



**CITY OF RIVIERA BEACH STAFF REPORT
CASE NUMBER SP-20-15, TRACTOR SUPPLY COMPANY
PLANNING AND ZONING BOARD - FEBRUARY 25, 2021**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, APPROVING SITE PLAN APPLICATION (SP-20-15) FROM AJP MLP FAMILY LIMITED PARTNERSHIP, TO CONSTRUCT APPROXIMATELY A 19,097 SQUARE FEET BUILDING, FOR RETAIL USE WITH LIMITED OUTDOOR DISPLAY, ON APPROXIMATELY 4.43-ACRE PARCEL OF LAND, LOCATED, IMMEDIATELY EAST ON N. MILITARY TRAIL, IDENTIFIED BY PARCEL CONTROL NUMBERS 56-42-42-36-20-000-0010, 56-42-42-36-20-000-0020 AND 56-42-42-36-40-000-0020, HAVING A COMMERCIAL FUTURE LAND USE DESIGNATION AND A GENERAL COMMERCIAL (CG) ZONING DESIGNATION, PROVIDING FOR CONDITIONS OF APPROVAL, AND PROVIDING FOR AN EFFECTIVE DATE.

A. Applicants: AIP MLP Family Limited Partnership - Owner
Hix Snedeker Companies, LLC/HSC Riviera Beach, LLC - Agent

B. Request: The applicant is requesting approval to build a 19,097 SF building for a Tractor Supply Company with outdoor storage, display and sales of merchandise.

C. Location: The subject property is located, immediately east on N. Military Trail, identified by parcel control numbers 56-42-42-36-20-000-0010, 56-42-42-36-20-000-0020 and 56-42-42-36-40-000-0020.

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

Parcel Control Numbers: 56-42-42-36-20-000-0010; 56-42-42-36-20-000-0020;
56-42-42-36-40-000-0020.

Parcel Size: 4.43 Acres (total combined)

Existing Use: Vacant

Zoning: General Commercial (CG) Zoning District

Future Land Use: Commercial

E. Adjacent Property Description and Uses:

North: General Commercial (CG) Zoning District: Vacant (owned by Rapids Water Park)

South: City of West Palm Beach Municipal Boundary: North Palm Beach County Improvement District Canal EPB-10, and Florida Power & Light (FPL).

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East: CG, General Industrial (IG) Zoning District: North Palm Beach County Improvement District Canal EPB-10, Vacant owned by Rapids Water Park, and FPL.

West: RS-5 Single Family Dwelling, and Recreation Open Space Zoning District: Lone Pine Golf Club, and residential uses (Across Military Trail).

F. Background:

The applicant is requesting approval to build a 19,097 SF building for a Tractor Supply Company with +/- 21,000 SF outdoor storage, display and sales of merchandise. The Plans show a 19,097 SF building for a Tractor Supply Company with +/- 21,000 SF of outdoor display, storage and sales of merchandise, including a 1,250 SF Hay Barn and a propane enclosure. The site is vacant now and was historically used for a restaurant and mobile office according with the Applicant's justification statement. The existing 1,595 SF building on the site is proposed to be demolished. The applicant proposes to close the southern and northern most driveways and to maintain in place the existing central driveway and proposes a shared access with FDOT and the owners of two parcels along the northern property boundary. There is an existing well on site that is proposed to be abandoned as part of this redevelopment.

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 for any future redevelopment in accordance with the Land Development Regulations.

This application is being reviewed concurrently with a plat application (PA-20-06), to reconfigure the boundaries of the three existing lots into two separate lots.

The site plan application for the subject property is scheduled to be heard by the Planning and Zoning Board on Thursday, February 25, 2021 at 06:30 P.M.

G. Staff Analysis:

Proposed Use: The proposed use is Retail and is permitted. The applicant is proposing a 19,097 SF building for a Tractor Supply Company with +/- 21,000 SF of outdoor display, storage and sales of merchandise, including a 1,250 SF Hay Barn and a propane enclosure.

