CITY OF RIVIERA BEACH
TITON OFFICE AND STORAGE YARD SITE PLAN
STAFF REPORT, SP-18-08, OCTOBER 11, 2018

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, APPROVING SITE PLAN APPLICATION (SP-18-08) FOR A CONTRACTOR STORAGE YARD AND ACCESSORY OFFICE USE, LOCATED AT 501 AVENUE S (AKA SAM COOPER WAY), ASSOCIATED WITH PARCEL CONTROL NUMBERS 56-43-42-32-25-001-0000; 56-43-42-32-20-001-0020 HAVING AN INDUSTRIAL FUTURE LAND USE DESIGNATION AND A GENERAL INDUSTRIAL (IG) ZONING DESIGNATION; AND PROVIDING FOR AN EFFECTIVE DATE.

A. Applicants: Titon Builders, Inc.

B. Request: The applicant is requesting Site Plan approval for a contractor storage yard and accessory office use.

C. Location: west of Avenue S (Sam Cooper Way) and approximately 172 feet south of Dr. Martin Luther King Jr. Boulevard, associated with address 501 Avenue S. identified by Parcel Control numbers: 56-43-42-32-25-001-0000; 56-43-42-32-20-001-0020 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:	56-43-42-32-25-001-0000; 56-43-42-32-20-001-0020
Parcel Size:	+/- 5.20-Acres
Existing Use:	3.14-acre Vacant Lot (Undeveloped) / 2.06-acre Existing Fabrication Yard (Developed)
Zoning:	IG (General Industrial)
Future Land Use:	Industrial

E. Adjacent Property Description and Uses:

North: General Industrial (IG) and Single Family Residential up to 6 dwelling units per acre (RS-6) Zoning District: MLK Blvd., retail plaza, residential.

South: General Industrial (IG) Zoning District: CEMEX property.

East: High Density Multiple Family Dwelling (RM-20) and General Industrial (IG) Zoning District: Roadway dry detention, residential.

West: General Industrial (IG) Zoning District: Sysco.

F. Background:

The Applicant originally submitted the site plan application on June 1, 2018. Staff conducted their initial review and provided comments. Several subsequent resubmittals took place thereafter prior to the application being placed on the Planning and Zoning Board agenda. The Applicant is requesting site plan approval for a 71,795 square feet (sq. ft.) Contractor Outdoor Storage Yard with a 2,100 sq. ft. accessory office. Adding 2.06 acres of land area (Existing Fabrication Yard) to the 3.14 acre vacant parcel of land (affected area) for a total of approximately 5.20 acres in land area, located west of Avenue S and approximately 172 feet south of Dr. Martin Luther King Jr. Boulevard, identified by parcel control numbers 56-43-42-32-25-001-0000; 56-43-42-32-20-001-0020. According to the Applicant's justification statement, the vacant parcel portion of the property has been vacant since Rinker (Previous Property Owner) was acquired by CEMEX in 2007. Also, this site plan application is been reviewed concurrently with an associated plat application (PA-18-01).

The site plan application for the subject property has been scheduled to be heard by the Planning and Zoning Board on Thursday, October 11, 2018 at 06:30 P.M.

G. Staff Analysis:

Proposed Use: The proposed use is consistent with the future land use and zoning designation; Contractor Storage Yard with an Accessory Office.

Zoning Regulations: The General Industrial (IG) Zoning District highlights the requirements for developments / redevelopment within the District. The proposed building structure is consistent with the development patterns of the area in terms of scale and height, especially for industrial developments. The proposed contractor's storage yard use is a permitted by right use in the IG Zoning District. Thus, only require site plan approval process for the above mentioned proposed use.

Existing Conditions: Out of the total proposed 5.20 acre parcel, 3.14 acres is currently vacant / Undeveloped and the remaining 2.06 acres contain three existing building structures totaling 6,856 sq. ft. in area which is shown on the site plan as the "existing Fabrication Yard". The existing 2.06-acre fabrication yard is not part of the proposed development affected area. Thus, existing conditions are to remain as is with the exception of the most recently recorded proposed Access Easement at the southeast portion of the property. The Existing Nonconformities Chart on the site plan identifies existing nonconforming conditions within the Fabrication Yard, as it relates to off-street parking and building setbacks requirements.

Comprehensive Plan: The proposal is consistent with the City's Comprehensive Plan, including the Industrial Land Use category. The site plan indicates adequate buffers on its northwest, west, and south of the property as well as east of the proposed development affected area to mitigate any negative factors (noise/visual) abutting the adjacent properties. However, the existing developed eastern portion of the site which includes several existing structures as shown on the site plan, is not being modified as it is outside the proposed affected area. Thus, existing conditions are to remain as is.

Levels of Service: Customarily services such as water, sewer, roads and garbage collection will be made available to the site.

Landscaping: New landscaping will be installed according to City landscape code requirements within the proposed development affected area. Existing landscape conditions will remain in reference to the eastern portion (Existing Fabrication Yard) of the property and abutting the proposed access easement (Most southeastern portion of the property).

