



**STAFF REPORT – CITY OF RIVIERA BEACH
CASE NUMBERS SP-17-01 / SE-17-01 (LOTS 9 + 12)
PLANNING AND ZONING BOARD, SEPTEMBER 28, 2017**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, APPROVING SITE PLAN AND SPECIAL EXCEPTION APPLICATION (SP-17-01 AND SE-17-01) TO BUILD AND OPERATE A 44,000 SQUARE FOOT PRIVATE STORAGE FACILITY, ON APPROXIMATELY 2.4 ACRES OF VACANT LAND WITHIN THE HAVERHILL BUSINESS PARK (LOTS 9 AND 12), IDENTIFIED BY PARCEL CONTROL NUMBER 56-42-42-26-02-000-0120 AND 56-42-42-26-02-000-0090; AND PROVIDING FOR AN EFFECTIVE DATE.

- A. Applicant:** Restoration Property Holdings, Inc; Scott Cunningham (Authorized Agent).
- B. Request:** The applicant is requesting site plan and special exception approval to build a new private storage facility.
- C. Location:** The proposed location is within the Haverhill Business Park, on Haverhill Road.
- D. Property Description and Uses:** The subject property description and uses are as follows:

Parcel Control Number: 56-42-42-26-02-000-0120
56-42-42-26-02-000-0090

Parcel Size: +/- 2.4 acres.

Existing Use: Vacant Lot.

Zoning: General Industrial (IG) Zoning District.

Future Land Use: Industrial.

E. Adjacent Property Description and Uses:

North: Vacant; General Industrial (IG) Zoning and Industrial Future Land Use

South: Haverhill Road

East: Industrial Building; General Industrial (IG) Zoning and Industrial Future Land Use

West: Vacant; General Industrial (IG) Zoning and Industrial Future Land Use

F. Background:

This is one of three current development proposals within the Haverhill Business Park. The current proposal to develop lots 9 and 12 will provide high-end private storage space for a variety of potential clients. The following staff analysis has been prepared for your review:

G. Staff Analysis:

Proposed Development/Use: The applicant is proposing to develop a 44,000 square foot private storage facility.

Zoning Regulations: The proposed use complies with the City's Land Development Regulations for the General Industrial (IG) Zoning District, providing that a Special Exception approval is granted by City Council for the warehouse use.

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.

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.

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. Special Exception Analysis

a. *Ingress to and egress from the property and the proposed structures thereon, if any, including such considerations as automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.*

- Ingress to and Egress from the site are available directly off of Haverhill Business Parkway, which can be accessed from the north and south via Haverhill Rd.

b. *Off-street parking and loading areas, where required, including consideration of relevant factors in subsection (2)a. of this section, and the economic, noise, glare or odor effects of the location of such areas on adjacent and nearby properties and properties generally in the district.*

- Adequate parking spaces have been proposed in accordance with the City's Land Development Regulations.

c. *Refuse and service areas, including consideration of relevant factors in subsections (2)a and b of this section.*

- Typical dumpster enclosure details have been provided.

d. *Utilities, including such consideration as hook-in locations and availability and compatibility of utilities for the proposed use or structure.*

- Utilities are currently available to the site and will be properly connected as required by the appropriate utility providers.

e. *Screening, buffering and landscaping, including consideration of such relevant factors as type, dimensions and character to preserve and improve compatibility and harmony of use and structures between the proposed special exception and*

the uses and structures of adjacent and nearby properties and properties generally in the district.

- Adequate landscaping has been proposed on site which must be maintained in perpetuity according to the City's Land Development Regulations.

f. Signs, or outside displays, if any, and proposed exterior lighting, if any, with reference to glare, traffic safety and economic effects of same on properties in the district.

- Future site signage shall be approved through the building permit process in accordance with existing Land Development Regulations.
- A lighting plan has been provided, which demonstrates adequate lighting and limited light trespass from the property.

g. Required yards and open spaces. The board shall make such recommendations as it deems necessary, guided by the factors that may be described in this zoning district, based on the nature of the request and its effect.

- Adequate yard/open space has been proposed in accordance with the City's Land Development Regulations.

I. Staff Conclusion: City staff recommends approval of this site plan and special exception 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.

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.

