



DATE: March 3rd, 2021

TO: Josue Leger, Principal Planner, City of Riviera Beach

FROM: Michelle Duchene, Schmidt Nichols

SUBJECT: SUNSTAR LOGISTICS

MEMORANDUM

BACKGROUND

The 3.966 acre subject property is located at East Port Road and Avenue E located within the Port of Palm Beach. This property is partially encumbered with the US-1 flyover bridge and is currently zoned IG, General Industrial Zoning District. The applicant seeks approval of the construction of material storage containers, an equipment building, and an office building with associated parking lot to be located under the US-1 fly over bridge.

RESEARCH

Utilizing the proposed Site Plan for the property as prepared by Alan Gerwig & Associates, Inc. and dated 2.15.21, a preliminary cost estimate of construction prior to actual design has been prepared. Methodology to prepare the cost estimate included analysis of the proposed Site Plan and analysis of the City of Riviera Beach’s Code of Ordinances Supplement 50. Utilizing requirements in Article VII, the below Landscape Requirements Chart has been prepared to indicate exact quantities that the cost estimate has been based on.

Utilizing the Site Plan, a portion of the site contains parking, therefore Section 31-610 has been applied to the portion of the east property line that contains the parking lot. Additionally, Section 31-609, Development Landscape Standards, has been applied to the entire developed site. The associated quantities can be found below:

LANDSCAPE REQUIREMENTS CHART			
PARKING LOT BUFFERS (Sec. 31-610)			
TREES:		REQUIREMENT	NO. REQUIRED
East Property Line Adjacent to Parking	100 L.F.	20 L.F.	5
TOTAL TREES:			5
SHRUBS:		REQUIREMENT	NO. REQUIRED
East Property Line Adjacent to Parking	268 L.F.	2' O.C.	134
TOTAL SHRUBS:			134
GROUNDCOVER:		REQUIREMENT	NO. REQUIRED
East Property Line Adjacent to Parking	100 L.F.	25%	25 L.F.
		25 L.F / 12" O.C.	25
TOTAL GROUNDCOVER:			25

LANDSCAPE REQUIREMENTS CHART			
INTERIOR (Sec. 31-609)			
INTERIOR		REQUIREMENT	NO. REQUIRED
Site Landscape Area	172,993 S.F.	20% Min.	34,599 S.F.
Site Interior Trees	34,599 S.F.	1/1,500 S.F.	17
Interior Landscape Area	34,599 S.F.	50% Min.	17,299 S.F.
Addt. Landscape Area	9	10 S.F./Space	90 S.F.
Addt. Area Trees	90 S.F.	1/100 S.F.	1
Parking Island Trees	4	1 / Island	4
Turf Grass	34,599 S.F.	45% Max.	15,569 S.F.
Foundation Trees	399 L.F.	1 / 20 L.F.	20
Foundation Shrubs	399 L.F.	2' O.C	200
OVERALL		REQUIREMENT	NO. REQUIRED
Native Plants	406	70 % of Required	243
Canopy Trees	47	60 % Min.	29
Accent Trees	47	20% Max.	9
Palm Trees	47	20% Max.	9
TOTAL TREES			47
TOTAL SHRUBS			334
TOTAL GROUNDCOVER			25

In addition to the cost of the landscape material, an estimate for the cost of the irrigation system required for the potential material is included. The cost of design and post design services during construction is included in the estimate as well.

Thank you for your consideration; please let me know if you have any questions.

Respectfully,



Michelle L. Duchene
 Project Manager + Landscape Architect
 Schmidt Nichols

Attachment



SUNSTAR LOGISTICS
Preliminary Cost Estimate of Construction

Prepared: 03.03.2021

MATERIAL COST OF LANDSCAPE PLAN

TREES	SPECIES EXAMPLE	DETAILS	DBH	HEIGHT	SPREAD	C.T.	QTY.	MATERIAL COST	TOTAL COST
Native Canopy Tree	Live Oak, Green Buttonwood, Gumbo Limbo	Single Straight Trunk	2" DBH	12'	5'	6'	29	\$ 250.00	\$ 7,250.00
Native Accent Tree	East Palatka Holly, Clusia, Gieger, Silver Buttonwood	Single Straight Trunk	1.5" DBH	10'	5'	5'	9	\$ 150.00	\$ 1,350.00
Native Palm Tree	Sabal Palm	Hurricane Cut, Slick Trunk	N/A	8' CT	N/A	8'	9	\$ 100.00	\$ 900.00
TREES SUBTOTAL:								\$ 9,500.00	

SHRUBS	SPECIES EXAMPLE	REMARKS	HEIGHT	SPREAD	QTY.	MATERIAL COST	TOTAL COST
Hedges	Cocoplum, Simpson's Stopper, Clusia	Full	24"	24"	50	\$ 4.00	\$ 200.00
SHRUBS SUBTOTAL:						\$ 200.00	

GROUND COVER	SPECIES EXAMPLE	REMARKS	HEIGHT	SPREAD	QTY.	MATERIAL COST	TOTAL COST
Low Groundcover in Buffers	Green Island Ficus, Juniper, Liriope, Dwarf Fakahatchee Grass	Full	12"	12"	25	\$ 2.00	\$ 50.00
Groundcover (to Reduce Turf Area to 45%)	Green Island Ficus, Juniper, Liriope, Dwarf Fakahatchee Grass	Full	12"	12"	5,293	\$ 2.00	\$ 10,586.00
Turf Grass (45% Max.)	St. Augustine Grass	Solid Sod, Stagger Seams, Field Verify	N/A	N/A	15,569	\$ 0.35	\$ 5,449.15
GROUND COVER SUBTOTAL:						\$ 16,085.15	

LANDSCAPE TOTAL: \$ 25,785.15

IRRIGATION PLAN

System	Qty.	Unit Cost	Total Cost
Irrigation System Install	1	\$ 12,500.00	\$ 12,500.00


IRRIGATION TOTAL: \$ 12,500.00

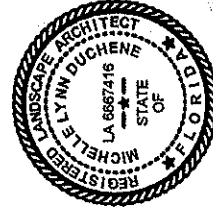
PROFESSIONAL FEES

Preparation of Landscape and Irrigation Plan, Construction Administration	\$ 7,000.00
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PROFESSIONAL FEES TOTAL: \$ 7,000.00

GRAND TOTAL: \$ 45,285.15

Signed: 
 License No.: LC26000232
 Florida Registration No. LA6661764


Michelle Duchene
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The Seal Appearing On This Document Was Authorized By Michelle Lynn Duchene On The Date Noted In The Electronic Seal.

