


MEMORANDUM

TO: Clarence Sirmons, Director Development Services
FROM: Terrence N. Bailey, PE, City Engineer 
DATE: 7/14/2021
RE: SP-21-03 JDA (1301 President Barack Obama Highway)

Engineering and Public Works comments are provided below:

1. General –

- a. See comments on SP-21-02 which remain unaddressed.
- b. Please note, based on the data provided the stormwater fee for this site is calculated as follows:

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

2. Drainage Calculations

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

3. Sheet C-102

- a. 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 13th Street. It is the position of engineering that the driveway at the SE corner of the western parcel is sufficient to serve the proposed parking on this facility. **(Unaddressed)**
- b. 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, they information in this data table should reflect the proposed condition not the existing condition.

CITY OF RIVIERA BEACH
RIVIERA BEACH, FLORIDA 33419

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DEPARTMENT OF PUBLIC WORKS

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MEMORANDUM

TO: Clarence Sirmons, Director Development Services
FROM: Terrence N. Bailey, PE, City Engineer 
DATE: 4/28/2021
RE: SP-21-03 JDA (1301 President Barack Obama Highway)

Engineering and Public Works comments are provided below:


1. General –
 - a. See comments on SP-21-02
 - b. ~~Update the Site Data Table to include all 3 parcels~~
 - c. ~~Please provide drainage calculations for all 3 parcels~~
 - d. ~~Please submit a plat to eliminate internal parcel lines~~
2. Sheet C-102
 - a. 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 13th Street. It is the position of engineering that the driveway at the SE corner of the western parcel is sufficient to serve the proposed parking on this facility. *UN ADDRESSED*
3. Sheet C-201
 - a. ~~This sheet shows demolition activity for all 3 parcels. The plan set should be consistent, either simply address parcel 3 to the West or address the entire site. It is engineering preference to address the entire parcel as one project.~~
 - b. ~~Please show existing water, sewer, and drainage improvements included in the demolition. The current plan does not depict and pipes connecting structures.~~

MEMORANDUM



TO: Clarence Sirmons, Director Development Services
FROM: Terrence N. Bailey, PE, City Engineer 
DATE: 4/28/2021
RE: SP-20-02- Administrative Site Plan (1301 Barack Obama Highway)

Engineering and Public Works comments are provided below:


1. General –

- a. ~~Please provide a full drainage report which take into account all three parcels. The existing western parcel has an established drainage system.~~
- b. ~~Please contact Joanne Keller at Palm Beach County Land Development (561) 684-4090 in reference to the 10' future right of way along President Barack Obama Highway.~~
- c. ~~The Site Plan approved in 2020, enclosed, shows the current and future 10'x30' Palm Tran easement for the installation of a bus shelter. Please reflect this on the proposed Site Plan, and revise Sheet L-300.~~
-  d. Please provide a Traffic Study and Traffic Concurrency letter updated from Palm Beach County Traffics, see enclosed. **OPEN ITEM**
- e. ~~Please update the Site Data Table to reflect acreage, pervious & impervious for all three parcels in the current condition as well as final once the building is demolished. The provided Traffic Memo states the 33,000 Baron Signs building will be demolished, but this is not consistent with the balance of the submittal package. Please revise the Traffic Study to presume Baron Sign and the package facility operate simultaneously.~~

2. Sheet C-102

-  a. 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. **OPEN**
-  b. The middle driveway along 13th 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. **OPEN**

3. Sheet C-400

-  a. Please add a table to this page with the 10yr-1day, 25yr-3day, and 100yr-3day flood elevations for this project. **OPEN**
- b. ~~The existing building and asphalt on western most parcel should be shown or placed on the demo sheet as removed. The proposed driveway in the SW corner is not in the location of the existing driveway. The project shall either utilize the existing driveway or demolish it~~

entirely to construct the proposed driveway. If the driveway will be new construction, it shall be concrete to match the existing driveways along 13th Street.