Zoning Regulations: The General Commercial (CG) Zoning District highlights the requirements for developments / redevelopment within the District. The proposed redevelopment is contained within the site, away from any required setbacks.

Comprehensive Plan: The proposal is consistent with the City's Comprehensive Plan and the Commercial Future Land Use category.

Uses: The proposed use is a permitted use per the General Commercial Zoning District code section 31-322 (a).

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. The landscape plan has been reviewed and is generally sufficient. A landscape bond will be required in the amount of 110% of the cost of the improvements to be submitted prior to the issuance of a certificate of use.

Parking/Traffic: Parking calculations has been reviewed as part of the Site Plan application in accordance to the parking section of the Zoning Code. Ninety (90) parking spaces are proposed where 96 are required by the strict application of the code. The parking as proposed is shown on Architectural Plan sheet A-3 and the total parking proposed = 90 with 3 of those spaces oversized. The breakdown of the parking requirements as calculated after discussion with the Development Services team is detailed on this plan sheet. This site was formerly occupied by a ~7,500 SF Restaurant known as "Splash Grill". The applicant proposes to close the southern and northern most driveways and to maintain in place the existing central driveway and proposes a shared access with FDOT and the owners of two parcels along the northern property boundary. Ingress / egress access is provided along N. Military Trail.

H. Recommendation:

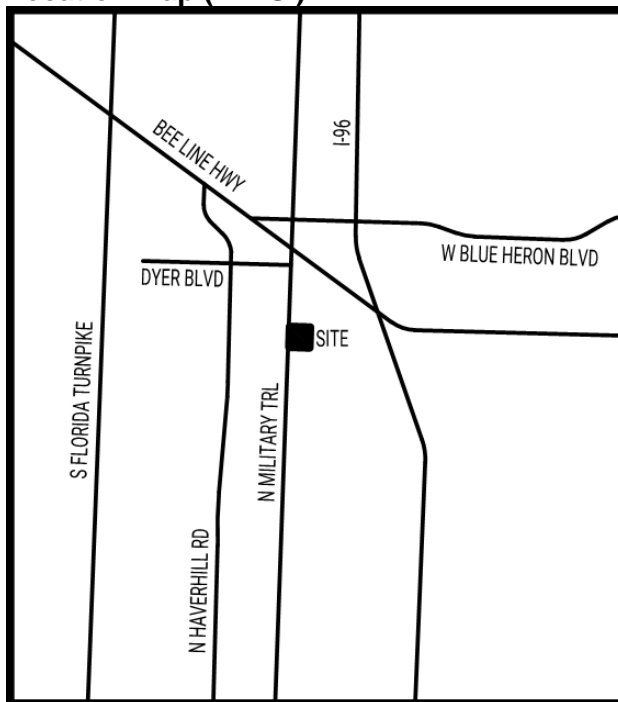
Staff recommends approval of the subject application (SP-20-15) to construct approximately a 19,097 square feet building, for retail use with limited outdoor display, on approximately 4.43-acre parcel of land, located, immediately east on N. Military Trail, identified by parcel control numbers 56-42-42-36-20-000-0010, 56-42-42-36-20-000-0020 and 56-42-42-36-40-000-0020, 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.
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. The proposed thirty (30) feet cross access easement must be filed with the Palm Beach County Clerk and a copy of the recorded easement must be provided to the City (Development Services Department and Public Works) prior to the issuance of building permit.

Location Map (N.T.S.)



Legal Description:

PARCEL 1:

LOT 1 OF THE ITALIAN VILLAGE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 45,
PAGE 19, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LESS AND EXCEPT THE WEST 10 FEET AS IN STIPULATED ORDER OF TAKING RECORDED IN OFFICIAL
RECORDS BOOK 12106, PAGE 1954.

PARCEL 2:

LOT 2 OF THE ITALIAN VILLAGE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 45,
PAGE 19, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL 3:

LOT 2, RAPIDS SOUTH, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 118, PAGE(S) 12-
13, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

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