



OFFICE OF  
COMMUNITY DEVELOPMENT

# CITY OF RIVIERA BEACH

DEPARTMENT OF COMMUNITY DEVELOPMENT  
600 WEST BLUE HERON BLVD. • RIVIERA BEACH, FLORIDA 33404  
(561) 845-4060 FAX: (561) 845-4038

October 19, 2016

Jason M Gunther, P.E.  
Thomas Engineering Group  
125 W. Indiantown Road, Suite 206  
Jupiter, Florida 33458

RE: West Blue Heron and Avenue L Retail Store Site Plan (SP-16-16)  
PCN: 56-43-42-28-31-015-0010

Dear Mr. Gunther,

The intent of this letter is to inform you that City staff has completed departmental review for the West Blue Heron Boulevard and Avenue L Retail Store Site Plan Application (SP-16-16). The City is responding to the SP-16-16 application with the following comments:

**Building Department** – see attached comments.

**Engineering/Public Works Department** – see attached comments.

**Police Department** – see attached comments.

**Code Enforcement Department** – see attached comments.

**Fire Department** – see attached comments.

**Utility District Department** – see attached comments.

**Planning and Zoning Department**

1. Place proposed handicap parking stalls closer to the main entrance.
2. Per Section 31-576(a), remove the proposed 2 foot overhang on the parking spaces on the northern, western and southern portions of the property and replace with 9x19 parking stalls. Add a wheel stop placed 2½ feet from the edge of all of the proposed parking stalls.
3. Provide a 10 feet by 30 feet easement onsite for a Palm Tran Bus Shelter.
4. Provide the estimated number of jobs, general job titles, and anticipated salary range for each position for the projected retail store. Provide the estimated tax value for the development for both pre-construction and post construction values.
5. Add dimensions on the proposed elevations.

6. Provide a site photometric plan for the proposed development.
7. Provide a detail for the proposed trash enclosure. Per Section 31-600(o), an opaque, minimum six-foot high masonry wall or fence shall screen the storage area for all trash receptacles, including dumpsters.
8. Per Section 31-600(t), the base of each permitted freestanding sign shall be surrounded by a five foot plant bed around the perimeter of the sign. This five foot area shall be planted with low-growing plant material in a manner that will present a full and finished appearance within a six month period from planting. Add the 5 foot landscape bed around the perimeter of the proposed monument sign to comply with regulations.
9. Per Section 31-610(b), a landscaped strip of land not less than five feet in width shall be located between the parking area and the abutting private property. Add a 5 foot landscape buffer on the western portion of the property to comply with regulations. Add the required landscaping in the referenced 5 foot landscape buffer to comply with Section 31-610(b)(2).
10. Per Section 31-605(b)(2), add a note on the Landscaping Plan that requires all tree stakes and braces to remain onsite and attached for a minimum of 12 months.
11. Per Section 31-610(a)(2), the landscaping provided within the landscaped strip shall include:
  - a. One tree for every 20 linear feet of required landscape strip planted singly or in clusters, not to be more than 50 feet apart when utilizing clustering techniques, located between the property line and the parking area;
  - b. 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 landscaped strip;
  - c. Other landscaping, such as shrubs or vines, planted three feet on-center or as appropriate to create reasonable coverage within six months after planting, along the street side of a wall; and
  - d. Grass, ground cover, or other landscape treatment and mulch.

Provide a tree every 20 linear feet as well as required reference landscaping along the northern portion (Blue Heron Boulevard) of the proposed development within the property lines to comply with regulations.

