



July 30, 2018

Jeff Gagnon, AICP
Planning and Zoning Administrator
Department of Community Development
City of Riviera Beach, Florida 33404

Re: Response Letter for Moore Care ALF - SP-13-04/SE-13-01

Dear Mr. Gagnon:

As agents for Moore Care Assisted Living please find attached for your review the response package to address all comments received to date via emails dated: 7-23-18 and 7-27-18 from your office. The following are written responses to all comments from both emails.

Planning and Zoning

Open Zoning Comment Summary per staff email 7-23-18:

- Survey has been provided. Site plan must identify all easement on the property.
Response: The site plan and survey appear to be consistent and match. Nor were any easements identified on the recorded plat as previously sent. As of the date of this letter, this issue is resolved per staff.
- Nonconformity Chart must include building permit number (staff will search Monday morning to assist).
Response: The building permit number was confirmed by staff in an email on 7-27-18. The attached plans have been updated to reflect the number in the non-conformity chart.
- Define state requirement for backup generator. New PPM will allow generator to exist as current installed.
Response: As directed by staff, a generator is delineated on the attached plans.
- Waste Management refuse concurrency letter required (confirm roll-off containers to be sufficient for refuse demand).
Response: Correspondence and contract information from the service provider was included in the response letter provided on 5-23-18 and resent in a separate email on June 25th. We understand from staff that this issue is resolved.
- Reasonable Accommodation approval required to substantiate parking.
Response: Per our discussion with staff on 7-25-18, the issue was accepted, however additional changes were requested by staff on 7-27-18. Refer to response below.

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- A/C encroachment item resolved by PPM.
Response: This item is considered resolved per staff direction. The applicant requests a copy of the approved PPM for the file.
- Building Data section “clean-ups” required.
Response: Please see attached site plan for “clean up” items as discussed with staff.
- Confirm if ADA space required for use proposed per federal law.
Response: Refer to the updated Reasonable Accommodations justification and site plan attached.
- Parking data table must provide total parking spaces / ADA space if required.
Response: Parking Data table has been amended per staff direction and attached here.
- Unidentified dashed line shown on site plan; please identify or delete.
Response: The dashed lot lines have been removed from the site and landscape plans as directed by staff.

Email received from Staff on 7-27-18

- Within the justification for the Reasonable Accommodation (RA) request, the Applicant is required to establish that they are protected under the FHA and/or ADA by demonstrating that they are handicap or disabled, as defined in the FHA and/or ADA. (Description of the qualifying disability or handicap)
Response: See attached updated justification for the Reasonable Accommodation request that identifies the qualifying disabilities and/or handicaps as directed by staff.
- A little more descriptive on the use of vehicles (Employees/Residents) for the subject property, clarifying why additional parking is not needed/necessary.
Response: See attached updated justification for the Reasonable Accommodation request that identifies the parking requirements directed by staff. This justification has been copied to the site plan as well.
- Removed the lot lines from the site plan.
Response: The dashed lot lines have been removed from the site and landscape plans as directed by staff.
- Delineate the back-up generator, as it is required per State Statutes.
Response: As directed by staff, a generator is delineated on the attached plans.
- Update the notation of the RA on the plan and justification to reflect the above changes.
Response: See attached updated justification for the Reasonable Accommodation request that identifies the parking requirements directed by staff. This justification has been copied to the site plan as well.

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- Under the parking data, please reference the RA due to the fact that the code does not specifically address required parking for ALF/CLF.

Response: As noted above, the Parking Data on the attached site plan has been updated as directed by staff.

Should you have any questions or require additional information, please do not hesitate to contact our office at 561-575-9557 or email us at alec@2gho.com or dan@2gho.com. Thank you for your time and attention to this request.

Sincerely,

Gentile Glas Holloway O'Mahoney & Associates, Inc.



Daniel S. Siemsen, PLA, ASLA
Landscape Architect