



**STAFF REPORT – CITY OF RIVIERA BEACH
CASE NUMBER SP-17-02 (MAD ENTERPRISES PB, LLC)
PLANNING AND ZONING BOARD, OCTOBER 26, 2017**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, APPROVING SITE PLAN APPLICATION SP-17-02 TO CONSTRUCT THREE BUILDINGS FOR INDUSTRIAL AND OFFICE USE, ON APPROXIMATELY 1.7 ACRES OF VACANT LAND, IDENTIFIED BY PARCEL CONTROL NUMBER 56-43-42-31-20-000-0090; AND PROVIDING FOR AN EFFECTIVE DATE.

A. Applicant: MAD Enterprises PB, LLC; Robert Kuoppala, Authorized Agent.

B. Request: The applicant is requesting site plan approval to build three buildings for industrial and office use as follows:

Building 1: A 4,092 Square Foot one story industrial/office building.

Building 2: A 4,908 Square Foot one story industrial building.

Building 3: A 4,800 Square Foot two story office building.

C. Location: West 10th Street, off of N. Congress Ave.

D. Property Description and Uses: The subject property description and uses are as follows:

Parcel Control Number: 56-43-42-31-20-000-0090.

Parcel Size: +/- 1.7 acres.

Existing Use: Vacant Lot.

Zoning: Limited Industrial (IL) Zoning District.

Future Land Use: Industrial.

E. Adjacent Property Description and Uses:

North: W. 12th Street, Single Family Residential (RS-6) and Neighborhood Commercial (CN) Zoning; Single Family Residential and Commercial Future Land Use.

South: Limited Industrial (IL) Zoning and Industrial Future Land Use.

East: Avenue 'U', Single Family Residential (RS-6) Zoning; Single Family Residential Future Land Use.

West: Limited Industrial (IL) Zoning and Industrial Future Land Use.

F. Background:

The location for this development proposal is one of two remaining undeveloped parcels on West 10th Street. This limited industrial area was platted as the "Port Commerce Center II" in 1989, which included landscape and drainage easements as well as a specified water management tract in order to accommodate future development. The current proposal

would accommodate future industrial and office uses in accordance with the City's Limited Industrial Zoning regulations.

The following staff analysis has been prepared for your review:

G. Staff Analysis:

Proposed Development/Use: The applicant is proposing site plan approval to build three buildings for industrial and office use as follows:

Building 1: A 4,092 Square Foot one story industrial/office building.

Building 2: A 4,908 Square Foot one story industrial building.

Building 3: A 4,800 Square Foot two story office building.

Zoning Regulations: The proposed uses are in compliance with the City's Land Development Regulations for the Limited Industrial (IL) Zoning District.

Comprehensive Plan: The proposed use is consistent with the Comprehensive Plan's Industrial Future Land Use designation.

Compatibility: The proposed project is compatible with the surrounding parcels and uses. A perimeter site was currently exists on the north and east property lines as part of a compatibility buffer from existing residential uses.

Levels of Service: City services such as roads, water, sewer, and garbage collection are currently available to the site.

Landscaping: The proposed landscape plan is compatible with the City's Land Development Regulations. Existing shade trees will be incorporated into the landscape design in order to encourage the long term health of these trees.

Parking/Traffic: Adequate parking has been proposed in accordance with the City's Land Development Regulations. Traffic generation will be less than 500 trips per day.

H. Staff Conclusion: City staff recommends approval of this site plan application with the following conditions of approval:

1. A two-year landscaping performance bond for 110% of the value of landscaping and irrigation shall be required before a Certificate of Occupancy or Certificate of Completion is issued.
2. Construction and landscaping improvements must be initiated within 18 months of the effective date of this Resolution in accordance with Section 31-60(b), of the City Code of Ordinances. Demolition, site preparation and/or land clearing shall not be considered construction. Building permit application and associated plans and documents shall be submitted in its entirety and shall not be accepted by City staff in a partial or incomplete manner.
3. This development must receive final Certificate of Occupancy from the City for all buildings and units approved within five years of the approval of the adopting resolution or the adopting resolution shall be considered null and void, requiring the applicant to resubmit application for site plan and special exception approval and re-initiate the site plan approval process.

4. All future advertising must state that the development is located in the City of Riviera Beach. Fees and penalties in accordance with City Code Sec. 31-554 will be levied against the property owner and/or business for violation of this condition.
5. Once approved, this resolution shall supersede any previous site plan approval resolutions associated with this property, causing previous site plan approval resolutions to be null and void.
6. City council authorizes City staff to approve future amendments to this site plan administratively so long as the site plan does not deviate greater than 5% from the originally approved site plan.