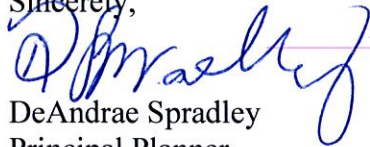
12. Provide approval from the Florida Department of Transportation for the proposed driveway entrance along Blue Heron Boulevard.
13. Provide a letter of agreement for shared access between the proposed site and adjacent property to the west.
14. Sheets C-02, C-03, C-08, C-09, C-11, C-12 were referenced in the Sheet Index on the cover sheet but missing from the submittal package. Also, the Landscape Plans, Elevations, and Floor Plan submitted with the site plan application needs to be referenced on the Sheet Index on the cover sheet.
15. Add 2 of the proposed Bahaman Louvers with the proposed LED down lights on the southern elevation.
16. For the doors at the eastern and southern elevations, have the doors open inward versus outwards for security reasons.
17. Replace the text "Future Medical Office" on the proposed site plan with "Future Commercial Office/Retail Space".

18. On the Paving, Grading, and Drainage Plan, add an ADA ramp with detectable surface per FDOT Index #304 to the northern section of the proposed 5 foot sidewalk at the entrance on Avenue L.
19. Add instructional signs (eg. Entrance, Exit, or similar) at the entrance along Avenue L. Per Section 28-113, instructional signs shall be exempt from the limitation on total sign area allowed per business and the requirement of 24 feet of setback from any common property line, but shall be at least five feet from any common property line. However, an instructional sign shall not be more than 3½ feet in height, nor total more than five square feet in area.
20. On Sheet C-05, remove the overlying text under the Location Map above the Future Land Use text.
21. The City has a 15 foot right-of-way easement along Blue Heron Boulevard from Australian Avenue to Avenue L (enclosed in this document) in which there's parking proposed in the right-of-way and there's an existing 30 inch waterline within the right-of-way. Since the right-of-way easement is forever and there's an active clean water line underneath, identify an alternative solution of having the proposed onsite parking in an area that will not be directly on top of the water line.

Please respond to the above comments in writing and submit the revised documents as necessary. It is important to note that a detailed narrative addressing each comment must be included when submitting the revised documents. Any revisions submitted without a detailed narrative shall be returned to the applicant without any further processing by the City.

Please feel free to contact me at (561) 845-3427 or by email at [dspradley@rivierabch.com](mailto:dspradley@rivierabch.com) should you have any questions or concerns.

Sincerely,



DeAndrae Spradley  
Principal Planner

Cc: Danny Jones, Interim City Manager  
Jeff Gagnon, Assistant Director of Community Development

56-43-42-28-31-015-0010

RIGHT-OF-WAY AGREEMENT

PARCEL 4

KNOW ALL MEN BY THESE PRESENTS that **FLORIDA EAST COAST RAILWAY COMPANY**, a Florida corporation,  
Whose address is **King and Malaga Streets, St. Augustine, Fla. 32084**

hereinafter called the GRANTOR, in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations, receipt of which is hereby acknowledged, do hereby grant and convey to the City of Riviera Beach, A Municipal Corporation of the State of Florida and located in Palm Beach County, and to its successors and assigns, hereinafter called the GRANTEE, an easement forever for a right-of-way fifteen (15) feet in width across certain lands of the GRANTOR situated in the County of Palm Beach and State of Florida, more particularly described as follows: The North 15 feet of Lots 1 through 7, Block 0, Replat of LEWIS TERMINALS PLAT NO. 1, as recorded in Plat Book 27, pages 39, 40 and 41, Public Records of Palm Beach County, Florida.  
Containing 8013.3 sq. ft., more or less.

The conditions of this easement are such that:

- (1) The GRANTEE always shall have the right to enter upon the said strip of land for the purposes of constructing, reconstructing, inspecting, operating and maintaining buried pipelines and all appurtenances necessary thereto and used for the conveyance of water and wastewater, together with all other rights and privileges necessary or convenient for the full enjoyment and use for the stated purpose, including the right to remove trees, undergrowth, or other obstructions, which, in the opinion of the GRANTEE, may interfere with such use.
- (2) The GRANTEE shall not continuously maintain the appearance or condition of the surface of the easement area; however,

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B60

B3387 P0509

PREPARED BY:

ALLAN V. EVERARD, ATT'Y  
P.O. BOX 9035  
RIVIERA BEACH, FLA. 33404

after any construction or other activity performed or instigated by the GRANTEE, which disturbs the surface, the GRANTEE shall cause the surface to be graded to its prior elevation and contour, and otherwise restored to its general condition and appearance prior to such activity.

