



**CITY OF RIVIERA BEACH STAFF REPORT
CASE NUMBERS SP-17-06, ABEL UNLIMITED WAREHOUSE EXPANSION
PLANNING AND ZONING BOARD – APRIL 12, 2018**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, APPROVING SITE PLAN APPLICATION SP-17-06 TO ADD APPROXIMATELY 4,330 SQUARE FEET IN BUILDING AREA TO AN EXISTING WHOLESALE AND WAREHOUSE BUILDING, CURRENTLY 13,204 SQUARE FEET IN BUILDING AREA, FOR A TOTAL OF 17,534 SQUARE FEET IN BUILDING AREA, ON A 1.3 ACRE PARCEL OF LAND, LOCATED AT 2020 SEABIRD WAY, IDENTIFIED BY PARCEL CONTROL NUMBER 56-43-42-30-16-000-0110, HAVING AN INDUSTRIAL FUTURE LAND USE DESIGNATION AND AN INDUSTRIAL PLANNED UNIT DEVELOPMENT ZONING DESIGNATION; AND PROVIDING FOR AN EFFECTIVE DATE.

A. Applicants: Schmidt Nichols

B. Request: The applicant is requesting Site Plan approval for the Abel Unlimited Warehouse to expand the existing 13,204 SF. building structure by increasing its square footage by 4,330 SF. for a total of 17,534 SF.

C. Location: The subject property is located at 2020 Seabird Way within the City of Riviera Beach Municipal Boundary, as depicted on Exhibit A (Location Map).

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

Parcel Control Numbers: 56-43-42-30-16-000-0110

Parcel Size: 1.30-Acres

Existing Use: Accessory Office; Wholesale; Warehouse

Zoning: I-PUD (Industrial Planned Unit Development)

Future Land Use: IND (Industrial)

E. Adjacent Property Description and Uses:

North: Industrial Planned Unit Development (I-PUD) Zoning District: Warehouse Distribution.

South: Industrial Planned Unit Development (I-PUD) Zoning District: Warehouse Distribution.

East: Industrial Planned Unit Development (I-PUD) Zoning District: Warehouse Distribution.

West: Industrial Planned Unit Development (I-PUD) Zoning District: Light Manufacturing.

F. Background:

The Applicant originally submitted the site plan application on November 13, 2017. Staff conducted their initial review and provided comments. Two subsequent resubmittals took place thereafter prior to the application being placed on the Public Hearing agenda. The Applicant is requesting site plan approval to allow a 4,330 Square Feet (SF) addition to the existing wholesale / warehouse building structure located at 2020 Seabird Way identified by Parcel Control Number 56-43-42-30-16-000-0110. According to the Applicant's Justification statement, the addition will encompass the existing wholesale and warehouse use. The proposed addition will expand the northern portion of the existing building; Thus, increasing the building footprint area by 4,330 SF for a total of 17,534 SF. The site plan do not impose any adverse impact to the surrounding properties uses located within the PUD, as there is not new uses proposed. Expansion of the existing wholesale / Warehouse use is similar to other surrounding industrial uses within the vicinity.

The site plan application for the subject property has been scheduled to be heard by the Planning and Zoning Board on Thursday, April 12, 2018 at 06:30 P.M.

G. Staff Analysis:

Proposed Use: Wholesale, warehouse (existing use).

Zoning Regulations: The Industrial Planned Unit Development (I-PUD) Zoning District highlights the requirements for developments / redevelopment within the I-PUD Zoning District. The Applicant has addressed all applicable elements as pointed out by Staff. The proposed building expansion is contained within the site, away from any required setbacks and does not affect existing surrounding buffers. The proposed building expansion is consistent with the development pattern of the area, especially the I-PUD.

Comprehensive Plan: The proposal is consistent with the City's Comprehensive Plan, including the industrial Land Use category and Floor Area Ratio (FAR). The site plan do not impose any adverse impact to the surrounding properties uses located within the PUD, as there is no new uses proposed. Expansion of the existing wholesale / Warehouse use is similar to other surrounding industrial uses within the vicinity. Thus. Maintaining the industrial characteristic of the PUD.

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

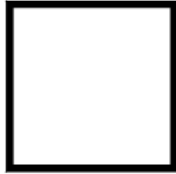
Landscaping: New landscaping will be installed according to City landscape code requirements.

Parking/Traffic: The applicant will continue to operate the facility, as it exists to date with the exception of the new configuration of interior vehicular circulation to accommodate the building expansion. Parking calculations has been reviewed as part of the Site Plan application in accordance to any additional spaces required due to the building expansion. Ingress and egress will remain on both the northwestern and southeastern portion of the property fronting on Seabird Way.

