

April 19, 2022

Mary Savage-Dunham, AICP  
Department of Development Services  
600 W. Blue Heron Boulevard  
Riviera Beach, FL 33404

**Re: Viking Sales and Service Center (SP-21-17)**

Dear Mary,

Pursuant to comments received from staff on Friday, January 7, 2022, please accept this letter as a written response. Also included, are revised plans and documents which address the comments where applicable.

**Fire Rescue – Frank Stallworth**  
**No Comments**

**Utility District – John A. Armstrong, P.E.**  
**No Comments**

**Planning and Zoning – Mary Savage-Dunham**

1. This project requires a re-plat. The site plan will not advance to PZB without the plat and vice versa. The Plat is under review now.

**Response: Comment acknowledged.**

2. **Streetscape:** I understand that there is a relaxation of the building frontage requirement for boat sale uses, however I don't think the intent is to not have any building frontage. I reiterate the guidance provided at the pre-application meeting to have some portion of the building along Broadway. I suggest that along Broadway your site has building façade and an entrance to the site for pedestrians, outside display, and then civic open space at the corner of Broadway and 16th street. The Civic Open Space could go from the corner of Broadway down to the crosswalk to the parking lot. This would provide a lovely walkway for customers to traverse to get to the main entrance which is required to be off of Broadway.

**Response: Revised Building Elevations have been provided which are consistent with the City's frontage requirement. Additionally; and as noted by staff, in lieu of providing civic open space, the Owner will improve East 15<sup>th</sup> Street with the addition of 5' concrete walks.**

3. **Streetscape:** Regarding the fencing, the aluminum picket fence is called out by the code where the building won't be adjacent to the primary roadway frontage. That said, aluminum picket fence is not appropriate along 15th street where the view would be to the service area and internal to the site. I suggest that the aluminum fence end just before the building wall ends, and the fence be changed to an opaque wall. Aluminum picket fence is not appropriate adjacent to residential uses or zones either. To the extent that your project is immediately adjacent to other uses and properties there should be a 6' opaque/concrete wall.

**Response: An Aluminum picket fence will be on 16<sup>th</sup> Street, Broadway Avenue, Avenue C, and a portion of 15<sup>th</sup> street where it will end adjacent to the service area. A 6' opaque fence will continue along 15<sup>th</sup> street adjacent to the service area, and a 6' opaque wall will aid in buffering the neighboring residential uses.**

4. **Streetscape:** This project is required to provide Civic open space. (to calculate your requirement for civic open space you utilize
- a. Per Section 31-538: (1) Amount. On sites one acre or more in size, new buildings or additions of gross floor area equal to 20 percent or more to existing buildings, shall provide at least five percent of the size of the site as a civic open space. Dedicated rights-of-way and building setbacks may not count toward fulfilling the required amount. (2) Location. Civic open space may be provided either on site or off site, provided the civic open space is located within 660 feet of the building site, within the same zoning district, and within the CRA boundary.

**Response: As suggested by City staff at our March 22, 2022 conference call, the Owner will make infrastructure improvements to 15<sup>th</sup> street in order to transform the corridor leading into Bicentennial Park, enhancing the pedestrian connection from Broadway Avenue, and the park.**

- b. You might consider providing civic open space at the corner of Broadway/16th.

**Response: See previous response.**

- c. Civic open space should be shown on the plat in a separate parcel with a notation that it is dedicated for public access in perpetuity. The civic open space is owned and maintained by the property owner and not the City, but for clarity purposes in the future it needs to be called out in this manner.

**Response: See previous response:**

5. **Streetscape:** The main entrance to every building shall be accessible directly from and face a public right-of-way or civic open space.

