

For Staff Use Only

City of Riviera Beach Community Development Department 600 W. Blue Heron Boulevard Riviera Beach, Florida 33404 Phone: (561) 845-4060 Fax: (561) 845-4038	Date:	Case Number:
	Project Title:	
	Fee Paid:	Notices Mailed:
	1 st Hearing:	2 nd Hearing:
	Publication Dates (if required)	

UNIFORM LAND USE APPLICATION

(Please attach separate sheet of paper for required additional information)

Complete appropriate sections of Application and sign.

APPLICANT	Name of Property Owner(s): 7220 Haverhill LLC
	Mailing Address: 4705 Metropolitan Ave., Flushing, NY 11385-1046
	Property Address: Lots 10 & 11 Haverhill Business Parkway, Riviera Beach, FL
	Name of Applicant (if other than owner): J. Vincent Kafer
	Home: () Work: (561) 855-2097 Fax: ()
	E-mail Address: Vincent_Kafer@HM2V.com

PLEASE ATTACH LEGAL DESCRIPTION

PROPERTY	Future Land Use Map Designation:	Current Zoning Classification: GI
	Square footage of site: 109,940 SF	Property Control Number (PCN): Lot 10: 56-42-42-26-02-000-0100 Lot 11: 56-42-42-26-02-000-0110
	Type and gross area of any existing non residential uses on site: N/A	
	Gross area of any proposed structure: 41,400 SF	
	Is there a current or recent use of the property that is/was in violation of City Ordinance? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
	If yes, please describe:	
	Have there been any land use applications concerning all or part of this property in the last 18 months? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
	If yes, indicate date, nature and applicant's name:	
	Briefly describe use of adjoining property: North: GI	
	South: GI	
East: GI		
West: GI		

REZONE	Requested Zoning Classification: N/A
	Is the requested zoning classification contiguous with existing?
	Is a Special Exception necessary for your intended use? <input type="checkbox"/> Yes <input type="checkbox"/> No
	Is a Variance necessary for your intended use? <input type="checkbox"/> Yes <input type="checkbox"/> No

FUTURE LAND USE	Existing Use:	Proposed Use:
	Land Use Designation:	Requested Land Use:
	Adjacent Land Uses: North:	South:
	East:	West:
	Size of Property Requesting Land Use Change:	

SPECIAL EXCEPTION	Describe the intended use requiring a Special Exception: WAREHOUSE AND STORAGE USE
	Provide specific LDR ordinance section number and page number: 31-382-b(2)
	How does intended use meet the standards in the Land Development Code? RESPECTS ALL APPLICABLE GI ZONE LDR REQUIREMENTS
	Demonstrate that proposed location and site is appropriate for requested use: LOCATED IN THE CORE OF THE WESTERN GI ZONE WITH IMMEDIATE ACCESS TO ROAD SYSTEM AND INFRASTRUCTURE, BUFFERED TO ITS OTHER INDUSTRIAL USE NEIGHBORS AND AWAY FROM RESIDENTIAL ZONES.
	Demonstrate how site and proposed building(s) have been designed so they are compactible with adjacent uses and neighborhoods: THE PROJECT PROVIDES THE REQUIRED SAFE VEHICULAR ACCESS, ADEQUATE ON-SITE PARKING, CONNECTION TO EXISTING SEWER AND STORM WATER SYSTEMS WITH ONSITE RETENTION AS WELL AS SITE LIGHTING DESIGNED TO ELIMINATE LIGHT POLLUTION AND IMPACTING ADJACENT PROPERTIES, AS WELL AS PROVIDING CONTINUOUS TREES AND HEDGE PERIMETER LANDSCAPE BUFFER.
	Demonstrate any landscaping techniques to visually screen use from adjacent uses: LIVE OAKS, LAURED OAKS AND MAHOGANY TREES 20 FEET O/C WITH CONTINUOUS COCO PLUM HEDGE.
	Demonstrate what is proposed to reduce the impact of any potential hazards, problems, public nuisances generated by use: SAFE DUAL INGRESS AND EGRESS FROM ACCESS ROAD TO PARKING AND LOADING AREAS, LANDSCAPE BUFFER AND CONTROLLED LED SITE LIGHTING
	Demonstrate how utilities and other service requirements of the use can be met: There are water and sanitary stubs on site which will provide service to the proposed building. The sanitary service will be gravity based. The proposed drainage system will retain 7.92 a-i of dry retention by an exfiltration system with inlets at the parking and landscaping low points.
	Demonstrate how the impact of traffic generated will be handled: A 50% directional split is assumed on Haverhill Rd. The maximum generated peak hour peak directional trips for this project would be 6. This project meets Test-1 & 2 requirements (attached).
	Therefore, the proposal is in conformance with Palm Beach County Unified Land Development Code Traffic Performance Standards.
On-site: Off-Site: Other:	

VARIANCE	Describe the Variance sought:
	Demonstrate that the Variance is needed to overcome a hardship caused by the unique physical conditions of the site:
	Specify the minimum Variance requirements including: height, lot area, size of structure, size of yard, setback, buffer or open space:
	Other:

SITE PLAN	Describe proposed development: Warehouse Building for Retail Supermarket Chain Distribution Center
	Demonstrate that proposed use is appropriate to site: Site is a part of an industrial development
	Demonstrate how drainage and paving requirement will be met:
	Demonstrate any landscaping techniques to visually screen use from adjacent uses: Live Oak trees @ 20' apart w/ a continuous Cocoplum hedge
	Demonstrate what is proposed to reduce the impact of any potential hazards, problems, public nuisances generated by use: N/A
	Demonstrate how utilities and other service requirements of the use can be met:
	Demonstrate how the impact of traffic generated will be handled: On-site: Off-site:

OTHER	<u>COMMUNICATION TOWER CO-LOCATION REQUIREMENTS:</u>
	<ul style="list-style-type: none"> • Three sets of signed and sealed Construction documents, elevations and all equipment shelters, cabinets, Coax, telephone and power conduits identified. These plans will then be used to obtain the Building Permit. • Antenna manufacture-cut sheets including antenna size and shape. • Zoning map of area with site clearly marked. • Photos of existing building or tower and surrounding uses. • Letter of non-interference and FCC compliance from applicant's Radio Frequency Professional. • Map of surrounding carrier existing locations in all directions with type i.e. Guyed, Self-Support, Monopole, Rooftop. • Letter of structural capacity and building code compliance. • Notes on plan or letter demonstrating floor area coverage not in excess of restrictions • Provide Photo-Enhancements of proposal. • Statement that proposal is in compliance with Environmental Regulations prior to permit issue.

