



City of Riviera Beach, Florida

600 W. Blue Heron Blvd

Riviera Beach, FL 33403

www.rivierabeach.org

561-845-4060

csirmons@rivierabeach.org

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

CITY OF RIVIERA BEACH – MEMORANDUM

TO: MAYOR, CHAIRPERSON, AND CITY COUNCIL

FROM: CLARENCE SIRMONS, DIRECTOR, DEVELOPMENT SERVICES

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

SUBJECT: **SITE PLAN 21-03 –PROJECT ANTARI**

DATE: SEPTEMBER 15, 2021

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.

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 on Thursday, September 9, 2021 and the Board recommended approval.

Citywide Goal:

Build Great neighborhoods

Budget/Fiscal Impact:

N/A

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



Recommendation(s):

City staff recommends the approval application SP 21-03.

Attachments:

1. Resolution
2. Lighting Plan
3. Site Plan
4. Architectural Plans
5. Applicant Traffic impact statement
6. County TPS Letter
7. PBC JDA Agreement on Right-of-way Expansion
8. Survey 1
9. Survey 2
10. Drainage Report
11. Unity of Control
12. Applicant Response to Staff Comments
13. Applicant Response to Staff Comments (2nd round)
14. UD Comments 1
15. UD Comments 2
16. Engineering Comments
17. Fire Comments
18. Planning Comments
19. Legal Descriptions
20. Owner Authorization
21. Land Use application
22. NPDES NOI
23. Planning & Zoning Staff Report

