



**CITY OF RIVIERA BEACH STAFF REPORT  
APPLICATION NUMBER SP-21-03**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, APPROVING SITE PLAN APPLICATION (SP-21-03) FROM RIVIERA BEACH JOF ESA I LLS AND THIRTEENTH STREET LLC. REQUESTING SITE PLAN APPROVAL FOR RECONFIGURATION OF THE PARKING, LANDSCAPING AND SITE TO SUPPORT A 117,700 SQUARE FOOT THIRD TIER DISTRIBUTION CENTER FACILITY ON 11.93 ACRES OF LAND IDENTIFIED BY PARCEL CONTROL NUMBERS 56-43-42-32-40-001-0000, 56-43-42-32-40-002-0000 AND 56-43-42-33-00-000-3010, HAVING A ZONING DESIGNATION OF GENERAL INDUSTRIAL (IG), HAVING A FUTURE LAND USE DESIGNATION OF INDUSTRIAL (IND); PROVIDING FOR CONDITIONS OF APPROVAL; AND PROVIDING FOR AN EFFECTIVE DATE.**

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**A. Applicant:** RIVIERA BEACH JOF ESA I LLS AND THIRTEENTH STREET LLC.

**B. Request:** The application is for the reconfiguration of the parking, landscaping and site to support a 117,700 square foot third tier distribution center facility on 11.93 acres of land identified by PCN's 56-43-42-32-40-001-0000, 56-43-42-32-40-002-0000 AND 56-43-42-33-00-000-3010, having a (IG) General Industrial zoning designation and a future land use designation of Industrial (IND).

**C. Location:** The subject property is located at 1301 President Barack Obama Highway and a warehouse was recently constructed at the intersection of West 13<sup>th</sup> Street and President Barack Obama Highway.

**D. Property Description and Uses:**

Parcel Control Numbers: 56-43-42-32-40-001-0000, 56-43-42-32-40-002-0000 AND 56-43-42-33-00-000-3010

Parcel Size: 11.93 acres

Existing Use: vacant warehouse, vacant land, and existing sign company

Zoning: General Industrial (IG)

Future Land Use: Industrial (IND)

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### E. Adjacent Property Description and Uses:

North: Boat Repair Shop

South: Auto Parts Supply Store

East: Tire Shop

West: Warehouse/Distribution terminal

### F. Background:

The Applicants submitted Site Plan Application (SP-21-03) for approval for the development of a third tier distribution center use in the recently constructed warehouse, demolition of the Baron Signs facility, and construction of parking and landscaping on the combined properties to support the new distribution center use on property known as 1301 President Barack Obama Highway, identified by Parcel Control Numbers 56-43-42-32-40-001-0000, 56-43-42-32-40-002-0000 AND 56-43-42-33-00-000-3010, having an Industrial (IND) Future Land Use designation and a General Industrial (IG) zoning designation.

### G. Staff Analysis:

**Proposed Use:** The proposed use is a warehouse/distribution center for Amazon and it is moving into a warehouse which was previously approved under Section 31-381.

**Zoning Regulations:** The General Industrial (IG) Zoning District (Section 31-381) is intended to promote development of industrial and manufacturing uses which would increase the tax base of the city and provide increased employment opportunities for the area residents. This project is consistent with the purpose as stated for the IG District.

**Comprehensive Plan:** The proposed project is consistent with the Future Land Use Map in the City's Comprehensive Plan, which shows this area as Industrial.

**Compatibility:** The proposed development of this property is compatible with adjacent development. The immediate area is in industrial use already.

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

**Landscaping:** The landscaping plan has been reviewed and has been found to be adequate.

**Lighting:** Lighting proposed is as required for the operations of the facility.

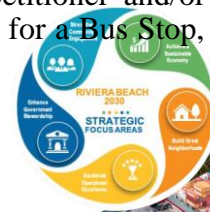


**Parking/Traffic:** Site access is via one right in/right out access drive on President Barack Obama Highway and 4 driveways on W 13<sup>th</sup> Street. One of the four driveways on W 13<sup>th</sup> St is being eliminated as part of this process. The project was reviewed by Palm Beach County and a Copy of the TPS approval letter is included in the packet for your review and information. The Applicant will be providing an easement to Palm Tran for a bus shelter as well as installing the bus shelter as part of this project.

