



# ***City of North Miami Beach, Florida***

## **COMMUNITY DEVELOPMENT DEPARTMENT**

### **CITY COUNCIL STAFF REPORT**

**TO:** Planning and Zoning Board  
**FROM:** Justin Proffitt, Planning and Zoning Manager  
 Giselle Deschamps, Associate Planner  
**DATE:** August 8, 2016  
**RE:** Levels Recovery Center

<b>P&amp;Z ITEM # 16-014</b>	<b>Levels Recovery Center</b>
<b>OWNER OF PROPERTY</b>	VKJJ ALLIANCE LLC
<b>ADDRESS OF PROPERTY</b>	951 NE 167 Street
<b>FOLIO NUMBER</b>	07-2207-000-0420
<b>LEGAL DESCRIPTION</b>	THE EAST 1/3 OF THE SOUTH 2/3 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 LESS THE SOUTH 25 FEET FOR RIGHT OF WAY, OF SECTION 7, TOWNSHIP 52 SOUTH, RANGE 42 EAST, ALL LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA
<b>EXISTING ZONING</b>	B-2, GENERAL BUSINESS DISTRICT
<b>EXISTING LAND USE</b>	OFFICE BUILDING
<b>FUTURE LAND USE DESIGNATION</b>	BUSINESS

**BACKGROUND:**

The applicant, VKJJ ALLIANCE LLC, requests site plan and conditional use approval for the operation of Levels Recovery Center, a 38,248 square foot drug/alcohol residential rehabilitation center with residential detoxification within an existing office building on a 46,659 square foot (1.07 acre) lot.

**SURROUNDING LAND USES:**

<b>Location</b>	<b>Zoning Designations</b>	<b>Existing Land Uses</b>	<b>Future Land Use Designations</b>
North	RM-23, Residential High-Rise Multifamily (High Density) District	Residential Multi-family	Residential High Density

East	RM-23, Residential High-Rise Multifamily (High Density) District	Residential Multi-family	Residential High Density
South	B-2, General Business District	Pharmacy/Storage Building	Business
West	B-2, General Business District / RM-23, Residential High-Rise Multi-family (High Density) District	Vacant Lot/Residential Multifamily	Business / Residential High Density

**THE SITE:**

The subject site contains an existing 38,248 square foot office building on a 46,659 square foot (1.07 acre) lot.

**THE PROJECT:**

The project involves operating a residential drug/alcohol rehabilitation center and a residential detoxification service that will be licensed by the Florida Department of Children and Families. The facility will also be accredited by the Joint Commission on the Accreditation of Healthcare Organizations (JCAHO). Pursuant to the B-2 Zoning District, both of the proposed uses are conditionally permitted and require a site plan review.

Facility Operation

The residential detoxification service provides a process of psychological and medical procedures for patients who are withdrawing from the effects of substance abuse. Patients will come to the facility on a voluntary basis and not by court order. Certified Behavioral Technicians (CBTs) will counsel the patients to manage the toxicity. The maximum length of stay is no more than ten days. Staff will ensure that they will make the necessary arrangements to maintain clients for the drug and alcohol rehabilitation service. Similar to the residential detox service, the rehab will consist of a systematic, live-in environment, where patients will be monitored 24-hours-a-day. The main distinction from the detoxification service is that the rehab will focus on post-acute withdrawal symptoms of drugs and alcohol in a time period of no more than 20 days.

The amenities that the facility offers includes a gym, prepared meals, maid service, television, and laundry service. Patients have the opportunity to participate in indoors activities such as arts and crafts, electronic games, and reading. The Applicants are proposing to have an outside smoking area where patients will be accompanied by a professional staff member. The facility will have on site security guards and cameras that will supervise the exterior and interior of the premises.

Patients will be dropped off by the facility’s own drivers or chauffeurs through the gated main entrance of the covered driveway on the west side of the building. The majority of the clients are expected to arrive outside of the state. Prospective Clients must call in to have an assessment

made over the phone and verify insurance and payments. In addition, a full screening process must be conducted to be admitted to the facility. Although the rehab and detox service will treat patients 24-hours-a-day, the facility itself will not be open to the general public. However, as a condition of approval city staff are recommending that all deliveries to the property occur between the hours of 7:00 A.M and 10:00 P.M. The normal hours for discharging a patient usually occurs around 9:00 A.M.-12:00 P.M., seven days a week. Discharged patients will be transported away from the facility either to the airport or place of local residence.

Staff has reviewed the application for consideration by the Planning and Zoning Board and City Council. In this report, Staff presents the applicable Zoning and Land Development Code regulations with recommendations.

**Sec. 24-52 B-2, General Business District  
Uses Permitted**

<b>Conditionally Permitted</b>	<b>Proposed</b>	<b>Recommendation/Comments</b>
Residential Drug/Alcohol Rehabilitation Service	Drug/alcohol rehabilitation service, including residential detoxification service	Conditional Use with Conditions
Residential Detoxification Service	Residential detoxification services.	Conditional Use with Conditions

**Site Development Standards**

<b>Required</b>	<b>Proposed</b>	<b>Recommendation/Comments</b>
Minimum lot area: 5,000 sq.ft.	46,659 ft.	Complied
Minimum lot width: 100 ft.	110.39 ft.	Complied
Minimum setbacks: Minimum setbacks: Front: 25' Rear: 20' Side (interior):0' Side (corner): 20' Adjacent More Restrictive District: 25'	Existing structure  Front: 39.7 ft. Rear: 246.16 Side (interior, west): 0 Side (interior, east): 0	Complied
Maximum building height: 15 stories/150 ft.	3 stories	Complied
Minimum pervious area: 20% of total lot area	20.4% pervious area	Complied
Minimum floor area: 1000 sq. ft. per structure	38,248 ft.	Complied
Minimum parking space requirements:	44 standard parking spaces and 4 ADA	Complied

1 space for each 3 beds 60 beds= 20 parking spaces as per Sec.24-95 (D) (1)		
Applicable Special Regulations: <ul style="list-style-type: none"> <li>Enclosed activities</li> <li>Lighting</li> </ul>	<ul style="list-style-type: none"> <li>All activities related to the permitted use are conducted entirely within an enclosed and roofed structure except for outdoor areas.</li> <li>All necessary lighting is oriented to prevent any direct glare or nuisance of any kind to adjacent properties or public right-of-way.</li> </ul>	Complied.

**Article IX Off-Street Parking and Loading**  
**Sec. 24-93 Parking Lot Design Standards**

Required	Proposed	Recommendation
Paving and Drainage: <ul style="list-style-type: none"> <li>Surfaced w/6 inch rolled rock and 1 inch weatherproof pavement</li> <li>Proper drainage</li> </ul>	<ul style="list-style-type: none"> <li>Pervious pavement</li> <li>Type "D" curbing</li> <li>Drainage provided (existing catch basins)</li> </ul>	Complied  Complied
Minimum parking space sizes <ul style="list-style-type: none"> <li>Standard 9' x 18'</li> <li>Handicapped 12' x 20' plus 5' access ramp</li> </ul>	9' x 18' 12' x 20' with 5' access ramp (inside garage)	Complied Complied
Traffic Control	Traffic Generation Statement submitted by architect Don McCleoud.	Complied

**Article XI. Landscaping**  
**Sec. 24-122**

Required	Proposed	Recommendation
Existing development shall be brought up to landscape code standards to the greatest extent reasonably possible.	Landscape plan provides significantly more landscaping areas and trees than existing site condition and has been brought up to current landscape standards	Complied

	by the greatest extent reasonably possible.	
Repair/replace as needed	Landscape restoration plan	Complied
Minimum of 25% of all required trees shall be of a palm species	Queen Palm, Pygmy Date Palm, Sabal Palm, Ribbon Fan Palm, Arcea Palm,	Complied
One tree per terminal island with at least one tree per 100 sq.ft. of said terminal islands: 2 trees	2 Gumbo Limbo trees	Complied
One tree per interior island : 2 trees	2 Gumbo Limbo trees	Complied
Trees mitigates at a 1:1 ratio	2 trees to be removed and 30 trees to be replaced	Complied

**Article X Subdivision and Floodplain Standards**

**Sec. 24-106(E)(2)(a)(2)**

Required	Proposed	Recommendation
N/A (Zone X)	N/A (Zone X)	N/A

**PLANNING AND ZONING DEPARTMENT ANALYSIS:**

The purpose of the B-2, General Business District is “to provide suitable sites for development of retail and service commercial uses of a general nature which serve the diverse consumer needs of the entire community.” The proposed residential drug/alcohol rehabilitation center and residential detoxification service is in accordance with the intent of the district. There are various uses within the City such as group homes, community residential homes, and community care facilities that serve the community with daily living assistance and care.

Parking, Traffic Circulation, and Project Impact

The existing building is being used for general and medical office. The minimum space requirements for office uses both general and medical were based on 3 or 4.5 spaces per 1,000 square footage of gross floor, respectively. Given the fact that community facilities or similar uses such as residential detoxification and rehabilitation services have fewer parking space requirements in comparison to office/medical uses, the parking requirement is less for the proposed use. The parking code requirement for a residential detox and rehab facility is one space for every three (3) beds. In total, the applicant is proposing 60 beds which requires a minimum of 20 parking spaces. The applicant proposes 48 parking spaces to be used by employees and deliveries. That is 29 spaces in the existing surface parking lot and 19 spaces in the garage. Patients will not utilize the parking as they will be transported to and from the facility by a chauffeur.

The covered driveway on the west side of the property serves as a form of ingress for the building. For the purpose of traffic circulation, vehicles can exit off the property by making a right at the

end of the terminal island and leaving through the ramp on the east side of the building. Due to the existing structure of the ramp, patients have the opportunity to be dropped off to the facility. There will be a total of up to 60 staff members for the residential detox and rehab services combined working various shifts throughout the day.

The traffic generation statement provided by the applicants and prepared by Faith Architecture and Design, states that the proposed use will generate fewer trips than the previous use of a medical office. The City's concurrency and traffic engineering consultant, Bell David Planning Group, utilized the traffic engineering review services of The Corradino Group. The Corradino Group reviewed the traffic generation statement prepared by applicant's architect, Donald McLeod. They concur that the prior use of an office building generates higher trips and traffic counts at the peak hours of projections than the proposed use of a residential rehabilitation and detoxification service. In addition, the parking space regulations in the City's Zoning Code requires that residential rehabilitation and detoxification service is contingent on the number of beds rather than the gross floor area of the building. As a result, the minimum parking space requirement and the overall traffic impact is reduced. A condition will be placed that all deliveries, other than necessary medical supplies, shall occur between the hours of 7:00 A.M. to 10:00 P.M to decrease the level of traffic impact even further. Bell David Planning Group also reviewed the concurrency requirements for potable water, sanitary sewer, solid waste, parks and recreation, and public schools and determined that they will be adequately maintained.

#### Landscaping

Projects that involve a change in parking code categories (Medical/General Office to ALF/Community Facilities) are considered a change in use of the property, which require the property to adhere to the current landscape standards to the greatest extent reasonably possible. The landscape plan shows a significant amount of pervious area and landscaping being added to the site while maintaining adequate traffic circulation, parking, and paved surfaces. In particular, the plan (Sheet LA-1) shows the addition of 13 Live Oak trees with a planting height of 18 feet, six Gumbo Limbo trees with a planting height of 18 feet, and 11 Sabal Palms with staggered planting heights ranging from 25-31 feet. To accommodate the additional landscaping and pervious area, the plan shows a reduction in the total parking space counts and the use of pervious paving materials along NE 167<sup>th</sup> Street. Added together, the proposed landscaping in the rear of the property and the additional pervious area will significantly improve the property's appearance and buffering between the facility and the adjacent high density residential.

#### Conditional Use Criteria

Pursuant to Section 24-175 of the City Code, Conditional Use applications shall be reviewed for the following standards:

- (1) The proposed use will be compatible with the existing natural environment and other properties within the neighborhood;  
*The proposed use will occupy an existing building that will be significantly improved with landscaping, a six foot privacy wall, and other site improvements. With the recommended conditions of approval, the security plan, and the significant property improvements, the*

*facility is compatible with the existing mix of high density residential and commercial uses and complements the surrounding properties.*

- (2) The proposed use will create no substantial detrimental effects on neighborhood property values;  
*The existing condition of the building is poor, the site has almost no landscaping in the rear adjacent to the residential, and there is not an adequate privacy wall buffering the adjacent high density residential. Following the improvements proposed on the site plan, the use is not expected to create negative effects on surrounding neighborhood property values as the property will be significantly improved with new landscaping, a six foot privacy wall, paving, paint, and signage. The building will be heavily secured by private security guards, cameras at all entrances, and trained and certified staff members.*
- (3) The proposed use can be accommodated by adequate community facilities such as schools, streets, parks, and utilities;  
*The proposed facility will not utilize parks or schools. The facility will have a lesser impact on roadway levels of service than the existing general/medical office use. All levels of service will be maintained.*
- (4) The proposed use will have adequate provisions for vehicular and pedestrian traffic movement, both internal to the use and in the area that will serve the use;  
*Adequate parking, above the minimum requirement, is provided. The traffic analysis indicates an acceptable level of service for the circulation and parking of the site. The anticipated traffic to and from the site will be less than the existing use so the impact on adjacent roadways will be reduced.*
- (5) The proposed use will have adequate drainage systems to service the use with particular attention to the necessity for on-site retention systems to alleviate runoff and pollution problems;  
*The drainage design submitted is adequate and meets City standards. The site plan also shows a pervious paving system to be installed along NE 167<sup>th</sup> Street to replace the existing asphalt paved surface that will increase the drainage capacity along the property frontage.*
- (6) The proposed use will have adequate setbacks, buffering, and general amenities in order to control any adverse effects of noise, light, dust, and other nuisances;  
*The site and landscape plan submitted complies with the required setbacks and buffering to control adverse effects. The proposed landscaping on the site is being brought up to the current code as reasonably practical per the Landscape Code applicability standards. The building will be heavily secured by private security guards, cameras at all entrances, and trained and certified staff members. Patients are not permitted to loiter along the front of the building and must remain in the facility during the entire stay.*

- (7) The proposed use will be located on property which is sufficient, appropriate and adequate for any reasonably anticipated expansion thereof;  
*The use is located in an existing office building that is sufficient in size to accommodate the needs of the facility. If any expansion is requested, applicable review would be required.*
- (8) Any other conditions as may be stipulated and made a requirement in granting any conditional uses, when it is considered necessary to further the intent and general welfare, including, but not limited to:
- (a) Limitations on the hours of commercial or industrial operations.  
*Hours of operation limitations: All deliveries to the property, other than necessary medical supplies, shall occur between the hours of 7:00 A.M and 10:00 P.M.*
- (b) Limitations on the number of occupants of any building at any one time.  
*Both the Building Department, through use of the Florida Building Code, and the Miami-Dade County Fire Department limit the maximum occupancy of a structure. However, the facility will be limited to a maximum of sixty (60) beds, at any time.*

**PLANNING AND ZONING DEPARTMENT RECOMMENDATION:**

The Planning and Zoning Department recommends **APPROVAL** of the project subject to the conditions contained in the attached draft resolution. The draft resolution contains the following highlights:

- Accreditation with the Joint Commission on the Accreditation of Healthcare Organizations (JCAHO) shall be maintained at all times the facility is in operation.
- The facility shall be limited to a maximum of sixty (60) beds, at any time, any increase, by more than three (3) beds, shall require submission of an amended conditional use application, pursuant to the City of North Miami Beach Zoning and Land Development Code, requiring City Council approval, public notice, and public hearings before the Planning and Zoning Board and the City Council.
- The Applicant and its successors and assigns, shall maintain all landscape and exterior hardscape features and materials on site and throughout all public improvements in good condition, replacing diseased, dying or dead plant material as necessary and repairing/cleaning/ painting all hardscape features so as to present a healthy and orderly appearance at all times.
- Dumpsters shall be serviced only by the City of North Miami Beach, its approved contractor or other vendor, with the approval of the City Public Works Department. All dumpsters shall be delivered to the trash room no later than 7 a.m. on collection days. The servicing of dumpsters and their locations shall not be visible from pedestrians or passing motorists on the sidewalks, abutting right-of-way, or adjacent streets.
- The designated outdoor smoking area on the Sheet A0.51 of the site plan shall be monitored by an operational security camera at all times and any patients utilizing this area shall be accompanied by a staff member or security guard.
- Excluding the outdoor area at the rear of the building designated on the site plan, the proposed facility shall prohibit patients, visitors, and employees from smoking, standing,

sitting, gathering, or loitering in front of the building. NO SMOKING and NO LOITERING signage shall be posted on the front façade of the building in a visible location.

- The Applicant shall have a security risk assessment conducted on the property by the NMBPD Crime Prevention Unit prior to the issuance of a Certificate of Occupancy.
- The Applicant must join the NMBPD Trespass After Warning Program.
- The facility must comply with the Florida Building Code Chapter 36 Standards for Security and Forced Entry Prevention.
- The Applicant shall provide the NMBPD with access to the facility in cases of emergency.
- The facility shall be required to have, on-site, at all times 24 hours a day, seven (7) days a week, a minimum of one security guard, and licensed qualified professionals, as required per the Florida Administrative Code.
- The Applicant shall have monitored security cameras for the outdoor area and covering the main entryway and exits into and out of the facility.
- All deliveries to the property, other than necessary medical supplies, shall occur between the hours of 7:00 A.M and 10:00 P.M.
- The Applicant shall provide three scholarships per month for individuals in need of addiction treatment. Preference for North Miami Beach residents shall be considered when awarding the three scholarships. The owner/applicant/operator will work with the North Miami Beach Police Department for referrals and will provide a report, if requested by NMPD, at the end of each calendar year, listing the amount provided, and the duration of each scholarship recipient's use of service.
- All access into the building shall be monitored by security personnel, or equipped with an audible alarm.
- The City Council shall maintain jurisdiction of this Conditional Use Permit. If deemed necessary, at the request of the City Manager, the Applicant shall appear before the City Council for a progress report. The Council reserves the right to modify the Conditional Use approval at the time of a progress report in a non-substantive manner, to impose additional conditions, to address possible problems, and to determine the timing and need for future progress reports.
- The City Council shall retain the right to call the owner, applicant, and/or operator back before them for modification of the conditional use approval should there be valid complaints about loud, excessive, unnecessary, or unusual noise, as determined by the Code Compliance Department, or if code violations have been issued to the property. Nothing in this provision shall be deemed to limit the right of the City Council to call back the owner, applicant and/or operator for other reasons and for other modifications of this Conditional Use Permit.
- If numerous incidents of crime and/or public nuisance are reported on the premises the Resolution approving the conditional use may be revoked at the discretion of the City Council.
- The Applicant, owner and/or operator, both now and in the future, shall abide by all the documents and statements submitted with this application, as well as all conditions of this Conditional Use Permit.

- Any change and/or transfer of a majority of ownership of facility operator will require the Owner/Applicant to return to City Council for approval.

