



**CITY OF RIVIERA BEACH STAFF REPORT
CASE NUMBER PA-18-03, NEWMAN WINDOWS & DOORS RE-PLAT
SEPTEMBER 12, 2019**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, APPROVING THE PLAT APPLICATION (PA-18-03) TO RE-PLAT TWO CONTIGUOUS LOTS ASSOCIATED WITH 1649 AVENUE L, KNOWN BY PARCEL CONTROL NUMBERS 56434229110160031 AND 56434228310160031, TOTALING 2.41 ACRES OF LAND; AND PROVIDING FOR AN EFFECTIVE DATE.

A. Applicants: Tad Newman, 1649 Avenue L, LLC - Owner
Jordan Sperling, Schmidt Nichols – Agent

B. Request: The applicant is requesting a plat approval to re-plat the existing two contiguous lots as identified above, in conjunction with the request for site plan approval (SP-18-22) to reconfigure the existing Wholesale and warehouse (Office and Showroom) interior space, and parking.

C. Location: The subject property is located at the southwest corner of West 17th Street and Avenue L, with postal address 1649 Avenue L, identified by Parcel Control numbers: 56-43-42-29-11-016-0031; 56-43-42-28-31-016-0031. This parcel is located within the City's municipal boundary as depicted on the attached Location Map (below).

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

Parcel Control Numbers: 56-43-42-29-11-016-0031; 56-43-42-28-31-016-0031

Parcel Size: 2.41 Acres (total combined)

Existing Use: Wholesale Warehouse for Impact Resistant Windows and Doors

Zoning: General Industrial (IG) Zoning District

Future Land Use: Industrial

E. Adjacent Property Description and Uses:

North: General Industrial (IG) Zoning District: Industrial Uses

South: General Industrial (IG) Zoning District: Industrial Uses, FEC Railway

East: General Industrial (IG) Zoning District: Industrial Uses, Avenue L Right-Of-Way

West: General Industrial (IG) Zoning District: Industrial Uses

F. Background:

The Applicant originally submitted Site Plan Application (SP-18-22) on November 9, 2018 (Please see the site plan staff report for details). In order to implement the proposed site plan, a new plat is required and is being presented concurrently with the site plan.

City Departmental Staff and KCI Technologies Inc. (Consultant) reviewed the Plat Application (PA-18-03) and provided corresponding comments to the applicant. All comments were addressed by the applicant and City Staff has no objections to the Plat application.

The plat application for the subject property is scheduled to be heard by the Planning and Zoning Board on Thursday, September 12, 2019 at 06:30 P.M.

G. Staff Analysis:

Proposed Use: Same as current (Storage and Wholesaling).

Zoning Regulations: The proposed plat is consistent with the City's Land Development Regulations.

Comprehensive Plan: The proposed plat is consistent with the City's Comprehensive Plan.

Uses: The site is currently being used as a wholesale warehouse (with accessory office) for impact resistant windows and doors.

Compatibility: N/A, This plat is required in order to implement the proposed site plan.

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

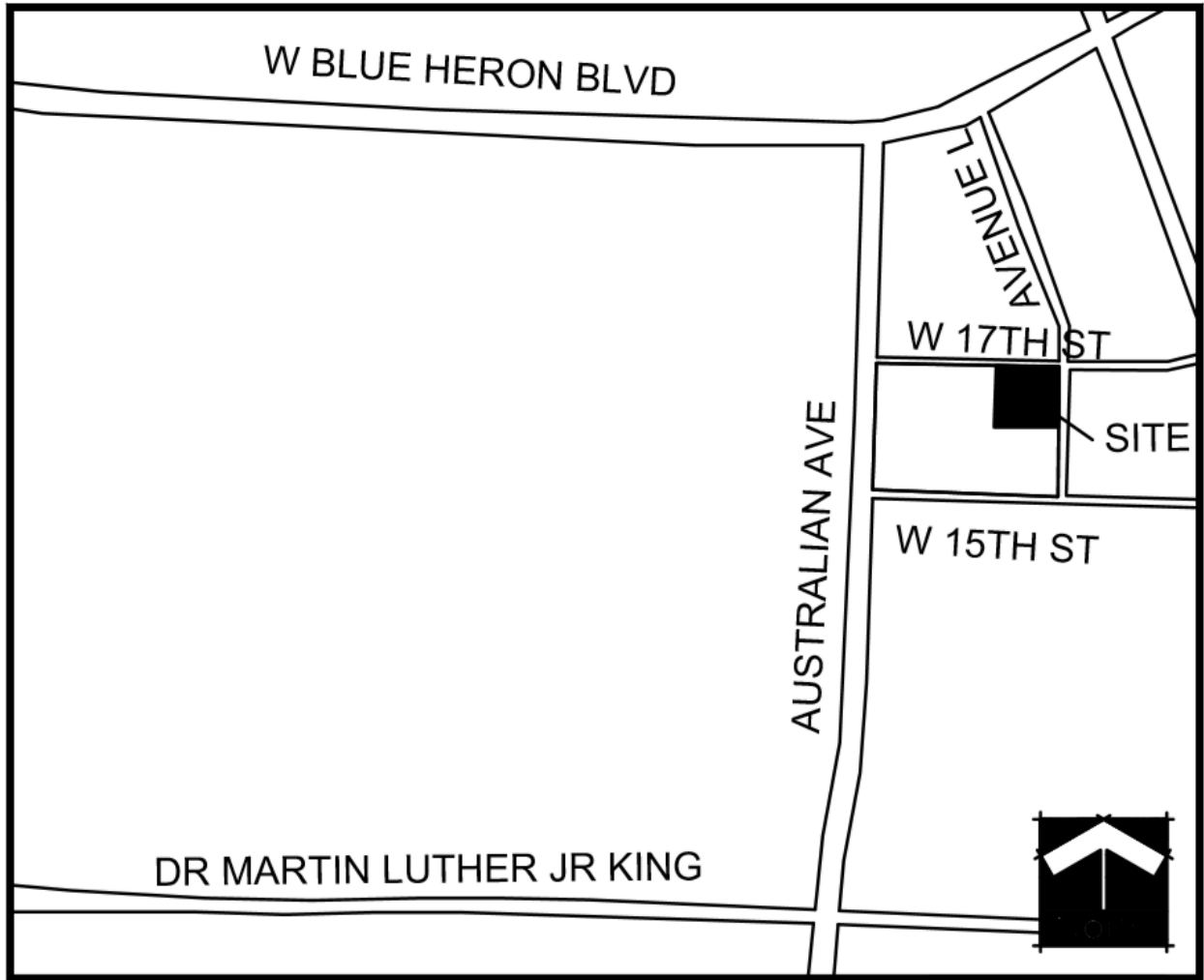
Landscaping: N/A

Parking/Traffic: N/A

H. Recommendation:

Staff recommends approval of the plat application (PA-18-03) to re-plat two contiguous lots associated with 1649 Avenue L, known by parcel control numbers 56-43-42-29-11-016-0031 and 56-43-42-28-31-016-0031, totaling 2.41 acres of land.

Location Map



Legal Description

BEING A REPLAT OF THE EAST 50 FEET OF LOT 3 AND ALL OF LOT 4, BLOCK P, OF PLAT NO. 1 LEWIS TERMINALS ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 25, PAGE 63

AND

THE EAST 50 FEET OF LOT 3, BLOCK P, OF REPLAT OF PLAT NO. 1 LEWIS TERMINALS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 27, PAGES 39, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
LYING AND BEING IN SECTION 32, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, THE CITY OF RIVIERA BEACH, FLORIDA

SHEET 1 OF 2