

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

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, AMENDING THE ZONING DESIGNATION OF 4.68 ACRES OF A PARCEL OF LAND LOCATED AT THE NORTHWEST CORNER OF PRESIDENT BARACK OBAMA HIGHWAY AND 13TH STREET, FROM A LIMITED INDUSTRIAL (IL) ZONING DESIGNATION TO A GENERAL INDUSTRIAL (IG) ZONING DESIGNATION.**

**WHEREAS**, the City of Riviera Beach Code of Ordinances controls and directs the development of land within the municipal limits of the City; and

**WHEREAS**, section 31-97 of the City of Riviera Beach Code of Ordinances establishes the City Council may, from time to time, amend, change or repeal district boundaries of the Zoning Map; and

**WHEREAS**, the City has received a request to rezone approximately 4.68 acres of a parcel of land located at 1301 President Barack Obama Highway for the development of the site for manufacturing, processing, and fabrication; and

**WHEREAS**, the property is currently zoned Limited Industrial; and

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

**WHEREAS**, on February 11, 2016, the Planning and Zoning Board reviewed the E-Z Weld project proposal and the associated proposal to amend the zoning designation and unanimously recommend approval; and

**WHEREAS**, the proposed zoning change is consistent with and compatible with the City's Comprehensive Plan and Land Development Code; and

**WHEREAS**, the City Council desires to amend the zoning designation of approximately 4.68 acres of a parcel of land (known by parcel control number 56434233000003010) from Limited Industrial to General Industrial in order to accommodate the aforementioned development (RZ-15-02).

**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 approximately 4.68 acres of a parcel of land (known by parcel control number 5643423300003010) from Limited Industrial to General Industrial in order to accommodate the development of an industrial building.

**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: \_\_\_\_\_