zoning district, if necessary. In the event the maximum front setback does not provide adequate space, the pedestrian walkway may be accommodated within the arcade/colonnade frontage type to meet the intent of the code.
- (2) Where an existing public sidewalk adjoins the property line, the paved area of the public sidewalk and the pedestrian walkway shall connect, thereby expanding the perceived width of the public sidewalk. An existing, adjoining public sidewalk may be counted toward fulfilling the minimum clear width of a pedestrian walkway.

- (3) All paving materials for the pedestrian walkway shall be compliant with ADA accessibility standards, and shall be constructed of concrete consistent with the adjacent sidewalk and acceptable to the Community Development and Engineering Departments.
 - (4) Where a sidewalk or a pedestrian walkway crosses vehicular ingress/egress points, the pedestrian crossing shall be paved with material consistent with the paving material of the sidewalk or walkway, and shall be different from the vehicular surface.
- (c) *Street Trees* Street trees are intended to provide a shaded environment for the pedestrian, provide a physical separation between pedestrians and vehicles, and improve the overall visual appearance of the street.
- (1) All new construction, relocation of a building, or addition equal to or greater than 20% of the gross floor area of an existing building shall install street trees at the time of development. Street trees shall be a canopy species, planted in the public right-of-way directly in front of the property line(s), uniformly spaced no greater than 25 feet on center. Spacing of trees may only exceed 25 feet in order to accommodate curb cuts, fire hydrants, utilities, existing trees, and other infrastructure elements. Palm varieties may be used at corners, crosswalks, or to accent building entrances and may be permitted in lieu of shade trees when physical conditions may prevent the proper growth of shade trees, as determined by the Community Development Director. Consistency in street tree species shall be established on both sides of the street along a block face. The first to develop shall establish the species.
 - (2) Street trees shall be planted in planting strips, landscaped planters or tree grates consistent with the street design standards contained in §29-65. Street trees shall be located along the curb side, in order to separate pedestrians from vehicular lanes.
 - (3) All trees shall satisfy the following standards at the time of planting:
 - (i) Canopy species: Minimum 14 feet in height with a clear trunk space of six feet and a spread of no less than eight feet.
 - (ii) Palm trees: Minimum 18 feet in height, with a clear trunk space of eight feet.
 - (4) In the event that site constraints such as utility easements prevent the installation of required street trees, removable planters of small palms and small shrubs, vines or seasonal flowers shall be installed. In addition, the building shall provide devices such as awnings or roof overhangs to establish a shaded pedestrian environment.

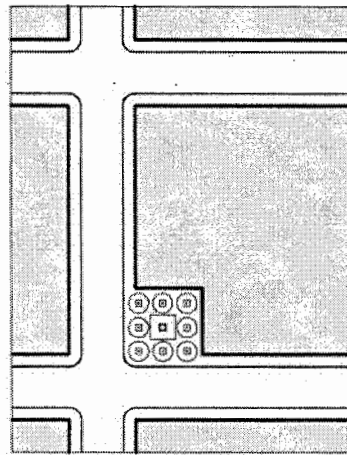
Section 31-538 Civic Open Spaces.

- (a) **Civic Open Spaces.** Civic open spaces are maintained outdoor spaces which are accessible by the general public, improve the pedestrian environment, are aesthetically pleasing, and serve as an amenity for the city as a whole as well as for occupants of the building which the open space serves. Civic open spaces are generally constructed by landowners when they build on adjoining property.
- (1) **Amount.** On sites one acre or more in size, new buildings or additions of gross floor area equal to 20 percent or more to existing buildings, shall provide at least five percent of the size of the site as a civic open space. Dedicated rights-of-way and building setbacks may not count toward fulfilling the required amount.
 - (2) **Location.** Civic open space may be provided either on site or off site, provided the civic open space is located within 660 feet of the building site, within the same zoning district, and within the CRA boundary.
 - (3) **Types of Civic Open Spaces.** Civic open space shall be designed as one of the following types:
 - a. **Green.** A green is at least 2,000 square feet in size and adjoins streets on at least two sides. Greens are designed primarily for passive uses, consisting primarily of lawn with either formally or informally arranged landscaping.
 - b. **Plaza.** A plaza is at least 2,000 square feet in size and adjoins a street on at least 2 sides. Plazas are mostly hardscaped with formal landscaping and a water feature.
 - c. **Playground.** A playground shall be at least 2,500 square feet in size. Playgrounds shall provide children's play equipment and shaded seating. Playgrounds adjoin a street on at least one side and the proposed configuration should ensure easy surveillance of the area from the adjacent buildings and streets
 - d. **Square.** A square is at least 10,000 square feet and adjoins streets on at least 3 sides. Squares may be up to 50 percent hardscaped, with formal landscaping. Squares accommodate both passive uses and community gatherings.
 - e. **Attached Green.** The attached green is generally 3,000 to 6,000 square feet and spans the entire length of a block. Attached greens shall be at least 30 feet wide and are appropriate on the short end of a block. Attached greens are formally landscaped, with trees arranged in an allee or staggered allee configuration.

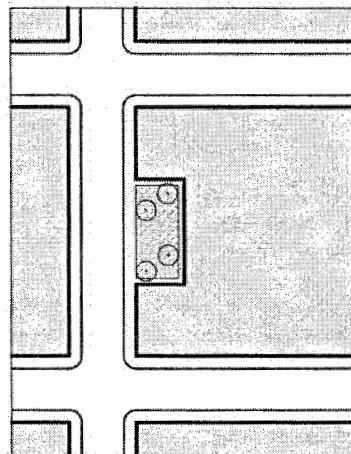
Figure 31-538(1)
Civic Open Spaces



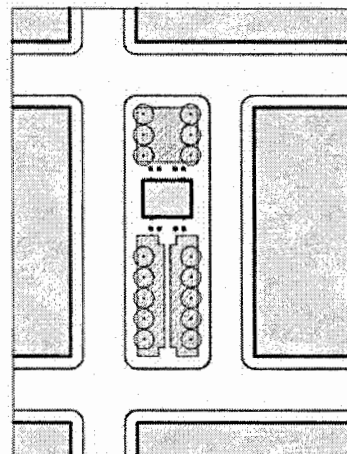
Green



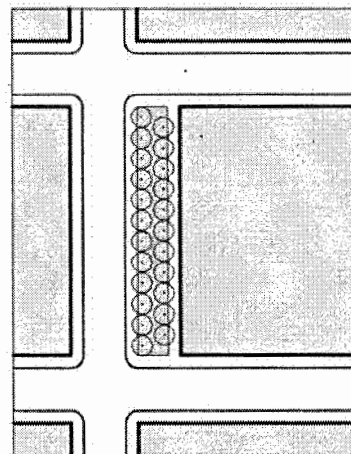
Plaza



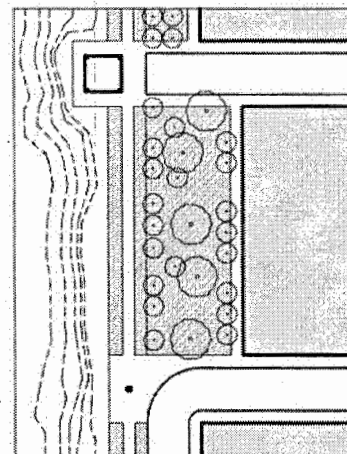
Playground



Square



Attached Green



Waterfront Green

(4) Configuration. Civic open spaces shall be configured as follows:

- a. The civic open space shall adjoin a street front property line for no less than 30 linear feet.
- b. Except for attached greens, civic spaces shall have a proportion so that the depth is no more than 2.5 times the frontage width, and the width is no more than 5 times the depth;
- c. Civic open spaces shall be lined by building facades or streets on all sides. In order to provide oversight of the space, buildings facing civic open spaces shall contain habitable uses; parking lots, parking garages, and storage areas are not considered habitable uses.

(5) Additional Standards. Civic open spaces shall meet the following minimum standards:

- a. Civic open spaces must be accessible to the public during all daylight hours;
- b. Civic open spaces must be situated to allow easy ingress and egress by pedestrians. Except for playgrounds, which may be fenced, no streetwalls, gates, fences or other impediments to pedestrian accessibility shall be permitted along the frontage line;
- c. Civic open spaces must be located at the sidewalk level;
- d. Civic open spaces must be open to the sky; however, open-air garden structures such as gazebos or band shells are permitted within civic open spaces;
- e. Landscaping shall be arranged in a manner reflective of description of the type of civic open space. One shade tree per 20 feet of perimeter of the space is required. Trees may be arranged in regular spacing or in informal clusters, depending on the type of open space. Trees shall be installed to provide shade along walkways and for benches. Substituting shade trees for multiple palm species is not permitted; however, adding palms to the landscape design is permitted.
- f. Each civic open space shall provide the following street furniture elements, specifications subject to approval by the City of Riviera Beach:
 1. 1 bench per 350 square feet of area;
 2. 1 drinking fountain;
 3. 1 bicycle rack with no less than four spaces;
 4. 1 trash receptacle;
 5. 1 pet clean up station.
- g. Fences are permitted only to enclose playgrounds. Fences may be composed of wood or metal pickets and shall not exceed four feet in height.
- h. Vehicular traffic shall not be permitted within a civic open space.
- i. Civic open spaces shall be designed to enhance user safety and security using Crime Prevention Through Environmental Design (CEPTED) principles by
 1. being well lighted;
 2. having one or more focal points within the open space visible from all perimeter streets;
 3. having a clear landscape zone between three feet and eight feet in height providing sightlines unobstructed by berms or bushes.

(6) **Availability.** Civic open space shall be developed and open for use prior to issuance of a certificate of occupancy for the building(s) for which the open space is required.

(7) **Public Benefit Height Option.** In order to encourage projects to provide civic open space in the downtown, increased building height is offered in the Downtown Core district.

a. Civic spaces provided in order to receive the Public Benefit Height Option shall meet the following criteria:

1. Comply with §§ 31-538(b)(2) through (6).
2. In order to use the Public Benefit Height Option, civic open spaces must be at least 2,000 square feet in size. Dedicated rights-of-way, minimum building setbacks, and civic open space provided to meet the requirement in § 31-538(b)(1) may not count toward fulfilling this amount.

b. The quantity of the additional building square footage permitted within the extra stories of height is directly related to the size, location, and accessibility by the general public of the proposed civic open space. Waterfront locations are considered the most desirable sites and therefore receive the highest factor.

Table Figure 31-538(a) <i>Public Benefit Factor</i>	
Civic Open Space Configuration	Public Benefit Factor
Adjoining one public right-of-way	Not permitted
Adjoining two or more public rights-of-way	2.0
Waterfront location*	3.0
* Waterfront locations shall have at least one side adjoining the Intercoastal waterway and at least three sides bounded by public rights-of-way, one of which shall be along the water's edge.	

c. **Computing the Benefit.** The following formula computes the amount of building square footage allowed above the fourth story:

- 1) Multiply the square footage of the proposed civic open space by the maximum number of stories allowed in the district without using the public benefit height.
- 2) Multiply the result by the public benefit factor from **Table Figure 31-538(a)** that best describes the configuration of the proposed civic open space.
- 3) The result is the total additional building square footage that can be placed within in the extra stories allowed by the district as the maximum Public Benefit Height (subject to floorplate limitations in the massing regulations).

For example, within the Downtown Core district, a project that proposes a civic open space of 2,000 square feet in size adjoining two streets and not located on the waterfront would compute the benefit as follows:

$$(2000 \text{ sf.} \times 4 \text{ stories} \times 2) = 16,000 \text{ square feet.}$$

Therefore, 16,000 square feet could be arranged within the fifth through eighth stories (subject to floorplate limitations).

- 4) The additional building square footage garnered by using the Public Benefit Height Option is not included in the calculation of or limitation of maximum floor area ratio.

Section 31-539. Downtown Parking and Access

- (a) **Purpose and Intent.** This subsection provides modified parking regulations for off-street parking within the Downtown Zoning Districts. These regulations recognize that the downtown is a compact, interconnected area with multimodal transportation options, and that improper placement of parking and mandatory duplication of the downtown parking supply on each building site separates the various land uses from each other. This separation reduces the viability of the mixed-use districts and harms the walkability of the streets in the downtown area. These regulations reflect the needs of the urban, mixed use downtown.
- (b) **Minimum Number of Off-street Parking Spaces.** The minimum number of parking spaces required in § 31-577 Off-street Parking Ratios are modified by this section for use in the Downtown Zoning Districts; the following regulations shall apply to determine the minimum number of off-street parking spaces required:

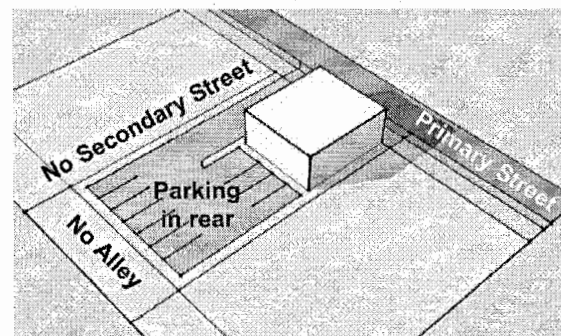
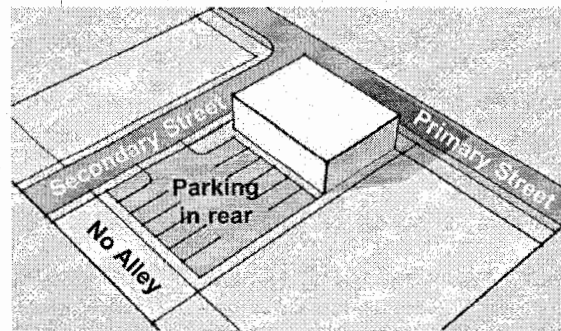
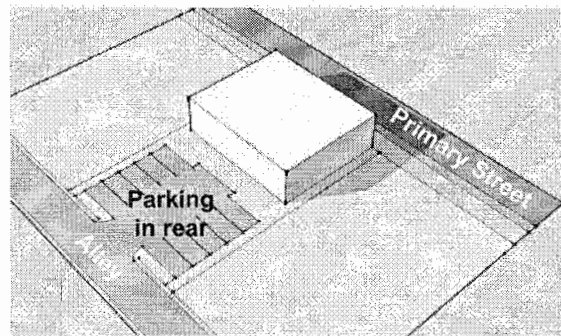
Table 31-539(a) <i>Downtown Zoning District Parking Ratios</i>	
Land Use	Number of Spaces
Single Family House Single Family Townhouse	2 spaces/unit 2 spaces/unit
Residential Multi Family	2 spaces/unit
Hotels, Motels	1 space/first 40 guest rooms 1 additional space/every 2 guest rooms or suites, thereafter
Hospitals	1/500 sf
Medical and Dental Clinics	1/500 sf
Places of Assembly	1/350 sf
Auditoriums, Stadiums, Arenas, Recreational Facilities, etc.	For stadiums, arenas, auditoriums etc: 1 space/ 7 bleacher seats, when provided, or 20 spaces/athletic field, whichever is greater. For outdoor attractions and other recreation areas: 1 space/300 sf of total floor area of covered space plus 3 spaces for each acre of outdoor attraction area. For motorcycles:14 spaces/acre.
Restaurants	1/500 sf
Retail Establishments	1/500 sf
Office Buildings	1/500 sf
Wholesale/warehousing	1 space/1000 sf or 1 space/2 separate mini-warehousing units
Industrial uses	1 space/500 sf
Marina facilities	Wet slips: 1 space / 2 wet slips for private vessels Dry storage: 1 space /4 dry storage spaces Sight seeing; charter; commercial: a) 3 spaces/ passenger-carrying vessel carrying up to six passengers for hire; b) 1 space/ two passenger-carrying vessels carrying more than six passengers for hire, as ascertained by U.S. Coast Guard Certificate of Inspection.
Daycare	1/ employee (min. 3) plus adequate provision for drop-off children

- (1) Within the Downtown Core and Downtown General districts, lots 100 feet in width or less are not required to provide off-street parking.
 - (2) On-street parking located directly in front of the property line(s) may be counted toward fulfilling the total parking requirement in all Downtown Zoning Districts.
 - (3) Director of Community Development may administratively waive the minimum number of parking spaces if criteria such as market demand, parking availability, or unique circumstances of the project within the area justify a reduction.
- (c) **Location and Access.** Parking and service areas shall be accessed and located at the rear or side of the building(s).