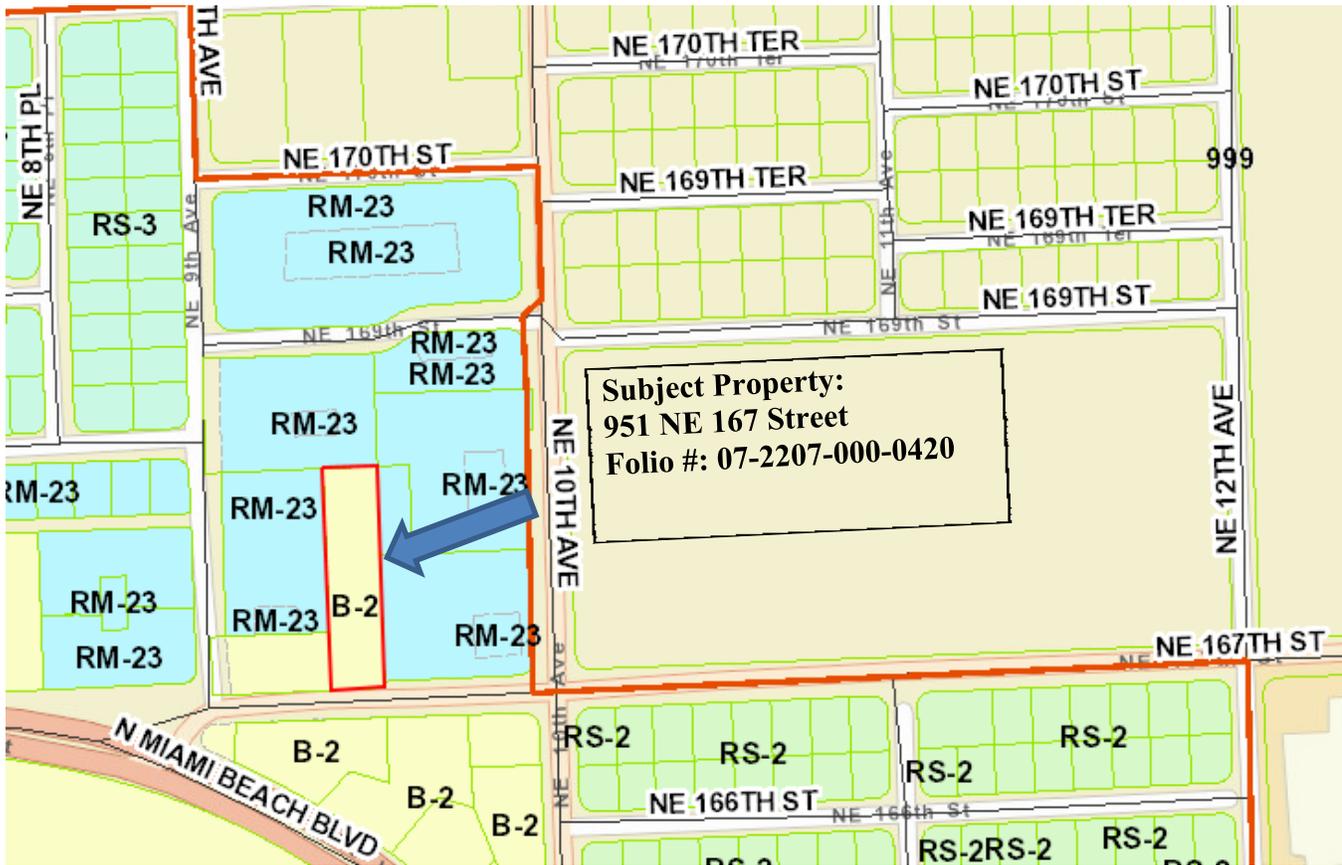
**SUBMITTAL HISTORY:**

**TRAD (June 9, 2016)**

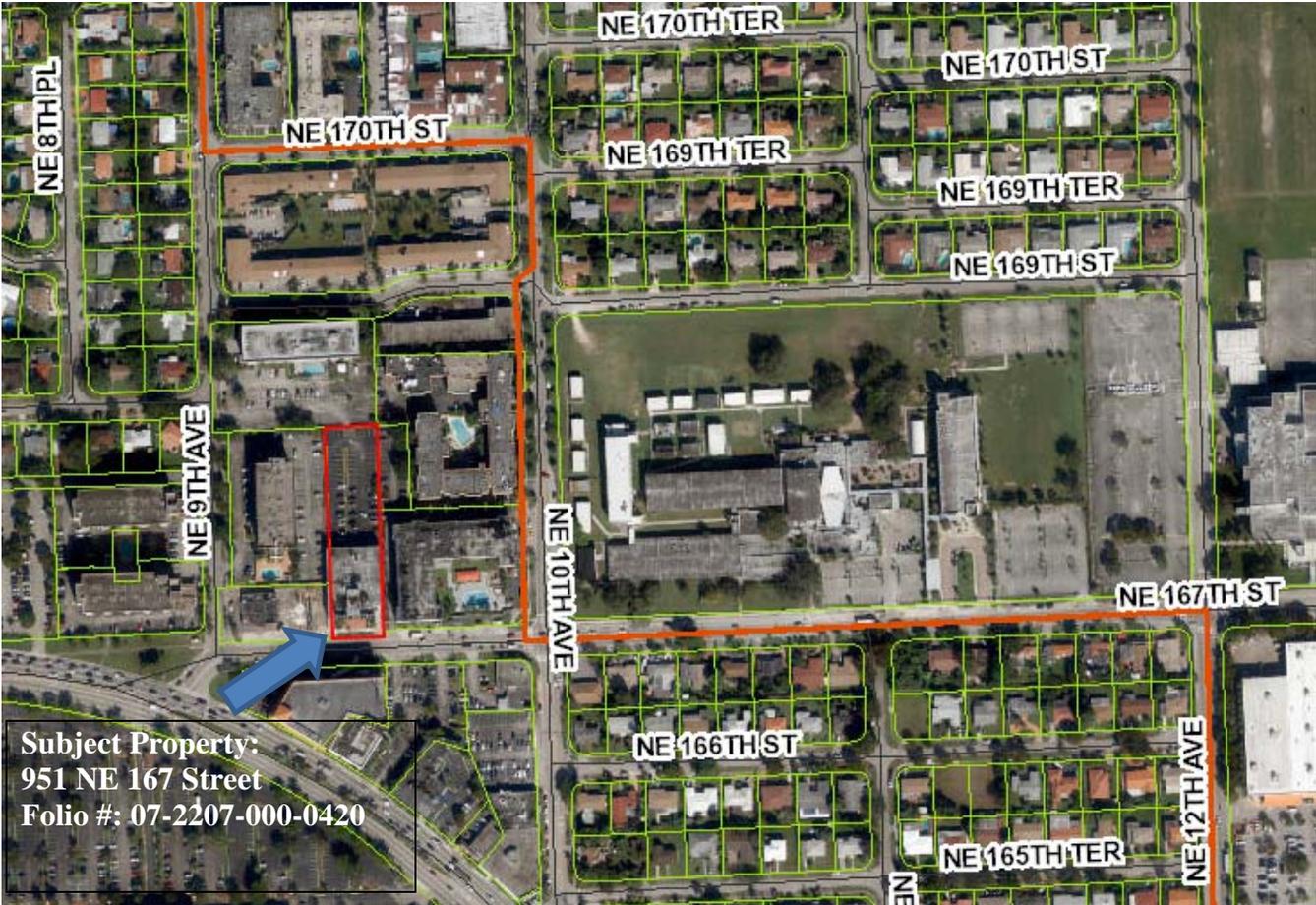
**PLANNING & ZONING BOARD, (August 8, 2016)**

**CITY COUNCIL (TBD)**

**LOCATION AND ZONING MAP**



**AERIAL MAP:**



**Subject Property:**  
951 NE 167 Street  
Folio #: 07-2207-000-0420

**ADVERTISEMENT HISTORY:**

7/26/2016



**Title:**

CITY OF NORTH MIAMI BEACH  
NOTICE OF PUBLIC HEARING

**Category:** Hearings FL

**Adnumber:** 0000136859-01

**DATE/TIME:** Monday, August 8, 6:00 P.M.

**LOCATION:** North Miami Beach City Hall, 2nd Floor, City Council Chambers 17011 NE 19th Avenue, North Miami Beach, FL 33162 PUBLIC NOTICE is hereby given that the City of North Miami Beach City Council shall consider the following public hearing item:

Conditional Use and Site Plan Approval - 951 NE 167 Street, North Miami Beach, FL:

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, GRANTING CONDITIONAL USE AND SITE PLAN APPROVAL, IN ACCORDANCE WITH SECTION 24-52(C)(6) AND 24-52(C)(12) OF THE NORTH MIAMI BEACH CODE OF ORDINANCES FOR THE CONSTRUCTION AND OPERATION OF A PROPOSED RESIDENTIAL DETOXIFICATION AND DRUG AND ALCOHOL REHABILITATION SERVICE IN AN EXISTING OFFICE BUILDING; AS PROPOSED, IN THE B-2, GENERAL BUSINESS DISTRICT AND LOCATED AT 951 NE 167 STREET, NORTH MIAMI BEACH, FLORIDA. All interested parties are invited to attend and participate in the Public Hearing(s). The items are on file and available for examination at the Community Development Department, 17050 N.E. 19 Avenue, North Miami Beach, Florida 33162-3194, Monday through Friday 8:00AM-5:00PM. Questions and written comments can be directed via email to [nmbcomdev@citynmb.com](mailto:nmbcomdev@citynmb.com), FAX - 305.957.3517, or mail to the above address or by calling 305.948.2966. Upon recommendation by the Board, the items will be scheduled for City Council consideration. Any person who receives compensation, remuneration or expenses for conducting lobbying activities is required to register as a Lobbyist with the City Clerk prior to engaging in lobbying activities before City Boards, Committees, or the City Council. Should any person desire to appeal any decision of the Board with respect to any matter considered at this meeting, that person must insure that a verbatim record of the proceedings is made, including all testimony and evidence upon which any appeal may be based (See Florida Statutes 286.0105). In accordance with the Americans with Disabilities Act, persons needing special accommodation to participate in this proceeding should contact the City Clerk no later than two (2) days prior to the proceeding. Telephone 305.787.6001 for assistance, if hearing impaired, telephone our TDD line 305.948.2909 for assistance.

7/26 16-71/0000136859M



**RESOLUTION NO. R2016-**

**A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, GRANTING CONDITIONAL USE AND SITE PLAN APPROVAL, IN ACCORDANCE WITH SECTION 24-52(C)(6) AND 24-52(C)(12) OF THE NORTH MIAMI BEACH CODE OF ORDINANCES FOR THE CONSTRUCTION AND OPERATION OF A PROPOSED RESIDENTIAL DETOXIFICATION AND DRUG AND ALCOHOL REHABILITATION SERVICE IN AN EXISTING OFFICE BUILDING; AS PROPOSED, IN THE B-2, GENERAL BUSINESS DISTRICT AND LOCATED AT 951 NE 167 STREET, NORTH MIAMI BEACH, FLORIDA.**

**WHEREAS**, the property described herein is zoned B-2, General Business District; and

**WHEREAS**, the Applicant requests conditional use approval to construct and operate a residential detoxification and a drug and alcohol rehabilitation service in an existing office building located at 951 NE 167 Street ; and

**WHEREAS**, a residential detoxification service is a service involving care that is provided on a short-term, inpatient basis, in a structured live-in environment within a hospital setting, to assist individuals to withdraw from the physiological and emergent psychological effects of substance abuse; and

**WHEREAS**, a drug/alcohol rehabilitation service treats inpatients with a structured live-in environment within a non-hospital setting that includes a 24-hours-a day, 7-days-a-week basis for treatment, rehabilitation, and transitional care; and

**WHEREAS**, the Applicant is seeking conditional use and site plan approval pursuant to Sections 24-52(C)(6) and 24-52(C)(12) for short-term inpatient residential detoxification service, not to exceed ten (10) days in duration and, in the same facility, a post-detoxification inpatient residential treatment not to exceed twenty (20) days, as permitted and licensed by the Florida Department of Children and Families; and

**WHEREAS**, Sections 24-52(C)(6) and 24-52(C)(12) of the City's Zoning and Land Development Code provide that in the B-2 General Business Zoning District for the aforementioned property, the proposed uses for residential detoxification and drug and alcohol rehabilitation services are conditionally permitted subject to meeting the standards of review set forth in section 24-175 *Conditional Uses*; and

**RESOLUTION R2015-65**

**WHEREAS**, on August 8, 2016 the Planning and Zoning Board recommended \_\_\_\_\_ of the site plan and conditional use by a vote of \_\_ to \_\_, subject to the conditions set forth and included herein below in Section 1.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of North Miami Beach, Florida.

**Section 1.** Site Plan and conditional use approval, in order to operate a residential drug and alcohol rehabilitation service and a residential detoxification service in an existing office building, on property legally described as:

THE EAST 1/3 OF THE SOUTH 2/3 OF THE WEST ½ OF THE SOUTHEAST ¼  
OF THE SOUTHEAST ¼ LESS THE SOUTH 25 FEET FOR RIGHT OF WAY, OF  
SECTION 7, TOWNSHIP 52 SOUTH, RANGE 42 EAST, ALL LYING AND  
BEING IN MIAMI-DADE COUNTY, FLORIDA

A/K/A

951 NE 167 Street  
North Miami Beach, Florida

IS HEREBY GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:

1. Unless otherwise provided, all of the below conditions shall be completed/complied with prior to the issuance of the building permit.
2. The conditions of approval for this site plan and conditional use approval are binding on the Applicant, the property owners, operators, and all successors in interest and assigns.
3. Prior to issuance of any Master Building Permit, the Applicant shall execute a covenant running with the land, binding upon its heirs, successors and assigns, subject to the approval of the City Attorney, which shall be recorded in the public records of Miami-Dade County, Florida, at Applicant's sole expense, containing all of the conditions and provisions required by this Resolution. This recorded covenant may be amended from time to time and shall be re-recorded after each amendment at the Applicant's sole expense, subject to the approval of the City Attorney.
4. Application/supporting documentation. Construction of the proposed project shall be in conformance with the following:
  1. Sketch of Survey prepared by Mojarena & Associates, Inc.
  2. Plans prepared by Faith Architecture & Design, LLC. including the following:
    - i. Cover Sheet, Sheet CS-1
    - ii. Vicinity Plan and Zoning Plan, Sheet A0.50
    - iii. Proposed Site Plan, Sheet A0.51
    - iv. Security Plan and Site Details, Sheet A0.52
    - v. New Garage Level Floor Plan, Sheet A1.10
    - vi. New 1<sup>st</sup> Floor Plan, Sheet A1.11
    - vii. New 2<sup>nd</sup> Floor Plan, Sheet A1.12
    - viii. New 3<sup>rd</sup> Floor/Roof Plan, Sheet A1.13
    - ix. Existing Exterior Elevations, Sheet A2.10
    - x. Existing Exterior Elevations, Sheet A2.11
    - xi. Planting Plan, Sheet LA-1

- xii. Planting Notes, Specifications, and Details, Sheet LA-2
- xiii. Photometric Site Plan, Sheet PH-1

5. All representations and exhibits as prepared and provided to the Community Development Department as part of the Application Submittal Package, as amended.
6. All representations proffered by the Applicant's representatives as a part of the review of the application at public hearings.
7. The Applicant shall comply with all applicable conditions and permit requirements of the Miami-Dade County Fire Department, the Water and Sewer Department, Department of Regulatory and Economic Resources, Florida Department of Environmental Protection (FDEP), Florida Department of Children and Families, the Florida Department of Transportation (FDOT) and any other applicable regulatory agency. Any operational licenses required by all applicable agencies shall be active and maintained in current status at all times.
8. Accreditation with the Joint Commission on the Accreditation of Healthcare Organizations (JCAHO) shall be maintained at all times the facility is in operation.
9. Prior to issuance of any Master Building Permit, Applicant shall provide the City Manager or designee with a draft schedule for the construction of the Project, (the "Construction Schedule").
10. Construction workers are prohibited from parking on residential streets or public parking lots. Prior to application for the Master Building Permit, the Applicant shall submit a construction parking plan providing off-street parking for construction workers during the period of construction to the City Manager or designee for review and approval. The construction parking plan shall provide: (a) Applicant's general contractor shall direct all workers to park at off street sites; (b) no workers shall park their vehicles in residential neighborhoods; and (c) Applicant shall provide reports as needed to the City Manager or designee detailing any problems and complaints regarding the parking.
11. Substantial modifications to the plans submitted and approved as part of the application may require the applicant to return to the Planning and Zoning Board and Mayor and City Council for approval. Insubstantial changes shall include proportionate reductions in residential units and parking spaces by less than 5% of the total proposed project, changes that do not alter the project more than 5% of lot coverage, setbacks, height, density and intensity calculations so long as the proposed amendment does not cause an increase in the number of average daily trips; does not alter the location of any points of ingress, egress, access and vehicular and pedestrian patterns to the site; and does not violate any condition placed upon the site plan and conditional use as originally approved. Insubstantial changes may be administratively approved by the City Manager or designee. Any de minimis amendments to the plans or site plans which cannot be resolved administratively shall be returned to the Mayor and City Council for a formal review. However, under no circumstances, may any plans, site plans, building, structure, or project be administratively altered by more than 5% lot coverage, setbacks, height limitations, as well as density or intensity calculations set forth in a previously approved site plan.
12. The facility shall be limited to a maximum of sixty (60) beds, at any time, any increase, by more than three (3) beds, shall require submission of an amended conditional use application, pursuant to the City of North Miami Beach Zoning and Land Development Code, requiring City Council approval, public notice, and public hearings before the Planning and Zoning Board and the City Council.

13. Prior to the issuance of a Master Building Permit, the City Manager or designee and the City Attorney, may refer any application for review by engineering, planning, legal, technical, environmental, or professional consultant(s) as deemed necessary. The City shall be reimbursed by Applicant for reasonable fees and charges made by such consultant(s) or professional(s) within thirty (30) days of submission of a City voucher. These fees and charges are in addition to any and all other fees required by the City.
14. The Applicant shall submit an MOT (Maintenance of Traffic) to Public Works Department staff for review and approval prior to the issuance of a building permit. The MOT shall address any traffic flow disruption due to construction activity on the site.
15. Applicant shall furnish payment and performance bonds, cash, or letter(s) of credit issued in a form and by a bank reasonably acceptable to the City to ensure Applicant's performance and/or payment of the public improvements; (the term "public improvements" does not include any voluntary proffers; however, if the City has completed the public improvements prior to issuance of the Temporary Certificate of Occupancy, the City shall be paid the sums due in cash immediately upon demand. The payment and performance bond(s) required by this Resolution shall be issued by a surety having a minimum rating of A-1 in the Best's Key Rating Guide, Property/Casualty edition, shall be subject to the approval of the City and shall include this legend: "This bond (these bonds) may not be cancelled or allowed to lapse until thirty (30) days after receipt by the City of North Miami Beach, by certified mail, returned receipt requested, addressed to: CITY MANAGER with a copy to: CITY ATTORNEY, both addressed to: 17011 NE 19 Avenue, 4<sup>th</sup> Floor, North Miami Beach, FL 33162-3111 of written notice from the issuer of the bond of its intent to cancel or to not renew." As improvements and payments are made in accordance with the terms of this Resolution, the City, in its sole discretion, may reduce or eliminate the bond amount. These rights reserved by the City with respect to any construction bond or other performance or payment bond established pursuant to this section are in addition to all other rights and remedies the City may have under this Resolution, in law or in equity.
16. No building permits shall be issued (except for signage, demolition, foundation, temporary power, construction trailers and sales center) unless the Applicant has submitted all documents required under this approval as of that date, in form and content subject to the approval of the City Attorney with the City Manager or designee, and shall have paid all professional reimbursements and other payments required by the Code of Ordinances of the City of North Miami Beach.
17. Prior to the issuance of the Master Building Permit, the Applicant shall submit plans for the construction of an appropriate barrier between the construction site and adjoining properties in order to minimize blowing of dust and construction debris. Applicant shall comply with the regulations of the Code of Ordinances the City of North Miami Beach relating to construction site operations, including but not limited to the installation of a chain link construction fence with a windscreen displaying a rendering of the Project. Applicant shall use its good faith efforts to minimize vibration and noise during construction of the Project.
18. Prior to the issuance of the Master Building Permit, the Applicant shall meet all requirements of the Department of Public Works Solid Waste Division for trash containers.
19. All City impact fees shall be paid prior to the issuance of a master building permit.
20. The Applicant and its successors and assigns, shall maintain all landscape and exterior hardscape features and materials on site and throughout all public improvements in good condition, replacing diseased, dying or dead plant material as necessary and

repairing/cleaning/ painting all hardscape features so as to present a healthy and orderly appearance at all times.

21. Dumpsters shall be serviced only by the City of North Miami Beach, its approved contractor or other vendor, with the approval of the City Public Works Department. All dumpsters shall be delivered to the trash room no later than 7 a.m. on collection days. The servicing of dumpsters and their locations shall not be visible from pedestrians or passing motorists on the sidewalks, abutting right-of-way, or adjacent streets.
22. The designated outdoor smoking area on the Sheet A0.51 of the site plan shall be monitored by an operational security camera at all times and any patients utilizing this area shall be accompanied by a staff member or security guard.
23. Excluding the outdoor area at the rear of the building designated on the site plan, the proposed facility shall prohibit patients, visitors, and employees from smoking, standing, sitting, gathering, or loitering in front of the building. NO SMOKING and NO LOITERING signage shall be posted on the front façade of the building in a visible location.
24. The Applicant shall have a security risk assessment conducted on the property by the NMBPD Crime Prevention Unit prior to the issuance of a Certificate of Occupancy.
25. The Applicant must join the NMBPD Trespass After Warning Program.
26. The facility must comply with the Florida Building Code Chapter 36 Standards for Security and Forced Entry Prevention.
27. The Applicant shall provide the NMBPD with access to the facility in cases of emergency.
28. The facility shall be required to have, on-site, at all times 24 hours a day, seven (7) days a week, a minimum of one security guard, and licensed qualified professionals, as required per the Florida Administrative Code.
29. The Applicant shall have monitored security cameras for the outdoor area and covering the main entryway and exits into and out of the facility.
30. All deliveries to the property, other than necessary medical supplies, shall occur between the hours of 7:00 A.M and 10:00 P.M.
31. The Applicant shall provide three scholarships per month for individuals in need of addiction treatment. Preference for North Miami Beach residents shall be considered when awarding the three scholarships. The owner/applicant/operator will work with the North Miami Beach Police Department for referrals and will provide a report, if requested by NMPD, at the end of each calendar year, listing the amount provided, and the duration of each scholarship recipient's use of service.
32. All access into the building shall be monitored by security personnel, or equipped with an audible alarm.
33. The City Council shall maintain jurisdiction of this Conditional Use Permit. If deemed necessary, at the request of the City Manager, the Applicant shall appear before the City Council for a progress report. The Council reserves the right to modify the Conditional Use approval at the time of a progress report in a non-substantive manner, to impose additional conditions, to address possible problems, and to determine the timing and need for future progress reports.
34. The City Council shall retain the right to call the owner, applicant, and/or operator back before them for modification of the conditional use approval should there be valid complaints about loud, excessive, unnecessary, or unusual noise, as determined by the Code Compliance Department, or if code violations have been issued to the property.

Nothing in this provision shall be deemed to limit the right of the City Council to call back the owner, applicant and/or operator for other reasons and for other modifications of this Conditional Use Permit.

35. If numerous incidents of crime and/or public nuisance are reported on the premises the Resolution approving the conditional use may be revoked at the discretion of the City Council.
36. The Applicant, owner and/or operator, both now and in the future, shall abide by all the documents and statements submitted with this application, as well as all conditions of this Conditional Use Permit.
37. Any change and/or transfer of a majority of ownership of facility operator will require the Owner/Applicant to return to City Council for approval.

**Section 2.** The City Council makes the following FINDINGS OF FACT based upon the substantial competent evidence provided:

The requested conditional use is compatible with the existing natural environment and surrounding properties, does not create substantial detrimental effects on the neighborhood property values, can be accommodated by existing community facilities, has adequate provisions for vehicular and pedestrian traffic movement, has adequate drainage systems for the proposed use, complies with the required setbacks and buffering to control possible adverse effects, and is located in an area which is sufficient, appropriate and adequate for the proposed use and reasonable expansion.

**Section 3.** Pursuant to Section 24-175(C) of the Code of Ordinances of the City of North Miami Beach, the applicant must obtain a Business Tax Receipt within one year of the issuance of a Certificate of Occupancy or within one year of conditional use approval, whichever is longer. This may be extended administratively for good cause for one six-month period by the City Manager or designee. This period may be extended by the Mayor and City Council for good cause.

**APPROVED AND ADOPTED** by the City Council of the City of North Miami Beach, Florida at regular meeting assembled this \_\_\_ **day of** \_\_\_\_\_, **2016**.

[SIGNATURE PAGE TO FOLLOW]

ATTEST:

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PAMELA L. LATIMORE  
CITY CLERK

(CITY SEAL)

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GEORGE VALLEJO  
MAYOR

APPROVED AS TO FORM &  
LANGUAGE & FOR EXECUTION

---

JOSE SMITH  
CITY ATTORNEY

SPONSORED BY: Mayor and City Council

# FROMBERG, PERLOW & KORNICK, P.A.

20295 N.E. 29<sup>th</sup> Place  
Suite 200  
Aventura, Florida 33180

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Jennifer Levin, Of Counsel  
Attorney-at-Law and Civil Law Notary  
jlevin@fpk-law.com

Telephone: 305-933-2000  
Facsimile: 305-936-0101

May 24, 2016

(Revised July 13, 2016, and August 2, 2016)

Mr. Richard Lorber  
Community Development Director  
City of North Miami Beach  
17050 NE 19<sup>th</sup> Avenue  
North Miami Beach FL 33162

Re: Application for Conditional Use by VKJJ Alliance, L.L.C., a Florida limited liability company ("Applicant")  
Olympic Professional Office, 951 N.E. 167<sup>th</sup> Street, North Miami Beach FL 33167 ("Property")

Dear Mr. Lorber:

As you are aware, this law firm represents the Applicant, the owner of the Property referenced above. The Applicant will act as the landlord and shall also be one of the owners of the Facility, defined below. We hereby respectfully submit this Letter of Intent in connection with:

1. An application for site plan approval for the renovation of an existing building located upon the Property; and
2. Applications for conditional uses of the Property, which is zoned B-2 General Business District, pursuant to Section 24-52 of the Code. The conditional uses applied for are:
  - a. "Residential detoxification services" conditional use permitted under Subsection 24-52(C)(12) of the Code; and
  - b. "Drug/alcohol rehabilitation service, *including* residential detoxification service" as permitted under Subsection 24-52(C)(6) of the Code (emphasis added).