Confirmation of Information Accuracy				
I hereby certify that the information on this application is correct. The information included in this application is for use by the City of Riviera Beach in processing my request. False or misleading information may be punishable by a fine of up to five hundred dollars (\$500.00) and imprisonment of up to thirty (30) days and may result in the summary denial of this application.				
<table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border: none;">_____</td> <td style="width: 50%; border: none;">_____</td> </tr> <tr> <td style="border: none; text-align: center;">Signature</td> <td style="border: none; text-align: center;">Date</td> </tr> </table>	_____	_____	Signature	Date
_____	_____			
Signature	Date			

AGENT AUTHORIZATION FORM

Owner(s) of Record: Peter Castellana Jr.

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority personally appeared Peter Castellana Jr.

who, being first duly sworn upon oath and personal knowledge say(s) that they are the owner(s) of record of the following described real property:

Lots 10 and 11, Haverhill Business Park, according to the plat thereof Palm Beach County, FLorida.
Lot 10 PCN: 56-42-42-26-02-000-0100; Lot 11 PCN: 56-42-42-26-02-000-0100

the street address of which is: Haverhill Business Parkway, Riviera Beach, FL

and that we hereby appoint:

Name: J. Vincent Kafer
Address: 513 US Highway 1, Suite 110
North Palm Beach, FL 33408
Telephone: 561/855-2097

as our authorized agent, to file applications and papers with the City of Riviera Beach, and to represent me (us) at any Hearing regarding my (our) interest.

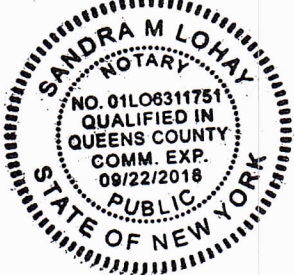
[Signature] (Seal)

_____ (Seal)

_____ (Seal)

Sworn to and subscribed before me this 15th day of July, 2016.

[Signature]
Notary Public



**Re: 7220 Haverhill Business Parkway, Riviera Beach, FL 33407
Lot 10 and Lot 11**

Dear Sir or Madam:

Western Beef Retail, Inc. is a NY based Retail Supermarket Chain with 26 supermarkets throughout the NY Metropolitan Area and 3 in South Florida. Western Beef currently employs over 4,000 persons from the local communities we serve.

The 3 Florida supermarkets are located in Boca Raton, Pembroke Pines, and Lake Worth. Western Beef is excited about expanding our Florida community relationships and are considering expanding north of our current Florida locations. We are actively searching for new sites. However, a critical part of our expansion into northeastern Florida necessarily requires a centralized warehousing and distribution site.

We have looked at several such warehousing/distribution locations and strongly believe that the location of the above referenced property, with its proximity to the Florida Turnpike and the Interstate 95 is ideal.

Our goal for the Haverhill site would include not only distribution, but also a training center and commissary for all of our Florida stores. Preliminarily, we anticipate hiring between 30 to 40 fulltime employees from the local community.

Thank you for taking the time to evaluate this letter and feel free to contact me should you have any questions or require any further information.

Sincerely,

**Benjamin B. Petrofsky, Esq.
Chief Legal Officer / Vice
President**

Cactus Holdings, Inc.
47-05 Metropolitan Avenue
Ridgewood, New York 11385
Office: (718) 628-2472
Facsimile: (718) 628-2359
Cell: (516) 828-6940
Email: Benny@westernbeef.com

NEW WAREHOUSE BUILDING @ HAVERHILL BUSINESS PARKWAY

Site Address
HAVERHILL INDUSTRIAL PARKWAY, LOTS #10 & 11
RIVIERA BEACH, FL 33407

SITE PLANNING SUBMITTAL
AUGUST 08, 2016



ARTIST RENDERING

PROJECT TEAM

ARCHITECT:
- HM2V, INC.
513 US HIGHWAY 1, SUITE 110, NORTH PALM BEACH, FL
VINCENT KAHER, PROJECT MANAGER
PHONE 561/855-2097
EMAIL- VINCENT_KAHER@HM2V.COM

CIVIL ENGINEER:
- JEFF H. IRAVANI, INC.
1934 COMMERCE LANE, SUITE 5, JUPITER, FL 33458
JEFF IRAVANI, PRINCIPAL IN-CHARGE
PHONE 561/575-6030
EMAIL- JHI@BELLSOUTH.NET

LANDSCAPE ARCHITECTURE:
- WAYNE VILLAVASO LANDSCAPE ARCHITECTURE, INC.
268 FLAMINGO DRIVE, WEST PALM BEACH, FL 33401
WAYNE VILLAVASO, PM
PHONE 561/820-1566
EMAIL- WAYNE@WVLAINC.COM

SURVEYOR:
- DAILEY AND ASSOCIATES, INC.
112 N US HIGHWAY 1, TEQUESTA, FL 33469
GREGORY T. TUCKER
PHONE 561/746-8424

PROJECT DATA

DESCRIPTION:
- WAREHOUSE BUILDING FOR RETAIL SUPERMARKET CHAIN
DISTRIBUTION CENTER

AGENCY OF JURISDICTION:
- CITY OF RIVIERA BEACH
PLANNING & ZONING DEPARTMENTS
CITY COUNCIL SPECIAL PROJECTS, DISTRICT 3

SHEET INDEX

G-1	COVER SHEET AND GENERAL INFORMATION
SURVEY	SITE SURVEY
A-0.1	SITE PLAN, PROJECT DATA AND SITE DETAILS
C-3.0	GRADING, PAVING & DRAINAGE NOTIFICATION
C-4.0	WATER & WASTEWATER PLAN
L-1.0	LANDSCAPE PLANTING PLAN
A-1.1	FLOOR PLAN, ELEVATIONS AND DETAILS
PH-1	SITE PHOTOMETRIC PLAN

HM2V

INCORPORATED
ARCHITECTURE | AA26002909
INTERIOR DESIGN | B25001614
PROJECT MANAGEMENT

PH 561-855-2097
SUITE 110, 513 US HIGHWAY 1
NORTH PALM BEACH, FLORIDA 33408

VLAD DUMITRESCU
AF 93102

NEW WAREHOUSE BUILDING FOR
MR. PETER CASTELLANA JR.
HAVERHILL INDUSTRIAL PARK, LOTS # 10 & 11
RIVIERA BEACH, FL

Date: 08-08-2016

Drawn:

Scale:

Commission: 15-0623

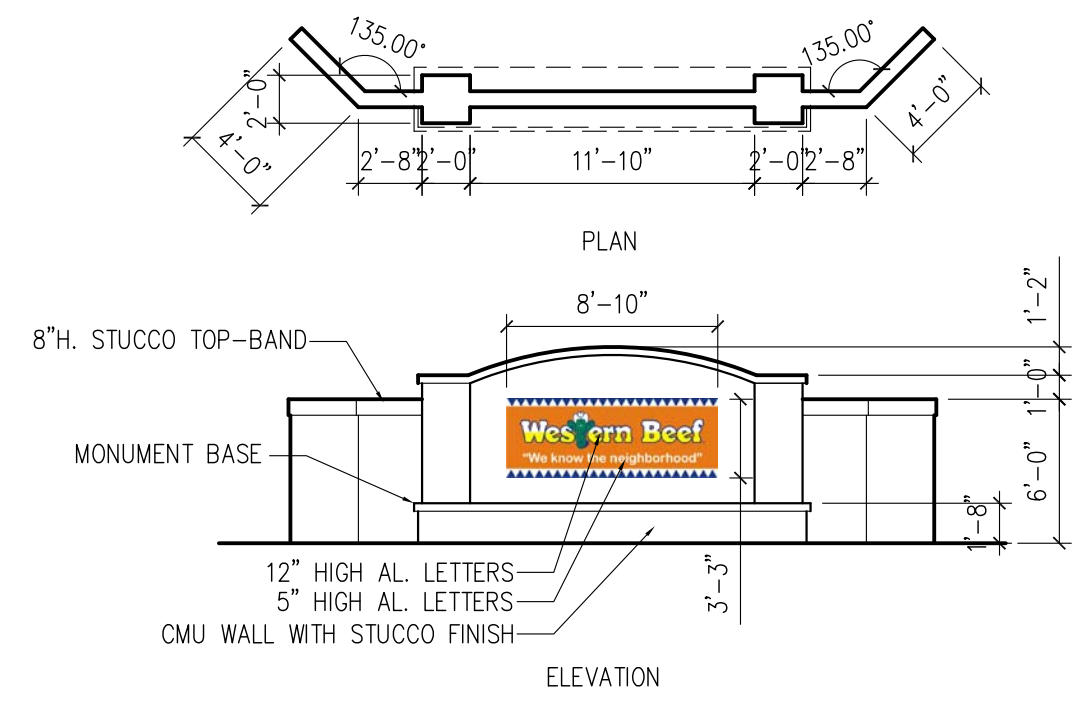
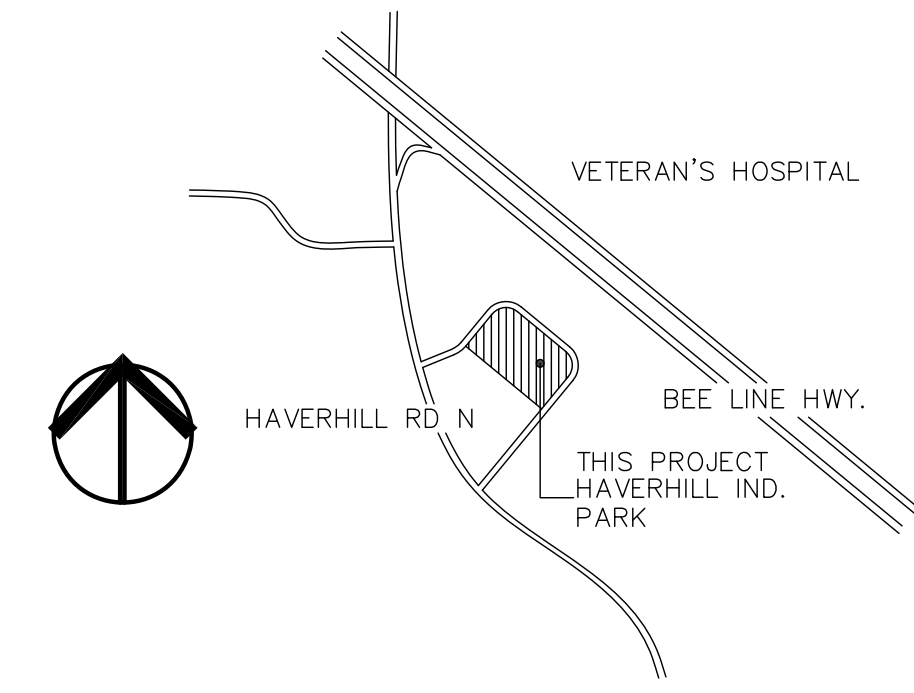
Revisions:

Drawing:
COVER AND
GEN. INFORMATION

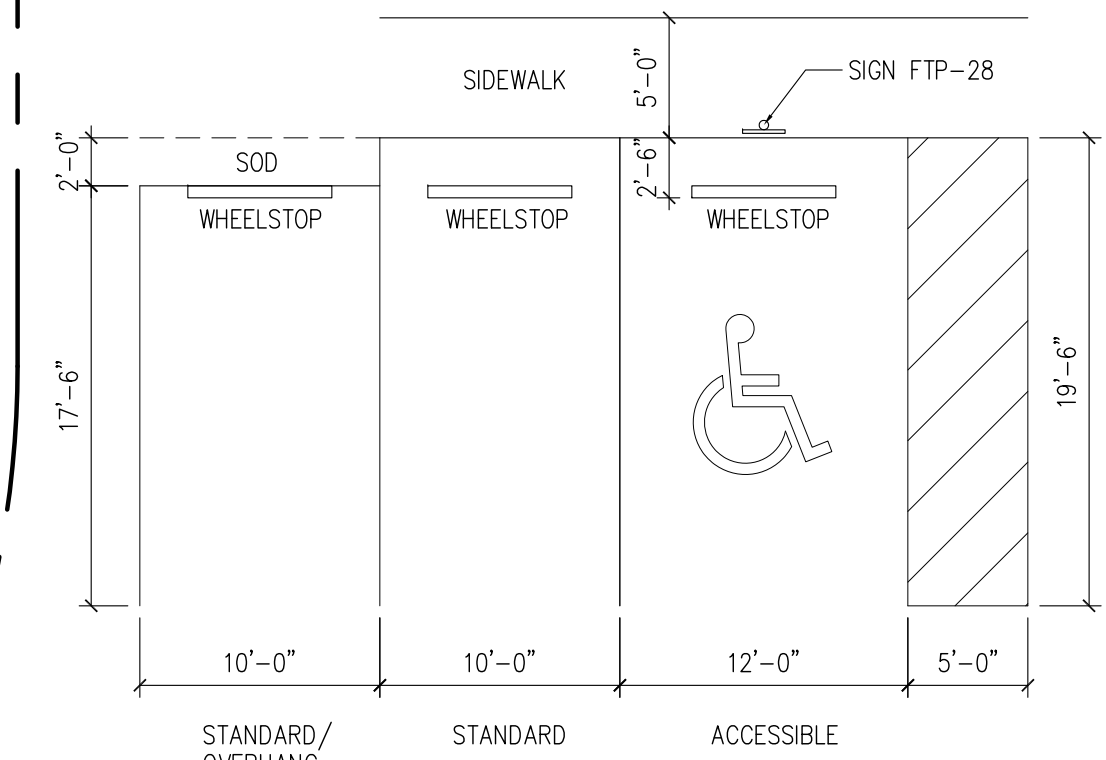
COPYRIGHT 2016

G-1

SITE PLANNING SUBMITTAL



5 MONUMENT SIGN
SCALE = 1/8" = 1'-0"
NOTE: A SEPARATE PERMIT IS REQUIRED FOR SIGNAGE



4 TYPICAL PARKING SPACES
SCALE = 1/8" = 1'-0"

**NEW WAREHOUSE BUILDING FOR
MR. PETER CASTELLANA JR.
HAVERHILL INDUSTRIAL PARK, LOTS # 10 & 11
RIVIERA BEACH, FL**

Date: 08-08-2016

Drawn:

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Commission: 15-0623

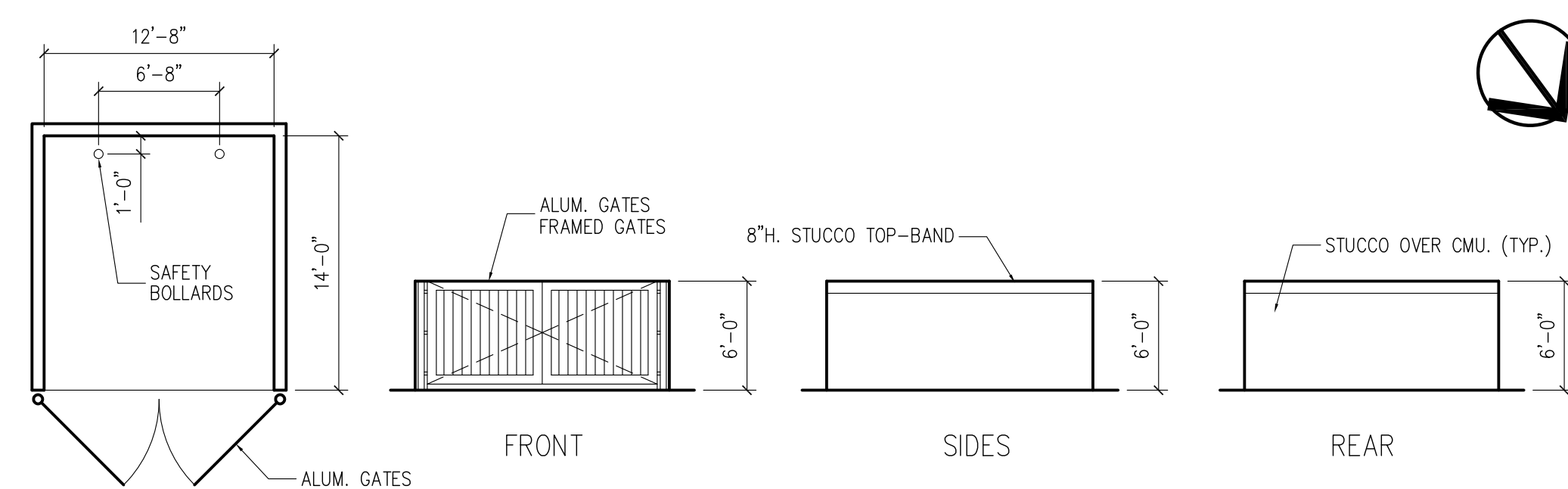
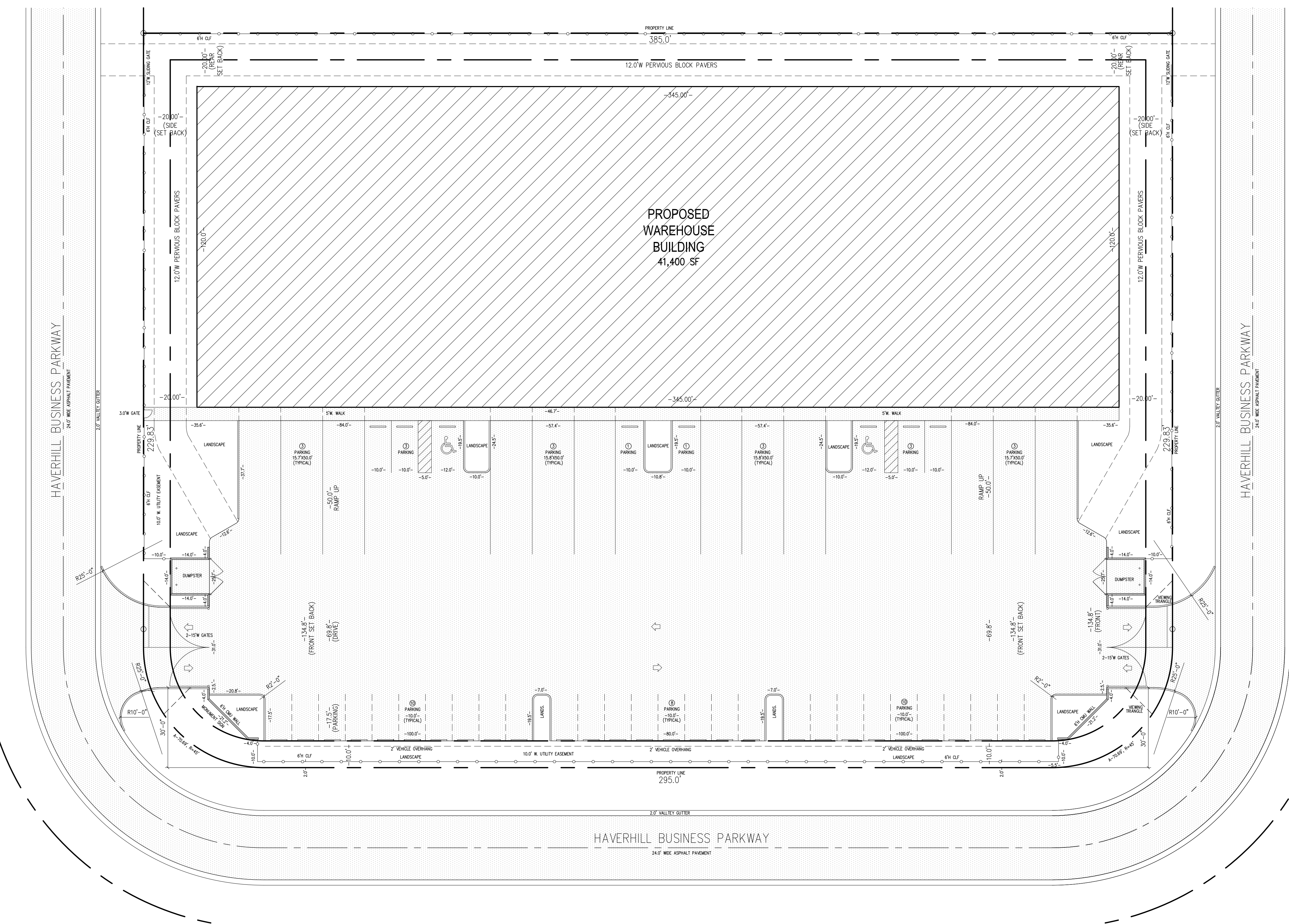
Revisions:

