

**RESOLUTION NUMBER 75-20**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, APPROVING AN APPLICATION (SP-19-23) FROM SROA CAPITAL, LLC. REQUESTING SITE PLAN AMENDMENT APPROVAL TO EXPAND THE EXISTING SELF STORAGE USE BY CONSTRUCTING AN ADDITIONAL 36,310 SQUARE FEET OF NEW BUILDING AREA AS WELL AS PROVIDING BUILDING FAÇADE AND LANDSCAPE IMPROVEMENTS AT 1177 WEST BLUE HERON BOULEVARD, COMPRISED OF APPROXIMATELY 8.58 ACRES OF LAND, IDENTIFIED BY PARCEL CONTROL NUMBER 5643422956000010; PROVIDING FOR CONDITIONS OF APPROVAL; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the City received an application from SROA Capital, LLC. for site plan approval (SP-19-23) associated with 1177 W. Blue Heron Blvd., 56-43-42-29-56-000-0010; and

**WHEREAS**, the applicant desires to expand the existing self-service storage use by constructing an additional 36,310 square feet of new building area, as well as providing building façade and landscape improvements; and

**WHEREAS**, the applicant simultaneously submitted application for a text amendment (ZA-19-01), integral to the approval of site plan application SP-19-23, associated with creating a definition for self-service storage, implementing this use within the City's Land Development Regulations, and also creating a new off-street parking ratio for self-service storage facilities; and

**WHEREAS**, the Planning and Zoning Board reviewed the subject site plan application (SP-19-23), and text amendment application (ZA-19-01), along with corresponding documents and City staff report, on January 9, 2020, and unanimously recommended approval to the City Council; and

**WHEREAS**, City staff and the City Council finds that the proposed site plan (SP-19-23) is consistent with the City's Comprehensive Plan and the City's Code of Ordinances as long as the text amendment application (ZA-19-01) has been approved by ordinance on second reading; and

**WHEREAS**, the City Council of the City of Riviera Beach desires to approve this site plan application (SP-19-23).

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

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**SECTION 1.** The City Council finds that the site plan application (SP-19-23) along with corresponding documents and City staff report, attached hereto and made a part of this Resolution, associated with 1177 W. Blue Heron Blvd., identified by Parcel Control Number 56-43-42-29-56-000-0010, is consistent with the City’s Comprehensive Plan and the City’s Code of Ordinances, so long as the associated text amendment (ZA-19-01) has been approved by ordinance on second reading.

**SECTION 2.** The City Council approves the site plan application (SP-19-23) with the following conditions of approval:

1. A two-year landscaping performance bond for 110% of the value of landscaping and irrigation shall be required before a Certificate of Occupancy or Certificate of Completion is issued for the addition.
2. Construction and landscaping 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.
3. 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.
4. This development must receive final Certificate of Occupancy from the City for all buildings and units approved 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.
5. All future advertising must state that the development is located in the City of Riviera Beach. Fees and penalties in accordance with City Code Sec. 31-554 will be levied against the property owner and/or business for violation of this condition.
6. 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.
7. Prior to submitting application for City Building Permit, the applicant shall consult with the Riviera Beach Police Department in order to incorporate one or more Internet Protocol (IP) Cameras within their site design for RBPD use.
8. The concurrently processed ordinance [No. 4143] associated with text amendment application ZA-19-01, (creating a definition for self-service

storage, implementing this use within the City’s Land Development Regulations, and also creating a new off-street parking ratio for self-service storage facilities), must be approved and adopted on second reading prior to this site plan approval becoming effective.

- 9. Prior to approval of City Building Permit, the applicant shall provide a drainage report sufficient to demonstrate compliance with City and South Florida Water Management District (SFWMD) regulations. Specifically, demonstrate compliance with City Comprehensive Plan, Infrastructure Element, Policy 1.5.3., “Stormwater”.
- 10. Development of this site must adhere to the best management practices provided within the August 13, 2020, Proposed Environmental Development Guidelines Report and within the Environmental Review Report from Brown and Caldwell, attached hereto and made a part of this resolution as Exhibit 1 and Exhibit 2.

**SECTION 3.** The associated Site Plan, Landscape Plan, Building Elevation and Floor Plan are attached hereto and made a part of this resolution as Exhibit A, B, C, and D.

**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 \_\_\_\_\_, 2020.

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**APPROVED:**

\_\_\_\_\_  
**RONNIE L. FELDER**  
**MAYOR**

\_\_\_\_\_  
**JULIA A. BOTEL, Ed.D**  
**CHAIRPERSON**

**ATTEST:**

\_\_\_\_\_  
**CLAUDENE L. ANTHONY**  
**CERTIFIED MUNICIPAL CLERK**  
**CITY CLERK**

\_\_\_\_\_  
**DOUGLAS A. LAWSON**  
**CHAIR PRO TEM**

\_\_\_\_\_  
**SHIRLEY D. LANIER**  
**COUNCILPERSON**

\_\_\_\_\_  
**KASHAMBA MILLER-ANDERSON**  
**COUNCILPERSON**

\_\_\_\_\_  
**TRADRICK McCOY**  
**COUNCILPERSON**

**MOTIONED BY:** \_\_\_\_\_

**SECONDED BY:** \_\_\_\_\_

**K. MILLER-ANDERSON** \_\_\_\_\_

**J. BOTEL** \_\_\_\_\_

**S. LANIER** \_\_\_\_\_

**D. LAWSON** \_\_\_\_\_

**T. McCOY** \_\_\_\_\_

**REVIEWED AS TO LEGAL SUFFICIENCY**

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**DAWN S. WYNN**  
**CITY ATTORNEY**

**DATE:** \_\_\_\_\_