A "residential detoxification service" is defined as "[a] service involving care that is provided on a short-term (duration not to exceed ten (10) days), inpatient basis, in a structured live-in environment within a non-hospital setting, to assist individuals to withdraw from the physiological and emergent psychological effects of substance abuse." Section 24-22, Code of Ordinances of the City of North Miami Beach ("Code").

Based on the foregoing, Applicant is requesting that it be permitted to provide residential detoxification services for a period not to exceed ten (10) days followed by residential drug/alcohol rehabilitation services not to exceed twenty (20) days.

## A. Services.

1. **Residential Detoxification Services** (the Property together with the services and operations to be provided thereon are collectively "Facility") treat the early stages of the rehabilitation process and continuum of care from drug and alcohol abuse. Clients requiring detoxification will be admitted to the highest level of substance

abuse care<sup>1</sup> permitted in a facility of this type utilizing a “process consisting of medical and psychological procedures and a supportive counseling regimen assisting Clients in managing toxicity and withdrawing and stabilizing from the physiological and psychological effects of substance abuse impairment”<sup>2</sup>. The average length of detoxification is seven (7) days. However, Applicant understands that a Client’s stay is limited to no more than ten (10) days for **residential detoxification services** and the Facility will make arrangements to appropriately retain Clients for **drug/alcohol rehabilitation services** post-detoxification or to transfer or discharge Clients within said ten- (10) day period.

2. **Drug/Alcohol Rehabilitation Services** to be provided post-detoxification shall consist of inpatient residential treatment if the Client meet the criteria. The residential post-detoxification treatment provides a “structured, live-in environment within a non-hospital setting on a 24-hours-a-day, 7-days-a-week basis, and includes treatment, rehabilitation, and transitional care”<sup>3</sup>.

It is generally in the patients’ best interests to remain at the Facility post-detoxification as they often are not well enough to transition to an appropriate facility providing lower levels of care. Remaining at the Facility will also permit Clients to receive group and individual sessions with licensed clinicians who are overseen by a licensed and often Ph.D.-level Clinical Director. Due to post-acute withdrawal symptoms, treatment in this environment is extremely important as the Facility will have the medical capabilities and staff to address everything the Client may desire or need, all while providing a top level clinical program that would not be offered at a lower level care facility. This transition is vital to patients’ recovery due to vulnerability to relapse at this stage as they are withdrawing from alcohol, detox medications, narcotics and possibly other addictive substances.

B. **Operations.**

1. **General.** The Facility’s business operations will be overseen by Danny Shiff and Adam Adler whose resumes are attached hereto as Exhibit “A”. Messrs. Shiff and Adler have been business partners for over ten (10) years and have gained vast knowledge in the operation of facilities providing mental health and substance abuse. Messrs. Shiff and Adler collectively founded Holistic Recovery Centers (“HRC”) ([www.holisticrecoverycenters.com](http://www.holisticrecoverycenters.com)) in 2012, growing it from concept into a company, now with over sixty (60) employees and over fifty (50) world-wide clients per month on average. HRC outgrew its first facility that opened in 2012 and moved to 150 NW 168<sup>th</sup> Street in North Miami Beach.

HRC is a Dual Diagnosis Mental Health and Substance Abuse facility and is licensed for various levels of care by the Department of Children and Families (DCF). It is also accredited by the Joint Commission on the Accreditation of Healthcare Organizations (JCAHO), the highest level of accreditation possible for a facility of its type. The Facility will be an off-shoot of HRC operating in a similar manner but tailored to the specific requirements of the level of care provided at the Facility and its Clients.

All Clients will come to the Facility on a **volunteer basis** meaning that none will come to Facility on a mandatory court-directed basis, or otherwise. In addition to the detoxification and post-detoxification services, the Facility shall deliver a host of luxury amenities so the Clients feel comfortable and as though they are at home. Those amenities include, among other things, fully prepared meals, televisions in every room, maid service, and laundry service. The Facility will be open 365 days a year.

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<sup>1</sup> Medical services are provided on a continuum based upon different levels of care such as, for example, simple outpatient care to hospitalization.

<sup>2</sup> As described by the Department of Children and Families, SAMH Program Office, Substance Abuse and Mental Health Program Office, Zoning Verification form for Substance Abuse License.

<sup>3</sup> *Id.*

2. **Licenses**. Attached as Exhibit "B" is the basic zoning form the Florida Department of Children and Families ("DCF") often requests. However, this can only be submitted/applied for once Applicant receives the North Miami Beach City conditional use zoning approval.
  - a. **License for Providing Detoxification Services**. Please see Exhibit "B" which can only be submitted/applied for once Applicant receives the North Miami Beach City conditional use zoning approval.
  - b. **License for Providing Post-Detoxification Services**. Please see Exhibit "B" which can only be submitted/applied for once Applicant receives the North Miami Beach City conditional use zoning approval.
3. **Typical Patient Schedule**.
  - a. **Typical Patient Schedule during Detoxification**. Clients spend the majority of the day sleeping in their suites. The Medical Director, Doctors and Nurses monitor the Clients 24/7, no Client is ever left unmonitored. Due to the extreme drug use prior to needing detoxification, Clients begin a medically-approved taper and are weaned down day-after-day. Clients receive medications anywhere from three (3) to four (4) times daily, all based on medical necessity. A Client's daily schedule includes three (3) meals, snack time, and an hour window to meet with a therapist. There are no physical activities, but a Client would have the option to book a massage (detox is grueling on the body, and it is imperative to restore the body). The Facility will offer arts and crafts, movies, an indoor game room with Xbox and PS4, and a quiet library for reading.
  - b. **Typical Patient Schedule Post-Detoxification**. Clients will likely be finished with their medication taper at this stage of the process. Clients will be required to attend twenty (20) hours of group therapy, along with one (1) individual session per week. The Facility's model will be more individualized than others, and it will offer more than one (1) individual session with a licensed clinician to get to the core issues as to why the individual uses drugs. Clients will likely still be taking medications for depression, anxiety, etc., and such medications will be given anywhere from two (2) to four (4) times daily. A Client's daily schedule includes three (3) meals and snack time. There are no physical activities, but a Client would have the option to book a massage (detox is grueling on the body, and it is imperative to restore the body). The all-in-one Facility is imperative to this level of care as transitioning back into the community after ten (10) days of detoxification can be detrimental to the Client's wellbeing. The Facility will recommend twenty (20) days of in-patient residential treatment to medically monitor the Client as well as treat the Client via group and individual therapy to mitigate the risks of relapse when graduating from this level of care.
4. **Staff**.
  - a. **Professional/Health Care Staff**. The Facility shall have 24/7/365 full-time staff including an appropriate combination of physicians, psychiatrists and board certified addiction specialists, Registered Nurses, Advanced Practical Registered Nurses, Licensed Practical Nurses, Clinical Social Workers and licensed mental health counselors.
  - b. **Safety and Security**. No Client shall drive to or from the Facility or park on the Property, and Clients shall not leave the Facility until final discharge. The Facility shall have chauffeurs available 24/7/365 for Client transportation.

Clients will be monitored 24/7 via the Medical Director, Doctors and Licensed Nurses. Security and further monitoring is done by Certified Behavioral Health Technicians that have been trained to observe, report and deescalate any situation. Furthermore, the Facility will have on-site security guards that will monitor/rove the perimeter of the facility as well as the interior. The Property, inside and out, shall be fully-

secured and monitored via cameras at every angle and Certified Behavioral Health Technicians/security guards, 24/7/365. The Property shall be fenced-in and gated to protect the Facility and Clients. Client safety is #1.

In addition to the above, many Clients prefer anonymity, and the Facility must protect the patients' identities under the Health Insurance Portability and Accountability Act (HIPAA) as it will be HIPAA-compliant.

5. **Parking.** Underground parking shall be utilized for staff. As mentioned above, Clients do not drive themselves in. They will be transported by the Facility (typically Clients fly in and are picked up at the airport, local Clients are picked up). The current outdoor parking spaces would become a "garden" area. Applicant requests that it be permitted to convert the outdoor parking into a beautifully landscaped area with trees, grass and a very lush outdoor space to bring tranquility and a relaxing environment to our patients and facility brand.
  6. **Outdoor Patient Activities.** Patients will mostly be quite ill while at the Facility. Consequently, any outdoor use of the Property shall be passive. Clients shall always be accompanied by a staff member while outdoors. Clients do not have set outdoor activities. Clients will, however, go outdoors to smoke as smoking shall be prohibited indoors. Due to the extreme drug use prior to admitting into detoxification, Clients are very worn down and tired. Sleep makes up the majority of the Client's day, as well as meeting with the medical/clinical team. Clients will be allowed to get fresh air and sit outside for a few moments, as never allowing them outdoors would be unjust. However, Clients will only be allowed outdoors with a Certified Behavioral Health Technician. The South Florida sun is very tough while on a medication taper, and Clients become dehydrated very easily. Consequently, Clients would not be permitted to spend too much time outdoors as a result. At no time, however, shall all or a significant number of Clients and/or staff be outside at one time. The Facility will be run as a very tight ship where patient safety and accountability is paramount.
- C. **Scholarships.** As previously mentioned, all Clients will come to the Facility on a volunteer basis. HRC typically awards three individual scholarships per month covering 100% of the treatment costs which are valued at approximately \$75,000 per patient. Applicant also intends to offer scholarships to persons in need at the new Facility in amounts to be determined.
- D. **Success Rate.** According to Messrs. Adler and Shiff, addiction relapse rates in the country are roughly ninety percent (90%); hence, there is an average success rate of ten percent (10%). HRC's relapse success rate of thirty-four percent (34%) is, therefore, over three (3) times greater than the national average. HRC attributes this to the hand-selected licensed clinical staff as well as the most comprehensive program found in this field. It is anticipated that the success of HRC will carry-over to the Facility as evidenced by its proven track record.
- E. **Code Requirements.** As provided in Subsection 24-175(A)(5) of the Code, an application for a conditional use shall include "a statement as to why the requested use will not create any adverse effects upon surrounding properties, and how it adheres to the review standards and guidelines set forth" in Subsection 24-175(B) of the Code, which sets forth the conditional use review standards ("Standards"). Each of the Standards is addressed immediately below.
- (1) *The proposed use will be compatible with the existing natural environment and other properties within the neighborhood:* The building ("Building") currently known as the "Olympic Professional Office" is currently located upon the Property. The Applicant will paint the Building, up-grade the landscaping and install gates and a camera security system outside of the Building upon the Property as depicted upon the Site Plan, submitted simultaneously herewith. The Applicant will also include inconspicuous signage at the front of the Property. The interior of the Building shall also be renovated and up-graded appropriately. None of the proposed modifications will change the current compatibility of the Property with the natural environment and other properties within the neighborhood; and, in fact, they will enhance the environment and neighborhood.

- (2) The proposed use will create no substantial detrimental effects on neighborhood property values: The Facility will not only not detrimentally affect neighborhood property values, it will increase them. The Facility will be extremely high-end and luxurious. Furthermore, it will create jobs for the community, as it is anticipated that approximately thirty (30) to fifty (50) staff members will be required within a short time after opening. As mentioned previously, the HRC treatment program has already achieved the highest level of accreditation—the Joint Commission on the Accreditation of Healthcare Organizations (JCAHO), and it is anticipated the Facility shall also obtain such accreditation. Such a prestigious designation will only have a positive effect on property values and on the neighborhood.
- (3) The proposed use can be accommodated by adequate community facilities such as schools, streets, parks, and utilities: The Facility shall not require use of schools or parks. The building located upon the Property contains approximately 32,045 square feet of floor area. There are currently multiple tenants many of which are medical offices with patients entering and exiting the Property throughout the day. Conversely, the Facility shall initially contain approximately sixty (60) beds, thirty (30) for the detoxification program and thirty (30) for post-detoxification treatment. As noted above, it is also anticipated that there shall be between thirty (30) and fifty (50) staff members required within a short time after opening. Consequently, there shall be no strain on existing utilities which are sufficient for the proposed conditional use. Furthermore, once Clients have been admitted to the Facility, they do not leave the Property until discharged. As a result, traffic going to and from the Property shall be less than occurs under the current office building use. There will be no use of the Property other than the Facility.
- (4) The proposed use will have adequate provisions for vehicular and pedestrian traffic movement, both internal to the use and in the area which will serve the use: As stated above, the Clients, once admitted shall not leave the Property until released. Therefore, the effect upon vehicular and pedestrian traffic movement shall be less than at the current time.
- (5) The proposed use will have adequate drainage systems to service the use with particular attention to the necessity for on-site retention systems to alleviate runoff and pollution problems: There are no special requirements related to the conditional use of the Property that would require modification to the existing drainage systems, including on-site retention systems.
- (6) The proposed use will have adequate setbacks, buffering, and general amenities in order to control any adverse effects of noise, light, dust, and other nuisances: There are no special requirements related to the conditional use of the Property that would affect noise, light, dust or other nuisances and the current setbacks, buffering and general amenities are sufficient.
- (7) The proposed use will be located on property which is sufficient, appropriate and adequate for any reasonably anticipated expansion thereof: There is no expansion anticipated at the current time. Applicant understands that if expansion is desired in the future that compliance with the Code will be required at that time.
- (8) Any other conditions as may be stipulated and made a requirement in granting any conditional uses, when it is considered necessary to further the intent and general welfare: The approval of the Facility shall run with the land in perpetuity as required by the City.

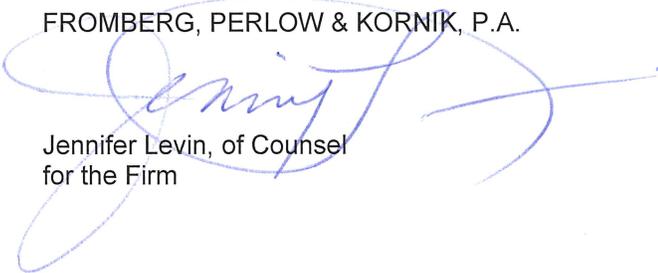
Mr. Richard Lorber  
Community Development Director  
City of North Miami Beach  
May 24, 2016 (revised July 13, 2016 and August 2, 2016)  
Page 6

We submit that the requested approval of the residential detoxification services and drug/alcohol rehabilitation service, including residential detoxification service, conditional uses are consistent with the Code. Further, these provisions of the Code are consistent with the applicable state public health laws and rules adopted by the Department of Children and Family Services in accordance with § 381.0016, Florida Statutes.

Thank you for your consideration of the application made by the Applicant. We look forward to a favorable review. If we can provide you with additional information or documents, please do not hesitate to call me at (305) 933-2000.

Very truly yours,

FROMBERG, PERLOW & KORNIK, P.A.



Jennifer Levin, of Counsel  
for the Firm

enc.  
cc: VKJJ Alliance, L.L.C.  
Messrs. Adam Adler and Danny Shiff

**COMPOSITE EXHIBIT "A"**

**RESUMES**

## Daniel Shiff

17875 Collins Ave. Unit 3701| Sunny Isles Beach, FL 33160 | 786-282-5410 |  
Dannys@holisticrecoverycenters.com

### **International Commercial and Residential Real estate**

Since 2003, Daniel Shiff has been in charge of day-to-day management for DZD Holdings, a Miami-based investment firm focusing on commercial real estate, residential rehabilitation and vacant land tract opportunities. Prior to that he was with London-based Danorad LTD, where he ran the firm's acquisition, development and management divisions for residential assets. While with LGI Ltd., which he founded for the acquisition, he worked in development and management of residential apartments in central London.

### **Work Experience**

**Holistic Recovery Centers, North Miami Beach/Hollywood FL, 1/1/12 to Present**

#### ***Highlights:***

Co-Founded HRC, currently sits as the President of the company. Manages all financial aspects as well as oversees the day to day operations.

**DZD Holdings, North Miami, FL 33160, President, 1/01/03 to Present**

#### ***Highlights:***

### **Current Projects:**

Key Largo- Co-owner of a three-acre site on the ocean for future development of 22 luxury apartments, with a focus on fractional condominium ownership.

International City Building-owner of a 40,000 square foot medical and office building, complete renovation from the ground up.

Palmetto Gardens Plaza- Managing and overseeing the renovation and development of 107,000 square feet of commercial retail space on the Palmetto Parkway in Miami Gardens.

Orlando-Currently renovating 360 apartments, full scale leasing project and management implementation

### **Education**

Daniel Shiff holds a BSC in economics from University College London (UK)

## ADAM ADLER

419 Poinciana Drive, Hallandale Beach, FL 33009 | 954-295-7959 | Adam  
a@holisticrecoverycenters.com

### **Entrepreneur and Investor**

A serial entrepreneur with over 10 years' experience all at top level management and ownership. Primarily investing his own capital and building brands from the ground up. Beginning his career developing a patented algorithmic software as the base for his social networking company, Adam developed and saw this to acquisition. In 2002 Adam funded the concept of a new delivery system for drug actives, using Oral Thin Film (OTF). Assembling a team of the best molecular scientists, mostly Merck and Amgen biochemists and formulators, purchasing and building a 15 million dollar, 30,000 sq. ft. FDA/cGMP approved facility in Oxnard CA, Adam was a pioneer in the OTF space. Adam structured deals with Schering-Plough, Chloraseptic, Pedialyte and the company's own brand consisting of Energy, Electrolyte, Melatonin and Hangover strips. Adam secured Shaquille O'Neal and Maria Sharapova as the main endorsement partners. This is where Adam's passion for biotech really began. His sports background allowed him to take brands and bring in global icons around a strategic marketing plan activating the world's most iconic athletes and celebrities. Adam developed a revolutionary technology in 2009. Using sublingual and transdermal absorption, Adam's company Fuse Science completely changed the way consumers receive vitamins, electrolytes, nutrients and medicines. Going direct to the bloodstream, bypassing the GI Tract, the platform technology is a game-changer. Adam self-funded this company privately for over 2 years, developing the product line and securing the IP. As Chief Executive Officer, Adam grew the company rapidly, seeing its market cap increase from \$500,000 to over \$100,000,000. Adam put together one of the most impressive lists of athlete partners on the planet, signing Tiger Woods (including the rights to his bag for 5 years), Andy Murray, Tyson Chandler, Paul Pierce, Big Papi David Ortiz, Jose Bautista, Arian Foster, Paul Rodriguez and many others. Adam's deep rooted relationships with the world's top athletes and celebrities are his core group of friends along with business partners. Adam hand picked a Fortune 25 management team, hiring the President of SC Johnson, CEO of Footlocker, Chief Scientific Officer for Johnson & Johnson, Clinical Director at Merck, Head of Duke Sports Medicine and had 100 people working under him. Adam brought Daymond John and Shark Branding in as partners as well. Adam has placed products in over 100,000 locations, including Walgreens, CVS, Sports Authority, Dick's, Duane Reade, 7-11, GNC, Walmart, Target, Costco, Vitamin Shoppe, and many others. Adam has participated in IPO's, Reverse Mergers, M&A's and Joint Ventures. Adam has also negotiated millions of dollars in licensing perpetuities. In late 2012, Adam founded Holistic Recovery Centers, a Mental Health and Substance Abuse company. Currently Adam is the Chief Executive Officer of HRC. Holistic Recovery is a Joint Commission Accredited organization, the highest level of accreditation achievable. Adam licensed the organization with the Department of Children and Families as well as JCAHO. Adam has a vast understanding of licensing, policies and procedures as well as rules and regulations from a State, Federal and Insurance payor's demands. Mr. Adler works with nearly every major insurance carrier on expectations and compliance targets to ensure HRC operates at the highest level of patient care. Adam grew HRC from inception to over 1000 patients yearly. HRC's holistic and individualized approach, coupled with its well-rounded multi-disciplinary treatment modalities are unlike any other facility of its kind in the nation. Adam oversees all financial aspects as well as manages the day to day operations including programming, clinical execution and real estate.

## **Work Experience**

**Holistic Recovery Centers, North Miami Beach/Hollywood FL, 1/1/12 to Present**

### ***Highlights:***

**Founder and CEO**, Holistic Recovery Centers is a Dual Diagnosis DCF and JCAHO accredited Mental Health and Substance Abuse Facility. Managing all staff and client care, clinical programming, finance/operations, licensing and all insurance company communication.

**Fuse Science, North Miami FL/Oxnard CA, 1/1/08 to 1/1/12**

### ***Highlights:***

**Founder and CEO**, Developed and patented a revolutionary technology using sublingual and transdermal absorption, Fuse Science completely changed the way consumers receive vitamins, electrolytes, nutrients and medicines. Going direct to the bloodstream, bypassing the GI Tract, the platform technology is a game-changer. Building a 15 million dollar, 30,000 sq. ft. FDA/cGMP approved facility in Oxnard CA, Fuse Science worked with world-renowned celebrities and athletes to build its consumer product line around its delivery technology platform. Adam signed and negotiated every athlete deal, distribution channel, oversaw all product manufacturing, FDA compliance and audits as well as all financial and public obligations (including major media).

## **Education**

Adam Adler graduated in 2007 from the University of South Carolina with dual-Bachelor's Degrees in Sports & Entertainment Management as well as Business Finance

EXHIBIT "B"

LICENSING

Substance Abuse and Mental Health Program Office

ZONING VERIFICATION

For
Substance Abuse License
(This form was developed to assist agencies, it is not mandatory)

Name of Facility located at Address of the Facility

has applied to The Department of Children and Families, SAMH Program Office to provide the following services.

X Detoxification

Outpatient Detoxification Services: There is no overnight stay

Residential Detoxification Services ( Beds)

(Detoxification is a process which uses medical and psychological procedures and a supportive counseling regimen to assist clients in managing toxicity and withdrawing and stabilizing from the physiological and psychological effects of substance abuse impairment. - Outpatient Detoxification services provides individual counseling for clients by appointment during scheduled operating hours, with an emphasis on managing detox on an outpatient basis without need for 24 hour care or supervision.)

Outpatient Substance Abuse Treatment Services:

Outpatient Services

Intensive Outpatient

Intervention

Day/Night Treatment Services

Prevention

Aftercare Services

Day/Night with Community Housing: Clinical Services Only

(Outpatient & Day/Night Services provides individual, group, or family counseling for clients by appointment during scheduled operating hours, with an emphasis on assessment and treatment. There is no overnight housing provided) NO OVERNIGHT AND/OR HOUSING ARE INCLUDED IN OUTPATIENT, INTENSIVE OUTPATIENT, OR DAY/NIGHT SERVICES

X Residential Substance Abuse Treatment Services

(Residential services provide a structured, live-in environment with in a non-hospital setting on a 24-hours -a-day, 7-days-a-week basis, and includes treatment, rehabilitation, and transitional care.)

Residential Level V

(Residential Level 5 is a structured, live-in environment where individuals live while undergoing therapeutic services at an alternative location-no therapeutic services are provided or allowed on site.)