Drawing:
**SITE PLAN, DETAILS
AND DATA**

COPYRIGHT 2016

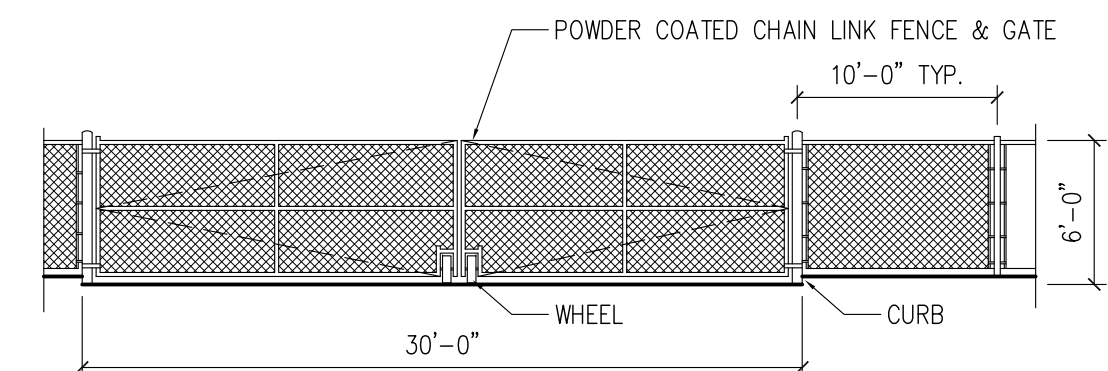
A-0.1

SITE PLANNING SUBMITAL



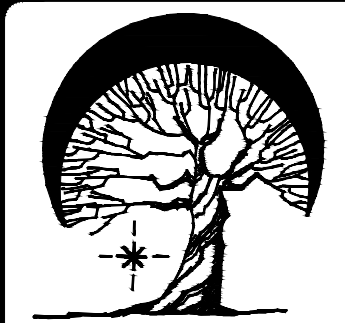
2 TYPICAL DUMPSTER ENCLOSURE
SCALE = 1/8" = 1'-0"

1 SITE PLAN
SCALE = 20'-0" = 1"
GRAPHIC SCALE



3 TYPICAL FENCE & GATES
SCALE = 1/8" = 1'-0"

SITE DATA		
SITE AREA: 104,940 SF (2.41 ACRES)		
ZONING: GI (GENERAL INDUSTRIAL)		
PROPOSED USE: WAREHOUSE/OFFICES		
DESCRIPTION	REQUIRED	PROVIDED
BUILDING COVERAGE	41,976 SF MAX. (40%)	41,400 SF (39.5%)
PERVIOUS	20,988 SF MIN. (20%)	21,564 SF (20.5%)
IMPERVIOUS	83,952 SF MAX. (80%)	83,376 SF (79.5%)
PARKING		
WAREHOUSE: 37,800 SF	38 SPACES (1/1000 SF)	38 SPACES
OFFICE: 3,600 SF	12 SPACES (1/1300 SF)	12 SPACES
TOTAL	50 SPACES	50 SPACES
ACCESSIBLE	2 SPACES (2/50)	2 SPACES
SET BACKS		
FRONT (NORTH)	40 FEET	134.8 FEET
SIDE STREET (WEST)	20 FEET	20 FEET
SIDE STREET (EAST)	20 FEET	20 FEET
REAR (SOUTH)	20 FEET	20 FEET



Wayne Villavaso Landscape Architecture, Incorporated
 Land Planning Landscape Architecture
 268 Flamingo Drive
 West Palm Beach, Florida 33401
 PH. (561) 820-1566
 FX. (561) 833-6707
 Reg. FL., N.C., N.Y.

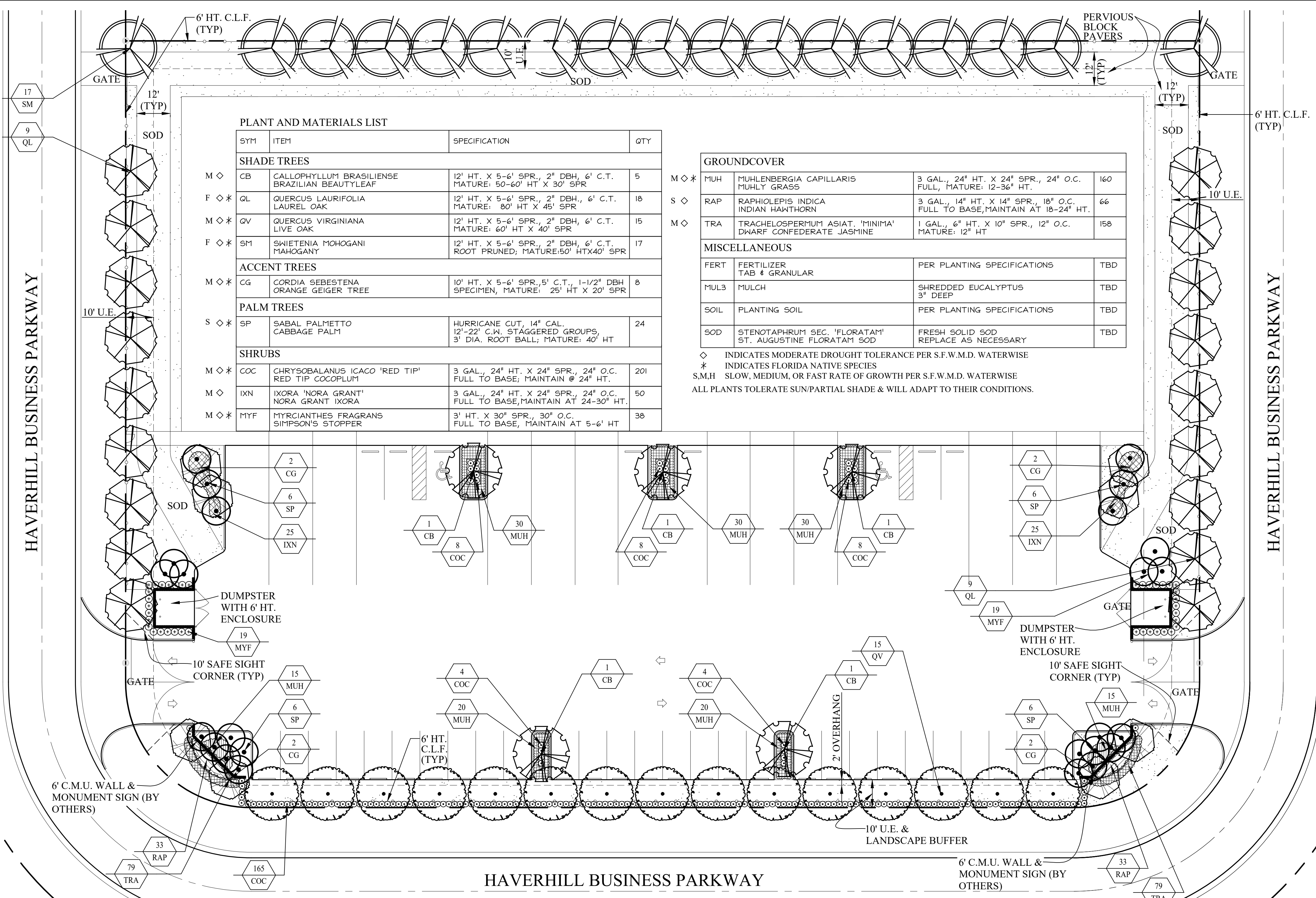
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NEW WAREHOUSE BLDG.
HAVERHILL INDUSTRIAL PARK
RIVIERA BEACH, FLA 33407

