



**STAFF REPORT – CITY OF RIVIERA BEACH
DOLLAR GENERAL SP-15-13
PLANNING AND ZONING BOARD – MARCH 24, 2016**

AN APPLICATION FROM STAT WINDS, LLC. (SP-15-13) REQUESTING SITE PLAN APPROVAL TO DEVELOP A SINGLE STORY 7,545 SQUARE FOOT DOLLAR GENERAL RETAIL STORE ON 0.64 (28,008 SQUARE FOOT) ACRE OF LAND AT 3701 BROADWAY, WHICH IS LOCATED WEST OF BROADWAY, SOUTH OF SILVER BEACH ROAD, AND NORTH OF WEST 37TH STREET.

- A. Applicant:** Stat Winds, LLC.
Authorized Agent: Jonathan T. Ricketts, Inc.
- B. Request:** The applicant is requesting site plan approval to develop a single story 7,545 square foot Dollar General Store on 0.64 acre of land.
- C. Location:** The proposed development is located at 3701 Broadway, west of Broadway, south of Silver Beach Road, and north of West 37th Street (see attached location map).
- D. Property Description and Uses:** The subject property description and uses are as follow:

Parcel Control Number: 56-43-42-28-28-005-0170;

Parcel Size: ±0.64 acre (28,008 square foot);

Existing Use: Vacant commercial building; bank drive-thru;

Zoning: Downtown General (DG) Zoning District; and

Future Land Use: Downtown Mixed Use.

E. Adjacent Property Description and Uses:

North: Commercial uses; Downtown General (DG) and Downtown Mixed Use Future Land Use.

South: Commercial and single family uses; Downtown General (DG) and Single Family Dwelling District (RS-6) Zoning and Single Family Residential and Downtown Mixed Use Future Land Use.

East: Commercial uses; Downtown General (DG) Zoning and Downtown Mixed Use Future Land Use.

West: Single family uses; Single Family Dwelling District (RS-6) Zoning and Single Family Residential Future Land Use.

F. Background:

On August 25, 2015, Stat Winds, LLC submitted the official Site Plan application (SP-15-13) to Staff. City Departmental Staff reviewed the Site Plan application and provided corresponding comments to the applicant. All comments were addressed by the applicant and City Staff has no objections to the Site Plan application. The Community Development Department reviewed the Site Plan application for compatibility and consistency with the City's Comprehensive Plan and Land Development Regulations and found that the proposed plan was in compliance.

An overview of Staff's analysis is featured below.

G. Staff Analysis:

Proposed Development/Use: The applicant is proposing to build a single story 7,545 square foot Dollar General Store on 0.64 acre (28,008 square foot) of land.

Zoning Regulations: This applicant's proposed use as a Dollar General Store is consistent with the uses permitted in the Downtown General (DG) Zoning District as defined in the City's Land Development Regulations.

Comprehensive Plan: The applicant's proposed use is consistent with the permitted Downtown Mixed Use designation established in the City's Comprehensive Plan.

Compatibility: The applicant's proposed project is compatible with the surrounding parcels.

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

Landscaping: The applicant's proposed landscape plan is compatible with the City's Land Development Regulations.

Parking/Traffic: Adequate parking has been proposed by the applicant in accordance with the City's Land Development Regulations.

H. Recommendation: Staff recommends approval of the proposed site plan application build a single story 7,545 square foot Dollar General Store on 0.64 acre (28,008 square foot) of land at 3701 Broadway with the following conditions:

1. A two-year landscaping performance bond for 110% of the value of landscaping and irrigation shall be required before the certificate of occupancy is issued.
2. Construction must be initiated within 18 months of the effective date of the adopting Resolution in accordance with Section 31-60(b), of the City Code of Ordinances. Demolition, site preparation 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. 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.
4. This development must receive final Certificate of Occupancy from the City for all buildings and 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 approval and re-initiate the site plan approval process.

5. Once approved, the adopting resolution shall supersede any previous site plan approval resolutions associated with this property, causing previous site plan approval resolutions to be null and void.
6. Once approved, the 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 submittal.
7. The developer agrees to modify the existing onsite City of Riviera Beach welcome sign as determined by the City Engineer.