



RIVIERA BEACH LESS-THAN-TRUCKLOAD (LTL)

Justification Statement
Site Plan Review / Special Exception
City of Riviera Beach
December 16, 2021

INTRODUCTION/REQUEST

On behalf of the Developer, Easton Group Companies, Inc. 2GHO, Inc. respectfully requests review and approval of the site plan and special exception application(s) to develop a vacant piece of property with an approximately 34,500 sf office/warehouse building containing a mechanism for truck loading and staging.

The subject property is located on Dr. Martin Luther King Jr. Blvd, immediately west of the railroad tracks. Further, the subject site has an existing future land use designation of Industrial, and a zoning designation of IG; General Industrial.

PROPERTY OVERVIEW

According to the Palm Beach Property Appraiser, and other historical aerials; the site has remained void of any development.

After diligent review of current market trends, the Applicant has purchased the property, and propose a much needed industrial development that will be vital to the City of Riviera Beach's import/export operations.

ABOUT THE DEVELOPERS – THE EASTON GROUP

Built on decades of experience, The Easton Group has evolved into a vertically-integrated real estate platform including brokerage, property management, property investment, and property development capabilities. Today, Easton owns and operates approximately 7,000,000 SF of existing industrial product with an additional +1,000,000 SF of product under development. Easton has a long history of market leadership in South Florida and continues to evolve alongside the dynamic real estate market. Some of their noteworthy projects in the state of Florida include:

- **International Corporate Park (ICP):** Located directly west of the Miami International Airport, ICP is recognized as one of the premier industrial parks in Miami-Dade County. This development was constructed in 2001 on 300 acres of land and created 4,000,000 sf of industrial, office, and retail space.
- **Hialeah Gardens Industrial Center:** This development contains a state of the art warehouse totaling approximately 266,000 sf located in Hialeah Gardens.

- **Seneca Commerce Center:** Consists of a 48 acre industrial park in Broward County, including four industrial buildings totaling approximately 700, 000 sf.
- **Tampa Fulfillment Center:** A 2020-vintage, 178,000 sf warehouse located proximate to the Port of Tampa.

PROPOSED SITE PROGRAMMING

The proposed development consists of a single structure situated on the 8.97 acre parcel. The site will provide one single ingress/egress point from MLK Blvd, and contain one way vehicular circulation through the site. The proposed building will have exterior loading docks on both the east and west sides of the warehouse, in addition to a small 3,100 sf office portion that will be utilized as support for the proposed operation.

10x20 parking stalls are placed adjacent to the office entry, and in the south portion of the site adjacent to the drainage area. Additionally 49 trailer staging spaces are provided to aid in the loading/unloading process. There will be a chain-link fence proposed around the property, in addition to a 6' Masonry that will aid in buffering the neighboring residential development to the east from adverse visual impacts.

The proposed development meets ALL requirements set in the IG Zoning District, related to property size, building coverage, and minimum setbacks.

SITE FUNCTION:

It is the intent of the Owner to provide a LTL facility that will act as a logistical transfer hub to help efficiently transport goods to the end user. Essentially, goods are loaded on to container trucks when they arrive at the nearby Port of Palm Beach. From there, the goods will then be transported (a short distance) from the port to the proposed facility, where they will be transferred to a distributor truck that will deliver the goods to its final destination. This mechanism works in synergy with the Port and Rail operations that are so important to Riviera Beach, and can help in the current supply shortages plaguing the area.

ABOUT LESS THAN TRUCKLOAD FREIGHT

LTL freight is best described as the transportation of products or goods that doesn't require a full truckload due to the smaller nature of the parcel. Therefore, there are typically many separate shipments being transported on one truck that essentially make a full load. Benefits of LTL freight include:

- **Cost** – With LTL freight, the truckload is made up of several smaller shipments that together make a full truck load. This creates a more efficient method of transporting goods since companies are only paying for the space they occupy on the truck versus paying for a full truck load (that may only be partially filled).

- **Flexible Options** - Using a parcel carrier means you can only send 150 pounds at a time, which would mean you'd have to break down the shipment into separate boxes if possible. Instead, you can palletize your packages and shrink wrap everything into a single load, giving you flexibility with LTL freight.
- **Environmental Friendliness** - The LTL shipping process results in fewer trucks carrying full loads, rather than more trucks carrying less than their capacity, which directly reduces emission output into the environment.
- **Works for Small Businesses** – Small companies can benefit from LTL shipping because they tend to ship fewer goods and spend less money on freight than large businesses. As such, this affords small business to take advantage of a solution by only paying for space they utilize.