(3) The GRANTOR reserves and shall have the right and privilege to use the subject strip of land for all purposes, except as herein granted or as might interfere with the GRANTEE'S stated use.

IN WITNESS WHEREOF, the GRANTOR (S) have hereunto affixed their hands and seals this 2nd day of July, 1980.

Signed, sealed and delivered in the presence of:

B.D. Ellis  
M.B. Sutch

FLORIDA EAST COAST RAILWAY COMPANY (SEAL)  
By: [Signature] (SEAL)  
President

Attest: [Signature] (SEAL)  
Assistant Secretary

B3387 P0510

APPROVED	
FORM	EXECUTION
<u>[Signature]</u> 6/20/80	<u>[Signature]</u> 7/2/80

STATE OF FLORIDA  
COUNTY OF St. Johns

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to tak acknowledgements, personally appeared W. L. Thornton, well known to me to be the President of the Corporation named as GRANTOR in the foregoing Agreement, and that he acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in him by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal this 2nd day of July, 1980.

Rebecca Ashton  
Notary Public, State of Florida at Large

My Commission expires: April 5, 1982



THIS IS NOT A CERTIFIED COPY

B3387 P0511

B3387 P0512

BLOCK 3

1229.41' EAST - WEST

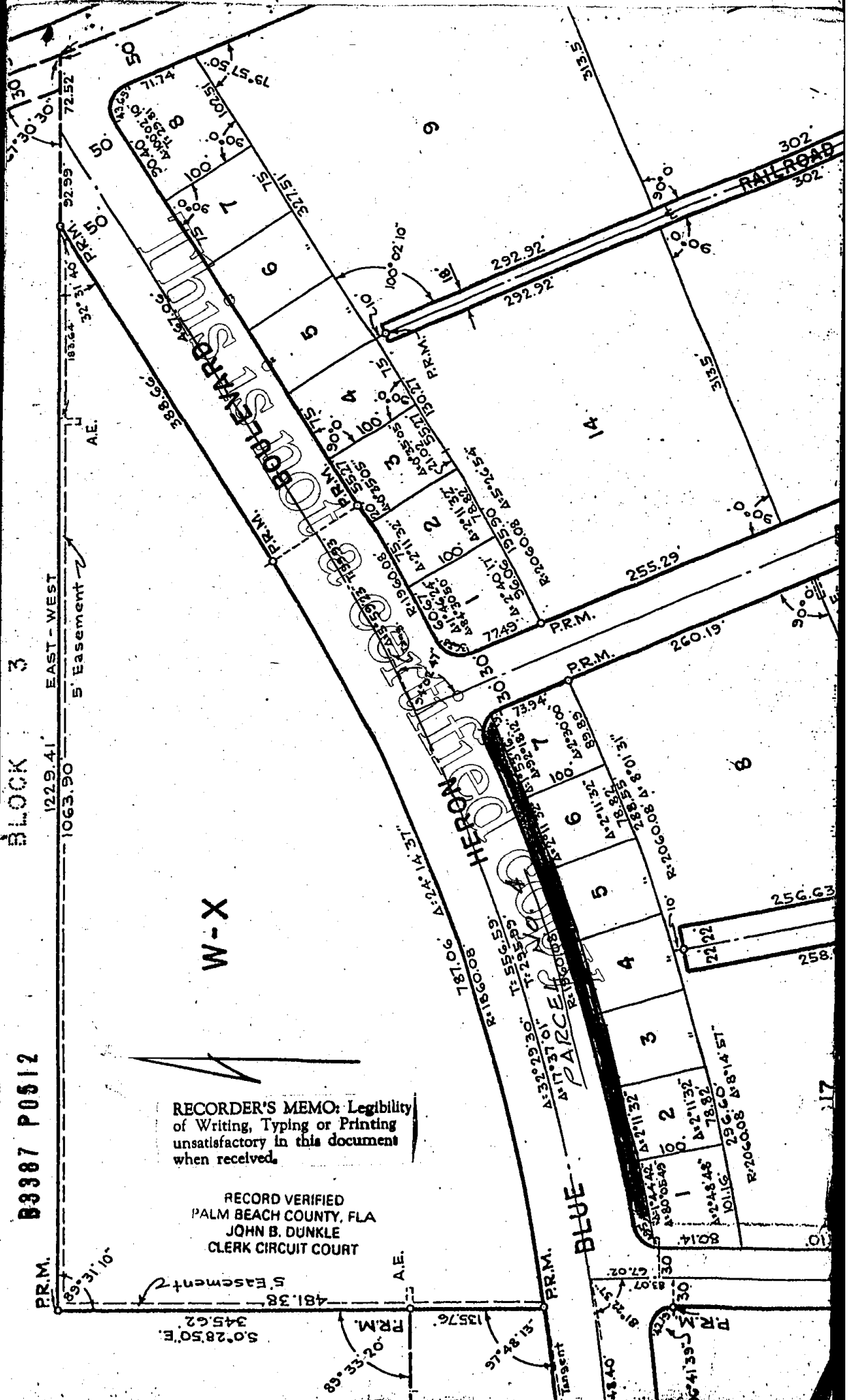
1063.90' 5' Easement

A.E.

RECORDER'S MEMO: Legibility of Writing, Typing or Printing unsatisfactory in this document when received.

RECORD VERIFIED  
PALM BEACH COUNTY, FLA  
JOHN B. DUNKLE  
CLERK CIRCUIT COURT

W-X



TO: DeAndrae L. Spradley, Principal Planner  
 FROM: Terrence N. Bailey, PE  
 DATE: 10/13/16  
 RE: Blue Heron/ Ave L Retail Site Plan Review- SP-16-16 Review

Engineering Division offer the following comments:

General Comment:

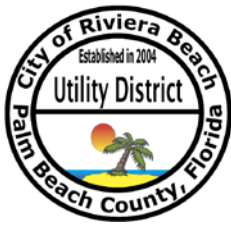
- The proposed parcel line creation will require a plat for the project. Please submit the plat in the resubmittal.
- Provide a master site plan for the full buildout condition of the entire site as well as the proposed phase I.
