



"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, MPA, MBA, ICMA-CM, CITY MANAGER

FROM: CLARENCE SIRMONS, AICP, DIRECTOR OF DEVELOPMENT SERVICES

SUBJECT: FLORIDA SUNSTAR LOGISTICS SITE PLAN 21-01

DATE: JUNE 2, 2021

CC: GENERAL PUBLIC

Background:

This Agenda Item concerns Site Plan Application (SP-21-01) for approval for Florida Sunstar LLC. to develop a 12,271 square foot/150' tall cement materials storage dome capable of storing 50,000 tons of material, a one story 2,080 square foot office building, a 2,568 square foot mechanical/equipment building, and associated parking and mechanical equipment on a ~3.97 acre portion of the ~17.75 acres that would benefit from the related text amendment ZA-21-01. This project is a \$27 million dollar investment and is projected to bring both construction and long term employment opportunities to the City in addition to increasing the tax base.

The applicant has proposed to decorate the materials storage dome with an ocean/dolphin design and the words "Riviera Beach" in banner format along the top edge of the dome so as to be visible to traffic crossing the bridge. The applicant provided illustrations to show how it would look during the day and when illuminated at night. The applicant is aware that the design must be to the satisfaction of the City Council.

Staff conducted an initial review and provided the applicant with comments. Subsequent resubmittals were reviewed and all comments were resolved prior to the application's placement on the Planning and Zoning Board Agenda. The site plan application for the subject property was presented to the Planning and Zoning Board (Board) on Thursday, April 8, 2021. The Board recommended approval with the conditions included in the attached site plan resolution. The Board

also requested that an alternative rendering for the dome structure be provided to Council for consideration.

City Goals:

Achieve a Sustainable Economy

Fiscal/Budget Impact:

N/A

Recommendation:

Staff recommends approval of this site plan.

Attachments:

1. Florida Sunstar Logistics site plan resolution
2. Exhibit A – Site Plan, Elevations, and Floor Plan
3. Exhibit B – Dome Structure Design Options
4. Exhibit C – Applicant Justification Statement
5. Staff Report to Planning & Zoning Board
6. CRA Review
7. Landscaping Memorandum