



CITY OF RIVIERA BEACH

600 WEST BLUE HERON BLVD. • RIVIERA BEACH, FLORIDA 33404
PHONE (561) 845-4060 FAX (561) 845-4038

DEVELOPMENT SERVICES DEPARTMENT

July 25, 2018

Sent by email only: darrell@blueheroncarwash.com

Darrell Peterson
Blue Heron Car Wash
4129 West Blue Heron Blvd
Riviera Beach, FL 33404

RE: West Blue Heron Carwash (SP-18-11, SE-18-01)
PCN# 56-42-42-25-00-000-5090

Mr. Peterson,

The intent of this letter is to inform you that City staff has completed departmental review for the Blue Heron Commercial (SP-18-11). Please address the following comments prior to resubmitting you plans for certification:

- Building Department** – No comments.
- Engineering/Public Works Department** – No comments.
- Police Department** – See attached.
- Code Enforcement Department** – No comments.
- Fire Department** – See Attached.
- Utility District Department** – No comments.
- Planning and Zoning Department** – Please see the following:

1. The applicant shall submit a consent form, from the Utility Easement holder on the west property line for the landscape material depicted on the plans. *SEE ATTACHED EASEMENT AGREEMENT*
2. The applicant shall build all pedestrian crossings out of a different material, color or texture similar but not limited to pavers, stamped concrete, pavers etc. *SEE SP-1*

Please provide a written response to all questions and comments. If the response to a comment results in a change to documents or plans, provide details within the written response explaining the change(s) made. For resubmittal please provide five hard copies and a digital copy of all documents provided.

Please feel free to contact me at (561) 845-4021 or by email at ymachado@rivierabch.com should you have any questions or concerns.

Sincerely,



Yoan Machado – Senior Planner GIS Specialist
City of Riviera Beach, FL 33404
ymachado@RivieraBch.com
Phone: (561) 845-4061
Fax: (561) 845-4038
www.rivierabch.com

7/30/18
DARRELL PETERSON

Cc: Jeff Gagnon, AICP, Acting Director of Community Development

TO: Jose Leger, Senior Planner/ GIS Specialist.
FROM: Frank Stallworth, Fire Inspector
DATE: July 14, 2018
SUBJECT: Blue Heron Car Wash PC# 56-42-42-25-00-000-5090.

Comments:

The Fire Prevention Bureau has received and reviewed the 2st site plan for Blue Heron Car Wash, located at 4129 West Blue Heron Blvd.

The proposed development consists of one vehicle wash building 3,656 square feet and one after care canopy 2,519 square feet. The Fire Prevention Bureau has the following comments:

The developer must take into account the city's requirement that all new buildings totaling 5,000 square feet or more of gross floor area require a complete fire sprinkler system installed in accordance with applicable NFPA. This requirement is independent of the type of construction or type of occupancy of the building. Gross floor area shall be computed by determining the entire square footage under roofs, coverings, or permanent awnings, regardless of any separation. The square footage of each floor level shall be counted separately and combined to achieve a total gross floor area. Automatic sprinkler systems are installed, they shall be continuously monitored by a certified central station fire alarm system providing service that complies with all requirements of NFPA 72, National Fire Alarm Code.

An approved water supply capable of supplying the required fire flow for fire protection shall be provided to all premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into this jurisdiction. The minimum fire flow must be 1500 gallons per minute with 20 psi residual in commercially developed areas. The needed fire flow for this project must be considered to ensure that an adequate available fire flow is present in all areas of the site. A fire flow test must be conducted in the area and the resulting available fire flow must be reviewed by an engineer to ensure that the proposed system will meet the demand of a minimum of 1500 gpm at 20 psi of residual pressure in all areas of the development; taking into account all losses for friction and fixed pressure devices such as a backflow preventer. This data and respective calculations must be included in the civil construction permit submission.

On-site fire hydrants and mains capable of supplying the required fire flow shall be provided when any portion of the facility or building protected is in excess of 350 feet from a water supply on a public street, as measured by an approved exterior route around the facility or building. All measurements for hydrants shall be made in an approved manner around the outside of the building and along an approved access road way. When measuring for hydrant

WILL COMPLY - SEE REVISED CIVIL DWGS.

distances, consideration shall be taken when dealing with retaining walls, fencing, swales, or similar obstructions. In addition, a fire hydrant must be located with 100 feet of the fire department connection for all buildings with a fire sprinkler system. Lines to which hydrants are connected shall be a minimum of six inches, except those portions of pipe supplying both hydrant and automatic extinguishing system, which shall be at least 8 inch. Each branch shall be provided with a gate valve located as close as possible to the main and shall be restrained by thrust blocks.

