



**CITY OF RIVIERA BEACH, STAFF REPORT  
CASE NUMBER SP-18-16  
SITE PLAN FOR PORT OF PALM BEACH STORAGE  
AUGUST 9, 2018**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, APPROVING AN APPLICATION FROM THE PORT OF PALM BEACH DISTRICT FOR SITE PLAN APPROVAL (SP-18-16) TO DEVELOP A NEW CARGO STORAGE AREA WITHIN THE PORT OF PALM BEACH, WHICH WILL REPLACE THE FORMER MARITIME OFFICE BUILDING, ON 3.0 ACRES OF INDUSTRIAL LAND AT 4 EAST PORT ROAD, IDENTIFIED BY PARCEL CONTROL NUMBER 56-43-42-33-19-001-0110, LOCATED EAST OF BROADWAY AND SOUTH OF EAST 11<sup>TH</sup> STREET; AND PROVIDING FOR AN EFFECTIVE DATE.

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**A. Applicants:** Port of Palm Beach District

**B. Request:** The applicant is requesting site plan approval for a new cargo storage area. This new site plan will replace the existing Maritime Office Building (MOB) use as it is scheduled for demolition.

**C. Location:** The subject property is located within the Port of Palm Beach (see attached).

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

Parcel Control Number: 56-43-42-33-19-001-0110

Parcel Size: Total +/- 3.00 Acres

Existing Use: Maritime Office Building

Zoning: General Industrial (IG) Zoning District

Future Land Use: Port

**E. Adjacent Property Description and Uses:**

North: General Industrial (IG) Zoning with Port Uses

South: General Industrial (IG) Zoning with Port Uses

East: General Industrial (IG) Zoning with Port Uses

West: Broadway Flyover Bridge; General Industrial (IG) Zoning with Port Uses

**F. Background:**

The subject property is located within the Port of Palm Beach which has restricted access. The existing Maritime Office Building is scheduled for demolition and the newly proposed site plan will supersede the previous approval and would allow for cargo storage on site.

## **G. Staff Analysis:**

**Proposed Use:** Port of Palm Beach cargo storage.

**Zoning Regulations:** The General Industrial (IG) Zoning District permits cargo storage at this location.

**Comprehensive Plan:** The proposed use is consistent with the City's Comprehensive Plan, including the Port Future Land Use category.

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

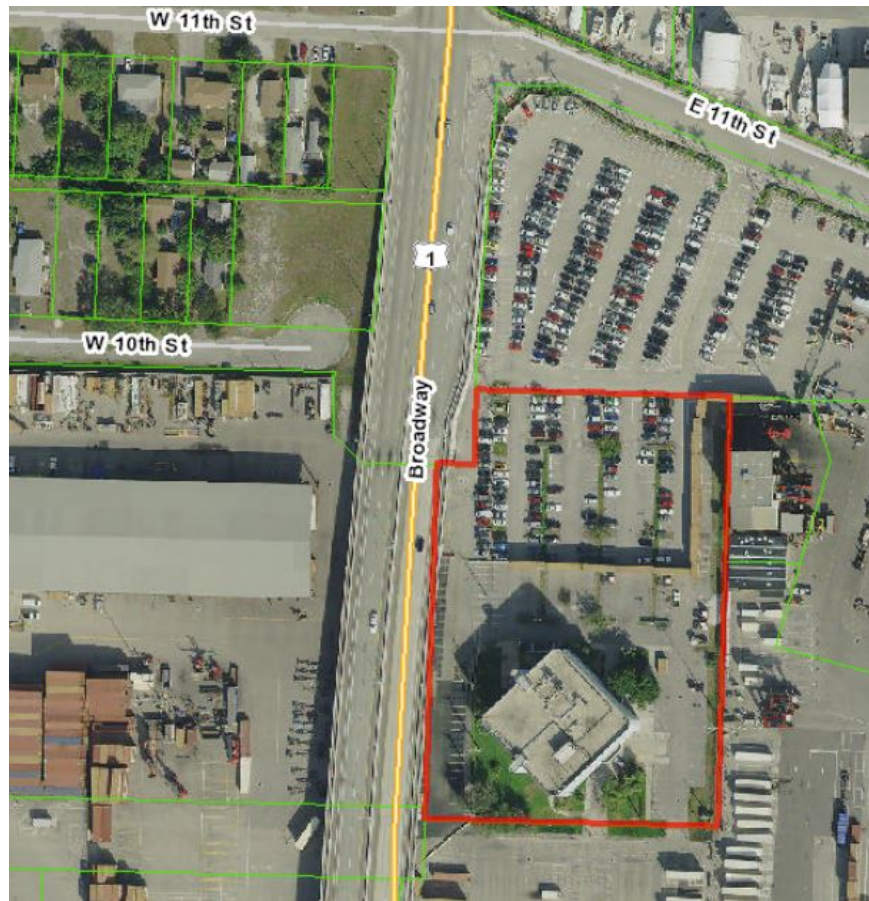
**Landscaping:** Since this site is located within a restricted area of the Port of Palm Beach, a request to waive landscape requirements has been submitted and deemed appropriate by City staff due to site constraints, including existing and proposed property improvements and structures and anticipated use of the site. City staff has provided a recommendation to the Port of Palm Beach to enhance the premier boundary of the Port by adding additional landscape material where applicable, in lieu of providing landscaping for this development proposal.

**Parking/Traffic:** Secured parking spaces are proposed (41 total) in addition to internal access drive aisles. No new traffic impacts are anticipated as additional trips will not be generated by this proposal and the use is proposed within a secured area of the Port.

## **H. Recommendation:** City staff recommends approval of Site Plan application SP-18-16 with the following conditions of approval:

1. Construction 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.
2. 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.
3. This development must receive final Certificate of Occupancy or Certificate of Completion from the City for all approved site plan elements 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.

**Location Map:**



**Legal Description:**

PORT OF PALM BEACH DIST PL 1 NLY 477.38 FT OF WLY 276.58 FT OF PLAT & ELY 46.31 FT OF RD UNDER SR 5/SKYPASS R/W LYG W OF & ADJ TO K/A MARITIME OFFICE BLDG PARCEL