



**STAFF REPORT – CITY OF RIVIERA BEACH
CASE NUMBERS SP-17-04 / SE-17-02 (LOT 2)
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-17-04 and SE-17-02) TO BUILD AND OPERATE A 14,707 SQUARE FOOT WAREHOUSE WITH ACCESSORY OFFICE, ON APPROXIMATELY 1.0 ACRE OF VACANT LAND WITHIN THE HAVERHILL BUSINESS PARK (LOT 2), IDENTIFIED BY PARCEL CONTROL NUMBER 56-42-42-26-02-000-0020, LOCATED WITHIN THE HAVERHILL BUSINESS PARKWAY; AND PROVIDING FOR AN EFFECTIVE DATE.

- A. Applicant:** CKMJ Palm Beach, LLC; J. Vincent Kafer (Authorized Agent).
- B. Request:** The applicant is requesting site plan and special exception approval to build a warehouse building with accessory office.
- 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: 56-42-42-26-02-000-0020
Parcel Size: +/- 1.0 acre.
Existing Use: Vacant Lot.
Zoning: General Industrial (IG) Zoning District.
Future Land Use: Industrial.

E. Adjacent Property Description and Uses:

North: Industrial Building; General Industrial (IG) Zoning and Industrial Future Land Use
South: Vacant; General Industrial (IG) Zoning and Industrial Future Land Use
East: Vacant; General Industrial (IG) Zoning and Industrial Future Land Use
West: Industrial Building; 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 lot 2 will provide warehouse and office space for the property owners. The following staff analysis has been prepared for your review:

G. Staff Analysis:

Proposed Development/Use: The applicant is proposing to develop a 14,707 square foot warehouse with accessory office.

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.

HM2V, INC

NEW WAREHOUSE BUILDING FOR FOR AFFILIATE COMPANIES

Site Address
HAVERHILL INDUSTRIAL PARKWAY, LOT #2
RIVIERA BEACH, FL 33407



SITE PLANNING SUBMITTAL

June 2, 2017

Prepared for:

Jeffrey Asplundh

Content:

NARRATIVE / COVER LETTER
UNIFORM LAND USE APPLICATION
AGENT AUTHORIZATION
DRAINAGE STATEMENT
UTILITY STATEMENT
TRAFFIC IMPACT STATEMENT & REPORT
UTILITY EASEMENT AGREEMENT

ARCHITECTURE | INTERIOR DESIGN | PROJECT MANAGEMENT
513 US HIGHWAY 1 - SUITE 110 - NORTH PALM BEACH - FLORIDA 33408
561/855-2097 PH | WWW.HM2V.COM

CKMJ Palm Beach LLC

May 31, 2017

Mr. Terrence Bailey, PE
Director of Community Development
City of Riviera Beach
600 West Blue Heron Boulevard
Riviera Beach, FL 33404

RE: New Proposed Building
Haverhill Business Parkway, Lot 2

Dear Mr. Bailey:

Our company, CKMJ Palm Beach LLC, owned by my family members and I are the owners of Lot 2, Haverhill Business Park. We are building the new building to be occupied by affiliate Companies that shall be conducting business at the above location.

One of the occupants is Argo American LLC, owned and managed by Carl Hj. Asplundh III. This company was established in the 1970's, focuses on sales and service of critical infrastructure equipment, services and technology, with special emphasis on supplying new equipment and parts to the Nations of the Caribbean. This business is anticipating in the future to employ two – five office personnel and has the growth potential to employ five – seven sales and parts persons. The projected salary ranges for the future personnel is: Office: \$23,000 - \$40,000; Sales: \$60,000 – \$100,000; Parts: \$40,000 - \$60,000.

The second company to occupy the building, is a Real Estate Redevelopment and Construction Company, doing business in southern Florida, managed and operated by Keith Asplundh will also base in this location. This business is anticipating in the future to employ three office personnel and potentially to employ ten full time construction employees. The projected salary ranges for the future personnel is: Office: \$30,000 - \$40,000; Construction: \$40,000 – \$120,000.

The third company to occupy the building is our local Property and Business Manager, Charles Lee. Mr. Lee is responsible for managing our south Florida affiliate business, along with property managing our Florida properties. This business is anticipated to require two office personnel and potentially to employ three full time maintenance employees. The projected salary ranges for the future personnel is: Office: \$30,000 - \$40,000; Maintenance: \$30,000 – \$60,000.

We have budgeted and anticipate the construction costs for the development of this project is approximately \$875,000.00.

CKMJ Palm Beach LLC

The expected operation hours of the occupants are Monday – Saturday, 7:00 -7:00. The operations of the occupants will periodically park seven (7) small commercial trucks and service vans on the exterior of building. Most of the non-operating hours, vehicles and supplies will be stored within the building.

As the Sole Manager of the Company, I hereby authorize Carl Hj. Asplundh III and Charles Lee (contact information below) to represent the Company and to execute any necessary documents needed by the City of Riviera Beach, agencies, or organizations, for purpose of the approvals of the proposed building and site work.

Contact information of authorized persons:

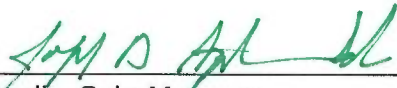
Carl Hj. Asplundh III, Managing Partner: Carl911t@gmail.com (cell 267-884-3436)

Charles Lee, Property Manager: Crlserve@yahoo.com (cell 561-248-9053)

If you have any questions, please feel free to contact Carl Hj. Asplundh III, Charles Lee or myself at your convenience.

