

Re-Submittal DRC Response To Comments: June 3, 2021

Planning & Zoning Department
600 W Blue Heron Blvd #214C
Riviera Beach, FL 33404

RE: SITE PLAN COMMENTS: TEMPORY FS 87 AT WELLS RES 21-21 APPLICATION

We have received your 1st Round of review comments on the above-referenced project and will submit the following response to comments:

MAJOR SITE PLAN MODIFICATION (APP NO. SP-21-05)

ZONING: MARY SAVAGE-DUNHAM, MDUNHAM@ RIVIERABEACH.COM

1. Is the playground being relocated? Please show on the site plan.

Response: Sheet SP-1 has been revised to show the relocated playground to the south of the existing parking lot in this resubmittal.

2. It appears that the affected area may be larger than you are indicating as the public access is from the rear of the buildings and will be utilizing a different driveway. Please adjust your affected area statistics and extent accordingly.

Response: Sheet SP-1 has been revised to show the relocated playground to the south of the existing parking lot, but the relocated playground is not part of the project, so the 0.91-acres is the correct "affected area".

3. Will the front parking area not be for the public?

Response: No, the front parking area is a secured area for fire staff only.

4. There is a fence around the entire facility? Is this necessary? It is a public facility, so do you think the fence will discourage public access? Does there have to be automatic gates at the driveways?

Response: As discussed with the City Engineer, public safety facilities are completely secured except the limited public access area.

5. Sec. 31-551 (f) (3) states that Chain-link or similar fencing adjacent to a designated arterial roadway is prohibited. Please provide a detail for the proposed fencing for the file. The regulations also state that "Where such fencing can be viewed from a designated arterial, landscaping or berms shall be provided to minimize visibility from the designated arterial." This means that a fence treatment other than chain link should be provided along the side yards of the area that is going to be fenced in also.

Response: Sheet SP-1 & SP-2 have been revised to provide a 6' ht. black aluminum picket fence along Blue Heron Boulevard with a detail of the proposed fencing in this resubmittal.

6. Where is the loading zone?

Response: As discussed with the City Engineer, the subject site does not need a loading zone.

7. I saw the elevations of the structures as submitted. Do you have an elevation of the site from the street? Do you have a color elevation or renderings of the structures? Please review Sec. 31-551 - Principal arterial design standards overlay (e) *Appearance*. (l)-(12) and verify that your project meets these criteria. If your project does not meet any of these criteria, please list the exceptions and why they don't comply

Response: Please refer to the colored rendering of the proposed temporary fire station and supply storage buildings that has been provided in this resubmittal. The applicant is diligently working with City staff on the apparatus bay elevation design. As discussed with the City Engineer, the Appearance standards per Sec. 31-551 are not applicable for the proposed site development.

8. The regulations require that "One hundred percent of the buffer length shall be composed of a continuous opaque vertical landscape screen at least two feet in height, and composed of the shrub types listed in Table 31-551 (f)(2)b, Shrub Planting Requirements. The area of the buffer not planted with trees and shrubs shall be landscaped with ground treatment according to Florida friendly landscape provisions." This applies to the Blue Heron Blvd. frontage. Does your design meet this standard?

Response: Complies. Please refer to the "Landscape Requirements Chart" on Sheet LP-2, which indicates the subject site is in compliance with Table 31-551 (f)(2) b.

ENGINEERING: TERRENCE BAILEY, TBAILEY@RIVIERABEACH.COM

1. Please show the relocated playground equipment to south of the existing parking lot.

Response: Sheet SP-1 has been revised to show the relocated playground equipment to south of the existing parking lot in this resubmittal.

2. Please show the relocated mulch path to the west of the impacted area.

Response: All plans have been revised to show the relocated mulch path to the west of the impacted area in this resubmittal.

3. Please show the proposed monument sign with an additional wing so that it is visible from both approaches. As well, the existing community sign shall remain in its current location. Please show the generator on the site plan.

Response: All plans have been revised to show the proposed monument sign with an additional wing so that it is visible from both approaches. Additionally, the existing community sign has been shown and the proposed generator is shown between the 3,192 s.f. supply storage building and 2,880 s.f. temporary fire station building.

4. The fence and gate must be realigned to provide 55' of clearance from the edge of the travel lane to the gate to allow the apparatus to pull in and activate gate.

Response: As discussed with the City Engineer, the plans have been updated with 6' aluminum picket swing gates at the project entrance with an electric rolling gate for vehicles leaving the site onto Avenue H West. Additionally, the plans have been updated to provide a 6' ht aluminum picket fence along Blue Heron Boulevard and a 6' ht. black vinyl-coated chain link fence along the remainder of the "affected area".

5. Please show the existing two trees to the west of the impacted area.

Response: The landscape plans have been revised to show the existing two trees to the west of the impacted area in this resubmittal.

6. Please adjust the landscaping around the two signs at the NE corner of the impacted area.

Response: The landscape plans have been revised to adjust the landscaping around the two signs at the NE corner of the impacted area in this resubmittal.

7. Please change the sod to mulch between the station and storage building to minimize maintenance of this area.

Response: The landscape plans have been revised to change the sod to mulch between the station and storage building to minimize maintenance of this area in this resubmittal.

8. Please show a new fire hydrant adjacent to the storage building.

Response: As discussed with the City's Fire Department, the civil plans have been revised to relocate the fire hydrant to the northeast of the proposed temporary fire station in this resubmittal.

9. Please show cleanouts at locations where the storm piping changes direction.

Response: The civil plans have been revised to show cleanouts at locations where the storm piping changes direction in this resubmittal.

