



Justification Statement – Formal Site Plan Approval Request
Abel Unlimited Warehouse Expansion
City of Riviera Beach
Original Submittal: November 13, 2017
Resubmittal: March 3, 2018
Resubmittal: March 29, 2018

Description of Request

Schmidt Nichols (“Agent”), on behalf of the Applicant and Contract Purchaser, Masm Realty LLC, respectfully requests approval of the Site Plan for the Abel Unlimited Warehouse Expansion project. The subject property (PCN 56-43-42-30-16-000-0110), which is located west of Congress Avenue and south of Blue Heron Blvd, is a 1.30-acre (56,628 s.f.) site located within the City of Riviera Beach (RB). The subject property is located on Lot 11 of the Plat of Congress Park as recorded in plat book 52, page 197 of the public records of Palm Beach County. Congress Park consists of approximately 40 acres of mixed light industrial and commercial buildings and a portion of Congress Avenue.

The subject property supports a Future Land Use (FLU) designation of Industrial (IND) and is located within the Industrial Planned Unit Development (I-PUD) Zoning District. Below is a chart of the surrounding property information:

	Future Land Use	Zoning	Use
Subject Property	IND	I-PUD	Warehouse/Dist
North	IND	I-PUD	Warehouse/Dist
South	IND	I-PUD	Warehouse/Dist
East	IND	I-PUD	Warehouse/Dist
West	IND	I-PUD	Light Manufacturing

This application is a request for Formal Site Plan Approval to allow a 4,330 s.f. addition to the existing accessory office/warehouse building that will encompass the following uses:

- Existing Wholesale/Warehouse: 7,701 s.f.
 - Existing Accessory Office (Includes 2nd Story): 5,503 s.f.
 - Proposed Wholesale/Warehouse Expansion: 4,330 s.f.
- Total Building: 17,534 s.f.

Per Section (Sec.) 31-496, Property Development Standards for the industrial (I-PUD), of the City of RB Code of Ordinances a property must comply with a 45 percent lot coverage.

Based on the maximum lot coverage (45%), the maximum square feet which could be developed on the property is:

$$1.30 \text{ acres} \times 43,560 \text{ square feet} \times 0.45 = 25,483 \text{ square feet}$$

Based on the proposed lot coverage (30%), the proposed square footage of the building will be:

$$1.30 \text{ acres} \times 43,560 \text{ square feet} \times 0.30 = 16,988 \text{ square feet}$$

Per Objective 1.8, Future Land Use Categories, of the City of RB Comprehensive Plan the maximum floor area ratio (FAR) requirement is 1.15%

Based on the maximum floor area ratio (1.15%), the maximum square footage which could be developed on the property is:

$$1.30 \text{ acres} \times 43,560 \text{ square feet} \times 1.15\% = 65,122 \text{ square feet}$$

Based on the proposed floor area ratio (30%), the proposed square footage of the building will be:

$$1.30 \text{ acres} \times 43,560 \text{ square feet} \times 0.30 = 16,988 \text{ square feet}$$

Foundation Planting:

Pursuant to Sec. 31-610.C.2 from the City of Riviera Beach Code of Ordinances, "The owner shall provide a landscaped area not less than five feet wide, consisting primarily of shrubs and ground cover, along the sides of the building which abut a parking area. The owner may cluster this landscaping to allow for creativity and flexibility in design, with the approval of the community development director." The applicant is proposing to increase the required foundation planting from 5' to 8' to the south of the existing 2-story building and from 5' to 10' to the west of the existing 2-story building to accommodate no foundation planting to the north and east of the existing 2-story building (see enclosed site plan). Fire requires a minimum of 20' for emergency apparatus access of unobstructed width and adding 5' of foundation planting to the east of the existing 2-story building will encroach upon the required 20' minimum for

emergency apparatus access. The 20' drive aisle also allows the delivery trucks to circulate around the building to access the loading area and loading bays. A letter requesting approval has been provided to the community development director for the applicant to cluster the foundation planting along the south and west of the existing 2-story building, which abuts a parking area.

Parking:

Required Parking:

Accessory Office – 1 space / 300 S.F. @ 5,503 S.F.= 18 spaces

Wholesale/Warehouse – 1 space / 1,000 S.F. @ 12,031 S.F. = 12 spaces

Total: 30 spaces

Parking Provided:

Accessory Office – 1 space / 300 S.F. @ 5,503 S.F.= 18 spaces

Wholesale/Warehouse – 1 space / 1,000 S.F. @ 12,031 S.F. = 12 spaces

Total: 30 Spaces

Handicap Spaces Required: 2 Spaces

Handicap Spaces Proposed: 2 Spaces

Per Section (Sec.) 31-482, General Classification, of the City of RB Code of Ordinances a property within the I-PUD Zoning District that is greater than one acre is subject to site plan review and must take the following standards into consideration:

1. Demonstrate that proposed use is appropriate to site:

Response: The proposed site plan and associated buildings are compatible with the adjacent uses and surrounding neighborhood. Pursuant to Sec. 31-362, the existing wholesale/warehouse and existing accessory office are permitted by right. Properties to the north, south, east and west support similar industrial type uses and are located in the I-PUD.

2. Demonstrate how drainage and paving requirement will be met:

Response: In accordance with the South Florida Water Management Permit the site can accommodate up to 79% impervious area with the existing water management system. The impervious area of the site will still be less than the 79% limit even with the building expansion. No additional water quality or quantity treatment is required for the new addition. Storm water runoff from the building's expansion will be discharged through the existing drainage system and will be treated and stored within the existing Congress Park drainage system. Legal positive outfall from the site is to the C-17 canal located immediately west of Congress Park. Best

Management Practices will be employed during construction to prevent sediment being discharged from the site.

3. Demonstrate any landscaping techniques to visually screen use from adjacent uses:

Response: Please see enclosed Landscape Plan (Sheet LP-1 of 2) prepared by Schmidt Nichols.

4. Demonstrate what is proposed to reduce the impact of any potential hazards, problems, public nuisances generated by use:

Response: Properties to the north, south, east and west support similar industrial type uses. The proposed warehouse expansion is not expected to generate any potential hazards, problems or public nuisances to this property. Again, this is an existing use and structure which is seeking to expand their business within the City and we do not anticipate any potential impacts to the surrounding properties.

5. Demonstrate how utilities and other service requirements of the use can be met:

Response: Please see enclosed Conceptual Paving, Drainage, Water & Wastewater Plan (Sheet 1 of 1) prepared by Jonathan T. Ricketts, Inc. Please also refer to the Traffic Impact Statement prepared by Jonathan T. Ricketts, Inc.

6. Demonstrate how the impact of traffic generated will be handled:

Response: The Traffic Impact Statement prepared by Jonathan T. Ricketts, Inc. indicates the proposed use generates 20 net daily trips. The additional trips generated are less than 500 additional net trips therefore a traffic study is not required nor a review by Palm Beach County per City Code Section 31-713.

On behalf of the Applicant, please accept this request for Site Plan approval for Abel Unlimited Warehouse Expansion.