

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, AMENDING THE CITY'S ZONING MAP FROM MULTI-FAMILY/HOTEL DISTRICT TO DOWNTOWN CORE AND DOWNTOWN GENERAL FOR A PROPERTY LOCATED AT 2429 LAKE DRIVE (LOT 474 AND LOT 528), TOTALING 0.63 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, the City of Riviera Beach Code of Ordinances controls and directs the development of land within the municipal limits of the City by referencing the boundaries on the Zoning Map; and

WHEREAS, Section 31-97(e) of the City of Riviera Beach Code of Ordinances establishes that the City Council may, from time to time, amend, change or repeal district boundaries of the Zoning 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) is currently zoned Multi-Family/ Hotel District; and

WHEREAS, to implement the Singer Island Gateway development, Singer Island Gateway, LLC. desires to amend the zoning for the property at 2429 Lake Drive (Lot 474) to Downtown General and 2429 (Lot 528) to Downtown Core; and

WHEREAS, City Staff has determined that the Singer Island Gateway, LLC. zoning amendment proposal is consistent with and compatible to the adjacent zoning 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. zoning amendment proposal and recommended approval of the proposed zoning 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.

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 Zoning Map is amended from Multi-family/Hotel to Downtown General for the 0.23 acre of land located at 2429 Lake Drive (Lot 474) and from Multi-family/Hotel to Downtown Core for the 0.40 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. 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 4. 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 5. This Ordinance shall be in full force and effect immediately upon the effective date of the Ordinance amending the Comprehensive Plan Zoning Map from Multi-family/Hotel to Downtown General and Downtown Core for the property located at 2429 Lake Drive (Lot 474 and Lot 528).

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

ORDINANCE NO. _____
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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

ORDINANCE NO. _____

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1ST READING

MOTIONED BY: _____

SECONDED BY: _____

L. HUBBARD _____

K. MILLER-ANDERSON _____

T. DAVIS JOHNSON _____

D. PARDO _____

T. DAVIS _____

2ND & 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: _____