

For Staff Use Only

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

UNIFORM LAND USE APPLICATION

*(Please attach separate sheet of paper for required additional information)
 Complete appropriate sections of Application and sign.*

APPLICANT	Name of Property Owner(s): Riviera Beach Housing Authority
	Mailing Address: 2014 17th Court, Riviera Beach, FI 33404
	Property Address: 2003 W. 17th Court, Riviera Beach, FL 33404
	Name of Applicant (if other than owner): Agent: WGI
	Home: (561) 309-1523 Work: (561) 537-4541 Fax: (561) 687-1110
	E-mail Address: lynn.zolezzi@wantmangroup.com

PLEASE ATTACH LEGAL DESCRIPTION

PROPERTY	Future Land Use Map Designation: Medium Current Zoning Classification: RML-12
	Square footage of site: 669,517.2 SF Property Control Number (PCN): 56-43-42-31-01-000-0010
	Type and gross area of any existing non residential uses on site: N/A; site is vacant
	Gross area of any proposed structure: 15.37
	Is there a current or recent use of the property that is/was in violation of City Ordinance? [] Yes [✓] No
	If yes, please describe: N/A
	Have there been any land use applications concerning all or part of this property in the last 18 months? [] Yes [✓] No
	If yes, indicate date, nature and applicant's name: N/A
	Briefly describe use of adjoining property: North: Industrial
	South: Multi-family residential
East: Single-family residential	
West: Canal	

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

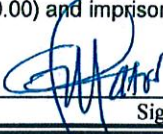
FUTURE LAND USE	Existing Use: N/A	Proposed Use:
	Land Use Designation:	Requested Land Use:
	Adjacent Land Uses: North:	South:
	East:	West:
	Size of Property Requesting Land Use Change:	

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

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

SITE PLAN	Describe proposed development: Affordable Housing: Phase 1 will consist of 101 senior multi-family units, Phase 2 will consist of 79 multifamily units.
	Demonstrate that proposed use is appropriate to site: See attached justification.
	Demonstrate how drainage and paving requirement will be met: See attached civil plans.
	Demonstrate any landscaping techniques to visually screen use from adjacent uses: See attached landscape plan.
	Demonstrate what is proposed to reduce the impact of any potential hazards, problems, public nuisances generated by use: See attached justification.
	Demonstrate how utilities and other service requirements of the use can be met: See attached concurrency compliance chart.
	Demonstrate how the impact of traffic generated will be handled: On-site: See attached Traffic Performance Standards Review. Off-site:

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

Confirmation of Information Accuracy	
<p>I hereby certify that the information on this application is correct. The information included in this application is for use by the City of Riviera Beach in processing my request. False or misleading information may be punishable by a fine of up to five hundred dollars (\$500.00) and imprisonment of up to thirty (30) days and may result in the summary denial of this application.</p>	
 _____ Signature	10/26/2016 _____ Date

AGENT AUTHORIZATION FORM

Owner(s) of Record: Riviera Beach Housing Authority

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority personally appeared John Hurt, Executive Director.
Riviera Beach Housing Authority

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

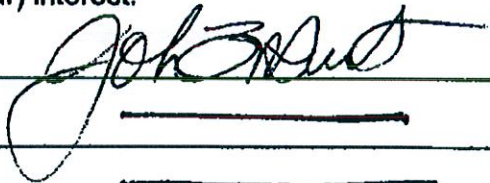
Westside Estates, All of Parcel lying west of Congress Avenue, less the West 17th Street ROW
and 50th and the west 17th Court.

the street address of which is: 2003 West 17th Court, Riviera Beach

and that we hereby appoint:

Name: WGI
Address: 2035 Vista Parkway
West Palm Beach, FL 33411
Telephone: (561)-687-2220

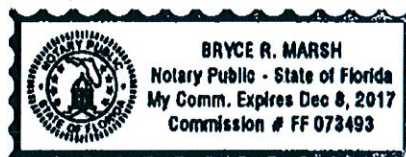
as our authorized agent, to file applications and papers with the City of Riviera Beach, and to represent me (us) at any Hearing regarding my (our) interest.

 (Seal)

(Seal)
(Seal)

Sworn to and subscribed before me this 14th day of October, 2016.


