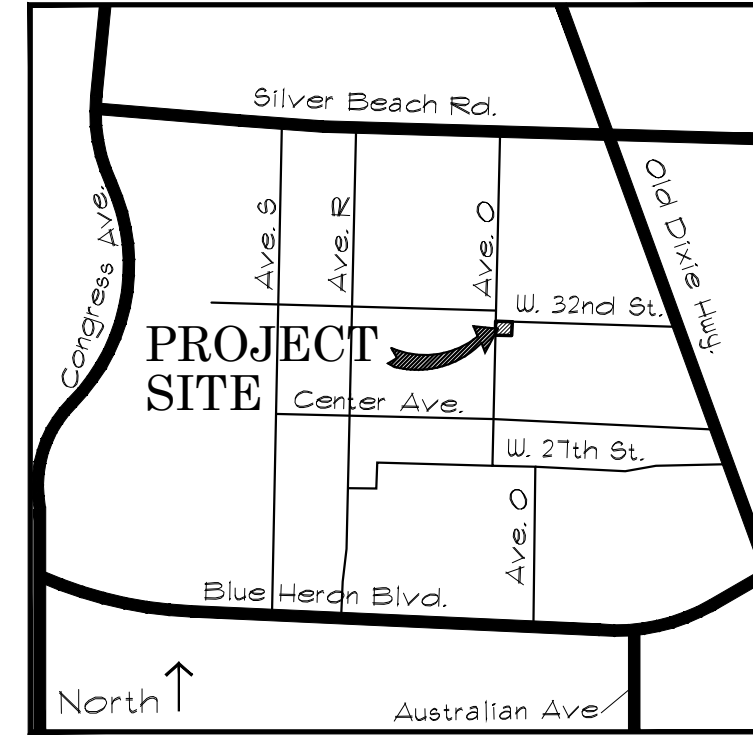


### Location Map

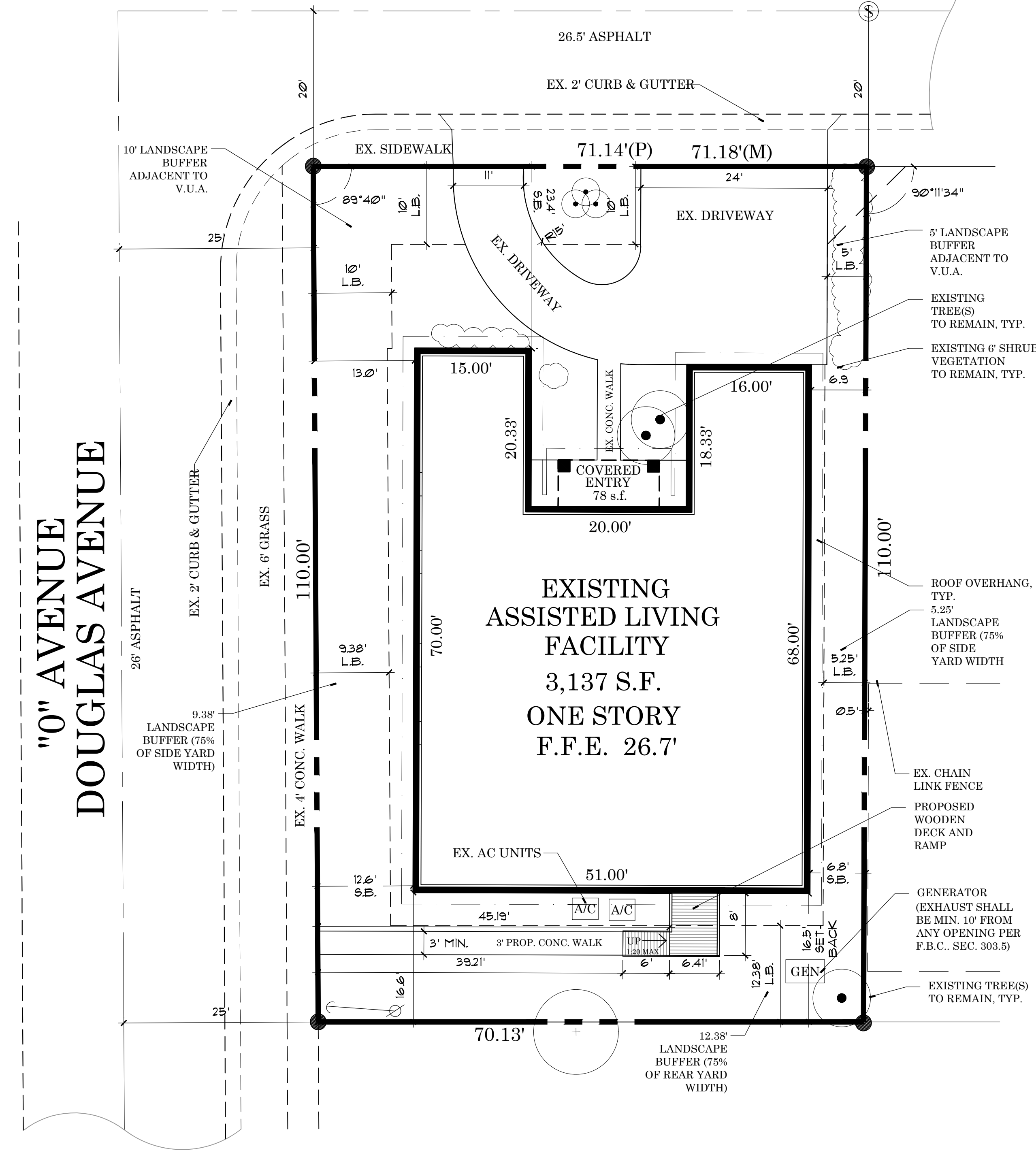


### Notes:

- REFUSE AND TRASH DEBRIS COLLECTION SERVICE IS PROVIDED CURBSIDE.
- ALL CONNECTION TO THE UTILITY DISTRICT WATER AND SEWER ARE ESTABLISHED AND NO CHANGE NECESSARY FOR THE REQUESTED SPECIAL EXCEPTION USE.
- ALL EXISTING LANDSCAPE TO REMAIN. OWNER REQUESTS TO MAINTAIN FREE AND CLEAR ACCESS TO ALL WINDOWS FOR EMERGENCY EGRESS PURPOSES.
- REASONABLE ACCOMMODATION REQUEST: AS STIPULATED IN THE FEDERAL FAIR HOUSING AMENDMENTS ACT (42 U.S.C. 3601, ET. SEQ.) (FHA), OR TITLE II OF THE AMERICANS WITH DISABILITIES ACT (42 U.S.C. SECTION 12131, ET. SEQ.) (ADA), ANY PERSON WHO IS DISABLED, OR QUALIFYING ENTITIES, MAY REQUEST A REASONABLE ACCOMMODATION FROM A ZONING CODE TO ALLOW THE APPLICANT TO PROVIDE SERVICES TO DISABLED PERSONS, THAT OTHERWISE COULD NOT BE PROVIDED. AS THIS IS AN ASSISTED