- The parcel line is proposed along the centerline of the driveway access to Blue Heron. Please consider placing the entrance entirely into one parcel.
- The parking at the southwest corner of phase I, please consider making this pervious as well for consistency. In addition, the proposed lot line is 2' from the face of curb, this will mean there is no setback from this property line and no landscape buffer along this property line.
- The City will require a 10'x30' palmtran easement approximately 100' east of the Australian intersection.
- The open cut along Avenue L will require a 50' mill and overlay extended from the edges of the cut.
- Please provide conceptual water, sewer, and drainage for the entire master plan buildout. How will water and sewer service be provided to the future building.
- Please provide color renderings of the building.
- The drainage statement provided will not be sufficient for site plan review. Please provide full site drainage calculations for both the full buildout and the phase I portion of the development. In addition, please provide a copy of any geotechnical investigation that has been done for the project.
- Please provide a cross-section along the southern property line to demonstrate runoff from the site will be confined onsite with grading or a defined perimeter berm.
- On sheet C7, please depict the valley gutter proposed across the driveway. In addition, add a weir in structure No.5 and add a new structure in the valley gutter to provide a defined outfall point into the City Right of Way.



- The provided traffic study is for 8,000sf retail and 6,200sf medical, but the site plan proposed is for 8,247sf retail and 7,780 medical. Please update the traffic analysis.
- In the traffic study provided, it appears that 50% (368 trips) of the outbound trips will be making a U-turn at the Dixie Highway intersection.
- Please provide a copy of the Palm Beach County traffic concurrency letter for this project.

