

AN ORDINANCE OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, AMENDING CHAPTER 2, ARTICLE VI, DIVISION 3, SECTION 2-100 OF THE CODE OF ORDINANCES OF RIVIERA BEACH, FLORIDA RELATING TO RATES OF PAY AND SALARY SCHEDULE BY GRANTING THREE PER CENT PER ANNUM TO CERTAIN UNIFORM FIRE EMPLOYEES REPRESENTED BY THE INTERNATIONAL ASSOCIATION OF FIREFIGHTERS COLLECTIVE BARGAINING AGREEMENT AND CLASSIFIED GENERAL EMPLOYEES REPRESENTED BY THE INTERNATIONAL BROTHERHOOD OF FIREMEN & OILERS COLLECTIVE BARGAINING AGREEMENT PROVIDING A PENALTY CLAUSE, REPEALING CLAUSE, SAVING CLAUSE, AN EFFECTIVE DATE AND FOR OTHER PURPOSES.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, as follows:

SECTION 1. That Chapter 2, Article VI, Division 3, of the Code of Ordinances of Riviera Beach, Florida, relating to rates of pay and salary schedule be amended by granting three per cent per annum to certain uniform fire employees represented by the International Association of Firefighters Collective Bargaining Agreement and classified general employees represented by the International Brotherhood of Firemen & Oilers Collective Bargaining Agreement.

SECTION 2. That said wage increase adjustment shall take effect as of October 1, 1986, as computed and shown on the schedule annexed hereto and made a part of this Ordinance.

SECTION 3. Any person, firm or corporation convicted of a violation of any provisions of this Ordinance shall be punished as prescribed in Section 1.8, entitled, "General Penalty" of the Code of Ordinances.

SECTION 4. All Ordinances or parts of Ordinances or Charter provisions in conflict herewith are to the extent of such conflict repealed.

SECTION 5. In the event that any provisions or applications of this Ordinance shall be held to be invalid, it is the legislative intent that the other provisions and applications thereof shall not be thereby affected.

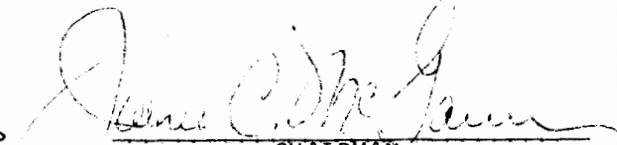
SECTION 6. This Ordinance shall take effect upon its final passage and adoption by the City Council.

PASSED AND APPROVED on first reading this 5th day of November, 1986.

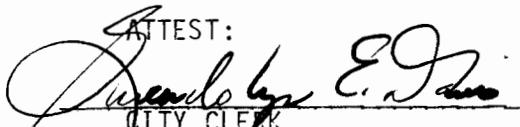
PASSED AND ADOPTED on second and final reading this 19th day of November, 1986.

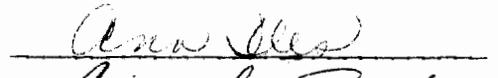
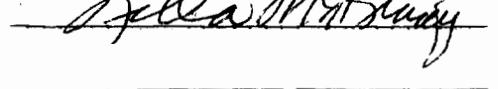
APPROVED:

  
MAYOR

  
CHAIRMAN

  
CHAIRMAN PRO TEM

ATTEST:  
  
CITY CLERK

1st Reading

2nd Reading

Motioned by: A. Iles  
Seconded by: R. Moultrie  
C. Becton:  
G. Adams: aye  
J. McGann: aye  
R. Moultrie: aye  
A. Iles: aye  
L. McKinnon: aye

A. Iles  
R. Moultrie  
aye  
aye  
aye  
aye  
aye

AN ORDINANCE OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, AMENDING CHAPTER 2, ARTICLE VI, DIVISION 3, OF SECTION 2-100 OF THE CODE OF ORDINANCES OF RIVIERA BEACH, FLORIDA RELATING TO RATES OF PAY AND SALARY SCHEDULE BE AMENDED BY DELETING THE UNCLASSIFIED POSITION OF ASSISTANT POLICE CHIEF, AND BY CREATING THE UNCLASSIFIED POSITIONS OF INSPECTOR OF POLICE, MAJOR OF POLICE, ADMINISTRATIVE ASSISTANT TO CHIEF OF POLICE; PROVIDING A PENALTY CLAUSE, REPEALING CLAUSE, SAVING CLAUSE, AN EFFECTIVE DATE AND FOR OTHER PURPOSES.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA:

SECTION 1. That Chapter 2, Article VI, Division 3 of Section 2-100 of the Code of Ordinances of Riviera Beach, Florida relating to rates of pay and salary schedule is amended by deleting the following  
Unclassified position:

<u>CLASS TITLE</u>	<u>CLASSIFICATION</u>	<u>PAY GRADE/RANGE</u>
PUBLIC SAFETY & SERVICE POLICE (SWORN)	Assistant Police Chief	G

SECTION 2. That Chapter 2, Article VI, Division 3 of Section 2-100 of the Code of Ordinances of Riviera Beach, FLorida relating to rates of pay and salary schedule is amended by creating the following  
Unclassified positions:

<u>CLASS TITLE</u>	<u>CLASSIFICATION</u>	<u>PAY GRADE/RANGE</u>
PUBLIC SAFETY & SERVICE POLICE (SWORN)	Inspector of Police	H
	Major of Police	G
	Administrative Assistant to Chief of Police	D

SECTION 3. Any person, firm or corporation convicted of a violation of any of the provisions of this Ordinance shall be punished as prescribed in Section 1.8 entitled "General Penalty" of the Code of Ordinances.

SECTION 4. All Ordinances or parts of Ordinances or Charter provisions in conflict herewith are to the extent of such conflict repealed.

SECTION 5. In the event that any provisions or applications of this Ordinance shall be held to be invalid, it is the legislative intent that the other provisions and applications thereof shall not be thereby affected.

ORDINANCE NO. 2322

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

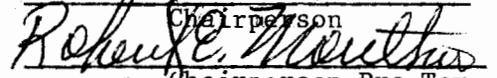
PASSED AND APPROVED on first reading 5th day of November, 1986.

PASSED AND ADOPTED on second and final reading this 19th day of November, 1986.

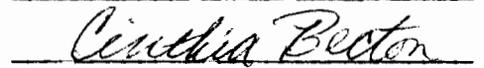
APPROVED:

  
Mayor

  
Chairperson

  
Chairperson Pro Tem





\_\_\_\_\_  
Council Persons

ATTEST:

  
City Clerk

1st Reading

Motioned by: R. Moultrie

Motioned by: A. Iles

Seconded by: L. McKinney

Seconded by: R. Moultrie

C. Becton: \_\_\_\_\_  
~~G. Adams~~: aye

C. Becton: \_\_\_\_\_  
~~G. Adams~~: aye

J. McGann: aye

J. McGann: aye

R. Moultrie: aye

R. Moultrie: aye

A. Iles: aye

A. Iles: aye

L. McKinney: aye

L. McKinney: aye

ORDINANCE NO. 2323

AN ORDINANCE OF THE CITY COUNCIL OF RIVIERA BEACH, FLORIDA, APPROVING A MODIFICATION OF THE ADOPTED COMMUNITY REDEVELOPMENT PLAN FOR DOWNTOWN RIVIERA BEACH; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, the City Council has adopted a community redevelopment plan known as the Inlet Harbor Center Redevelopment Plan ("Plan"); and

WHEREAS, certain boundaries were inadvertently omitted from the legal description of the redevelopment area of the City of Riviera Beach; and

WHEREAS, the area to be added was at all times considered to be within the redevelopment area; and

WHEREAS, Section 163.361, Florida Statutes, provides the procedures for the modification of an adopted community redevelopment plan; and

WHEREAS, the Community Redevelopment Agency ("Agency") has recommended that the "Plan" be modified as set forth herein; and

WHEREAS, the City Council has held a public hearing after public notice in conformance with the requirement of the act.

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

Section 1: The Inlet Harbor Center Community Redevelopment Plan previously adopted is hereby amended by changing the boundaries of the redevelopment area by adding the following area:

A PARCEL OF LAND BEING THE NORTH 130 FEET OF THE PLAT OF BARTON PARK AND LYING IN PART OF THE FORMERLY SUBMERGED LAKE BOTTOM LANDS OF LAKE WORTH LYING EASTERLY OF SAID PLAT OF BARTON PARK, AS RECORDED IN PLAT BOOK 24, PAGE 38, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; SAID PARCEL OF LAND BEING BOUNDED AS FOLLOWS:

BOUNDED ON THE EAST BY THE BULKHEAD LINE, WEST SIDE OF LAKE WORTH, AS SHOWN ON THE PLAT OF BULKHEAD LINE, AS RECORDED IN PLAT BOOK 27, PAGE 142, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA;

BOUNDED ON THE WEST BY THE EAST RIGHT OF WAY LINE OF AVENUE "A" (LAKE SHORE DRIVE);

BOUNDED ON THE NORTH BY THE NORTH LINE OF SAID PLAT OF BARTON PARK AND ITS EASTERLY PROLONGATION TO THE INTERSECTION WITH THE BULKHEAD LINE AS SHOWN ON SAID PLAT OF BULKHEAD LINE;

BOUNDED ON THE SOUTH BY THE SOUTH RIGHT OF WAY LINE OF 28TH COURT AND THE SOUTH LINE OF LOT 3, OF SAID PLAT OF BARTON PARK, AND ITS EASTERLY PROLONGATION TO THE INTERSECTION WITH THE BULKHEAD LINE AS SHOWN ON SAID PLAT OF BULKHEAD LINE.

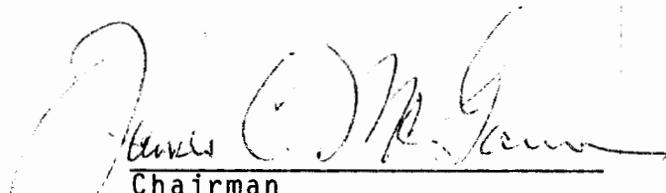
SUBJECT TO RESERVATIONS, EASEMENTS, AND RIGHTS OF WAY OF RECORD.

Section 2: This ordinance shall take effect immediately upon adoption.

APPROVED:

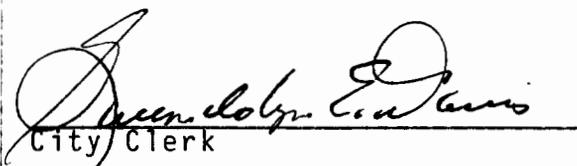
  
MAYOR

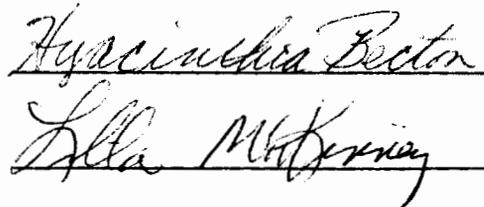
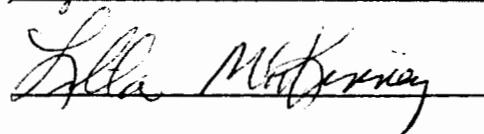
(MUNCIPAL SEAL)

  
Chairman

  
Chairman Pro Tem

ATTEST:

  
City Clerk

Council

1st Reading

2nd Reading

MOTIONED BY:	A. Iles
SECONDED BY:	L. McKinney
R. MOULTRIE:	aye
C. Becton	
<del>G. ADAMS:</del>	aye
A. ILES:	aye
L. McKinney	
<del>A. KING:</del>	aye
J. MCGANN:	aye

C. Becton
L. McKinney
aye
aye
absent
aye
aye

**ORDINANCE # 2324**

AN ORDINANCE OF THE CITY COUNCIL OF RIVIERA BEACH, FLORIDA, APPROVING A MODIFICATION OF THE ADOPTED COMMUNITY REDEVELOPMENT PLAN FOR DOWNTOWN RIVIERA BEACH; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, the City Council has adopted a community redevelopment plan known as the Inlet Harbor Center Redevelopment Plan ("Plan"); and

WHEREAS, Section 163.361, Florida Statutes, provides the procedures for the modification of an adopted community redevelopment plan; and

WHEREAS, the City Council has amended the Future Land Use Plan within the community redevelopment area; and

WHEREAS, Chapter 163, Part III, Florida Statutes ("Act"), requires a community redevelopment plan to be consistent with the Local Government Comprehensive Plan; and

WHEREAS, the City Council has held a public hearing after a public notice in conformance with the requirements of the act

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

Section 1: Pursuant to Section 163.361, Florida Statutes, the City Council hereby approves the modification of the plan as set forth in Exhibit "A" attached hereto and made a part hereof.

Section 2: This ordinance shall take effect immediately upon adoption.

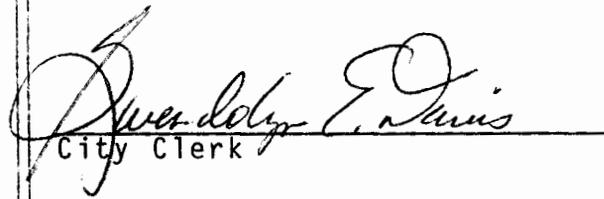
PASSED ON FIRST READING  
DECEMBER 3, 1986  
PASSED ON SECOND AND FINAL READING  
DECEMBER 17, 1986

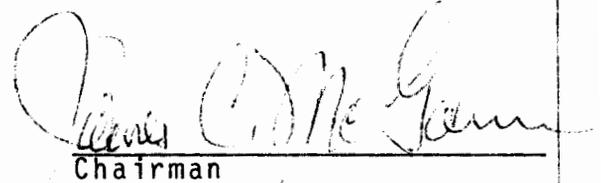
APPROVED:

  
MAYOR

(MUNICIPAL SEAL)

ATTEST:

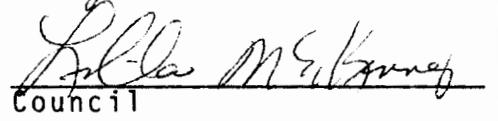
  
City Clerk

  
Chairman

  
Chairman Pro Tem

  
Council

  
Council

  
Council

1st Reading

2nd Reading

MOTIONED BY: C. Becton

---

SECONDED BY: R. Moultrie

---

R. MOULTRIE: aye

---

C. Becton: aye

---

G. ADAMS: aye

---

A. ILES: absent

---

L. McKinney: aye

---

A. KING: aye

---

J. MCGANN: aye

---

C. Becton

---

A. Iles

---

aye

---

aye

---

aye

---

aye

---

aye

---

aye

---

EXHIBIT "A"

MODIFICATION OF THE  
INLET HARBOR  
COMMUNITY REDEVELOPMENT  
PLAN TEXT

(ADOPTED BY ORDINANCE # \_\_\_\_\_)

AMENDMENTS TO THE REDEVELOPMENT CONCEPT PLAN

A. "A third paragraph is added to the Introduction on Page 73"

The Redevelopment Concept Plan also provides for the development of Commercial Marina in the waters of Lake Worth within the Redevelopment Area when developed in conjunction with land-side projects in the Commercial, Community Facility, or Industrial Land Use designations.

B. "Extended Study Area"

1. Primary Redevelopment Target Area: (Page 80) (New Paragraph)

"The Future Land Use Plan recognizes the potential for high-intensity mixed use development on the waterfront north of Blue Heron Boulevard. To this end, the land use has been designated commercial. When adjacent to residential areas buffering shall be commensurate with the intensity of selected mixed uses."

"The two areas which now contain mobile home parks shall have commercial and mixed use potential for redevelopment and may be reused for such purposes subject to the appropriate reviews and the creditors of this plan. A residential component should be encouraged for mixed use projects cost of Broadway."

2. Primary Commercial Redevelopment Area: (Page 80) (New Paragraph)

"The South-side of 27th Street, between Broadway and Avenue "A" is recognized as having commercial and office potential redevelopment of the block depth, with access from Blue Heron is encouraged; careful transition to the

residential area to the north should be provided. Development is subject to rezoning and site plan approval. It shall not be considered in conflict with the plans for legally existing uses to continue in conformance with the existing zoning."

C. "Original Study Area"

1. "Old Dixie Area" (Page 79) (Add Paragraph 6)

"In recognition of the need to encourage block depth development in this area, any commercial redevelopment of the Port Road corridor between Avenue "E" and "H" may expand toward 7th and 9th Street provided that access is maintained from First Road, Avenue "G" or Avenue "H" and that appropriate buffering is accomplished. For this block, it shall not be considered in conflict with the plan for legally existing uses to continue in conformance with the existing zoning."

2. "Broadway Area - Port of Palm Beach" - Page 79  
(Amend Paragraphs 2 and 4 respectively; words underlined are added and words stricken are deleted)

"The plan recognizes the need and appropriates of the port to expand north to the Cracker Boy Marina Site, City's Marina's Site and "squares off" the port ownership east to Broadway . . ."

The plan also recognizes the possibility that at some point in time Florida Power and Light operations may cease and suggests that port expansion south to the City line would then be appropriate. Furthermore, the mobile home parks have port expansion potential.

3. "Broadway Area - Prime Commercial Redevelopment Area"  
(Page 76, Paragraph 3 - words underlined are added)

The same type of land assemblage efforts have taken place in the area east of Broadway fronting on Blue Heron Boulevard. In both areas, the commercial uses need to expand to encompass the entire block. To do this will require that the existing lower intensity residential uses be eliminated, phased out and replaced with commercial uses, but having appropriate forms of buffered transition to the remaining residential area.

Careful transition between commercial use and single-family dwellings and restriction of commercial traffic

from Avenue "C" should be a condition of any redevelopment activity. It shall not be considered in conflict with the plan for legally existing uses to continue in conformance with the plan.

4. "Broadway Area - General Commercial Area"  
(Page 77 - New Paragraph 3)

The area bounded by Avenue "E", 11th Street, the Broadway Alley and the backlot lines from the Alley to Avenue "F" designated as multi-family have potential for commercial and office redevelopment as shown on the land use map. Such redevelopment is subject to appropriate site plan review by the CRA and rezoning by the City Council. It shall not be considered in conflict with the plan for legally existing uses to continue in conformance with existing zoning.

AN ORDINANCE OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA AMENDING THE RIVIERA BEACH COMPREHENSIVE PLAN, BY AMENDING THE TEXT OF THE FUTURE LAND USE ELEMENT AS DESCRIBED IN ATTACHMENT "A" AND MADE A PART THEREOF; BY AMENDING THE FUTURE LAND USE MAP BY RECLASSIFYING 12 PARCELS AND DELINEATING THE INLET HARBOR REDEVELOPMENT BOUNDARY AS DESCRIBED IN ATTACHMENTS "B" AND "C" RESPECTIVELY AND MADE PART THEREOF; DIRECTING THE CITY CLERK TO UPDATE THE CITY'S FUTURE LAND USE MAP, PROVIDING A PENALTY CLAUSE, SAVING CLAUSE, AUTHORITY TO CODIFY AND FOR OTHER PURPOSES.

WHEREAS, the "Local Government Comprehensive Planning and Land Development Act" of 1985 provides for procedures to amend the adopted Comprehensive Plan; and

WHEREAS, legal notice and review procedures were followed in accordance with the above; and

WHEREAS, on July 30, 1986 the Planning and Zoning Board, sitting as the Local Planning Agency, reviewed the petitioners' requests for proposed changes at a Public Hearing and forwarded recommendations to City Council; and

WHEREAS, on August 20, 1986, the City Council, as the Local Governing Body, reviewed the requests and recommendations at a Public Hearing and transmitted twelve (12) favorable amendments to the Dept. of Community Affairs, and

WHEREAS, pursuant to Section 163.184, Florida Statutes, the Department of Community Affairs has reviewed the proposed amendments and found them to be consistent with statutory requirements; and

WHEREAS, on December 3, 1986 the City Council held the necessary Public Hearing at the adoption stage of said amendments and has considered comments received from the Department of Community Affairs; and

WHEREAS, the City Council has voted to adopt the changes as set forth herein;

BE IT ORDAINED BY THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA:

SECTION 1. The "Future Land Use Element" of the 1981 Riviera Beach Comprehensive Plan as adopted by Ordinance #2125, is hereby amended by the adoption of certain changes to the text of said element as set forth in Attachment "A", attached hereto and made a part thereof entitled "Addendum to the City of Riviera Beach 1981 comprehensive Plan: 1986 Amendments to Text of Future Land Use Element",

SECTION 2. The Future Land Use Map of the Riviera Beach Comprehensive Plan is hereby amended by redesignating the Land Use for the parcels of land contained within the twelve (12) areas indicated on the area maps contained in exhibit "B" attached hereto and made a part thereof. The Land Use of said areas shall be designated as follows:

- AREA No. 4: From Commercial to Multi-Family 15 Du/Ac
- AREA No. 5: From Industrial (County) to Industrial (City)
- AREA No. 6: From Industrial (County) to Industrial (City)
- AREA No. 7: From Commercial (County) to Commercial (City)
- AREA No. 8: From Single-Family 7 Du/Ac and Multi-Family 15 Du/Ac to Commercial
- AREA No. 10: From Multi-Family 15 Du/Ac to Commercial
- AREA No. 12(a): From Multi-Family 15 Du/Ac to Commercial
- AREA No. 12(b): From Multi-Family 15 Du/Ac to Office
- AREA No. 13: From Single-Family 7 Du/Ac to Commercial
- AREA No. 14: From Multi-Family 15 Du/Ac to Commercial
- AREA No. 15: From Multi-Family 15 Du/Ac to Commercial
- AREA No. 16: From Single-Family 7 Du/Ac to Commercial

SECTION 3. The Future Land Use Map of the Riviera Beach Comprehensive Plan is hereby amended by indicating the boundaries of the Inlet Harbor Revelopment Area, as indicated in attachment C, attached hereto and made a part thereof.

SECTION 4. That the City Clerk is authorized and directed to reflect upon the Land Use Map designated as the "Future

Land Use Plan" by hatching or other appropriate means of designating the changes effected under this Ordinance, and to include text change as a 1986 addendum to the Riviera Beach Comprehensive Plan.

SECTION 5. Any person, firm or corporation convicted of a violation of any provision of this Ordinance shall be punished as prescribed in Section 1.8 entitled "General Penalty" of the Code of Ordinances.

SECTION 6. All Ordinances or parts of Ordinances or Charter provisions in conflict herewith are to the extent of such conflict repealed.

SECTION 7. In the event that any provision or application of this Ordinance shall be held invalid, it is the legislative intent that the other provisions and applications hereof shall not be affected.

SECTION 8. This Ordinance shall take effect upon its final passage and adoption by the City Council.

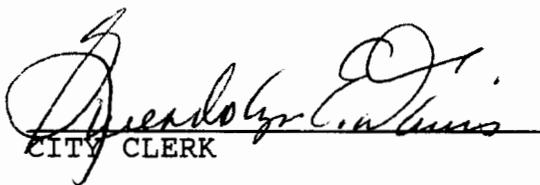
PASSED AND APPROVED on first reading this 3rd day of December, 1986.

APPROVED:

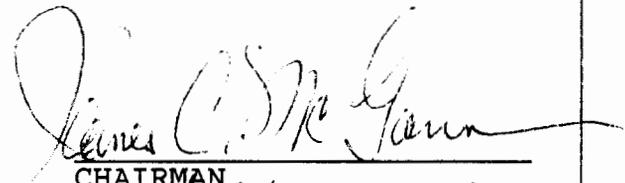


MAYOR

(MUNICIPAL SEAL)



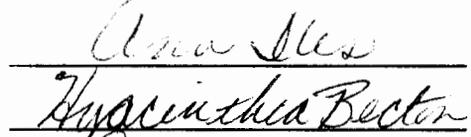
CITY CLERK



CHAIRMAN



CHAIRMAN PRO TEM



COUNCILMEMBERS



COUNCILMEMBERS

PASSED ON FIRST READING  
DECEMBER 3, 1986  
PASSED ON SECOND AND FINAL READING  
DECEMBER 17, 1986

Ordinance No. 2325

1st Reading

2nd & Final Reading

Motioned By: C. Becton

A. Iles

Seconded By: L. McKinney

L. McKinney

J. McGann: aye

aye

R. Moultrie: aye

aye

A. Iles: absent

aye

L. McKinney: aye

aye

C. Becton: aye

aye

ADDENDUM TO CITY OF RIVIERA BEACH  
1981 COMPREHENSIVE PLAN:  
1986 AMENDMENTS TO TEXT  
OF FUTURE LAND USE ELEMENT  
 ( ADOPTED BY ORDINANCE # \_\_\_\_\_ )

A. AMENDMENT TO 'FUTURE LAND USE PLAN'

1. ADDITIONAL TEXT: (PG. IV-16)

"The 1986 Amendment to the comprehensive plan recognizes the establishment of the Inlet Harbor Center Redevelopment Area, created pursuant to Chapter 163 F.S. The redevelopment area Boundary is indicated on the Future Land Use Map. In each instance where a planning sector or portion thereof, falls within the redevelopment Area, specific reference may be made to redevelopment potential in that sector. The Redevelopment Area is administered by the Community Redevelopment Agency which is fully enabled by the City Council pursuant to Chapter 163, F.S. to carry out a redevelopment process in the area."

