



**CITY OF RIVIERA BEACH STAFF REPORT
CASE NUMBER SP-20-06, UPS BUILDING EXPANSION
NOVEMBER 17, 2020**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, APPROVING SITE PLAN APPLICATION (SP-20-06) FROM UNITED PARCEL SERVICES, INC. TO ADD APPROXIMATELY 51,883 SQUARE FEET IN BUILDING AREA TO AN EXISTING WAREHOUSE DISTRIBUTION BUILDING, CURRENTLY 188,857 SQUARE FEET IN BUILDING AREA, FOR A TOTAL OF 240,740 SQUARE FEET IN BUILDING AREA, ON APPROXIMATELY 29.12-ACRE PARCEL OF LAND, LOCATED AT 2001 AVENUE P, IMMEDIATELY SOUTH OF W. BLUE HERON BOULEVARD, WEST OF AVENUE P, EAST OF AVENUE R AND NORTH OF W. 15TH STREET, IDENTIFIED BY PARCEL CONTROL NUMBER 56-43-42-29-55-001-0030, HAVING A COMMERCIAL / INDUSTRIAL FUTURE LAND USE DESIGNATION AND A GENERAL COMMERCIAL (CG) / GENERAL INDUSTRIAL (IG) ZONING DESIGNATION; PROVIDING FOR CONDITIONS OF APPROVAL; AND PROVIDING FOR AN EFFECTIVE DATE.

A. Applicants: Property Owner: United Parcel Service, Inc.
Authorized Agent: Steve Cockerham, (Neel-Schaffer)

B. Request: The applicant is requesting site plan approval to add approximately 51,883 square feet (SF) in building area to an existing distribution and warehouse building. Currently at 188,857 square feet in building area, this addition would result in a total of 240,740 square feet in building area, for their existing warehouse distribution use.

C. Location: The subject property is located immediately south of West Blue Heron Blvd, west of Avenue P, east of Avenue R and north of W. 15th Street, with postal address 2001 Avenue P, and identified by parcel control number: 56-43-42-29-55-001-0030. This parcel is located within the City's municipal boundary as depicted on Exhibit A, Location Map below.

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

Parcel Control Numbers: 56-43-42-29-55-001-0030

Parcel Size: 29.12-Acres

Existing Use: Warehouse and Distribution facility

Proposed Use: Same as existing

Zoning: General Commercial (CG) / General Industrial (IG) Zoning District

Future Land Use: Commercial / Industrial

E. Adjacent Properties Zoning Districts and Current Uses:

North:

- Office Professional (OP) District: Vacant (Undeveloped)
- W. Blue Heron Boulevard Right-Of-Way (ROW).

South:

- General Industrial (IG) District: Industrial use
- Community Facility (CF) District: Government use
- W. 15th Street (ROW)

East:

- General Industrial (IG) District: Industrial use
- Avenue P (ROW)

West:

- Neighborhood Commercial (CN) District: Commercial use
- Community Facility (CF) District: Place of worship
- Single Family Dwelling District (RS-8): Residential use
- Avenue R (ROW)

F. Background:

City staff received a Uniform Land Use Application along with other related documents for site plan review from the Applicant, UPS (United Parcel Service, Inc.) in June 2020. Please refer to the Applicant's Justification Statement for additional information. The subject property currently serve as UPS warehouse distribution center, and consist of a 188,857 square feet main building with appurtenant facilities (4,383 SF truck wash). No changes proposed to the existing truck wash structure. The Applicant is proposing to expand the existing main building footprint by adding an additional 51,883 SF. As a result, the proposal will expand UPS operations and the main building footprint southerly within the site. In addition, the proposal consist of an additional 129 parking spaces designated to employees at the northern portion of the site, fronting W. Blue Heron Blvd.

This Item is being reviewed concurrently with a plat application (PA-20-03), to re-plat the property into one lot, deleting the portion of the railroad ROW (P) associated with parcel no.56-43-42-29-55-000-0010.

This site plan application if approved by Council will cause this site plan to be the controlling document to remain on record and must be adhere to or amended administratively for any future redevelopment so long as the site plan does not deviate greater than 5% as allowed by code.