- (1) Parking is not permitted in front setbacks or in side setbacks facing streets, parks or civic open spaces. Parking lots may be located on the side of buildings provided the minimum building frontage requirement by the zoning district is met and the parking lots are screened from view of the street by a streetwall (See § 31-539(e)).
- (2) On Primary Streets, parking garages shall be lined by a use permitted by right for Primary Streets by the zoning district for at least 20 feet of depth on all stories. On secondary streets, parking garages not lined by such a use shall be screened by a façade design consistent with the main building design and/or shall employ landscaping planters with irrigation as an integral part of the façade design.
- (3) Alleys, when present, shall be the primary source of vehicular access to off-street parking. Alleys shall be a minimum width of 20 feet, and may be incorporated into parking lots and garages as standard drive aisles. Access to all properties adjacent to the alley shall be maintained.
- (4) When alleys are not present, primary vehicular access to off-street parking shall be from secondary streets. Access drives shall not exceed 24 feet in width.
- (5) When neither alleys nor secondary streets are present, primary vehicular access may be from a Primary Street. Access drives from Primary Streets shall not exceed 24 feet in width. In

the instance that site constraints necessitate access from a Primary

Figure 31-539(1)
Vehicular Access



Street, and the provision of an access drive precludes meeting the minimum building frontage percentage required by the zoning district, the Community Development Director may administratively allow a reduction from the minimum building frontage in order to allow vehicular access to the site.

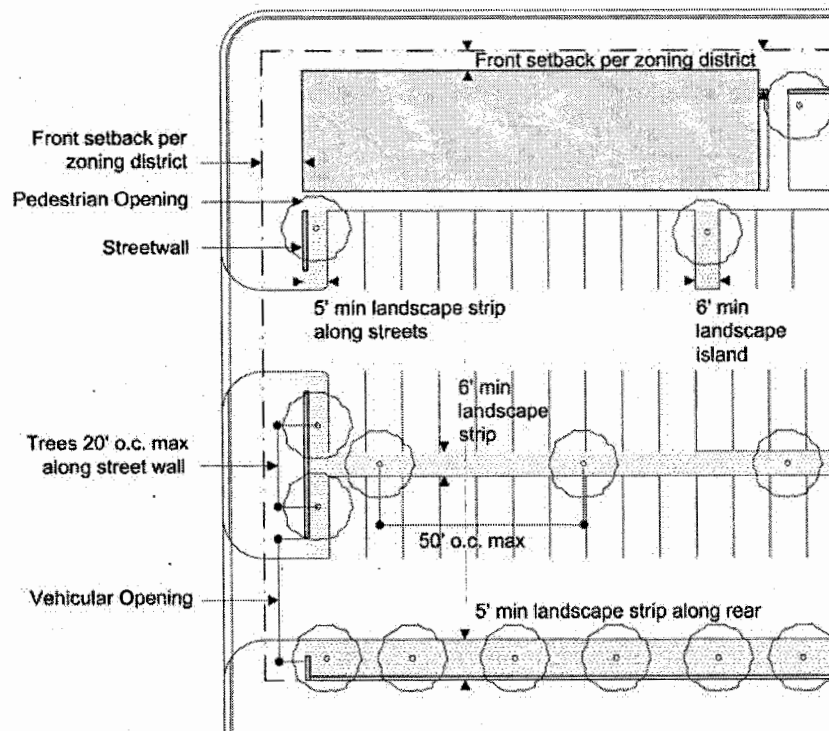
- (6) Within the Downtown Core and Downtown General districts, when an alley is not present, vehicular access between adjacent parcels across property lines is required, and shall be accommodated within the site layout. The first property owner to develop shall be required to make an irrevocable offer of cross-access to the adjacent parcels prior to issuance of a development order. When adjacent property develops, a reciprocal cross-access agreement is required, and the physical connection shall be completed.
 - (7) Parking lots and structures shall provide pedestrian access directly from a street. In addition, pedestrian access may also be provided directly from a building.
 - (8) Buildings with more than 250 feet of street frontage on a block face shall provide a pedestrian accessway at least 10 feet wide connecting the rear parking to the sidewalk area.
 - (9) Public sidewalks may not be interrupted or deviated to accommodate drop-off or valet parking.
 - (10) Within the CRA, offsite parking arrangements may be provided in lieu of on-site parking, as long as sufficient documentation of the location and the number of spaces is provided to the review authority.
- (d) **Parking Dimensions.** The following minimum dimensions for parking bays and access aisle widths apply in lieu of the specific requirements in the Design Standards in § 31-576:

Angle of Parking (degrees)	Aisle Width (feet)		Parking Bay (feet)	
	Two Way	One Way	Width	Length
90°	24	22	9	18
75°	22	18	9	18
60°	20	16	9	18
45°	20	14	9	18
30°	20	14	9	18
0° (parallel)	18	14	9	20

(e) Parking Lot Landscaping Requirements

- (1) Streetwalls are required on both Primary and Secondary streets. Streetwalls shall be located in line with the building façade or in accordance with the front setback requirements. Streetwalls shall be three feet to three feet six inches in height, composed of either an opaque wall of the same material and color as the building or of a continuous, maintained hedge. One shade tree per 20 lineal feet, uniformly spaced, shall be installed along the length the streetwall within a planting area at least five feet wide. Streetwalls may have openings to accommodate automobile and pedestrian access.
- (2) Along side and rear lot lines, a landscape strip five feet in width shall be installed with trees planted at least 50 feet on center. When an alley is not present, openings shall be made to accommodate current or future vehicular connections between adjacent properties. Lots which interconnect their parking to adjacent lots may be administratively relieved of side/rear landscape strips in order to maximize the parking supply between the properties.
- (3) Parking lots shall provide either landscape islands or landscape trips as set forth below:
 - a. One landscape island at least six feet in width, extending the entire depth of the parking bay and containing at least one shade tree shall be provided for every 10 parking stalls; or,
 - b. A landscape strip at least six feet in width containing at least one shade tree for every 50 linear feet shall be provided between parking rows.

Figure 31-539(2)
Parking Lot Landscaping



(f) **Bicycle Parking Requirements.**

- (1) The minimum number of bicycle parking spaces required is set forth in **Table 31-539(b)**.

Table 31-539(b) <i>Downtown Zoning District Bicycle Parking Ratios</i>	
Land Use	Number of Spaces
Residential Multi Family	1 space/3 units
Office	1 space/ 7,500 sf., and 1 visitor space/ every 20,000 sf
Retail	For the first 50,000 sf: 1 employee space/ 7,500 sf 1 visitor spaces/ 10,000 sf Thereafter: 1 additional employee space/ 25,000sf. 1 additional visitor space/12,500 sf

- (2) Employee and resident bicycle parking facilities shall be highly visible to the intended users and protected from rain within a structure shown on the site plan. The facilities shall not encroach on any area in the public right-of-way intended for use by pedestrians. The facilities for employee, resident, and visitor bicycle parking must be highly visible from a building entrance, a full-time parking attendant, a full-time security guard or a visitor/customer entrance to ensure good natural surveillance. The Planning Director shall review the location, design, and details of the bicycle spaces as part of the site plan review. Residential condominium covenants shall not prohibit the storage of bicycles inside individual condominium units.
- (3) Offices greater than 50,000 square feet shall provide one shower per gender, up to a maximum of three showers per gender. Also, a minimum of one clothes storage locker per gender shall be installed for every required employee bicycle parking space. The lockers shall be installed adjacent to showers in a safe and secured area.

Section 31-540. Redevelopment Design Areas. Conceptual redevelopment plans have been designed for certain areas which are likely to redevelop due to ownership consolidation, parcel size, or use. The boundary of each area with a redevelopment design is indicated on the Regulating Plan as "Pre-Approved Redevelopment Design Area." The purpose of redevelopment design areas is to guide the transformation of these parcels into a traditional neighborhood pattern, consistent with the conceptual plans contained in the Comprehensive Plan and with the vision of the Community Redevelopment Area Plan.

(a) **General Concepts.**

- (1) **Zoning Districts.** The Regulating Plan designates appropriate downtown zoning districts within each redevelopment design area (RDA). In order to properly transition between scale and uses, more than one zoning district may be applied within a RDA. In this event, the site plan shall be consistent with the requirements of the designated district in that area of the parcel.
- (2) **Future Streets and Alleys.** The Regulating Plan designates the location of future streets and alleys within each RDA.

- a. Within a RDA, the locations of future streets and alleys reflect a site specific solution and provide the framework to establish a site plan with the following characteristics:
 1. Consistent with the scale and uses permitted by the zoning district;
 2. Responds to the geometry of the specific parcels within the RDA;
 3. Establishes important links to expand the existing street network;
 4. Ensures parking is located in the rear of buildings.
 - b. Minor adjustments in the alignment and location of future streets and alleys may be administratively approved. Major changes such as eliminating a street or alley, or shifting a street so that connections to existing streets are not completed require City Commission approval.
 - c. The site plan design shall utilize one or more of the street and alley cross-sections in the street design standards for the community redevelopment area contained in § 29-65.
- (3) **Implementation.** Redevelopment plans may be wholly or partially implemented. Individual properties can proceed with site plan review and development without the participation of other parcels and owners within the RDA. If the adjacent parcel has an approved site plan, the applicant shall complete links to any street or alley connections identified in the approved plan, and shall ensure buildings are compatibly oriented.
- (b) **Specific Redevelopment Design Areas.** The City of Riviera Beach Comprehensive Plan contains conceptual redevelopment plans for two areas designated on the Regulating Plan:
- (1) **Western RDA.** The City's preferred redevelopment plan for the RDA located on the west side of Broadway, north of Chateau Circle, has the following characteristics:
 - a. Avenue E is reconnected through the properties;
 - b. A system of new streets, alleys, and pedestrian paths connect the adjacent parcels to each other and to Broadway Avenue;
 - c. Mixed-use buildings are located along Broadway Avenue;
 - d. Townhouses and low-rise multi-family buildings provide a transition between the single-family houses located to the west and the mixed-use buildings facing Broadway Avenue;
 - e. The fronts of buildings face the fronts of buildings, the backs of buildings face the backs of buildings;
 - f. Civic open spaces are provided in the form of public parks, plazas, or greens, lined by streets and the fronts of buildings; and
 - g. Off-street parking is accommodated in the rear of buildings.
 - (2) **Eastern RDA** The City's preferred redevelopment plan for the the RDA located on the east side of Broadway, north of 30th Street has the following characteristics:
 - a. A system of new streets and alleys connect the parcels to each other, and between Broadway Avenue and Avenue A;
 - b. Mixed-use buildings are located along Broadway Avenue;

- c. Multi-family buildings such as low-rise apartments and townhouses provide a transition between residential uses along Avenue A and the more intense uses along Broadway Avenue.
- d. The fronts of buildings face the fronts of buildings, the backs of buildings face the backs of buildings; and
- e. Off-street parking is accommodated in the rear of buildings.

(3) Approval Process

- (a) Follow the process in § 31-534(e).

* * * * *

Amending Chapter 31, "Zoning", Article VI, "Supplemental District Regulations" revising Section 31-543, "Churches":

[Article VI "Supplemental District Regulations" of Chapter 31 "Zoning" is amended as follows. Underlined language indicates proposed new language. Language ~~crossed-out~~ indicates language proposed to be deleted.]

Sec. 31-543. - Churches.

A church building is defined as an enclosed structure for public or semipublic religious worship and, when permitted, must meet the following requirements:

- (1) The minimum size plot of land shall be not less than 20,000 square feet in area and 100 feet in width.
- (2) Side yards shall be not less than 20 feet in residential districts and front and rear yards shall be not less than specified for the zoning district. No parking areas or driveways shall be permitted within five feet of a property line abutting residential zoned property.
- (3) Accessory buildings and uses may include offices of the church, church school or kindergarten, library, meeting rooms, residential structures for resident employees of the church, and others which are incidental to the operation of the church. Accessory buildings and uses shall be located on the same plot of land consisting of parcels contiguous to or across an alley, unless otherwise permitted in the zoning district.
- (4) Parking lots to serve the church may be permitted on noncontiguous plots of land located within 400 feet of the church plot.
- (5) a. There shall be a minimum of 500 feet between a proposed church and existing churches.
b. There shall be a minimum of 500 feet between a proposed church and existing bars or package stores.

These distances shall be measured along the route of ordinary pedestrian travel from the main front entrance of the proposed church to the main front entrance of an existing church, bar or package store.

- (6) Each application for a new church shall include written justification of the need for the proposed church at the requested location. This justification shall include at least the following information:
 - a. The number of members in the church.
 - b. A geographic breakdown of the church membership by zip code.
 - c. The types of services to be offered by the church.
 - d. Any other reasonable requirements made by the planning and zoning board or city council.
- (7) A proposed church that abuts residentially-zoned property shall construct a six-foot-high, finished masonry wall along the property line that abuts the residential property. This wall shall not be required in front-yard setback areas.
- (8) The city council reserves the right to limit the hours of operation for any new church that is located in a residential zoning district.

(9) Storefront churches as defined in section 31-1 are not required to comply with the regulations in § 31-543(1) or (2). Church offices and meeting rooms are permitted in storefront churches, but the other accessory uses listed in § 31-543(3) are not permitted.

* * * * *

Amending Chapter 29, "Streets and Sidewalks", Article II, "Construction" revising Section 29-65, "Street design standards for the community redevelopment area":

Section 29-65 "Street design standards for the community redevelopment area", Article II "Construction" of Chapter 29 "Streets and Sidewalks" is amended as follows. Underlined language indicates proposed new language. Language ~~crossed out~~ indicates language proposed to be deleted.

Section 29-65. Street design standards for the community redevelopment area.

(a) **General Street Design Standards.** All new streets and reconstructed streets within the community redevelopment area shall be designed to promote all forms of travel including non-vehicular modes. In order to encourage walking, cycling, and the use of mass transit options, downtown streets shall be designed to maintain a steady, calm flow of vehicular traffic, while establishing a pleasant walking and cycling environment. ~~Required sidewalks shall be designed with a minimum width dimension of five feet, unless it is deemed unfeasible by the city engineer due to existing development. New and reconstructed streets shall also be designed to integrate bicycling including the provision of a four foot minimum width on-street bicycle lane separate from the travel lane for automobiles for streets within the CRA that are identified in the City of Riviera Beach Community Transportation Plan.~~ All New streets and reconstructed streets shall incorporate the following characteristics:

- 1) Sidewalks shall be installed on both sides of the street; ~~pedestrian-oriented trees, lighting, and benches.~~
- 2) On-street parking shall be installed whenever possible within the Downtown Core and Neighborhood Mixed Use districts to support businesses, calm vehicular traffic, and to protect pedestrians;
- 3) Street trees and pedestrian-scaled lighting shall be installed to provide a safe, pleasant, and aesthetically pleasing environment;
- 4) A dedicated bicycle route shall be installed on Avenue E, from 12th Avenue to 24th Avenue, and on Avenue F between 24th Avenue to the City limits.

~~Exhibit A Street Design Standards [Exhibit A "Street Design Standards" graphics deleted]
Residential Street (40'), Residential Street (50'), Residential Street (60'), Avenue (60'), Avenue (70')]~~

(b) **Street Types Map.** As redevelopment occurs within the CRA, new streets and alleys will be installed and existing infrastructure will be improved. To guide the appropriate design of cross-section of new streets and alleys, detailed street designs have been developed for specific streets and for general rights-of-way. Since the downtown is a diverse area, a large palette of street designs has been developed, and more than one design may appropriate for certain locations. The Street Types Map assigns a Street Type to each thoroughfare in the downtown area. Each Street Type is comprised of one or more specific street design, based on the size of the right-of-way, anticipated building uses, and location in the downtown. Table 29-65(a) identifies the specific street designs appropriate for each Street Type.

