



Re-Submittal PPRC Response To Comments: May 3, 2021

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

**RE: RESUBMITTAL COMMENTS: BLUE HERON COMMERCIAL
SP-18-13, RZ-18-02, LU-18-02, AB-19-02**

We have received your 3rd Round of review comments on the above-referenced project and will submit the following response to comments:

ENGINEERING: TERRANCE BAILEY, TBAILEY@RIVIERABEACH.ORG

1. Please show property lines north of this parcel. It appears that proposed landscaping will conflict with the proposed headwall at the NW property corner

Response: The landscape plans have been revised to show property lines north of the subject site to ensure the proposed landscaping will not conflict with the proposed headwall at the NW property corner.

2. Please note in final drainage report the Cascade Model should run for 3x the rainfall event (i.e. 24 hour storm w/ 72 hour of model output, 3-day Storm = 9 day storm output). This will provide data on the anticipated system recovery. Currently, the relieving body is held at 6.0 throughout the storm. This canal will rise to elevation +/- 14.5 in the 25yr-3day and +/- 15.0 NGVD in the 100yr-3day, see the enclosed.

Response: As discussed with the City Engineer on 04/27, the water management calculations have been revised to extend the 25 year – 3 day model to 9 days. Based on the provided tailwater conditions, the proposed on-site system will recover at 148 hours (76 hours after the storm event).

3. At the November 18th City Council meeting, it was discussed that the project would improve the landscaping in the medians in front of the project and conduct ongoing maintenance so the medians will match the improvements on the project. Please add a note to this effect on the site plan and show the medians on the landscape plan
 - a. **(03/17/21 UPDATE: Note is not on the site plan. Landscape plan does not show existing nor proposed planting in the median).**

Response: The landscape plans have been revised to show the proposed landscaping in the median in this resubmittal. A note has been added to this effect on Sheet SP-1 in this resubmittal

4. Please show the existing power poles on the northern property line and demonstrate how the proposed wall will allow for access to these power lines.

- a. On the western property line, a 15' canal maintenance easement is indicated on the site plan, but the landscape plan has plantings in this area. Please move plantings to the landscape buffer to the east.

Response: Sheet SP-1 and the landscape plans have been revised to show the existing power poles on the northern property line. Sheet SP-1 has been revised to add a note to indicate that there will be a "Removable wall section for utility access" next to each of the power poles along the northern property line. The landscape plans have been revised to move the landscape plantings from the 15' canal maintenance easement to the landscape buffer to the east in this resubmittal.

On behalf of BLP Blue Heron LLC, ("Applicant"), please accept these responses to comments as it pertains to the staff review of the Blue Heron Commercial Site Plan application.

Very Truly Yours,

Jordan Sperling

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