**Response: The plan provides for a decorative walk from Broadway Avenue to the entry of the showroom lobby where they will be properly greeted by a Viking representative. A 6' aluminum picket gate that creates a sense of arrival for the user is also provided.**

6. **Streetscape:** I strongly recommend an enhancement of the streetscape at the entrance to the parking lot/main site. This is a good location for a different roadway treatment, perhaps a speed platform or bump or different pavers, striped crosswalks and possibly enhanced planting and signage to visually indicate to drivers that they have arrived, or, that they need to slow down as it is an activity area.

**Response: The sense of arrival is created by the 10' landscape buffer adjacent to 16<sup>th</sup> Street.**

7. **Streetscape:** Are the mechanicals on the rooftops? Be advised the code requires parapets not less than 42" high to screen those mechanicals to be screened.

**Response: Any rooftop mechanicals placed on the rooftops will be appropriately screened, as required by the City's code.**

8. **Streetscape:** please confirm that your design meets the Building façade standards in the code.

**Response: The building design will comply with the City's established Building Façade standards.**

9. **Streetscape:** Section 31-536(5) Architectural standards.

- a. An expression line shall be provided at the top of the first story.

**Response: The architecture has been updated to comply.**

- b. In the absence of a building façade, a street wall is required along both primary and secondary streets. Street walls shall be three feet to three feet six inches in height, located in line with the building façade or the front setback. Street walls shall be composed of either an opaque wall using the same material and color as the building or of a continuous, maintained hedge. See subsection 31-536(a)(1) b. for fence standards for marine uses. In addition, one shade tree per 20 lineal feet, uniformly spaced, shall be installed along the length the street wall.

**Response: Shade trees are provided as required.**

- c. An opaque, masonry wall six feet in height shall be built on the property line along all side and rear lot lines that abut single-family houses existing as of December 18, 2013, or lots in a residential zoning district. In addition, one tree shall be planted every 20 feet along the wall.

**Response: A 6' masonry wall is provided adjacent to the residential lots as required. As provided in 31-539(e)(2), along side and rear lot lines, a landscape strip five feet in width shall be installed with trees planted at least 50' on center.**

10. **Parking/Transportation:** (e)Parking lot landscaping requirements.

(1)Street walls are required on both primary and secondary streets. Street walls shall be located in line with the building façade or in accordance with the front setback requirements. Street walls shall be three feet to three feet six inches in height, composed of either an opaque wall of the same material and color as the building or of a continuous, maintained hedge. One shade tree per 20 lineal feet, uniformly spaced, shall be installed along the length the street wall within a planting area at least five feet wide. Street walls may have openings to accommodate automobile and pedestrian access.

**Response: The proposed street wall is designed to have a continuously maintained hedge, per the City's requirements.**

11. **Parking/Transportation:** The internal parking areas should have clear pedestrian walkways indicated or painted to facilitate safe vehicular and pedestrian movement onsite.

**Response: Walkways have been indicated on the site plan**

12. **Parking/Transportation:** We have received the PBC TPS letter to the City for this project.

**Response: Comment acknowledged.**

13. **Parking/Transportation:** What is the maximum size vehicle that will be traveling to and from the site? Have you analyzed all of the turning radiuses both on site and on adjacent roadways approaching the site to determine if any off-site roadway improvements or corner clips may be required? Similarly, have you reviewed the utility line placement along your travel path to and from the site to determine if there are any conflicts with utility wires or poles?

**Response: With this resubmittal, the civil package has been updated to include turning movements for all of the necessary trucks that will be utilizing the site.**

14. **Parking/Transportation:**

- a. Do you intend to abandon any right of way for this project? If so, an abandonment permit will be required.

**Response: No ROW Abandonment is proposed for this project.**

- b. For the parking lot, do you intend to have all the lighting on all the time or will there be a strategy so as that wuto only have the level of lighting required for security and safety on? It would be more cost effective to only utilize the lighting needed depending on the time of day, etc.

**Response: Lighting will be adjusted to meet security needs as needed.**

- c. Do you plan to provide trash receptacles in the parking lot of adjacent to the cross walk between the parking and the facility site? Please consider trash receptacles including one in the civic open space.