Methadone Outpatient Treatment Services

(Medication and methadone maintenance treatment that uses methadone or other medication as authorized by state and federal law, in conjunction with medical, rehabilitative, and counseling services in the treatment of clients who are dependent upon opioid drugs.)

Please indicate below if the services indicated can be provided at the location specified in accordance with your municipality's zoning codes.

Yes, The above area is zoned for the services indicated.

No, the above area is not zoned for the services indicated.

Additional Comments/Restrictions:

Signature:

Date:

Municipality: Phone:

PLEASE ATTACH BUSINESS CARD OF MUNICIPALITY REPRESENTATIVE WHO SIGNS FORM.



General information

Property/project name: Levels Recovery Submittal date May 24, 2016
Street address(es) of the property: 951 N.E. 167th Street
Proposed use: Detox Facility
Applicant(s)/agent(s): VKJJ Alliance LLC.

Application request

The undersigned Applicant(s)/Agent(s)/Property Owner(s) request City of North Miami Beach consideration and review of the following application(s). Please check all that apply.

- Abandonment and Vacations
Annexation
Comprehensive Plan Map Amendment - Small Scale
Comprehensive Plan Map Amendment - Large Scale
Comprehensive Plan Text Amendment
Conditional Use
Conditional Use - Special Limited
Development Agreement
Development of Regional Impact
Development of Regional Impact - Notice of Proposed Change
Planned Unit Development
Plat/Replat
Site Plan
Variance
Zoning Code Map Amendment
Zoning Code Text Amendment
Other:

Project information

Street address(es) of the property: 951 N.E. 167th St.
Legal description: Lot(s) The east 1/3 of the south 2/3 of the west 1/2 of the southeast 1/4 of the southeast 1/4 less the south 25 feet for right of way of section 7 Township 52 South, Block(s) Range 42 East, all lying and Section(s) being in Miami Dade, Florida.
Property folio numbers (list all numbers) 07-2207-000-0420



Property owner name(s): VKJJ Alliance LLC  
 Property owner(s) mailing address(es): 2627 N.E. 203<sup>rd</sup> St #202 Aventura FL 33180  
 Telephone: Business 305-682-4991 Fax 305-682-4992  
 Other \_\_\_\_\_ Email Richard Faith @ Exp. management

Applicant(s)/agent(s): VKJJ Alliance LLC  
 Applicant(s)/agent(s) mailing address: 2627 N.E. 203<sup>rd</sup> St. #202 Aventura, FL 33180  
 Telephone: Business 305-682-4991 Fax 305-682-4992  
 Other \_\_\_\_\_ Email Richard Faith @ Exp. management

**Proposed site data and land use(s) information**

Please complete and/or respond to all requested information. If "Not Applicable," please note NA.

Current Comprehensive Plan Land Use designation(s): Business  
 Current Zoning District designation(s): B2  
 Proposed Comprehensive Plan Land Use designation(s) (if applicable): NA  
 Proposed Zoning District designations(s) (if applicable): NA.

*Proposed non-residential land uses (list of intended uses), gross square footage, required parking and parking provided.*

Use: <u>Detox Facility</u>	Square footage: _____	Required parking: <u>20</u>	Parking provided: <u>56</u>
Use: _____	Square footage: _____	Required parking: _____	Parking provided: _____
Use: _____	Square footage: _____	Required parking: _____	Parking provided: _____
Use: _____	Square footage: _____	Required parking: _____	Parking provided: _____
Use: _____	Square footage: _____	Required parking: _____	Parking provided: _____
Use: _____	Square footage: _____	Required parking: _____	Parking provided: _____
Non-residential totals:	Square footage: _____	Required parking: _____	Parking provided: _____

*Residential unit size, number by unit type, gross square footage by type, required parking and parking provided:*

Unit size: Studio: _____	One-bedroom: _____	Two-bedroom: _____	Three-bedroom: _____
Studio: _____	Square footage: _____	Required parking: _____	Parking provided: _____
One-bedroom: _____	Square footage: _____	Required parking: _____	Parking provided: _____
Two-bedroom: _____	Square footage: _____	Required parking: _____	Parking provided: _____
Three-bedroom: _____	Square footage: _____	Required parking: _____	Parking provided: _____
Residential totals:	Square footage: _____	Required parking: _____	Parking provided: _____



Site data information:

Total lot area (square footage/acreage): 46,609 sq ft Lot width: 110.39 Lot depth: 422.77  
Setbacks: Front: 40 Rear: 240 Side: 0 Side (Interior): 0  
Building height (feet/inches): 36 Number of floors: 3  
Minimum pervious area: Req 20% Actual Maximum lot coverage: \_\_\_\_\_  
Total required parking: 20 Parking provided: 56 Additional parking: \_\_\_\_\_

Supporting information

A Preapplication Conference is required with the Community Development Staff in advance of application submittal to determine the information necessary to be filed with the application(s). Staff will advise and check the required items at the Preapplication Conference. If necessary, attach additional sheets to application. Staff reserves the right to request additional information as necessary throughout the entire City review process.

- Aerial.
- Affidavit providing for property owner's authorization to process application.
- Annexation supporting materials.
- Application fees.
- Application representation and contact information.
- Appraisal.
- Architectural/building elevations (color).
- Architectural/building elevations architectural elements (color).
- Building floor plans and roof plan.
- Comprehensive Plan analysis.
- Comprehensive Plan text amendment justification.
- Concurrency review application.
- Department of Transportation Driveway Connection Permit
- Drainage Plan.
- Elevations.
- Encroachments plan.
- Environmental assessment.
- Exterior architectural materials board.
- Landscape plan.
- Land use map (subject property outlined).
- Lighting plan.
- Liquor survey (for only review of location of lounge, bar, or package liquor store).
- Lobbyist form (City form).
- Massing model and/or 3D computer model.

- Ordinances, resolutions, covenants, development agreements, etc. previously granted for the property.
- Parking study.
- Photographs (color) of property, adjacent uses and/or streetscape.
- Plat.
- Property owners list, including a typewritten list and 2 sets of self-adhesive labels of all properties within 500 feet.
- Property survey and legal description.
- Public Realm Improvements Plan for mixed use projects.
- Public school preliminary concurrency analysis (residential land use/zoning applications only).
- Sign master plan (colored).
- Site plan and supporting information.
- Statement of use and/or cover letter.
- Streetscape master plan.
- Text amendment justification.
- Traffic accumulation assessment.
- Traffic impact statement.
- Traffic impact study.
- Traffic stacking analysis.
- Utilities consent.
- Utilities location plan.
- Vegetation survey.
- Warranty Deed.
- Zoning Code text amendment justification.
- Zoning Map (with subject property outlined)
- Other: \_\_\_\_\_

**Application submittal requirements – Number of copies**

1. Table of Contents. Please provide a Table of Contents identifying all documents provided on all paper and electronic copies. Please clearly indicate date on all pages of plans and drawings.
2. Hard copies.
  - a. Fifteen (15) paper copies (11 inch by 17 inch format with binding) of this application and entire application shall be submitted including all the items identified in the Pre-application Conference.
  - b. One (1) paper full-size (24 inch by 36 inch format, signed and sealed, stapled and folded) plans of all drawings, illustrations, etc.
  - c. One (1) copy of exterior architectural materials board (if applicable).
  - d. Fifteen (15) sets of the application.
  - e. Fifteen (15) sets of the letter of intent for the project. (1/17)
  - f. Fifteen (15) sets of the most recent survey of the property.
3. Digital media copies. One (1) compact discs (CD ROMs) of the entire application including all items identified in the Pre-application Conference. Each document shall be separated into separate PDF files (i.e., application; site plan,

landscape plan; etc.). Please include a "Table of Contents" identifying all PDF file name(s). Each PDF file size shall not exceed 10 Mb. All discs shall be labeled with the applicant(s) name, project name and date of submittal.

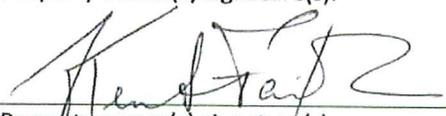
### Applicant/agent/property owner affirmation and consent

(I) (We) affirm and certify to all of the following:

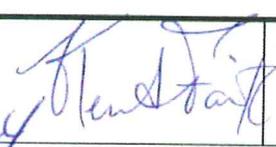
1. Submission of the following:
  - a. Warranty deed/tax record as proof of ownership for all properties considered as a part of the application request; or
  - b. Authorized as the applicant(s)/agent(s) identified herein to file this application and act on behalf of all current property owner(s) and modify any valid City of North Miami Beach entitlements in effect during the entire review process.
2. This application, application supporting materials and all future supporting materials complies with all provisions and regulations of the Zoning Code, Comprehensive Land Use Plan and Code of Ordinances of the City of North Miami Beach unless identified and approved as a part of this application request and/or other previously approved applications.
3. That all the answers to the questions in this application, and all data and other supplementary matter attached to and made a part of the application are honest and true to the best of my knowledge and belief.
4. Understand this application must be complete and accurate before a hearing can be advertised. In the event that I or anyone appearing on my behalf is found to have made a material misrepresentation, either oral or written, regarding this application (I)(We) understand that any City review shall be voidable at the option of the City of North Miami Beach.
5. Understand the failure to provide the information necessary pursuant to the established time frames included but not limited to application submittal, submission of revised documents, etc. for review by City Staff and the designated reviewing entity may cause application to be deferred without further review until such time the requested information is submitted.
6. Understand that the application, all attachments, correspondence and fees become a part of the official records of the City of North Miami Beach and are not returnable.
7. Understand that under Florida Law, all the information submitted as part of the application are public records.
8. All representatives of the application have registered with and completed the required lobbyist forms from the City of North Miami Beach City Clerk's Office.
9. The application before the Board or City Council shall be represented by the legal owner, the prospective owner having a bona fide purchase contract or a duly qualified attorney retained by said owner or prospective owner.
10. Additional costs in addition to the application fees may be assessed associated with the review of applications by the City. These are costs that may be incurred by the applicant due to consultant fees paid by City to review the application. The types of reviews that could be conducted may include but are not limited to the following: concurrency review; property appraisals; traffic impact analyses; vegetation/environmental assessments; archeological/historic assessments; market studies; engineering studies or reports; and legal fees. Such fees will be assessed upon finalization of the City application review. Understand that if payment is not received the prior to Final Public Hearing Review, the Application shall be postponed by the City until such time all fees are paid.

*(See next page for signature information)*

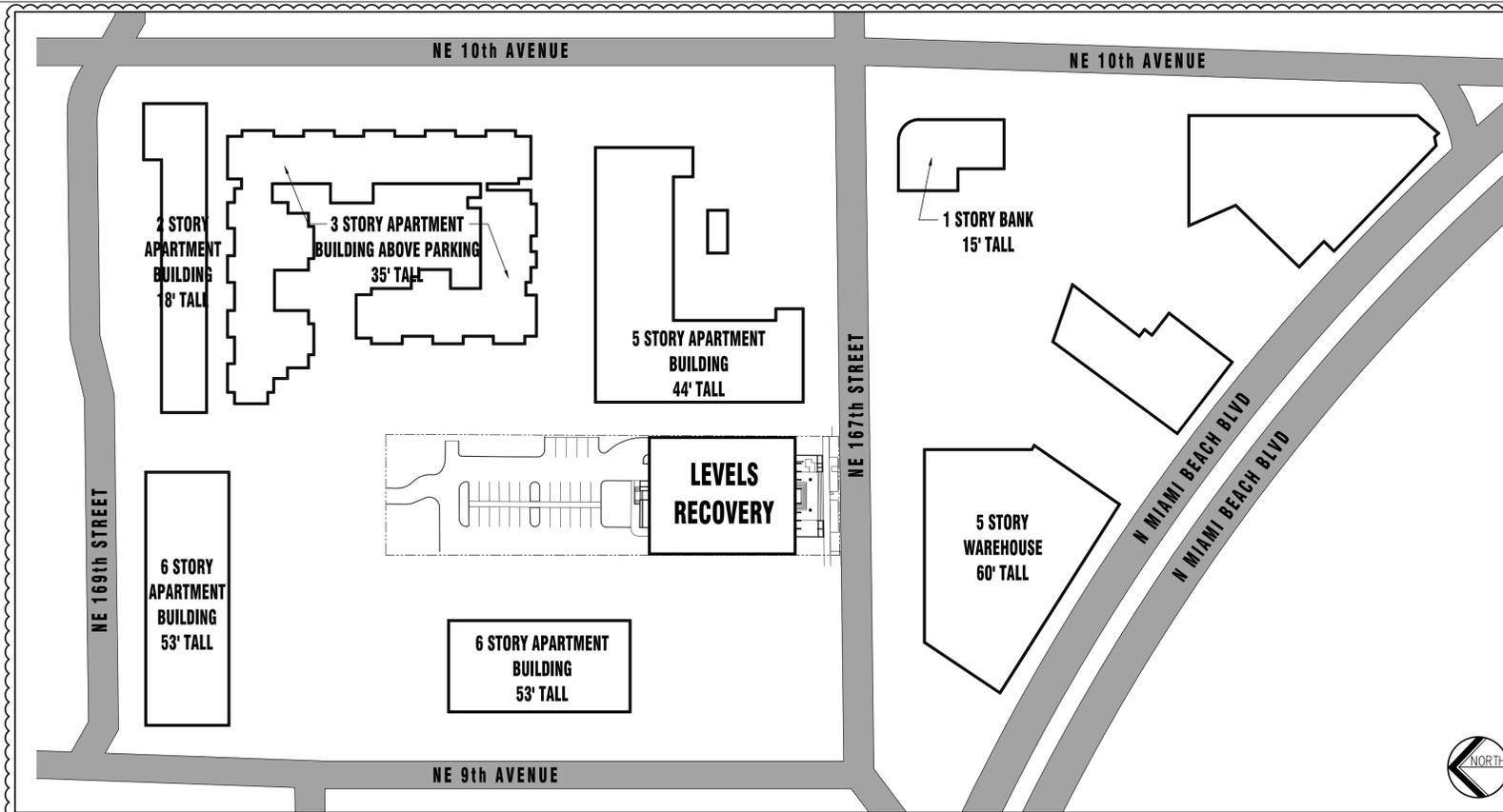
(Please complete all below sections and indicate "Not Applicable (N/A)" as appropriate).

Property owner(s) signature(s): 	Property owner(s) print name: VKJJ Alliance LLC (Kevin Faith)
Property owner(s) signature(s):	Property owner(s) print name:
Property owner(s) signature(s):	Property owner(s) print name:
Address(es): 2627 N.E. 203 <sup>rd</sup> St. #202 Aventura Fl 33180	
Telephone: 305-682-4991	Fax: 305-682-4992
Email: Richard.Faith@EFP.management	
<b>NOTARIZATION</b>	
STATE OF FLORIDA/COUNTY OF	
The foregoing instrument was acknowledged before me this <u>20</u> day of <u>May</u> 2016 by	
(Signature of Notary Public - State of Florida)	
	
(Print, Type or Stamp Commissioned Name of Notary Public)	
<input checked="" type="checkbox"/> Personally Known OR <input type="checkbox"/> Produced Identification; Type of Identification Produced _____	

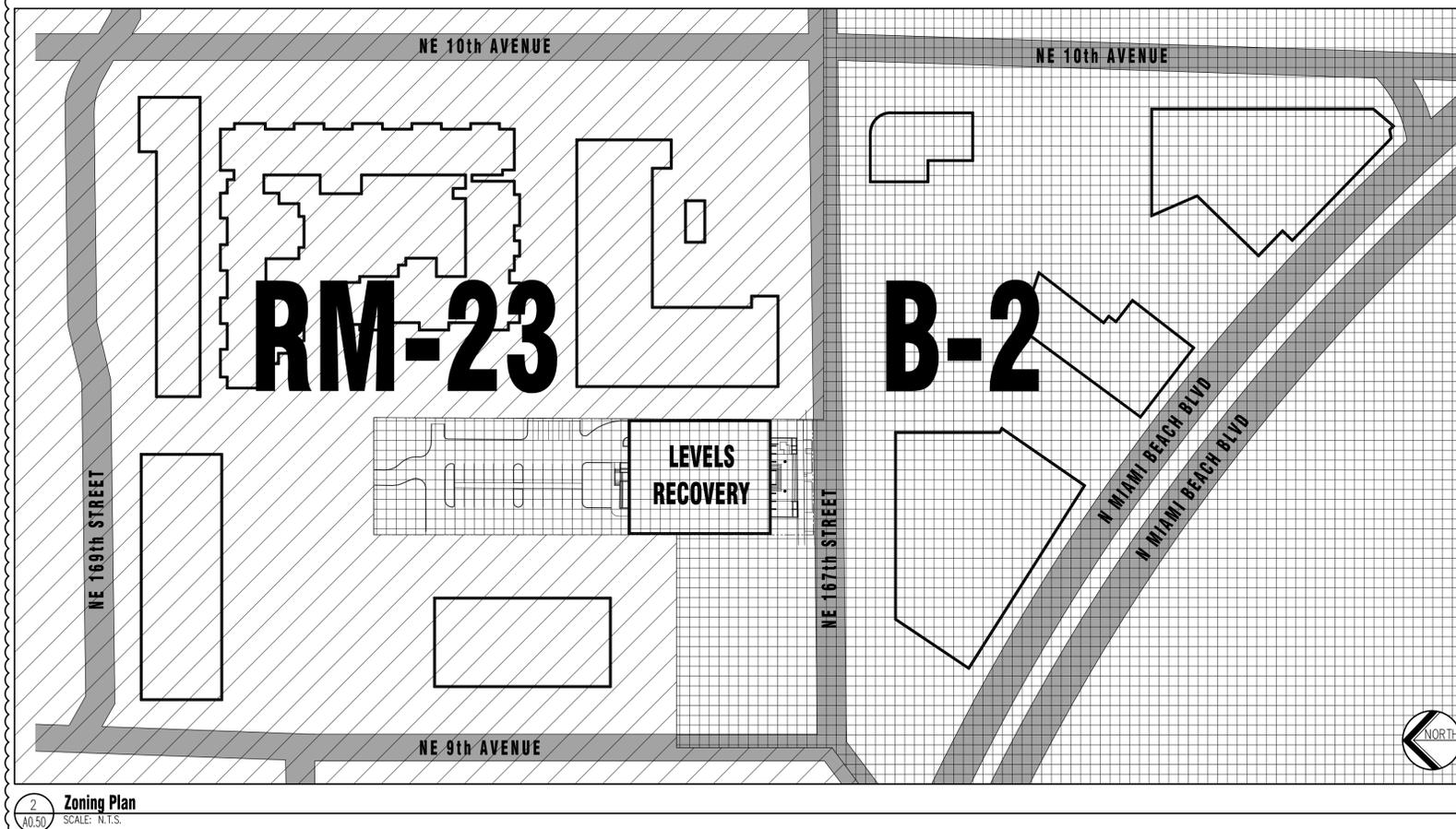
Contract Purchaser(s) Signature:	Contract Purchaser(s) Print Name:
Contract Purchaser(s) Signature:	Contract Purchaser(s) Print Name:

Address(es):		
Telephone:	Fax:	Email:
<b>NOTARIZATION</b>		
STATE OF FLORIDA/COUNTY OF		
The foregoing instrument was acknowledged before me this _____ day of _____ 2016 by		
(Signature of Notary Public - State of Florida)		
(Print, Type or Stamp Commissioned Name of Notary Public)		
<input type="checkbox"/> Personally Known OR <input type="checkbox"/> Produced Identification; Type of Identification Produced _____		
Applicant(s)/Agent(s) Signature(s):	Applicant(s)/Agent(s) Print Name:	
<i>VKJJ Alliance LLC</i> 	Kevin Faith	
Address(es):		
<i>2627 N.E. 203rd St. #202 Aventura, FL, 33180</i>		
Telephone:	Fax:	Email:
<i>305-682-4991</i>	<i>305-682-4992</i>	<i>Richard.Faith@FIP.Management</i>
<b>NOTARIZATION</b>		
STATE OF FLORIDA/COUNTY OF		
The foregoing instrument was acknowledged before me this <u>20</u> day of <u>May</u> 2016 by		
(Signature of Notary Public - State of Florida)		
(Print, Type or Stamp Commissioned Name of Notary Public)		
<input type="checkbox"/> Personally Known OR <input type="checkbox"/> Produced Identification; Type of Identification Produced _____		
		





1 Vicinity Plan  
SCALE: N.T.S.



2 Zoning Plan  
SCALE: N.T.S.

**3**  
A0.50 **General Notes**

CURRENT USE AND INTENSITY: B-2, GENERAL BUSINESS DISTRICT  
 CURRENT LAND USE DESIGNATION, MULTI-TENANT PROFESSIONAL OFFICES  
 CURRENT ZONING DESIGNATION: B-2, GENERAL BUSINESS DISTRICT  
 WATER SERVICE PROVIDER: CITY OF NORTH MIAMI BEACH  
 SEWER SERVICE PROVIDER: MIAMI-DADE WATER AND SEWER  
 ZONING OF ADJACENT PROPERTIES AND CURRENT USES: RM-23, TWO TO SIX STORY APARTMENT BUILDINGS

**Faith**  
 Architecture & Design LLC  
 2627 NE 203rd Street, Suite 202  
 Aventura, FL 33180  
 (305) 682-4992

I CERTIFY THAT THESE DOCUMENTS WERE PREPARED UNDER MY DIRECT SUPERVISION AND APPROVED BY MESELF, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF FLORIDA.

