

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

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, AMENDING THE ZONING DESIGNATION OF THREE PARCELS OF LAND (PARCEL CONTROL NUMBERS: 56434233080000310, 56434233090000520, AND 56434233090000510) ASSOCIATED WITH THE RIVIERA BEACH HEIGHTS COMMUNITY CENTER (SP-15-15), FROM RS-8 SINGLE FAMILY DWELLING DISTRICT TO COMMUNITY FACILITY ZONING DISTRICT.**

**WHEREAS**, the residents of the Riviera Beach Heights neighborhood have requested a community facility in order to provide a space for various events and activities; and

**WHEREAS**, construction of a neighborhood community center would satisfy the residents' requests and also function as a neighborhood anchor, fostering a greater sense of place; and

**WHEREAS**, the City Council has supported this proposal and encouraged project approval and implementation; and

**WHEREAS**, the Florida Department of Transportation has committed to donating land for construction of the community center; and

**WHEREAS**, a public informational meeting was held on December 9, 2015 to discuss this project and there was overwhelming support of the community center proposal; and

**WHEREAS**, this proposal has been reviewed interdepartmentally by City staff and there are no outstanding staff questions or comments; and

**WHEREAS**, on January 14, 2016, the Planning and Zoning Board reviewed the community center project proposal and the associated proposal to amend the zoning designation and unanimously recommend approval; and

**WHEREAS**, the City Council desires to amend the zoning designation of three parcels of land (known by parcel control numbers 56434233080000310, 56434233090000520, and 56434233090000510) from RS-8 single family dwelling to community facility in order to accommodate the aforementioned community center development (RZ-15-01).

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

**SECTION 1.** The foregoing recitals are ratified and confirmed as being true and correct and are made a specific part of this Ordinance.

**SECTION 2.** A map depicting the current and proposed zoning designation has been attached hereto and shall be archived as part of this ordinance as Exhibit "A".

**SECTION 3.** The City Council hereby amends the zoning designation of three parcels of land (known by parcel control numbers 56434233080000310, 56434233090000520, and 56434233090000510) from RS-8 single family dwelling to community facility, as shown in Exhibit "A", in order to accommodate the community center development.

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

**SECTION 6.** The City Council hereby authorizes City staff to amend any and all maps and documents to reflect the aforementioned zoning designation amendment.

**SECTION 6.** This Ordinance shall take effect upon its final passage and approval by the City Council.

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PASSED and APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

PASSED and ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_,  
2016.

APPROVED:

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

\_\_\_\_\_  
DAWN S. PARDO  
CHAIRPERSON

ATTEST:

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

\_\_\_\_\_  
TERENCE D. DAVIS  
CHAIR PRO TEM

\_\_\_\_\_  
BRUE A. GUYTON  
COUNCILPERSON

\_\_\_\_\_  
KASHAMBA L. MILLER-ANDERSON  
COUNCILPERSON

\_\_\_\_\_  
CEDRICK A. THOMAS  
COUNCILPERSON

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**1<sup>ST</sup> READING**

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

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

B. GUYTON \_\_\_\_\_

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

C. THOMAS \_\_\_\_\_

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

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

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

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

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

B. GUYTON \_\_\_\_\_

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

C. THOMAS \_\_\_\_\_

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

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

REVIEWED AS TO LEGAL SUFFICIENCY

\_\_\_\_\_  
PAMALA HANNA RYAN, B.C.S. CITY ATTORNEY

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