Table 29-65(a)
Street Types Table

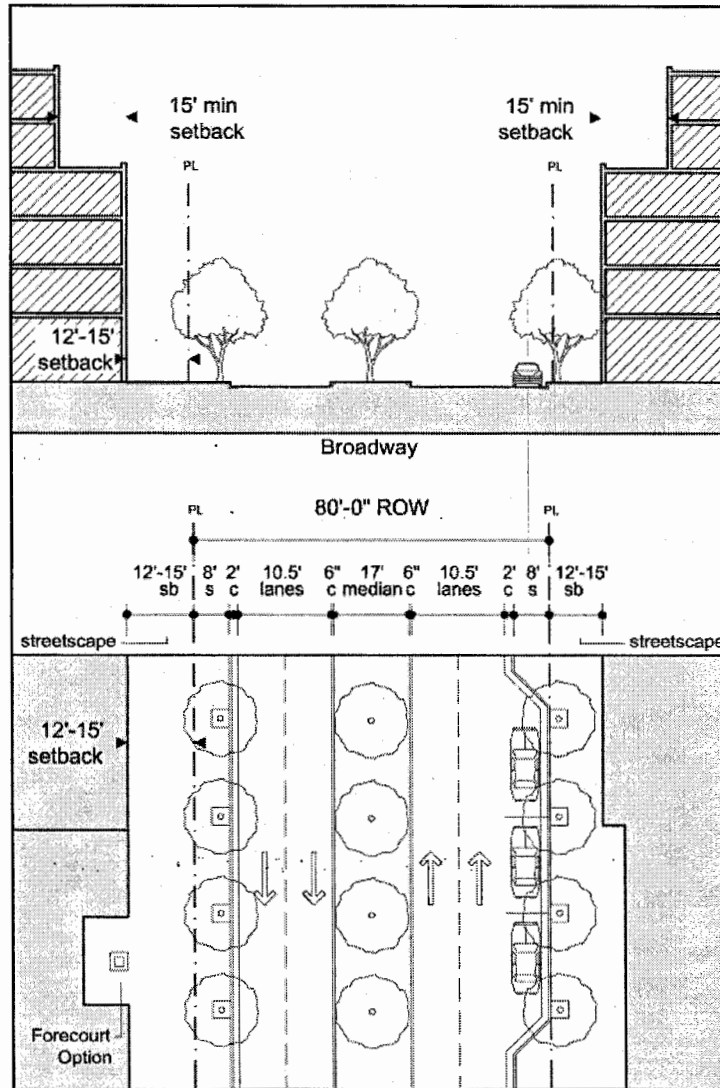
Street Type	Appropriate Street Design
Broadway	Broadway-1
Avenue E	Avenue E-1, Avenue E-2, Avenue E-3, Avenue E-4, Avenue E-5
13th Street	13th Street (East of Broadway)
11th Street	11th Street
Downtown Mixed Use	Downtown Street 50-1, Downtown Street 50-2
Downtown Residential	Downtown Residential Street 50-1, Downtown Residential Street 50-2, Downtown Residential Street 40, Downtown Residential Street 58
Alley	Alley-22, Alley-24
State Roadway	Not Applicable

(c) The street designs are coordinated with the development standards for private development in this code, including building setbacks, frontage types, and building height to establish a cohesive, superior public realm. The street design for new and reconstructed streets in the community redevelopment area shall be consistent with the following typical sections, multi-way boulevards, avenues, streets, and residential streets. (See the following illustrations). In the event that site features including the location of existing buildings or utilities, limited right-of-way width or transitions to existing streets, restrict the full implementation of the downtown street designs, the Community Development Director, in consultation with the City Engineer and adjoining property owners, may administratively adjust the street designs. The following acronyms are used on each illustration:

- | | |
|--------------------------------|--------------------------|
| <u>bl: bicycle lane</u> | <u>pl: property line</u> |
| <u>c: curb and gutter</u> | <u>pvmnt: pavement</u> |
| <u>g: grass planting strip</u> | <u>row: right-of-way</u> |
| <u>med: median</u> | <u>s: sidewalk</u> |
| <u>min: minimum</u> | <u>sb: setback</u> |
| <u>p: parking</u> | |

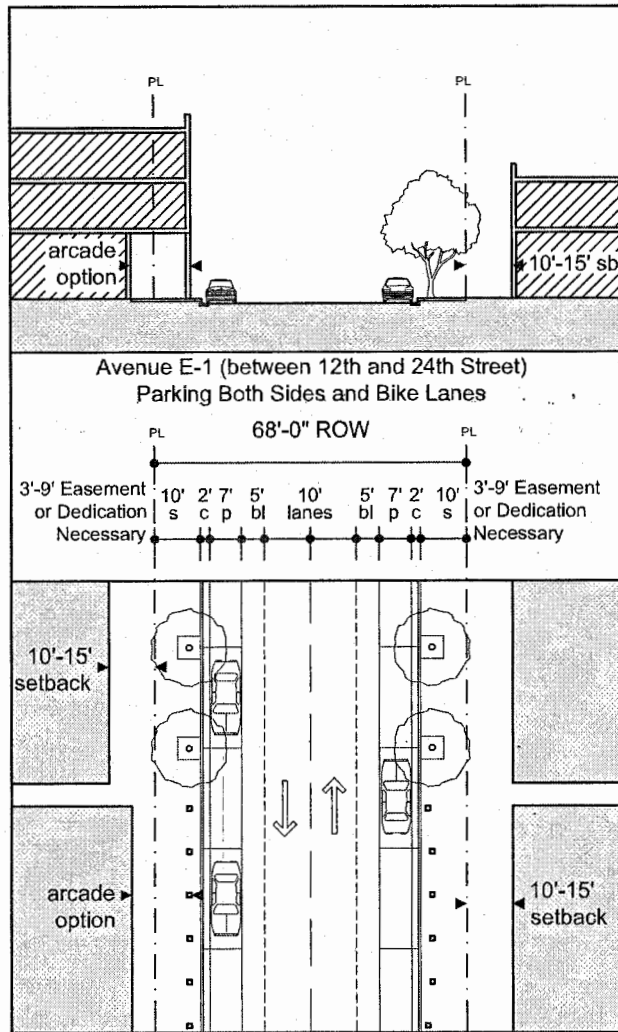
[The following street type descriptions and illustrations are added in their entirety to Section 29-65(c) "Street design standards for the community redevelopment area", Article II "Construction" of Chapter 29 "Streets and Sidewalks"]

Broadway -1



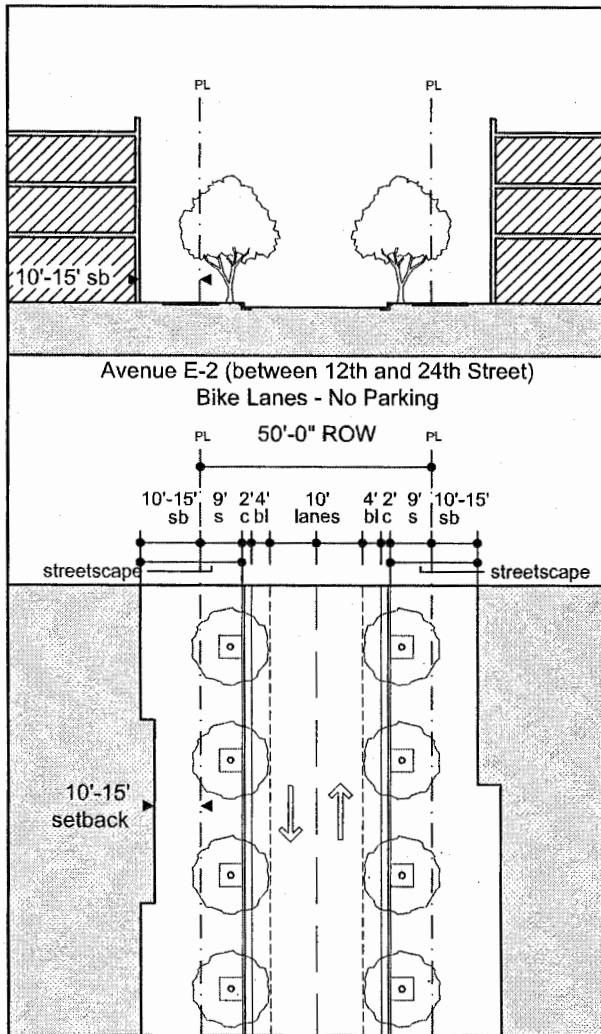
Broadway-1 is a street design for Broadway. This avenue is the downtown main street and the street design of this thoroughfare is critical to the overall revitalization of the downtown area. The first phase of improvement of this corridor entails installing a central median with regularly spaced trees as well as new street trees in grates on either side. As redevelopment occurs, the building setbacks will allow the face of curb to be moved back to provide an on-street parking lane, as shown on the right side of the diagram. On-street parking calms traffic, provides easy access to local businesses, and shields the pedestrian area from moving traffic. Shade trees are installed in grates and the adjacent building setbacks augment the sidewalk area to establish a superior pedestrian environment. At the time parking is installed, the trees will also be moved or planted within the setback area. To implement this design, the right-of-way, which is generally 80 feet wide, will expand to at least 100 feet, requiring a dedication or easement of at least 10 feet on each side.

Avenue E-1



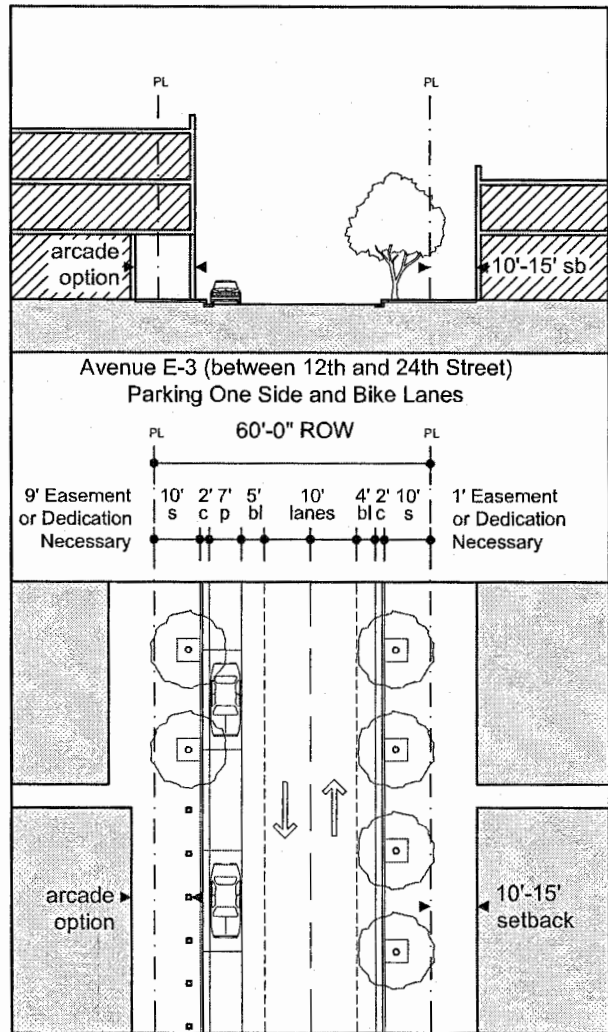
Avenue E-1 is the preferred street design for Avenue E between 12th Street and 24th Street. Currently, a mix of uses occur along the street including local businesses and residences. The ultimate vision for the street is a neighborhood main street. In this area, Avenue E is also a link in the downtown bicycle route. In order to best meet the needs of these various conditions, the street design has dedicated bicycle lanes, on-street parking, and wide sidewalks shaded by street trees planted in grates. To implement this design, the right-of-way, which is generally 50 feet or 60 feet wide, will expand to 66 feet, requiring a dedication or easement of three to nine feet on each side, which may be accommodated using the building setback area.

Avenue E-2



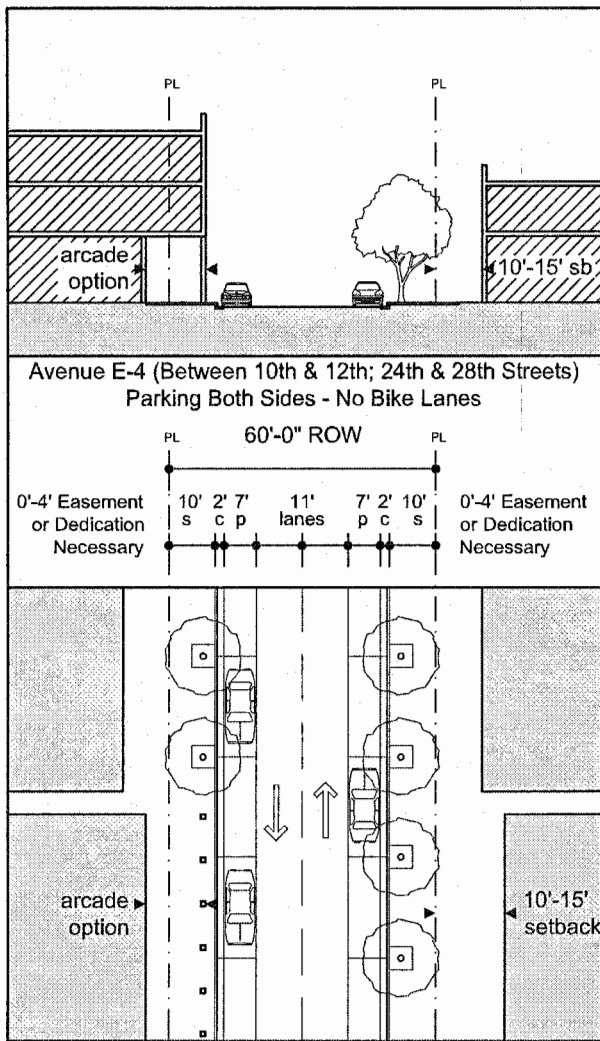
Avenue E-2 depicts a street design for Avenue E between 12th Street and 24th Street for use when the acquisition of additional right-of-way is impractical due to constraints such as the location of existing buildings, parking, or utilities. Though not ideal for commercial uses by not incorporating the on-street parking lanes in Avenue E-1, Avenue E-2 accommodates the bicycle route and wide, shaded sidewalks within the existing right-of-way. This section is also appropriate along lots with existing single-family homes.

Avenue E-3



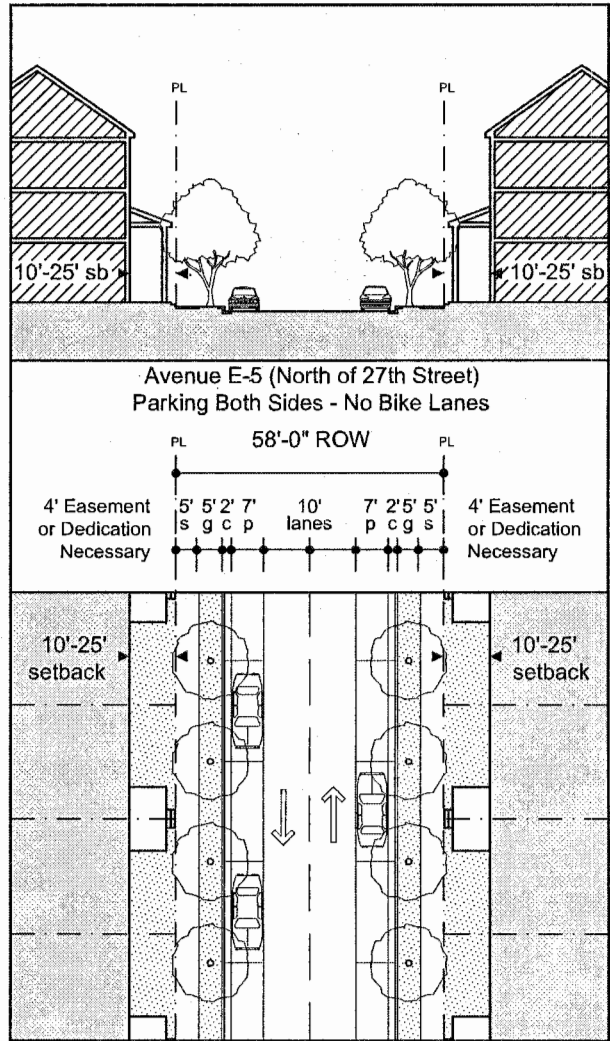
Avenue E-3 depicts a condition that may result if the preferred design (Avenue E-1) and the Avenue E-2 design are combined. This may occur when one side of the street redevelops and can easily accommodate the expanded right-of-way needs, while the other side has constraints. In this case, on-street parking can be implemented on one side, with bicycle lanes, street trees and wide sidewalks on both sides. In order to achieve this, nine feet may need to be dedicated on one side while as little as one foot may be needed on the other side.

