

K-Rain Manufacturing

Site Plan Amendment

Justification Statement

December 9, 2021

Introduction

On behalf of the applicant, K-Rain Manufacturing, we are requesting site plan approval to replace the northernmost corrugated metal warehouse building with a new 19,140 square-foot two-story building. The new building will function alongside the southernmost existing warehouse and provide additional space for K-Rain to expand their research & development, warehouse space, and offices. K-Rain Manufacturing was founded in 1974 and is on the path to become one of the largest manufacturers of irrigation rotors, sprays, electric valves, indexing valves, and irrigation controllers in the world. They are a multigenerational family-run business who has occupied their existing buildings in Riviera Beach for over 30 years.

As the business continues to grow, the site plan approval will support K-Rain's efforts in research, development, and testing to provide for a top-tier workspace which will attract high level talent to our area. The applicant is working with the Business Development Board of Palm Beach County to see that the project provides for a substantial investment towards the future of their employees and creating high wage jobs for the local area.

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Location

The subject parcel is located on Australian Avenue, at the intersection with West 17th Street, about a mile east of Interstate-95. The site is within a primarily light industrial land use section of north Australian Avenue, surrounded by similar uses such as Core & Main Manufacturing, Rosen Materials, and Coastal Furniture Services Inc.

Land Use & Zoning

USE	ZONING	FLU
Light Manufacturing	Limited Industrial (IL)	Industrial (IND)

Subject Request

The applicant is requesting site plan approval to replace the existing northernmost warehouse with a new two-story 19,140 square-foot building. The new building will be used for research and development and will include several offices, conference rooms, and warehouse storage. The existing southernmost warehouse building will not be changed with this petition. It should be noted that this warehouse building has a 1.3-foot setback from the east property boundary. The new 19,140 square foot building will maintain the 1.3-foot setback as well. This setback reduction request is included in the Minority Employment & Affordable Housing Opportunity Plan (MEAHOP) section of this narrative.

The new building for K-Rain Manufacturing is two-stories, with the very highest architectural point being 35 feet in height. The building is proposed to be partly cantilevered to allow for two (2) loading spaces and access to the existing warehouse for drop off and pick up of manufactured goods. The cantilevered second floor allows for additional research and development space in the new building while also meeting the loading space requirement standards of *Section 31-578 Table Depicting Off-Street Loading Ratios*. The primary vehicular ingress and egress point is located on West 17th Street and this petition intends to maintain the current operations of the site. There is a loading ingress and egress on West 17th Street as well. The proposed plan adds a single parking space while also updating portions of the site parking to meet code requirements. This change includes adding two (2) landscape islands. Pedestrian interconnectivity has been improved with the addition of a crosswalk from the new building to the sidewalk along Australian Avenue.

K-Rain Manufacturing is seeking these site plan modifications to support the expansion of their research and development business model. The new building design will allow for enhanced spaces for their employees to conduct design theory, test products, and meet as a team. Additionally, several conference rooms and offices are included which will serve as private and formal meeting areas. The applicant attracts many national and international clients who travel to Riviera Beach and work with K-Rain on products and sales. With a newly redesigned and modern space, the applicant desires to become a premier workplace for new and young employees, especially interns and college graduates. Additionally, K-Rain currently employs 43% minorities and provides employment opportunities directly within the City of Riviera Beach.

Architecture

The visual architectural character of the new 2-story building is contemporary yet industrial. The building incorporates clean lines, punched window openings, scoring patterns, metal canopy and sun-shading elements. The design is consistent with the existing southernmost warehouse building yet provides for an elevated feel to the site. The proposed building and location will

enhance the Australian Avenue Corridor and will be an asset to the immediate adjacent properties within Riviera Beach.

Engineering

The proposed building will utilize the water and sewer connections which connect to the northernmost warehouse building today. The impact of development will be nearly negligible as the footprint of the new proposed building creates roughly the same amount of impervious area as the previous warehouse footprint. As such, there have been minimal updates to the drainage plan. A drainage concept and statement has been attached which details the impacts of development.

Landscape

The proposed landscape palette consists of a variety of shade trees, palms, accents, and specimen plants, along with many native shrubs. Clusia and Live Oak, complimented by Dwarf Yaupon Holly have been provided in the proposed landscape islands and are intended to create a shaded focal point to the entryway of the project. Foundation plantings have been designed to complement the architecture and includes four (4) European Fan Palms, three (3) Montgomery Palms and a variety of Dwarf Podocarpus, White Mandevilla, and Garcinia. There are existing vegetation areas on site per a previously approved landscape plan and much of it is proposed to stay as-is. The existing landscape buffer is to remain and provides “eyes on the street” visibility for improved safety.