Notary Public





JUSTIFICATION STATEMENT
Request for Heron Estates Site Plan Approval
2014 West 17th Court, Rivera Beach, Florida
Submitted: October 26, 2016

REQUEST

On behalf of the property owner, Wantman Group, Inc. is requesting Site Plan approval for Phase 1 of an affordable housing development known as Heron Estates. The 15.37 acre site is located on the west side of Congress Avenue, just south of Blue Heron Boulevard in the City of Rivera Beach.

SITE CHARACTERISTICS & PROPOSED DEVELOPMENT

The subject site was previously developed as an affordable housing community known as Ivey Green Village. The community incurred hurricane damage and the residential buildings were demolished in 2008. Improvements still existing on the site include an internal roadway system, utilities and 2 small buildings. Access to the site is via S.W. 17th Street which connects to Congress Avenue near the southeastern corner of the site.

The site is zoned RML-12, Low Density Multifamily Dwelling District. The property will be developed in two phases. Phase 1 consists of 101 senior living apartment units and Phase 2 will consist of 79 multifamily units. The density is based on 180 units for the entire 15.37 acre site, which results in 11.71 dwelling units per acre. The proposed multifamily development is appropriate to the neighborhood and is compatible with the surrounding land uses.

Phase 1 proposes 101 senior living apartment units arranged in a three-story building. The proposed development will also provide recreational amenities including a pool, a patio, seating areas and an exercise walk around the lake, which will allow independent living for seniors.

Phase 2 proposes 79 multifamily units arranged in nine (9) buildings. The buildings will be one and two story ranging from 12 – 6 units per building. Phase 2 provides a clubhouse, a tennis court, a basketball court, a playground, seating area and an exercise walk connecting to amenities proposed in Phase 1.

The existing internal road will be reconfigured and existing buildings will be demolished.

Elevations

The elevations were designed by David Lawrence Architects Inc. Please see enclosed Building Plans/Elevations sheet.

Parking

Required parking is provided as follows:

Total Parking Required	239 Parking Spaces
o Multifamily Units (2 SP/Unit @79 Units)	158 Parking Spaces
o Senior Living Units (0.8 SP/Unit @101 Units)	81 Parking Spaces
Total Parking Provided	259 Parking Spaces
Handicap Parking Required	7 Parking Spaces
Handicap Parking Provided	28 Parking Spaces

SITE PLAN APPROVAL STANDARDS

The proposed improvements are in compliance with the Site Plan Approval Standards, provided for in the Uniform Land Use Application. Those standards are as follows:

- **Demonstrate that the proposed use is appropriate to site:** The site was previously developed with an affordable housing community and the applicant is proposing the same type of use. The development being proposed will increase the efficiency and functionality of the site, while improving the aesthetics of the site.
- **Demonstrate how drainage and paving requirement will be met:**

Paving and Drainage

The existing internal road is proposed to be reconfigured. A retention area is provided on the eastern portion of the site to provide runoff storage. The site meets the required stage and discharge requirements according to SFWMD regulations. The proposed finished floors are higher than the existing 100 year flood plain elevation. Please see enclosed paving and drainage plans, details and surface water management calculations.

Plat

A boundary plat has been prepared by Perimeter Surveying and Mapping. Please see enclosed Boundary Plat.

- **Demonstrate any landscaping techniques to visually screen use from adjacent uses:** A Landscape Plan has been included as part of the submittal package. The proposed landscape plan complies with the Florida Friendly Landscape Code, as well as FPL's right tree/right place.
- **Demonstrate what is proposed to reduce the impact of any potential hazards, problems, public nuisances generated by use:** There will be no hazards, problems or public nuisances generated by the project. The proposed site plan has been designed to minimize any impact and maintain consistent and compatible with the surrounding uses and character of the area. Controlled access is provided, as well as security cameras in the buildings.
- **Demonstrate how utilities and other service requirements of the use can be met:** Water and wastewater utilities are provided by connections to existing mains located on the south side of the site. Please refer to the water and sewer plan sheets and details.
- **Demonstrate how the impact of traffic generate will be handled:**

Access

The site layout has been designed with two access points. The existing access on W 17th Street is shared with the existing multifamily development located adjacent to the subject site. A new gatehouse is proposed to be located at the entrance of the Heron Estates development.