Avenue E-4



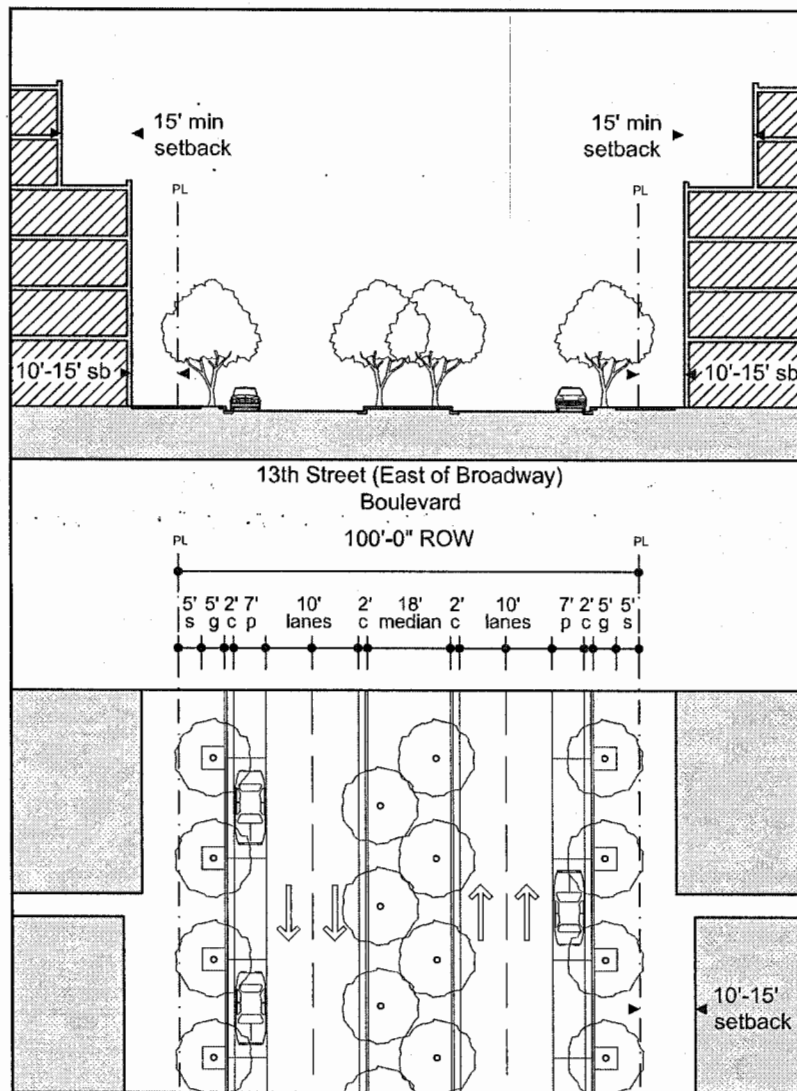
Avenue E-4 depicts a street design for Avenue E between 10th Street and 12th Street and between 24th Street and 28th Street. The design reflects a neighborhood main street design. The bike lanes are not included as the route has transferred over to Avenue F. This street design accommodates dedicated on-street parking on both sides of the street. In order to implement this design, an ultimate right-of-way width of 58 feet is necessary, requiring in some locations approximately four feet of dedication or easement on each side. In areas with 60 feet of existing right-of-way, no easements are needed and the sidewalk area could be slightly wider.

Avenue E-5



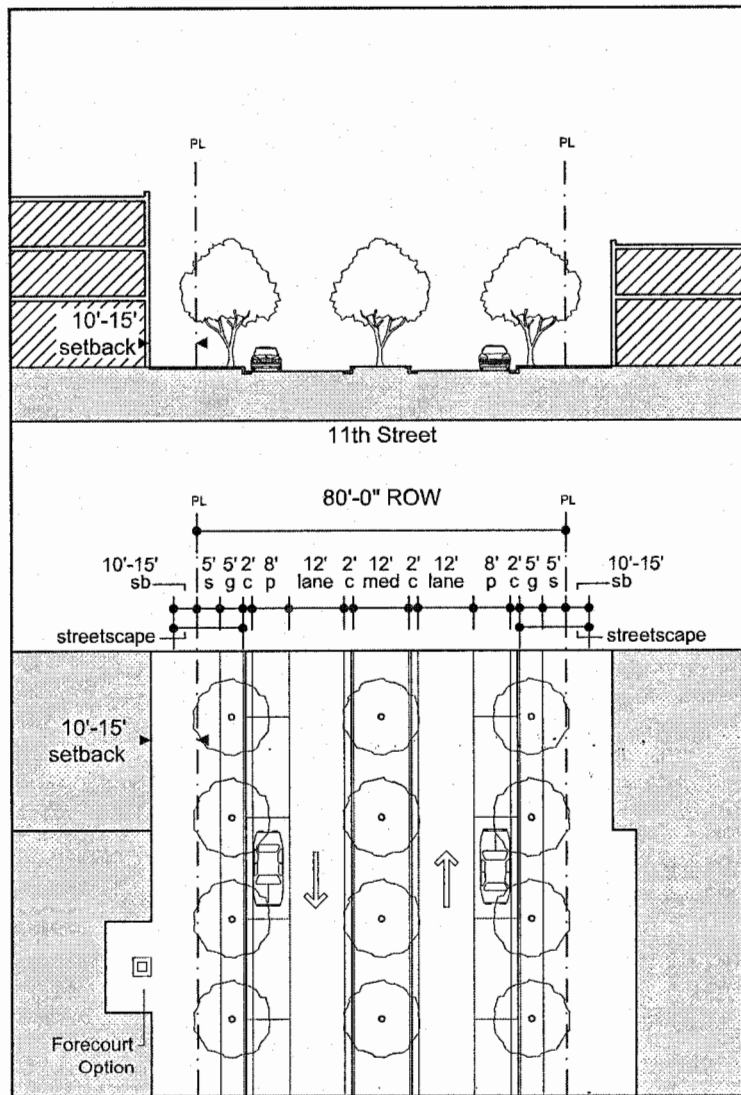
Avenue E-5 depicts a street design for Avenue E north of 28th Street. In this location, the surrounding area transitions from a mixed-use to a multi-family residential area. On-street parking lanes are accommodated on both sides of the street and regularly spaced street trees are installed in planting strips. In order to implement this design, an ultimate right-of-way width of 58 feet is necessary, requiring approximately four feet of dedication or easement on each side. In the event that there are existing single family homes, the on-street parking could be removed and the swale expanded.

13th Street (East of Broadway)



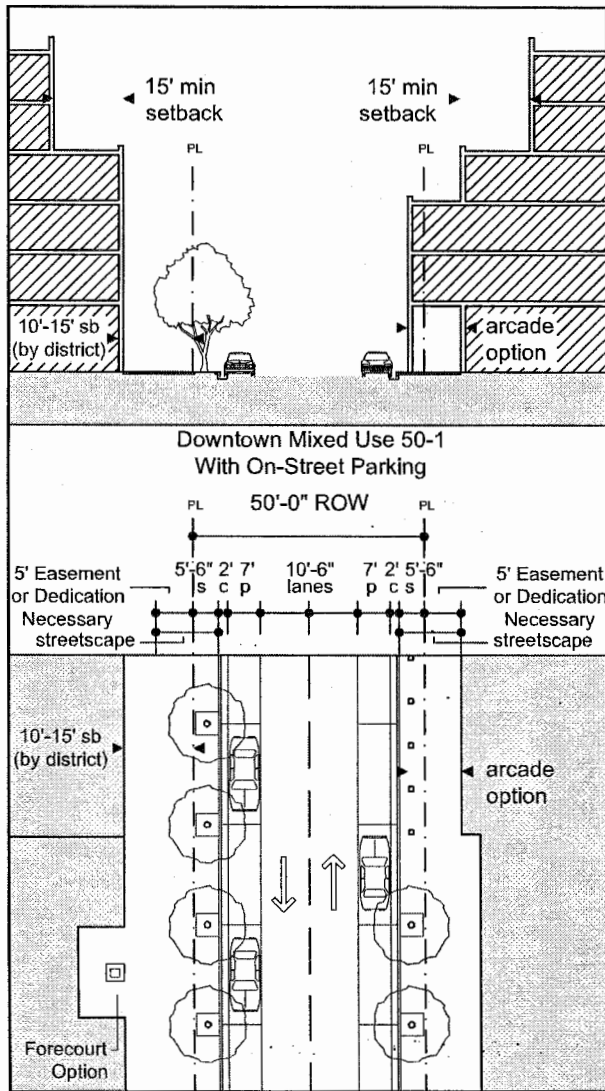
The street section above depicts a street design for 13th Street east of Broadway. Traffic will be calmed by providing a wide median with regularly spaced street trees. On-street parking provides an easy option to stop and visit businesses and shields the highly active pedestrian area from through traffic. Street trees are installed every 25 feet and the adjacent building setbacks augment the sidewalk area to establish a superior pedestrian environment.

11th Street

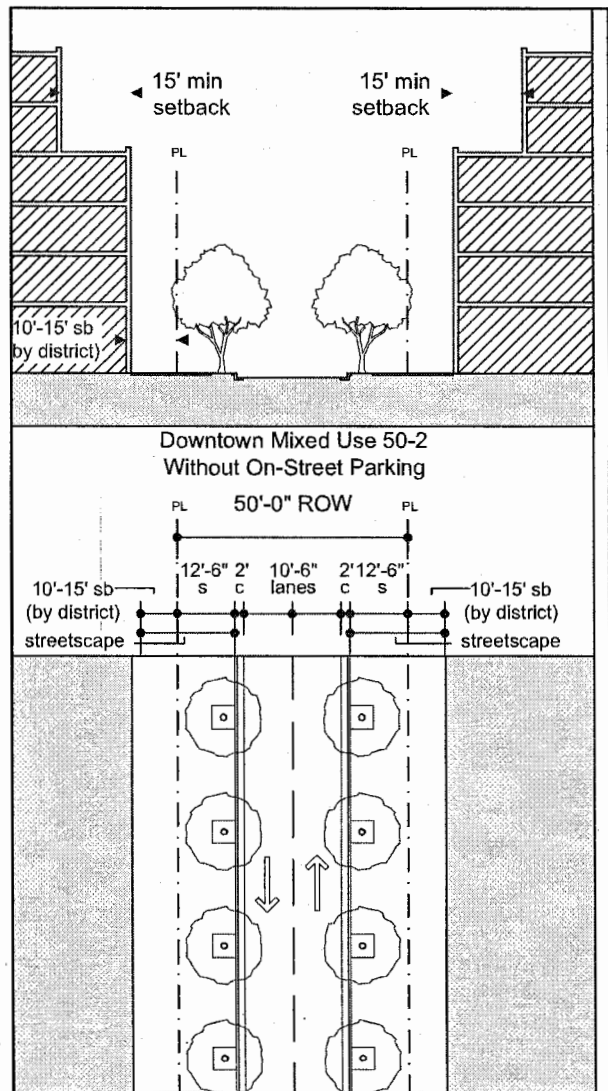


This street design is appropriate for 11th Street in the downtown area. This street is flanked on one side by industrial uses and on the other side by a mix of neighborhood commercial and residential uses. The travel lanes are wide here to easily accommodate larger vehicles. The addition of on-street parking is vital to support the surrounding businesses. In order to provide a transition between the two sides and to visually enclose the street, a median is proposed with regularly spaced trees. Street trees are installed in a planting strip adjacent to a continuous sidewalk. The sidewalk is augmented by the adjacent building setbacks to establish a wider pedestrian pathway and environment.

Downtown Street-50-1



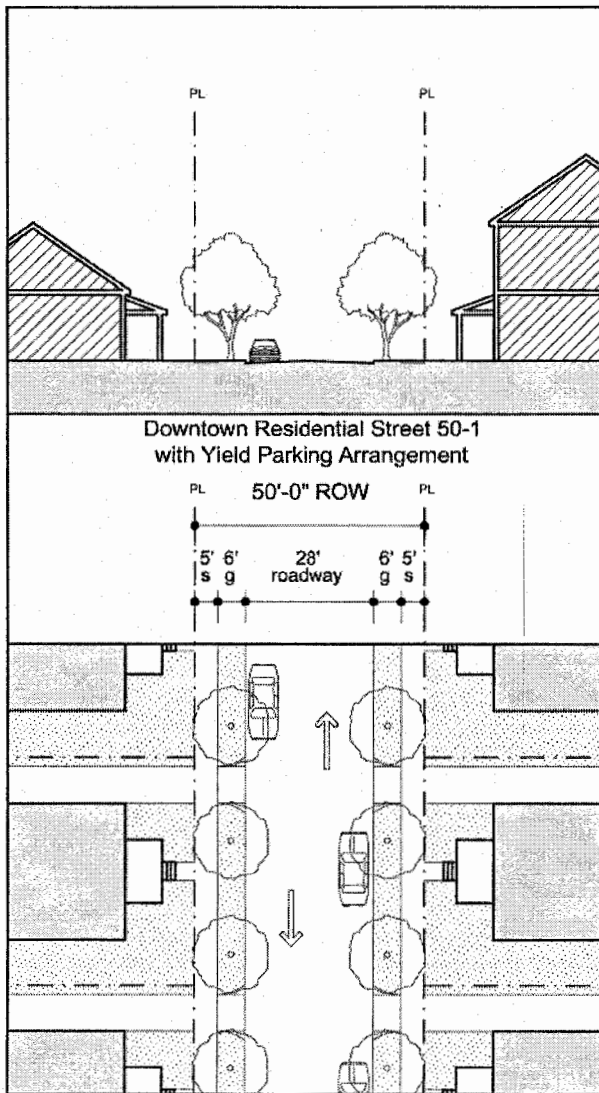
Downtown Street-50-2



Downtown Street 50-1 depicts a street design for streets within mixed-use districts in the downtown. On-street parking is provided on both sides of the street. The setback requirements for the Downtown Core and Downtown General Neighborhood districts ensure the area between the building facades and the curb can easily accommodate pedestrian pathways and street trees. Existing 50 feet wide rights-of-way require the dedication or easement of five feet on each side of the street. Street trees are uniformly spaced and installed within tree grates.

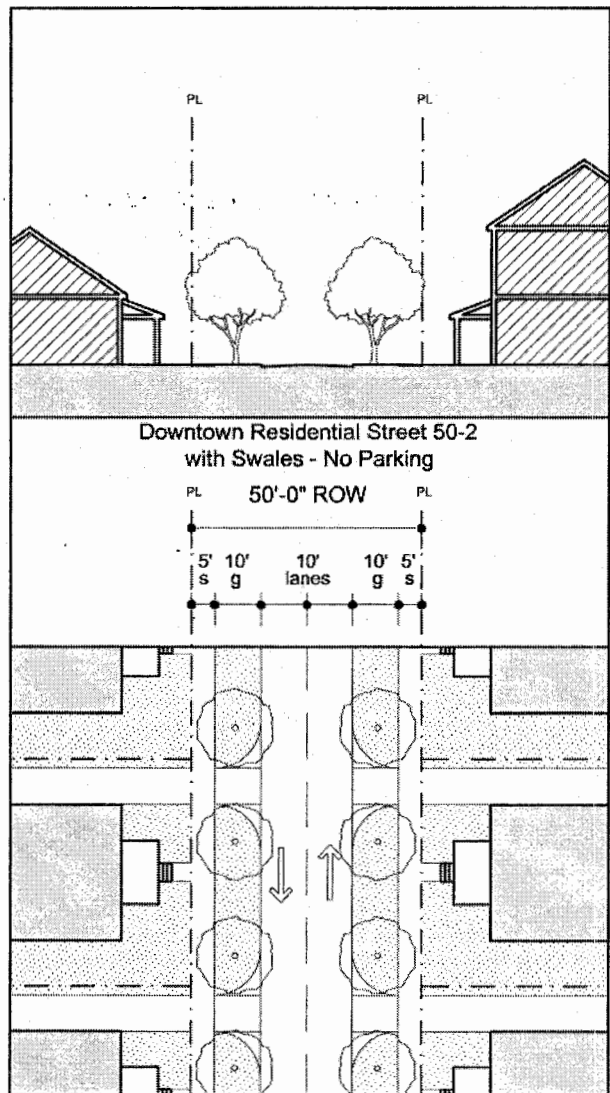
Downtown Street 50-2 depicts a street design without on-street parking. This design is appropriate when constraints such as the location of existing buildings, parking lots, utilities, or diverse ownership patterns require the accommodation of the full pedestrian pathway and street trees within the right-of-way without the benefit of using the setback area of adjacent buildings. This design may be used in conjunction with Downtown-50-1 to complete a street improvement when a redevelopment project does not comprise an entire block length or both sides of a street.