10. Please consider placing the storage building 12"-18" above grade to shorten the ramps and allow a pallet jack to move bulk items into the storage building.

Response: Comment Acknowledged. The applicant is further discussing this resubmittal comment with City staff.

BUILDING: MICHAEL GRIMM, MGRIMM@RIVIERABEACH.COM

1. I do not understand the Handicap accessibility for this site:
 - a. It appears that There is no access to the Fire Station from the public way as the walkway from Ave H W, on the south side of the station, ends at the stairs
Response: Correct, the only public access to this area is to the lobby on the south side of the building.
 - b. The ADA parking space on the south side of the station provides nice access to the station , but to nowhere else on the site
Response: This is a secured site and not open to the public.
 - c. There is a nice ramp on the supply storage building, but no way to get to it from the station
Response: The proposed sidewalk between the storage building and apparatus bay provides connectivity.

2. If area of disturbed soil reaches 1 acre the site will be subject to NPDES regulations and require the submittal of Notice of Intent to use Generic Permit
 - a. SP-2 shows an affected area of .91 acres but there are areas affected outside of the “affected area line” shown on plans

Response: Sheet SP-1 has been revised to show the relocated playground to the south of the existing parking lot, but the relocated playground is not part of the project, so the 0.91-acres is the correct “affected area”.

3. There is only 6’ between buildings and we will assume a property line between them per the FBC therefore 1-to-2-hour ratings for the exterior walls will be required depending upon the occupancy types of the buildings, and there may be limitations on projections and openings unless all considered 1 building per Exception contained in 705.3

Response: There will be no additional property lines between buildings, but the comment will be reviewed in the building structural design.

UTILITIES: JOHN ARMSTRONG, JARMSTRONG@RIVIERABEACH.COM

1. Please revise the water & sewer plan to show only one wet tap and valve on the existing water main. Please show all three water pipes connecting after the aforementioned water tap and valve.

Response: The civil plans have been revised to show only one wet tap and valve on the existing water main. Additionally, the civil plans have been updated to show all three water pipes connecting after the aforementioned water tap and valve in this resubmittal.

2. Please revise the water & sewer plans to show cleanouts at the proposed wye connection to the existing sewer pipe.

Response: The civil plans have been revised to show cleanouts at the proposed wye connection to the existing sewer pipe in this resubmittal.

FIRE: FRANK STALLWORTH, FSTALLWORTH@RIVIERABEACH.COM

1. All construction and installations shall come into compliance with the 2017 Florida Fire Prevention, Code, Federal, State and City of Riviera Beach Ordinances.

Response: Comment Acknowledged.

2. Structures undergoing construction, alterations or demolition operations shall come into compliance with NFPA 241.

Response: Comment Acknowledged.

3. Commercial cooking equipment shall come into compliance with NFPA 96, 17 and 17A.

Response: Comment Acknowledged.

4. Licensed fire alarm contractors are required to submit shop drawings that include a stamped approval by the engineer of records, voltage calculations, battery calculations, all wire sizes and types, and all device types and locations for approval prior to the installation of any part of the system. Fire alarm installations shall come into compliance with NFPA 70 and 72, state and local ordinances.

Response: Comment Acknowledged. Fire alarm installed within 2 years at the existing fire station #87 will be relocated by a licensed fire alarm contractor.

5. Licensed fire sprinkler contractors are required to submit shop drawings that include a stamped approval by the engineer of records. Fire sprinkler installations shall come into compliance with NFPA 13.

Response: Comment Acknowledged.

6. NFPA 58: Equipment using fuel gas and related gas piping shall be installed in accordance with NFPA 54, National Fuel Gas Code, or NFPA 58, Liquefied Petroleum Gas Code. (See Chapter 69 for LP-Gas fuel supply and storage installations.)

Response: Comment Acknowledged.

7. Emergency and standby power shall come into compliance with NFPA 110.

Response: Comment Acknowledged.

8. NFPA 1500-9.1.3: All existing and new fire stations shall be provided with smoke detectors in work, sleeping, and general storage areas. When activated, these detectors shall sound an alarm throughout the fire station. Activation of apparatus bay detectors shall, automatic ventilation Carbon Monoxide gases.

Response: Comment Acknowledged.

9. NFPA 1500-A.9.1.4: The intent is to ensure that members assigned to these fire department facilities are protected by carbon monoxide detectors, especially in areas where the members are sleeping. NFPA 720, Standard for the Installation of Carbon Monoxide (CO).

Response: Comment Acknowledged.

10. NFPA 1500-A.9.1.5: As new stations are constructed, or existing stations are renovated, a separation between the apparatus floor and living quarters should be provided.

Response: Comment Acknowledged. The current design achieves this goal.

11. New buildings housing emergency fire, rescue, or ambulance services shall be protected throughout by approved automatic fire sprinkler system.

Response: Comment Acknowledged.

12. City Ordinance 2911: All new buildings totaling 5,000 square feet or more of gross floor area shall be protected throughout by an approved automatic sprinkler system in accordance with 7-3.1.1.

For the purposes of this section, gross floor area shall be computed by determining the entire square footage of floor area under roofs, coverings or permanent awnings, regardless of any separations. The square footage of each floor level shall be counted separately and combined to achieve a total gross floor area.

Response: Comment Acknowledged.

13. Fire department access roads shall be 20'-00" width and 13'-06" height

Response: Comment Acknowledged.

On behalf of the City of Riviera Beach, (the "Applicant"), please accept these responses to comments as it pertains to the staff review of the Temporary FS 87 at Wells Res 21-21 Major Site Plan application.

Very Truly Yours,

Jordan Sperling

Jordan Sperling