COMPATABILITY WITH SURROUNDING PROPERTIES:

The site of the proposed development is situated immediately adjacent to the Florida East Coast (FEC) railroad tracks, and is mostly surrounded by industrial development. The chart below indicates the surrounding properties, in addition to the assigned zoning and future land use designations.

Property	Existing Zoning	Future Land Use
Subject Property <i>Vacant</i>	IG – General Industrial	Industrial
North <i>MLK Blvd/Florida East Coast Railway</i>	IG – General Industrial	Industrial
South <i>Vacant/Utility Transmission Lines</i>	PO – Public Ownership	Utility/Transportation
East <i>Industrial / South Eastern Freight</i>	IG – General Industrial	Industrial
West <i>Industrial / Multifamily</i>	IG – General Industrial RM – 20 Multi Family Residential	Industrial/MF -20

CONSISTENCY WITH RIVIERA BEACH'S COMPREHENSIVE PLAN

As previously mentioned, the property is assigned a land use designation of Industrial. The City's current Comprehensive Plan states that this designation includes limited industrial, and general industrial properties, and specifies a maximum impervious area not to exceed 85%. The proposed development is consistent with this requirement as well as the maximum FAR requirement of 1.15

COMPATIBILITY WITH RIVIERA BEACH'S ZONING CODE

Article III of the City's Zoning Code requires that all sites greater than one acre follow the site plan review process in order to determine conformity with the City's Comprehensive Plan, provides a viable addition to the community, and proper means of ingress and egress are provided; all of which the proposed development accomplishes.

Section 31-181 of the City's zoning code describes the purpose of the IG zoning district as a classification that is intended to promote development of industrial and manufacturing uses which would increase the tax base of the City and provide for increased employment opportunity for the area residents. The proposed development meets this purpose as it will directly and indirectly strengthen the City's economy.

As it relates to the proposed use of Office/Warehouse, Section 31-82 of the City's code permits business offices that are primary to the industrial use. Warehouse use, however, is classified as a Special Exception in the IG zoning district. Justification has been provided for the special exception criteria elsewhere in this narrative.

DRAINAGE

The proposed detention ponds will be designed to retain the first half-inch of runoff. The site will discharge at the 25-year/3 day storm event through a bubble up structure and sheet flow onto the FDOT structure on MLK Boulevard, matching the existing drainage conditions.

TRAFFIC AND PARKING

Based on the submitted traffic statement prepared by Pinder Troutman Consultants, the proposed development will create a decrease in trip generation, therefore creating an insignificant impact on the surrounding roadway network, and conformity with Palm Beach County's Traffic Performance Standards. The included traffic statement has been submitted to Palm Beach County Traffic Division for their review, and an approval letter from PBC will be forwarded to the department for their review.

As it relates to parking, the development will provide 42 spaces which is required for the accessory office (1 per 300 sf) and warehouse use (1 per 1000 sf). The site will also provide 1 loading space, and two handicap accessible spaces.

LANDSCAPING

The proposed landscape plan for this development consists of primarily native landscape design with additional non-native species for color. The required landscape buffers are provided for on the site, and consideration is given to the west side of the property adjacent to the residential with the provision of layered vegetation with varying heights along a 6' wall. The proposed design exceeds the code requirement of 20% landscape area, by providing 22%.

SPECIAL EXCEPTION REQUEST FOR WAREHOUSE USE

As mentioned, the proposed warehouse use is considered a Special Exception within the IG district. The design of the development lends itself towards being compatible with the surrounding area and does not adversely impact the public's interest.

First, the Owner will address the criteria listed in the Special Exception portion of the Uniform Land Use Application.

- Describe the intended use requiring a Special Exception:
Response: The Special Exception Request is for the proposed 31,500 sf warehouse use.

- Provide specific LDR ordinance section number and page number:
Response: The specific Ordinance that classifies the proposed use as a Special Exception can be found in Section 31-82 of the code

- Demonstrate that proposed location and site is appropriate for requested use:
Response: The subject site is vacant, and surrounded by existing industrial uses. Further, Dr. Martin Luther King Jr. Boulevard, which is the site's adjacent ROW is a major arterial roadway that leads directly into the Port of Palm Beach, which makes an efficient use of the vacant land for the proposed site operations.

- Demonstrate how site and proposed building(s) have been designed so they are compatible with adjacent uses and neighborhoods:
Response: Directly west of the site is a multi-family development formerly known as Stonybrook Apartments. While this use is in Industrial land use and Zoning designations, extreme care was taken to the design and function of the site to not create adverse impact for the neighboring residential. The building is situated in the center of the property so that there is approximately 130' to the neighboring residential. Within that 130', there is a 6' masonry wall, in addition to lush landscaping that will aid in creating visual impacts into the site.

