



July 26, 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 Major Site Review #2 Round Comments (SP-21-03)

To Whom It May Concern:

Below are your recent comments dated July 15, 2021 regarding the above referenced project and the offer the following response:

**PLANNING COMMENTS**

- 1. 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.**
- 1. Response: **Acknowledged. Please find enclosed the approved and issued SWPPP plan and NPDES NOI.**
  
- 2. 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 condition of approval.**
- 2. Response: **Acknowledged.**
  
- 3. Comment: Please verify that you have a minimum 15' landscape buffer along President Barack Obama Highway and review Section 31-531 for the landscape requirements in this buffer (excerpt: *Planting pattern for a perimeter ROW buffer.* 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.) The Spanish Stopper trees are good understory trees and provide good screening, I just want to verify that you have the required shade trees here and the opaque screen of 2' in height.
- 3. Response: **As per e-mail confirmation with Mary Savage-Dunham dated 07/19/2021, a buffer width reduction was applied along President Barack Obama Highway. Additionally, Section 31-531 of the code has been reviewed against the proposed design and the proposed design is compliant with this section as the**

buffer landscape materials provide Silver Buttonwood trees at 20' O.C. (Please note we have overhead powerlines and therefore must utilize a FPL compliant tree species adjacent to these lines), a continuous 36" height x 36" spread Red tip cocoplum at 30" O.C., and an additional layer backing the shrubs of continuous Dwarf Fakahatchee at 24" height x 24" spread by 30" O.C. Additionally, where the buffer widens to allow addition space, the design provides Spanish Stopper and Red Stopper (also FPL compliant tree species) in groves.

4. Comment: Do you expect any public traffic to the site to pick up packages? Please explain those traffic movements and how the public will know what driveway to use. Still open: Do you expect public traffic to the site to pick up packages? Please explain those traffic movements and what door those customers will use.

4. Response: **Yes, public traffic to the site is expected for pickup, drop-off. The public will only be accessing the site to drop off or pick up a package from the parcel package lockers only, the public will not have access to the building. Please refer to the building plans which provide further detail of the lockers and location.**

**Please refer to sheet C-600 Traffic Signage and Marking Plan, this site sheet indicates the use of wayfinder which is a sign/landmark indicator to assist the public on the navigation to the appropriate pickup/ drop-off location. There is a wayfinder (note A-16) at the 1<sup>st</sup>, 3<sup>rd</sup>, and 4<sup>th</sup> site entrance along W 13<sup>th</sup> Street. Please refer to the legend at the top of sheet C-600 for details on each traffic sign as they are indicated on plan sheet C-600.**

5. 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? Still open.

5. Response: **Please refer site plan Sheet C-102 for exact Ford-E450 size details which is the maximum vehicle size that will be driving through the building and utilizing the ramps. NO vehicles will be idle within the building, ALL vehicles will be turned off during the loading process.**

6. Comment: 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.**

6. Response: **Acknowledged. Please see parking table on sheet C-102. Add to cover sheet.**

7. Comment: All parking spaces are required to have wheel stops placed 2.5 feet from the edge of the stall.

7. Response: **Acknowledged. Please see added wheel stops.**

8. Comment: If during peak periods you utilize additional drivers in private vehicles to supplement the fleet those vehicles are required to be marked with a placard or magnet which clearly shows that this is functioning as a commercial vehicle. This will be a condition of approval.

**8. Response: Acknowledged. Private vehicles are not permitted and will not to be used in place of Amazon registered fleet vehicles.**

9. Comment: Per the Landscape code: "The required landscaping (not less than 20 percent of the total gross area) shall be increased by ten square feet for each additional parking space exceeding the minimum number of parking spaces required by the City of Riviera Beach Land Development Code. The additional landscaping shall be designed in accordance with the standards of these regulations. For each additional 100 square feet of impervious areas or fraction thereof, the owner shall provide one shade tree in addition to shrubs, ground cover, grasses and mulch." Please revise the landscape plan accordingly or reduce the number of parking spaces.