LICENSE NUMBER: AR0044  
 EXPIRATION DATE: 28 FEB. 2017

SEAL: STATE OF FLORIDA  
 DOMINIC B. NEILL  
 No. 6044  
 REGISTERED ARCHITECT

ALTERATION LEVEL 3 FOR:  
**LEVELS RECOVERY**  
 951 N.E. 167th STREET, NORTH MIAMI, FL 33162

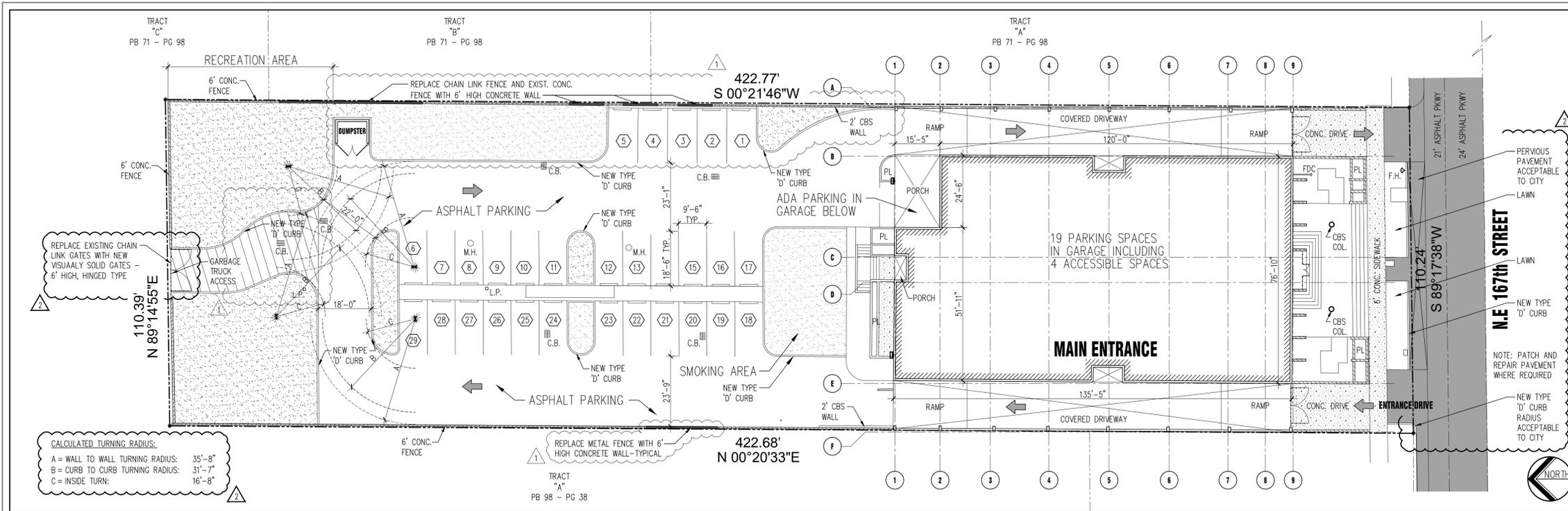
**Vicinity Plan and Zoning Plan**

FAITH CODE:  
**OLY**

PROJECT #		
REV.#	DESCRIPTION	DATE
		05.19.16
1	PLAN REVIEW COMMENTS	06.14.16

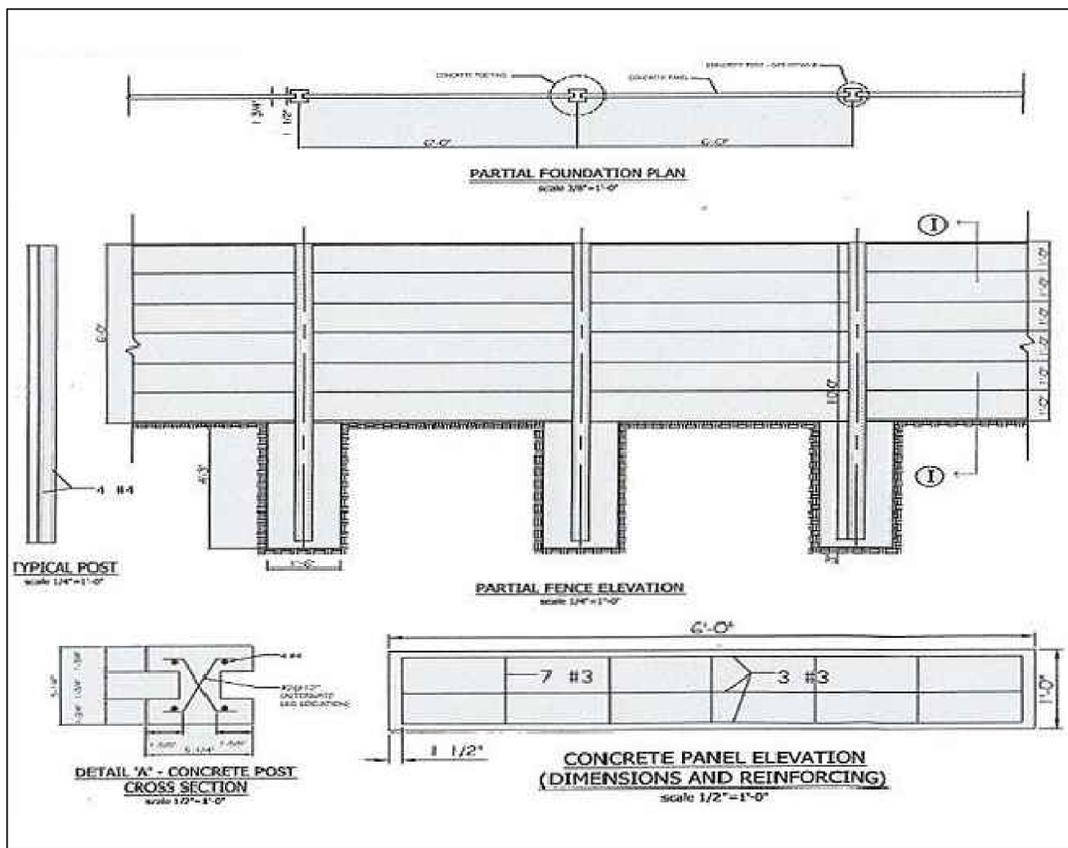
DRAWING NUMBER  
**A0.50**

**PRELIMINARY** - INFORMATION SHOWN ON THESE DRAWINGS INCLUDING SPACE LAYOUT, DESIGN, QUANTITIES, AREAS, DIMENSIONS, MATERIALS, AND FINISHES IS PRELIMINARY IN NATURE AND IT IS INTENDED FOR DESIGN APPROVAL AND COST ESTIMATING RATHER THAN CONSTRUCTION; IT IS SUBJECT TO CHANGE UNLESS THE WORDS "PERMIT APPLICATION" ARE SHOWN IN THE LOWER RIGHT HAND CORNER OF THIS PAGE. CHANGES MADE AFTER PERMIT APPLICATION WILL BE CLOUDED AND GIVEN A REVISION NUMBER



2 Site Data	
ZONE:	B-2, GENERAL BUSINESS
TOTAL SITE AREA:	1.07 ACRES, 46,659 SQUARE FEET
SITE WIDTH:	110.39 FEET
SITE DEPTH:	422.68 FEET
FRONT YARD SETBACK REQUIRED:	25 FEET
FRONT YARD SETBACK PROVIDED:	39.7 FEET
SIDE YARD SETBACK REQUIRED:	0 FEET
SIDE YARD SETBACK PROVIDED:	0 FEET
REAR YARD SETBACK REQUIRED:	20 FEET
REAR YARD SETBACK PROVIDED:	246.16
FOOTPRINT AREA OF BUILDING:	14,553 SQUARE FEET (AREA OF SECOND FLOOR)
SITE COVERAGE:	31.20%
REQUIRED LANDSCAPE AREA:	20% OF SITE AREA, 9,332 SQUARE FEET
PROPOSED LANDSCAPE AREA:	9,515 SQUARE FEET (EXCLUDING PLANTERS)
NUMBER OF BEDS:	60 BEDS
PARKING REQUIRED:	1 SPACE / 3 BEDS = 20 SPACES REQUIRED
PARKING, EXISTING:	
SURFACE:	64 SPACES
GARAGE:	22 SPACES
TOTAL EXISTING PARKING:	86 SPACES (NO ACCESSIBLE SPACES)
PARKING PROPOSED:	
SURFACE:	29 SPACES
GARAGE:	19 SPACES
TOTAL PROPOSED PARKING:	48 SPACES (INCLUDING 4 ACCESSIBLE SPACES)
BUILDING AREAS:	
GARAGE:	12,905 SQUARE FEET
FIRST FLOOR:	9,628 SQUARE FEET
SECOND FLOOR:	14,553 SQUARE FEET
PENTHOUSE:	1,162 SQUARE FEET
TOTAL FLOOR AREA:	38,248 SQUARE FEET
ALLOWABLE BUILDING HEIGHT:	15 STORIES, 150 FEET
ACTUAL BUILDING HEIGHT:	3 STORIES ABOVE GARAGE, TOTAL 48 FEET

1 Proposed Site Landscape  
SCALE: 1" = 20'-0"



3 New Concrete Fence Details  
SCALE: N.T.S.

**Faith**  
Architecture & Design LLC  
2627 NE 203rd Street, Suite 202  
Aventura, FL 33180  
(305) 683-4994

CERTIFY THAT THESE DOCUMENTS WERE PREPARED UNDER MY DIRECT SUPERVISION AND APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF FLORIDA.

LICENSE NUMBER: AR0044  
EXPIRATION DATE: 28 FEB. 2017

SEAL: STATE OF FLORIDA  
DOMINIC B. M. L. O. S.  
No. 6044  
REGISTERED ARCHITECT

ALTERATION LEVEL 3 FOR:  
LEVELS RECOVERY  
951 N.E. 167th STREET, NORTH MIAMI, FL 33162

**Proposed Site Plan**

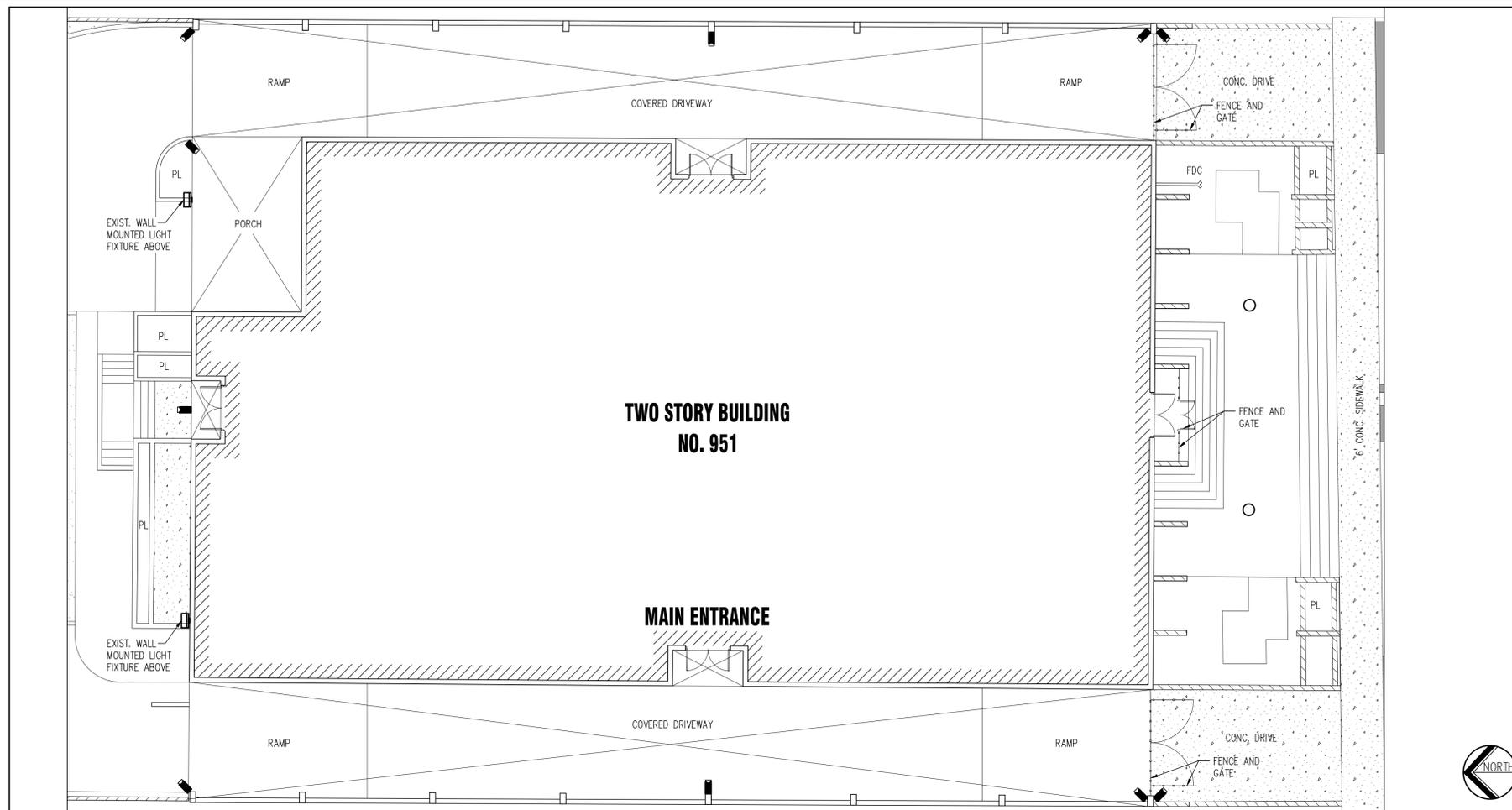
FAITH CODE:  
**OLY**

REV. #	DESCRIPTION	DATE
1	PLAN REVIEW COMMENTS	05.19.16
2	PLAN REVIEW COMMENTS	06.15.16
2	PLAN REVIEW COMMENTS	06.24.16

DRAWING NUMBER

**A0.51**

**PRELIMINARY** - INFORMATION SHOWN ON THESE DRAWINGS INCLUDING SPACE LAYOUT, DESIGN, QUANTITIES, AREAS, DIMENSIONS, MATERIALS, AND FINISHES IS PRELIMINARY IN NATURE AND IT IS INTENDED FOR DESIGN APPROVAL AND COST ESTIMATING RATHER THAN CONSTRUCTION; IT IS SUBJECT TO CHANGE UNLESS THE WORDS "PERMIT APPLICATION" ARE SHOWN IN THE LOWER RIGHT HAND CORNER OF THIS PAGE. CHANGES MADE AFTER PERMIT APPLICATION WILL BE CLOUDED AND GIVEN A REVISION NUMBER



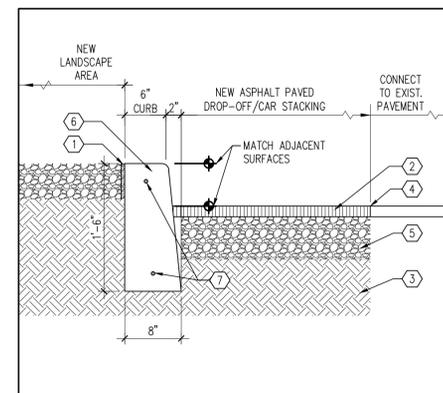
1 Proposed Site Security  
SCALE: 1" = 10'-0"

2 Site Security Legend  
A0.52

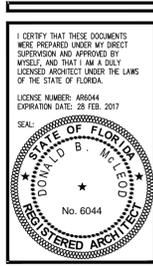
SECURITY CAMERA

3 Detail Key Notes  
A0.52

- 1 TYPE "D" CURB
- 2 1.5" TYPE S-III ASPHALT
- 3 8" COMPACTED SUBGRADE LBR 40, COMPACTED 98% PER A.A.S.H.T.O.-180, (TYP.)
- 4 SAW CUT AND MATCH TO CONNECT TO EXISTING PAVEMENT
- 5 6" LIME ROCK VASE COURSE LBR 100, COMPACTED 98% PER A.A.S.H.T.O.-180, (TYP.)
- 6 NEW CONC. SIDEWALK EXPANSION JOINT
- 7 #4 BARS TOP AND BOTTOM



4 New Type "D" Curb  
SCALE: 1" = 1'-0"



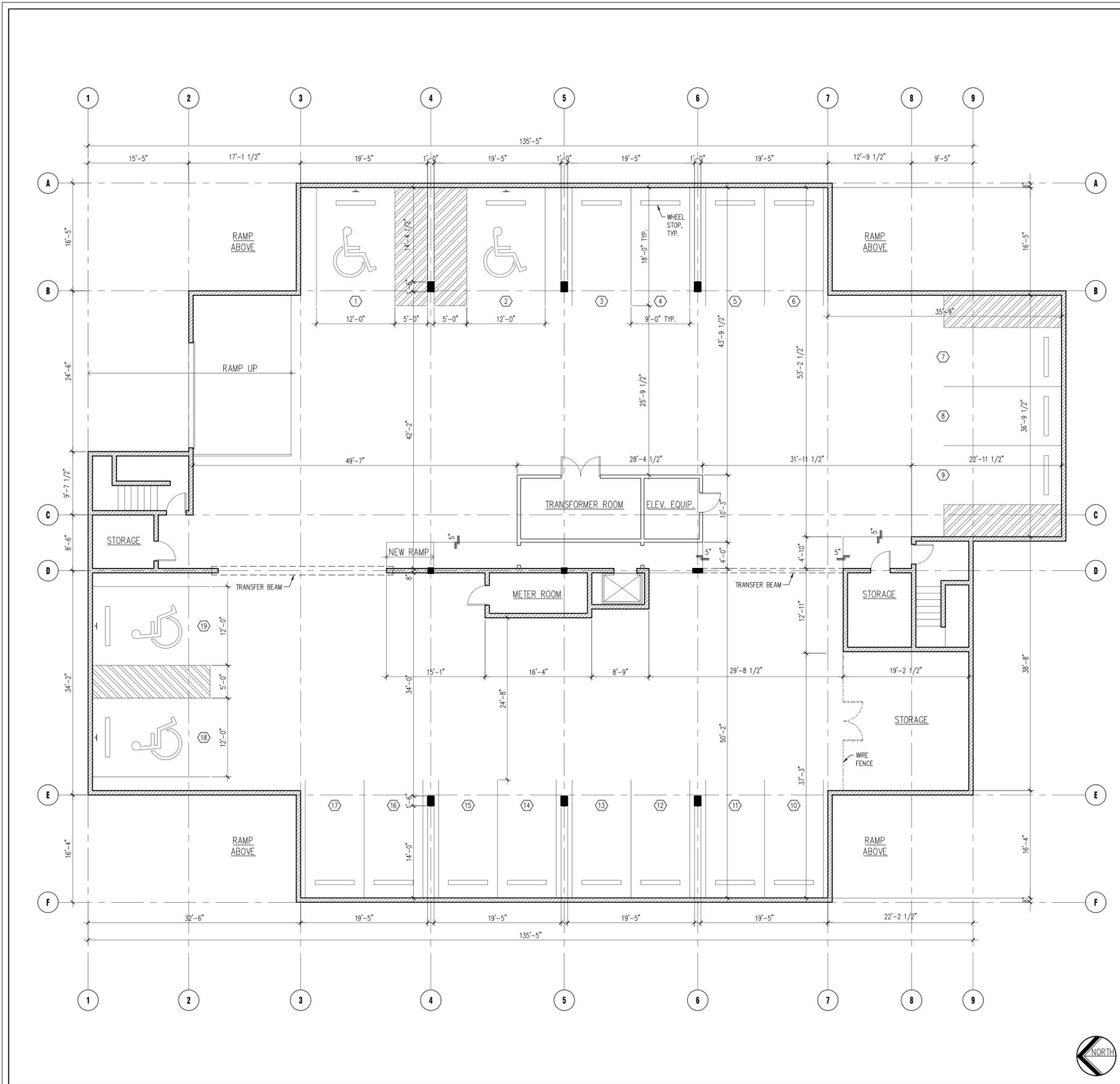
ALTERATION LEVEL 3 FOR:  
**LEVELS RECOVERY**  
951 N.E. 167th STREET, NORTH MIAMI, FL 33162

**Security Plan and Site Details**

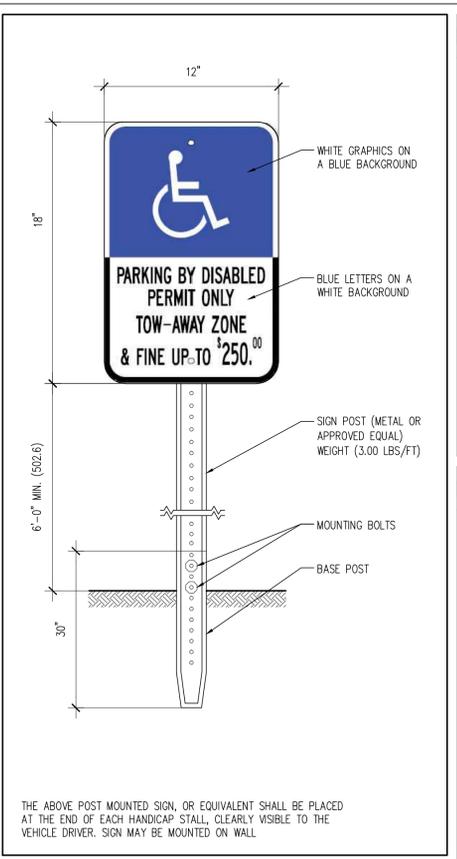
FAITH CODE:  
**OLY**

PROJECT #		
REV.#	DESCRIPTION	DATE
		05.19.16
1	PLAN REVIEW COMMENTS	05.23.16

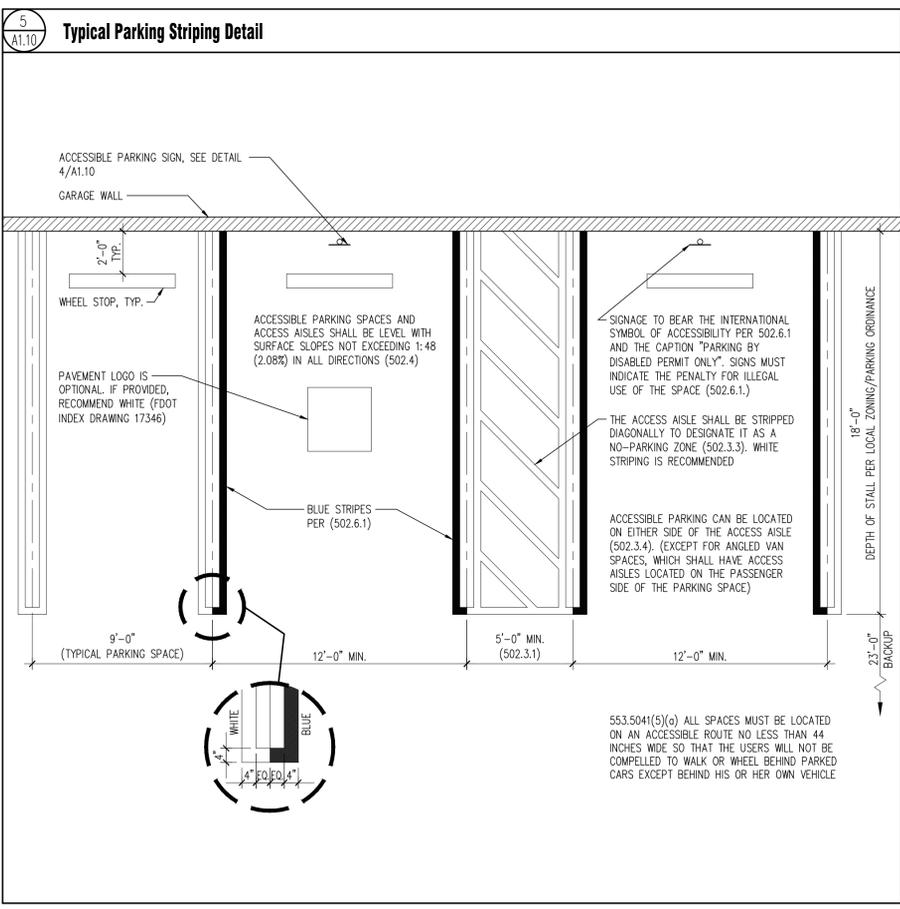
DRAWING NUMBER  
**A0.52**



**1**  
A1.10 **New Garage Level Floor Plan**  
SCALE: 1/8" = 1'-0"



**4**  
A1.10 **Signage for Handicap Stalls**  
SCALE: N.T.S.



**5**  
A1.10 **Typical Parking Striping Detail**

**2**  
A1.10 **Floor Plan Legend**

- ① DENOTES DOOR MARK
- ▨ DENOTES EXTERIOR WALL TO REMAIN
- DENOTES COLUMN TO REMAIN
- ══ DENOTES NEW PARTITION
- F.E. DENOTES FIRE EXTINGUISHER IN CABINET. LOCATION OF ALL F.E. ARE SUBJECT TO FINAL APPROVAL BY THE LOCAL FIRE MARSHALLS
- ◇ PARTITION TYPE MARK - SEE A3.30
- 1 ROOM NUMBER

