

Riviera Beach Fire Rescue

600 W. Blue Heron Blvd., Riviera Beach, Florida, 33404

(561) 845-4104 Fax (561) 845-4137

Plan Review Sheet

Date: 06/29/2018

Permit #:

Business Address: 1555 W. MLK Blvd. (8St)

Business Name: GMF Stonybrook, LLC

Ph: 216-236-0432/216-520-1250

Applicant Name: Millennia Housing Management, LTD

FX:

Work Description: Renovation to 216 units Apt. 194,644sqft and Community center 4,482sqft.

Reviewed by: Frank Stallworth, Fire Inspector 561-845-4106

Approved with Comments:

The Fire Prevention Bureau has received and reviewed the plan located at 1555 West MLK Blvd.

Each building shall be equipped with a master strobe/siren system readily visible and audible on all four sides of each building further identifying the specific building in distress. Each individual unit will be equipped with a strobe/siren system which will be connected to each hard-wired smoke detector in each unit. These systems, will provide immediate notice to the residents of the unit, building and property when a smoke detector is triggered by smoke, fire or any tampering.

New emergency vehicle access rear gate on Avenue "S" will operate using a Knox Box key and will provide 20 feet of clear space at point of entry.

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.

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.

Structures undergoing construction, alterations or demolition operations shall come into compliance with NFPA 241 and NFPA 101-43.5.2.3

All fire protection equipment shall remain in service during all phases of construction.

All fire lanes, access roads and fire hydrants shall remain accessible and in operational order at all times.

Fire protection features such as rated walls and door shall come in compliance with NFPA 101-8.1.

All exit doors and stair enclosures shall remain clear and accessible.

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

C: Department file.

Riviera Beach Fire Rescue

600 W. Blue Heron Blvd., Riviera Beach, Florida, 33404

(561) 845-4104 Fax (561) 845-4137

Date: 06/20/2018

SP-17-05 & AB-17-01, 3rd Submittal

Business Address: 1555 W. MLK Blvd. (8St)

Business Name: Azure Estates/Stoneybrook

Ph: 407-895-0324

Applicant Name: Florida Engineering Group

FX: 407-895-0325

Work Description: Renovation to 216 units Apt. 194,644sqft and Community center 4,482sqft.

Reviewed by: Frank Stallworth, Fire Inspector 561-845-4106

Comments:

The Fire Prevention Bureau has received and reviewed the plan located at 1555 West MLK Blvd.

1. The plan indicates fire lanes and emergency access roads width 17'-0" feet. NFPA 1-18.2.3.4.1.1, states access roads shall have an unobstructed width not less than 20'-0" feet and 13'-6" inches vertical clearance.
2. NFPA 1-18.1.3.1: Emergency apparatus plan shall be submitted prior to issuance of a building permit.
3. Community Center Occupancy may require a fire system that come into compliance NFPA 72.

Structures undergoing construction, alterations or demolition operations shall come into compliance with NFPA 241 and NFPA 101-43.5.

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

C: Department file.

POLICE DEPARTMENT**INTER-DEPARTMENTAL COMMUNICATION**

To: Jeff Gagnon, Acting Director of Development Services
From: Michael Madden, Interim Police Chief
Date: July 10, 2018
Re: Stonybrook Renovations – Police Response to June 12th Global Issues Memo

Upon reviewing the Global Issues document dated June 12th, the Riviera Beach Police Department submits the followings comments:

The applicant has NOT satisfactory addressed the following concerns:

1. Because of the high call volume, the Police Department recommends reducing the density of the complex in order to create space for site improvements, such as increased parking, closer parking to residential units, traffic flow, guard house, buffers, etc. Update: The applicant only states that they are philosophically opposed and they cannot legally reduce density. The Police Department is unaware of the legal constraints mentioned by the applicant.
2. The current plan reduces parking spaces, when the current conditions already lack adequate parking. Reduction in the number of parking spaces along with the addition of a community center is not practical for this complex and not supported by the Riviera Beach Police Department. Reducing the number of apartment buildings would provide the space needed for a community center and for adequate parking. Update: The applicant has indicated that they are maintaining the 248 spaces that currently exist, which is well short of 2 spaces per unit. The Police Department maintains its position regarding the parking.
3. Develop parking plan with spaces designated for residents and visitors. Plan shall include proper signage regarding towing of violators (to include towing contract). Update: The parking plan in general fails to provide an adequate number of parking spaces.
4. 24-Hour private security shall be utilized at the main gate and for roving patrols. Update: The Police Department would accept 7 hours per day of onsite security, along with a commercial entrance gate with a 24 hour remote monitored credentialing/access control system for visitors.
5. A guard house shall be erected at the entrance near the gate and shall be equipped with visitor management technology. Update: Same as # 4.
6. A license plate reader system shall be installed and maintained at the entrance of the complex. Update: At minimum, cameras shall be installed as part of the security camera system that will capture the license plates of vehicles entering/exiting the property.
7. Climb resistant fencing shall be used. Update: Keeping with Crime Prevention Through Environmental Design principals, fencing can be both aesthetically pleasing and act as a security measure. The Police Department maintains that climb resistant fencing would be beneficial.

8. Landscaping shall be maintained according to the approved site plan, to include grass in open areas, which have historically been reduced to dirt. Irrigation systems shall be required. Update: The Police Department believes that it is reasonable to request irrigation in order to ensure the property is well maintained and maintains its position to require irrigation.
9. Provide generator or source of alternative power for emergency operations. Update: The applicant should consider installing connections at any community buildings that would support the use of portable generators.

The Riviera Beach Police Department reiterates that the call history for the past year (April 2017-April 2018) shows 736 calls for service at Stoneybrook Apartments. Because of the high call volume, the Police Department also conducted an additional 639 Property Checks at Stoneybrook during the same period. The current call volume at Stoneybrook significantly impacts the Police Department resources, therefore considerable measures should be taken to ensure that the quality of life is improved during any renovation of this magnitude.

A right-of-way abandonment is being considered for this project, therefore, the City shall ensure the developer/owner of the property implements Crime Prevention Through Environmental Design principals and adequately maintains and manages the community. The Broken Window theory suggests that one "broken window" or nuisance, if allowed to exist, will lead to others and ultimately to the decline of entire neighborhoods. Neglected and poorly maintained properties are breeding grounds for criminal activity. Stoneybrook is a business and the developer/owner shall bear the cost and responsibility to manage the property for the benefit of the residents. These recommendations aim to correct issues that have historically plagued this apartment complex.

The Police Department requests these items in order to maintain and monitor this location consistent with the City's development standards.

POLICE DEPARTMENT**INTER-DEPARTMENTAL COMMUNICATION**

To: Jeff Gagnon, Acting Director of Development Services
From: Michael Madden, Interim Police Chief
Date: May 16, 2018
Re: Stoneybrook Renovations

The Riviera Beach Police Department submits the following conditions.

The Riviera Beach Police Department call history for the past year (April 2017-April 2018) shows 736 calls for service at Stoneybrook Apartments. Because of the high call volume, the Police Department also conducted an additional 639 Property Checks at Stoneybrook during the same period. The current call volume at Stoneybrook significantly impacts the Police Department resources, therefore considerable measures should be taken to ensure that the quality of life is improved during any renovation of this magnitude.

1. Because of the high call volume, the Police Department recommends reducing the density of the complex in order to create space for site improvements, such as increased parking, closer parking to residential units, traffic flow, guard house, buffers, etc.
2. The current plan reduces parking spaces, when the current conditions already lack adequate parking. Reduction in the number of parking spaces along with the addition of a community center is not practical for this complex and not supported by the Riviera Beach Police Department. Reducing the number of apartment buildings would provide the space needed for a community center and for adequate parking.
3. Develop parking plan with spaces designated for residents and visitors. Plan shall include proper signage regarding towing of violators (to include towing contract).
4. It is strongly recommended that graffiti-resistant paints/coatings be utilized on the walls and/or fences that surround the property.
5. We encourage the use of preventative landscaping and low ground cover to prevent loitering and graffiti.
6. All measures must be taken to ensure that the security gate at the entrance of the complex is in working condition at all times.
7. Gates must have the Click2Enter systems to allow Police access to the property.
8. A comprehensive IP Based video surveillance system shall adequately cover all common areas of the property and all apartment entrances. Ensure that the cameras can be accessed by the Riviera Beach Police Department. A detailed security camera plan must be submitted prior to approval of the site plan.
9. 24-Hour private security shall be utilized at the main gate and for roving patrols.
10. A guard house shall be erected at the entrance near the gate and shall be equipped with visitor management technology.
11. Vandal resistant lighting systems shall be placed in all common areas of the property to insure proper illumination and security. This includes hallways, walkways, parking areas, stairways, mail areas, and laundry rooms, playgrounds, etc.

12. A license plate reader system shall be installed and maintained at the entrance of the complex
13. Ensure residential units have secure doors, windows, and locks.
14. Climb resistant fencing shall be used.
15. Landscaping shall be maintained according to the approved site plan, to include grass in open areas, which have historically reduced to dirt. Irrigation systems shall be required.
16. Provide generator or source of alternative power for emergency operations.
17. All glazed areas shall be impact resistant.
18. A limited access rear gate shall be established on the southwest corner of the property for emergency vehicles.

A right-of-way abandonment is being considered for this project, therefore, the City shall ensure the developer/owner of the property implements Crime Prevention Through Environmental Design principals and adequately maintains and manages the community. The Broken Window theory suggests that one "broken window" or nuisance, if allowed to exist, will lead to others and ultimately to the decline of entire neighborhoods. Neglected and poorly maintained properties are breeding grounds for criminal activity. Stoneybrook is a business and the developer/owner shall bear the cost and responsibility to manage the property for the benefit of the residents. These recommendations aim to correct issues that have historically plagued this apartment complex.

The Police Department requests these items in order to maintain and monitor this location consistent with the City's development standards.



CITY OF RIVIERA BEACH

600 WEST BLUE HERON BLVD. • RIVIERA BEACH, FLORIDA 33404
PHONE (561) 845-4060 FAX (561) 845-4038

DEVELOPMENT SERVICES DEPARTMENT

June 28, 2018

Sent by email only: 'WHockensmith@feg-inc.us'

William R. Hockensmith, Senior Project Manager
Florida Engineering Group
5127 S. Orange Avenue, Suite 200
Orlando, FL 32826

RE: SP-17-05; AB-17-01 Stonybrook Apartments – Site Plan and Abandonment Application
1555 Dr. MLK Jr. Blvd / PCN# 56-43-42-32-06-000-0090

Questions and comments generated from City's staff 3rd review of the site plan application for the Stonybrook Apartments development proposal, have been provide below (and attached):

Building Department – see below comments.

1. Provide an approximation of total sq. footage
2. Anticipated valuation
3. Local participation objectives, where applicable
4. Also attached is a form that references anticipated water/sewer/stormwater connectivity requests. We ask that where the information is readily available the form be completed as early in the development process as possible to ensure the appropriate calculations are in place.

Engineering/Public Works Department – see attached comments.

Police Department – waiting for comments.

Fire Department – waiting for comments.

Utility District Department – see attached comments.

Planning and Zoning Division: Please see comments below:

1. Reasons for Insufficiency – Missing Documents (Preliminary master/site plan and regulating plan) **RESOLVED**
2. Please provide site plan without construction notes. **RESOLVED**
3. Please clarify parking calculations
4. Provide all lot dimensions (north & west) **RESOLVED**
5. Provide setbacks for proposed sign & sign detail with dimensions
6. Clarify the present use for building E **RESOLVED**
7. Proposed bus stop is encroaching property line. Bus shelter must meet Palm Tran requirements (show 10' x 30' easement). Needs approval from PBC Tran. **RESOLVED**
8. Please provide copies of all building permits for Laundry & Maintenance renovated. Are these buildings existing? **RESOLVED**