**9. Response: The landscape plans and landscape legend have been revised to provide additional square feet of impervious areas and required landscape per the directive. Please refer to sheet L-300 for the revised landscape plans and calculations.**

10. Comment: We take note of and appreciate your stated commitment to provide temporary as well as permanent employment opportunities to local residents. This is very important to the City. Can you provide any additional information about the number and types of jobs to be created both during the construction phase as well as the number and types of jobs to be created both during the construction phase as well as the ongoing operations? Will the employment opportunities span the range of jobs on site as opposed to being all van driver or construction positions in addition to participating in local job fairs will Amazon commit to hosting local job fairs or hiring events?

**10. Response: During construction we will have a General Contractor and multiple sub-contractors performing construction activities. Both the GC and subcontractors will be hiring laborers from the local labor pool throughout the construction duration. Additionally, the GC's concrete subcontractor is from Riviera Beach (Count on Us Construction). Once the site opens, for on-going operations there will be approximately 50 full time jobs paying at least \$15/hr plus generous health, dental, vision benefits and matching 401(k) on day one. There will be an additional approximately 30 part time jobs at any given time at this facility.**

**Amazon contracts out its driving services to third-party Delivery Service Providers who employ the van and truck drivers. There will be approximately 85 third-party delivery drivers. All Amazon's employees (50 full-time, and 30 part-time) will be located on site at the facility.**

**Given the scale of the hiring at this facility, Amazon will likely not host a job fair as the company should be able to fill positions through job postings. That said, we are happy to let the City know when the hiring goes live, so the City can share with its residents.**

11. Comment: Does Amazon engage with the local community as far as being involved in local leaders, charitable foundations, and local outreach and support systems for community residents? How does Amazon typically “give back” to local communities aside from day to day operations? Do you have any examples of programs or sponsored events from other areas that you would implement in Riviera Beach?

**11. Response: Given the scale of the hiring at this facility, Amazon will likely not host a job fair as the company should be able to fill positions through job postings. That said, we are happy to let the City know when the hiring goes live, so the City can share with its residents.**

12. Comment: We have not yet received the updated TPS letter. Has their assessment been completed? What offsite improvements, if any will be required? We cannot schedule for Planning and Zoning Board until we have it.

**12. Response: Acknowledged. If any exception can be made as a direct answer and guidance to obtaining the TPS letter with Palm Beach County was a challenge to get in contact with the appropriate party. I have email communications with PBC Staff giving direction to another staff member and it wasn't until the beginning of July before the correction information was provided and at this time we cannot afford any additional delays due to this already approved letter for an industrial warehouse and receiving it from PBC. Per PBC a meeting is now being held for reasons that are unknown prior to any issuance of the TPS letter.**

13. Comment: Since this project will disturb more than one (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.**

**13. Response: Acknowledged. Please find enclosed the approved and issued FDEP Notice of Intent.**

14. Comment: Maximum impervious area allowed is 80%. All notes re: impervious on all sheets should note this and if you are over the allowable percentage you need to eliminate some impervious cover.

**14. Response: Acknowledged. Site does not exceed 80% impervious area.**

## Engineering & Public Works

### GENERAL

1a. Comment: See comments on SP-21-02 which remain unaddressed.

**1a. Response: Acknowledged. If any exception can be made as a direct answer and guidance to obtaining the TPS letter with Palm Beach County was a challenge to get in contact with the appropriate party. I have email communications with PBC Staff giving direction to another staff member and it wasn't until the beginning of July before the correction information was provided and at this time we cannot afford any additional delays due to this already approved letter for an industrial warehouse and receiving it from PBC. Per PBC a meeting is now being held for reasons that are unknown prior to any issuance of the TPS letter.**