**3**  
A1.10 **Floor Key Notes**

① -



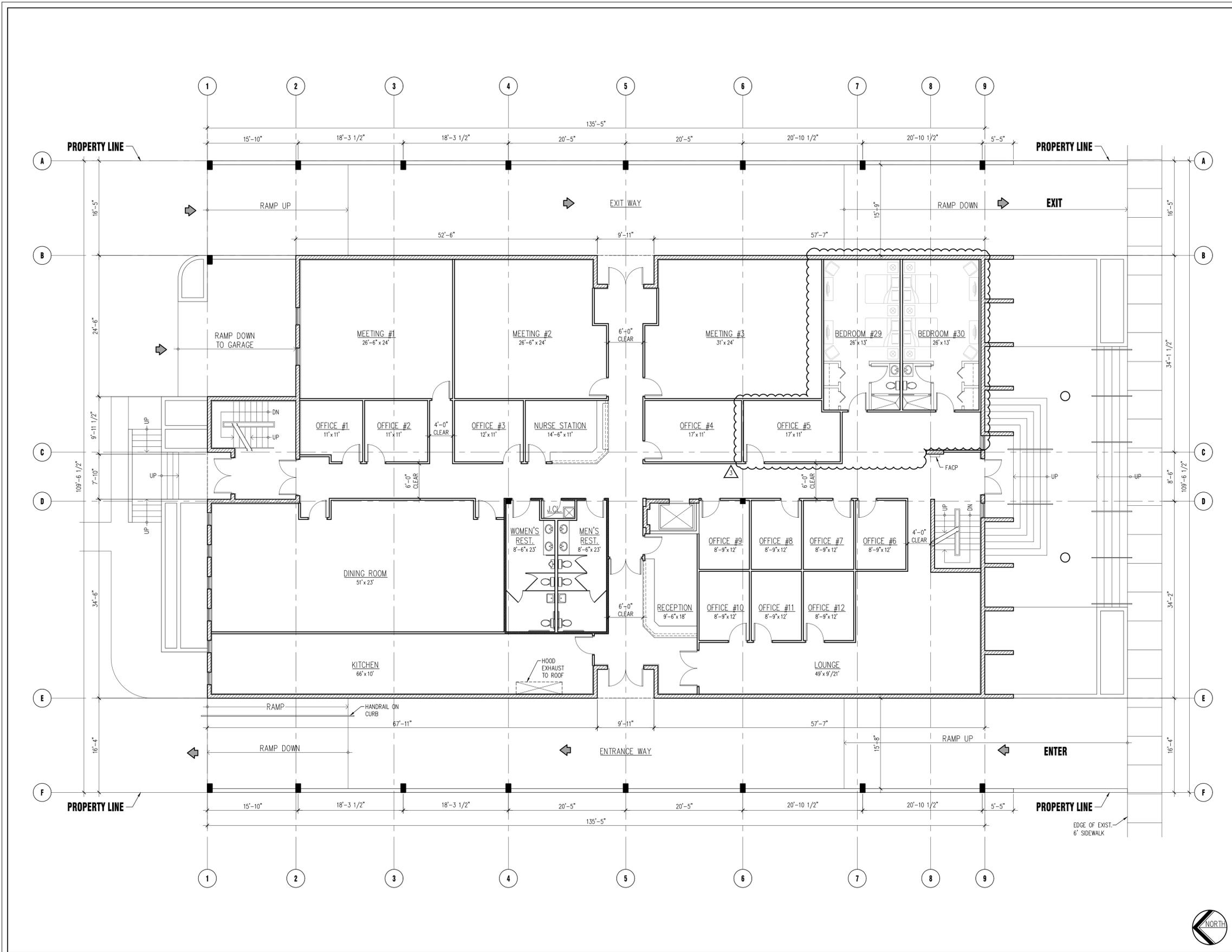
ALTERATION LEVEL 3 FOR:  
**LEVELS RECOVERY**  
951 N.E. 167th STREET, NORTH MIAMI, FL 33162  
**New Garage Level Floor Plan**

FAITH CODE:  
**OLY**

PROJECT #	REV.#	DESCRIPTION	DATE
			05.19.16

DRAWING NUMBER  
**A1.10**

**PRELIMINARY** - INFORMATION SHOWN ON THESE DRAWINGS INCLUDING SPACE LAYOUT, DESIGN, QUANTITIES, AREAS, DIMENSIONS, MATERIALS, AND FINISHES IS PRELIMINARY IN NATURE AND IT IS INTENDED FOR DESIGN APPROVAL AND COST ESTIMATING RATHER THAN CONSTRUCTION; IT IS SUBJECT TO CHANGE UNLESS THE WORDS "PERMIT APPLICATION" ARE SHOWN IN THE LOWER RIGHT HAND CORNER OF THIS PAGE. CHANGES MADE AFTER PERMIT APPLICATION WILL BE CLOUDED AND GIVEN A REVISION NUMBER



**2**  
A1.11 **Floor Plan Legend**

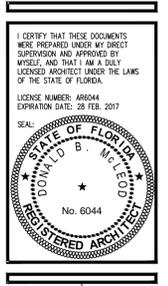
- ① DENOTES DOOR MARK
- ▨ DENOTES EXTERIOR WALL TO REMAIN
- DENOTES COLUMN TO REMAIN
- ══ DENOTES NEW PARTITION
- F.E. DENOTES FIRE EXTINGUISHER IN CABINET. LOCATION OF ALL F.E. ARE SUBJECT TO FINAL APPROVAL BY THE LOCAL FIRE MARSHALLS
- ◇ PARTITION TYPE MARK - SEE A3.30
- 1 ROOM NUMBER

**3**  
A1.11 **Floor Key Notes**

① -

**4**  
A1.11 **General Notes**

**1**  
A1.11 **New 1st Floor Plan**  
SCALE: 1/8" = 1'-0"



ALTERATION LEVEL 3 FOR:  
**LEVELS RECOVERY**  
951 N.E. 167th STREET, NORTH MIAMI, FL 33162

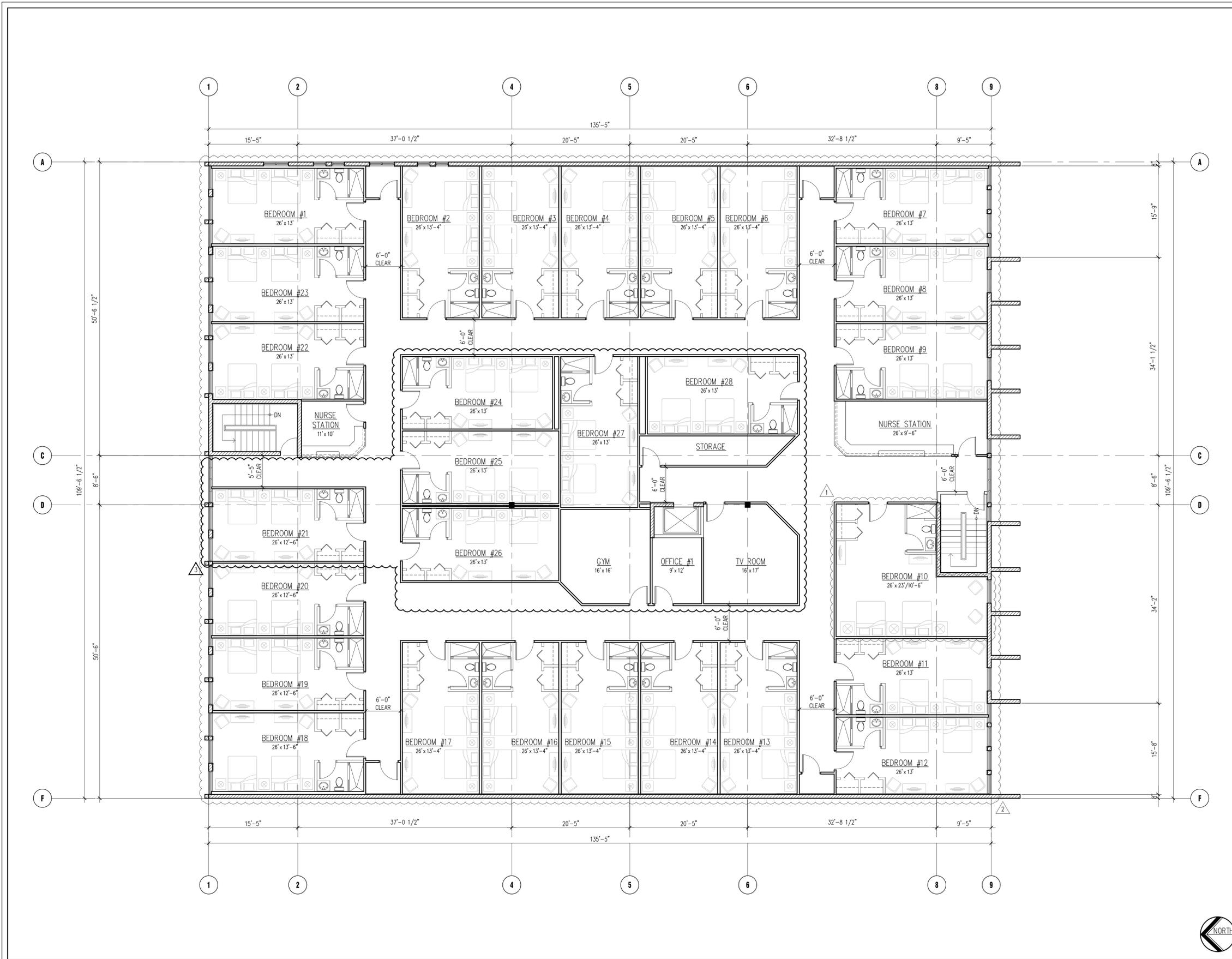
**New 1st Floor Plan**

FAITH CODE:  
**OLY**

PROJECT #	REV. #	DESCRIPTION	DATE
			05.19.16
	3	CLIENT CHANGES	08.02.16

DRAWING NUMBER  
**A1.11**

**PRELIMINARY** - INFORMATION SHOWN ON THESE DRAWINGS INCLUDING SPACE LAYOUT, DESIGN, QUANTITIES, AREAS, DIMENSIONS, MATERIALS, AND FINISHES IS PRELIMINARY IN NATURE AND IT IS INTENDED FOR DESIGN APPROVAL AND COST ESTIMATING RATHER THAN CONSTRUCTION; IT IS SUBJECT TO CHANGE UNLESS THE WORDS "PERMIT APPLICATION" ARE SHOWN IN THE LOWER RIGHT HAND CORNER OF THIS PAGE. CHANGES MADE AFTER PERMIT APPLICATION WILL BE CLOUDED AND GIVEN A REVISION NUMBER



**2**  
A1.12 **Floor Plan Legend**

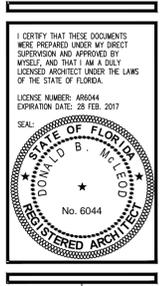
- 1 DENOTES DOOR MARK
- /// DENOTES EXTERIOR WALL TO REMAIN
- DENOTES COLUMN TO REMAIN
- DENOTES NEW PARTITION
- F.E. DENOTES FIRE EXTINGUISHER IN CABINET. LOCATION OF ALL F.E. ARE SUBJECT TO FINAL APPROVAL BY THE LOCAL FIRE MARSHALLS
- ◇ PARTITION TYPE MARK - SEE A3.30
- 1 ROOM NUMBER

**3**  
A1.12 **Floor Key Notes**

1 -

**4**  
A1.12 **General Notes**

**1**  
A1.12 **New 2nd Floor Plan**  
SCALE: 1/8" = 1'-0"



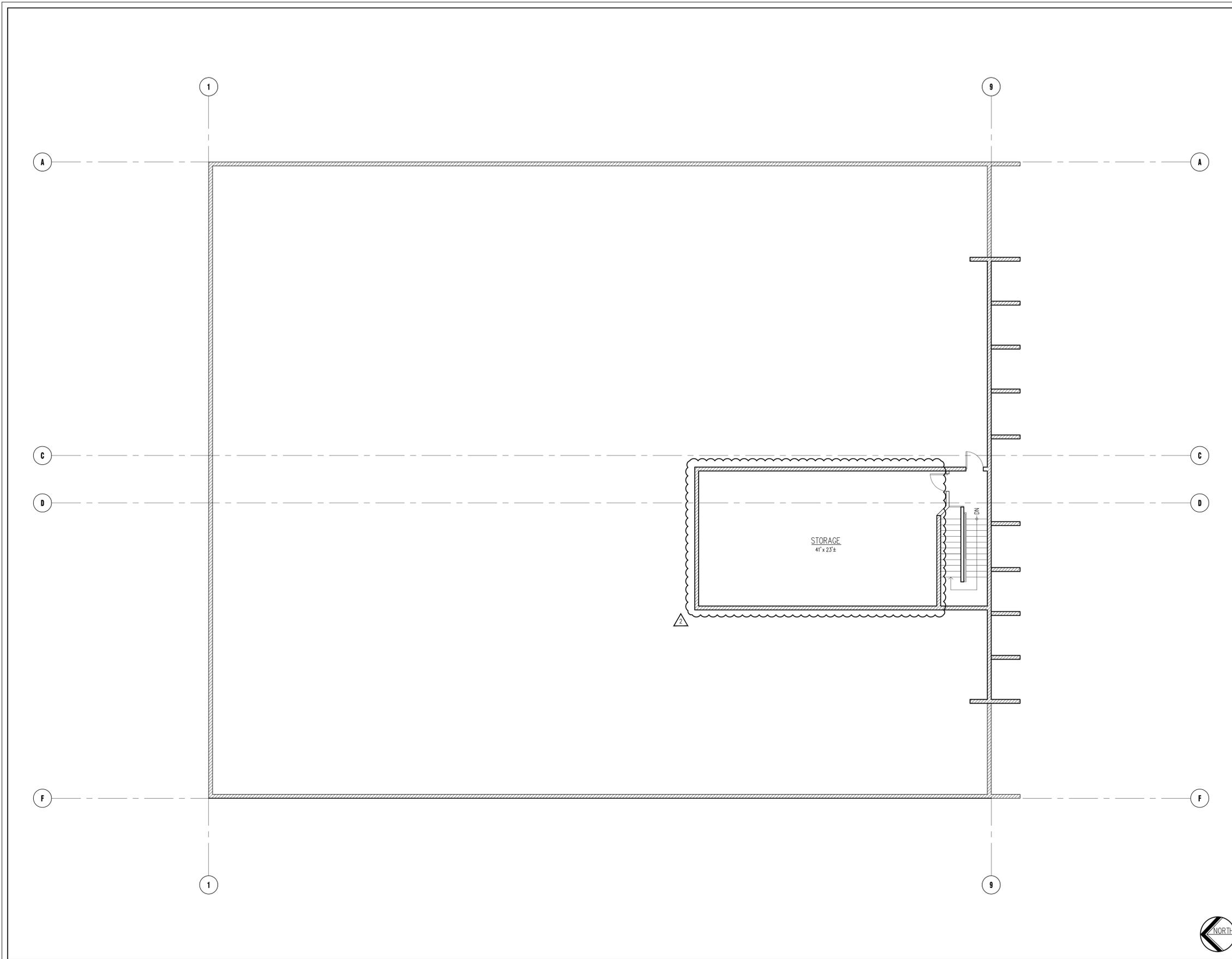
ALTERATION LEVEL 3 FOR:  
**LEVELS RECOVERY**  
951 N.E. 167th STREET, NORTH MIAMI, FL 33162

FAITH CODE:  
**OLY**

PROJECT #	REV. #	DESCRIPTION	DATE
			05.19.16
	1	PLAN REVIEW COMMENTS	05.19.16
	2	CLIENT CHANGES	05.31.16
	3	CLIENT CHANGES	08.02.16

DRAWING NUMBER  
**A1.12**

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**2**  
A1.13 **Floor Plan Legend**

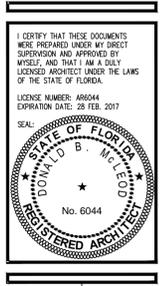
- ① DENOTES DOOR MARK
- ▨▨▨ DENOTES EXTERIOR WALL TO REMAIN
- ▬ DENOTES COLUMN TO REMAIN
- ▬▬ DENOTES NEW PARTITION
- F.E. DENOTES FIRE EXTINGUISHER IN CABINET. LOCATION OF ALL F.E. ARE SUBJECT TO FINAL APPROVAL BY THE LOCAL FIRE MARSHALLS
- ◇ PARTITION TYPE MARK - SEE A3.30
- ① ROOM NUMBER

**3**  
A1.13 **Floor Key Notes**

① -

**4**  
A1.13 **General Notes**

**1**  
A1.13 **New 3rd Floor / Roof Plan**  
SCALE: 1/8" = 1'-0"



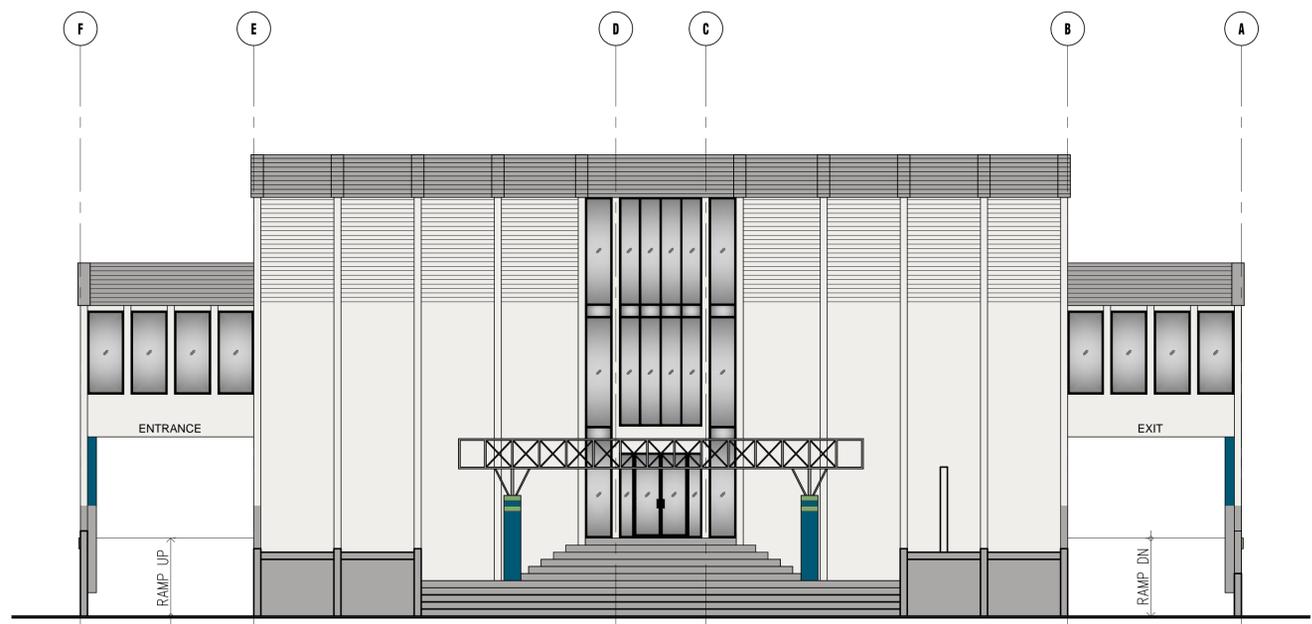
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**LEVELS RECOVERY**  
951 N.E. 167th STREET, NORTH MIAMI, FL 33162

FAITH CODE:  
**OLY**

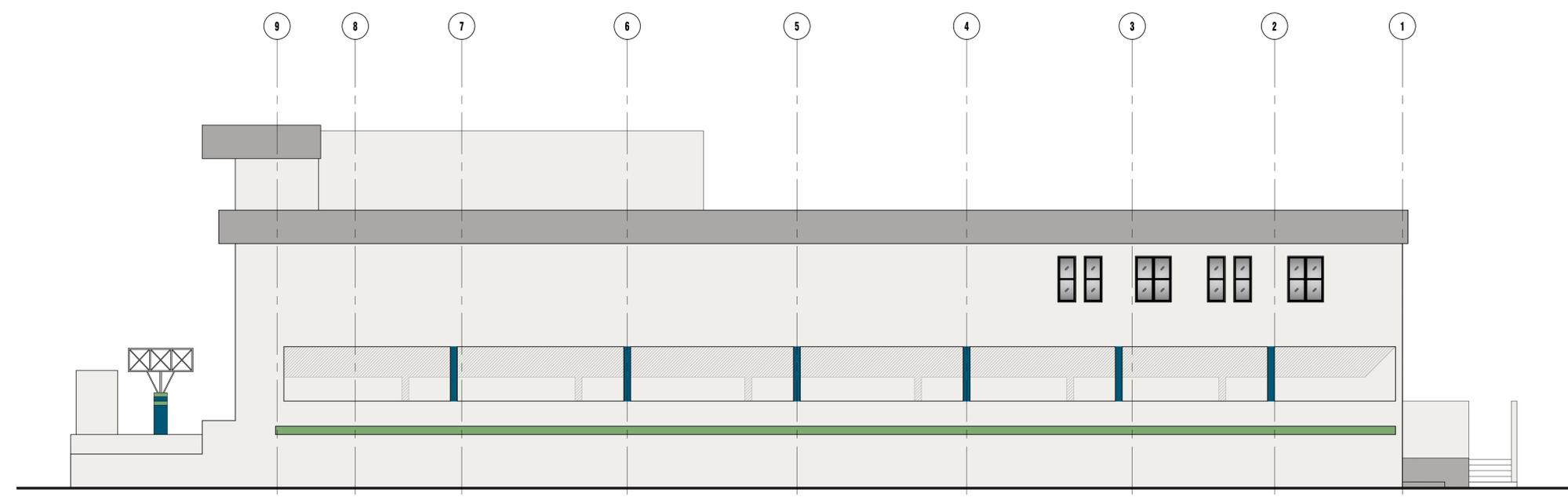
PROJECT #		
REV.#	DESCRIPTION	DATE
		05.19.16
2	CLIENT CHANGES	05.31.16