H. Recommendation: Staff recommends consideration of the application for the Abel Unlimited Warehouse expansion [with the following conditions of approval]; to add approximately 4,330 square feet in building area to an existing wholesale and warehouse building, currently 13,204 square feet in building area, for a total of 17,534 square feet in building area, on a 1.3 acre parcel of land, located at 2020 seabird way, identified by parcel control number 56-43-42-30-16-000-0110.

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 for the Addition.
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. 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.
4. 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.
5. 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.
6. 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.

Exhibit A. Location Map.



Location Map

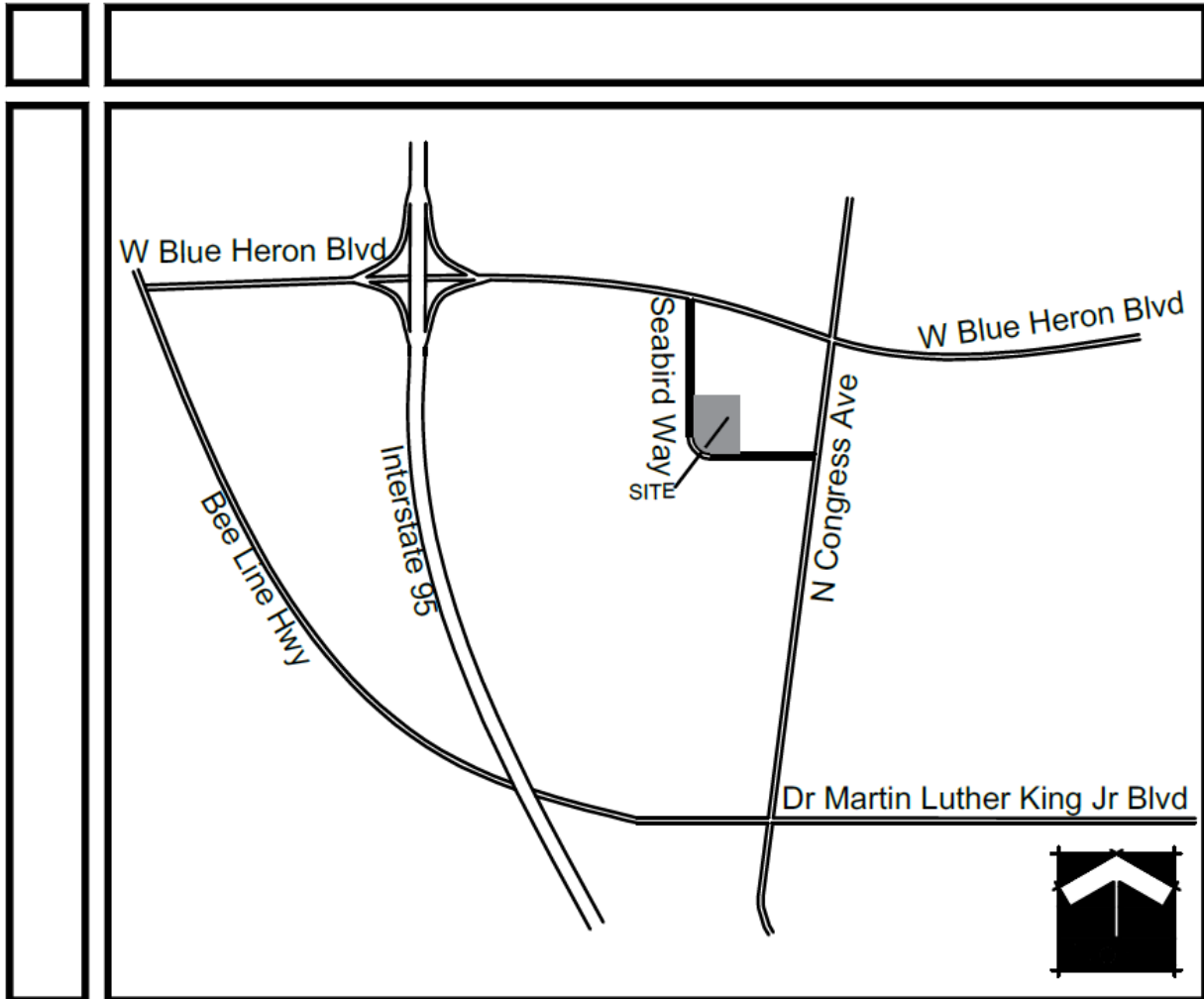


Exhibit B. Legal Description

LOT 11, OF CONGRESS PARK, ACCORDING THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 52, PAGE 197, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA