



MEETING AGENDA PLANNING AND ZONING BOARD CITY OF RIVIERA BEACH, FL

LOCAL PLANNING AGENCY

Development Services Department: (561)845-4060, www.rivierabch.com

Commencement – 6:30 PM
Thursday, January 9, 2020

City Council Chambers - Municipal Complex
600 W. Blue Heron Blvd., Riviera Beach, FL 33404

If you wish to speak on any item(s) on this agenda, please complete a public comment card and provide it to Planning and Zoning Staff. Cards must be submitted prior to Board discussion of an item. Thank you.

I. MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE

II. ROLL CALL

Rena Burgess, Chairperson

James Gallon, Board Member

Anthony Brown, Board Member

William Wyly, Board Member

Evelyn Harris Clark, 1st Alternate

Jon Gustafson, Vice-Chair

Margaret Shepherd, Board Member

Stephen Hunt, Board Member

Moeti Ncube, 2nd Alternate

III. ACKNOWLEDGEMENT OF BOARD MEMBER ABSENCE NOTIFICATION

IV. ADDITIONS AND DELETIONS TO THE AGENDA

V. DISCLOSURE BY BOARD MEMBERS AND ADOPTION OF THE AGENDA

VI. APPROVAL OF MINUTES – December 19, 2019.

VII. UNFINISHED BUSINESS – None.

VIII. NEW BUSINESS

- A. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, AMENDING CITY CODE OF ORDINANCES CHAPTER 31, ZONING, ARTICLE I, IN GENERAL, SECTION 31-1, DEFINITIONS, BY ADDING A DEFINITION FOR SELF-SERVICE STORAGE; AND AMENDING CHAPTER 31, ZONING, ARTICLE V, DISTRICT REGULATIONS, DIVISION 18, 'IG' GENERAL INDUSTRIAL DISTRICT, SECTION 31-382, USE REGULATIONS, BY ADDING SELF-SERVICE STORAGE AS A SPECIAL EXCEPTION USE; AND AMENDING CHAPTER 31, ARTICLE VII, OFF-STREET PARKING AND LOADING, SECTION 31-577, OFF-STREET PARKING RATIOS, BY ADDING PARKING REQUIREMENTS FOR SELF-SERVICE STORAGE FACILITIES; PROVIDING FOR CONFLICTS AND SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.
- B. 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 56434229560000010; PROVIDING FOR CONDITIONS OF APPROVAL; AND PROVIDING FOR AN EFFECTIVE DATE.

- C. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, APPROVING THE APPLICATION (AB-19-02) FROM BLP BLUE HERON, LLC. REQUESTING ABANDONMENT OF APPROXIMATELY 57,520 SQUARE FEET OF CANAL RIGHT OF WAY LOCATED ADJACENT TO AND NORTH OF THE VACANT PARCEL OF LAND IDENTIFIED BY PARCEL CONTROL NUMBER 56434229370000030, LOCATED NORTH OF WEST BLUE HERON BOULEVARD, SOUTH OF WEST 23RD STREET, EAST OF RJ HENDLEY AVENUE, AND WEST OF AVENUE 'O'; ESTABLISHING A PERPETUAL CITY UTILITY ACCESS EASEMENT; AND PROVIDING FOR AN EFFECTIVE DATE.
- D. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, APPROVING THE APPLICATION (LU-18-02) FROM BLP BLUE HERON, LLC. REQUESTING A FUTURE LAND USE MAP AMENDMENT FROM AN OFFICE DESIGNATION TO A COMMERCIAL DESIGNATION FOR APPROXIMATELY 4.91 ACRES OF VACANT LAND IDENTIFIED BY PARCEL CONTROL NUMBER 56434229370000030, AND INCLUDING LAND FORMERLY DESIGNATED AS A CANAL RIGHT OF WAY, LOCATED NORTH OF WEST BLUE HERON BOULEVARD, SOUTH OF WEST 23RD STREET, EAST OF RJ HENDLEY AVENUE, AND WEST OF AVENUE 'O'; AND PROVIDING FOR AN EFFECTIVE DATE.
- E. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, APPROVING THE APPLICATION (RZ-18-02) FROM BLP BLUE HERON, LLC. REQUESTING A ZONING MAP AMENDMENT FROM AN 'OP' OFFICE AND PROFESSIONAL DISTRICT DESIGNATION TO A 'CG' GENERAL COMMERCIAL DISTRICT DESIGNATION FOR APPROXIMATELY 4.91 ACRES OF VACANT LAND IDENTIFIED BY PARCEL CONTROL NUMBER 56434229370000030, AND INCLUDING LAND FORMERLY DESIGNATED AS A CANAL RIGHT OF WAY, LOCATED NORTH OF WEST BLUE HERON BOULEVARD, SOUTH OF WEST 23RD STREET, EAST OF RJ HENDLEY AVENUE, AND WEST OF AVENUE 'O'; AND PROVIDING FOR AN EFFECTIVE DATE.
- F. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, APPROVING AN APPLICATION (SP-18-13) FROM BLP BLUE HERON, LLC. REQUESTING SITE PLAN APPROVAL TO CONSTRUCT FIVE COMMERCIAL BUILDINGS, TOTALING APPROXIMATELY 31,286 SQUARE FEET ON APPROXIMATELY 4.91 ACRES OF VACANT LAND IDENTIFIED BY PARCEL CONTROL NUMBER 56434229370000030, AND INCLUDING LAND FORMERLY DESIGNATED AS A CANAL RIGHT OF WAY, LOCATED NORTH OF WEST BLUE HERON BOULEVARD, SOUTH OF WEST 23RD STREET, EAST OF RJ HENDLEY AVENUE, AND WEST OF AVENUE 'O'; PROVIDING FOR CONDITIONS OF APPROVAL; AND PROVIDING FOR AN EFFECTIVE DATE.

IX. WORKSHOP ITEMS – None.

X. GENERAL DISCUSSION

- A. PUBLIC COMMENTS
- B. CORRESPONDENCE
- C. PLANNING AND ZONING BOARD COMMENTS
 - 1. Project Updates / Upcoming Projects
 - 2. Upcoming P&Z Board Meetings – Jan. 23, 2020 / Feb. 13, 2020.

XI. ADJOURNMENT

NOTICE: In accordance with the Americans with Disabilities Act, persons in need of a special accommodation to participate in this proceeding shall, within a reasonable time prior to any proceeding, contact the City of Riviera Beach, 600 West Blue Heron Boulevard, Riviera Beach, Florida 33404, Telephone 561-845-4000 or TDD 561-840-3350, www.rivierabch.com.