

ORDINANCE NUMBER 4182

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, APPROVING THE APPLICATION (ZA-21-04) FROM THE CITY OF RIVIERA BEACH REQUESTING A ZONING MAP AMENDMENT FROM AN “CG” GENERAL COMMERCIAL DISTRICT DESIGNATION TO A “CF” COMMUNITY FACILITIES DISTRICT DESIGNATION FOR APPROXIMATELY 1.96 ACRES OF PROPERTY KNOWN AS 1920 WEST BLUE HERON, IDENTIFIED BY PARCEL CONTROL NUMBER 56-43-42-30-25-001-0000; PROVIDING FOR SEVERABILITY, REPEAL OF LAWS IN CONFLICT, AND CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City’s Code of Ordinances controls and directs the development of land within the municipal limits of the City by way of text and maps; and

WHEREAS, the applicant, the City of Riviera Beach, is the owner of the 1.96 acre property on the north side of West Blue Heron Boulevard, located at the intersection with North Congress Ave (hereinafter the “Property”); and

WHEREAS, it is the goal of the City to develop the Property with the new Fire Station # 88, providing a new public safety building to serve the needs of the City of Riviera Beach residents and visitors, 24 hours a day, 365 days a year in the protection of life and property through the delivery of the highest quality emergency and non-emergency care and services; and

WHEREAS, the Property is currently zoned General Commercial (CG), which requires a change in zoning designation to Community Facilities (CF), which will align the zoning with the intended future land use of the property as a community facility; and

WHEREAS, the Planning and Zoning Board reviewed the proposed amendment to the zoning map on September 9, 2021 and recommended approval to the City Council; and

WHEREAS, City staff find that this amendment to the zoning map would be in keeping with the proposed development of the site as well as the City’s efforts to ensure that City properties are properly zoned; and

WHEREAS, the City Council of the City of Riviera Beach finds that the proposed amendment to the zoning map (ZA-21-04) is consistent with the City’s Comprehensive Plan and promotes the health, safety, and welfare of the residents of the City and the general public.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, that:

SECTION 1. Legislative Findings, Intent, and Purpose. The foregoing recitals are ratified as true and correct and are incorporated herein. It is the purpose and intent of this Ordinance to promote the health, safety and general welfare of the residents,

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businesses, and stakeholders of the City.

SECTION 2. The City Council hereby approves the City Zoning Map Amendment Application (ZA-21-04), specifically described and shown within “Exhibit A”, attached hereto, from General Commercial to Community Facilities.

SECTION 3. SEVERABILITY. If any section, subsection, sentence, clause, phrase or provision of this Ordinance, or its application, to any person or circumstance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions thereof.

SECTION 4. REPEAL OF LAWS IN CONFLICT. All Ordinances or parts of Ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 5. CODIFICATION. Specific authority is hereby granted to codify the Ordinance as it is the intention of the City Council and it is hereby ordained that the provisions of this Ordinance shall become and be made a part of the Code of Ordinances of the City of Riviera Beach, and sections of this Ordinance may be renumbered to accomplish such intentions.

SECTION 6. EFFECTIVE DATE. This Ordinance shall become effective immediately upon final passage and adoption by City Council.

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PASSED AND APPROVED on the first reading this _____ day of _____, 2021.

PASSED AND ADOPTED on second and final reading this _____ day of _____, 2021.

APPROVED:

RONNIE L. FELDER
MAYOR

SHIRLEY D. LANIER
CHAIRPERSON

ATTEST:

CLAUDENE L. ANTHONY,
CERTIFIED MUNICIPAL CLERK
CITY CLERK

KASHAMBA MILLER-ANDERSON
CHAIR PRO TEM

TRADRICK MCCOY
COUNCILPERSON

JULIA A. BOTEL, Ed.D
COUNCILPERSON

DOUGLAS A. LAWSON
COUNCILPERSON

REVIEWED AS TO LEGAL SUFFICIENCY

MOTIONED BY: _____

SECONDED BY: _____

DAWN S. WYNN, CITY ATTORNEY

T. MCCOY: _____

DATE: _____

K. MILLER-ANDERSON: _____

S. LANIER: _____

J. BOTEL: _____

**D. LAWSON:
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1ST READING

MOTIONED BY: _____

SECONDED BY: _____

T. MCCOY _____

K. MILLER-ANDERSON _____

S. LANIER _____

J. BOTEL _____

D. LAWSON _____

2ND & FINAL READING

MOTIONED BY: _____

SECONDED BY: _____

T. MCCOY _____

K. MILLER-ANDERSON _____

S. LANIER _____

J. BOTEL _____

D. LAWSON _____