A new access point located just east of the elderly housing units is proposed, which provides access to all phases of the development. This access is proposed to be gated and provides direct access to the senior living units. According to Access Management Standards for County Roads on the Thoroughfare Right of Way Identification Map, driveway connection spacing for 100+ foot wide arterials is a minimum of 245 feet. The new access point is located 270 feet from existing driveway north of the property and 327 feet from West 17th Street.

Traffic Performance Standards Review

The Palm Beach County Department of Engineering and Public Works conducted a traffic performance standards review in 2012 for 184 Apartments including 75 senior living units, which determined that the proposed residential development for 184 units met the applicable traffic performance standards.

WGI has submitted a revised Traffic Statement for Phase 1 to the Palm Beach County Department of Engineering and Public Works. The proposed Heron Estates Senior Center development has been evaluated following the *PBC TPS - Article 12 of the PBC ULDC*. This analysis shows that the proposed development will be in compliance with the *PBC TPS - Article 12 of the PBC ULDC*.

Based on the above and enclosed information, the Applicant respectfully requests approval of the Phase 1 Site Plan approval.



November 21, 2016

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

**Department of Engineering
and Public Works**

P.O. Box 21229
West Palm Beach, FL 33416-1229
(561) 684-4000
FAX: (561) 684-4050
www.pbcgov.com

**Palm Beach County
Board of County
Commissioners**

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"

**RE: Heron Estates
Project #: 161004
TRAFFIC PERFORMANCE STANDARDS REVIEW**

Dear Jeff:

The Palm Beach County Traffic Division has reviewed the **Heron Estates** Traffic Statement prepared by Wantman Group, Inc., revised November 3, 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:	Westside of Congress Ave, north of W 17 th Ct
PCN #:	56-43-42-31-01-000-0010
Existing Uses:	Vacant
Proposed Uses:	101 units of 55+ single family attached dwelling (Phase I only)
Access:	Via W 17 th Ct connecting to Congress Avenue and a new right-in/right-out driveway on Congress Avenue
New Net Daily Trips:	347
New Net PH Trips:	20 AM (7/13) and 25 PM (14/11)
Build-Out:	December 31, 2021

Based on our review, the Traffic Division has determined the proposed development meets the Traffic Performance Standards of Palm Beach County. This letter supersedes a previous approval letter dated November 7, 2016 for the same parcel and only approves the first phase of the development. A new TPS review is still required for the second phase. In addition, the new driveway on Congress Avenue will be reviewed and determined by the Roadway Access Permit Engineer.

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 qyuan@pbcgov.org.

Sincerely,

Quan Yuan, P.E.
Professional Engineer
Traffic Division

QY/dd

ec: Addressee
Juan Ortega, PhD, P.E. – Wantman Group, Inc.
Quazi Bari, P.E., Senior Professional Engineer – Traffic Division
Steve Bohovsky, Technical Assistant III - Traffic Division

File: General - TPS - Mun - Traffic Study Review
F:\TRAFFIC\MMT\MUNICIPALITIES\APPROVALS\2016\161004 - HERON ESTATES.DOC



April 17, 2017

DeAndrae Spradley
Principal Planner
City of Riviera Beach
Planning & Zoning Division
600 West Blue Heron Blvd.
Riviera Beach, FL 33404

RE: Riviera Beach Housing Authority Heron Estates Senior Site Plan (SP-16-20)
2003 West 17th Court
PCN: 56-43-42-31-01-000-0010

Mr. Spradley,

We respectfully submit the following responses to the City staff departmental review Comments, issued on March 14, 2017 in addition to some comments by email on February 23 for the Heron Estates Senior project.

Department of Public Works Comments

General Comment:

No comments received.

Site Plan Comment:

- 1. (Comment not addressed, Phase 2 may never get built and the are in question in within the phase 1 boundary.) The northeast corner of the project area is devoid of purpose, please consider adding a gazebo and a few seats in conjunction with the proposed landscaping to create a congregations areas, conversely a community garden may also be a good utilization of this space.**

Response: The northeast portion of the project will be used for dry detention drainage purposes. In addition, three benches were places just outside of the dry detention to provide some additional use in this area. Please see revised site plan.

- 2. Please confirm in the parking table that the provided parking provided is 259 spaces with an additional 28 handicap spaces for a total of 287 spaces.**

Response: The total amount of parking spaces is 258. This number includes the 29 handicap parking spaces. There are 229 regular parking spaces. Please see updated site plan parking table.

- 3. The private well at the northwest corner appears to be too close to the proposed building in phase 2.**

Response: No requirements were found for the minimum distance between a well and building so long the building is not a contamination source. The well is also a private well.

Engineering Plan Comments:

Sheet LP100

- 1. It appears that there is a landscaping proposed within the 12' utility easement along the north side of the project. Please verify that the plantings will not impact existing or proposed utilities.**
Response: The plantings will not impact any existing or proposed utilities in the easement because the trees follow the "Right Tree, Right Place" guidelines set forth by FP&L.

Police Department Comments

- 1. The Police Department defers to its previous comments to the site plan with the additional suggestion of assigned parking for all tenants. The Police Department requests these items in order to maintain and monitor this location and the City's development standards at this site in the future.**
Response: The previous comments were addressed in the previous response letter. Please see enclosed previous response letter. Property management is willing to mandate assigned parking space for all tenants if it's beneficial and furthers the overall wellbeing of the development.

Fire Department Comments

No comments received.

Utility District Department Comments

- 1. Show on the plans at the property line, a master meter and backflow assembly where the water enters the property. From the proposed replat it appears the parcel will be private. Therefore the utilities shall be private.**
Response: The plans were modified to include a master meter and backflow assembly at the site entrance. All utility easements will be removed except for a short run of the water main until after the master meter and backflow assembly. All utilities will be private after the easement. The utility easement will not be shown on the plat as previously submitted and will instead be added under a separate instrument following construction of actual water main.
- 2. On the water main (WM) plans, Replace 90 degree bend fittings with 45 degree fittings.**
Response: 90 degree bends were replaced with 45 degree bends. See revised plan sheet WS-1.
- 3. The sewer lines terminate abruptly to the western portions of the planned development. Please indicate how these lines are to be secured to prevent inflow and infiltration problems along with the introduction of dirt into the sewer system.**
Response: Plugs were added as each sewer main stub out to prevent inflow and infiltration problems. See revised plan sheet WS-1.

4. **If an automatic flusher / blow off is not going to be installed on the dead end of the 8" WM – Please indicate the plan to maintain the water quality.**

Response: A 2" blow off was added to each water main dead end. See revised plan sheet WS-1.

Drainage Comments (per email from Terrence Bailey on 2/23/2017)

1. **The fact that the discharge flood stage is higher than the without flood stage caught my eye and upon looking deeper, it appears the receiving system is overstated, see enclosed.**

Response: The discharge flood stages were revised per the attachment provided. Please see revised calculations.

2. **In addition the open space in the storage calculations starts at el 10.5 but it does not appear consistent with the topography and the proposed elevations for finished floor and the roadway design. In the phase 2 calculations, this error provides the site a large amount of storage that might not be achievable when the final design is completed.**

Response: Per suggestion, the open space was modified to better reflect that actual storage provided. The open space was divided into separate groups, one for elevations greater than 11.2' and one for less than 11.2'. This value was determined by using the minimum pavement elevation and adding 6" which is essentially the top of curb elevation. In addition, a more defined detention area was added to the northeast corner of the site to provide additional storage. This area was separated out of the open space to more accurately reflect the provided storage.

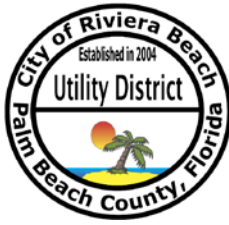
TO: Jeff Gagnon, Assistant Director Community Development
FROM: Terrence N. Bailey, PE
DATE: 4/26/17
RE: Heron Estates Site Plan Review- SP-16-20 Review

=====

Engineering Division has reviewed the submittal and the project is satisfactory for advancing to Planning and Zoning.

A handwritten signature in blue ink, appearing to read "T. Bailey". The signature is stylized with a large "T" and a cursive "Bailey".