It is important to note that the adjacent residential is bound by a pre-cast concrete facility to the south, as well as a fabrication and contractor's storage yard to the west.

- Demonstrate any landscaping techniques to visually screen use from adjacent uses:
Response: As previously mentioned, the landscape design adjacent to the residential use, calls for layered vegetation with a variation in heights with a 6' wall in an effort to achieve a visual buffer.

- Demonstrate what is proposed to reduce the impact of any potential hazards, problems, public nuisances generated by use:
Response: The subject site is located in an industrial area adjacent to railroad tracks and other industrial facilities. The proposed use will not increase the prevalence of any hazards or create additional nuisances to the public. To the contrary, the use provides an efficient method of the logistical transfer of goods and products to support the local economy.

- Demonstrate how utilities and other service requirements of the use can be met:
Response: Per the submitted drainage statement prepared for this project, adequate utilities and drainage areas have been provided with this development.

- Demonstrate how the impact of traffic generated will be handled:
Response: The site has one ingress/egress point from Dr. Martin Luther King Jr. Blvd, meaning that the flow of traffic will be controlled from one entry and exit. Cars and trucks that enter the site will have available parking adjacent to the office, and will have one way vehicular circulation throughout the site. It is important to note that the traffic statement prepared by Pinder Troutman Consultants reflects a decrease in trips for the proposed development.

Next, the Owner will demonstrate that the site plan provides the code specified elements that the planning and zoning board shall consider in reviewing the subject special exception request.

- a. Ingress to and egress from the property and the proposed structures thereon, if any, including such considerations as automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.
Response: The site plan provides access from Martin Luther King Jr. Blvd, and does contain a pedestrian crossing from the existing sidewalk on MLK Blvd to the proposed office. The entry to the site has a turning radius of 35' making it adequate for the large trucks, and will meet fire rescue standards.

Internal to the site, there will be markings to control one way traffic circulation ensuring safe vehicular circulation.

- b. Off-street parking and loading areas, where required, including consideration of relevant factors in subsection (2)a. of this section, and the economic, noise, glare or odor effects of the location of such areas on adjacent and nearby properties and properties generally in the district.

Response: Off-street parking are provided in the north and south ends of the site. Additionally there are 49 trailer staging spaces on the site, as well as a 12'x30' loading area on the north east side of the building.

- c. Refuse and service areas, including consideration of relevant factors in subsections (2)a. and b. of this section.

Response: The proposed development will provide for a dumpster enclosure area in the southern portion of the site which will allow adequate circulation for trash pickup services to service the area. The enclosure will be a stucco CBS wall, and will match the color of the building. The front elevation will feature opaque steel gates, and will contain a hedge around the perimeter wall.

- d. Utilities, including such consideration as hook in locations and availability and compatibility of utilities for the proposed use or structure.

Response: The proposed structure will have all of the necessary utilities needed for the development. No adverse impact will be created with the propped locations.

- e. Screening, buffering and landscaping, including consideration of such relevant factors as type, dimensions and character to preserve and improve compatibility and harmony of use and structures between the proposed special exception and the uses and structures of adjacent and nearby properties and properties generally in the district.

Response: This is accounted for within the proposed landscape design. Consideration is given to the adjacent uses with proposed plantings in order to create a harmonious transition from the site.

- f. Signs, or outside displays, if any, and proposed exterior lighting, if any, with reference to glare, traffic safety and economic effects of same on properties in the district.

Response: The development will have one free standing monument sign, which will be compatible with code requirements related to height, and sign area. The sign content will be uplit by a 100w metal halide ground fixture, which will be screened preventing any undesired glare.

- g. Required yards and open spaces. The board shall make such recommendations as it deems necessary, guided by the factors that may be described in this zoning district, based on the nature of the request and its effect.

Response: The development will provide 86,874.34 sf of open space, which is approximately 22% of the site area.

CONCLUSION

In closing, the Applicant proposes an office warehouse use for the development of a less-than-truckload facility on an approximately 8.97 acre vacant parcel. With their proven track record, the developer will furnish a project that is consistent with the surrounding industrial uses, and will be a catalyst in helping goods and products get to their final destination. Extreme care with the design of the site to ensure no adverse impacts are created with the use. With that, and on behalf of the Applicant, 2GHO, Inc. respectfully request approval of the submitted special exception and site plan applications.