RECEIVED

MAR 24 2017

APPLICANT	Name of Property Owner(s): Restoration Property Holdings, Inc	PLANNING / ZONING DIVISION
	Mailing Address: PO BOX 14052 North Palm Beach, Fl. 33408	
	Property Address: 7210 Haverhill Business Pkwy, Riviera Beach. Fl. 33407	
	Name of Applicant (if other than owner): _____	
	Home: () _____ Work: (561) 801-9110 Fax: () _____	
	E-mail Address: scunningham225@aol.com	

PLEASE ATTACH LEGAL DESCRIPTION

PROPERTY	Future Land Use Map Designation: Industrial Current Zoning Classification: General Industrial
	Square footage of site: 112,815 Property Control Number (PCN): 56-42-42-26-02-000-0120 & 56-42-42-26-02-000-0090
	Type and gross area of any existing non residential uses on site: NA
	Gross area of any proposed structure: 44,000 sf
	Is there a current or recent use of the property that is/was in violation of City Ordinance? [] Yes [<input checked="" type="checkbox"/>] 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 [<input checked="" type="checkbox"/>] No
	If yes, indicate date, nature and applicant's name: _____
	Briefly describe use of adjoining property: North: Vacant
	South: Industrial/Office
East: Industrial	
West: NA	

REZONE	Requested Zoning Classification: General Industrial
	Is the requested zoning classification contiguous with existing? Yes
	Is a Special Exception necessary for your intended use? [<input checked="" type="checkbox"/>] Yes [] No
	Is a Variance necessary for your intended use? [] Yes [<input checked="" type="checkbox"/>] No

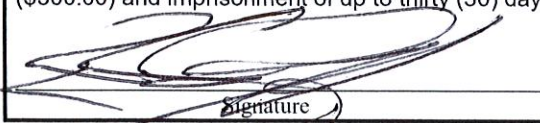
FUTURE LAND USE	Existing Use: Vacant	Proposed Use: Private Storage Facility
	Land Use Designation: Industrial	Requested Land Use: NA
	Adjacent Land Uses: North: Industrial	South: Industrial
	East: Industrial	West: NA
	Size of Property Requesting Land Use Change: NA	

SPECIAL EXCEPTION	Describe the intended use requiring a Special Exception: Private Storage Facility
	Provide specific LDR ordinance section number and page number: Sec.31-382-b.2
	How does intended use meet the standards in the Land Development Code? YES
	Demonstrate that proposed location and site is appropriate for requested use: It is compatible with many other current facilities/businesses in Haverhill Business Park
	Demonstrate how site and proposed building(s) have been designed so they are compatible with adjacent uses and neighborhoods: <i>Architectural design elements and building characteristics are very compatible and will further enhance its surrounding environment</i>
	Demonstrate any landscaping techniques to visually screen use from adjacent uses: <small>The subject properties landscape appearance is currently enhanced by existing grown vegetation and corner "monument type" feature walls which serve as visual screening, see Landscape Design for proposed plant species which will enhance the visual and privacy from adjacent uses.</small>
	Demonstrate what is proposed to reduce the impact of any potential hazards, problems, public nuisances generated by use: The facility will be strictly limited to "Private Storage" and owners will need to adhere to Condominium rules and regulations.
	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: See attached Traffic Report
	Off-Site:
Other:	

VARIANCE	Describe the Variance sought: NA
	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: Private Ownership storage facility
	Demonstrate that proposed use is appropriate to site: The proposed use is currently compatible with numerous other existing businesses on Haverhill Business park
	Demonstrate how drainage and paving requirement will be met: See attached Civil Drawings
	Demonstrate any landscaping techniques to visually screen use from adjacent uses: See attached Landscape Drawings
	Demonstrate what is proposed to reduce the impact of any potential hazards, problems, public nuisances generated by use: Private Storage Facility, no business enterprises shall be permitted to operate from any of the units.
	Demonstrate how utilities and other service requirements of the use can be met: See attached drawings
Demonstrate how the impact of traffic generated will be handled: On-site: See attached traffic report Off-site:	

OTHER	<u>COMMUNICATION TOWER CO-LOCATION REQUIREMENTS:</u>
	<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	
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.	
 _____ Signature	March 24, 2017 _____ Date

AGENT AUTHORIZATION FORM

Owner(s) of Record: Restoration Property Holdings, Inc.

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority personally appeared Scott Cunningham

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:

Lot 9 & 12, of Haverhill Business park, according to the plat thereof, recorded in plat book 101, page 139, of the public records of Palm Beach County; with respective PCN# 56-42-42-26-02-000-0120 & 56-42-42-26-02-000-0090

the street address of which is: 7210 Haverhill Business Park, Riviera Beach, Fl. 33407

and that we hereby appoint:

Name: Scott Cunningham

Address: PO BOX 14052 North Palm Beach, Fl. 33407

Telephone: 561-801-9110

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,

[Signature] _____ (Seal)

_____ (Seal)

_____ (Seal)

Sworn to and subscribed before me this 24 day of March, 2017.