**Response: Due to the nature of the proposed operation, the Owner does not intend to utilize trash receptacles on the parking site.**

- d. Will there be overnight parking in the off-site parking spaces or will the parking be vacant at night because it is for the use of employees and customers?

**Response: There will not be any overnight parking in the parking lot.**

- e. Overnight storage of boats in the off-site parking lot is not allowed.

**Response: Comment acknowledged.**

- f. No parking is allowed in the Right of Way. Please add a note to the plans under the parking table. This will be a condition of approval.

**Response: A note has been provided, as requested.**

15. The Planning and Zoning Board wants to ensure that the applicant has already reached out to the abutters in proximity to a project to tell them about the proposal and hear any comments or concerns they may have PRIOR to the PZB meeting. Attached please find Form #18 which includes specific guidance on recommended applicant-initiated outreach to abutters and interested parties. We encourage you to proactively engage with the abutters to inform them about the project and hope these QR codes will facilitate that for you.

**Response: While not required, the Owner has reached out to the abutter to the immediate east of this project, and informed them of the proposal.**

16. Since this project will disturb more than 1 acre of soil it is subject to submittal of the Notice of Intent to Use Generic Permit for Small Construction activities and all related regulation. This will be a condition of approval.

**Response: Condition acknowledged.**

17. A copy of the approved SWPPP for this project must be provided to the City Engineer's attention. This will be a condition of approval.

**Response: Condition acknowledged.**

18. Does Viking Yacht engage with the local community as far as being involved in local charitable foundations, food banks, outreach and other support systems for community residents? Please tell us how Viking typically "gives back" to local communities aside from day-to-day operations?

**Response: Viking Yachts has a long history within the City of Riviera Beach. In their 20+ year tenure here, they have been committed to helping the City, as well as the CRA and Community Development Corporation in civic, housing, educational and monetary methods, inclusive of being the designated Master developer of the Riviera Beach Marina Village. Furthermore, Viking Yacht Company founded and for Riviera Beach Maritime Academy over 10 years and continues monetary and logistical support to many local non-profit organizations.**

19. Does Viking Yacht intend to hire local for either the construction phase or ongoing operations? Do you intend to secure materials from local vendors? Do you intend to have any summer jobs or internships for local youth? Have you considered contacting the local Black Chamber of Commerce for assistance identifying minority owned businesses to work with?

**Response: The project construction will be bid to construction management (CM's) and general contractors (GC's) within the Palm Beach County market. While there is no specific or minimum requirement for utilization of local labor force or subcontractors, the Owner is dedicated to the concept of utilizing as much local help that is qualified to do the work. Viking will make a concerted effort to encourage a high level of local participation from the CM/GC during the bid. The company already provides for several internship/permanent job opportunities, as highlighted in the project narrative and will continue to push for local hiring and local economic growth.**

20. Does your signage program correspond with the colors scheme provided?

**Response: All propose signage will be consistent with the building color scheme.**

21. Please consider providing color renderings of the 3d elevations to more clearly demonstrate the finished project appearance.

**Response: Renderings have been provided in this resubmittal.**

22. Please explain how you will phase the project. Where will your construction phasing area be located?

**Response: At this time, the Applicant intends to construct the project in its entirety in one phase.**

23. I saw the notes on dust control on the erosion & sediment control narrative but I do note that this will be a big construction project in the midst of a fairly dense area. Please be mindful of the impacts of construction on the abutters and try to minimize unintended consequences to the greatest extent possible.

**Response: Comment acknowledged.**

24. What is your construction schedule? (Anticipated start date, phases, tentative completion date).

**Response: The construction schedule will last an estimated 12 months. Anticipated start date will be further defined, once public hearings are scheduled.**

25. This project requires CRA review and the PZB will want to have the benefit of CRA comments when they consider the project. The CRA (Scott Evans) has advised me that he will schedule this project for a CRA meeting once the first revisions and responses to comments have been re-submitted to the City. I encourage you to coordinate with him directly once you resubmit plans to ensure that your project is placed on a CRA agenda in order to reduce potential delays.