LIVING FACILITY, THE APPLICANT CONTENDS THAT ALL USERS OF THIS FACILITY HAVE SOME TYPE OF "HANDICAP" THAT IS DEFINED UNDER THE UNITED STATES CODE TITLE 42: "THE PUBLIC HEALTH AND WELFARE", CHAPTER 45: "FAIR HOUSING"; SUBCHAPTER I: SECTION 3602 "DEFINITIONS" (H) WHICH DEFINES A HANDICAP AS HAVING A PHYSICAL OR MENTAL IMPAIRMENT WHICH SUBSTANTIALLY LIMITS ONE OR MORE OF SUCH PERSON'S MAJOR LIFE ACTIVITIES. FURTHER, ACCORDING TO A JOINT STATEMENT OF THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) AND THE DEPARTMENT OF JUSTICE (DOJ), THERE IS A RANGE OF DISABILITIES THAT QUALIFIES WITH THE REASONABLE ACCOMMODATIONS REQUEST. OUT OF THE STIPULATED DISABILITIES FROM THE DOJ LIST, THE APPLICANT PROVIDES SERVICES TO INDIVIDUALS THAT HAVE ONE OR MORE OF THE FOLLOWING DISABILITIES: VISUAL, SPEECH & HEARING IMPAIRMENTS, DEMENTIA, CEREBRAL PALSY, HEART DISEASE, DIABETES, & MENTAL RETARDATION.

