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LC 0000177
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Titon Office and Storage Yard
Project Narrative
Site Plan Review
City of Rivera Beach
Revised October 1, 2018

Request/Location

On behalf of the applicant, Titon Builders, Inc., Gentile Glas Holloway O'Mahoney & Associates, Inc. acting as agent, please accept the attached application requesting site plan approval to allow for a two phase project with phase one featuring a fabrication and storage yard and temporary modular office on the subject property.

The affected area of the subject site is 3.14± acres and is located on Sam Cooper Way, approximately 216 feet ± south of the centerline of MLK Jr. Boulevard. Further, the site has a land use designation of Industrial, and a zoning designation of IG; General Industrial.

Site History

The Palm Beach County Property Appraiser records show that the subject parcel was purchased by Rinker Materials of Florida, Inc. in January of 2006. Rinker Materials Corporation owns the parcel immediately south, and has produced a number of concrete, aggregate and other heavy building products. Rinker was acquired by CEMEX in 2007, and the subject site has sat vacant. It is assumed that this land may have been purchased to accommodate any future expansion for the existing CEMEX facility.

Compatibility with Surrounding Uses:

The site is located between an existing retail strip center to the north and CEMEX operations to the south. Although there is retail and. multifamily in the near vicinity of the proposed site, this remains a prevalent industrial area in Rivera Beach. The proposed use of an office and storage yard is consistent and compatible with the surrounding area. Below is a chart listing of the surrounding properties land use and zoning designation.

	Existing Zoning	**Existing FLU**
Subject Property: Vacant	IG – General Industrial	Industrial
North: Retail Strip Center	IG – General Industrial	Industrial
South: CEMEX	IG – General Industrial	Industrial
East: Multifamily Residential	RM-20 – Multifamily Residential High Density District	MF-20 Residential High Density
West: **Sysco**	IG – General Industrial	Industrial

Consistency with the Comprehensive Plan:

The applicant is consistent with the Future Land Use Designation of Industrial, as defined in Policy 1.8.1.

Consistency with the Zoning Code:

Article III, Section 31-57 of the City of Rivera Beach zoning code states that the purpose of the site plan review process in the City is to ascertain that the development is in conformity with the comprehensive plan, and is not detrimental to the neighboring land use. This code section also states that the project shall be a viable addition to the community.

This application is also consistent with the "Intent" of the IG – General Industrial zoning as it supports industrial and manufacturing uses which serve to increase the tax base of the city and provides increased employment opportunities for the residents of the area.

The proposed office and storage uses are permitted in the IG zoning district as a USE BY RIGHT and is consistent with the Industrial land use designation specified in the City of Rivera Beach Comprehensive Plan. The site does not pose a detriment to the adjoining properties as they all have industrial land use designation.

Site Function and Details:

As stated, the applicant is requesting site plan approval for a 2,100 sf modular office to be accessory to the existing fabrication yard in addition to a 71,795 sf outdoor storage yard. The intended use of this site is to use as a laydown and storage of reinforcing steel. The applicant intends to have a maximum storage height of 4'. The proposed office is to support the operation of this industrial use, and will consist of book keepers and reinforcing steel detailers.
The remaining employees will be individuals that will unload and fabricate re-bar.

With this submittal the applicant is also requesting an asphalt driveway apron, an entry gate, a 20' wide entry drive, and the required parking spaces for the modular office. Note, as indicated, on the site plan, development of the property will occur in two phases with Phase 1 consisting of the modular office, required parking, driveway apron, outdoor storage area, dry detention area, entry drive, perimeter buffers.

The modular office is proposed be located approximately 30' south of the property line. A handicap ramp is proposed and will be situated adjacent to the handicap parking space. Additionally, the dumpster will be placed immediately north of the proposed entry drive. Finally, Phase 1 will also include a retention swale immediately north of the proposed modular office.

Phase 2 will consist of installing the pavement material which will consist of recycled asphalt on compacted fill, thus creating a storage yard.

Vesting of Existing Fabrication Yard:

As previously stated, the affected area of this proposal only encompasses the 3.14 acres that is mentioned above. The remaining 2.06 acres of the parcel (which is the fabrication yard) is considered vested, as discussed with the City of Riviera Beach Development Services staff. Please note, as part of the review process, existing non-conformities have been identified on the site plan.