Downtown Residential Street-50-1



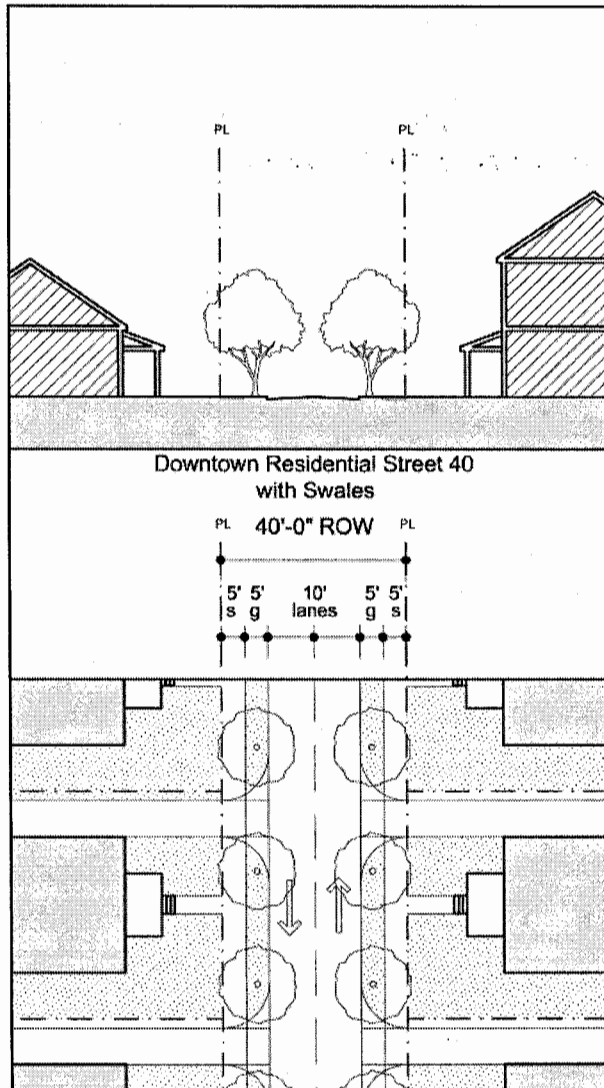
Downtown Residential Street-50-1 is a street design appropriate for the residential neighborhoods in the downtown area. Vehicular travel is the slowest in these areas, with parking occurring sporadically in front of single-family houses, without a formal parking lane. On-coming cars may have to yield, which naturally calms traffic. This design is not recommended for areas accommodating townhouses or multi-family housing. Shade trees are regularly spaced in planting strips next to standard sidewalks.

Downtown Residential Street-50-2



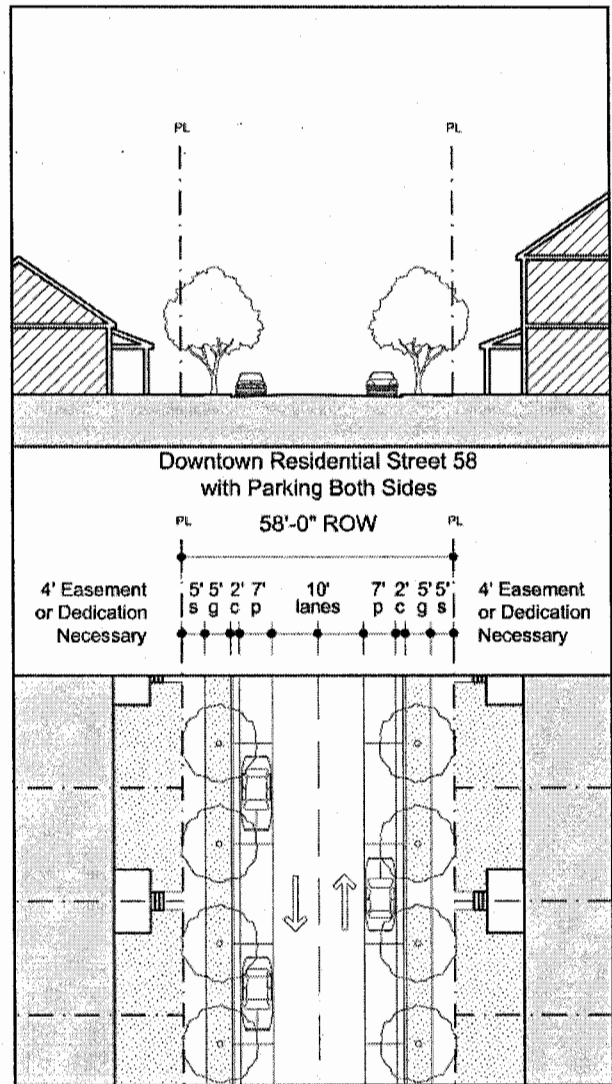
Downtown Residential 50-2 is a street design appropriate for the residential districts in the downtown area, where on-street parking is not a high priority. Shade trees are regularly spaced in planting strips next to standard sidewalks.

Downtown Residential Street-40



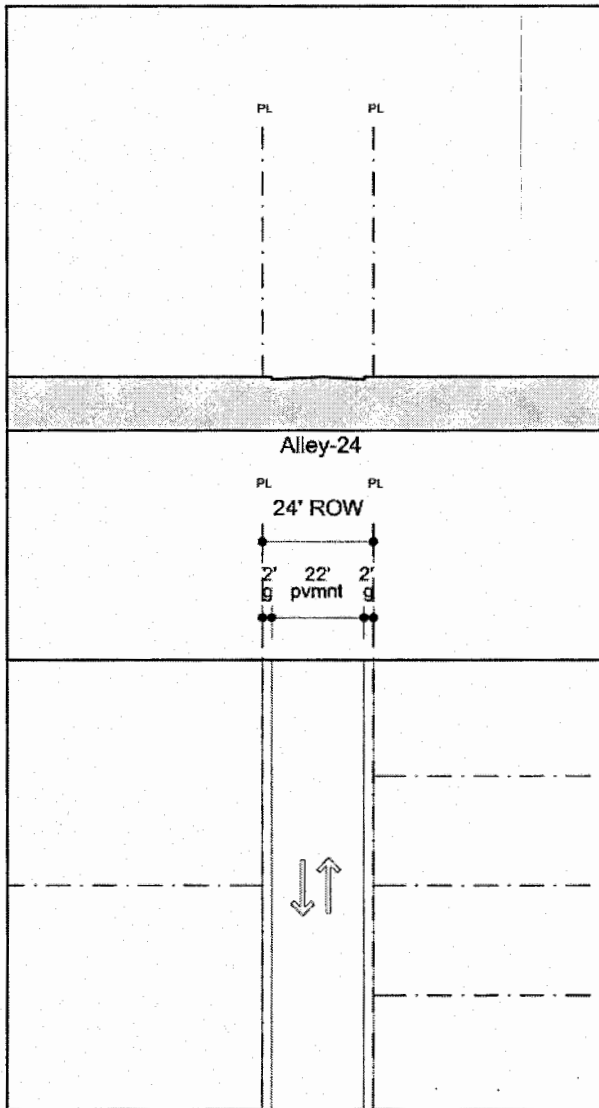
Downtown Residential Street-40 is a street design appropriate for thoroughfares that are 40 feet wide within residential districts in the downtown area. Shade trees are regularly spaced in planting strips between sidewalks and travel lanes.

Downtown Residential Street-58



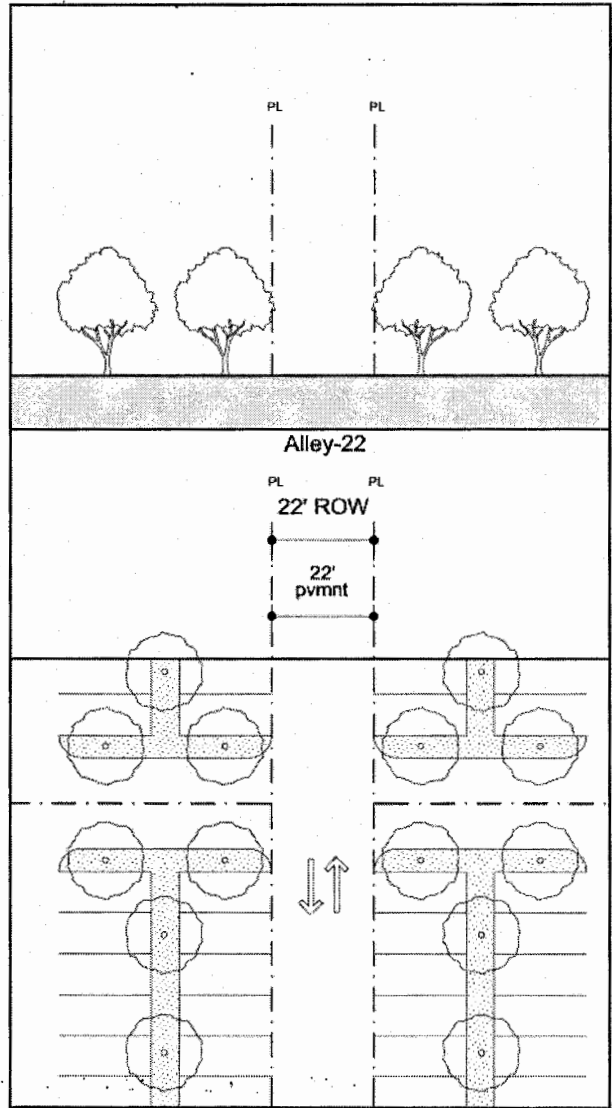
Downtown-58 is a street design appropriate for the residential districts in the downtown area and in redevelopment design areas, where new streets are anticipated. This street design is preferred for projects proposing new townhouses or multi-family buildings. This street design requires 58 feet of right-of-way; existing rights-of-way that are 50 feet wide will require expansion through the dedication or easement of four feet on each side of the street. Shade trees are regularly spaced in planting strips between sidewalks and parking lanes.

Alley-24



Alley 24 is a street design for existing alleys or for Future Alley connections designated on the Regulating Plan. The alley runs through a block, providing vehicular access to multiple lots. Alleys provide vehicular access to the rear of lots, which optimizes the pedestrian quality of the street in the front of the building.

Alley-22



Alley 22 is a street design for existing alleys or for Future Alley connections designated on the Regulating Plan. This design incorporates the alley into parking lots as a standard drive aisle, which allows for efficient parking lot design, rear access to multiple lots, and allows for vehicular connectivity between the parking lots of adjacent parcels.

Amending Chapter 29, "Streets and Sidewalks", Article II, "Construction", Division 2, "Streets", adding Section 29-66.

Chapter 29 "Streets and Sidewalks" is amended to add Section 29-66 "Relocation and Use of Public Rights-of-Way" in its entirety as follows:

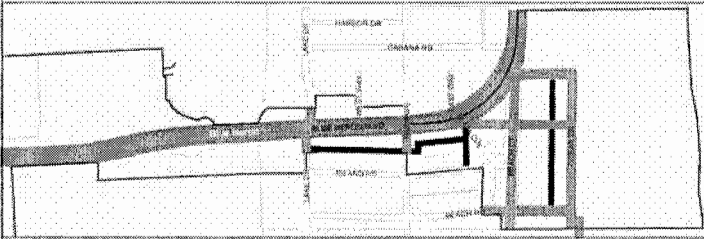
Sec. 29-66. Relocation and Use of Public Rights-of-Way. In order to preserve and enhance the existing, interconnected street and block structure in downtown Riviera Beach, public rights-of-way shall not be abandoned. The Commission may consider requests for the relocation or use of public rights-of-way using the following criteria:

- (1) The proposed relocation resolves existing incompatibilities such as conditions where the fronts of some parcels face the backs of other parcels due to shifts in the block structure and street grid;
- (2) The subject right-of-way is an alley or designated as a Secondary Street. Primary Streets are not eligible for relocation or re-orientation unless a new Primary Street is provided;
- (3) The applicant provides a new route within the project that is parallel to the subject right-of-way, establishes a Potential (Future) Street Connection on the Zoning Map, or creates greater connectivity within the City's street network;
- (4) The proposed relocation maintains or increases public access to the waterfront;
- (5) The relocation will not create a block with a perimeter measuring more than 2000 feet.
- (6) The proposed relocation supports a marine industry, whereby vessel size necessitates increased dimensions of the parcel. Approval of the use of public rights-of-way for marine industry is conditional upon maintaining the industry as the primary use; permits shall stipulate that rights-of-way revert to the City upon the redevelopment of parcels for primarily residential or commercial uses.
- (7) Permits shall stipulate that commencement of construction shall occur within 2 years of approval; otherwise use of the subject right-of-way shall revert to the City.
- (8) Requests to use public rights-of-way for sidewalk encroachments for frontage conditions such as arcades, galleries, or balconies will be considered on a case by case basis.



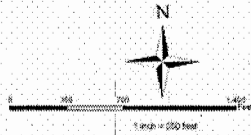
City of Riviera Beach
Community Redevelopment Agency
(CRA)

Downtown Riviera Beach Street Types Map



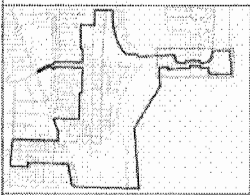
Street Types

- Broadway Avenue
- Avenue E
- 13th Street
- 11th Street
- Downtown Mixed Use Street
- Downtown Residential Street
- Alley
- State Roadways



Map originally created: September 2, 2009
This map is intended for reference
and planning purposes only.

City of Riviera Beach
Community Redevelopment Agency
500 West Dixie Highway Boulevard
Riviera Beach, FL 33404



RESOLUTION NO. 2013 -43

A RESOLUTION OF THE RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY RECOMMENDING APPROVAL TO THE CITY OF RIVIERA BEACH OF THE PROPOSED LAND DEVELOPMENT REGULATIONS AND REGULATING PLAN (ZONING MAP) FOR THE COMMUNITY REDEVELOPMENT AREA; PROVIDING FOR SEVERABILITY ; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Riviera Beach Community Redevelopment Agency (CRA), the City of Riviera Beach ("City"), and the Treasure Coast Regional Planning Council (TCRPC) entered into an Interlocal Agreement to develop new land development regulations that specifically define how development should be planned, and how it should look, including: building placement, setbacks, height regulations and design controls; and

WHEREAS, TCRPC, has prepared the proposed regulations based on the previously approved Citizens Master Plan and the Adopted Community Redevelopment Plan approved by the Riviera Beach City Council in July, 2011; and

WHEREAS, public meetings have been held with stakeholders to explain the intent and purpose of the new regulations; and

WHEREAS, the CRA submitted the Plan to the City's Planning and Zoning Board which serves as the Local Planning Agency to determine if the Plan was consistent with the adopted Riviera Beach Comprehensive Plan; and

WHEREAS, the Planning and Zoning Board found that the new regulations and zoning map are consistent with the Riviera Beach Comprehensive Plan and voted to recommend approval; and

WHEREAS, staff recommends that the Community Redevelopment Agency approve the proposed Land Development Regulations and Regulating Map (zoning map) for submittal to the City Council of the City of Riviera Beach.

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

SECTION 1. The Community Redevelopment Agency, having received the comments from the public and approval by the Planning and Zoning Board acting as the Local Planning Agency, recommends approval of the attached Land Development Regulations and Regulating Plan (zoning map) and submission to the Riviera Beach City Council.

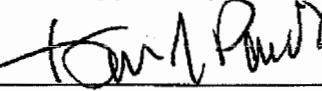
SECTION 2. Should any one or more of the provisions of this resolution be held invalid, such provision shall be null and void and shall be deemed separate from the remaining provisions of the resolution and shall in no way affect the validity of any

of the remaining provisions of the resolution .

SECTION 3: This resolution shall be effective immediately upon its adoption.