REVISIONS

DESIGNED BY: WEV
 DRAWN BY: WEV
 CHECKED BY: WEV
 DATE: SEPT. 2016
 SCALE: AS SHOWN
 CAD FILE:

SHEET
L1
 JOB NO.
21611



PLANT AND MATERIALS LIST

SYM	ITEM	SPECIFICATION	QTY
SHADE TREES			
M ◊	CB	CALLOPHYLLUM BRASILIENSE BRAZILIAN BEAUTYLEAF	5
F ◊	QL	QUERCUS LAURIFOLIA LAUREL OAK	18
M ◊	QV	QUERCUS VIRGINIANA LIVE OAK	15
F ◊	SM	SWIETENIA MOHOGANI MAHOGANY	17
ACCENT TREES			
M ◊	CG	CORDIA SEBESTENA ORANGE GEIGER TREE	8
PALM TREES			
S ◊	SP	SABAL PALMETTO CABBAGE PALM	24
SHRUBS			
M ◊	COC	CHRYSOBALANUS ICACO 'RED TIP' RED TIP COCOPLUM	201
M ◊	IXN	IXORA 'NORA GRANT' NORA GRANT IXORA	50
M ◊	MYF	MYRCIANTHES FRAGRANS SIMPSON'S STOPPER	38

GROUNDCOVER

M ◊	MUH	MUHLENBERGIA CAPILLARIS MUHLY GRASS	3 GAL., 24" HT. X 24" SPR., 24" O.C. FULL, MATURE: 12-36" HT.	160
S ◊	RAP	RAPHIOLEPIS INDICA INDIAN HAWTHORN	3 GAL., 14" HT. X 14" SPR., 18" O.C. FULL TO BASE, MAINTAIN AT 18-24" HT.	66
M ◊	TRA	TRACHELOSPERMUM ASIAT. 'MINIMA' DWARF CONFEDERATE JASMINE	1 GAL., 6" HT. X 10" SPR., 12" O.C. MATURE: 12" HT	158

MISCELLANEOUS

FERT	FERTILIZER TAB # GRANULAR	PER PLANTING SPECIFICATIONS	TBD
MUL3	MULCH	SHREDDED EUCALYPTUS 3" DEEP	TBD
SOIL	PLANTING SOIL	PER PLANTING SPECIFICATIONS	TBD
SOD	STENOTAPHRUM SEC. 'FLORATAM' ST. AUGUSTINE FLORATAM SOD	FRESH SOLID SOD REPLACE AS NECESSARY	TBD

◊ INDICATES MODERATE DROUGHT TOLERANCE PER S.F.W.M.D. WATERWISE
 * INDICATES FLORIDA NATIVE SPECIES
 S,M,H SLOW, MEDIUM, OR FAST RATE OF GROWTH PER S.F.W.M.D. WATERWISE
 ALL PLANTS TOLERATE SUN/PARTIAL SHADE & WILL ADAPT TO THEIR CONDITIONS.

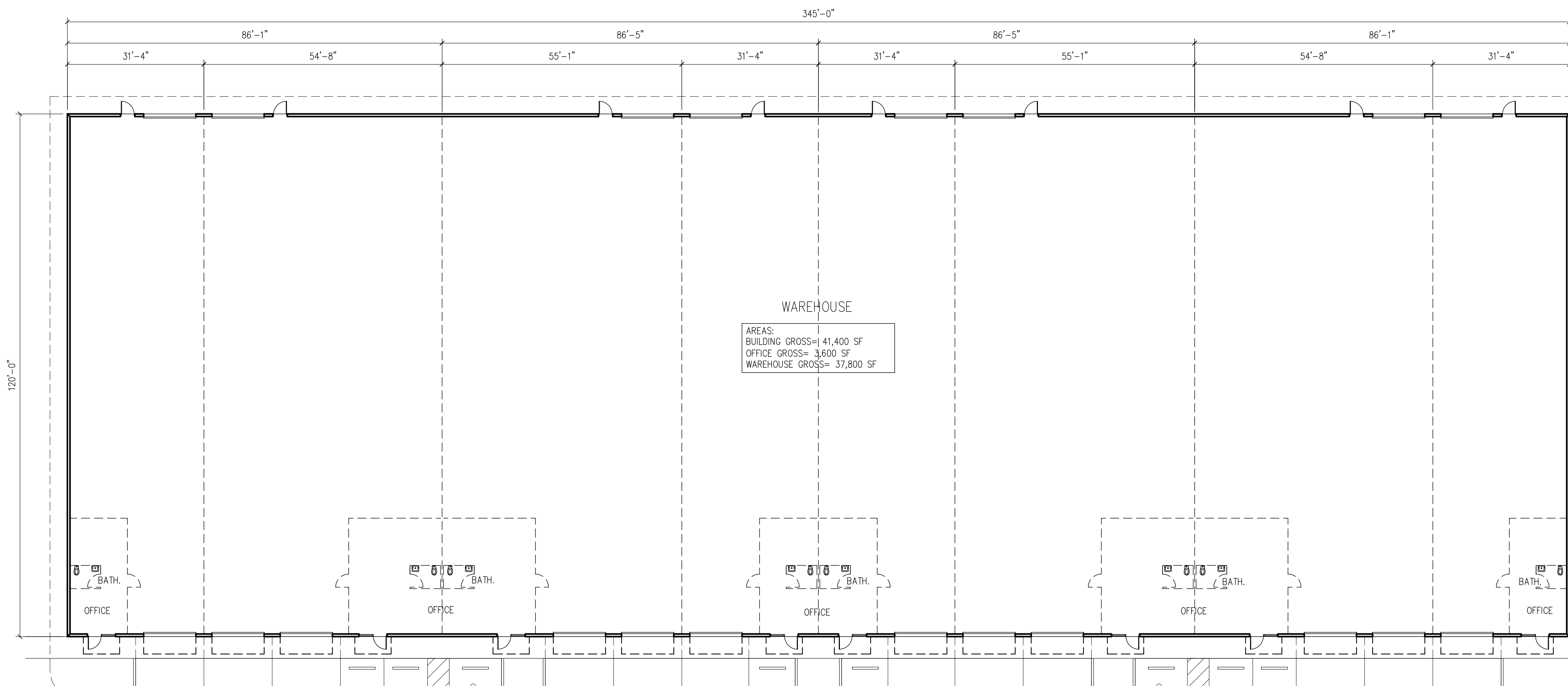
SITE AREA: 104,940 SF (2.41 Acre)
 PROPOSED BUILDING AREA: 41,400 SF-39.45% (40% MAX.)
 PROPOSED PAVEMENT AREAS= 41,976 SF
 TOTAL IMPERVIOUS AREAS= 83,376 SF-79.5%
 TOTAL PERVIOUS AREAS: 21,564 SF-20.5%
 PROPOSED LANDSCAPE AREAS= 21,564 SF-20.5% (20% MIN.)

