

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 1301 PRESIDENT BARACK OBAMA HIGHWAY, FROM A LIMITED INDUSTRIAL (IL) ZONING DESIGNATION TO A GENERAL INDUSTRIAL (IG) ZONING DESIGNATION; AND PROVIDING FOR 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; and

WHEREAS, section 31-97 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 City's Zoning Map; and

WHEREAS, the City received an application to rezone approximately 4.68 acres of a parcel of land located at 1301 President Barack Obama Highway from a Limited Industrial (IL) zoning designation to a General Industrial (IG) zoning designation (RZ-15-02) to provide for the development of the site for manufacturing, processing, and fabrication; 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 proposal to amend the zoning designation from Limited Industrial (IL) to General industrial (IG) and unanimously recommend approval; and

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

WHEREAS, the City Council desires to amend the zoning designation of approximately 4.68 acres of a parcel of land located at 1301 President Barack Obama Highway (parcel control number 56434233000003010) from Limited Industrial (IL) to General Industrial (IG) in order to provide for the aforementioned industrial development.

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. The City Council hereby amends the zoning designation of approximately 4.68 acres of a parcel of land located at 1301 President Barack Obama Highway (parcel control number 56434233000003010) from a Limited Industrial (IL) zoning designation to a General Industrial (IG) zoning designation in order to provide for proposed future industrial development.

SECTION 3. A map depicting the current and proposed zoning designations at 1301 President Barack Obama Highway has been attached hereto and shall be archived as part of this ordinance as Exhibit "A".

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

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

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

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

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1ST READING

MOTIONED BY: _____

SECONDED BY: _____

B. GUYTON _____

K. MILLER-ANDERSON _____

C. THOMAS _____

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

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

DATE: _____