B. AMENDMENTS TO SECTION  
"SECTOR II - NORTHEAST"

1. Additional Text:(Pg. IV-20)

"The Future Land Use Plan recognizes the potential for high-intensity mixed use development on the waterfront, north of Blue Heron Blvd. in accordance with the Inlet Harbor Redevelopment Plan. To this end, the land use has been designated commercial. When adjacent to residential areas buffering shall be commensurate with the intensity of the selected mixed use."

2. New Paragraph (Pg. IV-20):

"The south-side of 27th street, between Broadway and Ave. "A", is recognized as having commercial and office potential. Redevelopment of the block depth, with access from Blue Heron is encouraged; careful transition to the residential area to the north should be provided. Development is subject to rezoning and site plan approval.

It shall not be considered in conflict with the plan for legally existing uses to continue in conformance with the existing zoning."

3. Additional Language Added To

Fifth "principal recommended change" (Pg. IV-20)  
 as follows (Amendment underlined)

-Provides for commercially designated areas along Broadway which are currently used for mobile home parks to be designated for multi-family (RM-15 and RM-20) use. Mobile home uses would still be consistent

with the plan, however, with City concurrence. (pg. IV-20)  
These areas shall have commercial and mixed use potential for redevelopment and may be reused for such purposes subject to the appropriate reviews and the conditions of the CRA Redevelopment Plan. A residential component should be encouraged for mixed use projects east of Broadway.

4. Addition of 6th principal change (Pg. IV-22)  
 -provides for Commercial Marina Development in the waters of Lake Worth when developed in conjunction with land-side projects in the Commercial, Community Facility or Industrial Land Use designations.

C. AMENDMENTS TO SECTION

"SECTOR III - SOUTHEAST" (Pg. IV-22)

1. Additional language added to principal changes proposed for southeast sector (amendment underlined):  
 -provides for commercial activities between Broadway and the City's Marina Complex and the Port of Palm Beach, with Port expansion potential for the area between the Port and the City's Marina (Pg. IV-22).  
  
 -provides for potential redevelopment of mobile home parks south of FP&L facility into office uses. These areas also have Port expansion potential. (Pg. IV-22)
2. Addition of 5th principal change (Pg. IV-22)  
 -The area bounded by Avenue "E", 11th Street, the Broadway alley and the backlot lines from the alley to Avenue "F" designated as multi-family have potential for commercial and office redevelopment as shown on the land use map. Such redevelopment is subject to appropriate site plan review by the CRA and rezoning by the City Council. It shall not be considered in conflict with the plan for legally existing uses to continue in conformance with existing zoning.
3. Addition of 6th principal change (Pg. IV-22)  
 -provides for Commercial Marina Development in the waters of Lake Worth when developed in conjunction with land-side projects in the Commercial, Community Facility or Industrial Land Use designations, subject to site plan approval.
4. New Paragraph (Pg. IV-22)  
 The area from Broadway to Avenue "C", 20th Street to Blue Heron, is recognized as having commercial potential and may be considered for commercial development as deemed appropriate under guidelines of the Community Redevelopment Agency, following rezoning by City Council. Careful transition between commercial use and single-family dwellings and restriction of commercial traffic from Avenue "C" should be a condition of any redevelopment activity.

It shall not be considered in conflict with the plan for legally existing uses to continue in conformance with the plan.

D. AMENDMENT TO SECTION ENTITLED

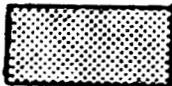
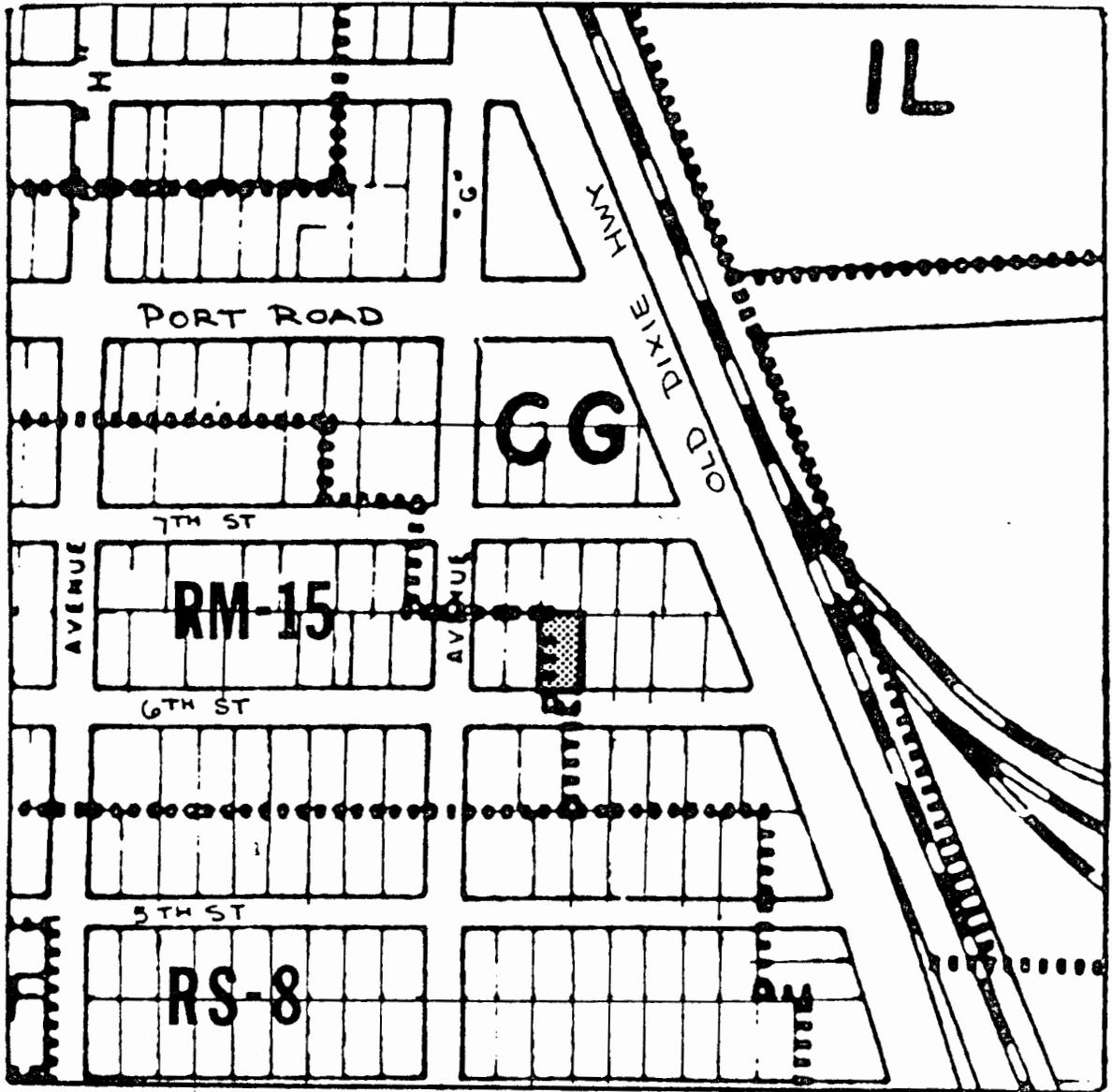
"SECTOR V - SOUTH CENTRAL" (Pg. IV-25)

1. New Paragraph (pg. IV-25)

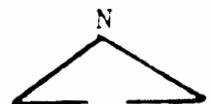
The "Old Dixie Redevelopment Area" as established by the "Inlet Harbor Center Redevelopment Plan", is located in the south central planning sector. In recognition of the need to encourage block depth development in that area, "any commercial redevelopment of the Port Road corridor between Avenue "G" and "H" may expand toward 7th and 9th Street provided that access is maintained from Port Road, Avenue "G" or Avenue "H"," and that appropriate buffering is accomplished.

"Rezoning by City Council and Site Plan approval by the Community Redevelopment Agency is required before Commercial Redevelopment may be affected."

For the above referenced block it shall not be considered in conflict with the plan for legally existing uses to continue in conformance with the existing zoning.

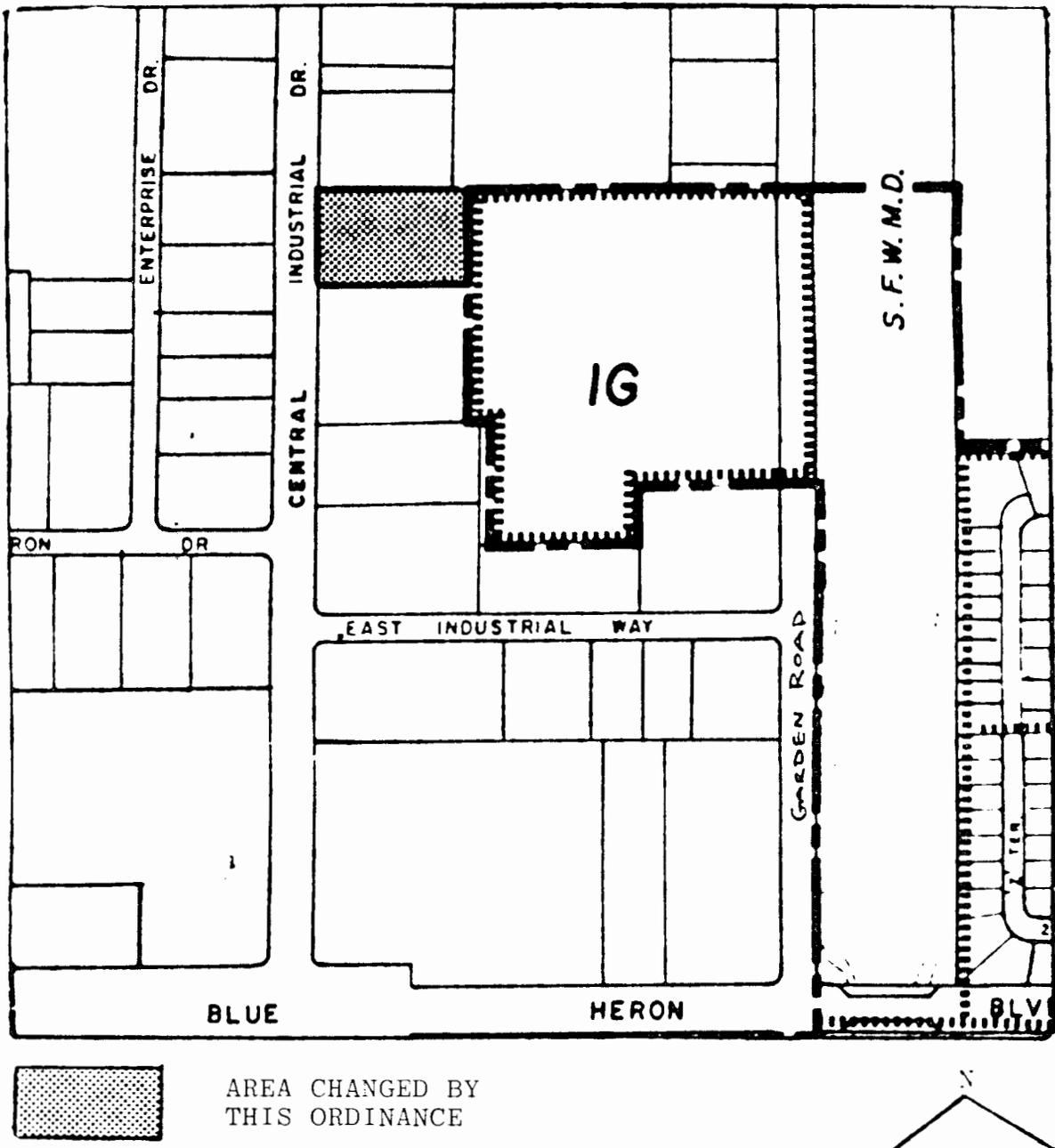


AREA CHANGED BY THIS ORDINANCE



INFORMATION ON AREA CHANGE

	FROM	TO
LAND USE:	Commercial	Multi-Family 15 DU/AC
ZONING:	CG-General Commercial	RM-15 Multiple Family
PETITIONER:	Leola Byrd, owner	
LEGAL DESCRIPTION:	Lots 19 & 20, Block 39 Inlet City (PB 7 Pg. 27)	