**Response: Comment acknowledged.**

26. Lighting: Please explain why the lighting levels are so high along Broadway. Is it your intent to have the site illuminated to that extent all the time or is some of the lighting a result of the street lights? Please ensure any lights on your property are shielded so as to not cause glare or impact the drivers on the street.

**Response: All fixtures have an integral house side shields in the fixtures which will help alleviate light trespass. The fixtures also come standard as 0-10v dimming so the light levels may be further adjusted utilizing a light control system if needed.**

27. Easements: Are you intending any cross-access easements between the parking lot area and the buildings? Are the sight triangles easements? Are there any other easements on the site? Consider adding an easement sheet to the site plan set.

**Response: Any proposed easements have been indicated on the site plan (sheet SP-1)**

28. Landscape:

- a. Please confirm that not more than 20% of the required trees are palms;

**Response: Acknowledged. The plan does not exceed the established 20% palm requirement.**

- b. Please add some deciduous trees along Broadway even if you swap some out with palms from elsewhere on the site;

**Response: Comment acknowledged. The Owner is proposing a mix of palms and trees along Broadway.**

- c. Irrigation is required. Please delete the existing note stating the irrigation source in the LANDSCAPE NOTES Sheet PLP1 and instead state "all landscape areas (including sod) shall be irrigated with an underground automatic irrigation system with rain sensor providing a minimum of 100% coverage".

**Response: Comment acknowledged. Plan updated, as requested.**

- d. For Parking Lot: Interior landscaping shall include not less than one tree for every 50 square feet or fraction thereof of interior landscaped area. Interior landscaped areas shall be located in such a manner as to divide and break up the expanse of paving. Please confirm that your plan meets this standard.

**Response: Comment acknowledged. The landscape plan meets this standard.**

- e. Commercial and other non-residential development. A commercial or other non-residential development being new development, renovation development or vacant development shall include one existing or planted tree for every 1,500 square feet, or fraction thereof, of development site. The owner shall landscape not less than 20 percent of the developed site.

**Response: Comment acknowledged. Trees provided as required. Calculations provided on PLP-1.**

- f. Section 31-610-Parking areas for multifamily and all non-residential developments states:  
(b) Parking area landscaping adjacent to private property. On the site of multifamily or a nonresidential development or redevelopment, including parking areas which abut private property, the owner shall install landscaping as follows:

- i. A landscaped strip of land not less than five feet in width shall be located between the parking area and the abutting private property.

**Response: Comment acknowledged. The plan provides for this. See PLP-1.**

- ii. The landscaping provided within the landscaped strip shall include:

- 1. One tree for every 20 linear feet of required landscape strip planted singly or in clusters, not to be more than 50 feet apart, located between the common lot line and the abutting private property;

**Response: Comment acknowledged. The plan provides for this. See PLP-1**

- 2. A hedge, wall, berm or other durable landscape barrier of not less than 24 inches or three-gallon containers at installation placed along the outside perimeter of the strip;

**Response: Comment acknowledged. The plan provides for this. See PLP-1.**

- 3. Other landscaping, such as shrubs or vines, planted five feet on- center along the street side of a wall; and

**Response: Comment acknowledged. The plan provides for this. See PLP-1.**

- 4. Grass, ground cover, or other landscape treatment. required.

**Response: Comment acknowledged. The plan provides for this.**

#### **Engineering and Public Works - Terrence Bailey**

- 1. General

- a. Please provide a full drainage report for the project including pre/post rate and flow for all appropriate storms and calculation backup.

**Response: Please refer to the attached drainage report including the pre and post development rate of flow for both the Northern and Southern blocks.**

- b. Please provide a letter from Waste Management that the site can be served and the dumpster/compactor has sufficient capacity.

