



**CITY OF RIVIERA BEACH STAFF REPORT  
CASE NUMBER PA-20-06, TRACTOR SUPPLY RE-PLAT  
MARCH 2, 2021**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, APPROVING PLAT APPLICATION (PA-20-06) FROM AJP MLP FAMILY LIMITED PARTNERSHIP, TO COMBINE THREE CONTIGUOUS LOTS OF RECORD INTO TWO LOTS TOTALING APPROXIMATELY 4.43-ACRE PARCEL IN LAND AREA, FOR THE REAL PROPERTIES 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, AND PROVIDING FOR AN EFFECTIVE DATE.**

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- A. Applicants:** AIP MLP Family Limited Partnership - Owner  
Hix Snedeker Companies, LLC/HSC Riviera Beach, LLC - Agent
- B. Request:** The applicant is requesting a plat approval to re-plat the existing three contiguous lots as identified above into two lots, in conjunction with the request for site plan approval (SP-20-15) to build a 19,097 SF building for a Tractor Supply Company with outdoor storage, display and sales of merchandise, and parking.
- C. Location:** The subject property is located immediately east of the intersection of Canterbury Dr. S and N. Military Trail, with postal address 6000 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, and is located within the City's municipal boundary and adjacent to West Palm Beach as depicted on the Location Map (below).
- 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, and 56-42-42-36-40-000-0020
- Parcel Size: 4.43 Acres (total combined)
- Existing Use: Vacant
- Zoning: General Commercial (GC) Zoning District
- Future Land Use: Commercial
- E. Adjacent Property Description and Uses:**
- North: General Commercial (GC) 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).
- East: CG, General Industrial (IG) Zoning District: North Palm Beach County Improvement District Canal EPB-10, Vacant owned by Rapids Water Park, and Florida Power & Light (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 submitted Site Plan Application (SP-20-15) for approval to build a 19,097 SF building for a Tractor Supply Company with +/- 21,000 SF outdoor storage, display and sales of merchandise, and parking. In order to implement the proposed site plan, a new plat is being presented to combine the three existing lots into two lots.

City Departmental Staff and Engenuity Group Inc. (Consultant) reviewed the Plat Application (PA-20-06) 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, March 11, 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 a ~ 21,000 SF of outdoor display, storage and sales of merchandise and associated parking.

**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 proposed plat 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).

**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.

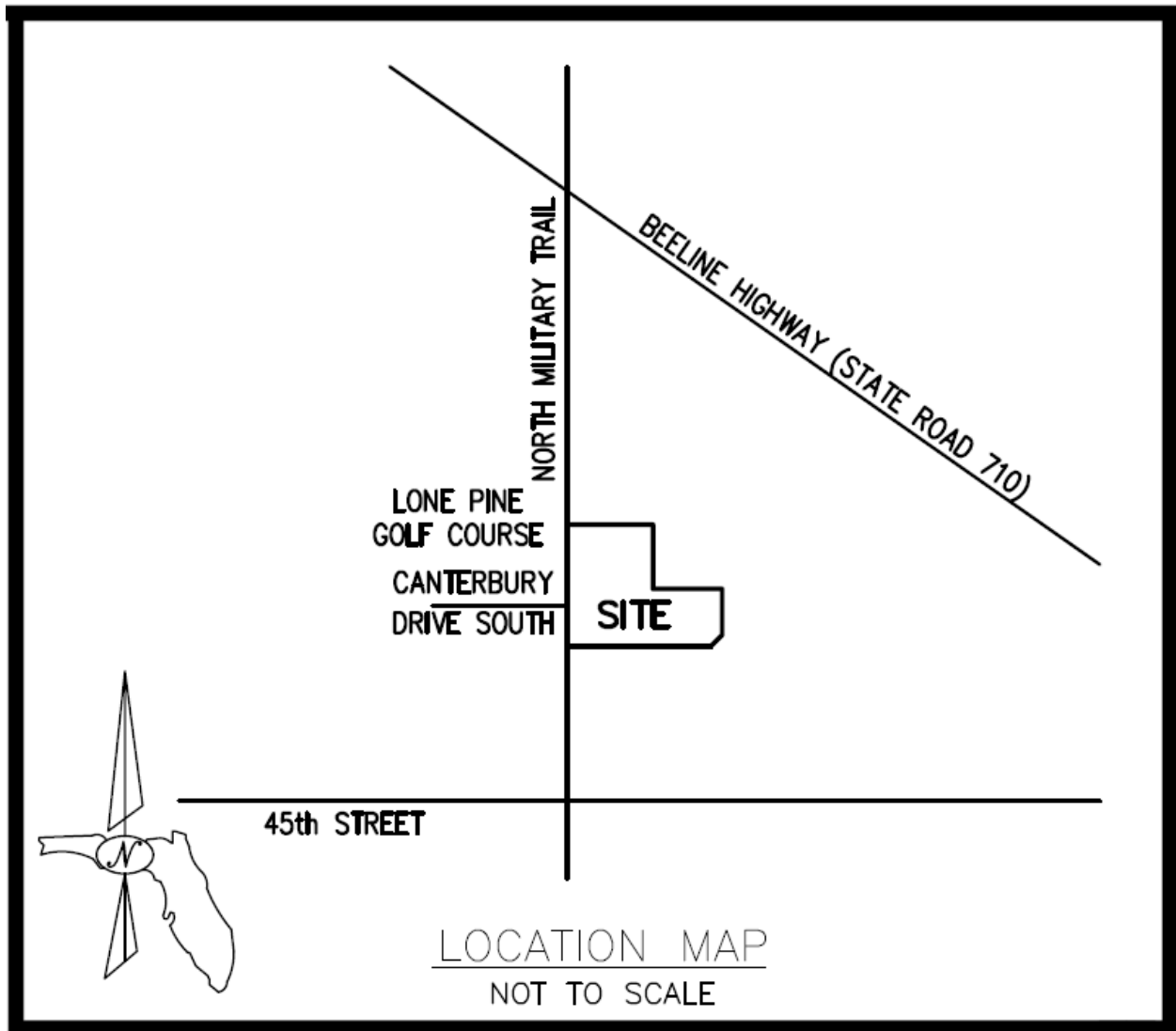
**Landscaping:** N/A

**Parking/Traffic:** N/A

**H. Recommendation:**

Staff recommends approval of the plat application (PA-20-06) to combine three contiguous lots of record into two lots totaling approximately 4.43-acre parcel in land area, for the real properties 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.

**Location Map**



## **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.