A handwritten signature in blue ink, appearing to read "T. Bailey". The signature is fluid and cursive, with a long horizontal stroke extending to the left.

Terrence N. Bailey, P.E.  
City Engineer



# MEMORANDUM

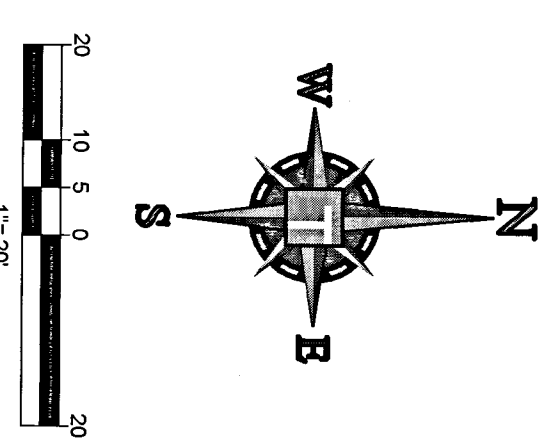
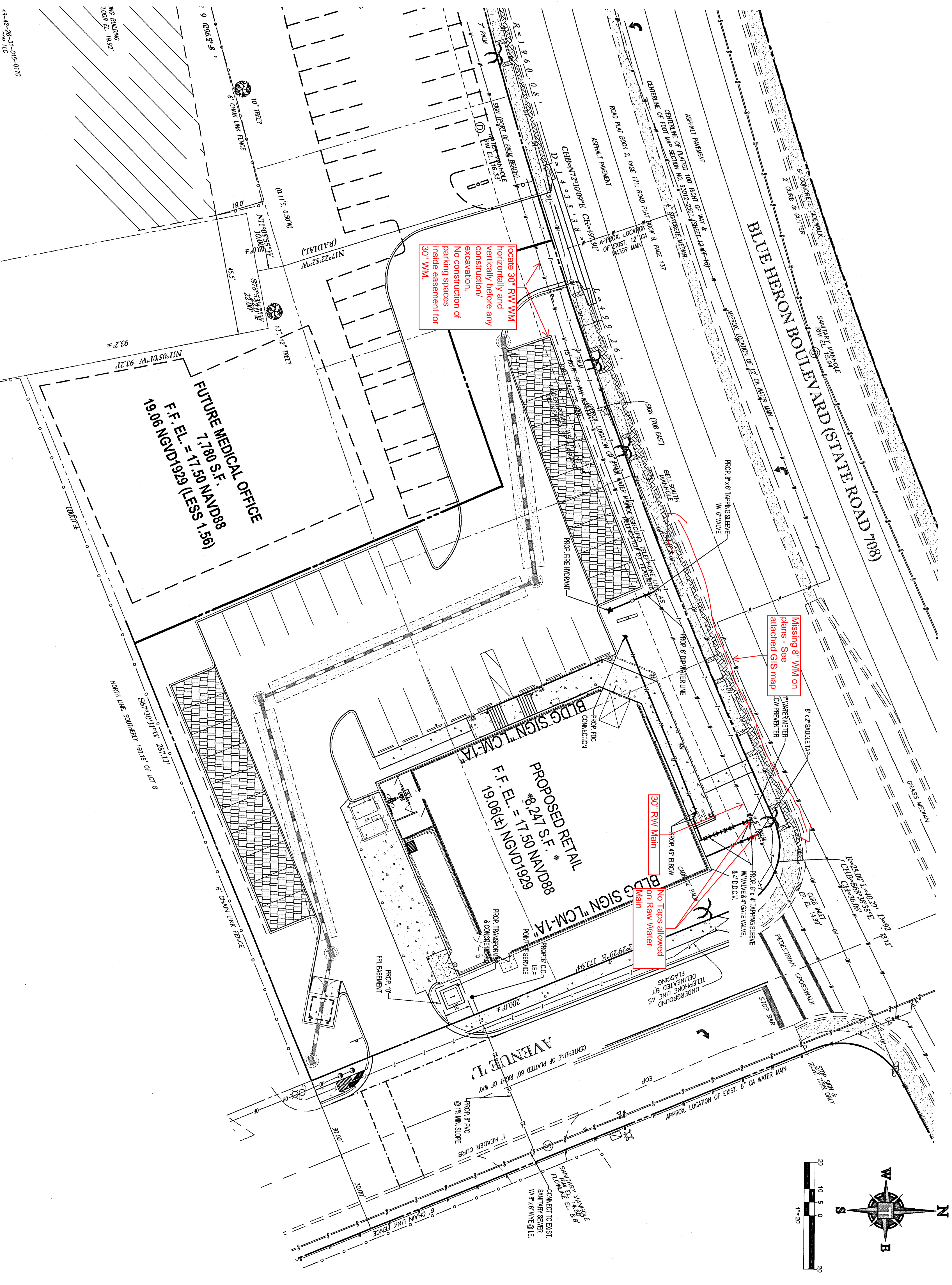
To: **DeAndrae Spradley, Principal Planner**  
From: **Leighton Walker, Utilities Engineer**  
Date: **October 18, 2016**  
Re: **Family Dollar Site Plan (SP-16-16) Review Ave L & Blue Heron**