Terrence N. Bailey, P.E.
City Engineer



MEMORANDUM

To: **DeAndrae Spradley, Principal Planner**
From: **Leighton Walker, Utilities Engineer**
Date: **May 2, 2017**
Re: **Heron Estates Senior Site Plan SP-16-07 (Phase I)**

Utility District **approves** the site plan and provides the following comment for construction plan review:

1. Add the Utility District's As-built standards and the Mechanical Thrust Restraint table Sheet D3.

LCW

From: [Thomas, Steven](#)
To: [Spradley, DeAndrae L.](#)
Subject: FW: Heron Estates
Date: Wednesday, April 19, 2017 9:57:17 PM
Attachments: [Heron Estates SP-16-20, 2nd submittal Police Comments.doc](#)
[SP-1620 Heron Estates Senior comments - police.docx](#)
[Heron Estates Comment Response Letter.docx](#)

Mr. Spradley, I am not sure if you are aware of this correspondence or not. The police department has submitted 3 responses regarding this site plan and has no additional comment. The police department has no objections to the site plan.

From: Lynn Zolezzi [mailto:Lynn.Zolezzi@wginc.com]
Sent: Tuesday, March 28, 2017 14:08
To: Thomas, Steven <ssthomas@Rivierabch.com>
Subject: Heron Estates

Good Afternoon Major Thomas,

Attached is your comments letter regarding our project. The letter references your previous comment letter that is also attached. We addressed these comments in our response letter of 2/3/2017 (attached), so I am unsure if you disagree with our responses or if there is another issue that needs to be discussed.

We have received plan sign off from other department and are now in need of your final sign off. Please call me to me to discuss any outstanding issues that you may have.

Thank you,



Lynn Zolezzi AICP Transportation Planning Division Manager
Lynn.Zolezzi@wginc.com
2035 Vista Parkway, West Palm Beach, FL 33411
t.561.687.2220 f.561.687.1110 d.561.537.4541 c.561.309.1523
www.wginc.com



CITY OF RIVIERA BEACH

600 WEST BLUE HERON BLVD.
(561) 845-4104

• RIVIERA BEACH, FLORIDA 33404
(561) 845-4137

OFFICE OF THE
FIRE CHIEF

TO: DeAndrae Spradley, Principal Planner

FROM: Frank Stallworth, Fire Inspector

DATE: November 6, 2016

SUBJECT: Site plan review for Heron Estates located at 2014 West 17th Court (SP-1616). PC#56-43-42-31-01-000-0010.

Comments

The proposed occupancy is 101 senior apartment units three story in height and 79 multifamily units two story in height. The projects will be completed in two phases.

The Fire Prevention Bureau has the following comments:

The comments listed below are an attempt to provide the contractor/owner with an outline of the fire code requirements.

The developer must consider the city's ordinance requirement that all new buildings totaling 5,000 square feet or more of gross floor area require a complete fire sprinkler system installed in accordance with applicable NFPA codes. This requirement is independent of the type of construction or type of occupancy of the building. Gross floor area shall be computed by determining the entire square footage under roofs, coverings, or permanent awnings, regardless of any separation. The square footage of each floor level shall be counted separately and combined to achieve a total gross floor area. Where required in NFPA 2012nd edition new buildings, automatic sprinkler systems are installed, they shall be continuously monitored by a certified central station fire alarm system providing service that complies with all requirements of NFPA 70 and 72, National Fire Alarm Code.

An approved water supply capable of supplying the required fire flow for fire protection shall be provided to all premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into this jurisdiction. The minimum fire flow must be 1500 gallons per minute with 20 psi residual in commercially developed areas. The needed fire flow for this project must be considered to ensure that an adequate available fire flow is present in all areas of the site. A fire flow test must be conducted in the area and the resulting available fire flow must be reviewed by an engineer to ensure that the proposed system will meet the demand of a minimum of 1500

gpm at 20 psi of residual pressure in all areas of the development; considering all losses for friction and fixed pressure devices such as a backflow preventer. This data and respective calculations must be included in the civil construction permit submission.