DRAWING NUMBER  
**A1.13**

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1 Existing Front Elevation - South  
SCALE: 1/8" = 1'-0"



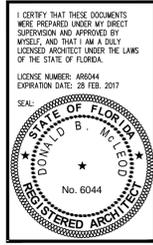
2 Existing Right Side Elevation - East  
SCALE: 1/8" = 1'-0"

3  
A2.10 Elevation Key Notes

1 -

4  
A2.10 General Notes

**Faith**  
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2627 NE 203rd Street, Suite 202  
Aventura, FL 33180  
(305) 682-4991



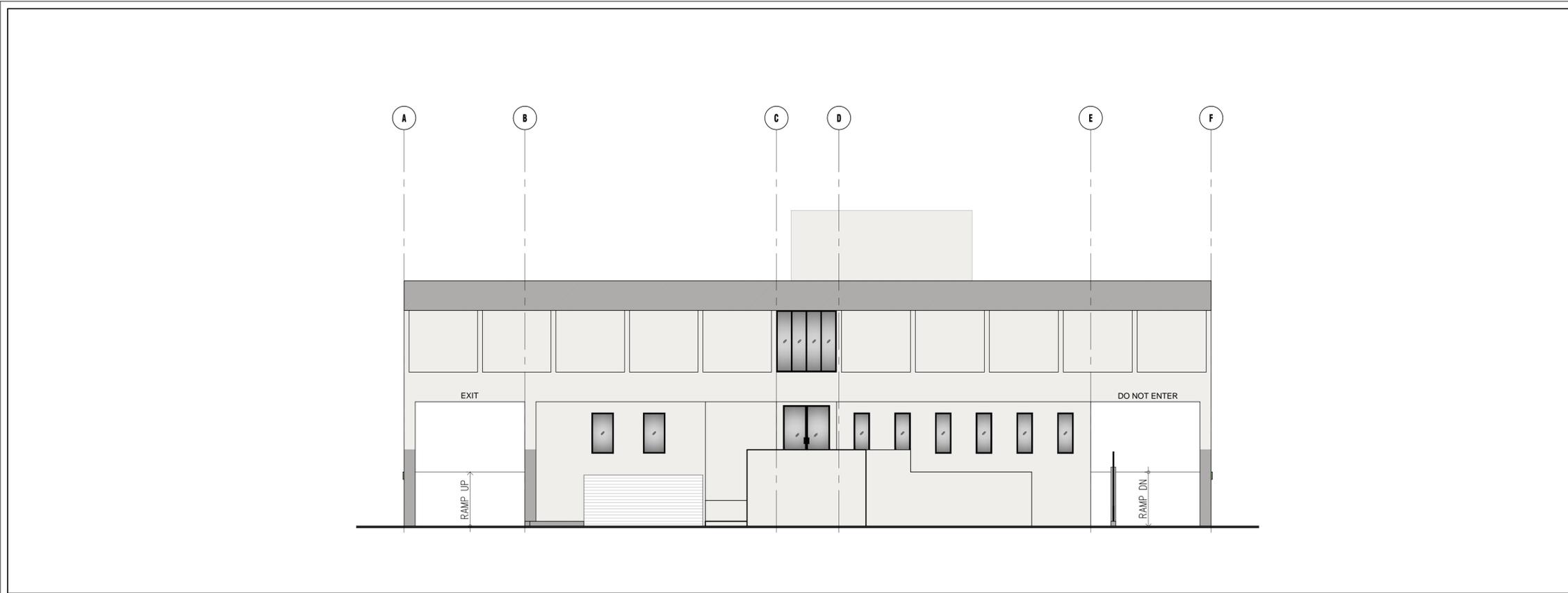
ALTERATION LEVEL 3 FOR:  
LEVELS RECOVERY  
951 N.E. 167th STREET, NORTH MIAMI, FL 33162  
**Existing Exterior Elevations**

FAITH CODE:  
**OLY**

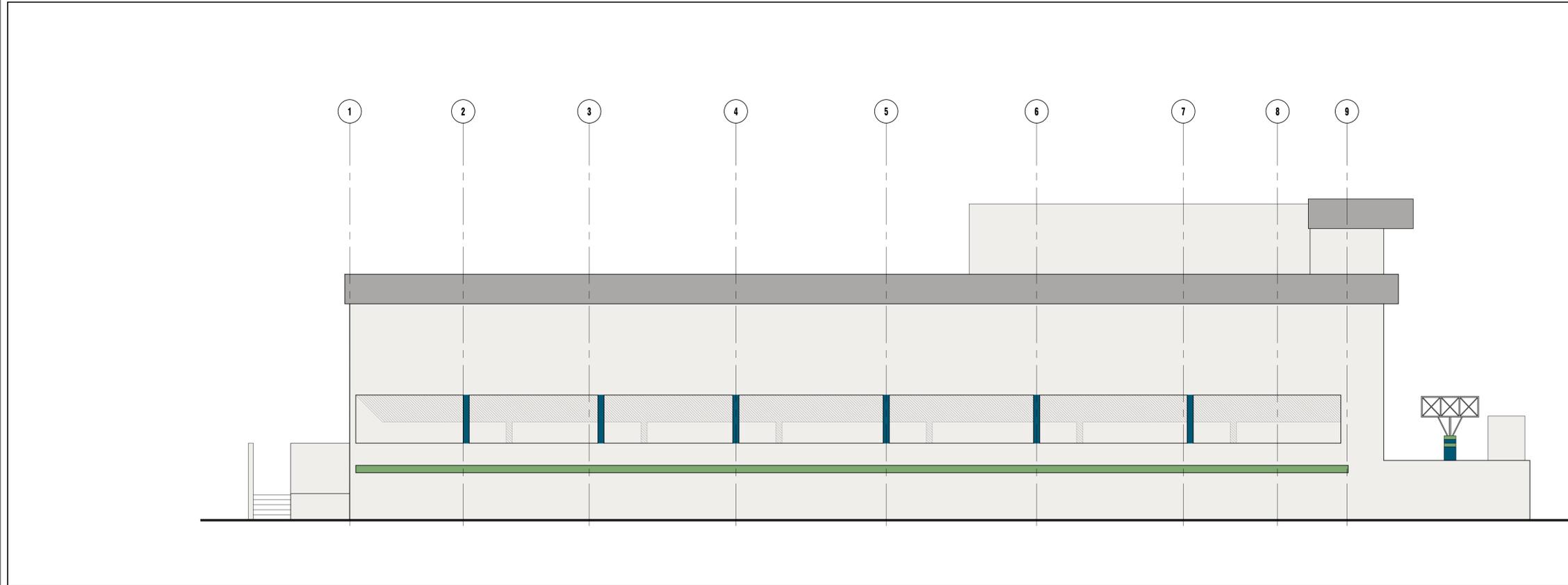
PROJECT #	REV. #	DESCRIPTION	DATE
			05.19.16

DRAWING  
NUMBER  
**A2.10**

**PRELIMINARY** - INFORMATION SHOWN ON THESE DRAWINGS INCLUDING SPACE LAYOUT, DESIGN, QUANTITIES, AREAS, DIMENSIONS, MATERIALS, AND FINISHES IS PRELIMINARY IN NATURE AND IT IS INTENDED FOR DESIGN APPROVAL AND COST ESTIMATING RATHER THAN CONSTRUCTION; IT IS SUBJECT TO CHANGE UNLESS THE WORDS "PERMIT APPLICATION" ARE SHOWN IN THE LOWER RIGHT HAND CORNER OF THIS PAGE. CHANGES MADE AFTER PERMIT APPLICATION WILL BE CLOUDED AND GIVEN A REVISION NUMBER



1 Existing Rear Elevation - North  
SCALE: 1/8" = 1'-0"

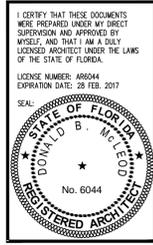


2 Existing Left Side Elevation - West  
SCALE: 1/8" = 1'-0"

3 Elevation Key Notes  
A2.11

4 General Notes  
A2.11

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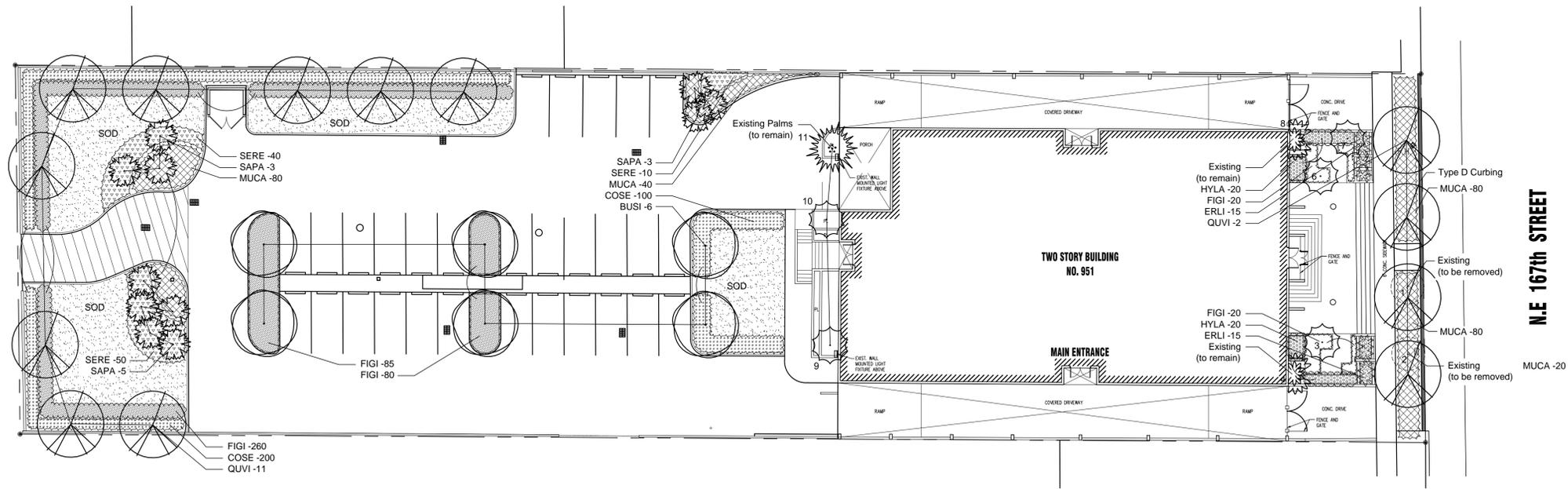
ALTERATION LEVEL 3 FOR:  
LEVELS RECOVERY  
951 N.E. 167th STREET, NORTH MIAMI, FL 33162  
Existing Exterior Elevations

FAITH CODE:  
**OLY**

PROJECT #		
REV.#	DESCRIPTION	DATE
		05.19.16

DRAWING NUMBER  
**A2.11**

**PRELIMINARY** - INFORMATION SHOWN ON THESE DRAWINGS INCLUDING SPACE LAYOUT, DESIGN, QUANTITIES, AREAS, DIMENSIONS, MATERIALS, AND FINISHES IS PRELIMINARY IN NATURE AND IT IS INTENDED FOR DESIGN APPROVAL AND COST ESTIMATING RATHER THAN CONSTRUCTION; IT IS SUBJECT TO CHANGE UNLESS THE WORDS "PERMIT APPLICATION" ARE SHOWN IN THE LOWER RIGHT HAND CORNER OF THIS PAGE. CHANGES MADE AFTER PERMIT APPLICATION WILL BE CLOUDED AND GIVEN A REVISION NUMBER



LANDSCAPE LEGEND (This information to be permanently affixed to the plan.)			
Zoning District:	B-2	Net Lot Area:	1.65 (acres) 71,979 (square feet)
<b>OPEN SPACE REQUIREMENTS</b>			
A. Square feet of open space required by Chapter 33, as indicated on site plan:	14,396	REQUIRED	17,700
Net Lot area = 71,979 square feet x 20 % = 14,396 square feet			
B. Square feet of parking lot open space required by Chapter 18A, as indicated on site plan:	290	REQUIRED	290
The number of parking spaces 29 x 10 square feet per parking space =			
C. Total square feet of landscaped open space required by Chapter 33 = A+B=	14,686	REQUIRED	17,700
A. Total square feet of landscape open space required by Chapter 33 =	14,686	REQUIRED	17,700
B. Maximum lawn area (St. Augustine sod) permitted = 20 % = 2,937 square feet =	2,937	REQUIRED	3,524
<b>TREES</b>			
A. Perimeter trees (max. average spacing of 30' o.c.):	604	REQUIRED	18
linear feet along street / 30 =			
<b>TOTAL SITE TREES REQUIRED</b>			
(minus)	1		1
less the existing number of trees that meet the minimum requirements			
<b>TOTAL NEW SITE TREES REQUIRED</b>			
	17		18
B. Street trees (max. average spacing of 30' o.c.):	110	REQUIRED	4
linear feet along street / 30 =			
Palms as street trees (max. average spacing of 25' o.c.):	0	REQUIRED	-
linear feet along street / 25 =			
Street trees located directly beneath power lines (Max. average spacing 25' o.c.):	0	REQUIRED	-
linear feet along street / 25 =			
<b>TOTAL STREET TREES REQUIRED</b>			
	4		4
<b>GRAND TOTAL TREES REQUIRED</b>			
	22		23
<b>GRAND TOTAL NEW TREES REQUIRED</b>			
	21		23
C. 30% palm species allowed (two palms = one tree) Palms provided =	6		5
D. Percentage of native trees required = number of trees provided x 30% =	7		23
<b>SHRUBS</b>			
A. The total number of trees required x 10 = the number of shrubs required	220	REQUIRED	865
B. The total number of trees required x 30% = the number of native shrubs required	66	REQUIRED	400
IRRIGATION: Required by Chapter 33. Auto Irrigation	X	or hose bib	provided.

PLANT LIST				
KEY	PLANT NAME	QTY.	UT.	SIZE
<b>Trees &amp; Palms</b>				
BUSI	Bursera simaruba .Gumbo Limbo	6	ea.	18" tall x 8' spread, 5" cal.
SAPA	Sabal palmetto .Sabal Palm	11	ea.	(3) @ 31" tall overall; (4) @ 28" tall overall; (4) @ 25" tall overall, smooth trunk, hurricane cut
QUVI	Quercus virginiana .Live Oak	13	ea.	18" tall x 8' spread, 5" cal.
<b>Shrubs</b>				
COSE	Conocarpus erectus 'Sericeus' .Silver Buttonwood	300	ea.	24" tall x 24" spread, install 24" o.c.
FIGI	Ficus macrophylla 'Green Island' .Green Island Ficus	465	ea.	18" tall x 24" spread, install 24" o.c.
SERE	Serenoa repens .Saw Palmetto	100	ea.	24" tall x 24" spread, install 30" o.c.
<b>Grasses &amp; Groundcovers</b>				
ERLI	Erodia littoralis .Golden Creeper	30	ea.	12" tall x 12" spread, install 18" o.c.
HYLE	Hymenocallis latifolia .Spider Lily	40	ea.	24" tall x 24" spread, install 30" o.c.
MUCA	Muhlenbergia capillaris .Muhly Grass	300	ea.	30" tall x 24" spread, install 30" o.c.
	Planting Soil	as req.	c.y.	
	80% Silica Sand	as req.	c.y.	
	20% Everglades Muck	as req.	c.y.	
	Shredded Melaleuca Mulch	as req.	c.y.	
SOD	St Augustine Sod	as req.	s.f.	solid sod

EXISTING TREE DISPOSITION LIST									
KEY	BOTANICAL NAME	COMMON NAME	SIZE			DISPOSITION			MITIGATION DBH.(in.)
			HT.(ft.)	SPD.(ft.)	DBH.(in.)	REMAIN	REMOVE	TRANSPL.	
1	Syagrus romanzoffiana	Queen Palm	19	10	7		X		
2	Syagrus romanzoffiana	Queen Palm	24	10	8		X		
3	Syagrus romanzoffiana	Queen Palm	24	12	8.5	X		X	
4	Strelitzia nicotai	White Bird of Paradise	18	8	4	X			
5	Phoenix roebelenii	Pygmy Date Palm	10	4	5	X			
6	Syagrus romanzoffiana	Queen Palm	25	10	8	X			
7	Syagrus romanzoffiana	Queen Palm	19	10	9	X			
8	Strelitzia nicotai	White Bird of Paradise	18	8	4	X			
9	Sabal palmetto	Sabal Palm	15	10	10	X			
10	Livistona decipiens	Ribbon Fan Palm	16	10	9.5	X			
11	Chrysalidocarpus lutescens	Areca palm				X			
<b>TOTAL CALIPER INCHES TO BE REMOVED</b>									<b>15</b>
<b>TOTAL CALIPER INCHES MITIGATION PROVIDED</b>									<b>54</b>

PLANTING PLAN  
 SCALE: 1"=20'-0"



REVISIONS

**LANDSCAPE SPECIFICATIONS**  
**PART 1 - GENERAL**

- 1.1 SCOPE  
A. Contractor shall provide all labor, materials, equipment, supervision, and related work necessary to complete the landscape work in accordance with the intent of the landscape plans, schedules and these specifications. The extent of work is shown on the drawings which are a part of this document.
- 1.2 CONTRACTOR QUALIFICATIONS  
A. Landscape installation work to be performed by a Contractor Certified by the Florida Nurserymen, Growers and Landscape Association (FNGLA) as a Certified Landscape Contractor. Any pruning to be supervised by an Arborist, certified by the International Society of Arboriculture (ISA) and licensed in Miami-Dade County.

- 1.3 INVESTIGATION OF UTILITIES  
A. Prior to beginning work, the Contractor shall be responsible to locate existing underground utilities. Check with all utility companies and Sunshine State, call (811).
- 1.4 SUBSTITUTIONS  
A. Only materials specified will be accepted, unless approved in writing by the Landscape Architect in advance.

- 1.5 PLANT SIZES  
A. All plant sizes shall equal or exceed the minimum sizes as specified in the plant list. When plant sizes are specified as a range of size, installed materials shall average the mean of the range specified. Plants shall be measured following pruning, with branches in normal position. All necessary pruning shall be done at the time of planting.
- 1.6 PLANT QUALITY  
A. All plant material shall be equal to or better than Florida No. 1 as classified by "Grades and Standards for Nursery Plants" by the Division of Plant Industry, Florida Department of Agriculture. They shall have a growth habit that is normal for the species; healthy, vigorous, free from insects, disease and injury.
- B. The Owner or Landscape Architect reserves the right to refuse any plant material which does not conform to the intent of the written specifications or design.

- C. CIRCLING ROOTS FOUND ON CONTAINER-GROWN MATERIAL WILL NOT BE ACCEPTED UNLESS REMEDIAL ROOT PRUNING, APPROVED BY THE LANDSCAPE ARCHITECT IS DONE BEFORE PLANTING.
- 1.7 PLANT QUANTITY  
A. The plant quantities shown on the plant list are to be used only as an aid to bidders. In the case of discrepancy between the plant list and the plan, the quantity on the plan shall override the plant list.
- 1.8 UNIT PRICES  
A. The successful bidder shall furnish to the Owner and the Landscape Architect, a unit price breakdown for all materials. The Owner may, at his discretion, add to or delete from the materials utilizing the unit price breakdown submitted to and accepted by the Owner.

- 1.9 SUBMITTALS  
A. Fertilizer: The Contractor shall submit to the Owner and the Landscape Architect documentation that all the fertilizer used for the project is of the analysis specified and placed at the rates specified in section 2.2 FERTILIZER.
- B. Planting soil: The Contractor shall submit a sample of the planting soil (approximately 1 cu. Ft.) for approval by the Landscape Architect prior to delivery to the site.

- 1.10 CLEAN-UP & MAINTENANCE OF TRAFFIC  
A. Follow procedures in FDOT Index 600 for maintenance of traffic during construction.
- B. At the end of each work day, the Contractor shall remove debris and shall barricade the un-filled holes in a manner appropriate in the path of pedestrians and motorists.
- C. Upon completion of the work or any major portion of the work or as directed by the Landscape Architect, all debris and surplus material from his work shall be removed from the job site.

- 1.11 MAINTENANCE PRIOR TO ACCEPTANCE  
A. The Contractor is responsible to maintain the plantings until they are accepted under the provisions of 1.12 "ACCEPTANCE OF INSTALLATION".
1. Plants: Begin maintenance immediately following the final plant installation operation for each plant and continue until all plant installation is complete and accepted. Maintenance shall include watering all plants, weeding, mulching, pest and disease control, tightening and repairing of guys, repair of braces, removal of dead growth, resetting of plants to proper grade or upright position, restoration of plant saucer, litter pick-up in plant beds and other necessary operations to assure specified minimum grade of Florida No. 1.

2. Turf Areas: Begin maintenance of turf immediately following the placement of sod and continue until sod installation is complete and accepted. Maintenance shall include but not be limited to, watering, leveling, mowing, weed and pest control, fungus and disease control and other necessary operations as determined by the Landscape Architect and good nursery practice.

3. Re-setting or straightening trees and palms:  
The Contractor shall re-set and/or straighten trees and palms as required at no additional cost to the Owner unless caused by sustained winds of 75 mph or more. Then, the costs of the operations may be charged to the Owner. Re-set trees within 48 hours.

- 1.12 ACCEPTANCE OF INSTALLATION  
A. Inspection: Inspection of the work, to determine completion of contract work, exclusive of the possible replacement of plants and turf, will be made by the Landscape Architect at the conclusion of the maintenance period. Written notice requesting such an inspection and submitted by the Contractor at least ten (10) days prior to the anticipated date.
- 1.13 GUARANTEE  
A. Guarantee all plants for a period of one year (CCD). Guarantee shall commence from the date of written acceptance. Plant material which is on the site and scheduled to be relocated is not covered by the guarantee except in the case of Contractor's negligence or work that has been done in an unworkman-like manner. The Contractor is not responsible for loss due to acts of god, (i.e.) sustained winds of 75 mph or more, floods, frost, lightning, vandalism or theft.

- 1.14 REPLACEMENT  
A. Replacement shall be made during the guarantee period as directed by the Landscape Architect within ten (10) days from time of notification. For all replacement plant material, the guarantee period shall extend for an additional forty-five (45) days beyond the original guarantee period. The Contractor shall be responsible to provide water to the replacement plants in sufficient quantity to aid in their establishment. At the end of the guarantee period, inspection will be made by the Landscape Architect, upon written notice requesting such inspection and submitted by the Contractor at least five (5) days before the anticipated date. Replacement plants must meet the requirements of Florida No. 1, at time of inspection. Remove from the site all plants that are dead or in a state of unsatisfactory growth, as determined by the Landscape Architect. Replace these and any plants missing due to the Contractor's negligence as soon as conditions permit.
1. Materials and Operations: All replacement plants shall be of the same kind and size as indicated on the plant list. The Contractor shall supply and plant the plants as specified under planting operations.
2. Cost of Replacements: A sum sufficient to cover the estimated cost of possible replacements, including material and labor will be retained by the Owner and paid to the Contractor after all replacements have been satisfactorily made and approved by the Landscape Architect.