9. Provide Property Development Regulations chart **RESOLVED**
 10. There is a conflict with proposed location of handicap stall S2 with dumpster
 11. Label BBL **RESOLVED**
 12. Setbacks for guardhouse **RESOLVED**
 13. Provide terminal and interior landscape islands – max separation/spacing **RESOLVED**
 14. Is there any Site Lighting? Provide detail with height of poles.
 15. Need to address landscape buffers & foundation, planting, pervious area
 16. Label Road centerlines **RESOLVED**
 17. Easements – existing and proposed – review ORB info & label **RESOLVED**
 18. Provide Location Map **RESOLVED**
 19. Add to site data **RESOLVED**
 20. TAZ (Traffic Analysis Zone) **RESOLVED**
 21. Provide property control number (PCN) **RESOLVED**
 22. 4" X 4" clear area in lower right corner of plan **RESOLVED**
 23. Entrance widths and dimensions from intersection or surrounding driveways **RESOLVED**
 24. Please provide dumpster details with recycling facilities **RESOLVED**
 25. Bike rack – show location **RESOLVED**
 26. Building notated – dimensions, height (# of stories) square footage & Use (note if permitted or conditional)
 27. Signs located & notated **RESOLVED**
 28. Foundation planting **RESOLVED**
 29. Palm Tran location/note
 30. Darken property lines and Building footprint.
 31. Add square footage to Community Center floor plan must site plan square footage **RESOLVED**
 32. Label foundation planting on site plan **RESOLVED**
 33. Coordinate with Public Works and Palm Tran on bus shelter location **RESOLVED**
 34. Dumpsters cannot encroach into easement
 35. Provide guardhouse **RESOLVED**
 36. Provide dimension/width to FPL easements.
 37. Please identify and label perimeter buffers **RESOLVED**
 38. Relocation handicap spaces and access aisle in the rear of property.
 39. Provide approval letter PBC Traffic Division. **RESOLVED**
 40. Provide light pole detail including height of pole
 41. Provide 2 Approval boxes **RESOLVED**
 42. Provide letter from Palm Beach County Traffic with their approval. **RESOLVED**
- New Comments 6-13-18 submittal**
1. Documents are required to be consistent one another. Please check the site plan verses civil plans. Landscaping buffers and easements need to match. Sheet c1, c6 and c8.
 2. Correct site data: delete proposed use and add proposed community building.
 3. Revise parking provided and required. You cannot place parking in fire lane and into the unnamed roadway.
 4. Label pedestrian path and sidewalks in first parking lot.
 5. Landscaping around dumpster cannot encroach into parking space.

Andrea Harper
Principal Planner

Riviera Beach Fire Rescue

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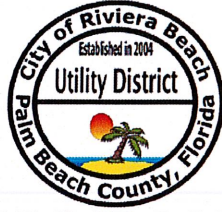
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Structures undergoing construction, alterations or demolition operations shall come into compliance with NFPA 241 and NFPA 101-43.5.

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

C: Department file.



MEMORANDUM

To: Andrea Harper, Principal Planner
From: Leighton C. Walker – Assistant Director
Date: May 31, 2018
Re: Site Plan and Abandonment Application (SP-17-05 & AB-17-01)

Utility District **approves** of the Construction Plans on the condition that the comments below are addressed prior to completion of construction and the issuance of the final certificate of occupancy:

1. Within 30-days after issuance of the abandonment, the owner/engineer shall install a master water meter at the property line followed by a backflow assembly.
2. Within 30-days after issuance of the abandonment, the owner/engineer shall install a sewer cleanout at the property line.
3. The applicant, (or future property owner), shall be responsible for the cost associated with relocating or adjusting existing water and sewer utilities or other utility lines associated with the proposed project.
4. Within 30-days after issuance of the abandonment, a utility easement shall be properly recorded with Palm Beach County, to allow the Utility District access to the above mentioned master meter.

LCW

MEMORANDUM

TO: Jeff Gagnon, Interim Community Development Director

FROM: Rick Labinsky, PE, City Engineer *RL*

DATE: September 25, 2017

RE: Stonybrook Apartments R/W Abandonment Review Comments, AB-17-01

Engineering:

1. In review of the proposed right of way abandonment the Engineering Division has no objections.

MEMORANDUM

TO: Jeff Gagnon, Interim Community Development Director

FROM: Rick Labinsky, PE, City Engineer *RL*

DATE: September 25, 2017

RE: Stonybrook Apartments Site Plan Review Comments, SP-17-05

Engineering:

1. In review of the proposed site plan changes to the complex the Engineering Division has no objections or comments.