



February 18, 2022

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

**Re: Riviera Beach LTL (SP-21-18/SE-21-02)**

Dear Mary,

Pursuant to comments received from staff on January 26, 2022, please accept this letter as a written response. Also included, are revised plans and documents which address the comments where applicable.

**Fire – Frank Stallworth**

1. Emergency apparatus access should be 20'-00" width and 13'-6" height.

**Response: Comment acknowledged.**

2. City of Riviera Beach Ordinance read as followed: all new building 5,000sqft + shall have an automatic fire sprinkler system. In addition, a fire hydrant shall be located within 100 feet of the fire department connection (FDC) for all buildings with a fire sprinkler system. The distance can be extended with approval from the AHJ.

**Response: Comment acknowledged.**

3. The system shall be continuously monitored by a certified central station fire alarm contractor, providing service that comes into compliance with NFPA 70 and 72.

**Response: Comment acknowledged.**

**Utility District – John Armstrong**

1. Please revise the Utility Plan to show the proposed 1.5" potable water service and the proposed 6" fire line connecting to the existing 8" gate valve where the 8" water main terminates at the property (refer to the attached GIS Map). As an option, please revise the Utility Plan to show the proposed 1.5" potable water service and the proposed 6" fire line connecting to the existing 8" water main that runs parallel to the ROW with a proposed SS tapping sleeve and tapping gate valve.

**Response: The potable water and fire line service now connects to the 8" gate valve.**

2. Please revise the Utility Plan to show a backflow prevention assembly for the fire line at the ROW line and before the fire line splits into two fire lines.

**Response: A backflow prevention assembly is shown before the fire line splits into two fire lines.**

3. As the cleanout covers are not traffic bearing, please revise the Utility Plan so that it does not include cleanouts in lieu of manholes within traffic areas.

**Response: A manhole is being used within the traffic area.**

### **Zoning – Mary Savage, AICP**

1. This project requires a re-plat. The site plan will not advance to PZB without the plat. Please apply for the plat as soon as possible so as to not delay your project.

**Response: Comment acknowledged. A proposed replat application was filed on 2/14/2022.**

2. **Parking/Transportation:**

- a. For the parking lot, do you intend to have all the lighting on all the time or will there be a strategy so as to 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: While the lighting will depend on the needs of the end user, it is anticipated that it will be used in an effort to ensure safety and security on the property.**

- b. 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: Comment acknowledged. A note has been added to the site plan.**

3. 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: The above comment has been acknowledged. In addition to preparing a flyer to engage the abutting property owners, the team will also be planning to hold an engagement event for the interested parties to learn more information on the project. We will be reaching out to the Development Services staff members for guidance on a City facility we can use for this event.**

4. 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: Comment acknowledged**

5. 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: Comment acknowledged.**

6. Does the applicant 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 general contractors (GC's) within the South Florida market. While there is no specific or minimum requirement for utilization of local labor force or subcontractors for MBWE, the Easton Group is dedicated to the concept of utilizing as much local help that is qualified to do the work. Easton will make a concerted effort to encourage a high level of minority participation from the GC's during the bid, and an emphasis will be placed on their involvement in the ultimate selection of the GC. The use of local internships will also be evaluated in the bid selection process. As this project does not yet have a defined end user, the Owner cannot opine on ability to provide summer jobs or internships.**

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

**Response: The project will be completed in one phase. Additionally, the staging area will be in the southern portion of the site**

8. I note that this will be a big construction project near a large multi-family residential use. 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.**

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

**Response: Pending special exception and site plan approval, construction is anticipated to begin in July of 2022, and is expected to end in September of 2023.**

10. Be advised that the sign requires a separate permit and any approval of this project by the City Council should not be interpreted to be an approval of a particular sign.

**Response: Comment acknowledged.**

11. The code requires a 6' opaque masonry wall adjacent to residential zones/uses, but, as your property is industrial you can have a maximum wall height of 8'. Have you considered increasing the masonry wall to 8' to increase the buffer to the residents?

**Response: The Owner has elected to increase the wall to 8'.**

12. Per Section 31-551: Glass windows and doors must make-up a minimum of twenty percent of the primary elevation and a minimum of ten percent of the secondary elevation. The primary elevation is defined as facing the abutting arterial road. Faux windows do not count towards the above-mentioned required percentages. Your design does not appear to satisfy these criteria.

**Response: Please refer to revised elevation showing consistency with Section 31-551**

13. Be advised: Heating, ventilation, air conditioning equipment, duct work, air compressors, other fixed operating machinery shall be either screened from public view or located so that such items are not visible from a designated arterial, adjacent residential properties or intersecting street. Do you have rooftop mechanicals? If so are they located to the rear

**Response: Comment acknowledged. The rooftop mechanical equipment will be screened appropriately in accordance with the above.**

14. **Landscape:**

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

**Response: Comment acknowledged. The proposed plan shows 15% which does not exceed this requirement.**

- b. Irrigation is required.

