

## RESOLUTION NUMBER 96-20

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, APPROVING SITE PLAN APPLICATION (SP-19-19) FOR A CONTRACTOR STORAGE YARD AND ACCESSORY OFFICE USE, TOTALING APPROXIMATELY 3.159 ACRES, LOCATED AT 6840 NORTH HAVERHILL ROAD, ASSOCIATED WITH PARCEL CONTROL NUMBERS 56-42-42-36-00-000-3050; 56-42-42-36-00-000-3070 HAVING AN INDUSTRIAL FUTURE LAND USE DESIGNATION; A LIMITED INDUSTRIAL (IL) ZONING DESIGNATION; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, Applicant, Hinterland Group #2, has applied for site plan approval (SP-19-19) associated with the real property known by parcel control numbers 56-42-42-36-00-000-3050 and 56-42-42-36-00-000-3070, approximately 3.159 acres in area, located at 6840 North Haverhill Road; and

**WHEREAS**, the Applicant desires to operate a contractor's storage yard with an accessory office use; and

**WHEREAS**, the Planning and Zoning Board reviewed the site plan application (SP-19-19) on September 10, 2020 and unanimously recommended approval to the City Council; and

**WHEREAS**, City staff and the City Council find that the proposed site plan is consistent with the City's Comprehensive Plan and the City's Code of Ordinances; and

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

**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 the site plan application (SP-19-19) submitted by Hinterland Group #2, LLC, for the real property known by parcel control numbers 56-42-42-36-00-000-3050 and 56-42-42-36-00-000-3070, located at 6840 North Haverhill Road is consistent with the City's Comprehensive Plan and the City's Code of Ordinances.

**SECTION 2.** The City Council approves this site plan application (SP-19-19) 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.

**RESOLUTION NUMBER 94-20**

**PAGE 2 OF 3**

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 five percent (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 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. Due the close proximity to existing residential uses and Limited Industrial Zoning Designation, the open storage of goods and materials shall not exceed twenty (20) feet in height per City Code Sec. 31-363(2). Any equipment or vehicles stored on site, including but not limited to crane arms, shall be lowered to the lowest possible level upon close of business to mitigate visual impacts.

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

**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.**

**RESOLUTION NUMBER 94-20**

**PAGE 3 OF 3**

**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**

\_\_\_\_\_  
**TRADRICK MCCOY**  
**COUNCILPERSON**

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

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

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

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

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

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

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

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

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

**REVIEWED AS TO LEGAL SUFFICIENCY**

\_\_\_\_\_  
**DAWN S. WYNN, CITY ATTORNEY**

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