DUE TO THE SINGLE FAMILY CHARACTERISTICS OF THE EXISTING STRUCTURE, THE APPLICANT CANNOT MEET THE STANDARDS IN SECTION 29-95(C) OF THE ZONING CODE, ENTITLED DRIVEWAYS. THE APPLICANT APPLIED FOR AND RECEIVED A PERMIT TO CONSTRUCT THE DRIVEWAY CURB CUT WIDTH AT 48", AND MODIFICATIONS TO THE DRIVEWAY ARE NOT PROPOSED WITH THIS APPLICATION. FURTHER, AS THE CITY OF RIVIERA BEACH ZONING CODE IS "SILENT" ON THE NATURE OF THE PROPOSED USE, THE APPLICANT WOULD ALSO LIKE TO REQUEST AN ACCOMMODATION FOR THE NUMBER OF PARKING SPACES TO BE PROVIDED ON SITE, WHILE THIS PROPOSAL IS TO INCREASE THE AMOUNT OF BEDS FROM SIX TO TEN, THE USERS OF THIS FACILITY ARE NOT ABLE TO OPERATE MOTOR VEHICLES, NOR WILL THERE BE AN INCREASE IN THE NUMBER EMPLOYEES. WITH REGARDS TO PARKING, PLEASE NOTE THAT THE SITE WILL PROVIDE A TOTAL OF THREE (3) PARKING SPACES, AS ONE SPACE WILL BE FOR EMPLOYEE PARKING, AND TWO (2) SPACES WILL BE FOR GUESTS OF THE USERS, AND/OR VISITING HEALTH CARE PRACTITIONERS. NOTE, THE SITE HAS EXISTED IN ITS CURRENT CONFIGURATION FOR A NUMBER OF YEARS, AND THE APPLICANT DOES NOT ANTICIPATE ANY ADVERSE EFFECTS FROM THE PROPOSED REQUEST.

## JACKSON AVENUE(PLAT) 32ND STREET(FIELD)



### Site Data

APPLICATION NUMBER(S)	SP-13-04 & SE-13-01
SITE ADDRESS	1291 W. 32ND ST. RIVIERA BEACH, FL 33419
GROSS SITE AREA	0.18 ACRE (7,769.72 S.F.)
PCN(S)	56-43-42-29-09-006-0230
ZONING DISTRICT	RM-15 (MULTI-FAMILY RESIDENTIAL)
FUTURE LAND-USE	MF-15 (MEDIUM DENSITY MULTIPLE FAMILY RESIDENTIAL)
SPECIAL EXCEPTION	ADULT CONGREGATE LIVING FACILITY (ACLF)
TOTAL BUILDING AREA	3,215 S.F. (INC. 78 S.F. OF COVERED ENTRY)
IMPERVIOUS AREA	4,411.01 S.F. (57%)
PERVIOUS AREA	3,358.71 S.F. (43%)

### Building Data

TOTAL BUILDING AREA:	3,215 S.F.
NUMBER OF STORIES	1 STORY
BUILDING HEIGHT	35' (MAX.)
NUMBER OF BEDS	10 BEDS
NUMBER OF UNITS	1 UNIT
SETBACKS	REQ. PROVIDED
FRONT	20' 23.4'
REAR	16.5' 16.5'
SIDE/SIDE STREET	7/12.5' 6.8' & 12.6'