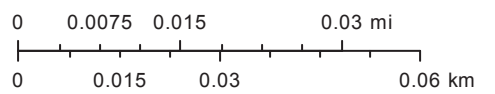
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Palm Beach County
North

October 20, 2017

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For Staff Use Only

City of Riviera Beach Community Development Department 600 W. Blue Heron Boulevard Riviera Beach, Florida 33404 Phone: (561) 845-4060 Fax : (561) 845-4038	Date: _____	Case Number: _____
	Project Title: _____	
	Fee Paid: _____	Notices Mailed: _____
	1st Hearing: _____	2nd Hearing: _____
	Publication Dates (if required) _____	

UNIFORM LAND USE APPLICATION

(Please attach separate sheet of paper for required additional information)
Complete appropriate sections of Application and sign.

APPLICANT	Name of Property Owner(s): MAD ENTERPRISES PB, LLC
	Mailing Address: 1721 WEST 10TH STREET
	Property Address: UNKNOWN
	Name of Applicant (if other than owner): ROBERT KUOPPAH/KUOPPAH + ASSOCIATES
	Home: () _____ Work: (561) 682-1909 Fax: (561) 682-1975
	E-mail Address: KUOPPALA@CHEBELL5007H.NET

PLEASE ATTACH LEGAL DESCRIPTION

PROPERTY	Future Land Use Map Designation: INDUSTRIAL Current Zoning Classification: LIMITED USE INDUSTRIAL
	Square footage of site: 79,356 Property Control Number (PCN): 56-93-42-31-20-000-0090
	Type and gross area of any existing non residential uses on site: N/A
	Gross area of any proposed structure: 13,800 S.F.
	Is there a current or recent use of the property that is/was in violation of City Ordinance? [] Yes [X] No
	If yes, please describe: _____
	Have there been any land use applications concerning all or part of this property in the last 18 months? [] Yes [X] No
	If yes, indicate date, nature and applicant's name: _____
	Briefly describe use of adjoining property: North: RESIDENTIAL ACROSS STREET South: INDUSTRIAL B576.26
	East: RESIDENTIAL West: INDUSTRIAL B576.26

REZONE	Requested Zoning Classification: N/A
	Is the requested zoning classification contiguous with existing? _____
	Is a Special Exception necessary for your intended use? [] Yes [] No
	Is a Variance necessary for your intended use? [] Yes [] No

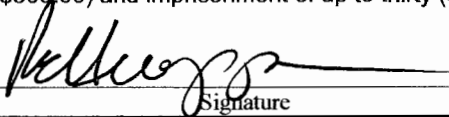
FUTURE LAND USE	Existing Use: N/A	Proposed Use:
	Land Use Designation:	Requested Land Use:
	Adjacent Land Uses: North:	South:
	East:	West:
	Size of Property Requesting Land Use Change:	

SPECIAL EXCEPTION	Describe the intended use requiring a Special Exception: N/A
	Provide specific LDR ordinance section number and page number:
	How does intended use meet the standards in the Land Development Code?
	Demonstrate that proposed location and site is appropriate for requested use:
	Demonstrate how site and proposed building(s) have been designed so they are compatible with adjacent uses and neighborhoods:
	Demonstrate any landscaping techniques to visually screen use from adjacent uses:
	Demonstrate what is proposed to reduce the impact of any potential hazards, problems, public nuisances generated by use:
	Demonstrate how utilities and other service requirements of the use can be met:
	Demonstrate how the impact of traffic generated will be handled:
	On-site:
Off-Site:	
Other:	

VARIANCE	Describe the Variance sought: N/A
	Demonstrate that the Variance is needed to overcome a hardship caused by the unique physical conditions of the site:
	Specify the minimum Variance requirements including: height, lot area, size of structure, size of yard, setback, buffer or open space:
	Other:

SITE PLAN	Describe proposed development: ONE STORY OFFICE WAREHOUSE, ONE STORY WAREHOUSE + 2 STORY OFFICE BLDG.
	Demonstrate that proposed use is appropriate to site: ALL BUILDINGS CONFORM TO SETBACK + HEIGHT REQUIREMENTS
	Demonstrate how drainage and paving requirement will be met: PAVING + DRAINAGE SHALL BE DESIGNED TO COMES PER ATTACHED SHEETS
	Demonstrate any landscaping techniques to visually screen use from adjacent uses: EXISTING SITE WALL SCREENS HOUSES TO NORTH + EAST.
	Demonstrate what is proposed to reduce the impact of any potential hazards, problems, public nuisances generated by use: EXISTING SITE WALL BARRIERS THE NEIGHBORING HOUSES. NO POTENTIAL HAZARDS.
	Demonstrate how utilities and other service requirements of the use can be met: ALL SERVICES SHALL BE UNDERGROUND
	Demonstrate how the impact of traffic generated will be handled: On-site: PARKING LOT/ CIRCULATION AREA CONFORM TO CITY CODES Off-site: LIMITED NEW OFF-SITE TRIP GENERATION