The site plan application for the subject property is scheduled to be heard by the Planning and Zoning Board at their special meeting on Tuesday, November 17, 2020 at 06:30 P.M. Future City Council hearing to be determined (T.B.D.).

G. Staff Analysis:

Proposed Use: Same as current (Warehouse distribution).

Zoning Regulations: The CG and IG Zoning District highlights the requirements for developments / redevelopment within both Districts. The proposed building expansion for the existing UPS warehouse distribution is contained within the site, away from any required setbacks and does not affect existing surrounding buffers. The proposed expansion complies with the general standards for the IG Zoning districts to include building heights not to exceed a maximum of 50 feet high, required setbacks, and maximum building coverage of 45 percent. In addition, the commercial zoned portion of the property fronting W. Blue Heron Blvd, where the additional employee parking is proposed as shown on the

site plan, will be screened with additional landscape materials to mitigate potential adverse visual impact along W. Blue Heron Blvd. as identified on the landscape plan. The CG portion of the site comprises of approximately 4.15 acres, and the IG portion makes up the remaining approximately 24.96 acres of the site. The proposal complies with the IG zoning district overall section of the code.

Comprehensive Plan: The proposal is consistent with the City's Comprehensive Plan required impervious percentage of 85 percent.

Uses: The site is currently used as a warehouse distribution. The Applicant is not proposing any new use to the site. However, just expanding the existing warehouse distribution building footprint southerly, which complies with the IG Zoning District code section 31-382.

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

Landscaping: New landscaping will be installed according to the landscape plan consistent with the City's landscape code requirements.

Parking/Traffic: Parking calculations has been reviewed as part of the site plan application in accordance to the parking section of the Zoning Code Sec.31-566. A total of 241 parking spaces required (189 spaces for the existing 188,857 SF warehouse distribution building + 52 spaces for the proposed 51,883 SF building expansion). Currently, 493 typical parking spaces, along with seven (7) Accessible parking spaces exist on site. The Applicant is proposing an additional 129 employee parking spaces at the northwestern portion of the site fronting W. Blue Heron Blvd., along with seven new Accessible spaces (Closer to the existing building) as shown on the site plan. No changes proposed to the existing access point (Ingress / egress) to the property. Thus, access to the site will remain from Avenue R, and Avenue P.

PUBLIC WORKS CONDITION OF APPROVAL: No truck trips may utilize W. 13th Street west of Avenue R.

H. Recommendation:

Staff recommends approval of the subject application (SP-20-06) from United Parcel Services, Inc. to add approximately 51,883 square feet in building area to an existing warehouse distribution building, currently 188,857 square feet in building area, for a total of 240,740 square feet in building area, on approximately 29.12-acre parcel of land, located at 2001 Avenue P, immediately south of W. Blue Heron Boulevard, west of Avenue P, east of Avenue R and North W. 15th Street, identified by parcel control number 56-43-42-29-55-001-0030, with the following conditions of approval:

1. A two-year landscaping performance bond for 110% of the value of landscaping and irrigation shall be required before a Certificate of Occupancy or Certificate of Completion is issued for the Addition.
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 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. Prior to the City's issuance of a certificate of occupancy and / or certificate of completion, proof of the updated recorded plat associated with plat application (PA-20-03) to be consistent with the lot configuration shown on the approved site plan, must be submitted to the City's Planning and Zoning Division.
8. PUBLIC WORKS CONDITION OF APPROVAL: No truck trips may utilize W. 13th Street west of Avenue R.

Location Map (N.T.S)



Legal Description (Provided by the Applicant):

ALL OF BLOCK "A", LESS LOTS 1 AND 2 AND THE WEST 20.0 FEET FOR RAILROAD RIGHT-OF-WAY ADJACENT TO LOTS 1 AND 2, "PLAT NO 2-C LEWIS TERMINALS", ACCORDING TO PLAT THEREOF, AS RECORDED IN PLAT BOOK 44, PAGES 43 THROUGH 45, OF THE PUBLIC RECORDS OF PALM BEACH, COUNTY, FLORIDA.