PASSED AND ADOPTED this 23rd day of October 2013

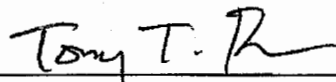
RIVIERA BEACH COMMUNITY
REDEVELOPMENT AGENCY

By: 


Name: Cedrick A. Thomas

Title: Chairperson

ATTEST:


Executive Director

Approved as to form and legal
sufficiency



J. Michael Haygood

Date 10/21/2013

Haygood & Harris LLC

General Counsel to CRA

MOTION BY: J. Davis

SECONDED BY: T. Davis

D. PARDO

AYE

J. DAVIS

AYE

T. DAVIS

AYE

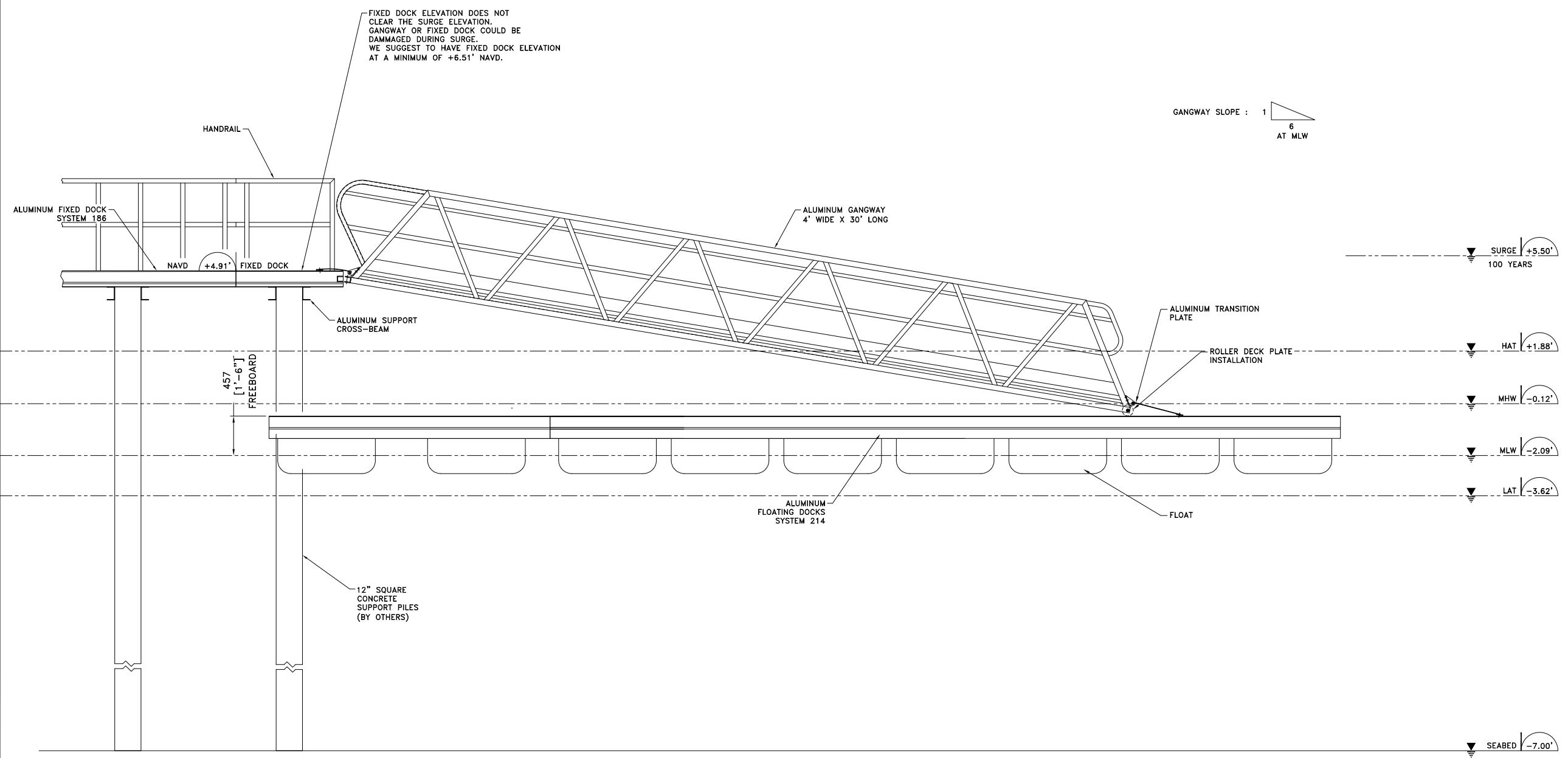
C. THOMAS

Absent

B. GUYTON

AYE

FOR APPROVAL



LEGEND

DESIGN CRITERIA

WIND SPEED : 120 km/h (74 MPH)
(FULL OCCUPANCY)
WIND SPEED : 153 km/h (95 MPH)
(WITHOUT BOATS)
SECURITY FACTOR (WIND LOAD) : 1.50
FREEBOARD: 457 mm (18")
WAVE HEIGHT : 457 mm (18")
WAVE PERIOD : 3 SECONDS
CURRENT : 3.0 FT/S
TOP OF PILE (STEEL) : +11.3' NAVD
SEAWALL ELEV. : +6.51' NAVD
FIXED DOCK ELEV. : +6.51 TO 4.91' NAVD
TOP OF PILE (CONC.): +5.9' TO +4.3' NAVD
SURGE : +5.5' NAVD
HAT : +1.88' NAVD
MHW : -0.12' NAVD
MLW : -2.09' NAVD
LAT : -3.62' NAVD
SEABED : -7.00' NAVD
TYPE OF SOIL : SAND
N VALUE : 10
BOAT PROFILE : TOBIASSON 1989 BOAT
PROFILE CURVE
METHOD OF : U.S. CORPS OF ENGINEER
CALCULATION SPECIAL REPORT 1974

NOTES

SITE DATA SUCH AS TIDE LEVELS,
BATHYMETRY, SHORE ELEVATION,
SOIL STUDY, WIND SPEED AND WAVE
HEIGHT TO BE CONFIRMED UPON FINAL
DESIGN.

No.	Description	By	Appr.	Fab.	Inst.
16/02/02	INITIAL ISSUE				

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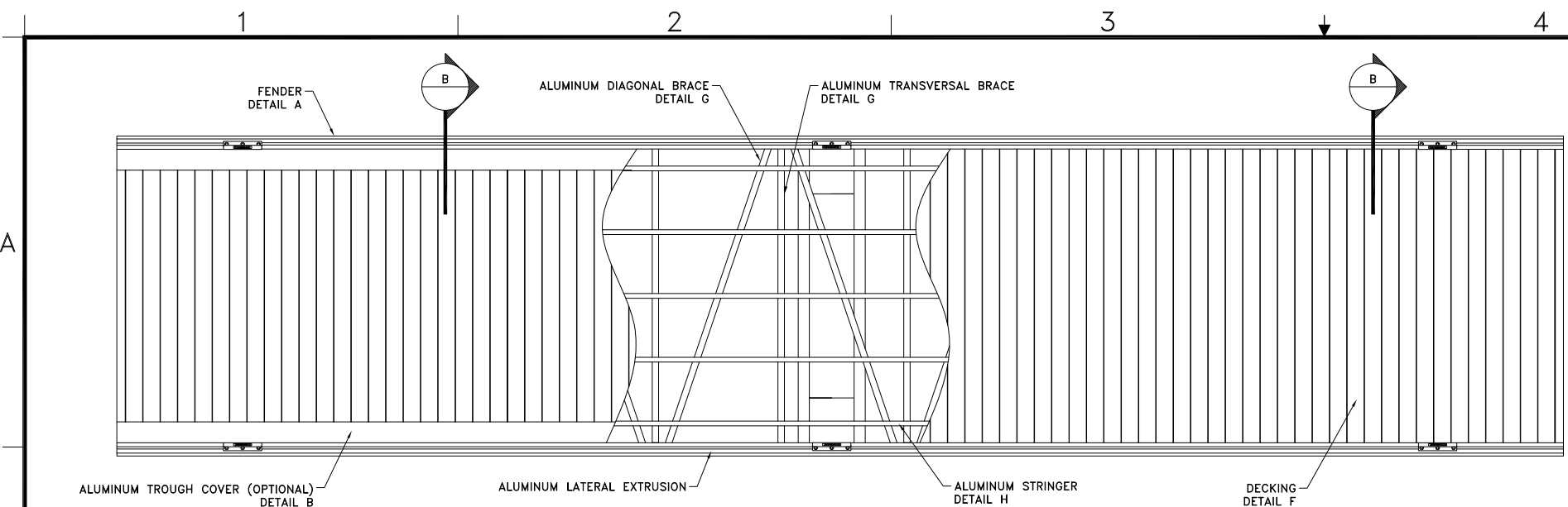
TECHNOMARINE
Advanced Docking Solutions

Project
JUPITER INLET DEVELOPMENT DOCKS,
JUPITER INLET, PALM BEACH,
FLORIDA

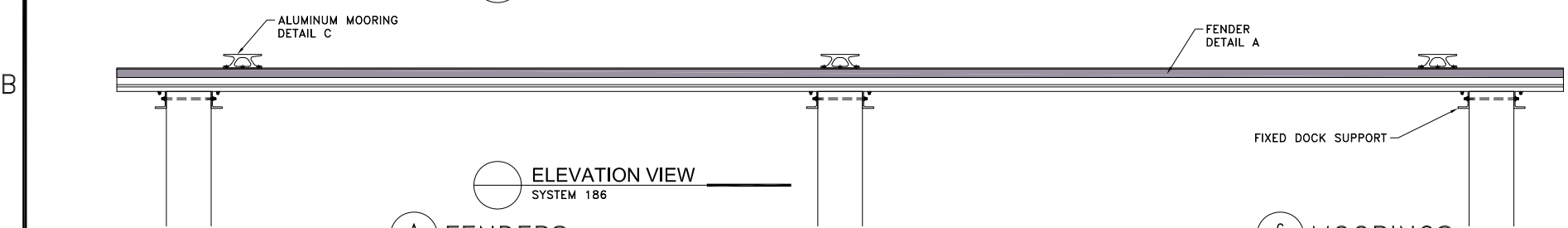
Titre
GANGWAY
ELEVATION VIEW

No. de Contrat 5537-B	Gérant de projet F. COUTURE
Tracé le 16/02/02	Dessiné par M. LAUZON
Dessin de réf.	No. de dessin 5537GL02
Ref. drawing	Rev. 00

ELEVATION VIEW
GANGWAY WITH WATER LEVELS



PLAN VIEW
SYSTEM 186



ELEVATION VIEW
SYSTEM 186

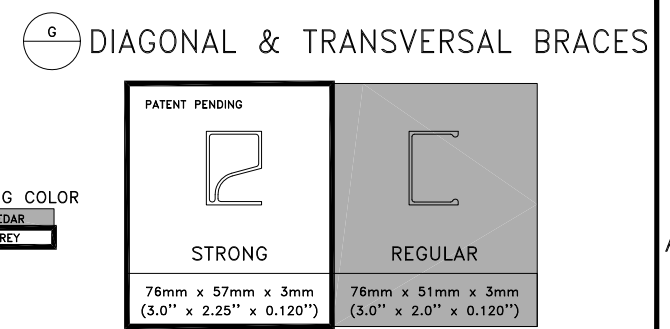
A FENDERS

C MOORINGS

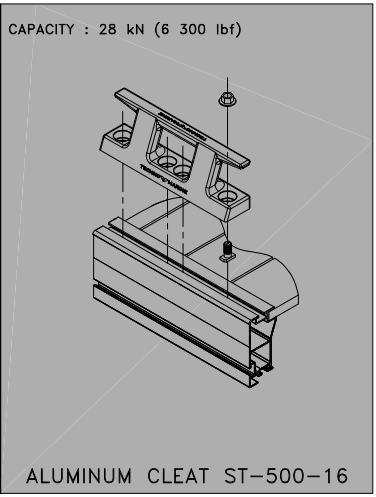
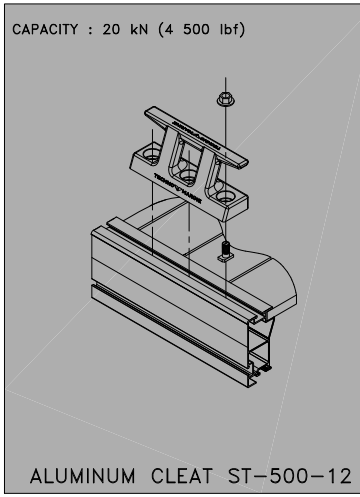
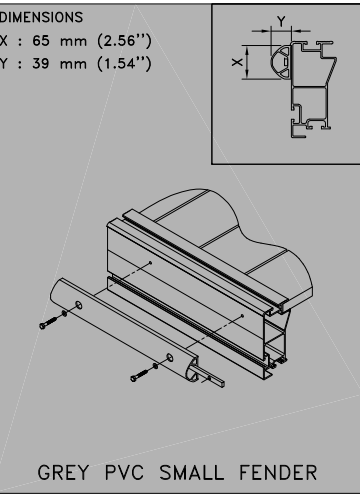
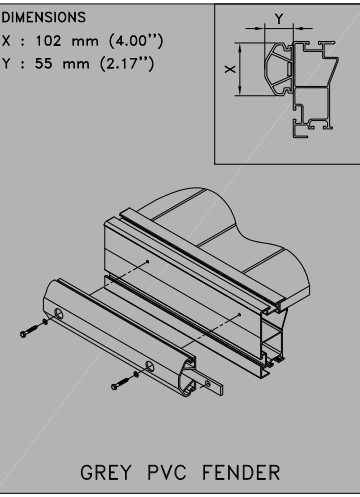
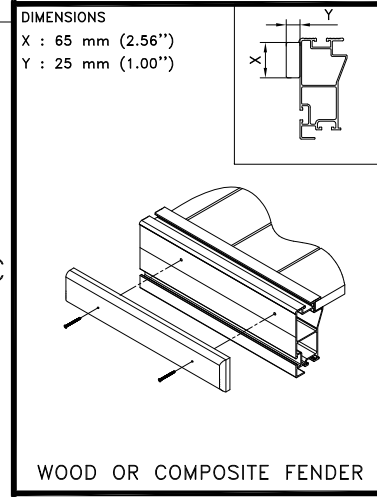
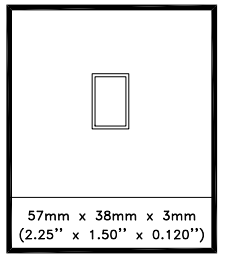
F DECKINGS

DECKING	DIMENSIONS	
	METRIC	IMPERIAL
HARDWOOD	25mm x 135mm	1.00" x 5.32"
COMPOSITE	25mm x 135mm	1.00" x 5.32"
TREATED WOOD	25mm x 135mm	1.00" x 5.32"
ALUMINUM	25mm x 305mm	1.00" x 12.00"

DECKING COLOR
CEDAR
GREY



H STRINGER



FOR APPROVAL

CHARACTERISTICS

- EXTRUSIONS, PLATES AND GUSSETS: MARINE GRADE ALUMINUM ALLOY 6061-T6
- ALL HARDWARES UNLESS NOTED: STAINLESS STEEL AISI 304
- T-BOLTS AND HARDWARES UNDER WATER LINE: STAINLESS STEEL AISI 316
- WELDING: MIG PROCEDURE USING 5356 WELDING AS PER CSA W-47.2 & ANSI/AWS D1.2
- STRUCTURE: CSA S 157 M CSA W 59.2 M
- FLOATS: POLYETHYLENE SHELL FILLED WITH EPS FOAM 16.0 Kg/m³ (1 lbs/ft³) MIN. DENSITY
- MOORINGS: ALUMINUM ALLOY A356

NOTES

- FLOAT QUANTITY IS FOR REFERENCE ONLY
- CLEAT QUANTITY IS FOR REFERENCE ONLY
- ALL DIMENSIONS ARE NOMINAL

INITIAL ISSUE	M.L.			
	16/02/03			
No.	Description	By	Appr.	Fab.
		YY-MM-DD	YY-MM-DD	YY-MM-DD

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TECHNOMARINE
Advanced Docking Solutions