OTHER	COMMUNICATION TOWER CO-LOCATION REQUIREMENTS:
	<p style="text-align: right; margin-right: 50px;">n/a</p> <ul style="list-style-type: none"> • Three sets of signed and sealed Construction documents, elevations and all equipment shelters, cabinets, Coax, telephone and power conduits identified. These plans will then be used to obtain the Building Permit. • Antenna manufacture cut sheets including antenna size and shape. • Zoning map of area with site clearly marked. • Photos of existing building or tower and surrounding uses. • Letter of non-interference and FCC compliance from applicant's Radio Frequency Professional. • Map of surrounding carrier existing locations in all directions with type i.e. Guyed, Self-Support, Monopole, Rooftop. • Letter of structural capacity and building code compliance. • Notes on plan or letter demonstrating floor area coverage not in excess of restrictions • Provide Photo Enhancements of proposal. • Statement that proposal is in compliance with Environmental Regulations prior to permit issue.

Confirmation of Information Accuracy	
<p>I hereby certify that the information on this application is correct. The information included in this application is for use by the City of Riviera Beach in processing my request. False or misleading information may be punishable by a fine of up to five hundred dollars (\$500.00) and imprisonment of up to thirty (30) days and may result in the summary denial of this application.</p>	
 Signature	4/12/17 Date

AGENT AUTHORIZATION FORM

x Owner(s) of Record: MAD Enterprises PB, LLC

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority personally appeared Arthur Axtell

who, being first duly sworn upon oath and personal knowledge say(s) that they are the owner(s) of record of the following described real property:

PCN# 56-43-42-21-000-0090
Lot 9, Plat No. 2
Port Commerce Center
Plat Book 64, Page 111 West 10th St.
the street address of which is: W. 10th St.

and that we hereby appoint:

Name: ROBERT KUOPPALA / KUOPPALA + ASSOCIATES
Address: 925 SOUTH MILITARY TRAIL - SUITE D10
WEST PALM BEACH, FLORIDA 33415
Telephone: (561) 682-1909

as our authorized agent, to file applications and papers with the City of Riviera Beach, and to represent me (us) at any Hearing regarding my (our) interest.

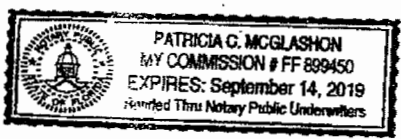
Arthur Axtell (Seal)

_____ (Seal)

_____ (Seal)

Sworn to and subscribed before me this 4th day of April, 2017.

Patricia C. McGlashon
Notary Public



KUOPPALA & ASSOCIATES, P.A.
ARCHITECTS

925 S. MILITARY TRAIL D-10
WEST PALM BEACH, FL. 33415

www.kuoppala.com
#AAC 001656

(561) 682-1909
(561) 682-1975 Fax

April 12, 2017

City of Rivera Beach Planning/Zoning Department
600 W Blue Heron Blvd.
Riviera Beach, Florida 33404

Attention: Mr. DeAndre Spradley

Re: MAD ENTERPRISES PB, LLC
Lot 9, West 10th Street
New Address Assigned per PAPA
Comm. No. 17-06

Dear Mr. Spradley,

Enclosed is the Site Plan Approval submittal package for this project.

The project consists of three new buildings. Building #1 is a 4,092 S.F. one story office/warehouse. Building #2 is a 4,908 S.F. one story warehouse. Building #3 is a 4,800 S.F. two story office building for the owner. Project phasing has not been full determined at this time.

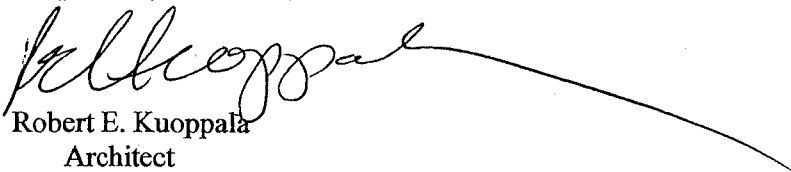
The two adjacent lots each have a one story commercial building. Across the street of West 12th Street and Avenue 'U are residential properties. The existing site wall, on the subject's property, screen the residences.

The project is anticipated to have approximately 25-30 people working at the site. No student population is generated.

The buildings and landscape will be very aesthetically pleasing. The project conforms to all City zoning regulations. No variances are requested.

We look forward to presenting the project to the City for review and approval. If you have any questions please call or write.

Respectfully submitted,



Robert E. Kuoppala
Architect
AR0009481