**Response: Please see the attached letter from the Solid Waste Authority detailing available capacity for the greater Palm Beach County area.**

- c. In the traffic analysis please identify anticipated large vehicle volumes as well as large boat traffic. Page 3 of the traffic report indicates a 50/50 split north and south but exiting the site to Broadway only allows northbound traffic. Is it the operational

plan for this site to utilize Avenue C to travel south to 13th street and exit the signalized intersection at Broadway and 13th to make southern trips.

**Response: The proposed new site plan has changed the main driveway access location to W 15th Street. W 15th Street allows exiting traffic to travel both northbound and southbound from the site via a full access driveway. The traffic from the north will need to make the SBU turn at 13th Street and will enter the site from the south at W 15th Street. This was accounted for in the significance and capacity analysis. Furthermore, the assumed truck traffic at this location during AM and PM peak hours will be consistent with the existing truck traffic within the vicinity of the site. The calculated trip generation reflects the assumed volume of employee personal vehicles.**

- d. Please add a copy of the topographic survey to the civil set of plans.

**Response: Please refer to the attached topographic survey.**

- e. The 2016 plans for the Viking project east of Avenue C allowed angled parking in the parking lot at the SW corner of Avenue C and 16th Street, please remove parking installed within the 16th Street right of way.

**Response: The parcel which includes the parking lot at the SW corner of Avenue C and 16th street is not owned by the developer of the Viking Marina project. The limits of development therefore do not include demolition of the requested stalls.**

- f. The parking lot on the north side of 16th, please consider making drive isles from solid concrete and parking stalls from pervious concrete.

**Response: The project limits and have shifted to no longer include the parking lot on the north side of 16th.**

- g. Please show on all revised plans and plat the required corner clips for the DOT along Broadway as well as 15' corner clips along Avenue C.

**Response: Corner clips have been added, as requested.**

2. PSP-1

- a. The southern parcel has 5 access points off of local City streets. Please remove the western most driveway on 15th as it is too close to the Broadway intersection and is redundant. The two driveways along 16th also appear redundant and the western most driveway should be removed. Per City code section 29-95 the maximum driveway width is 35', please revise the eastern driveway along 16th.

**Response: Comment acknowledged. The site plan has been revised to remove the west entry drive from 16<sup>th</sup> street.**

- b. The parcel north of 16th, the one-way drive isle off of Avenue C near 15th Street shall be a minimum of 20' wide.

**Response: Table 31-539(b) states that a one-way minimum aisle width shall be 14'.**

- c. Please show site triangles at the all driveways.

**Response: All publicly accessible full directional driveways have site triangles.**



- d. Please update the parking table as the site plan has 5 handicap stalls and 124 regular parking stalls.

**Response: Parking table has been updated.**

- e. For Building B, please add a dimension to the driveway leading to the roll up door at the warehouse.

**Response: Plan has been updated to add requested dimension.**

- f. If gates are intended at any or all driveways, please indicate on the plan as well as if the gate is motorized, rolling, or swing style gates.

**Response: At this time, it is not the Owner's intent to place any gates at the driveways.**

- g. Show driveways and building features along the east side of Avenue C throughout the project area and on all plan sheets.

**Response: Structures and Driveways have been added, as requested.**

- h. In the parking lot north of 16th Street, the northern end parking lot indicates one-way based on the arrows shown on the plan but the drive isle is 24' wide. Either narrow the drive isle to 20' or make this a two-way isle.

**Response: Please note, the above-mentioned area is no longer in the project scope.**

- i. Along 15th Street, there is a note indicating the overhead wires will be buried. Please submit plans for burial for concurrent review. In addition, overhead lines on 16th do not have a similar note, please provide an explanation.

**Response: The Owner will evaluate the potential to bury overhead wires, based on the final operational plan of the future development. The Owner will coordinate with the applicable agencies during this time.**

- j. Please show the crosswalk at Broadway and 16th proposed by the FDOT on the plan.

**Response: The above-mentioned crosswalk has not been provided to the design team.**

- k. Please show adding 5' of sidewalk along Broadway from 16th to 15th street along the projects western boundary.

**Response: The Applicant is not proposing any additional sidewalk along Broadway Avenue, as review of the survey indicates 4'+ clear on the existing sidewalk, exceeding ADA requirements of 44".**

- l. Please provide infrastructure improvements in 16th and 15th street. Coordinate with Development Services for specifics on necessary improvements.

**Response: As discussed at the March 22, 2022 meeting, the Applicant is providing sidewalks along both sides of 15<sup>th</sup> street.**

3. C500/501

- a. All driveways within the City right of way shall be 8" concrete over 8" limerock LBR100 at a minimum.

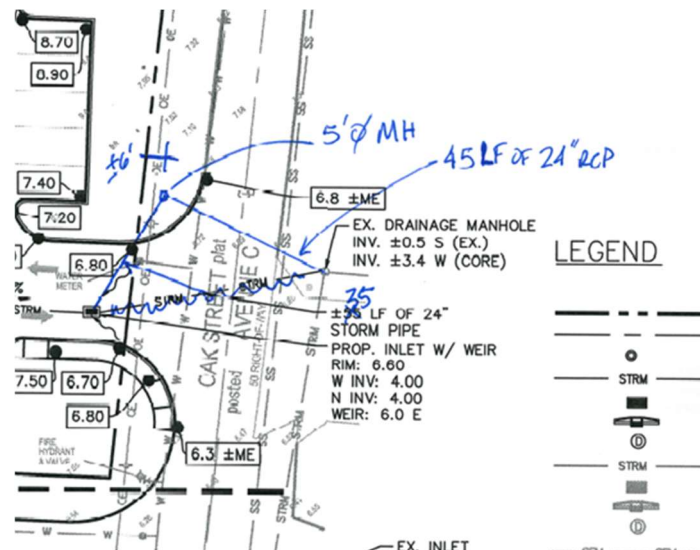
**Response: Please refer to the updated C500/C501 plans detailing that driveways within the right of way shall be 8" concrete over 8" of limerock LBR100**

- b. Please add a note with the FEMA 100 year flood elevation and corresponding FEMA panel to the plan sheet.

**Response: Please refer to the updated paving, grading, and drainage plans indicating the FEMA 100 year flood plain elevation.**

- c. The proposed drainage connection north of 16th Street along Avenue C requires realignment as shown below. In addition, the open cut across Avenue C requires a 1" mill and overlay 25' north and south of the extents of the open cut.

**Response: The pipe connection is no longer proposed within the project limits therefore this comment is no longer applicable.**



4. C600

- a. The open cut for water and sewer along 15th Street and Avenue C requires a 25' 1" mill and overlay outside the limits of the open cut. Please show hatch for the limits of the required mill and overlay.

**Response: Please refer to the paving, grading, and drainage plans for mill and overlay details along with pavement restoration details.**

- b. Please coordinate with the Utility District as any unused watermain taps and sewer laterals along Avenue C, 15th, and 16th Streets leading into the site will need to be plugged, capped, grouted full, or removed. These lateral services if left unaddressed will cause future failures and degradation of the roadway.

**Response: Please refer to sheets C-300 and C-310 for details on unused water and sewer service connections stating that they are to be cut and capped as necessary.**

5. SP1(Spina Orourke)
  - a. Building B has a wide driveway at the SW corner of the building but this entrance is not shown on the balance of the plans provided.

**Response: Plans have been updated to show current proposal.**

We appreciate your time in reviewing our responses. Should you have any additional questions, do not hesitate to contact us at 561.575.9557

Respectfully,  
**2GHO, Inc.**



George G Gentile, PLA, FASLA  
Senior Partner