

# RIVIERA BEACH MUNICIPAL BEACH PARK

## OCEAN MALL UPDATE



Bruce A. Guyton

Per Councilman, Bruce Guyton: Ocean Mall update status on resolving maintenance issues from the initial open items provided on January 15, 2015 from City staff. This is still one of my priorities!

City staff re-inspected the Ocean Mall site on May 21, 2015. The May 21, 2015 inspection yielded the following results (City staff and property management present; Mr. Wayne Richards, Ms. Cathy Hosn, Mr. Peter Ringle, and Mr. Jeff Gagnon):

### City of Riviera Beach Ocean Mall Inspection – May 21, 2015

- 1) A dumpster is currently located within an accessible parking space at the southwest area of the site (west of Johnny Longboats). This dumpster seems to be added after the fact and lacks an enclosure. It must be removed.  
**Status: Item Partially Resolved / In Progress:** *City staff was notified that the Waste Management Dumpster within the southwest parking area is associated with a City function/use. WM would not remove upon the property manager's request. City staff will have to verify.*
- 2) Pressure clean around dumpster areas, grease stains present.  
**Status: Completed/requires reoccurring maintenance**
- 3) Dumpster containment area doors must be closed when not in use due to interference in the ROW/ drive aisle.  
**Status: Completed/requires reoccurring maintenance**
- 4) Dumpster enclosures rusting and need to be repainted.  
**Status: Item Completed**
- 5) Extra storage of material/garbage/old pallet must be prohibited/removed from dumpster areas.  
**Status: Item Completed**
- 6) Repair pothole located west of Johnny Longboats next to storm drain.  
**Status: Item Completed**
- 7) Move construction fencing from accessible walkway on the eastern portion of the site (south east of wings). Broken sidewalk must be repaired.  
**Status: Item Partially Resolved / In Progress:** *Item will be resolved when construction commences on final building.*
- 8) Remove construction fence and place sod down; currently sand bags are broken with sand everywhere, the remaining silt fence is torn throughout, signage is faded from being in the sun for so long, fencing is rusting, overall unkempt appearance. Repair or replace to cure deficiencies.  
**Status: Item Partially Resolved / In Progress:** *Item will be resolved when construction commences on final building.*
- 9) Verify that all zones of the irrigation system are functional; replace broken heads/poles; raise the height of poles if necessary to achieve proper coverage.  
**Status: Completed/requires reoccurring maintenance**

10) Replacement of dead/dying landscaping (shrubs/flowers); the northernmost entrance and parking areas are significantly lacking.

**Status: Item Partially Resolved / In Progress**

11) Add new mulch to bare spots throughout the development; under palms, next to walkways, etc.

**Status: Completed/requires reoccurring maintenance**

12) Pedestrians currently walk through hedges within the parking areas; plant new material or possibly consider adding paver bricks for access.

**Status: Item Partially Resolved / In Progress: Pavers to be added to provide for pedestrian access and protect landscaped areas.**

13) Weed and/re-mulch areas with weeds throughout the site.

**Status: Item Partially Resolved / In Progress: Pavers to be added to provide for pedestrian access and protect landscaped areas**

14) Eliminate fire ants from landscape islands.

**Status: Item Completed**

15) Trim the coco plum hedges located southwest of Wings to ensure they are maintained at an appropriate height for Crime Prevention Through Environmental Design (CPTED) standards.

**Status: Item Completed**

16) Remove any existing bracing or metal bands from palm trees.

**Status: Item Completed**

17) Clean trash from throughout site/in bushes and in mulched areas; empty cans, cigarettes, wrappers, containers, concrete pieces, bricks.

**Status: Completed/requires reoccurring maintenance**

18) Remove planters acting as cigarette receptacles and replace with proper cigarette disposal "towers" AKA "Smokers Cease-Fire" receptacle.

**Status: Item Completed**

19) Sweep parking areas to remove trash (glass, bottle caps, cigarettes, and wrappers), dead leaves/branches, and sand.