Projet
JUPITER INLET DEVELOPMENT DOCKS,
JUPITER INLET, PALM BEACH,
FLORIDA

Titre
200 SERIES ALUMINUM FIXED DOCK
MAIN WALKWAY - SYSTEM 186
TECHNICAL DRAWING

No. de Contrat
5537-B

Gérant de projet
F. COUTURE
Project manager

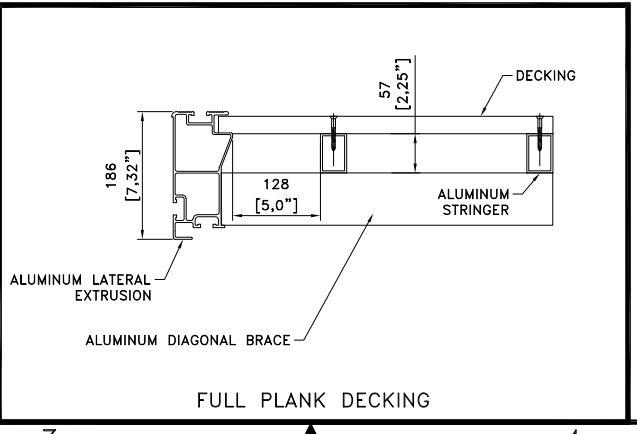
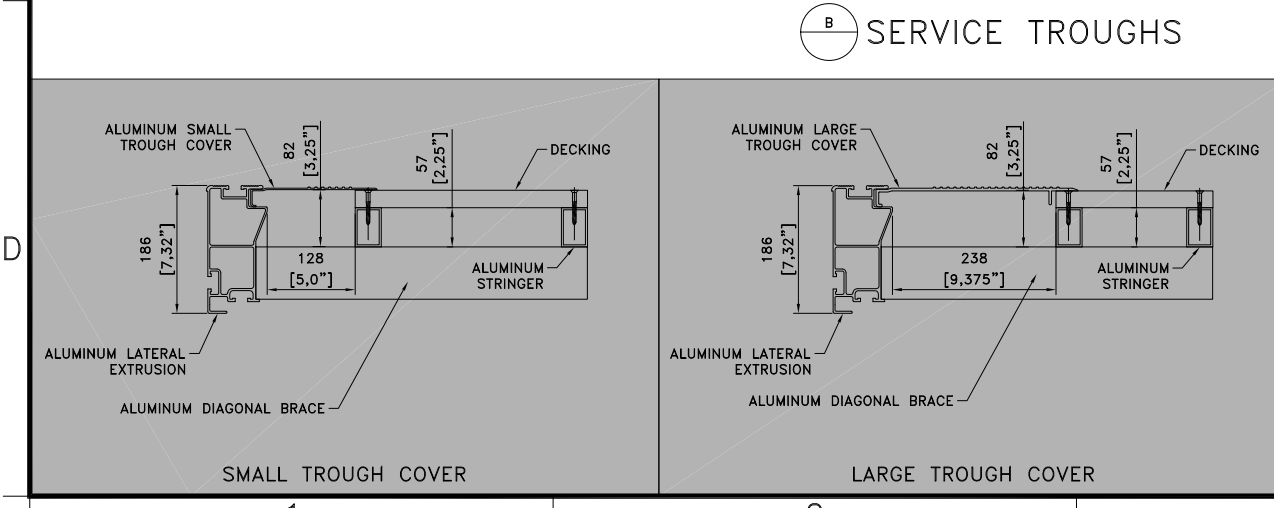
Tracé le
16/02/03

Dessiné par
M. LAUZON
Printed

Dessin de réf.
200MW186_04

No. de dessin
5537B-TD02

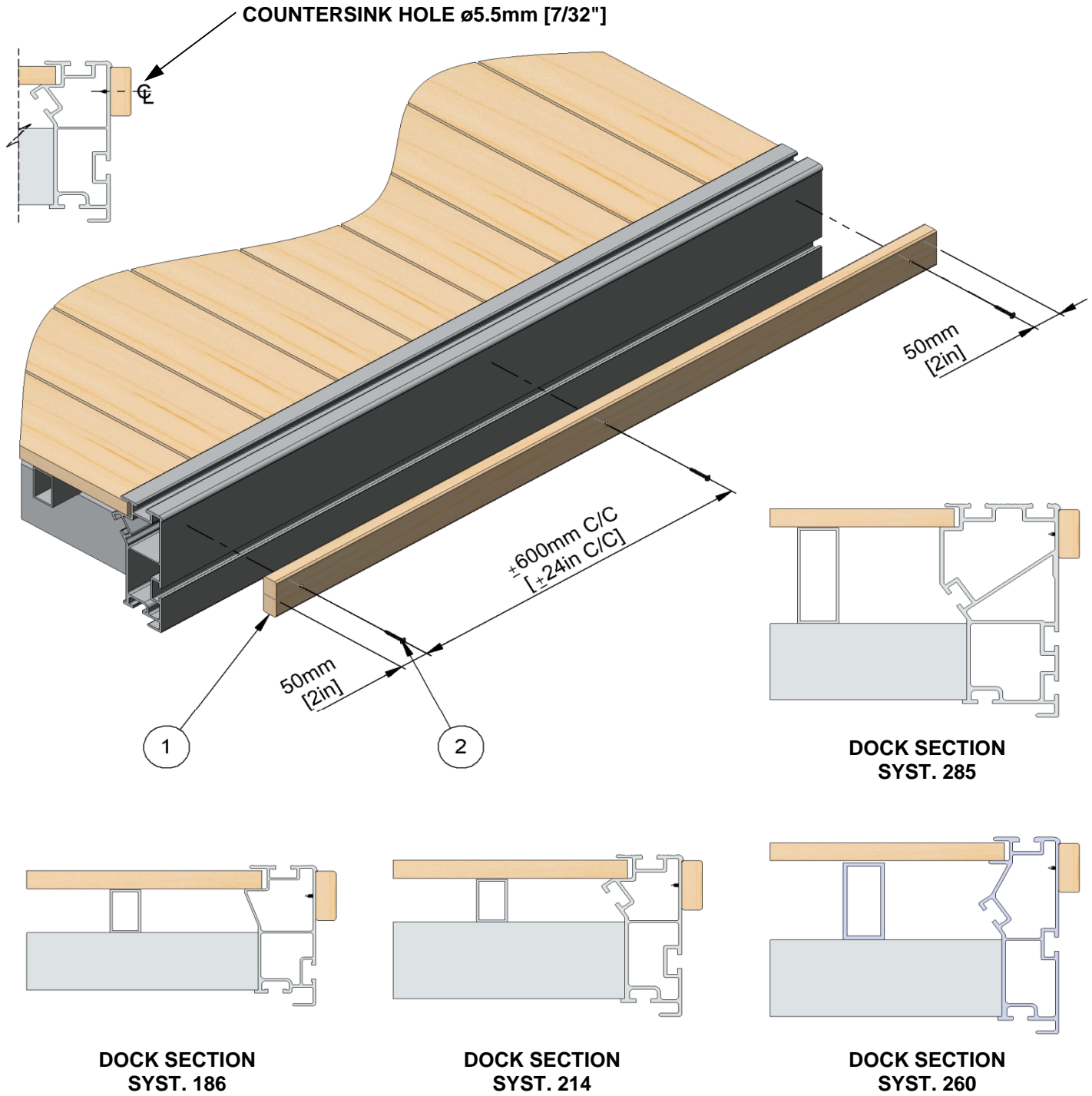
Rev.
00



Title

HALF-PLANK FENDER - 200 SERIES

Item	Part	Description	Quantity		Notes
			Unit	Total	
1	-	HALF-PLANK FENDER	1		
2	SS212028	S/S TAP.SCR.FLT HD ROB SKT #12 X 2"	2		



NOTE: FENDER INSTALLED FULL LENGTH. CUT IF REQUIRED. FIRST AND LAST HOLES MUST BE AT 50mm [2in] FROM ENDS OF EACH FENDER SECTION. FENDER CALCULATED PER METER (3.28 FEET).

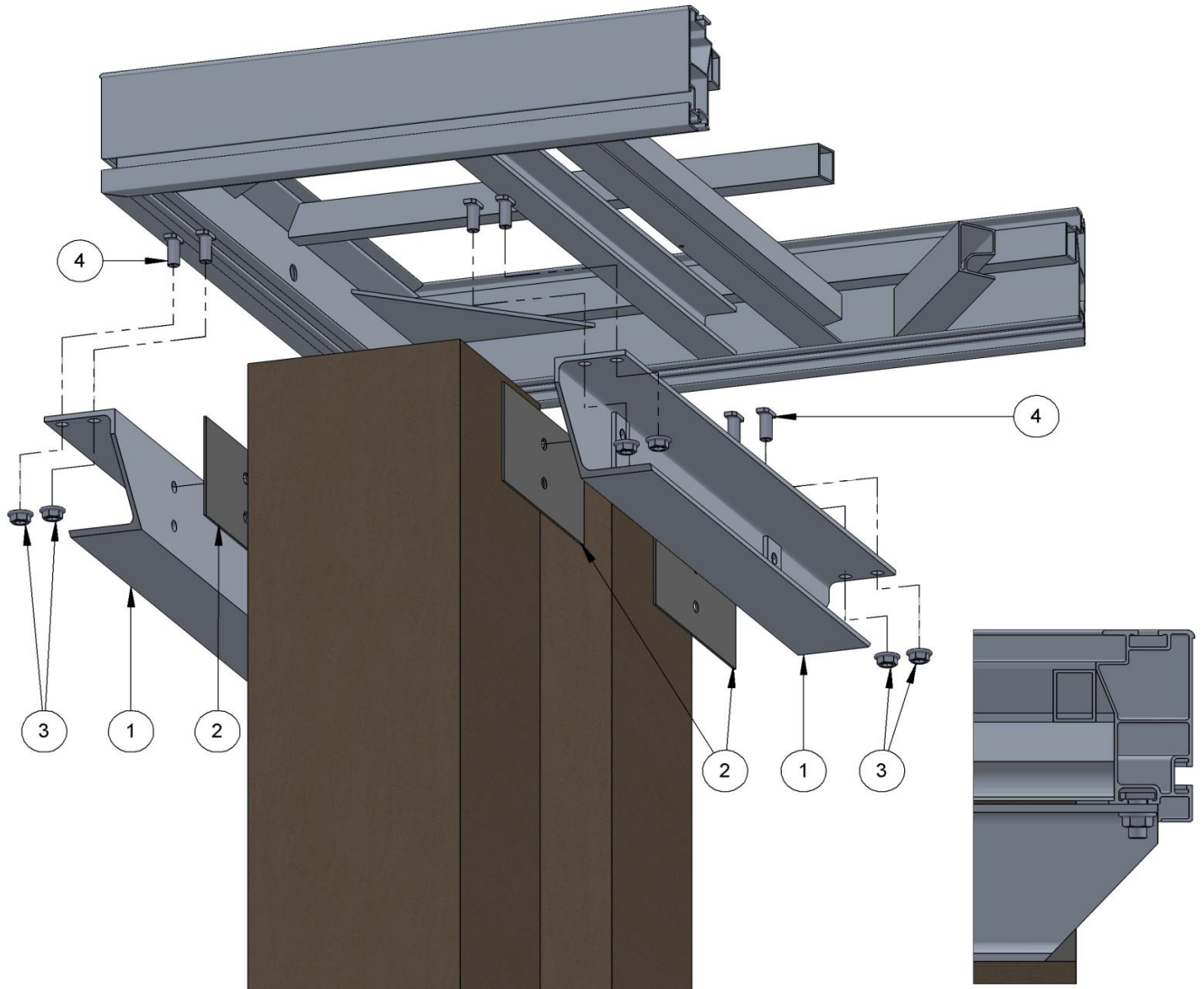
TECHNO MARINE™

Contract no.	Rel.	Qty	Spare parts qty	Drawing no.	Rev.
				IDFD201	4

Title

FIXED DOCK TO PILE SUPPORT BEAMS INSTALLATION

Item	Part	Description	Quantity		Notes
			Unit	Total	
1	-	DOCK BEAM REINFORCEMENT	2		
2	-	INSULATING PLATE	4		
3	SS058001	SS316 FLANGED NUT 0.625"-11 W/NYLOCK PATCH	8		
4	SS001005	SS316 ALRA BOLT 0.625"-11 X 1.500"	8		



ASSEMBLY SECTION VIEW

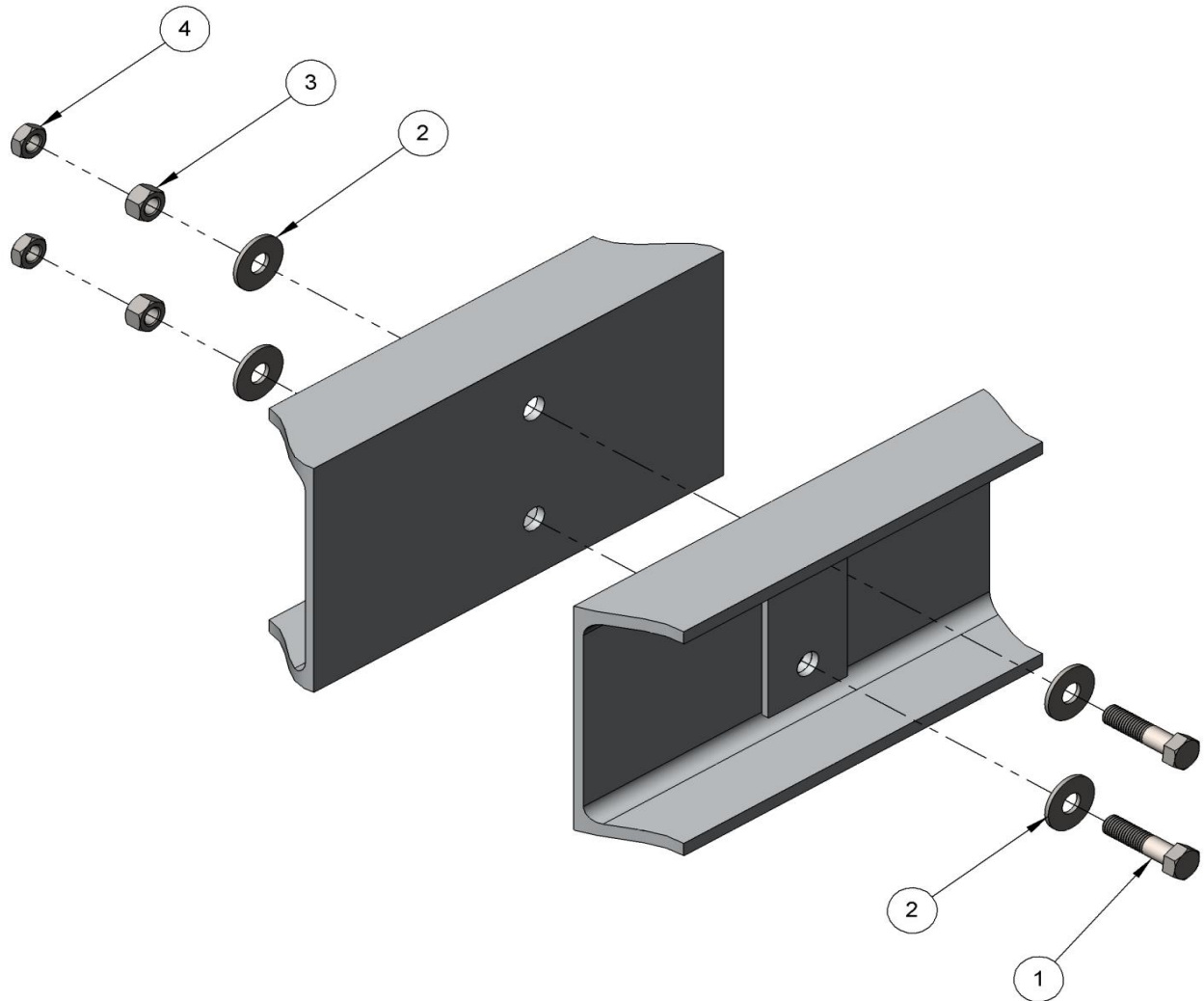
TECHNO MARINE™

Contract no.	Rel.	Qty	Spare parts qty	Drawing no.	Rev.
				IDPF003	0

Title

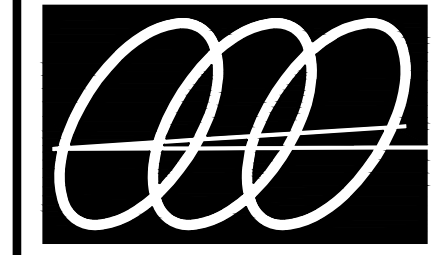
HEAVY DUTY RIGID CONNECTION ASSEMBLY

Item	Part	Description	Quantity		Notes
			Unit	Total	
1	SS000091	SS304 HEX BOLT 0.750"-10 X 2.75"	2		
2	SS030013	SS304 WASHER 0.750"	4		
3	SS050007	SS304 NUT 0.750"-10	2		
4	SS051010	SS304 JAM NUT 0.750"-10	2		



TECHNO MARINE™

Contract no.	Rel.	Qty	Spare parts qty	Drawing no.	Rev.
				IDDC017	0



Gentile Glas Holloway O'Mahoney & Associates, Inc.
 Landscape Architects
 Planners and Environmental Consultants

1907 Commerce Lane
 Suite 101
 Jupiter, Florida 33458
 561-575-9551
 561-575-5260 FAX
 www.landscape-architects.com

Final Site Plan Crab Pot Site Riviera Beach, Florida

Designed: PSS, GGG
 Drawn: PSS
 Approved: GGG/BJM/MTH/JML
 Date: 10-2-16
 Job no. 15-1017
 Revisions: 3-10-17

Seal

LC 0000117

Sheet Title:
Final Site Plan

Scale: 1"=10'-0"

Sheet No.

