

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, AMENDING THE CITY'S FUTURE LAND USE MAP FROM HIGH DENSITY MULTI-FAMILY (MF-20) TO DOWNTOWN MIXED USE FOR A PROPERTY LOCATED AT 2429 LAKE DRIVE (LOT 474 AND LOT 528), TOTALING 0.86 ACRES OF LAND, TO FACILITATE THE DEVELOPMENT OF AN EIGHT STORY BUILDING WITH 135 CONDOMINIUM UNITS REFERRED TO AS SINGER ISLAND GATEWAY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, Section 163.3184, Florida Statutes, permits local governments to adopt amendments to the City's Comprehensive Plan to ensure that the plan provides appropriate policy guidance for growth and development; and

**WHEREAS**, the City of Riviera Beach Comprehensive Plan controls and directs the development of land within the municipal limits of the City by referencing the boundaries on the Future Land Use Map; and

**WHEREAS**, the Singer Island Gateway, LLC. desires to develop an eight story building with 135 condominium units, referred to as Singer Island Gateway, on 1.86 acres of land located at 2525 Lake Drive and 2429 Lake Drive (Lot 474 and Lot 528); and

**WHEREAS**, the property at 2429 Lake Drive (Lot 474 and Lot 528) currently has a High Density Multi-Family (MF-20) Future Land Use Designation; and

**WHEREAS**, to implement the Singer Island Gateway development, Singer Island Gateway, LLC. desires to amend the future land use for the property at 2429 Lake Drive (Lot 474) to Downtown Mixed Use and 2429 (Lot 528) to Downtown Mixed Use; and

**WHEREAS**, City Staff has determined that the Singer Island Gateway, LLC. future land use amendment proposal is consistent with and compatible to the adjacent future land uses and the City's Comprehensive Plan and Land Development Regulations; and

**WHEREAS**, on January 26, 2017, the City's Planning and Zoning Board held a public meeting to discuss the Singer Island Gateway, LLC. future land use amendment proposal and recommended approval of the proposed future land use amendment by an unanimous vote; and

**WHEREAS**, the City Council has determined that the enactment of this Ordinance protects the health, safety and welfare of the public.

**WHEREAS**, the City will transmit a copy of the proposed amendment of the City's Future Land Use Map to the State of Florida Department of Economic Opportunity and necessary reviewing agencies for review per Section 163.3184, Florida Statutes.

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

**SECTION 1.** The foregoing "WHEREAS" clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Ordinance upon adoption hereof.

**SECTION 2.** That the City's Future Land Use Map is amended from High Density Multi-Family (MF-20) to Downtown Mixed Use for the 0.23 acre of land located at 2429 Lake Drive (Lot 474) and from High Density Multi-Family (MF-20) to Downtown Mixed Use for the 0.63 acre of land located at 2429 (Lot 528) and that said revisions are attached hereto and made part of this Ordinance as "Exhibit A".

**SECTION 3.** That the proposed amendment of the City's Future Land Use Map shall be transmitted to the State of Florida Department of Economic Opportunity and necessary reviewing agencies for review after the public hearing of this Ordinance on first reading.

**SECTION 4.** If any word, phrase, clause, subsection or section of this Ordinance is for any reason held invalid, the invalidity thereof shall not affect the validity of any remaining portions of this Ordinance.

**SECTION 5.** That all sections or parts of sections of the Code of Ordinances, all ordinances or parts of ordinances, and all resolutions or parts of resolutions in conflict herewith, be and the same are hereby repealed to the extent of such conflict.

**SECTION 6.** This Ordinance shall be in full force and effect 30 days upon the effective date of the Ordinance amending the Comprehensive Plan Future Land Use Map from High Density Multi-Family (MF-20) to Downtown Mixed Use for the property located at 2429 Lake Drive (Lot 474 and Lot 528).

**\*\*\*\*\*THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK\*\*\*\*\***

**PASSED AND APPROVED** on the first reading this \_\_\_\_\_ day of  
\_\_\_\_\_ 2017.

**PASSED AND ADOPTED** on second and final reading this \_\_\_\_\_ day of  
\_\_\_\_\_ 2017.

**APPROVED:**

\_\_\_\_\_  
**THOMAS A. MASTERS**  
MAYOR

\_\_\_\_\_  
**TERENCE D. DAVIS**  
CHAIRPERSON

**ATTEST:**

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

\_\_\_\_\_  
**KASHAMBA MILLER-ANDERSON**  
CHAIR PRO TEM

\_\_\_\_\_  
**LYNNE L. HUBBARD**  
COUNCILPERSON

\_\_\_\_\_  
**TONYA DAVIS JOHNSON**  
COUNCILPERSON

\_\_\_\_\_  
**DAWN S. PARDO**  
COUNCILPERSON

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1<sup>ST</sup> READING

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

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

L. HUBBARD \_\_\_\_\_

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

T. DAVIS JOHNSON \_\_\_\_\_

D. PARDO \_\_\_\_\_

T. DAVIS \_\_\_\_\_

2<sup>ND</sup> & FINAL READING

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

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

L. HUBBARD \_\_\_\_\_

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

T. DAVIS JOHNSON \_\_\_\_\_

D. PARDO \_\_\_\_\_

T. DAVIS \_\_\_\_\_

REVIEWED AS TO LEGAL SUFFICIENCY

\_\_\_\_\_  
ANDREW DEGRAFFENREIDT, ESQ.  
CITY ATTORNEY

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