INFORMATION ON AREA CHANGE

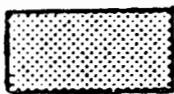
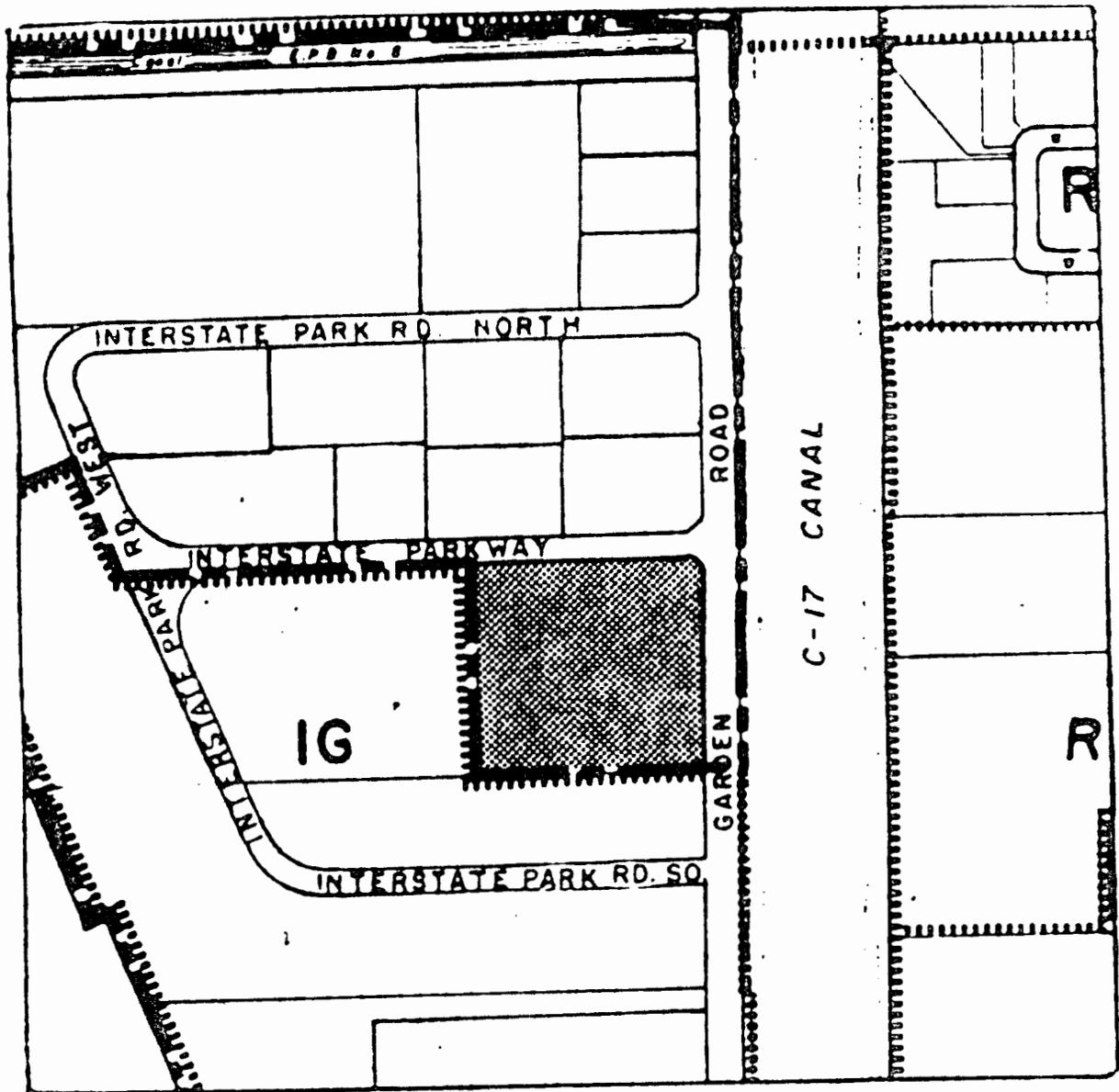
	FROM	TO
LAND USE:	Industrial (County)	Industrial
ZONING:	IL (County)	IG-General Industr

PETITIONER: City Of Riviera Beach

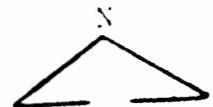
LEGAL DESCRIPTION:

A parcel of land in the West One-Half (W $\frac{1}{2}$ ) Section 30, Township 42 Range 43, Palm Beach County, Florida, said parcel containing 1.72 acres, and being more particularly described as follows:

Commencing at the Northwest corner of section 30, Township 42, Range 43, run South 86° 59' 37" East a distance of 1244.67 feet to a point, thence South 2° 19' 24" West a distance of 2072.12 feet to the point of beginning, continue South 2° 19' 24" West a distance of 220.52 feet to a point, thence South 87° 40' 36" East a distance of 340 feet to a point, thence North 2° 19' 24" West a distance of 220.52 feet to a poi thence North 2° 40' 36" West a distance of 340 feet to the point of beginning.



AREA CHANGED BY  
THIS ORDINANCE



INFORMATION ON AREA CHANGE

	<u>FROM</u>	<u>TO</u>
LAND USE:	Industrial (County)	Industrial
ZONING:	IL (County)	IG-General Industri

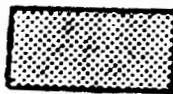
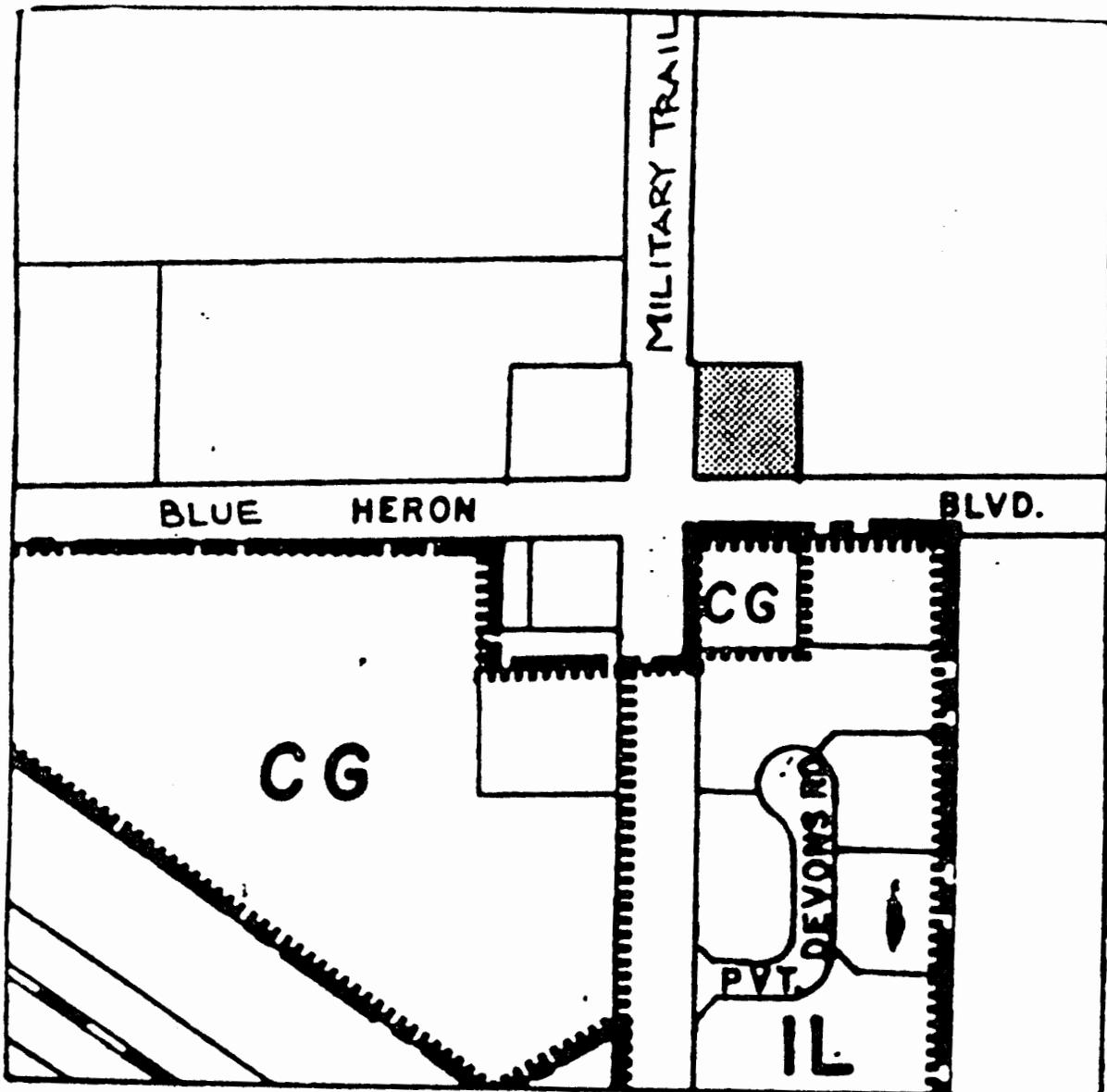
PETITIONER: City of Riviera Beach

**LEGAL DESCRIPTION:**

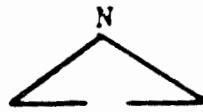
A parcel of land, lying and being in the Northwest one-quarter (NW $\frac{1}{4}$ ) of Section 31, Township 42 South, Range 43 East, Palm Beach County, Florida, and more particularly described as follows:

Commencing at the Northwest corner of said section 31; thence South 87° 56' 50" East, along the North line of said Section 31, a distance of 1768.18 feet; thence South 02° 03' 10" West, a distance of 1110.00 feet to the POINT OF BEGINNING of the parcel to be herein described; thence continue South 02° 03' 10" West, a distance of 350.00 feet; thence South 87° 56' 50" East, a distance of 486.00 feet to a point on the Westerly right-of-way line of Garden Road, as now laid out and in use; thence North 02° 37' 43" East along the said right-of-way line, a distance of 324.77 feet to the beginning of a curve concave to the Southwest, having a radius of 25 feet and a central angle of 90° 34' 33" thence Northerly along the arc of said curve, a distance of 39.52 feet to the end of said curve; thence North 87° 56' 50" West, a distance of 464.22 feet to the POINT OF BEGINNING.

AREA # 7



AREA CHANGED BY  
THIS ORDINANCE

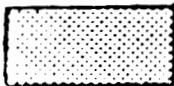
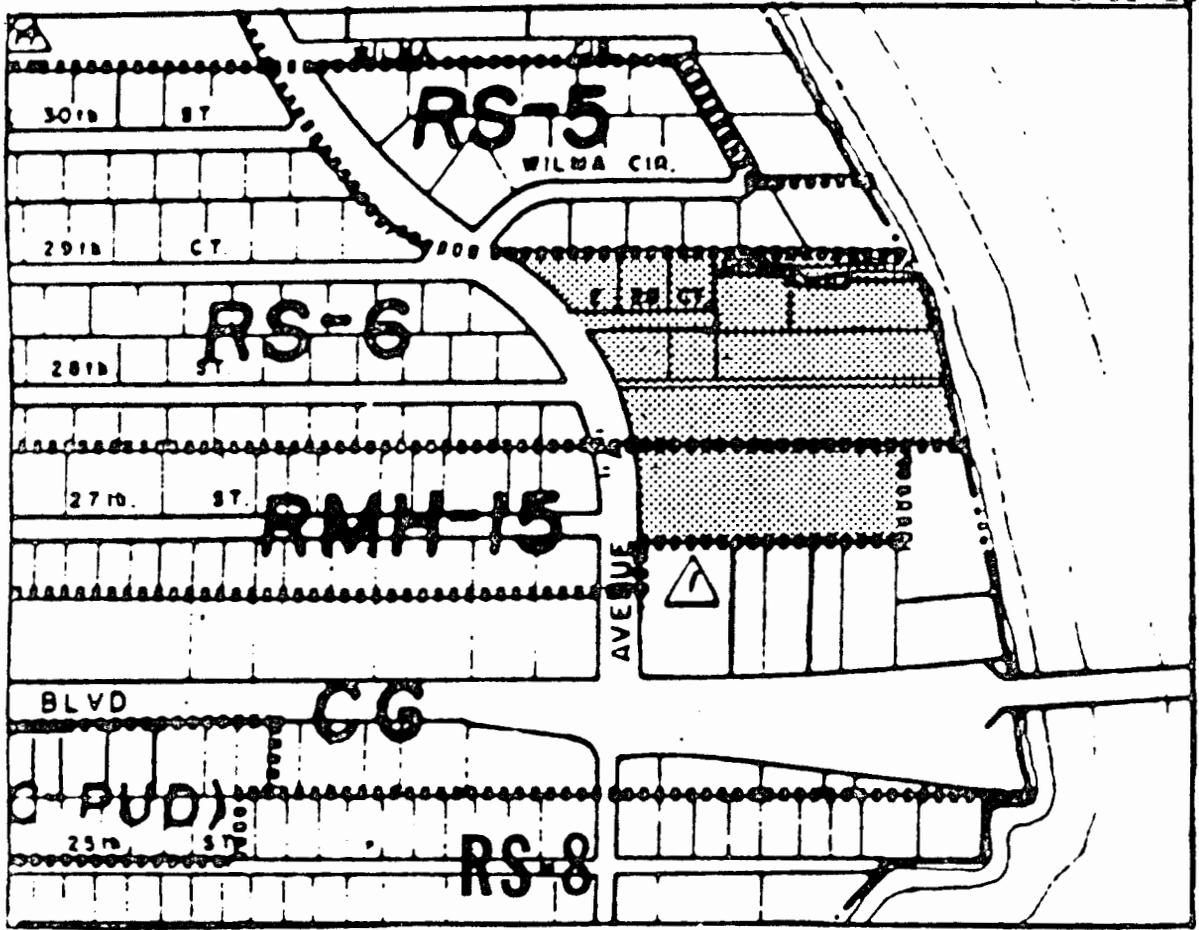


INFORMATION ON AREA CHANGE

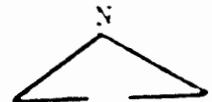
	<u>FROM</u>	<u>TO</u>
LAND USE:	Commercial (County)	Commercial
ZONING:	CN (County)	CG-General Commerci.