**Status: Completed/requires reoccurring maintenance**

20) Replace missing wheel stops; remove and replace damaged wheel stops (internal metal bars exposed).

**Status: Item Completed**

21) Restripe parking areas as needed; specifically accessible spaces and where paint has faded.

**Status: Item Completed**

22) Empty trash cans in southern parking area.

**Status: Completed/requires reoccurring maintenance**

23) Add trash cans to northern parking area to reduce litter.

**Status: Item Completed**

24) Stickers/graffiti should be removed from light poles/fixtures, garbage cans, signs, etc.

**Status: Completed/requires reoccurring maintenance**

25) Yellow water hose must be removed from landscape area (western portion of property).

**Status: Item Completed**

26) Dead grass areas throughout the site must be reseeded/sodded and watered until established.

**Status: Item Completed**

27) Hedge areas missing shrubs should be filled-in with new matching plant material.

**Status: Items Partially Resolved / In Progress**

28) Asphalt on southwest parking area needs repair.

**Status: Item Completed**

29) Banner signage is prohibited by the City's Code of Ordinances and must be removed from the building (east side of Johnny Long Boats).

**Status: Item Completed**

30) Areas on the Ocean Mall building where signage once existed and has been removed must be repaired and repainted appropriately to achieve a finished appearance. Currently locations have holes in the wall and paint that doesn't match the base color.

**Status: Item Completed**

31) Unoccupied areas/units must be kept free of debris/leaf litter.

**Status: Completed/requires reoccurring maintenance**

32) Sidewalk/pavers need pressure cleaning and gum removal.

**Status: Item Partially Resolved / In Progress**

33) Verify that all utility panel cabinets are properly locked (some currently unlocked/open) and that equipment is properly operating (some currently malfunctioning/alarmed); fire panel on building C showing trouble code. Repair/replace panels as required.

**Status: Item Partially Resolved / In Progress: Property management to contact AT&T to secure the cabinet.**

34) At least one light pole is missing its cover panel on its junction box which must be replaced; verify that lights are working properly. Nonfunctioning lights must be repaired.

**Status: Unresolved Item**

35) Replace copper wire in areas where it has been stripped.

**Status: Item Completed**

36) Repaint corroding metal areas.

**Status: Item Completed**

37) Repaint building areas where paint is starting to chip off.

**Status: Completed/requires reoccurring maintenance**

38) Verify if the walkway areas that are being use by tenants (tables and chairs located there) are part of the existing restaurant leases. Any areas utilized by tenants that are not part of their lease must be abated.

**Status: *Item Partially Resolved / In Progress*: Lease document to be provided to City staff verifying seating locations for restaurants on site.**

39) Lighting has been placed outside of Two Drunken Goats, likely without approvals from FWC/PBCERM for turtle lighting concerns. This must be corrected.

**Status: *Item Completed***

40) An aqua colored city trash can located within construction fence area must be relocated to a useable public area.

**Status: *Item Completed***

41) Broken and faded "Yodock" brand barriers were placed on site and are an eyesore; please remove.

**Status: *Item Completed***

42) Fencing has been added east of the Wings store and secured with sand buckets which are also being used for cigarettes; please remove.

**Status: *Item Completed***

43) Black garbage cans on site rusting out. Remove and replace cans as required.

**Status: *Item Completed***

44) Railing on stairway to second floor has concrete cracking in two locations; please repair.

**Status: *Unresolved Item***

45) Pressure wash west side of [Wings] building to remove dirt/water stains.

**Status: *Unresolved Item***

46) All backflow preventers must have current certifications.

**Status: *Item Completed***

47) Vagrant found sleeping on the second floor of the Ocean Mall in the public access area above Wings. Please ensure that the site is secure and monitor for vagrancy.

**Status: *Item Completed***

**NOTE: The initial inspection resulted in 47 comments/issues provided on January 15, 2015. The location was previously inspected on January 15, 2015, February 3, 2015, February 17, 2015 and March 24, 2015.**