NOTE:
 FP&L HAS APPROVED TREES PROPOSED IN 10' UTILITY EASEMENT PER LETTER TO THE ARCHITECT.

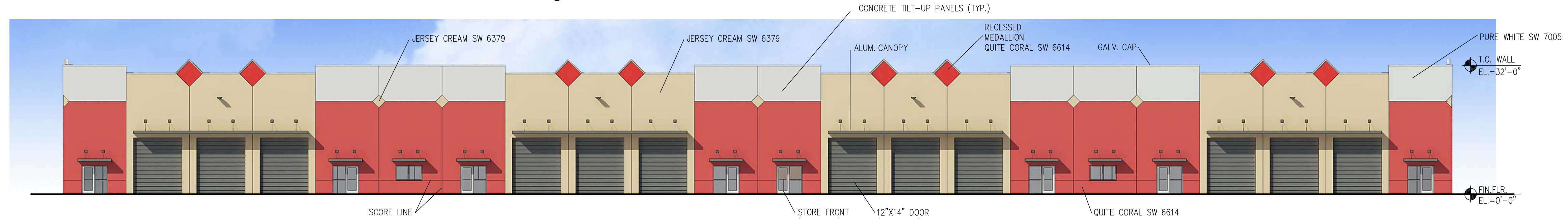
LANDSCAPE REQUIREMENTS:	REQUIRED	PROPOSED
1 TREE /1,500 SF	70 TREES	71 TREES *
60% REQ. TREES = NATIVE SHADE	42 TREES	50 TREES
10% REQ. TREES = NATIVE ACCENT	7 TREES	8 TREES
NUMBER OF SHADE TREE SPECIES	4	4
38' L.F. - 10' LANDSCAPE BUFFER @ NORTH PROPERTY LINE ADJACENT TO PARKING LOT	1 TREE/20' & CONT. HEDGE 19 TREES 165 SHRUBS	1 TREE/20' & CONT. HEDGE 19 TREES 165 SHRUBS
TERMINAL & INTERIOR ISLANDS (CODE SECTION 31-610 (c))	1 TREE, SHRUBS & G'COVER PER ISLAND 9 TREES 246 SHRUBS & G'COVER	1 TREE, SHRUBS & G'COVER PER ISLAND 9 TREES* 246 SHRUBS & G'COVER
DUMPSTER SCREENING	6' WALL/FENCE & HEDGE 38 SHRUBS	6' WALL/FENCE & HEDGE 38 SHRUBS
SIGN LANDSCAPING	5' LANDSCAPE AREA SHRUBS & G'COVER 224 SHRUBS & G'COVER	5' LANDSCAPE AREA SHRUBS & G'COVER 224 SHRUBS & G'COVER