FSP-1

15-1017

Site Data

SUBJECT SITE AREA	0.34 ACRE (14,818.95 S.F.)
ZONING DISTRICT	DG, DOWNTOWN GENERAL
LAND-USE CLASSIFICATION	DOWNTOWN MIXED USE
TOTAL BUILDING AREA	4,482 S.F.
IMPERVIOUS AREA	10,371.71 S.F. (70%)
PERVIOUS AREA	4,447.24 S.F. (30%)

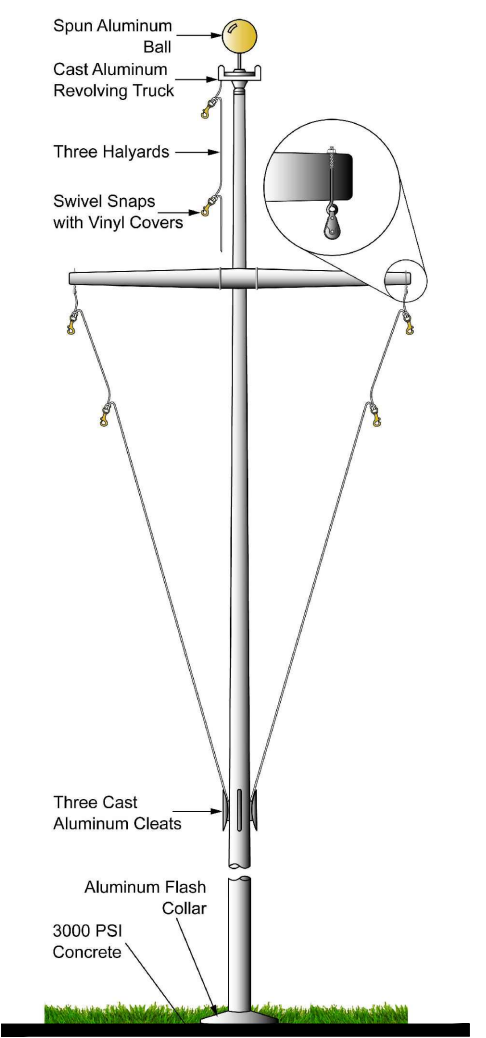
Building Data

TOTAL BUILDING AREA:	4,482 S.F.
FAR (2.0 MAX)	0.30 FAR
BUILDING LOT COVERAGE	
PERMITTED	80% MAX.
PROVIDED	30%
NUMBER OF STORIES	1 STORY
BUILDING HEIGHT	3 STORY MAX.
SETBACKS	REQ. PROVIDED
FRONT	10' MIN. 13.42'
REAR	10' MIN. 10'
SIDE CORNER	0 MIN. 5.61', 71.35'

Parking Data

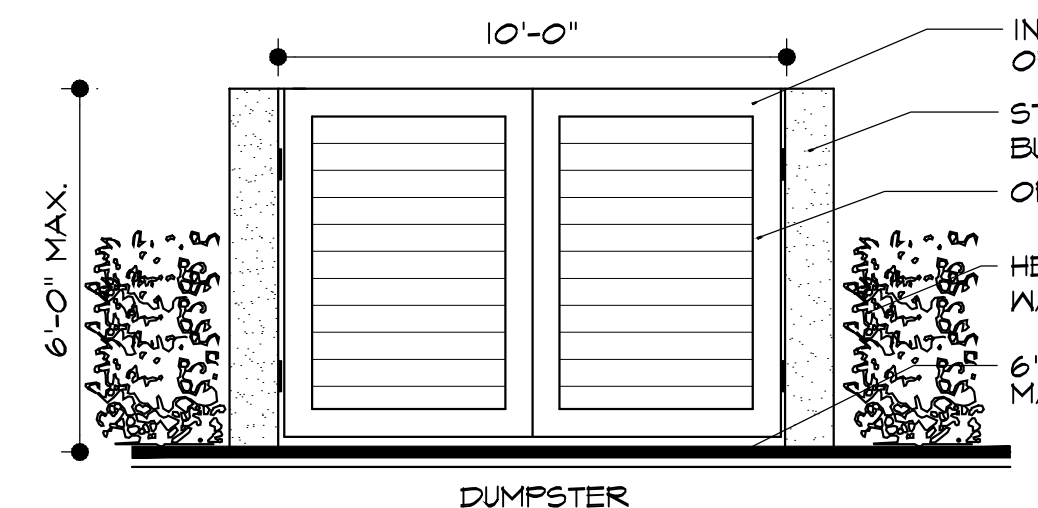
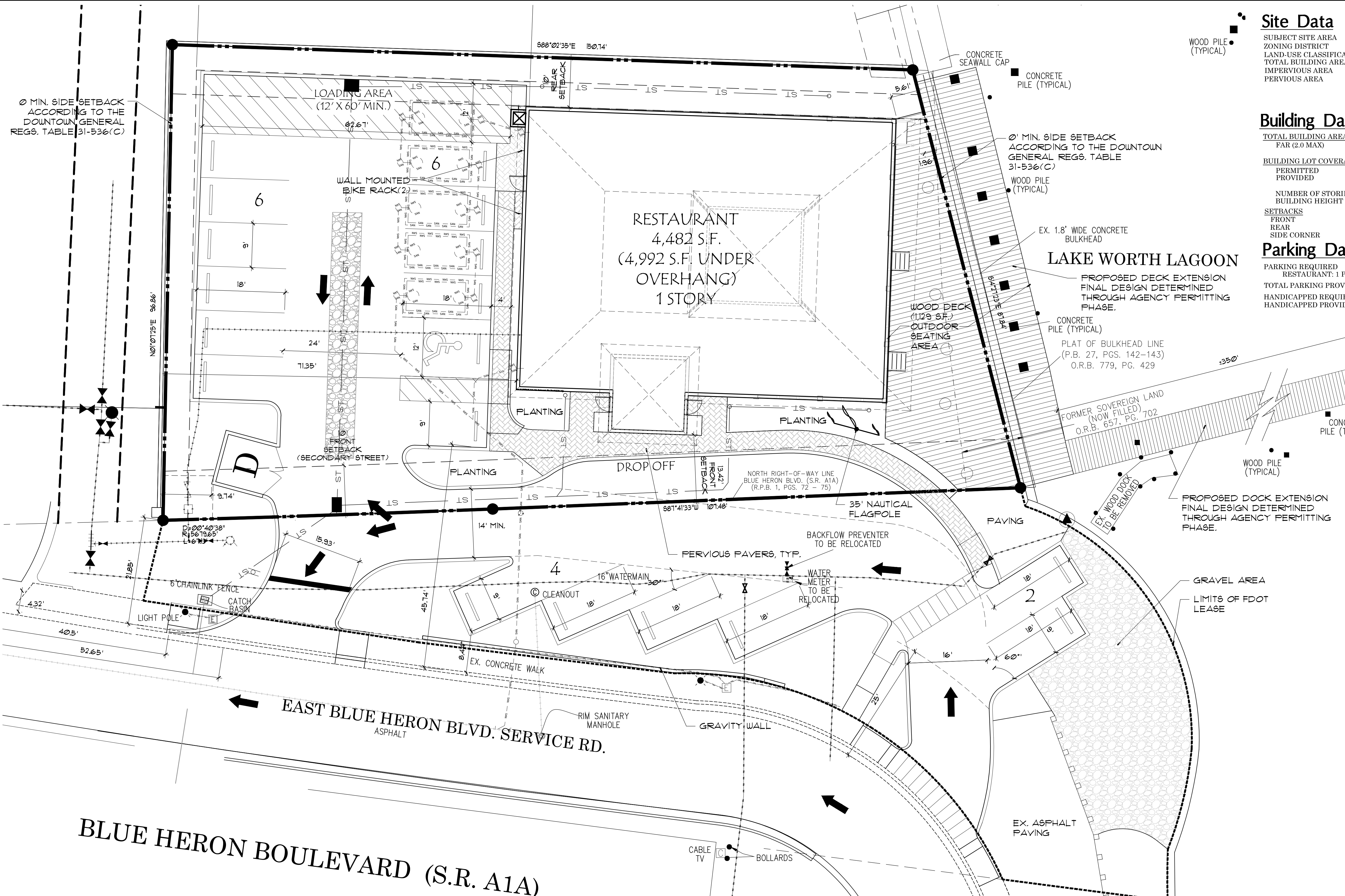
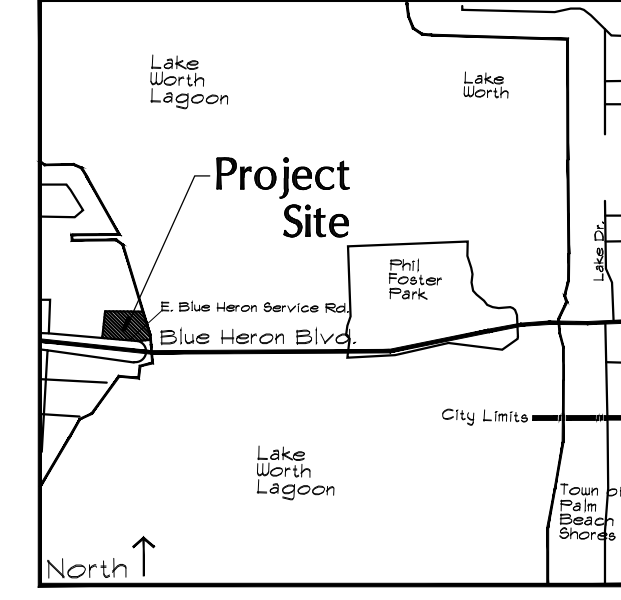
PARKING REQUIRED	15 SPACES
RESTAURANT: 1 PER 300	
TOTAL PARKING PROVIDED	18 SPACES (12 ON SITE)
HANDICAPPED REQUIRED	1 SPACE
HANDICAPPED PROVIDED	1 SPACE

"ALL DOCK IMPROVEMENTS ARE SUBJECT TO APPROVAL AND PERMITTING BY ALL PERTINENT REGULATORY AGENCIES PRIOR TO THEIR BUILDING PERMIT ISSUANCE"

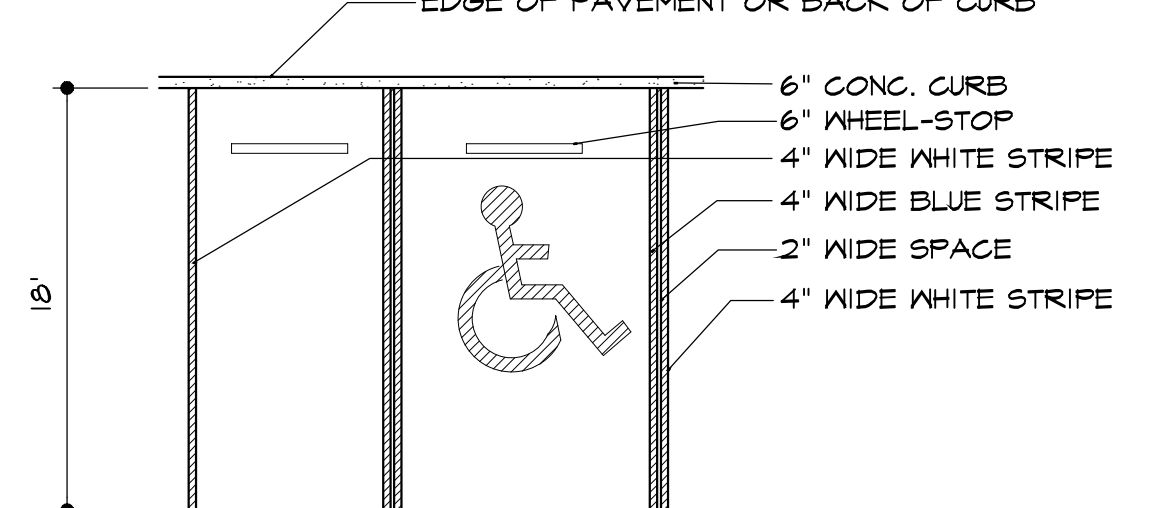


35' Flag Pole
 N.T.S.
 *FLAGS ONLY AS PERMITTED UNDER THE CITY OF RIVIERA BEACH ORDINANCES

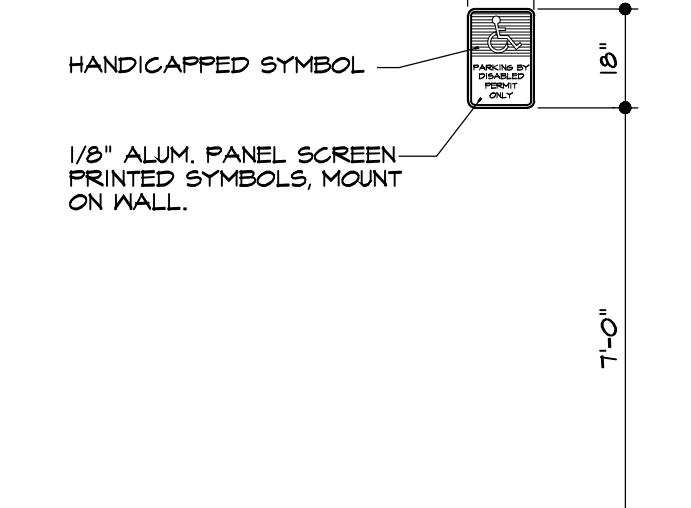
Location Map



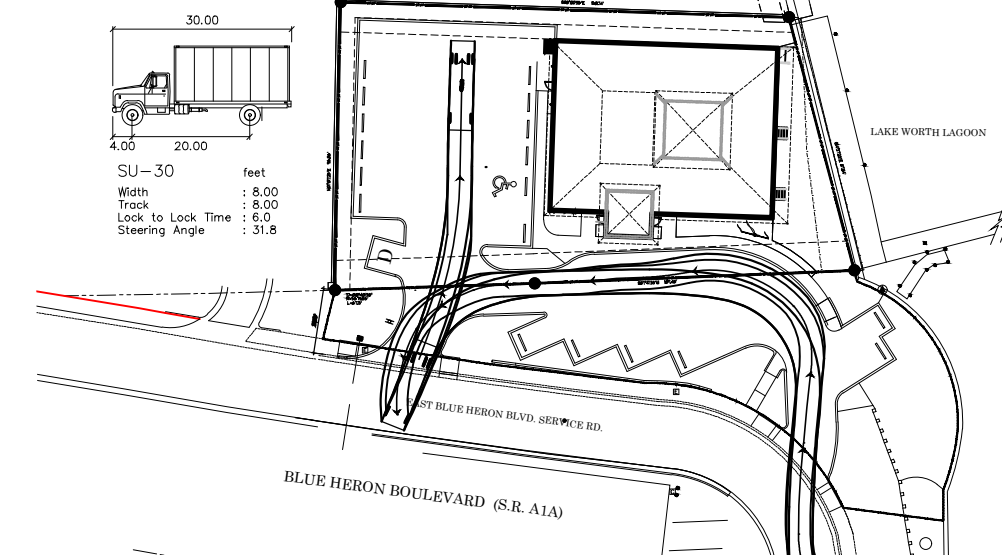
Dumpster Enclosure Detail
 N.T.S. FRONT ELEVATION



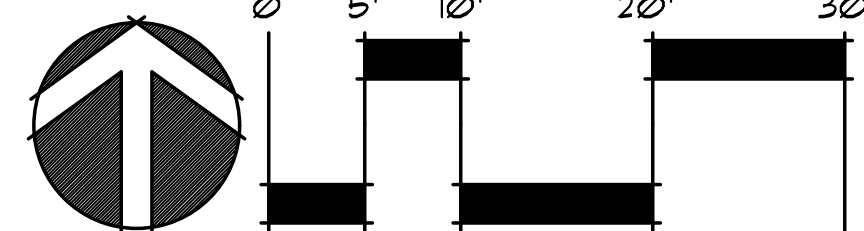
Parking Stall Detail
 N.T.S.



Disabled Parking Sign
 N.T.S.



Truck Route
 N.T.S.



FILE N:\CRAB POT - 15-1017\DRAWINGS\26-0 FINAL SITE PLAN 15.DWG
 PLOTTED: 3/16/17 AT 11:25M BY: DSEIBEN
 SHEET: FSP-1