#### **H. Recommendation:**

Staff recommends approval of the Site Plan application SP-21-03 from the **RIVIERA BEACH JOF ESA I LLS AND THIRTEENTH STREET LLC.** to allow for reconfiguration of the parking, landscaping and site to support a 117,700 square foot third tier distribution center facility on 11.93 acres of land identified by parcel control numbers 56-43-42-32-40-001-0000, 56-43-42-32-40-002-0000 and 56-43-42-33-00-000-3010, having a Zoning designation of General Industrial (IG), having a Future Land Use designation of Industrial (IND), and providing for an effective date, subject to the following conditions:

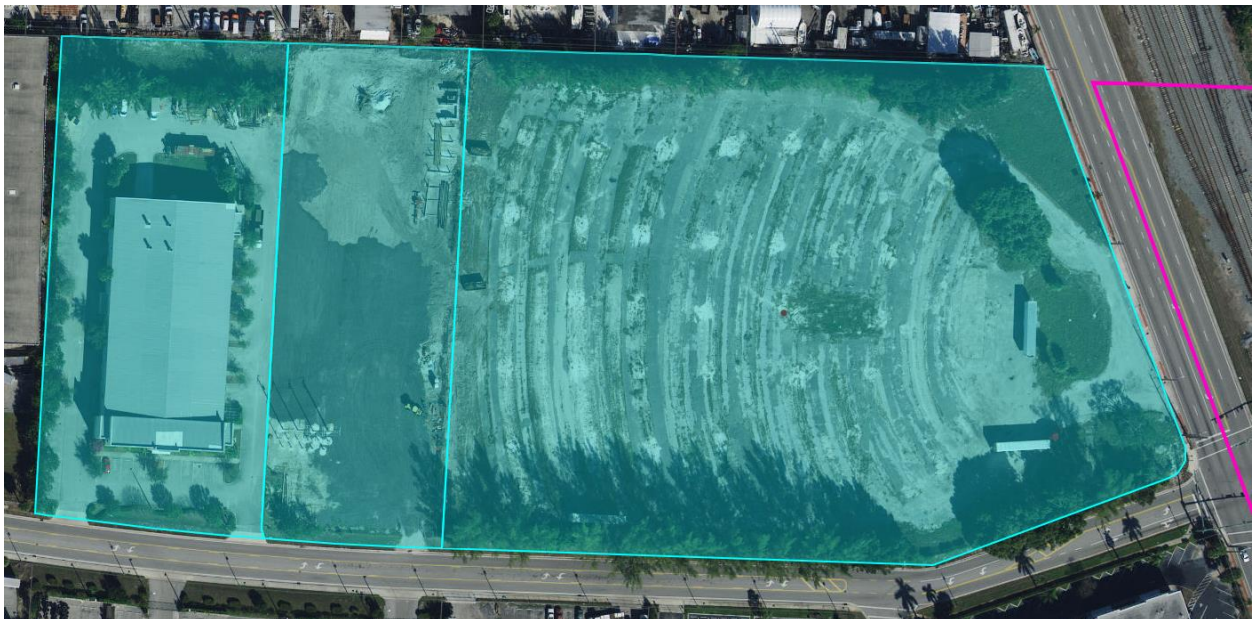
1. A two-year landscaping performance bond for 110% of the value of landscaping and irrigation shall be required before a Certificate of Occupancy is issued for this site.
2. Construction and landscaping improvements must be initiated within 18 months of the effective date of this Resolution in accordance 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 and/or units 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. No parking is allowed in the Right of Way.
8. This project is subject to submittal of the Notice of Intent to Use Generic Permit for Small Construction activities and all related regulation.
9. If during peak periods additional drivers in private vehicles are utilized to supplement the fleet those vehicles are required to be marked with a placard or magnet which clearly shows that it is functioning as a commercial vehicle.
10. Applicant shall add drive aisle dimensions and typical parking space dimensions to the site plan before the site plan is stamped.
11. Within 6 months of the approval of this Site Plan Application, the petitioner and/or property owner or their designee shall convey to Palm Tran an easement for a Bus Stop,



Boarding and Alighting Area, subject to the approval of the City of Riviera Beach. The location sketch, legal description, bus shelter design and dedication documents of this easement shall be approved by the City (Public Works Director and Director of Development Services) prior to the recordation of the documents.

12. Within 8 months of the approval of this Resolution, the petitioner and/or property owner or their designee shall construct a Palm Tran approved mass transit shelter with appropriate access, lighting, two (2) trash receptacles and bicycle storage 5005. The approved color for the bus shelter must be consistent with RAL Color Chart No. RAL 5005. The location of the shelter shall be within an approved Bus Stop Boarding and Alighting Area easement. Any and all costs associated with the construction and perpetual maintenance shall be funded by the petitioner and or future property owner.
13. Upon approval all conditions of approval shall be listed on the cover sheet of the site plans before they are stamped.
14. The applicant shall actively advertise employment opportunities for temporary and permanent positions within the City of Riviera Beach, including participation at community job fairs or hosting specialized recruitment events. The developer shall provide a report to the Development Services Department, at 6 months post Certificate of Occupancy, documenting the outreach efforts to acquire local employees; the number of local employees hired; the number of local businesses contracted with, subject to employment and privacy laws; and the percentage of construction costs expended with local vendors.

