

ORDINANCE NO: 3044

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, AMENDING THE FUTURE LAND USE MAP LAND USE DESIGNATIONS FROM SINGLE FAMILY RESIDENTIAL (UP TO 6 UNITS PER ACRE), MEDIUM DENSITY MULTIPLE FAMILY RESIDENTIAL (UP TO 15 UNITS PER ACRE) AND RECREATIONAL TO COMMUNITY FACILITIES FOR 27.85 ACRES LOCATED SOUTH OF BLUE HERON BOULEVARD, EAST OF CONGRESS AVENUE, NORTH OF 13TH STREET, AND WEST OF AVENUE S, IDENTIFIED AS 1901 AVENUE S, RIVIERA BEACH, FLORIDA; DIRECTING THE DIRECTOR OF COMMUNITY DEVELOPMENT TO UPDATE THE CITY OF RIVIERA BEACH FUTURE LAND USE MAP; PROVIDING FOR SEVERABILITY AND CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Florida Statutes Chapter 163.3184 provides the requirements for the adoption of large scale amendments to the Future Land Use Map of the **Comprehensive Plan; and**

WHEREAS, the Future Land Use Element of the Comprehensive Plan only allows schools in the Community Facilities land use designation; and

WHEREAS, the School District of Palm Beach County is seeking to relocate and modernize the Suncoast Community High School on a site adjacent to the John F. Kennedy Middle School and the Mary McCleod Bethune Elementary School; and

WHEREAS, the subject parcels at the site are currently assigned Comprehensive Plan Future Land Use Designations of Single Family Residential (Up to 6 units per acre), Medium Density Multiple Family Residential (Up to 15 units per acre) and **Recreational; and**

WHEREAS, the Planning and Zoning Board reviewed the proposed Future Land Use change from Single Family Residential (Up to 6 units per acre), Medium Density Multiple Family Residential (Up to 15 units per acre). and Recreational to **Community Facilities and forwarded a recommendation of approval to the City Council; and**

WHEREAS, the City of Riviera Beach advertised this ordinance in the Palm Beach Post Newspaper on July 6, 2008.

ORDINANCE NO 3045

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, AMENDING THE ZONING MAP FOR 27.85 ACRES OF LAND FROM RS-6: SINGLE FAMILY RESIDENTIAL DISTRICT, RS-8: SINGLE FAMILY RESIDENTIAL, AND RM-15: MULTIPLE FAMILY DWELLING DISTRICT TO CF: COMMUNITY FACILITY DISTRICT LOCATED SOUTH OF BLUE HERON BOULEVARD, EAST OF CONGRESS AVENUE, NORTH OF 13TH STREET, AND WEST OF AVENUE S, IDENTIFIED AS 1901 AVENUE S, RIVIERA BEACH, FLORIDA; DIRECTING THE DIRECTOR OF COMMUNITY DEVELOPMENT TO UPDATE THE CITY OF RIVIERA BEACH ZONING MAP; PROVIDING FOR SEVERABILITY AND CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Florida Statutes Chapter 166.041 provides procedures to adopt an Ordinance which rezones property greater than ten (10) contiguous acres; and

WHEREAS, the Land Development Code of the City of Riviera Beach only allows schools in the CF: Community Facility zoning district; and

WHEREAS, the School District of Palm Beach County is seeking to relocate and modernize the Suncoast Community High School on a site adjacent to the John F. Kennedy Middle School and the Mary McCleod Bethune Elementary School; and

WHEREAS, the subject parcels at the site are currently assigned zoning designations of RS-6: Single Family Residential, RM-15: Multiple Family Residential and CF Community Facility; and

WHEREAS, the Planning and Zoning Board reviewed the proposed rezoning request from RS-6: Single Family Residential, RS-8: Single Family Residential, RM-15: Multiple Family Residential to CF: Community Facility and forwarded a recommendation of approval to the City Council; and

WHEREAS, the City of Riviera Beach advertised this ordinance in the Palm Beach Post Newspaper on July 6, 2008.

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