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Utility District **Disapproves** the site plan based on the following comments:

1. City of Riviera Beach Utility District (CRBUD) records indicate that there is a 30" raw water (RW) main within the 15' easement shown on the utility plan sheet C-10 and 8" and 12" WM within the Blue Heron Boulevard right-of-way (ROW) [See attached GIS Map]. Verify the existence and location of these water lines and update the plans accordingly.
2. No construction of parking spaces within the easement for the CRBUD's easement for the 30" raw water main shall be allowed.
3. No taps shall be allowed on the CRBUD's RW main.
4. All water in private WM's feeding the property shall be metered. Additionally, water used for fire lines, potable water services and irrigation services shall have appropriate backflow prevention devices installed.
5. Show conceptually or explain how irrigation water will be provided for landscaping.
6. To avoid the risk of brakeage associated with disturbances associated with tapping into and performing construction around the 8" asbestos-concrete WM along the frontage of the property, the owner/developer shall be required to upgrade the WM to ductile iron pipe.
7. In order to facilitate the proposed sanitary lateral tie-into the main, a segment of the sewer main clay pipe (to be field determined) shall be replaced with PVC (C900).

LCW



**UTILITY NOTES:**

1. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UTILITIES AND NOTIFYING THE APPROPRIATE UTILITY COMPANY PRIOR TO BEGINNING CONSTRUCTION.
2. THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON THE FIELD INFORMATION. IT IS NOT TO BE RELIED ON AS BEING EXACT OR CORRECT. THE CONTRACTOR MUST VERIFY THE LOCATION OF ALL UTILITIES AT LEAST 48 HOURS BEFORE ANY CONSTRUCTION OF THE EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES WHICH CROSS THE PROJECT SITE.
3. THE CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES WITH THE UTILITY COMPANIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES WHICH CROSS THE PROJECT SITE.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRS OF DAMAGES TO ANY EXISTING UTILITIES DURING CONSTRUCTION. SUCH DAMAGES SHALL BE REPAIRED TO ORIGINAL CONDITIONS OR BETTER.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES WHICH CROSS THE PROJECT SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES WHICH CROSS THE PROJECT SITE.
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18. CONTRACTOR SHALL COORDINATE WITH ARCHITECTURAL PLANS, POWER COMPANY, & TELEPHONE COMPANY PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES WHICH CROSS THE PROJECT SITE.