Yours truly:

CKMJ Palm Beach LLC



Jeffrey Asplundh, Sole Manager

Cell 305-393-5572

3005 Stewart Road

Middle Torch Key, Florida 33042-5803

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: _____
	1 st Hearing: _____ 2 nd 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): CKMJ PALM BEACH LLC
	Mailing Address: 1800 Byberry Road, Ste. 1100 - Huntingdon Valley, PA 19006
	Property Address: Haverhill Business Parkway, Lot #2 , Riviera Beach, FL
	Name of Applicant (if other than owner): J. Vincent Kafer
	Home: () Work: (561) 855-2097 Fax: ()
	E-mail Address: Vincent_Kafer@HM2V.com

PLEASE ATTACH LEGAL DESCRIPTION

PROPERTY	Future Land Use Map Designation: _____ Current Zoning Classification: GI
	Square footage of site: 44,850 SF Property Control Number (PCN): Lot 2: 56-42-42-26-02-000-0020
	Type and gross area of any existing non residential uses on site: N/A
	Gross area of any proposed structure: 17,707 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: GI
	South: GI
East: GI	
West: GI	

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:	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: Warehouse and office use.
	Provide specific LDR ordinance section number and page number: 31-382-b(2)
	How does intended use meet the standards in the Land Development Code? RESPECTS ALL APPLICABLE GI ZONE LDR REQUIREMENTS
	Demonstrate that proposed location and site is appropriate for requested use: LOCATED IN THE CORE OF THE WESTERN GI ZONE WITH IMMEDIATE ACCESS TO ROAD SYSTEM AND INFRASTRUCTURE, BUFFERED TO ITS OTHER INDUSTRIAL USE NEIGHBORS AND AWAY FROM RESIDENTIAL ZONES.
	Demonstrate how site and proposed building(s) have been designed so they are compactible with adjacent uses and neighborhoods: THE PROJECT PROVIDES THE REQUIRED SAFE VEHICULAR ACCESS, ADEQUATE ON SITE PARKING, CONNECTION TO EXISTING SEWER AND STORM WATER SYSTEMS WITH ONSITE RETENTION AS WELL AS SITE LIGHTING DESIGNED TO ELIMINATE LIGHT POLLUTION AND IMPACTING ADJACENT PROPERTIES, AS WELL AS PROVIDING CONTINUOUS TREES AND HEDGE PERIMETER
	LANDSCAPE BUFFER. Demonstrate any landscaping techniques to visually screen use from adjacent uses: LIVE OAKS, LAURED OAKS AND MAHOGANY TREES 20 FEET O/C WITH CONTINUOUS COCO PLUM HEDGE.
	Demonstrate what is proposed to reduce the impact of any potential hazards, problems, public nuisances generated by use: SAFE INGRESS AND EGRESS FROM ACCESS ROAD TO PARKING AND GARAGE AREAS, LANDSCAPE BUFFER AND CONTROLLED LED SITE LIGHTING
	Demonstrate how utilities and other service requirements of the use can be met: The water and sanitary service are provided by the city of Riviera Beach. There are water and sanitary stubs onsite. The sanitary service will be gravity based.
	Demonstrate how the impact of traffic generated will be handled: The impact of this proposal on Haverhill Road is insignificant as per Test 1 and 2 (Traffic Impact Report). The access to the project is provided by one driveway from Haverhill Business Parkway.

VARIANCE	Describe the Variance sought:
	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: New Site and building to be occupied by three affiliated companies that shall be conducting business at the location.
	Demonstrate that proposed use is appropriate to site: Site is a part of a successful industrial/general business development.
	Demonstrate how drainage and paving requirement will be met: The finish floor elevation of the building shall be above the peak stage of 100yr-3day storm, 19.35 NGVD. Proposed, 20.0 NGVD. Per SFWMD, 1.92 A-I of dry retention is required for the site. Due to extra impervious area, the proposed drainage system will retain 2.9 A-I of dry retention by an exfiltration system with inlets in the parking and landscape low points
	Demonstrate any landscaping techniques to visually screen use from adjacent uses: Live Oak trees @ 20' apart w/ a continuous Cocoplum hedge
	Demonstrate what is proposed to reduce the impact of any potential hazards, problems, public nuisances generated by use: N/A
	Demonstrate how utilities and other service requirements of the use can be met: The water and sanitary service are provided by the city of Riviera Beach. There are water and sanitary stubs onsite. The sanitary service will be gravity based.
	Demonstrate how the impact of traffic generated will be handled: The impact of this proposal on Haverhill Road is insignificant as per Test 1 and 2 (Traffic Impact Report). The access to the project is provided by one driveway from Haverhill Business Parkway.

OTHER	COMMUNICATION TOWER CO-LOCATION REQUIREMENTS:
	<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.
<div style="display: flex; justify-content: space-between; align-items: flex-end;"> <div style="text-align: center;">  <hr style="width: 100%;"/> <p>Signature</p> </div> <div style="text-align: center;"> <p>6-15-17</p> <hr style="width: 100%;"/> <p>Date</p> </div> </div>

AGENT AUTHORIZATION FORM

Owner(s) of Record: Jeffrey Asplundh

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority personally appeared Jeffrey Asplundh

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 #2, Haverhill Business Park, according to the plat thereof Palm Beach County, Florida.
PCN: 56-42-42-26-02-000-0020 Subdivision: Haverhill Business Park Book 28444 Page 1287

the street address of which is: Haverhill Business Parkway, Riviera Beach, FL

and that we hereby appoint:

Name: J. Vincent Kafer
Address: 513 US Highway 1, Suite 110
North Palm Beach, FL 33408
Telephone: 561/855-2097

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 15 day of June, 2017.

[Signature]
Notary Public

