



**CITY OF RIVIERA BEACH, STAFF REPORT
CASE NUMBER SP-16-06, TROPICAL SHIPPING AMENDMENT
PLANNING & ZONING BOARD, MAY 26, 2016 (JUNE 15th C.C.)**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, APPROVING A SITE PLAN AMENDMENT TO THE TROPICAL SHIPPING DEVELOPMENT, LOCATED AT 1489 DOCTOR MARTIN LUTHER KING JUNIOR BOULEVARD, WHICH WAS PREVIOUSLY APPROVED BY RESOLUTION NUMBER 40-15, IN ORDER TO PROVIDE FOR A PHASED DEVELOPMENT APPROACH FOR THE DESIGNATED AUTOMOBILE PARKING AREA, RESULTING IN A FINAL DEVELOPMENT OPTION TO EITHER INSTALL OR NOT INSTALL A SOLAR PANEL COVERED PARKING ELEMENT WITHIN THREE YEARS OF THE DATE OF APPROVAL OF THIS RESOLUTION; AND PROVIDING AN EFFECTIVE DATE.

A. Applicant: Birdsall, Inc / Authorized Agent: Jon E. Schmidt & Associates, Inc.

B. Request: The applicant is requesting an amendment to the previously approved Tropical Shipping Site Plan (approved by Resolution 40-15). The previous approval provided for development of a two story 30,000 square foot office building, solar panel covered parking area (approximately 50,000 square feet of solar panels) and an employee walking trail. This redevelopment proposal will require the demolition of approximately 50,000 square feet of existing warehouse space in order to facilitate redevelopment of this site. The applicant has estimated that this project will create approximately 300 jobs.

C. Location: 1489 Doctor Martin Luther King Junior Boulevard (see location map).

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

Parcel Control Numbers: 56-43-42-32-38-000-0011 / 0020 / 0030 / 0040
Please note that a replat occurred in April, 2016:
(see PBC Plat Book 121, Page 120-121).

Parcel Size: Total +/- 13.36 Acres.
+/- 5.21 acres to be redeveloped.

Existing Use: Warehouse/Storage, Office Space, Parking.

Zoning: General Industrial (IG) Zoning District.

Future Land Use: Industrial

E. Adjacent Property Description and Uses:

North: Community Facility (CF) Zoning: Dan Calloway Park, and Palm Beach County Human Services.

General Industrial (IG) Zoning: FDOT Stormwater Retention Area. Vacant parcel

South: General Industrial (IG) Zoning: Southeastern Freight Lines.

East: Single Family Dwelling District (RS-8) Zoning: Private Single Family Structures.

West: General Industrial (IG) Zoning: Adjacent FDOT Railway Corridor and Vacant Industrial Land to the west.

F. Background:

Tropical Shipping USA, LLC. (Tropical) has had a long-time business presence within the City of Riviera Beach. Their existing facility at 1489 Dr. Martin Luther King Jr. Boulevard serves as a primary business hub outside of the Port of Palm Beach. Tropical began expressing serious interest in redeveloping and modernizing the existing facility in 2014 and submitted application for site plan approval to redevelop their site.

On February 12, 2015 the Planning and Zoning Board unanimously recommended approval of this redevelopment proposal to the City Council. On April 15, 2015, the City council approved the Tropical Shipping Site Plan through Resolution No. 40-15. Construction is currently underway.

In March of 2016, Tropical Shipping submitted an application to City staff, requesting to amend the previously approved site plan. Minor modifications to the southernmost drive aisle are proposed in order to add a controlled security gate and call box system. Additionally, a phased development approach has been requested for construction of the automobile parking area. The initial phase (Phase 1) will allow Tropical Shipping to complete construction of their office facility and occupy the space. The second phase provides two development options (Phase 2A or Phase 2B) further described below.

- Phase 2A would be the installation of a solar panel covered parking element within the footprint of the automobile parking area. This would allow for delayed construction of this solar component, originally approved by Resolution 40-15.
- Phase 2B would be the completion of the parking area to meet all existing City codes, including parking and landscaping requirements. This development option would not include the solar panel covered parking.

City staff is recommending that Tropical Shipping would have a three year time period to execute either Phase 2A or Phase 2B.

This request to amend the site plan will follow the typical site plan review process; Planning and Zoning Board review and recommendation followed by City Council review.

G. Staff Analysis:

Proposed Use: Tropical Shipping is currently constructing a 30,000 square foot office building and parking with an employee walking trail with new site landscaping (previously approved by Resolution 40-15). A new phased development approach is now proposed.

Zoning Regulations: The General Industrial (IG) Zoning District permits the requested use with site plan approval by City Council.

Comprehensive Plan: The proposed is consistent with the City's Comprehensive Plan, including the Industrial Future Land Use category.

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

Landscaping: New landscaping will be provided according to City code requirements.

Parking/Traffic: The applicant has provided adequate parking as required by the City Code of Ordinances. This site plan amendment causes no additional traffic impacts to the site.

H. Recommendation: City staff recommends approval of the amended Tropical Shipping Site Plan application with the following conditions:

1. All previous conditions of approval associated with Resolution 40-15 remain valid (provided below):
 - Construction must be initiated within 18 months of the effective date of this resolution in accordance with City Code of Ordinances Section 31-60, "Automatic termination of site plan approval".
 - All future advertising must adhere to City Code of Ordinances Section 31-554, "Advertising within the City of Riviera Beach". Fees and penalties in accordance with this Sec. 31-554 will be levied against the property owner and/or business for violation of this condition.
 - A two-year landscaping performance bond for 110% of the value of landscaping and irrigation is required and shall be submitted before a certificate of occupancy is issued.
 - As suggested by the Planning and Zoning Board, for the duration of completing this project, all construction occurring on a Saturday must end at 4:00 P.M.
2. A surety / performance bond in the amount of \$68,000.00 shall be provided to the City in association with completion of Phase 2 of the development. This bond shall not have an expiration date and shall only be released by the City upon completion of Phase 2 (either Phase 2A or Phase 2B).
3. Phase 2 of the development (either Phase 2A or Phase 2B) shall be executed within three years of the date of the approval of this resolution.