Parking

The existing site provides 42 vehicle parking spaces. The proposed site brings portions of the parking spaces and drive aisles up to code and provides for one additional parking space, for a total of 43 spaces. The proposed northernmost building is primarily research and development, with small sections of office, warehouse, and ancillary spaces. Parking rates for the site plan are based on the City of Riviera Beach parking standards for office and warehouse: 1/300 SF and 1/1,000 SF respectively. For research and development uses, much of the space is to be used by employees already accounted for in the office and warehouse uses. To reflect the existing employees using different facets of the building, the research and development parking rate was also established at 1/1,000 SF. The 1/1,000 SF is also referenced to Palm Beach County Parking Calculations for research and development larger than 10,000 SF. The applicant feels that this calculation accurately describes the breakout of uses and the number of users per space. The ancillary conference room spaces and break rooms are parked at 1/1,000 SF. The existing site is frequently under parked, and the applicant feels confident with the parking breakdown as proposed. A parking table, detailing the breakout of the uses, has been provided on the site plan for further review.

MEAHOP Applicability

As part of our site plan application, the applicant requests that the proposed side building setback (east) be considered for a setback reduction through Chapter 26 Minority Employment and

Affordable Housing Opportunity Plan (MEAHOP) Sec 26-8(F) Table IV at a fee of \$2 per square foot of area within the required side setback. The applicant proposes to adjust the setbacks to allow for the rear setback to be along the south property line and the required 15-foot building side setback to be along the east property line. This adjustment for the setbacks makes sense, as the main entry of the facility is along the north property line, which the applicant proposes to be the new front setback.

Per the proposed site plan, the area of new building which extends (cantilevered on the second floor only) within the side setback is 79.8 feet wide by 13.7 feet deep. The total square footage of encroachment into the 15-foot side setback totals 1,093.26 square feet (79.8 x 13.7). Based on the requirements within the MEAHOP Sec 26-8(F) Table IV IG & IL Districts 2. Side Setback Waiver, the applicant is prepared to pay a fee of \$2 per square foot of area within the required setback (\$1,093.26 x \$2 = \$2,186.52).

The applicant meets the purpose of the MEAHOP as described in Section 26-2 below:

Sec. 26-2. Purpose of plan.

The provisions of this chapter are enacted to effectuate the following purposes:

- (1) Decrease unemployment by encouraging the hiring of minorities in the construction industry, including minority businesses, skilled and nonskilled labor and professionals.

Response: The applicant currently employs 43% minorities, and the expansion of the site plan will allow for an increase of this number. The applicant understands the value that they provide within the City of Riviera Beach and is committed to continue providing employment opportunities for minorities.

- (2) Provide a means of increasing the supply of affordable housing in this city.

Response: Not applicable to this petition.

- (3) Encourage revitalization of the downtown, particularly mixed use development.

Response: The applicant is redeveloping a portion of their site which has existed for almost 30 years. This improvement to the site is consistent with the revitalization efforts set forth within this section by the City of Riviera Beach.

- (4) Accomplish the objectives of this section through the use of a voluntary program utilizing zoning-related incentives, in various zoning districts throughout the city.

Response: The applicant is proposing to utilize the MEAHOP program through the zoning-related incentives to provide support for the site plan improvements and to ultimately increase the jobs on site and enhance business operations.

The applicant meets the rationale of the MEAHOP as described in Section 26-3 below:

Sec. 26-3. Rationale.

- (a) Solutions to unemployment and lack of affordable housing are two serious challenges facing the city and, under current fiscal constraints, the government cannot rely solely upon public programs, but must work with the private sector.

Response: This petition is an excellent opportunity for the City of Riviera Beach to partner with K-Rain Manufacturing to provide additional employment opportunities within the city. K-Rain Manufacturing is a long-standing successful business in the city who employs 43% minorities. The proposed site plan enhancements will support the innovative business model at K Rain and provide for new opportunities for employment within the city.

- (b) The provisions of this chapter recognize that the private sector has the expertise and resources to aid the city in these areas and that the city may call upon that aid in exchange for compensation.

Response: The applicant agrees with this rationale. K-Rain has the experience and resources to assist the city in their employment goals in exchange for a reduced side setback as described within this request.

- (c) The program is designed so that bonuses will reflect the appropriate economic incentive for the particular use or district, making it financially advantageous for the developer to use the bonus and provide employment or housing in return.

Response: The applicant agrees with this rationale and would like to work with the city for the reduced site setback. The proposed site plan as shown within this petition is economically beneficial to K-Rain Manufacturing while providing employment incentives for the City of Riviera Beach.

Conclusion

The applicant is requesting approval of the site plan modification and MEAHOP to allow for new architecture with a reduced side setback to support the growth of the applicant's operations. K-Rain Manufacturing relies on internal research, development, and testing procedures which will be strengthened by the site improvements. These changes are crucial to K-Rain's continued growth within the City of Riviera Beach and the site plan modifications with MEAHOP is an opportunity to provide new high-level jobs in the city. The proposed plans are not injurious or detrimental to the public health, safety, and welfare and will not negatively alter the character of the area. The proposal will also allow for the applicant to upgrade the site in an economically feasible manner which supports K-Rain within Riviera Beach by maximizing the parcel without significantly changing it. The applicant looks forward to working with staff to respond to any questions or issues that might arise as a result of your review.