Fire lanes shall be marked with freestanding signs or marked curbs, sidewalks, or other traffic surfaces that have the words FIRE LANE — NO PARKING painted in contrasting colors at a size and spacing approved by the authority having jurisdiction. Fire Lane per FFPC are 20'-0" in width and 13'-06" height. FFPC 1-18.1.3.1, 2012 edition Plans for fire apparatus access roads shall be submitted to the fire department for review and approval prior to construction. *WILL COMPLY + COORDINATE "FIRE LANE" AND "APPARATUS ACCESS" WITH FIRE DEPARTMENT - SEE SP-1*

Fire protection engineering documents shall be prepared in accordance with applicable technology and the requirements of the authority having jurisdiction. The documents shall identify the Engineer of Record for the project. Both the engineer of record for the fire protection system and the delegated engineer, if utilized, shall comply with the requirements of the general responsibility rules, Chapter 61G15-30, F.A.C. and Chapter 61G15-32, F.A.C. Fire protection system engineering drawings, specifications, prescriptive and performance criteria, water supply analysis and other materials or representations, that set forth the overall design requirements and provide sufficient direction for the contractor to layout the construction, alteration, demolition, renovation, repair, modification, permitting and such, for any public or private fire protection system(s), which are prepared, signed, dated and sealed by the Engineer of Record for the Fire Protection System(s) must be submitted with the general construction documents pursuant to Section 553.79(6), F.S. *WILL COMPLY*

Each building greater than 5000 square feet shall be provided with a lock box (Knox or Supra) containing the necessary keys for fire department access, the location of which will be coordinated with the Fire Marshal. *WILL COMPLY - CURRENTLY LOCATED*

NEXT TO OFFICE DOOR - T.B.A. WITH FIRE MARSHAL
If there are any questions regarding these requirements, please feel free to contact me at 561-845-4106.

cc: Department file

7/30/18

DARRELL PETERSON



POLICE DEPARTMENT

INTER-DEPARTMENTAL COMMUNICATION

To: Yoan Machado, Senior Planner GIS Specialist
From: Steven Thomas, Major of Police
Date: July 25, 2018
Re: Blue Heron Car Wash (SP-18-11)

The Riviera Beach Police Department makes the following recommendations on the above captioned Site Plan:

1. It is strongly recommended that graffiti-resistant paints/coatings be utilized on the walls and/or fences that surround the property. *ACKNOWLEDGED + PROPOSED*
2. We encourage the use of preventative landscaping and low ground cover to prevent loitering and graffiti. *ACKNOWLEDGED - SEE SP-2 WILL COMPLY*
3. IP Based video surveillance is suggested for the interior and exterior of building. *32 CAMERAS*
 - a. Ensure that the local staff can re-play video on-site and produce copies. *I.P. PROPOSED*
4. Numerical Address shall be placed at this locations before final approval.
 - a. Address shall be illuminated for nighttime visibility *WILL COMPLY*
 - b. Address shall not be obstructed by any landscaping
5. Perimeter lighting shall be provided. *WILL COMPLY - SEE SITE PHOTOMETRICS*
6. Adequate lighting shall be provided for all parking areas. *WILL COMPLY*
7. Landscaping shall be maintained according to the approved site plan. *WILL COMPLY*
8. Contractor shall obtain an alarm permit for all units from the City and provide the contact information for the alarm company via the Police Department Alarm Coordinator's web site: <https://www.crywolf.us/oss/rivierabeachfl/> *WILL COMPLY*
9. Provide generator or source of alternative power for emergency operations. *WILL COMPLY*
10. All glazed areas should be impact resistant. *WILL COMPLY*
WINDOW SCHEDULE TO REFLECT IMPACT GLASS

The Police Department requests these items in order to maintain and monitor this location and the City's development standards at this site in the future.

7/30/18 DARRELL PETERSON

CC: Michael Madden, Chief of Police
 Spencer Rozier, Assistant Chief

