



June 3, 2021

City of Riviera Beach
Development Services
600 W. Blue Heron Blvd.
Riviera Beach, FL 33404
(561) 845-4008

Reference: DFH6 - Riviera Beach, FL
1301 President Barack Obama Highway, Riviera Beach, FL
Response to ASPR 1st Round Comments (SP-21-03)

To Whom It May Concern:

Below are your recent comments dated May 7, 2021 regarding the above referenced project and the offer the following response:

PLANNING COMMENTS

1. Comment: The draft Unity of Control is under review by our legal department.
1. Response: Acknowledged.

2. Comment: It appears that the legal description is for all three parcels. The application form and the consent forms should have all property owners of record indicated and with signatures.
2. Response: Acknowledged. A completed Uniform Land Use Application has been included with this resubmittal package in addition, a copy of the owner authorizations for BOTH property owners who are Riviera Beach JOF ESA I LLC parcel # 56-43-42-33-00-000-3010 AND Thirteenth Street LLC parcel # 56-43-42-32-40-002-0000.

3. Comment: 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.
3. Response: Acknowledged. Will provide the approved SWPPP Plan upon approval from FDEP. Please see attached project narrative for your reference.

4. Comment: Upon approval all conditions of approval shall be listed on the cover sheet of the site plans before they are stamped. This will be a conditional of approval.
4. Response: Noted.

5. Comment: The site data should have information on all three parcels and all the PCNs. Since this site is part of a larger project that will disturb more than one acre of soil it is subject to submittal of the Notice of Intent to Use Generic Permit for Small Construction activities and all related regulations.
- 5. Response: Site plan sheet for Major site review has been updated to reflect all three parcels with respective site data information. Site plan for administrative reflects site data table for Parcel 1 and 2 but package now includes a Master plan which is the same as the major site plan.**
6. Comment: The landscape plan and the proposed paving plans have significant differences at the handicap parking on the east side and the whole west side. Please reconcile.
- 6. Response: Noted. Please refer to sheet L-300 for the revised Landscape Plan which reconciles the differences.**
7. Comment: This plan set indicates “monitoring wells to be protected during construction”. The plans also reference an existing sewer easement, presumably to remain and water easements to be vacated. Please provide a plan sheet showing all easements. Please show the monitoring wells on the water and sewer plan and provide information about them in a note on the plan sheet.
- 7. Response: No monitoring wells present on site. Note has been deleted on Sheet C-201. Please refer to the Survey which references the existing easements. Please refer to the demo plan for instructions on existing easements.**
8. Comment: Is there a cafeteria/kitchen area proposed? Do you plan to install grease traps?
- 8. Response: No, there is not a kitchen area. The scope includes a break room only.**
9. Comment: Do you expect public traffic to the site to pick up packages? Please explain those traffic movements and how the public will know what driveways to use.
- 9. Response: Public access is clearly delineated by wayfinding on site. Please see Sheets A0.11 to A0.14 for site signage.**
10. Comment: What is the maximum vehicle size that will be driving through the building utilizing the ramps? Do the vehicles idle in the building or are they turned off during loading?
- 10. Response: The maximum width of the vehicles entering the building is 9.75 ft. Please see Sheet C-102.**

11. Comment: Please provide additional explanation about how the employees (delivery drivers) arrive to work and park their car and then pick up the van and drive it into the building to get loaded for deliveries. Will the employees arrive in a staggered fashion or waves so to ensure that there will be adequate queuing on site? Please clarify how many spaces on site will be parked with vans and how many spaces will be vacant for the drives to park in. Also, is the northern-most paved area a queuing area for drivers to pull into, waiting to enter the building and get loaded? Will you have staff in that area directing the vans.

11. Response: Delivery drivers will swap their personal vehicles out in the parking space they pull the associated delivery van out for that day. Travel times are also spaced so as not to enter/leave during peak traffic hours. There will be a total of 34 personal/van parking spaces. Northern-most paved area is designed to organize vans while waiting to enter the building for loading. Staff can be made available to help direct the vans.

12. Comment: Will the 18-wheel trucks be exiting the site when the vans are driving in to be loaded and if show how will traffic conflict be handled?

12. Response: 18- Wheel trucks are typically timed at different schedules so as not to conflict. However, the site signage provides for clear navigation. 18-wheel trucks have the first option to enter/exit the site.

13. Comment: During peak periods do you anticipate utilizing additional drivers in private vehicles? Are those numbers included in the traffic memorandum dated March 8, 2021? Will those vehicles be marked with a placard or magnet clearly showing that it is functioning as a commercial vehicle?

13. Response: No anticipated additional drivers.

14. Comment: Please add a calculation of the impervious % to the site plan and the landscape plan as a note. Maximum impervious area allowed is 80%.

14. Response: Please refer to sheet L-300 for the revised Landscape Plan. Calculation percentages of impervious and pervious areas have been added as requested.

15. Comment: Please tell us if you can commit to local (Riviera Beach) recruitment of employees and subcontractors, both for the construction phase and for ongoing operations. Will you commit to working with local (Riviera Beach) business to support your project and operations as possible? Will you participate in local job fairs? Will you host job fairs for recruitment in Riviera Beach? Will you offer any employee training such that temporary or short-term work into permanent employment?

15. Response: Yes, partnering with local community partners, joining job fairs, and working with as many local organizations as possible to increase applicant flow will be engaged in addition to community engagement, and overall presence in the area. Local contracting opportunities that are appropriate will be explored; however, there will be no commitment to any ongoing operation contracting long term.

16. Comment: How long will your construction phase be? Will you be able to stage operations and materials on site during construction so as to not impact the public way?

16. Response: Approximately four to six (4-6) months. Yes, all operations will be on-site to not impact the ROW.

17. Comment: Please explain again how you calculated the number of parking spaces required, both for the office and for the distribution center use. Can you provide data from any other similarly sized and situated sites showing the parking amount and utilization trends? How many vans will be parked on site? Will the vans be registered with a Riviera Beach address?

17. Response: The number of parking spaces required were calculated based on the use/parking table within the City of Riviera Beach LDC. Please refer to the site plan data table for parking breakdown. No, there are no other projects to refer to, please refer to the traffic memo. 236 van parking will be provided on-site. Van registration will be in compliance with local requirements.

18. Comment: In some areas the lighting levels over your property line are higher than others. Is your lighting dark sky compliant and shielded so as to not result in or minimize glare off site?

18. Response: Acknowledged. Currently our MEP team has contacted the City for additional lighting requirements.

LANDSCAPING Review

1. Comment: Please review Section 31-610. This section has specific guidance on how the buffer adjacent to the private property is to be planted. Please confirm that your design satisfies this section.

1. Response: Noted. Please refer to sheet L-300 for the revised Landscape Plan. Buffer landscaping has been revised to meet requirements from Section 31-610 as requested.

UTILITIES Review John Armstrong

1. Comment: The Utility District does not approve extending the length of the water main and existing backflow preventers further from the existing water main.

1. Response: Per email from John Armstrong, we have revised our watermain to tap into the existing 10" watermain.

2. Comment: The Utility District does not approve the proposed installation of trees around the aforementioned watermain.

2. Response: All trees have been relocated to 5' or more away from the proposed watermain.

Please contact me at (407) 898-1511 or brooks.stickler@kimley-horn.com should you have any questions or concerns.

Sincerely,

Brooks A. Stickler, P.E.