PETITIONER: City of Riviera Beach

LEGAL DESCRIPTION:  
Tract "A", less the East 97 feet, GARDEN LAKES SUBDIVISION, Palm Beach County, as shown in plat Book 26 at Page 35 in the records of the Clerk of the Circuit Court, Palm Beach County, a/k/a the Northeast corner of Military Trail (SR809) and measuring 234 feet, mol, along the East ultimate right-of-way line of Military Trail, not including curve radii and 12th Street and measuring 157 feet, mol, along the North dedicated right-of-way line of 12th Street, not including radii, Palm Beach County, Florida



AREA CHANGED BY  
THIS ORDINANCE



INFORMATION ON AREA CHANGE

	<u>FROM</u>	<u>TO</u>
LAND USE:	Single-Family 7 DU/Ac & Multi-Family 15 DU/Ac	Commercial
ZONING:	RS-6 Single Family RMH-15 Multi-Family/Hotel	CG-General Commercial

PETITIONER: Riviera Beach Community Redevelopment Agency

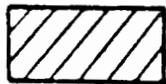
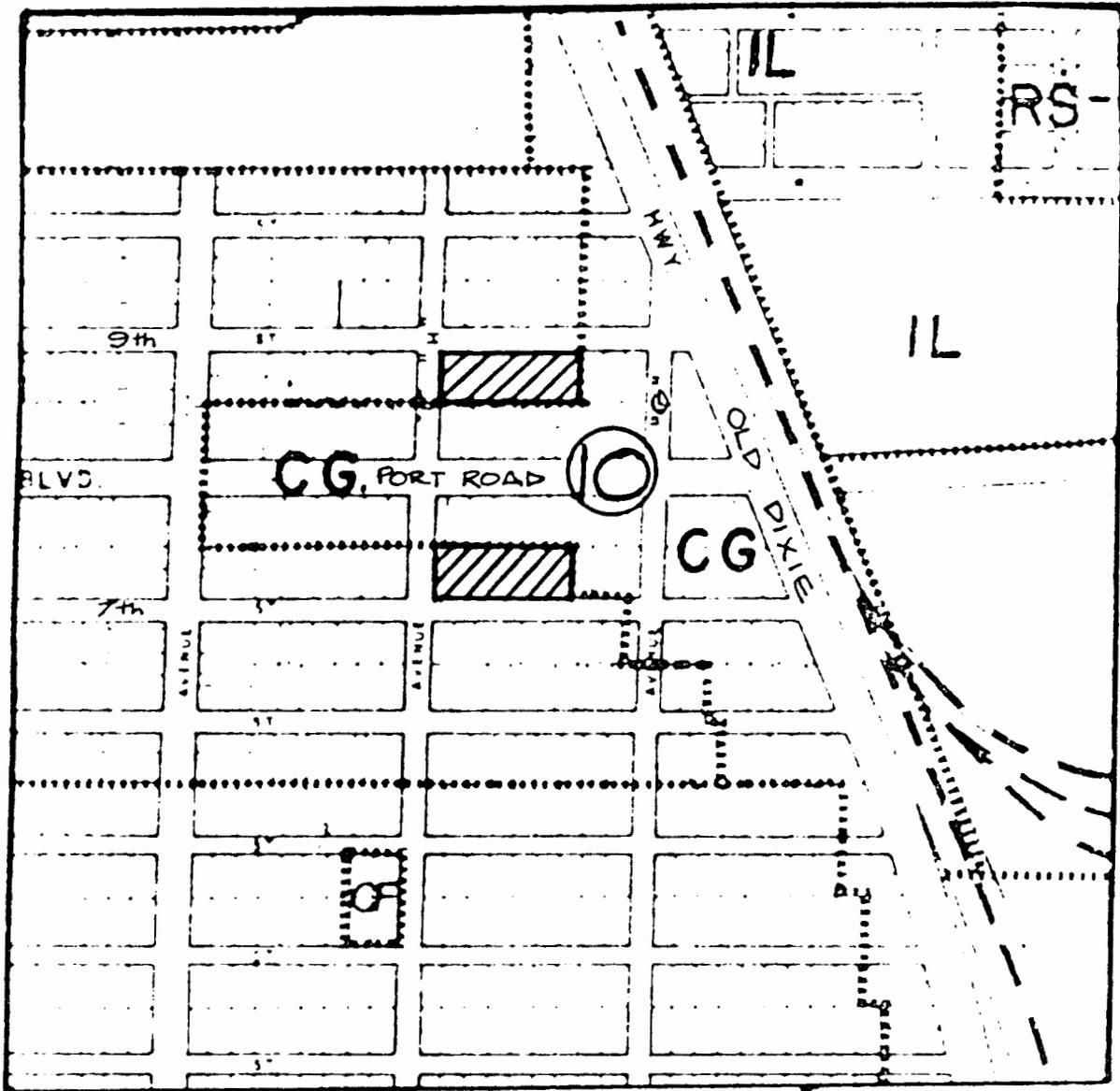
LEGAL DESCRIPTION:

lot 1, BEACH MARINA, PLAT BOOK 30, Page 43, Public Records of Palm Beach County together with the parcel of land described as follows.

beginning at the northwest corner of the South half of tract 21, Lee-Wood subdivision, thence South  $88^{\circ} 02' 35''$  East along the North line of the said South half of tract 21 a distance of 519.14 feet to a point in the bulkhead line, thence South  $14^{\circ} 27' 23''$  East a distance of 100.08 feet, thence North  $86^{\circ} 02' 35''$  West a distance of 519.26 feet, thence along the West line of said lot 21 a distance of 100.17 feet to the point of beginning.

together with lots 1 through 5, and Tract A of Barton Parks, Plat Book 24, page 6, together with a parcel of land particularly described as follows: Begin at a monument marking the Southwest corner of lot 4, Barton Park, thence Easterly a distance of 512.96 feet thence Southerly a distance of 16 feet, thence Westerly a distance of 512.96 feet to a point in the Easterly right-of-way of Avenue A, thence Northwesterly a distance of 16 feet to the point of beginning.

together with a tract of land particularly described as follows. Beginning at the intersection of East right of way of Avenue A with the North line of lot 4 of Barton Park, thence South  $88^{\circ} 02' 35''$  East a distance of 395 feet to the point of beginning of the herein described tract of land: thence South  $89^{\circ} 57' 25''$  West a distance of 30 feet, thence South  $73^{\circ} 17' 35''$  East a distance of 55 feet, thence South  $83^{\circ} 21' 35''$  East a distance of 140 feet, thence South  $45^{\circ} 17' 35''$  East a distance of 140 feet, thence South  $87^{\circ} 02' 35''$  East a distance of 20.85 to a point in the Bulkhead line, thence North  $14^{\circ} 27' 23''$  West a distance of 235.6 feet, thence North  $86^{\circ} 02' 35''$  West a distance of 235 feet to the point of beginning.



AREA CHANGED BY  
THIS ORDINANCE



COMPREHENSIVE PLAN AMENDMENT AS APPROVED BY CITY:

LAND USE MAP: Amend from "Multi-Family 15 DU/Ac to Commercial"

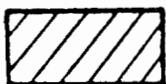
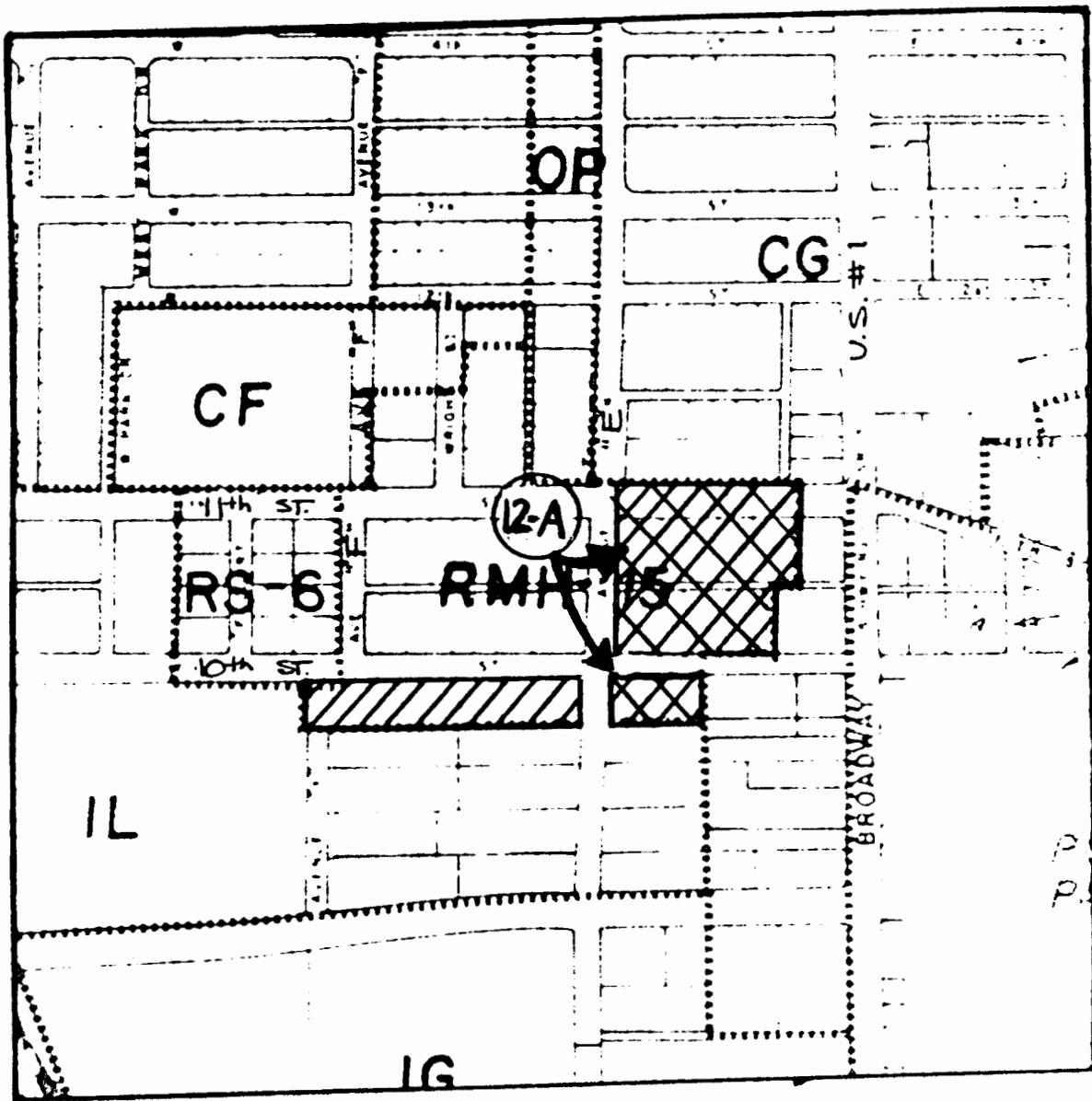
CORRESPONDING TEXT CHANGE: Future Land Use Element  
(per attachment "A" of Ordinance)