Dry Detention / Retention Area: The Applicant is proposing an 8,235 square foot dry detention area along the southwest corner of the property, and a retention swale (1,380 square feet) at the northern portion of the property next to the proposed 2,100 sq. ft. office building within the affected area.

Parking/Traffic: Parking calculations has been reviewed as part of the Site Plan application in accordance to the parking section of the Zoning Code for office. The site plan indicates a total of nine (9) parking spaces have been provided within the proposed development affected area. The site plan indicates ingress and egress point to be on Sam Cooper Way (F.K.A. Avenue S).

H. Recommendation: City Staff recommends approval of this application for a contractor storage yard and accessory office use, located at 501 Avenue S, associated with parcel control numbers 56-43-42-32-25-001-0000 and 56-43-42-32-20-001-0020, with the following conditions of approval:

1. A two-year landscaping performance bond for 110% of the value of new 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. 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.

7. A plat shall be approved by the City and recorded within the official records of Palm Beach County prior to the issuance of a certificate of occupancy or certificate of completion.

8. The aforementioned plat must clearly indicate the following information prior to recordation: 1) the northeastern property line abutting Dr. Martin Luther King Jr. Boulevard shall not extend to nor encroach into the Ultimate Right-Of-Way; 2) the Railroad Spur Track Easement overlapping the proposed Access Easement at the ingress / egress point of the property must be released or abandoned; 3) all Dry Detention and Retention areas as identified on the site plan (SP-18-08), must be delineated.

Exhibit A. Location Map.

Titon Office & Storage Yard

Riviera Beach, Florida

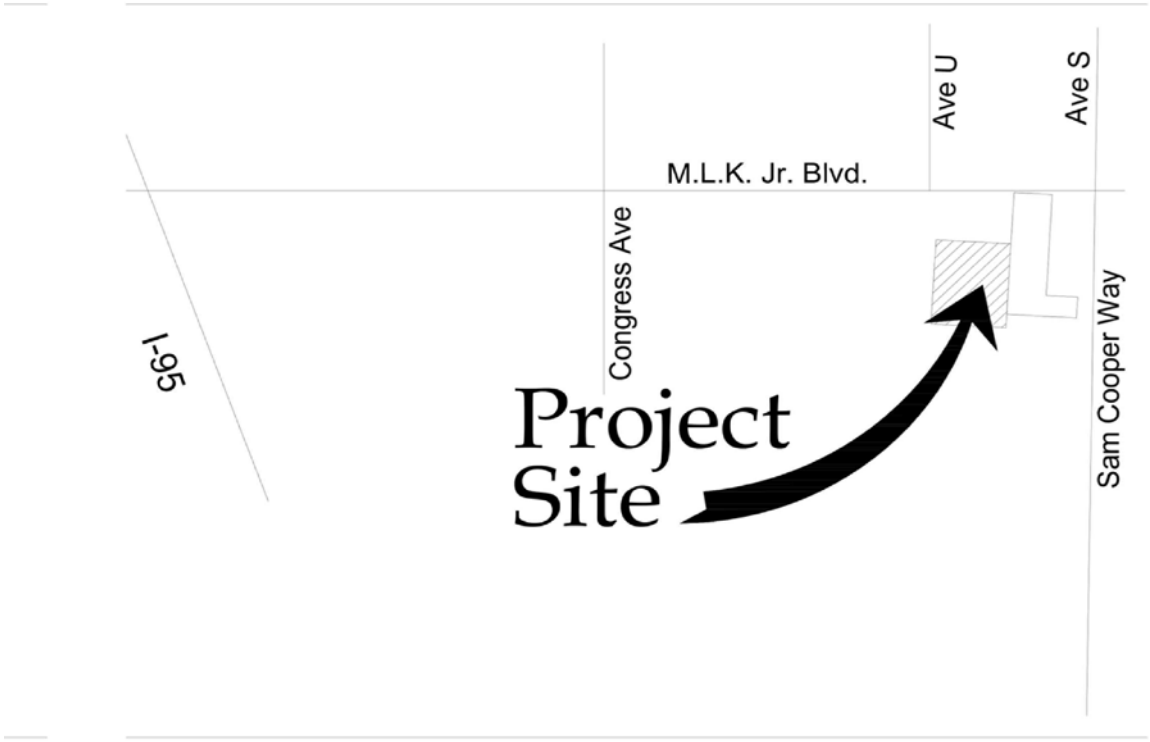


Exhibit B. Legal Description (per the Property Appraiser's webpage):

REPLAT OF MACK INDUSTRIES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 33, PAGE 53 AND TAYLORTOWN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 30, PAGE 73, LESS THE NORTH 180 FEET AND THE WEST 15 FEET THEREOF, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 42 SOUTH, RANGE 53 EAST, PALM BEACH COUNTY, FLORIDA