**Response: Comment acknowledged. Please see note on landscape plan.**

- c. This project is in the PRINCIPAL ARTERIAL OVERLAY DISTRICT. Please review that code relative to landscape treatment and appearances of structures. How wide is the ROW there? That will dictate the minimum width of landscape buffer. Also, be advised that the code states that “work area or storage doors and open bays shall not open toward or otherwise be visible from any of the designated principal roads”.

**Response: The landscape buffer has been adjusted to meet the above referenced criteria.**

- d. In addition, this section of the code also says “Chain-link or similar fencing adjacent to a designated arterial roadway is prohibited. Where such fencing can be viewed from a designated arterial, landscaping or berms shall be provided to minimize visibility from the designated arterial.” It is not clear that your design satisfies these criteria.

**Response: The proposed landscaping is provided, as required, and the fence ends at the front façade of the proposed building.**

- e. Section 31-609c says “*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.” Please confirm that your design meets or exceeds these standards. The “development site” does not exclude the perimeter area for this calculation.

**Response: Required landscape calculations are provided on sheet LP-1. Note the landscape tabular is prepared in a format that was agreed to on previous projects**

**approved through the City of Riviera Beach, and has been carried forward on this project.**

- f. Please explain the TRUCK STAGING AREA. This is a parking lot. The code requires additional landscape treatment to be installed for parking on site that is in excess of the required parking. Please provide information on how you are providing the required additional landscape treatment as well as the calculation for that requirement.

**Response: While the team doesn't believe that the truck – tractor/trailer staging area should be considered parking, we have discussed with staff adding terminal islands, in accordance with standard parking stall landscape requirements. By doing so, we believe this will reduce the heat island effect, while maintaining safe circulation for tractor-trailer end users.**

**To that end, there are 49 trailer spaces shown on the proposed plan. The code requires 10 square feet of landscape per space over the minimum required. This equates to 490 sf of additional landscape needed for the project. Note, the project provides for over 8,000 square feet above what is required**

- g. The truck staging area needs terminal islands/parking lot landscaping installed per the code.

**Response: See above response.**

- h. Please explain how your proposed landscape buffer has been enhanced adjacent to the residential use to provide supplemental sound and sight buffering effects. Can you install trees of varying heights including evergreen species that are fast growing and reach tall heights (for example columnar arborvitae type specimens) along this boundary?

**Response: In addition to the requested increased wall height, and the provision of a 29.5' landscape buffer; multiple layers of tree and shrub plantings are provided on the outside of the wall. This places 100% of the landscape benefit in favor of the adjacent property along this section of the buffer. We believe this more than adequately buffers these two uses.**

### **Engineering - Terrance Bailey**

1. Please provide a copy of the preliminary plat for concurrent review, enclosed is a recent example to utilize.

**Response: Plat has been submitted, prior to this resubmittal.**

2. Please dedicate the first 15' of the projects frontage starting at the western corner progressing east past the driveway as shown on the enclosed. This will provide area necessary for the proposed turn lane and sidewalk that must be within DOT right of way.

**Response: Comment acknowledged. Revised drainage plans have been provided showing ROW dedication**

3. The maximum driveway width allowable is 35' not the 36' shown on the site plan.

**Response: Comment acknowledged. Plan has been updated to comply with the above.**

4. Please explain why the existing platted landscape buffer tract along the western property line is remaining and not amended with the associated plat. Also there is masonry wall proposed along the landscape buffer but further south this transitions to 6' chain link fence. The landscape buffer if it will remain should be consistent to the southern limit of the project, or remove the existing landscape buffer tract and place the masonry wall at the property line with landscape buffering to occur inside the wall.

**Response: The project surveyor has determined that the tract should be removed, and has provided a replat showing this. As discussed, above, the Owner is providing an 8' wall and landscaping that will benefit the adjacent multifamily development.**

5. Please provide a full drainage analysis with flood routing. Enclosed please find an example of the detail report requested. In addition, please provide specifics on where and how positive outfall will be achieved for the project. It does not appear there is a dedicated discharge point.

**Response: A full drainage analysis has been included in this submittal.**

6. Given the adjacent residential use, please extend the photometric plan analysis to 30' offsite to the west. In addition, please provide a blowup of the western property line at a scale so the footcandles at the property line are legible.

**Response: Comment acknowledged. A revised photometric plan addressing the above comment has been included in this submittal.**

7. There are two existing light poles along the projects frontage, both will be impacted by the turnlane and driveway. Please show relocation/replacement of these two poles on the site plan and photometric plan. Please coordinate with the DOT that light levels will not be diminished by the relocation, a new pole along the frontage may be required in order to maintain DOT minimum required lighting along the corridor.

**Response: Ex light poles to be relocated are shown on the OS-1 plan. Coordination with FDOT will be made on light pole placement and light levels.**

We appreciate staff's time in reviewing our responses. Should you need any additional information, do not hesitate to contact us at 561-575-9557.

Sincerely,  
**2GHO, Inc.**



George G. Gentile, PLA, FASLA  
Senior Partner