



**STAFF REPORT
APPLICATION NUMBER PA-22-0003**

A Resolution of the City Council of the City of Riviera Beach, Palm Beach County, Florida, approving plat application (PA-22-0003) from Easton Group Companies, Inc. to combine three parcels identified by parcel control numbers 56-43-42-32-43-001-0000, 56-43-42-32-43-003-0000 and 56-43-42-32-43-004-0000, and totalling 8.97 acres as combined, to create one development tract "A1", 8.94 acres, and one Additional R/W tract "B1", .03 acres; providing for conditions of approval; and providing for an effective date.

A. Applicant: Easton Group Companies, Inc.

B. Request: The application is to permit the combination of three parcels identified by parcel control numbers 56-43-42-32-43-001-0000, 56-43-42-32-43-003-0000 and 56-43-42-32-43-004-0000, and totalling 8.97 acres as combined, to create one development tract "A1", 8.94 acres, and one Additional R/W tract "B1", .03 acres.

C. Location: The subject property is vacant land, with a combined area of 8.97 acres, located on Dr. Martin Luther King Jr. Boulevard immediately west of the railroad tracks. (See also Location Map at end of document.)

D. Property Description and Uses:

Parcel Control Numbers: 56-43-42-32-43-001-0000, 56-43-42-32-43-003-0000 and 56-43-42-32-43-004-0000

Parcel Size: 390,685 SF

Existing Use: Vacant

Zoning: General Industrial (IG)

Future Land Use: Industrial (IND)

E. Adjacent Property Description and Uses:

North: Road Right of Way; Industrial/Utility Land

South: Industrial/RR ROW

East: Industrial/RR ROW

West: Multi-Family housing and Industrial uses

F. Background:

The Applicant (Easton Group Companies, Inc.) submitted Plat Application (PA-22-0003) for approval of a re-plat of three parcels identified by parcel control numbers 56-43-42-32-43-001-0000, 56-43-42-32-43-003-0000 and 56-43-42-32-43-004-0000, and totalling 8.97 acres as combined, to create one development tract "A1", 8.94 acres, and one additional R/W tract "B1", .03 acres. The associated permits for Site Plan and Special Exception approvals will then facilitate the construction of a 34,500-sf office/warehouse with



associated landscape and parking, and as noted above, a dedication of .03 acres for future ROW expansion has been provided for in the replat.

G. Staff Analysis:

This Plat application has been reviewed by staff (UD, PW/Engineering, and Zoning) as well as our peer review consultant team. Staff comments have been addressed and this permit is ready for your consideration. Staff supports this proposed re-plat as it creates a larger developable parcel which enables the development of this parcel and also provides for potential expansion of the ROW in the future.

H. Recommendation:

Staff recommends approval of plat application (PA-22-0003) from Easton Group Companies, Inc., to combine three parcels identified by parcel control numbers 56-43-42-32-43-001-0000, 56-43-42-32-43-003-0000 and 56-43-42-32-43-004-0000, and totalling 8.97 acres as combined, to create one development tract "A1", 8.94 acres, and one Additional R/W tract "B1", .03 acres; providing for conditions of approval; and providing for an effective date.

Legal Description: TRACTS A, C, AND D OF AVENUE S PROPERTIES PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 105, PAGES 193 THROUGH 195, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

Location Map



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



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