On-site fire hydrants and mains capable of supplying the required fire flow shall be provided when any portion of the facility or building protected is in excess of 350 feet from a water supply on a public street, as measured by an approved exterior route around the facility or building. All measurements for hydrants shall be made in an approved manner around the outside of the building and along an approved access road way. When measuring for hydrant distances, consideration shall be taken when dealing with retaining walls, fencing, swales, or similar obstructions. In addition, a fire hydrant must be located with 100 feet of the fire department connection (FDC) for all buildings with a fire sprinkler system. Lines to which hydrants are connected shall be a minimum of six inches, except those portions of pipe supplying both hydrant and automatic extinguishing system, which shall be at least 8 inch. Each branch shall be provided with a gate valve located as close as possible to the main and shall be restrained by thrust blocks.

Fire lanes shall be marked with freestanding signs or marked curbs, sidewalks, or other traffic surfaces that have the words FIRE LANE — NO PARKING painted in contrasting colors at a size and spacing approved by the authority having jurisdiction.

Fire protection engineering documents shall be prepared in accordance with applicable technology and the requirements of the authority having jurisdiction. The documents shall identify the Engineer of Record for the project. Both the engineer of record for the fire protection system and the delegated engineer, if utilized, shall comply with the requirements of the general responsibility rules, Chapter 61G15-30, F.A.C. and Chapter 61G15-32, F.A.C. Fire protection system engineering drawings, specifications, prescriptive and performance criteria, water supply analysis and other materials or representations, that set forth the overall design requirements and provide sufficient direction for the contractor to layout the construction, alteration, demolition, renovation, repair, modification, permitting and such, for any public or private fire protection system(s), which are prepared, signed, dated and sealed by the Engineer of Record for the Fire Protection System(s) must be submitted with the general construction documents pursuant to Section 553.79(6), F.S.

Each building greater than 5000 square feet shall be provided with a lock box (Knox or Supra) containing the necessary keys for fire department access, the location of which will be coordinated with the Fire Marshal. Gates obstructing access roads shall have a Knox-box padlock or Knox-box key access.

Licensed fire sprinkler contractor is required to **submit shop drawings** that include a stamped approval by the engineer of record. Fire sprinkler installation shall comply with NFPA 13, state and local ordinances. **NFPA 1-18:** Drawings shall include fire apparatus access plan.

licensed fire alarm contractor is required to **submit shop drawings** that include a stamped approval by the engineer of record, voltage calculations, battery calculations, all wire sizes and types, and all device types and locations for approval prior to the installation of any part of the system. Fire alarm installation shall comply with NFPA 70 and 72, state and local ordinances.

If there are any questions regarding these requirements, please feel free to contact me at 561-845-4106.

C: Department file.

TO: Deandrae Spradley, Principal Planner
FROM: Frank Stallworth, Fire Inspector
DATE: February 12, 2017
SUBJECT: 2nd submittal site plan review for the Heron Estates Senior (SP-16-16)

Comments

The Fire Prevention Bureau has received and reviewed the site plans for 2003 West 17th Court.
The Fire Prevention has no comments.

JS
2/13/17

HERON ESTATES SITE PLAN
COMMUNITY MEETING
SIGN-IN SHEET
RBHA ADMINISTRATION BUILDING
May 16, 2017
5:30 P.M.

NAME	ADDRESS	EMAIL	PHONE
JOHN HURT	RBHA	JHURT@RIVIERA-BEACH.HA.COM	561-845-7450
LYNN ZIEZZI	WGI - 2035 Vista Parkway, WPB	LYNN.ZIEZZI@WGINC.COM	561-309-1523
Jason Lanson	HTG - 3225 Aviation Ave Ste 602 Coconut Grove, FL 33133	janson1@htg.com	561 523 3289
Edwin Muller	WGI - 2035 Vista Parkway, WPB	Edwin.Muller@wginc.com	
Bryan Fennie	HTG	bryan.f@htg.com	385-778-987
John Nelson	400 N. 15th St Palatka FL 32177	jnelson@palatka.org	886-329-0132
Horace Towns		horace.Towns@RivieraBeachHA.com	561-644-8491
KEN BURGESS	Riv. Bch, FL	thisisourhouse1@yahoo.com	(561) 856-6250
Jeffery Jackson	RBHA	jack3177@aol.com	561-632-7579