RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, APPROVING AN APPLICATION FROM THE SINGER ISLAND GATEWAY, LLC. FOR SITE PLAN AND SPECIAL EXCEPTION APPROVAL TO DEVELOP AN EIGHT STORY BUILDING WITH 135 CONDOMINIUM UNITS, WHICH IS 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 PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Section 31-59 of the City of Riviera Beach Code of Ordinances establishes the requirements for Site Plan and Section 31-62 for Special Exception review by the City Council; and

WHEREAS, the property at 2525 Lake Drive and 2429 Lake Drive (Lot 474 and Lot 528) is approximately 1.86 acres; 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, City Staff has determined that the Singer Island Gateway, LLC. development proposal is consistent with and compatible to 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. site plan and special exception application proposal and recommended approval of the proposed site plan and special exception application proposal by an unanimous vote; and

WHEREAS, on January 26, 2017, the City's Planning and Zoning Board held a public meeting to discuss the Singer Island Gateway, LLC. site plan and special exception application proposal and recommended approval of the proposed site plan and special exception application proposal by an unanimous vote; and

WHEREAS, On February 22, 2017, the City's Community Redevelopment Agency (CRA) held a public meeting to discuss the Singer Island Gateway, LLC. site plan and special exception application proposal and found the proposed development consistent with the Riviera Beach CRA's Redevelopment Plan; and

WHEREAS, the City Council desires to approve the site plan and special exception application and plans for Singer Island Gateway, LLC. 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).

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 hereby finds that the site plan and special exception application to develop and operate 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) is consistent with and compatible to the City's Comprehensive Plan and Land Development Regulations.

SECTION 2. The City Council hereby approves the aforementioned application from Singer Island Gateway, LLC. for site plan approval with the following conditions:

1. A two-year landscaping performance bond for 110% of the value of landscaping and irrigation shall be required before the certificate of occupancy is issued by the City.

2. Construction 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. 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.

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 this resolution or the resolution shall be considered null and void, requiring the applicant to resubmit site plan fees and application for site plan and special exception approval and re-initiate the site plan and special exception approval process.

5. Once approved, this Resolution shall supersede any previous site plan approval resolutions associated with this property, causing previous site plan and special exception approval resolutions to be null and void.

6. 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 5% from the originally approved site plan.

7. Upon completion of demolition of the existing building at 2525 Lake Drive, the applicant agrees to install landscape sod onsite until the actual construction for the Singer Island Gateway development is initiated by the applicant.

SECTION 3. 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 4. 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 5. This Resolution shall take effect immediately upon approval.

PASSED and APPROVED this _____day of _____, 2017.

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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

MOTIONED BY: _____

SECONDED BY: _____

L. HUBBARD _____

K. MILLER-ANDERSON _____

T. DAVIS JOHNSON _____

D. PARDO _____

T. DAVIS _____

REVIEWED AS TO LEGAL SUFFICIENCY

ANDREW DEGRAFFENREIDT
CITY ATTORNEY

DATE: _____