



"The Best Waterfront City in Which to Live, Work And Play."

---

---

**CITY OF RIVIERA BEACH**

---

---

**TO:** HON. MAYOR, CHAIRPERSON, AND CITY COUNCIL

**THROUGH:** JONATHAN EVANS, CITY MANAGER, MPA, MBA, ICMA-CM

**FROM:** CLARENCE SIRMONS, DIRECTOR OF DEVELOPMENT SERVICES

**SUBJECT: UNITED PARCEL SERVICE (UPS) BUILDING EXPANSION –  
SITE PLAN 20-06**

**DATE:** JANUARY 20, 2020

**CC:** GENERAL PUBLIC

---

**Background:**

The applicant, United Parcel Service (UPS) 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 SF in building area, this addition would result in 240,740 SF in building area for the existing warehouse distribution use.

The subject property currently serves as a UPS warehouse distribution center and consists of a main building with appurtenant facilities (4,383 SF truck wash). No changes were proposed to the existing truck wash structure. The proposal will expand UPS operations and the main building footprint southerly within the site. In addition, the proposal consists of an additional 129 parking spaces designated to employees at the northern portion of the site, fronting W. Blue Heron Boulevard.

This item was heard by the Planning & Zoning Board on November 17<sup>th</sup>, 2020, and approved unanimously. This Item is also 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 control number: 56-43-42-29-55-000-0010.

To address community concerns related to UPS trucks utilizing 13<sup>th</sup> Street and traversing residential neighborhoods, the applicant has agreed to work with the City to fund traffic calming street improvements. The applicant will contribute up to \$35,000 within 120 days of the approval of this Ordinance to a fund that will be used exclusively for street improvements on 13<sup>th</sup> Street.

Additionally, the applicant has committed to hiring City residents in its expanded facility, which they estimate will create approximately 70 new jobs.

**City Goals:**

The Citywide Goal is to Achieve a Sustainable Economy.

**Fiscal/Budget Impact:**

N/A

**Recommendation:**

Staff Recommends Approval of the Resolution.

**Attachments:**

1. UPS Site Plan Resolution No 04-21
2. UPS Expansion Site Plan
3. UPS Expansion Landscape Plan
4. UPS Expansion Proposed Elevations
5. UPS Expansion Staff Report
6. Planning and Zoning Board Meeting Minutes