## Location Map



## Legal Description

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PARCEL 1 AND PARCEL 2, PLAT OF THIRTEENTH STREET INDUSTRIAL, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 102, PAGE(S) 23-24, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

A TRACT OF LAND LYING IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 42, SOUTH, RANGE 43 EAST, PALM BEACH COUNTY FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT A POINT IN THE NORTH LINE OF THE SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 33, A DISTANCE OF 305.95 FEET WEST OF THE NORTHEAST CORNER, WHICH POINT ALSO MARKS THE CENTERLINE OF OLD DIXIE HIGHWAY, THENCE CONTINUING WESTERLY ALONG THE NORTH LINE OF SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 33, A DISTANCE OF 635 FEET; THENCE SOUTHERLY MAKING AN ANGLE OF 91°15'20", MEASURED EAST TO SOUTH FROM THE LAST COURSE, A DISTANCE OF 490 FEET; THENCE EASTERLY AND PARALLEL TO THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 33, A DISTANCE OF 485.00 FEET; THENCE NORTHEASTERLY MAKING AN ANGLE OF 159°30'00" MEASURED FROM THE WEST TO NORTH FROM THE LAST COURSE, A DISTANCE OF 336 FEET MORE OR LESS TO THE CENTERLINE OF OLD DIXIE HIGHWAY, THENCE NORTHWESTERLY ALONG SAID CENTERLINE A DISTANCE OF 397 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

SUBJECT TO THE RIGHT OF WAY FOR OLD DIXIE HIGHWAY, AS SHOWN ON ROAD PLAT BOOK 3, PAGES 190 THROUGH 199, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL 2

10.00' NON-ECLUSIVE EASEMENT FOR THE MAINTENANCE OF SEWER LINES PURSUANT TO EASEMENT AGREEMENT BETWEEN RAO ELECTRIC CO. INC. AND ANTHONY F. D'ANNA, RECORDED IN OFFICIAL RECORD BOOK 3548, PAGE 1419 GRANTING PARCEL 1 AND EASEMENT ONTO THE WEST 10 FEET OF LOT 5, BLOCK U OF THE RE-PLAT OF PLAT 1 LEWIS TERMINALS, SAID RE-PLAT BEING RECORDED IN PLAT BOOK 27, PAGES 39-41, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

BEING THE SAME PROPERTY AS DESCRIBED AS FOLLOWS:

A TRACT OF LAND LYING IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33; THENCE ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, NORTH 88°30'27" WEST, A DISTANCE OF 305.95 FEET TO THE INTERSECTION WITH THE ORIGINAL CENTERLINE OF A 30 FOOT RIGHT OF WAY FORMERLY KNOWN AS OLD DIXIE HIGHWAY; THENCE CONTINUE ALONG SAID NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, NORTH 88°30'27" WEST, A DISTANCE OF 70.34 TO A POINT ON THE EXISTING WESTERLY RIGHT OF WAY LINE OF PRESIDENT BARACK OBAMA HIGHWAY (FORMERLY KNOWN AS OLD DIXIE HIGHWAY) AS SHOWN ON ROAD PLAT BOOK 3, PAGES 190

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THROUGH 199, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE, SOUTH 20°58'19" EAST, A DISTANCE OF 427.45 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF WEST 13TH STREET, AS DEPICTED ON THE PLAT OF FUTURA INDUSTRIAL SUBDIVISION, AS SHOWN ON PLAT BOOK 31, PAGE 175, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE, SOUTH 70°59'33 WEST, A DISTANCE OF 270.89 FEET; THENCE CONTINUE ALONG SAID NORTHERLY RIGHT OF WAY LINE OF WEST 13TH STREET, NORTH 88°30'27 WEST, A DISTANCE OF 485.00 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE, NORTH 02°44'53" EAST, A DISTANCE OF 490.00 FEET TO A POINT ON THE AFOREMENTIONED NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33 AND TO A POINT ON THE SOUTH LINE OF THE REPLAT OF PLAT NO. 1 LEWIS TERMINALS, AS SHOWN ON PLAT BOOK 27, PAGES 39 THROUGH 41, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE SOUTH 88°30'27 EAST, A DISTANCE OF 564.66 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH EASEMENT BETWEEN RAO ELECTRIC CO. INC. AND ANTHONY F. D'ANNA, RECORDED IN OFFICIAL RECORD BOOK 3548, PAGE 1419 GRANTING SUBJECT PROPERTY A 10.00" NON EXCLUSIVE EASEMENT FOR THE MAINTENANCE OF SEWER LINES ONTO THE WEST 10 FEET OF LOT 5, BLOCK U OF THE RE-PLAT OF PLAT 1 LEWIS TERMINAL T CORDED IN PLAT BOOK 27, PAGES 39-41, PUBLIC RECORDS OF PALM BEACH COUNTY.

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