- PART 2 - MATERIALS**
- 2.1 PLANTING SOIL  
A. Planting soil for trees, shrubs and ground covers shall be of the composition noted on the plans, measured by volume.
- B. Soil for Sodded Areas: shall be coarse lawn sand.
- 2.2 FERTILIZER  
A. Fertilizer for trees, palms, shrubs, and groundcovers shall be as follows: LESCO Palm Special 13-3-13 or equal, Sulfur coated with iron and other minor elements and maximum of 2% chlorine, or brand with equal analysis. The fertilizer shall be uniform in composition, dry and free flowing and shall be delivered to the site in the original unopened containers, bearing the manufacturer's guaranteed analysis. Fertilizer for sod and seeded areas shall be 8-8-8, 50% organically derived nitrogen, or equal.
- 2.3 WATER  
A. The Contractor shall provide potable water on site, available from the start of planting. The Contractor is responsible to ascertain the location and accessibility of the water source. The Contractor is responsible to provide the means of distribution (i.e. water truck, hoses, etc.) for distribution of water to the planting areas.
- 2.4 MULCH  
A. Mulch shall be shredded Melaleuca mulch (Florimulch) as manufactured by Forestry Resources, Inc., or equal.
- 2.5 ROOT BARRIER MATERIAL  
A. When specified in the plans, root barrier material shall be Biobarrier (19.5 inch width) Reemay or approved equal.
- B. Install per details in the plans.

**PART 3 - INSTALLATION PROCEDURES**

- 3.1 LAYOUT  
A. Verify location of all underground utilities and obstructions prior to excavation.
- 3.2 HERBICIDE TREATMENT  
A. In all areas infested with weed and/or grass growth, a systemic herbicide, such as Roundup, shall be applied per manufacturer's rates. When it has been established where work will be done, the systemic herbicide shall be applied in accordance with manufacturer's labeling to kill all noxious growth. Contractor shall schedule his work to allow more than one application to obtain at least 95% kill of undesirable growth. If necessary, Contractor shall conduct a test to establish suitability of product and applicator to be used on this project, prior to execution of the full application.

- 3.3 PLANT PIT EXCAVATION AND BACKFILLING  
A. Trees: See the Planting and Bracing Details and notes.
- B. All planting holes shall be hand dug where machine dug holes may adversely affect utilities or improvements.

- C. Shrubs and Groundcover: Shrubs and groundcover shall be planted in a soil bed as described in the notes and details. Space shrubs and provide setback from curb and pavements as shown in the plans.
- D. Watering of field-grown plants: Thoroughly puddle in water to remove any air pockets in the plant hole.

- 3.4 WATERING  
A. The Contractor is responsible to provide the water for all new plants and transplants and means of distribution (i.e. hand watering or water truck) during the maintenance period and extending into the period after acceptance until the full schedule as listed below is complete. Water for trees and other large field grown plants shall be supplemented by hand or water truck, in addition to the irrigation system, (if one is provided). Contractor can adjust watering schedule during heavy rain season upon approval of the Landscape Architect.

- AMOUNT OF WATER PER APPLICATION  
For trees up to 5 inch caliper - 5 gallons  
From 5 to 8 inch caliper - 25 gallons  
9 inch and up caliper - 50 gallons
- FREQUENCY OF WATER  
Daily for the first week  
3 times per week for weeks 2 - 5  
2 times per week for weeks 6 - 8  
1 time per week for weeks 9 - 12

- B. Water in plants by thoroughly soaking of the entire root ball immediately after planting. For large trees and shrubs, add water while backfilling hole to eliminate any air pockets in the soil around the root ball.
- C. Water shrubs, sod and groundcover a minimum of once daily for a week or until an irrigation system is fully operational. If no irrigation system is to be installed, the Contractor shall be responsible for watering the shrub, sod, and groundcover for the time specified above, after installation of each section of the planting installed.

- 3.5 FERTILIZING  
A. Add fertilizer on top of the surface of shrubs beds and tree and palms root balls two (2) months after installation. Fertilize sod within two (2) days after installing after planting of each segment of the job. Fertilizer shall be applied after soil has been well moistened. Fertilizer shall be washed off of plant leaves and stems immediately after application. Apply at the following rates:

1. Trees and Large Shrubs: One (1) pound per inch of trunk diameter, spread evenly over the root ball area.
2. Shrubs: One half (1/2) handful per shrub, spread evenly over the root ball area.
3. Groundcover: Twelve (12) pounds per 100 sq. ft. of bed area.
4. Sod: Twelve (12) pounds per 1,000 sq. ft. Wash fertilizer off blades immediately after spreading.

- 3.6 MULCHING  
A. Spread mulch two (2) inches thick uniformly over the entire surface of shrubs and groundcover beds, depth measured after settling, unless otherwise specified in the plans. Provide 36" diameter bed of mulch, measured from outer edge of the trunk, for all trees and palms planted in sod areas. Keep mulch away from contact with the trunk. Create a 6" high ring of mulch at the outer edge of tree and palm holes.

- 3.7 GUYING AND BRACING  
A. See the details bound herewith or made part of the plans.

- 3.8 SODDING  
A. Provide a blanket of lawn sand as described in the notes in these plans. Prior to planting, remove stones, sticks, etc. from the sub-soil surface. Excavate existing non-conforming soil as required so that the finish grade of sod is flush with adjacent pavement or top of curb as well as adjacent soil in the case of sod patching.

- B. Place soil on moistened soil, with edges tightly butted, in staggered rows at right angles to slopes. The sod shall be rolled with a 500 pound hand roller immediately after placing.

- C. Keep edge of sod bed a minimum of 18" away from groundcover beds and 24" away from edge of shrub beds and 36" from trees, measured from the edge of plant or tree trunk.

- D. Sod shall be watered immediately after installation to uniformly wet the soil to at least two inches below the bottom of sod strips.

- E. Apply fertilizer to the sod as specified in Section 3.5.

- F. Excavate and remove excess soil so top of sod is flush w/top of curb or adjacent pavement, or adjacent existing sod.

- PLANT BED PREPARATION NOTES**
1. In all areas where new sod and shrub and groundcover masses are to be planted, kill all existing weeds by treating with Round-up prior to beginning soil preparation.
2. In all shrub and groundcover beds, prepare soil as described for either condition, over the entire area to be planted.

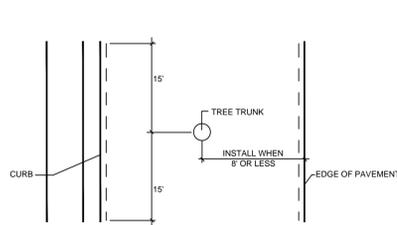
- Condition A:  
If any compacted road base or asphalt or rocky soil is encountered, remove compacted material entirely to allow an 18" depth of planting soil. Backfill the entire area of the shrub and groundcover beds with 18" planting soil (as specified in Plans) to within 2 inches of the adjacent pavement or top of curb. Remove all debris and rocks and pebbles larger than 1 inch in size and level the grade before planting.

- Condition B:  
Where no compacted soil is encountered, thoroughly mix 6 inches of planting soil into the existing soil to a depth of 18 inches. If required, excavate and remove the existing soil to lower the grade, so that the prepared mix is finished to a minimum of 2 inches below top of curb or adjacent walkway. Remove all debris and rocks and pebbles larger than 1 inch in size and level the grade before planting.

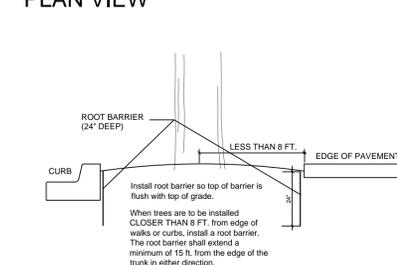
- For all sod areas, spread a 2" deep layer of lawn sand prior to sodding. Remove all debris and rocks and pebbles larger than 1 inch in size and level the grade before sodding. Remove, if required, existing soil so that top of sod is flush with and adjacent top of curb or pavement.

- SPACING OF PLANTS (SEE PLANT SPACING DETAIL)  
1. Plants shall be planted sufficiently away from edges of pavements or curbs, to allow for growth toward the edges of the bed.

- PROTECTION OF PLANTS  
1. The Contractor shall be responsible to protect existing trees and shrubs in and adjacent to the area of work. Erect barriers as necessary to keep equipment and materials, any toxic material, away from the canopy drip line of trees and shrubs. DO NOT PILE SOIL OR DEBRIS AGAINST TREE TRUNKS OR DEPOSIT NOXIOUS BUILDING SUPPLIES OR CHEMICALS WITHIN THE DRIP LINE.

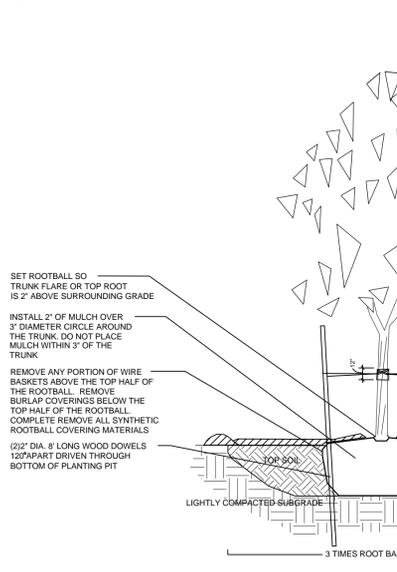


PLAN VIEW



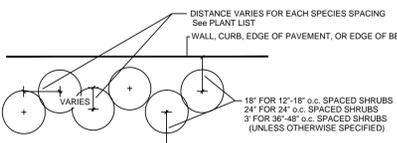
ROOT BARRIER INSTALLATION DETAIL

N.T.S.



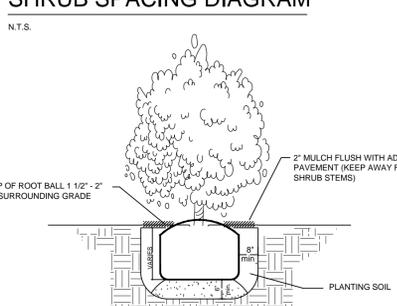
PLANTING & BRACING DETAIL UNDER 3 1/2" CALIPER

N.T.S.



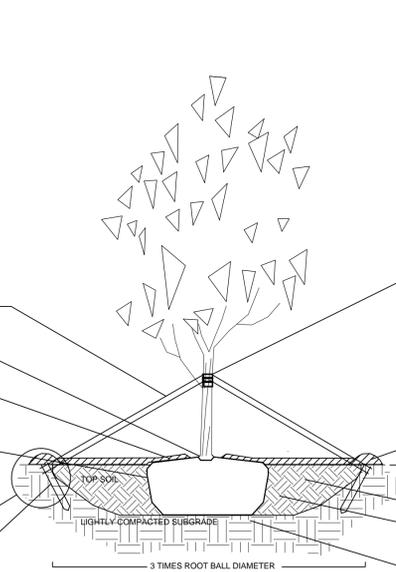
SHRUB SPACING DIAGRAM

N.T.S.



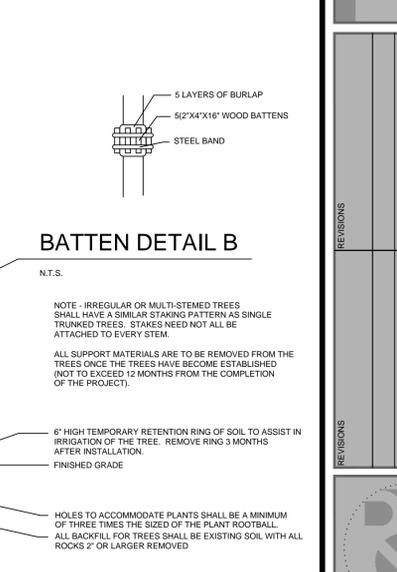
SHRUB INSTALLATION DETAIL

N.T.S.



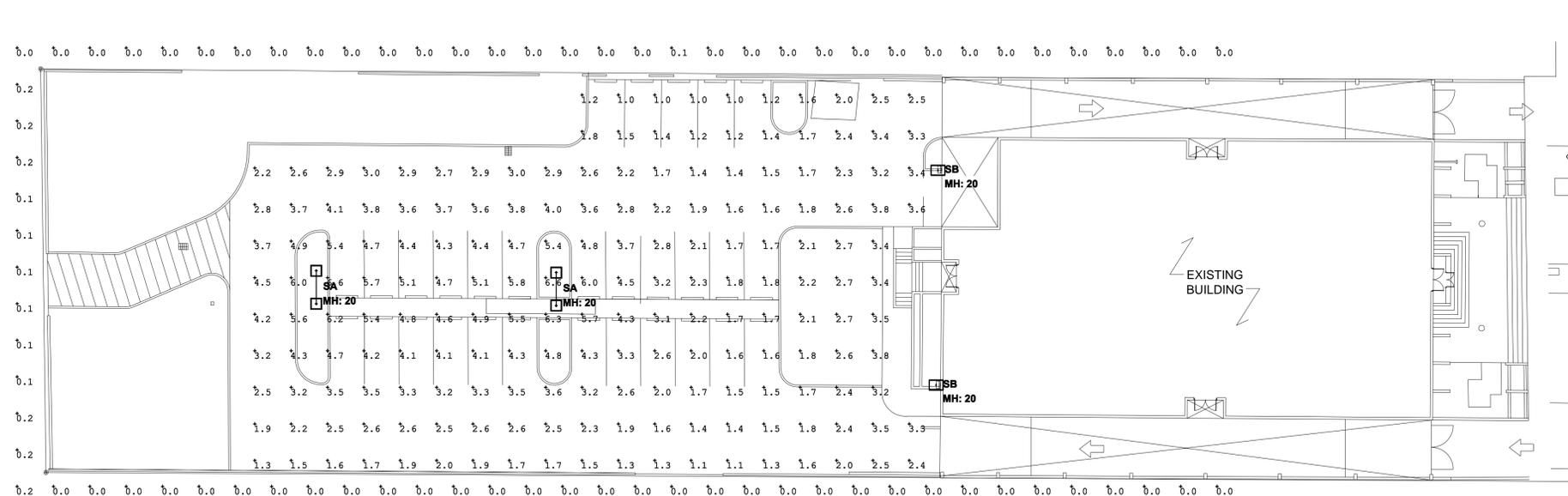
BATTEN DETAIL B

N.T.S.



PLANTING & BRACING DETAIL OVER 3 1/2" CALIPER

N.T.S.



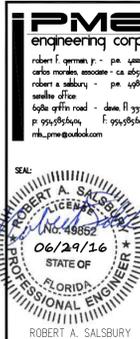
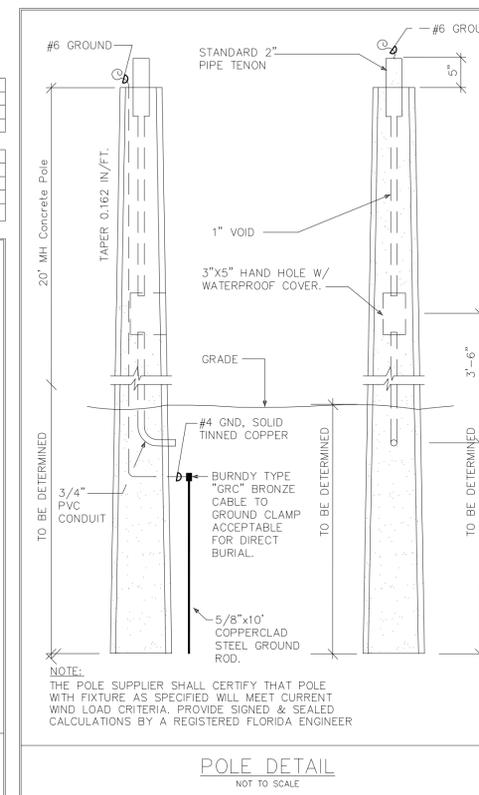
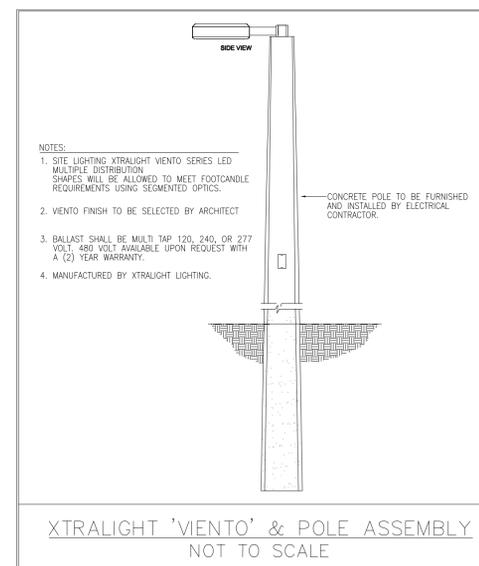
**Photometric Site Plan**  
SCALE: 1/20"=1'-0"



Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PARKING AREAS	Illuminance	Fc	2.93	6.6	1.0	2.93	6.60
Property	Illuminance	Fc	0.02	0.2	0.0	N.A.	N.A.

Symbol	Qty	Label	Arrangement	LLF	Description	Lum. Watts	Lum. Lumens
SA	2	SA	BACK-BACK	0.900	XTRALIGHT (2) VNTLEDM021445MNUIN510XXBLHO / MTD AT 20' AFG - FRONT HOUSE SHIELD	160.6	17481
SB	2	SB	SINGLE	0.900	XTRALIGHT VNTLEDM0210048SNUIN510XXBLHO / WALL MTD AT 20' AFG / SIDE HOUSE SHIELD	105.5	11901

NOTES: HOUSE SHIELDS ARE TO BE FIELD INSTALLED.



ALTERATION LEVEL 3 FOR:  
LEVELS RECOVERY  
951 N.E. 167th STREET, NORTH MIAMI, FL 33162

FAITH CODE:  
**OLY**

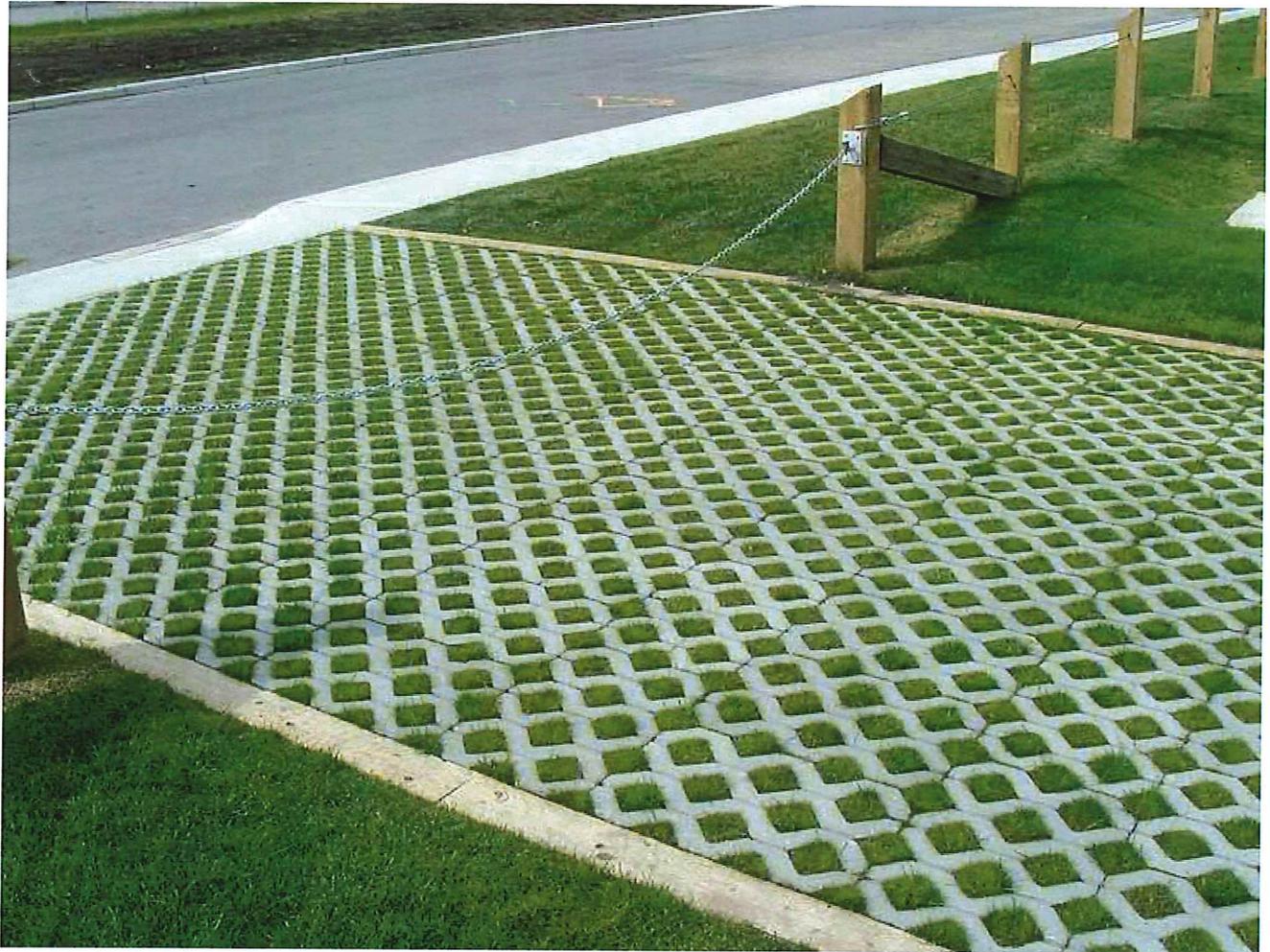
PROJECT # C-42; DATE: 06.29.16

REV.#	DESCRIPTION	DATE

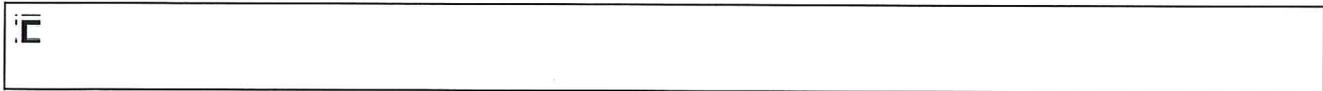
DRAWING NUMBER

**PH-1**





LEVELS RECOVERY  
PERVIOUS PAVEMENT



Close Window



LEVELS RECOVERY  
6' CONCRETE WALL