**WATER NOTES:**

1. ALL VERTICAL BENDS ON WATER MAIN SHALL BE RESTRAINED WITH A MECHANICAL JOINT FITTING SUPPLIED WITH THE RETAINER GUNDS. ANY JOINTS 25 FEET OR LESS FROM EITHER SIDE OF VERTICAL BEND SHALL BE RESTRAINED WITH A RETAINER GUND.
2. THUS, BLOCKS SHALL BE PROVIDED AT ALL HORIZONTAL BENDS, TEES, AND FIRE HYDRANTS.
3. THE MINIMUM COVER ON WATER MAINS SHALL BE 3 FEET.
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**SANITARY SEWER NOTES:**

1. SANITARY SEWER PIPE OF DIFFERENT MATERIAL SHALL BE JOINED BY A RUBBER SLEEVE WITH STAINLESS STEEL COUPLING, MADE FOR TRANSITIONS FROM ONE MATERIAL TO ANOTHER.
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**POWER NOTES:**

1. CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL WIRE, BY CONDUIT AND PULL WIRE ON SITE UP TO PROPERTY. CONTRACTOR SHALL COORDINATE THE INSTALLATION OF THE SERVICE LINES WITH THE POWER COMPANY.
2. ALLOW FOR INSTALLATION OF TRANSFORMER BY POWER COMPANY.

**TELEPHONE NOTES:**

1. CONTRACTOR IS RESPONSIBLE FOR INSTALLING THE PVC CONDUIT INCLUDING TRENCHING, BENDING, PULL WIRE, AND BACKFILLING. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE TELEPHONE COMPANY TO SCHEDULE AND COORDINATE WORK PRIOR TO INSTALLING CONDUIT.

**FIRE FLOW NOTE:**

- MINIMUM FIRE FLOW REQUIRED BASED ON NFPA CHAPTER 19 - TABLE 19.4.2.1  
 REQUIRED IS 1500 GPM

**DATUM NOTE:**

- ELEVATIONS SHOWN ARE IN FEET AND BASED ON THE NATIONAL AMERICAN BENCHMARK DATUM OF 1989 (NAVD83).

**UTILITY LEGEND**

EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
	UNDERGROUND WATERLINE	
	UNDERGROUND TELEPHONE LINE	
	OVERHEAD SERVICE WIRES	
	STORM SEWER	
	SANITARY SEWER	
	STORM DRAIN LATERAL	
	HYDRANT	
	SANITARY MANHOLE	
	CURB INLET	
	BACKFLOW PREVENTER	
	WATER METER	
	GRADE SPOT	
	SHOT	

**THOMAS ENGINEERING GROUP**  
 CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS

1000 CORPORATE DR. SUITE 206  
 FT. LAUDERDALE, FL 33334  
 P: 954-202-7000

4950 W. KENNEDY BLVD. SUITE 209  
 JUPITER, FL 33458  
 P: 813-379-4100

125 W INDIANTOWN RD. SUITE 200  
 JUPITER, FL 33458  
 P: 813-379-7503

THE INFORMATION, DESIGN AND CONTENT OF THIS PLAN ARE PROPRIETARY AND SHALL NOT BE COPIED OR USED FOR ANY PURPOSE WITHOUT PROOF OF WRITTEN PERMISSION FROM THOMAS ENGINEERING GROUP, LLC. ONLY APPROVED, SIGNED AND SEALED PLANS SHALL BE USED FOR CONSTRUCTION PURPOSES. © 2015 THOMAS ENGINEERING GROUP, LLC.

**811**  
 ALWAYS CALL 811 BEFORE YOU DIG

www.call811.com

PROJECT NO.: F159025  
 CHECKED BY: [Signature]  
 DATE: 04/18/16  
 DATE: 04/18/16

**EQUITAS**

FOR  
**AVENUE L RETAIL**

BLUE HERON BLVD. & AVENUE L  
 RIVERA BEACH, FLORIDA

**THOMAS ENGINEERING GROUP**

1000 CORPORATE DRIVE, SUITE 206  
 FT. LAUDERDALE, FL 33334  
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 www.thomasengineeringgroup.com

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**UTILITY PLAN**

SHEET NUMBER: **C-10**