The applicant intends to use the existing fabrication yard in conjunction with the proposed storage yard, and modular office for the successful operation of the business. As stated, the subject 2.06 acres is not in the scope of this application, as the applicant is not proposing any improvements on the site. Further, with this submittal, the applicant has provided the City of Riviera Beach staff support documentation as required by the City of Riviera Beach Vested Use Form to prove its vested status. Please note, the existing fabrication yard will continue to operate as it has in the past.

Project Phasing:

Below is a chart highlighting the proposed phasing schedule for the property.

Project Phase	Proposed Development	Estimated Time of Completion
Phase I - Accessory Office, Storage, Dry Detention area	- Construction of asphalt driveway apron; - Placement of modular office, and parking; - Retention Swale north of modular office; - Outdoor Storage area; - Perimeter Buffers; - Dry Detention Area in the south west portion of the site	**6 months after permit issuance**
Phase II Outdoor Storage	- Outdoor Storage Area, with a recycled asphalt base;	**Anticipated time of completion – One year Phase 1 completion**

Site Drainage:

The site is located within the boundaries of the SFWMD C-17 Drainage Basin. The site is currently undeveloped grass pace that sheetflows to the southwest to the vacant Avenue U right of way. As part of the development, recycled asphalt millings will be laid and graded to sheet flow to a proposed sodded dry retention/percolation pond designed to contain in excess of the 3 year, 1 hour storm event or 2.6 inches of precipitation. For more information, please refer to the submitted Drainage Statement.

Landscaping:

The applicant's proposal will provide for a substantial upgrade in landscape material. A site that is currently void of any vegetation will have approximately 46,664 sq. ft. or 36.3% of the site landscaped.

Note, as the majority of this site is a proposed outdoor storage yard, the landscape is concentrated on the perimeter of the affected area and adjacent to the modular office.

Traffic and Parking:

The applicant's proposal will cause an insignificant impact on the surrounding roadway network and is in compliance with Palm Beach County Traffic Performance Standards, as demonstrated in the traffic report prepared by PTC Transportation Consultants. As the project generates fewer than 20 trips, a traffic study is not required. The traffic statement included with this submittal has also been submitted to Palm Beach County Traffic Division for their approval. Once an approval letter is received, it will be forwarded to the City of Riviera Beach staff.

Using the off-street parking ratios in Sec. 31-577 of the City's zoning code, the applicant has provided one space for every 300 sq. ft. of office. To that end, there are 7 spaces required for the 2,100 sf modular building. The applicant is proposing to provide 9 spaces including 1 handicap space. Please note, to fully comply with ADA requirements, the handicap space and access aisle will be concrete.

Access:

The site, as it currently exists today, is unique in that it doesn't have true access from Sam Cooper Way. It is assumed that through time the parcels were divided and as a result exists in their current configuration. To remedy this opportunity, the applicant has entered into an access agreement with the property owner to provide an access easement over the proposed driveway apron that is requested with this application.

As stated, the proposed access drive will be 20' wide and will consist of the existing asphalt. There will be a gate 40' away from the entry point to allow for a car to be completely off the adjacent roadway to lock/unlock the gate. The agreement, which is submitted with this proposed application, will be maintained in perpetuity.

Modular Office Architecture:

The modular office will consist of 7 individual offices, in addition to a break room and conference room for business activities. The overall height of the modular building is 13' to the apex, well within the limits of the code allowable height of 50'. The applicant has provided floor plans, elevations, a building section diagram, and color photo of the proposed structure.

Conclusion:

This submitted site plan application seeks approval for a modular office, and outdoor storage yard. As the site is greater than one acre, it is required to obtain site plan approval for the use(s) according to Section 31-58 of the Riviera Beach zoning code. This narrative has demonstrated that it is in compliance with the Rivera Beach Comprehensive Plan, and applicable sections of the City's zoning code. Additionally, there is no detriment to the surrounding area. With that, and on behalf of the applicant, Gentile Glas Holloway O'Mahoney & Associates, Inc. respectfully request review and approval of the submitted site plan application. The project team at Gentile Glas Holloway O'Mahoney & Associates, Inc. consists of M. Troy Holloway, PLA, Ben Dolan, and Alec Dickerson.