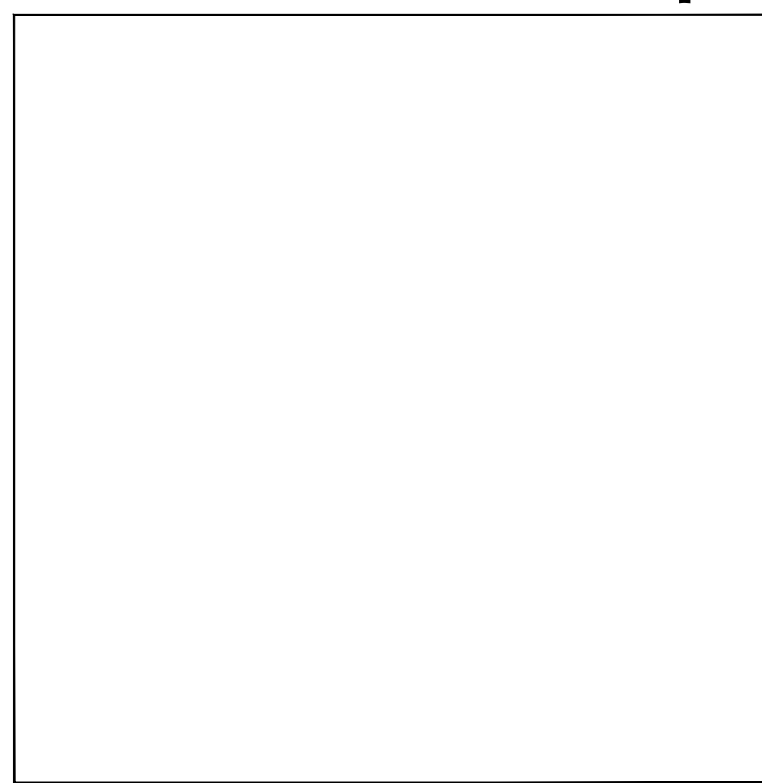
### Parking Data

PARKING REQUIRED	N/A
TOTAL PARKING PROVIDED	EXISTING CONDITIONS ACCOMODATES 3 SEE NOTES #4 REASONABLE ACCOMODATION REQUEST

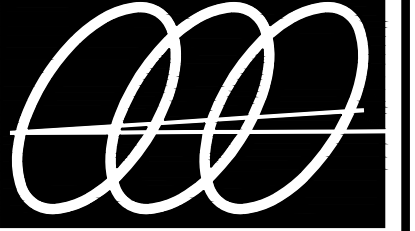
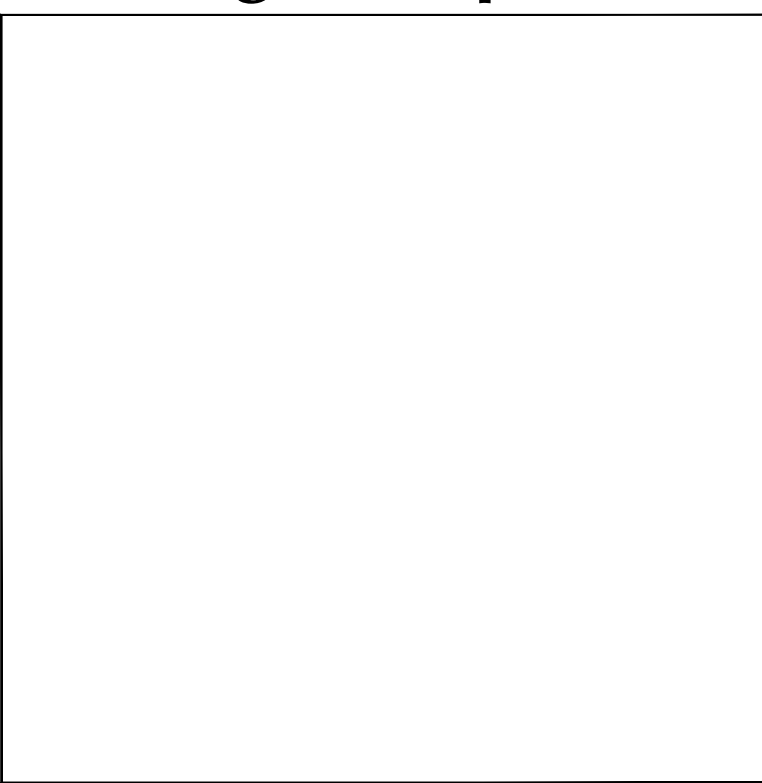
### Existing Non-Conformities Chart

REF. #	CODE SECTION	CODE REQUIREMENT	EXISTING / VESTED
1.	CHAPTER 31, ARTICLE V, DIVISION 7, SECTION 31-198 (4) SETBACKS	SIDE SETBACK REQUIREMENT: 7'	SIDE SETBACK OF THE EXISTING & PERMITTED STRUCTURE IS 6.8' UNDER BUILDING PERMIT NO. 06-01594

### Amendment Stamps



### Zoning Stamps



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

1907 Commerce Lane  
Suite 101  
Jupiter, Florida 33458  
561-575-9557  
561-575-5260 FAX  
www.2GHO.com

Final Site Plan  
**Moore Care Assisted Living**  
1291 West 32nd Street  
City of Riviera Beach, Florida 33419

Designed: \_\_\_\_\_ DSS  
Drawn: \_\_\_\_\_ DSS  
Approved: \_\_\_\_\_ GGG/ROM/AMH  
Date: \_\_\_\_\_ 5-3-18  
Job no.: \_\_\_\_\_ 12-1104  
Revisions: \_\_\_\_\_ 11/1/15  
1-26-18  
5-21-18  
7-27-18 Staff Comments  
8-16-18 Staff Comments

Seal

LC 000117

Sheet Title:  
**Final Site Plan**

Scale: 1" = 10'-0"

Sheet No.

**FSP-1**