1b. Comment: Please note, based on the data provided the stormwater fee for this site is calculated as follows:

$$\begin{aligned} 6.640\text{ac Impervious} \times 43,560\text{sf/ac} &= 289,238\text{sf} \\ 289,238\text{sf}/1920\text{sf per ERU} &= 150.65 \text{ ERU} \\ 150.65 \text{ ERU} \times \$9 \text{ per ERU per month} &= \$1,355.81 \end{aligned}$$

**1b. Response: Acknowledged. This fee will be paid post approval from the Planning Board and City Council.**

### DRAINAGE CALCULATIONS

2a. Comment: In section C, Item 2 (Roadway) has a starting elevation of 16.30, but in review of the grading plan for the site, 75% of the parking and drive isles are above elevation 19. Please review the existing and proposed grades carefully and provide a more accurate calculation of the on-site storage.

**2a. Response: Parking and drive isles have been revised to elevation 19.00, ICPR model revised. Please see attached approved ERP.**

2b. Comment: Please add a Section F (Flood Stages) that indicate both Pre- and Post- flood states for all storms modeled on the site. In addition, please add this table to sheet C400 (PGD Plan).

**2b. Response: Acknowledged. Please see section F in addition to sheet C400 which indicate both pre- and post – flood states for all storm modeled on-site. Please see attached approved ERP.**

### SHEET C-102

3a. Comment: Please eliminate the proposed driveway at the SW corner of western parcel. This site will have five (5) access points in this current alignment with four off of 13<sup>th</sup> street. It is the position of engineering that the driveway at the SE corner of the western parcel is sufficient to service the proposed parking on this facility.

**3a. Response: Acknowledged. Please see revised site plan for the driveway access removal.**

3b. Comment: In the site data table, it denotes an assumption of 85% impervious for parcel 2. Please explain why this is an assumption and not verified based on the survey. In addition, the information in this data table should reflect the proposed condition not the existing condition.

**3b. Response: 85% impervious assumption for existing condition was based on compacted dirt instead of considering it 100% pervious. Previous comments requested us to add existing conditions to our data table. Please see attached approved ERP.**

4. Comment: Please provide a Traffic Study and Traffic Concurrency letter updated from Palm Beach County Traffic.

**4. Response: Acknowledged. If any exception can be made as a direct answer and guidance to obtaining the TPS letter with Palm Beach County was a challenge to get in contact with the appropriate party. I have email communications with PBC Staff giving direction to another staff member and it wasn't until the beginning of July before the correction information was provided and at this time we cannot afford any additional delays due to this already approved letter for an industrial warehouse and receiving it from PBC. Per PBC a meeting is now being held for reasons that are unknown prior to any issuance of the TPS letter.**

5. Comment: Sheet C-102 The driveway at the SW corner of the project is outside the project boundary. The existing building and parking on the third lot to the West should be shown on the Site Plan and Engineering Drawings. In addition, a master plan showing demolition of the Baron building should be submitted along with a plat to eliminate internal lot lines.

**5. Response: This comment was addressed as part of the ASPR, the existing building and parking lot are shown on the site plan and engineering drawings. The Unity of Control Document that was finalized and issued contains the requirement of a plat.**

6. Comment: Sheet C-102 The middle driveway along 13<sup>th</sup> Street in the SW corner of the first parcel does not have a dimension on its width. Please be advised that in accordance with code section 29.95 (c), the driveway shall not exceed 35' in commercial and industrial zoning. This dimension shall be measured at the right of way line.

**6. Response: Acknowledged. Dimension added and existing driveway is to remain as approved and built on the JDA Industrial site.**

7. Comment: Sheet C-400 – Please add a table to this page with the 10yr-1day, 25yr-3day, and 100yr-3day flood elevations for this project.

**7. Response: Acknowledged. Please see attached table with revised stages except the 10yr-1day. In coordination with Terrance we have used the 5yr-1day for our minimum stage of parking lot.**

Please contact me at (407) 898-1511 or [sue.lorentz@kimley-horn.com](mailto:sue.lorentz@kimley-horn.com) should you have any questions or concerns.

Sincerely,

Sue Lorentz  
Project Coordinator

Kimley-Horn