REQUESTED BY: Riviera Beach Redevelopment Agency

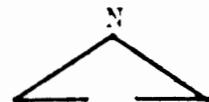
LEGAL DESCRIPTION:

Lots 7-18 incl., Block 20, Plat of Inlet City, together with  
Lots 19-30 incl., Block 37, Plat of Inlet City (PB 7, pg 27 & 28)

AREA # 12-A



AREA CHANGED BY  
THIS ORDINANCE



COMPREHENSIVE PLAN AMENDMENTS AS APPROVED BY THE CITY:

LAND USE MAP:

Area East of Ave. "E": Amend from Multi-Family 15 Du/Ac to Commercial

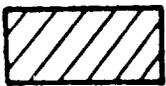
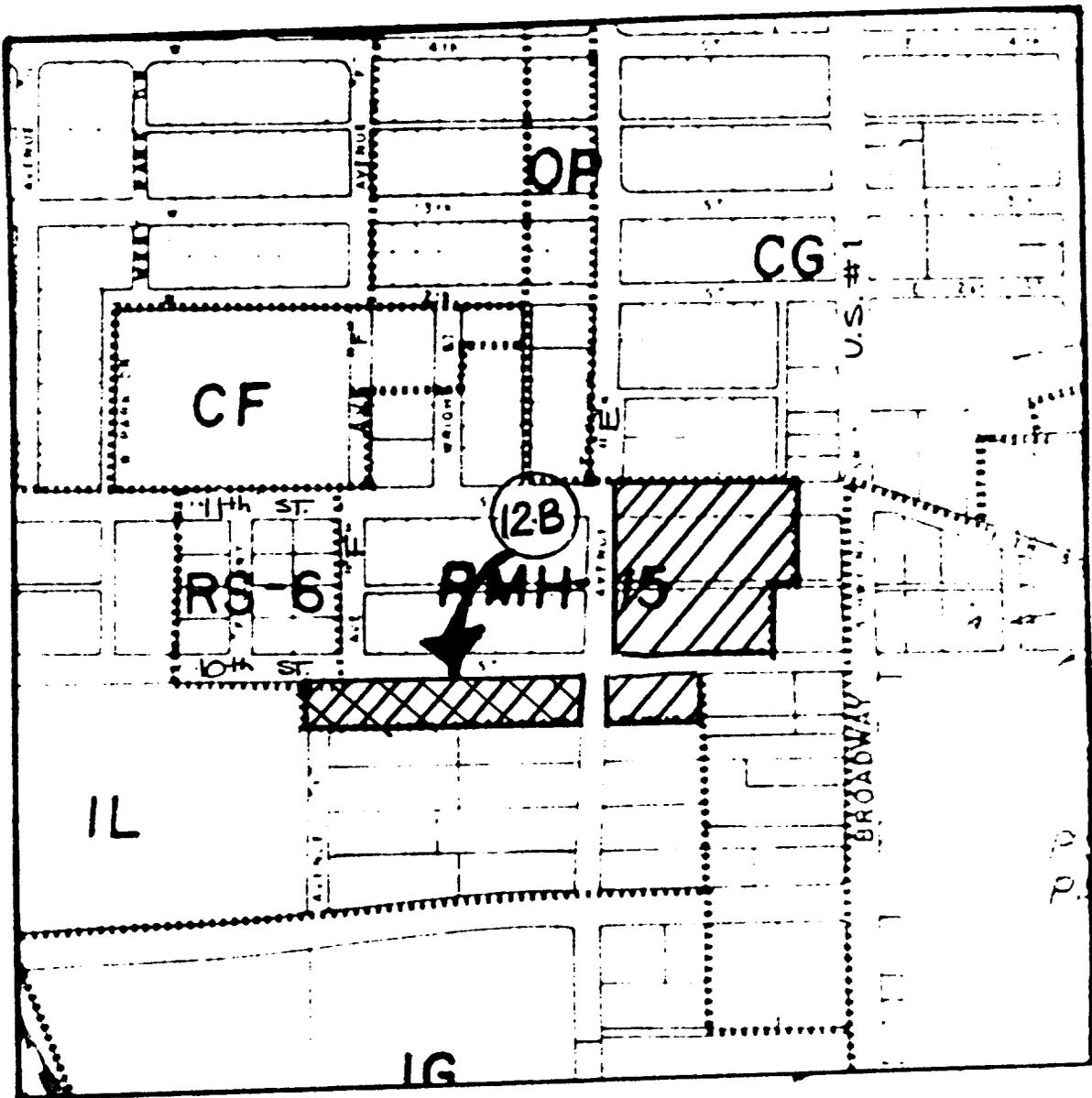
CORRESPONDING TEST CHANGE: Future Land Use Element Sector III-Southeast.

REQUESTED BY: Riviera Beach Community Redevelopment Agency

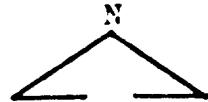
LEGAL DESCRIPTION:

Lots 4-19 incl. and lots 22-33, incl. Block 22  
Riviera Subdivision (PB 2 pg 90)  
together with  
the west 200 feet of lot 14, Betsy Ross Subdivision (PB 20 pg 41)

AREA # 12- B



AREA CHANGED BY  
THIS ORDINANCE



COMPREHENSIVE PLAN AMENDMENTS AS APPROVED BY THE CITY:

LAND USE MAP:

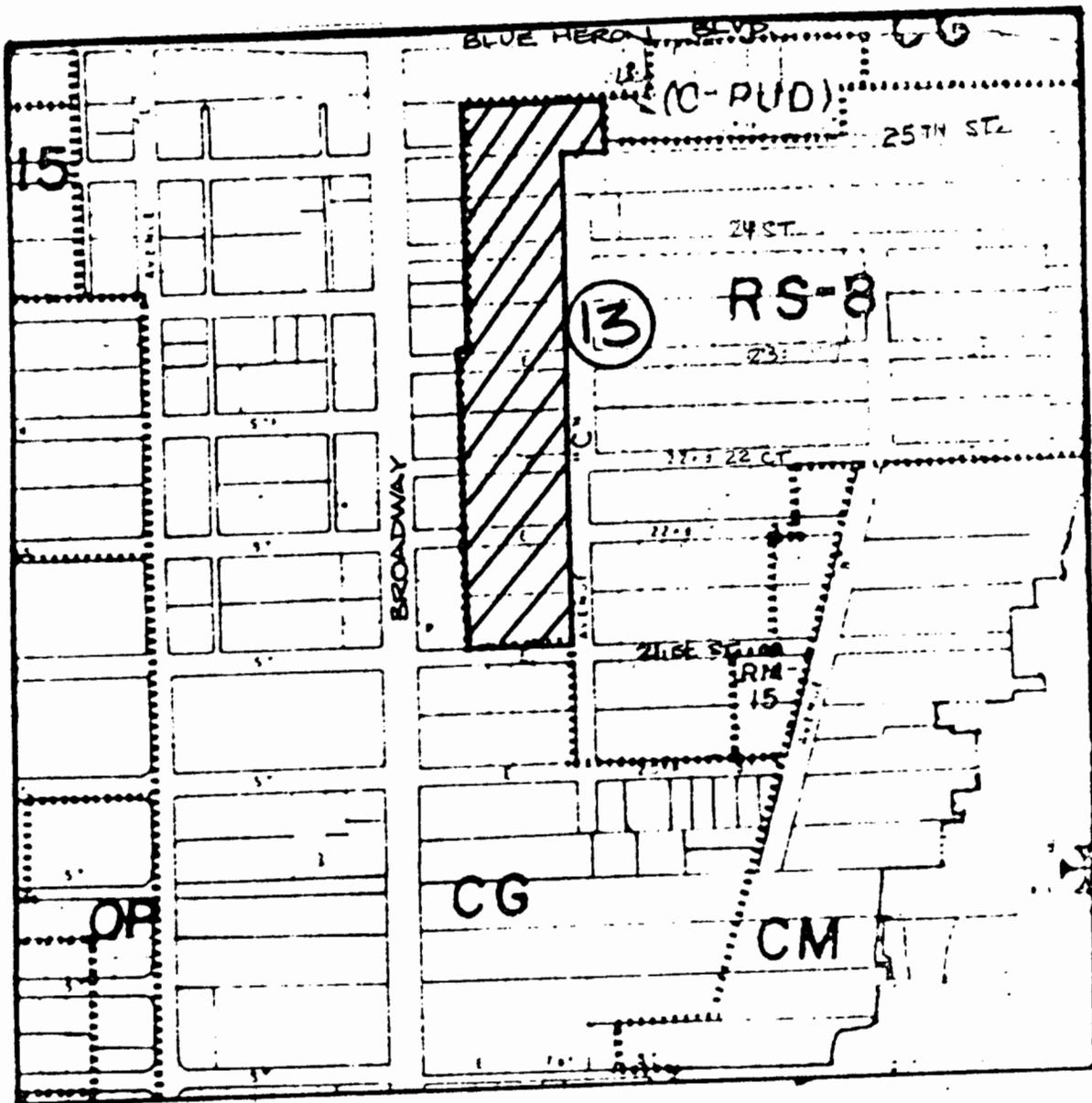
West of Avenue "E": Amend from Multi-Family 15 Du/Ac to office

CORRESPONDING TEST CHANGE: Future Land Use Element Sector III-Southeast.

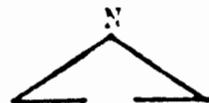
REQUESTED BY: Riviera Beach Community Redevelopment Agency

LEGAL DESCRIPTION:

Lots 1- 12 inclusive, Betty Ross Subdivision (PB 20 pg 41)

AREA # 13

AREA CHANGED BY THIS  
ORDINANCE



COMPREHENSIVE PLAN AMENDMENTS AS APPROVED BY CITY:

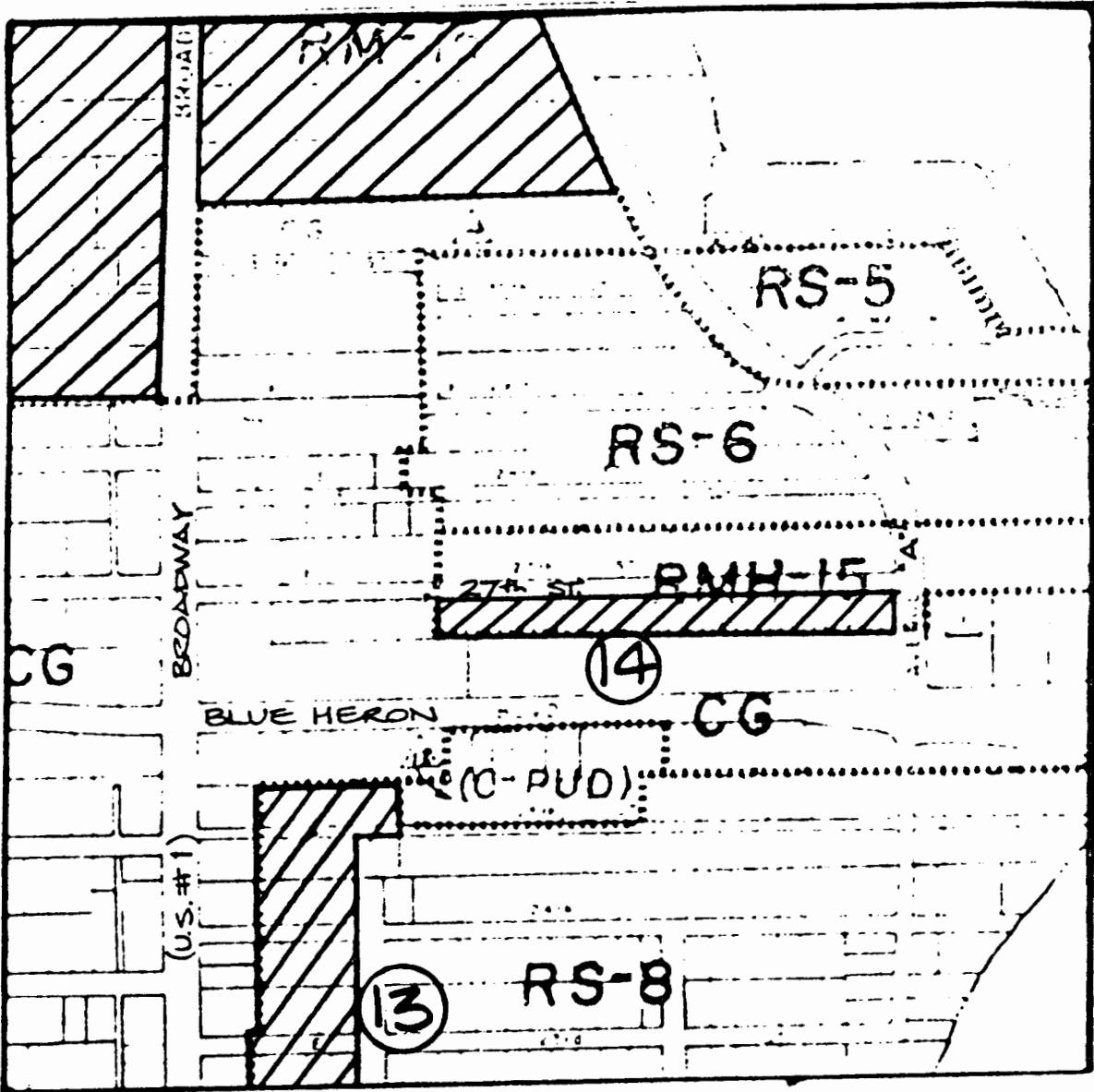
LAND USE MAP: Amend from Single Family 7 DU/Ac to Commercial

CORRESPONDING TEXT CHANGE: FUTURE LAND USE ELEMENT SECTOR III  
SOUTHEAST (contained in attachment "A" of this Ord.)

