

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, APPROVING AN APPLICATION FROM THE PORT OF PALM BEACH DISTRICT FOR SITE PLAN APPROVAL (SP-18-16) TO DEVELOP A NEW CARGO STORAGE AREA WITHIN THE PORT OF PALM BEACH, WHICH WILL REPLACE THE FORMER MARITIME OFFICE BUILDING, ON 3.0 ACRES OF INDUSTRIAL LAND AT 4 EAST PORT ROAD, IDENTIFIED BY PARCEL CONTROL NUMBER 56-43-42-33-19-001-0110, LOCATED EAST OF BROADWAY AND SOUTH OF EAST 11TH STREET; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the applicant, the Port of Palm Beach District (Port), submitted an application for approval of a site plan (SP-18-16), associated with the property known as 4 East Port Road, located within the Port of Palm Beach, with parcel control number 56-43-42-33-19-001-0110; and

WHEREAS, the Port desires to demolish the existing structure on site, known as the Maritime Office Building, and instead utilize the area for cargo storage; and

WHEREAS, Chapter 31, Article III, of the City's Code of Ordinances provides site plan review criteria; and

WHEREAS, City staff has determined that site plan application SP-18-16 is consistent with the City's Comprehensive Plan and the City's Land Development Regulations; and

WHEREAS, the Planning and Zoning Board reviewed site plan application SP-18-16 on August 9, 2018; and

WHEREAS, the City Council desires to approve the site plan application submitted by Vertex.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, AS FOLLOWS:

SECTION 1. The City Council finds that site plan application SP-18-16, associated with the property known by Parcel Control Number 56-43-42-33-19-001-0110, is consistent with the City's Comprehensive Plan and the City's Land Development Regulations, and promotes the health, safety, and welfare of the City's stakeholders.

SECTION 2. The City Council approves the site plan application provided by the Port of Palm Beach District, (SP-18-16) with the following conditions of approval:

1. Construction improvements must be initiated within 18 months of the effective date of this Resolution in accordance with Section 31-60(b), of the City Code of Ordinances. Demolition, site preparation and/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.
2. 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 site plan.
3. This development must receive final Certificate of Occupancy or Certificate of Completion from the City for all approved site plan elements 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 and special exception approval and re-initiate the site plan approval process.
4. Once approved, this resolution shall supersede any previous site plan approval resolutions associated with this property, causing previous site plan approval resolutions to be null and void.

SECTION 3. The associated Site Plans are attached hereto and made a part of this resolution as Exhibit 'A'.

SECTION 4. Should any one or more of the provisions or elements of this resolution be held invalid, such provision or element shall be null and void, and shall be deemed separate from the remaining provisions or elements and shall in no way affect the validity of any of the remaining provisions or elements of this resolution.

SECTION 5. This Resolution shall take effect immediately upon approval.

PASSED and APPROVED this _____ day of _____, 2018.

APPROVED:

THOMAS A. MASTERS
MAYOR

TONYA DAVIS JOHNSON
CHAIRPERSON

ATTEST:

CLAUDENE L. ANTHONY
CERTIFIED MUNICIPAL CLERK
CITY CLERK

LYNNE L. HUBBARD
CHAIR PRO TEM

KASHAMBA MILLER-ANDERSON
COUNCILPERSON

JULIA BOTEL
COUNCILPERSON

TERENCE D. DAVIS
COUNCILPERSON

MOTIONED BY: _____

SECONDED BY: _____

K. MILLER-ANDERSON _____

T. DAVIS JOHNSON _____

L. HUBBARD _____

J. BOTEL _____

T. DAVIS _____

REVIEWED AS TO LEGAL SUFFICIENCY

ANDREW DEGRAFFENREIDT
CITY ATTORNEY

DATE: _____