

RESOLUTION NO. 40-15

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, APPROVING AN APPLICATION FROM TROPICAL SHIPPING USA, LLC. REQUESTING SITE PLAN APPROVAL TO REDEVELOP 5.21 ACRES OF LAND AT 1489 DR. MARTIN LUTHER KING JR. BOULEVARD AND 501 AVENUE 'P' LOCATED ON THE SOUTH SIDE OF DR. MARTIN LUTHER KING JR. BLVD. (AKA WEST 8TH STREET), WEST OF AVENUE 'P', FOR A TWO STORY 30,000 SQUARE FOOT OFFICE BUILDING, SOLAR PANEL COVERED PARKING AREA AND AN EMPLOYEE WALKING TRAIL, WITHIN THE IG GENERAL INDUSTRIAL ZONING DISTRICT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Tropical Shipping USA, LLC (hereinafter Tropical) has had a long-time business presence within the City of Riviera Beach; and

WHEREAS, Tropical's existing facility, addressed as 1489 Dr. Martin Luther King, Jr. Boulevard and 501 Avenue 'P', serves as a primary business hub outside of the Port of Palm Beach; and

WHEREAS, Tropical desires to redevelop and modernize the existing facility, which is proposed to include a two story 30,000 square foot office building and an employee parking area covered with approximately 50,000 square feet of solar panels, and also an employee walking trail; and

WHEREAS, City staff has determined that Tropical's redevelopment proposal (known as SP-14-11), is consistent with the City's Comprehensive Plan and Land Development Regulations; and

WHEREAS, on February 12, 2015, the Planning and Zoning Board, an advisory board to the City Council, reviewed Tropical Shipping's redevelopment proposal and unanimously recommended approval of this project to the City Council with the following condition; that construction activities on Saturdays must end at 4:00 P.M.; and

WHEREAS, the City Council desires to approve the application from Tropical for site plan approval to redevelop 5.21 acres of land at 1489 Dr. Martin Luther King, Jr. Boulevard and 501 Avenue 'P', Parcel Control Numbers 56-43-42-32-38-000-0020, 56-43-42-32-38-000-0030, and 56-43-42-32-38-000-0040.

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 application from Tropical Shipping USA, LLC. for site plan approval to redevelop 5.21 acres on land at 1489 Dr. Martin Luther King, Jr. Boulevard and 501 Avenue 'P', for a two story 30,000 square foot office building, an employee parking area covered with approximately 50,000 square feet of solar panels and an employee walking trail, is consistent with the City's Comprehensive Plan and the City's Land Development Regulations.

SECTION 2. The City Council approves the aforementioned application from Tropical Shipping USA, LLC. for site plan approval with the following conditions:

1. Construction must be initiated within 18 months of the effective date of this resolution in accordance with City Code of Ordinances Section 31-60, "Automatic termination of site plan approval".
2. All future advertising must adhere to City Code of Ordinances Section 31-554, "Advertising within the City of Riviera Beach". Fees and penalties in accordance with this Sec. 31-554 will be levied against the property owner and/or business for violation of this condition.
3. A two-year landscaping performance bond for 110% of the value of landscaping and irrigation is required and shall be submitted before a certificate of occupancy is issued.
4. As suggested by the Planning and Zoning Board, for the duration of completing this project, all construction occurring on a Saturday must end at 4:00 P.M.

SECTION 4. The associated site plan, landscape plan and building elevations are attached hereto and made a part of this resolution as Exhibit "A", "B" and "C".

SECTION 5. Should any one or more of the provisions or element 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 6. This Resolution shall take effect immediately upon approval.

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PASSED and APPROVED this 15TH day of APRIL, 2015.

APPROVED:




THOMAS A. MASTERS
MAYOR




DAWN S. PARDO
CHAIR PERSON

ATTEST:



CLAUDENE L. ANTHONY
CERTIFIED MUNICIPAL CLERK
CITY CLERK



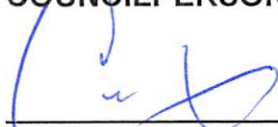
TERENCE D. DAVIS
CHAIR PRO TEM

ABSENT

BRUCE A. GUYTON
COUNCILPERSON



KASHAMBA L. MILLER
COUNCILPERSON



CEDRICK A. THOMAS
COUNCILPERSON

MOTIONED BY: C. THOMAS

SECONDED BY: T. DAVIS

D. PARDO AYE

T. DAVIS AYE

B. GUYTON ABSENT

K. MILLER AYE

C. THOMAS AYE

REVIEWED AS TO LEGAL SUFFICIENCY



PAMALA HANNA RYAN, B.C.S., CITY ATTORNEY

DATE: 4/14/15