* PALMS CALC. AT 3:1

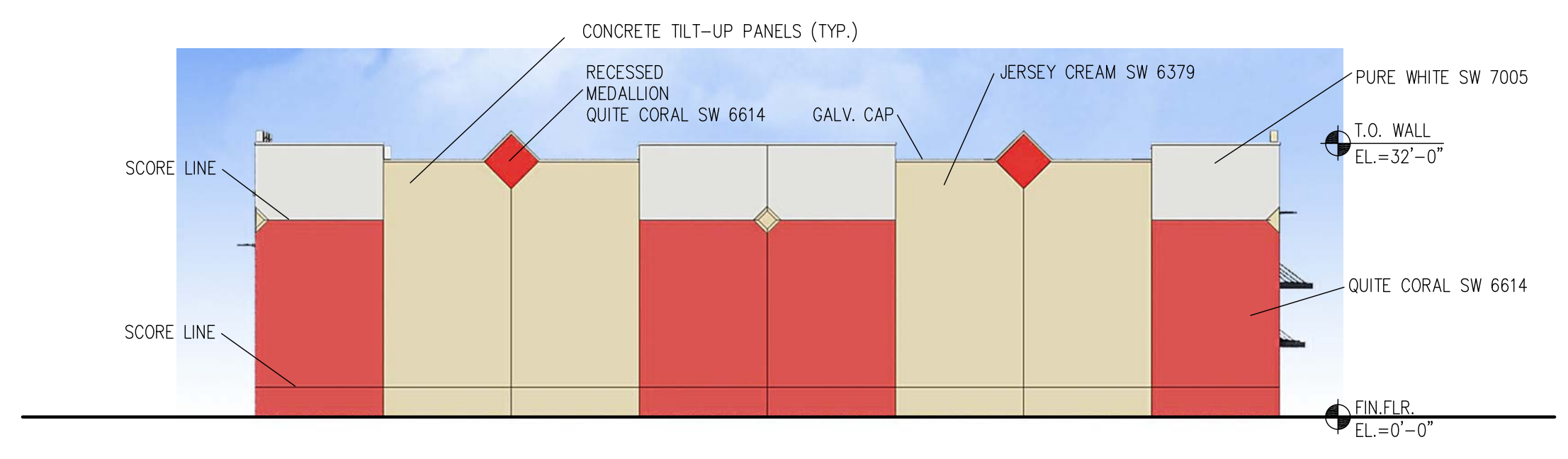
PLANTING PLAN



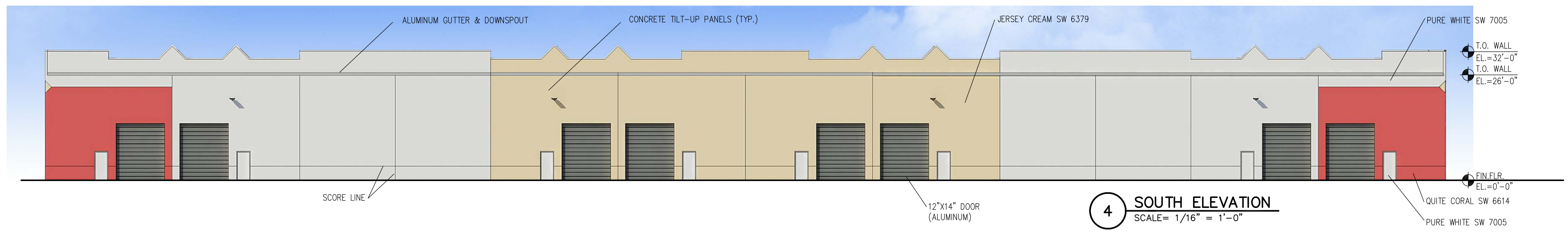
1 FLOOR PLAN
 SCALE= 1/16" = 1'-0"



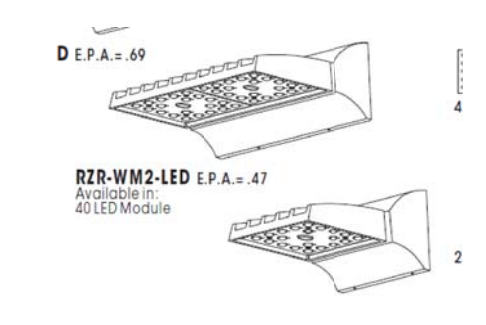
2 NORTH ELEVATION
 SCALE= 1/16" = 1'-0"



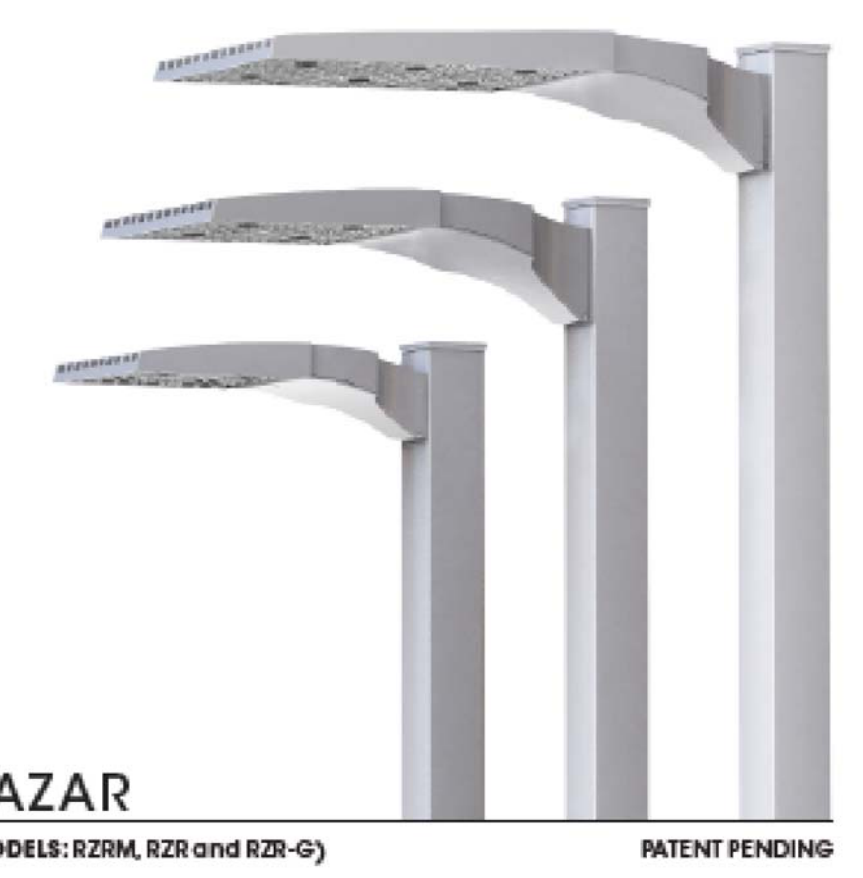
3 TYPICAL SIDE ELEVATION
 SCALE= 1/16" = 1'-0"



4 SOUTH ELEVATION
 SCALE= 1/16" = 1'-0"

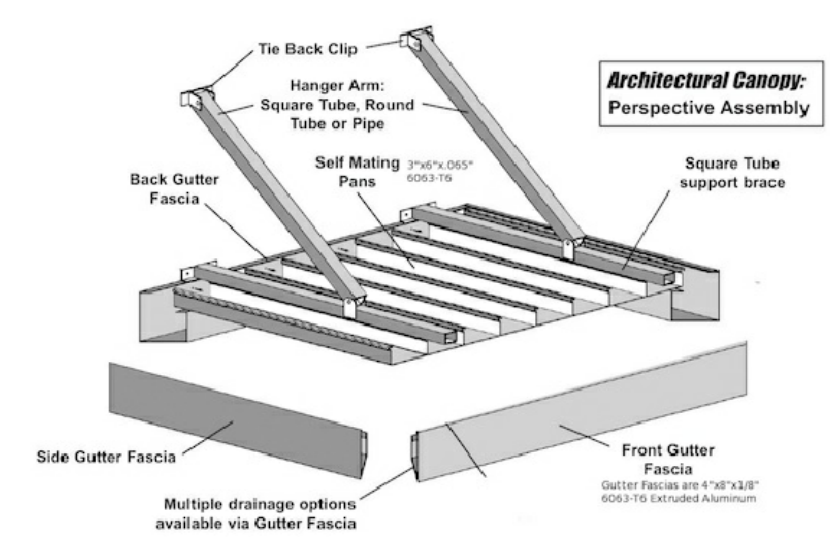


LIGHT FIXTURE - SA & SW (WALL AND POLE MOUNT)
 WALL= 20 AFF
 POLE= 25 AFF



LIGHT FIXTURE - SB (POLE MOUNT)
 POLE= 25 AFF

5 SITE LIGHTING
 REFER TO LIGHTING PLANS FOR FIXTURES LOCATION



6 ALUMINUM CANOPY - TYPICAL
 NTS