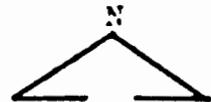
REQUESTED BY: Riviera Beach Community Redevelopment Agency

LEGAL DESCRIPTION:

Lots 7 thru 15 incl. and lots 17 and 19, Santry's Subdiv.  
at Sherman's Pt. (PB 8 pg 32)  
together with  
Lots 50-53 incl., 77-80 incl., 103-106 incl., 128 to 131 incl.,  
all being in the plat of Lakeview Park (PB 13 pg 50)  
together with  
Lots 13-17, Block 3 Coconut Lodge (PB 7 pg 52) and  
lots 1-5 incl. and 10-14 incl., Block 8, Coconut Lodge  
(PB 7 pg 52)



AREA CHANGED BY  
THIS ORDINANCE



COMPREHENSIVE PLAN AMENDMENT AS APPROVED BY CITY:

LAND USE MAP: Amend from Multi-Family 15 DU/Ac to Commercial

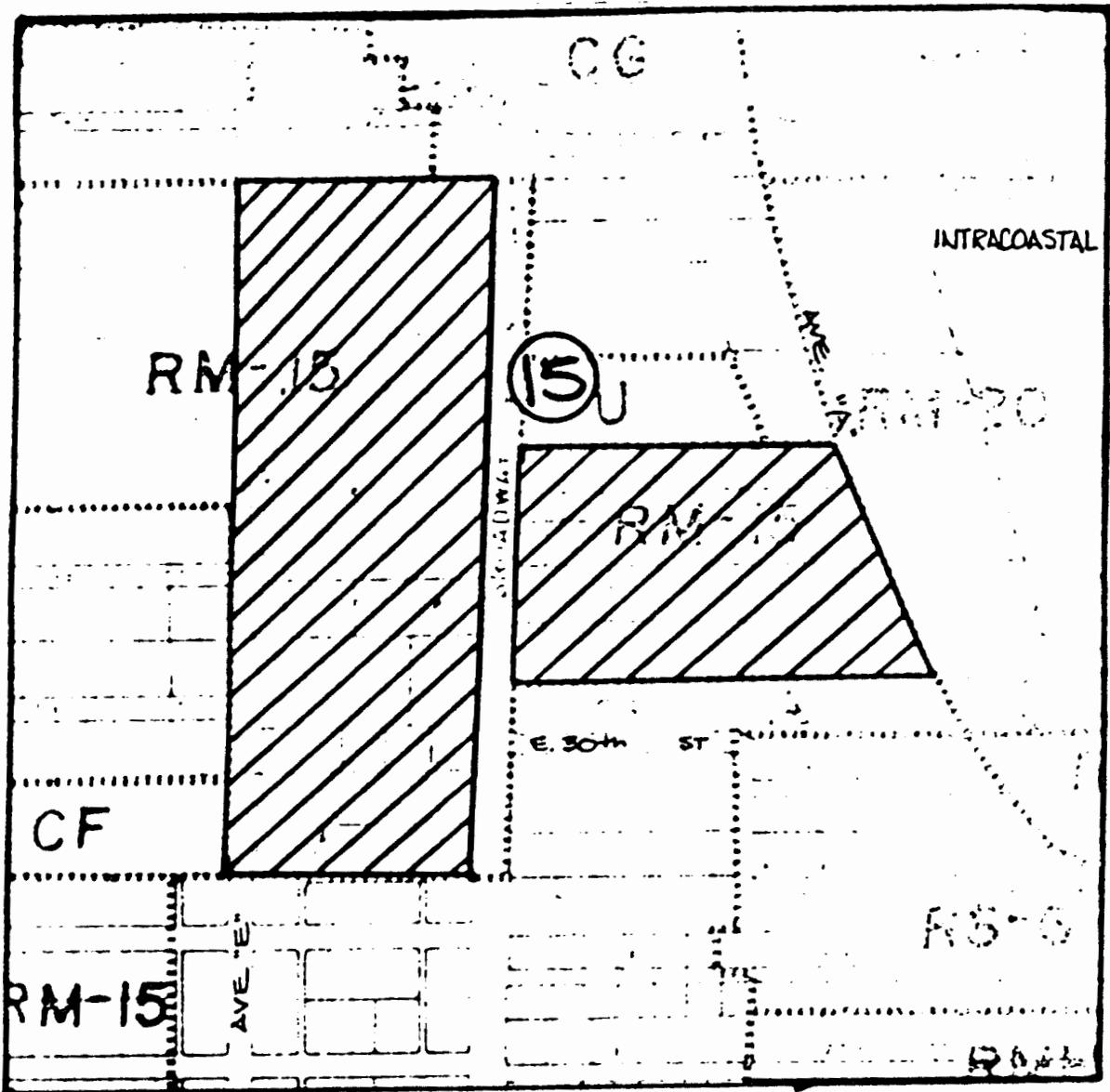
CORRESPONDING TEXT CHANGE: Future Land Use Element Sector II-Northeast ( per attachment "A" of this ordinance)

REQUESTED BY: Riviera Beach Community Redevelopment Agency

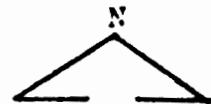
LEGAL DESCRIPTION:

Lots 32 to 55 incl., Inlet Shores Plat #2 (PB 20 pg 71)

AREA # 15



AREA CHANGED BY  
THIS ORDINANCE



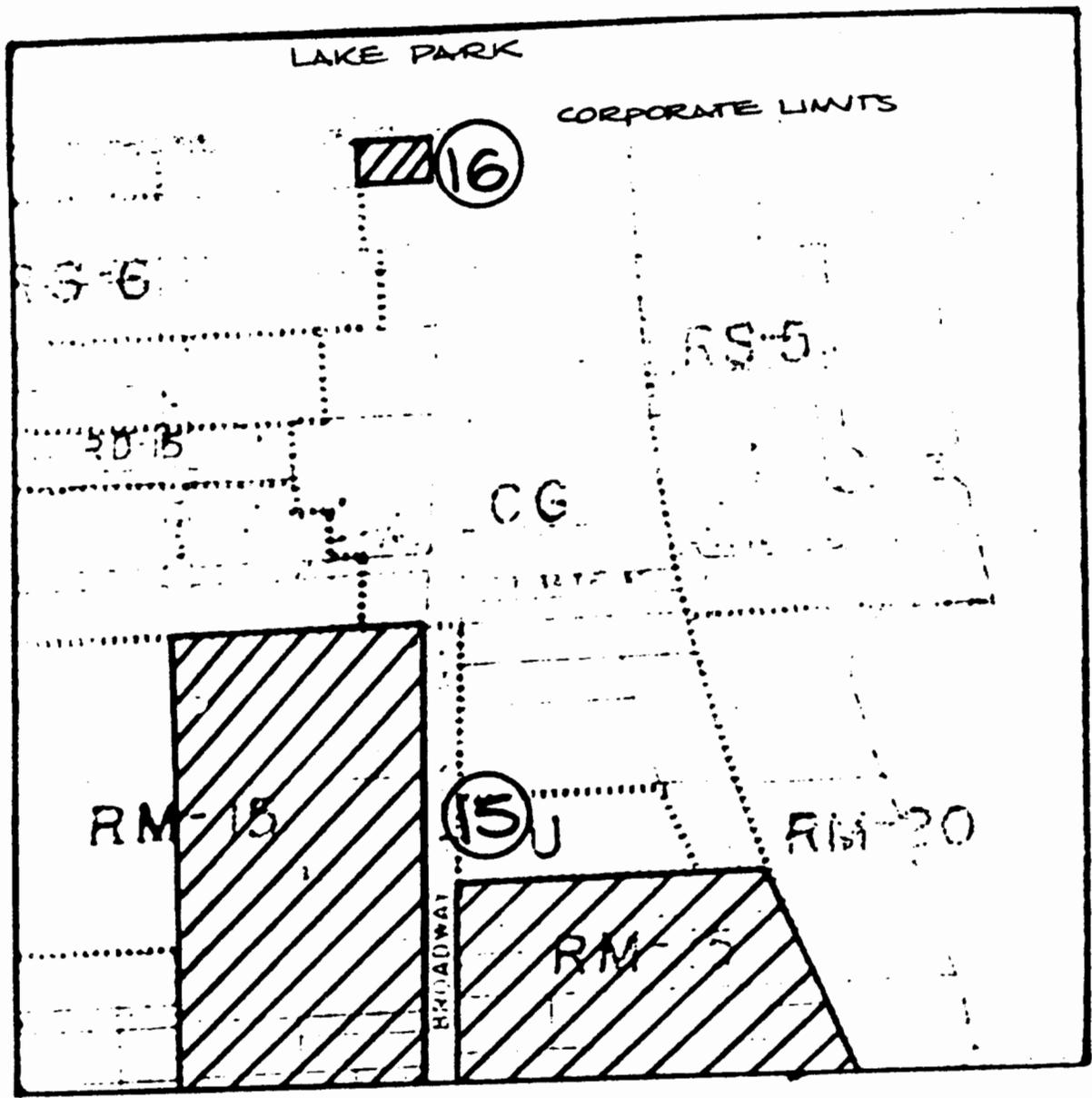
COMPREHENSIVE PLAN AMENDMENT AS APPROVED BY CITY:

LAND USE MAP: Amend from Multi-Family 15 DU/Ac to Commercial

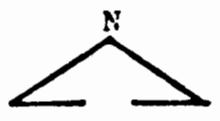
CORRESPONDING TEXT CHANGE: Future Land Use Element Sector II-Northeast (per attachment "A" of this ordinance)

REQUESTED BY: Riviera Beach Community Redevelopment Agency

LEGAL DESCRIPTION:



AREA CHANGED BY  
THIS ORDINANCE



COMPREHENSIVE PLAN AMENDMENT AS APPROVED BY CITY:

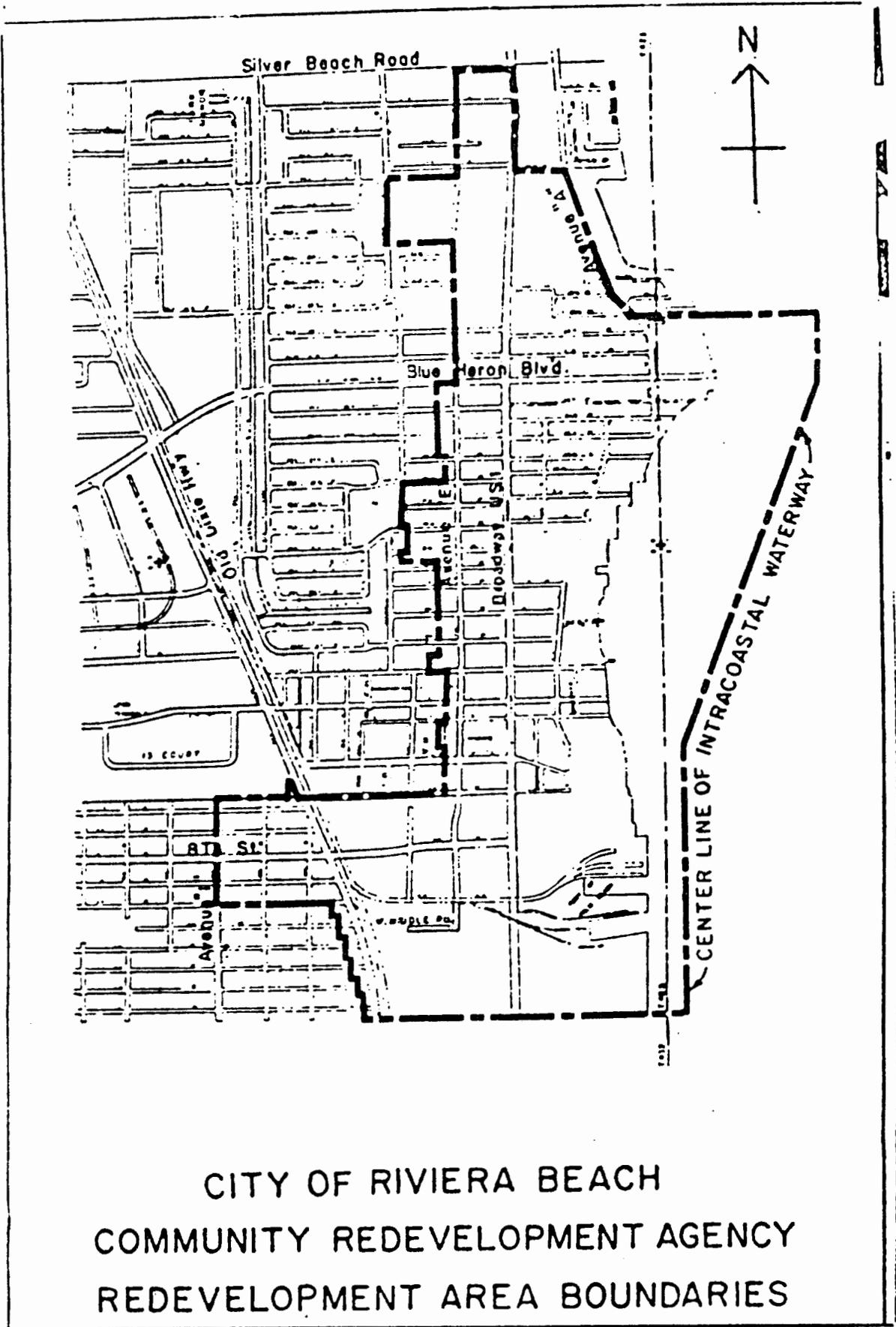
LAND USE MAP:

Amend from Single Family  
7 DU/Ac to Commercial

REQUESTED BY: Riviera Beach Community REdevelopment Agency

LEGAL DESCRIPTION:

Lots 17 to 20 incl., together with lots 21 to 23 incl.,  
all being contained in Block 5, Replat of Plumosa  
Park (PB 21, pg 68)



COMPREHENSIVE PLAN AMENDMENTS AS APPROVED BY CITY

LAND USE MAP: Amend by indicating boundaries of Inlet Harbor Redevelopment area.

CORRESPONDING TEXT CHANGE: FUTURE LAND USE ELEMENT

ADDITIONAL TEXT (PG. IV-16)

"The 1986 Amendment to the comprehensive plan recognizes the establishment of the Inlet Harbor Center Redevelopment Area, created pursuant to Chapter 163 F.S. The redevelopment area Boundary (as may be modified from time to time) is indicated on the Future Land Use Map. In each instance where a planning sector or portion thereof, falls within the redevelopment Area, specific reference may be made to redevelopment potential in that sector. The redevelopment Area is administered by the Community Redevelopment Agency which is fully enabled by the City Council pursuant to Chapter 163, F.S. to carry out a redevelopment process in the area."

AN ORDINANCE OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA AMENDING CHAPTER 23 "ZONING" OF THE CODE OR ORDINANCES BY REZONING FIVE (5) PARCELS AS DESCRIBED IN ATTACHMENT "A" AND MADE PART HEREOF, DIRECTING THE CITY CLERK TO UPDATE THE CITY'S ZONING MAP; PROVIDING A PENALTY CLAUSE, SAVING CLAUSE, AUTHORITY TO CODIFY AND FOR OTHER PURPOSES.

WHEREAS, the Ordinance No. 2152 the City Council of the City of Riviera Beach adopted the Riviera Beach Land Development Code, which amended Chapter 23 "zoning" of the code of Ordinances to implement the Comprehensive Plan and

WHEREAS, Chapter 163.215 F.S. provides procedures to amend the Zoning Ordinance to insure consistency with the Comprehensive Plan and

WHEREAS, the zoning designations for the five (5) parcels described herein were requested in conjunctions with requests for corresponding Land Uses designations for said parcels, and

WHEREAS, on July 30, 1986 the Planning and Zoning Board, sitting as the Local Planning Agency reviewed the request for proposed Zoning Changes at a Public Hearing and forwarded recommendations to City Council and

WHEREAS, on August 20, 1986 the City Council, as the Local Governing Body, reviewed the requests and recommendations at a Public Hearing and

WHEREAS, the City Council has found the requested zoning changes of the five parcels to be consistent with the newly assigned Land Use Designations adopted by Ord. # 2325

BE IT ORDAINED BY THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA:

SECTION 1. Chapter 23 entitled "Zoning" of the code of Ordinance of the City of Riviera Beach, as amended by Ordinance No. 2152 which adopted the Riviera Beach Land Development Code is hereby amended by rezoning the five (5) parcels of land

legally described in attachment "A" and made a part hereof.  
Said parcels shall be rezoned as follows.

PARCEL No. 4: From CG-General Commercial to RM-15  
Multiple Family

PARCEL No. 5: From IL (County) to IG-General Industrial

PARCEL No. 6: From IL (County) to IG-General Industrial

PARCEL No. 7: From CN (County) to CG-General Commercial

PARCEL No. 8: From RS-6 Single Family and AMH-15 Multi-  
Family/Hotel to CG-General Commercial

SECTION 2. That the City Clerk is authorized and directed to reflect upon the Zoning Map designated as the "Zoning Map of Riviera Beach, Florida", by hatching or other appropriate means of designating the changes effected under this ordinance.

SECTION 3. Any person, firm or corporation convicted of a violation of any provision of this Ordinance shall be punished as prescribed in Section 1.8 entitled "General Penalty" of the Code of Ordinances.

SECTION 4. All Ordinances or parts of Ordinances or Charter provisions in conflict herewith are to the extent of such conflict repealed.

SECTION 5. In the event that any provision or application of this Ordinance shall be held invalid, it is the legislative intent that the other provisions and applications hereof shall not be affected.

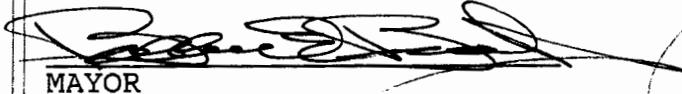
SECTION 6. Specific authority is hereby granted to codify this Ordinance at a later date, together with the entire Land Development Code Upon its completion.

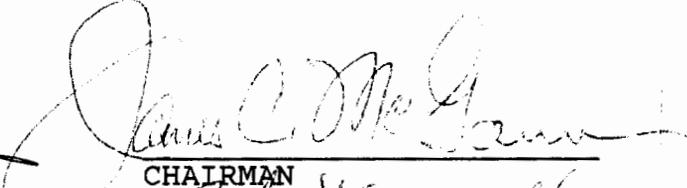
SECTION 7. This Ordinance shall take effect upon its final passage and adoption by the City Council.

PASSED AND APPROVED on first reading this 3rd day of  
December, 1986.

APPROVED:

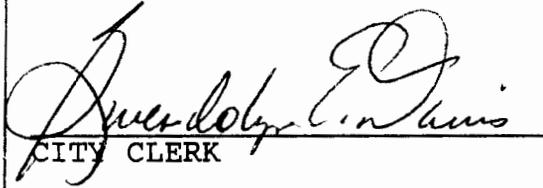
PASSED ON FIRST READING  
DECEMBER 3, 1986  
PASSED ON SECOND AND FINAL READING  
DECEMBER 17, 1986

  
MAYOR

  
CHAIRMAN

  
CHAIRMAN PRO TEM

(MUNICIPAL SEAL)

  
CITY CLERK



  
COUNCILMEMBERS

  
COUNCILMEMBERS

1st Reading

2nd & Final Reading

Motioned By: C. Becton

L. McKinney

Seconded By: L. McKinney

A. Iles

J. McGann: aye

aye

R. Moultrie: aye

aye

A. Iles: absent

aye

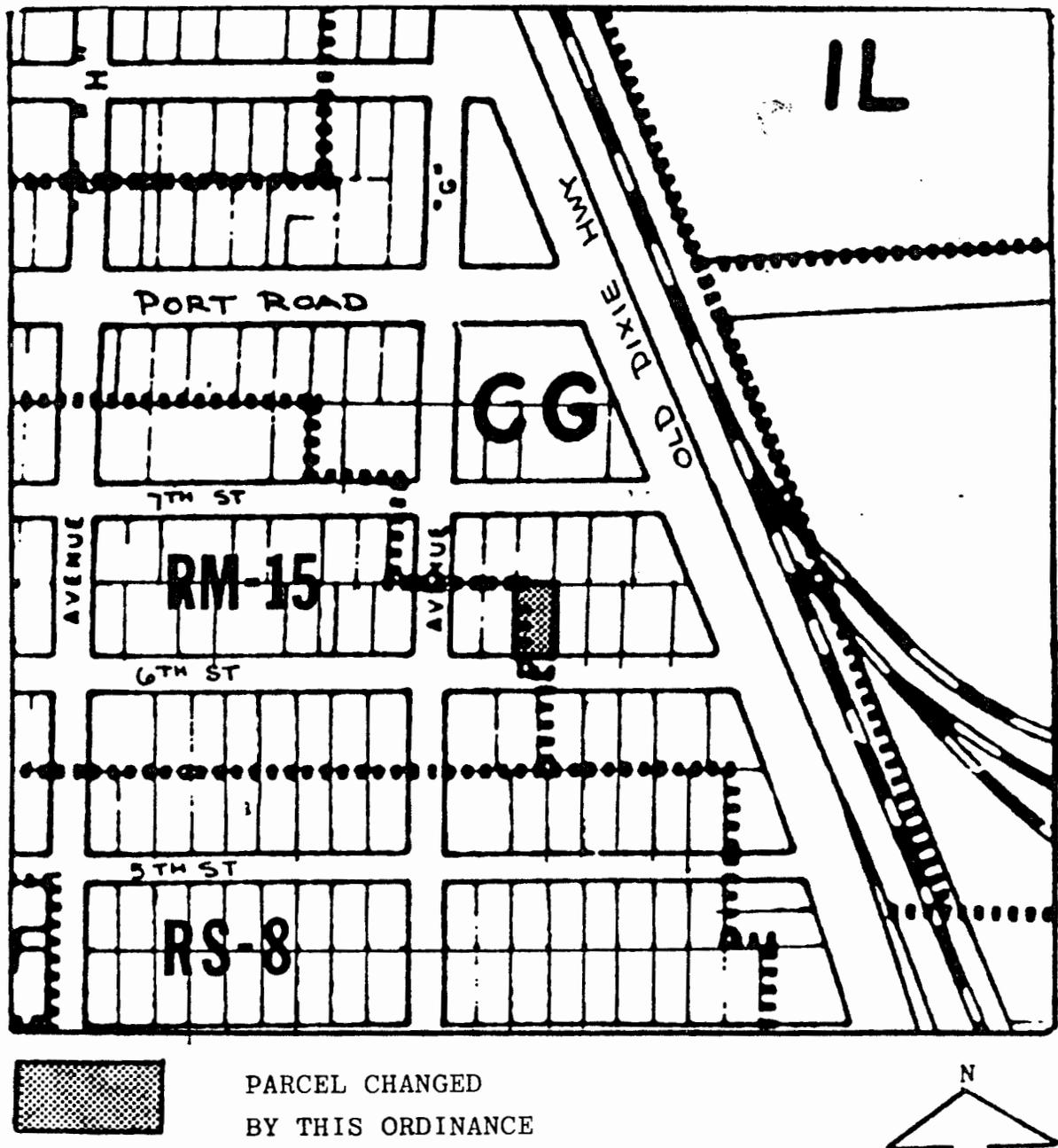
L. McKinney: aye

aye

C. Becton: aye

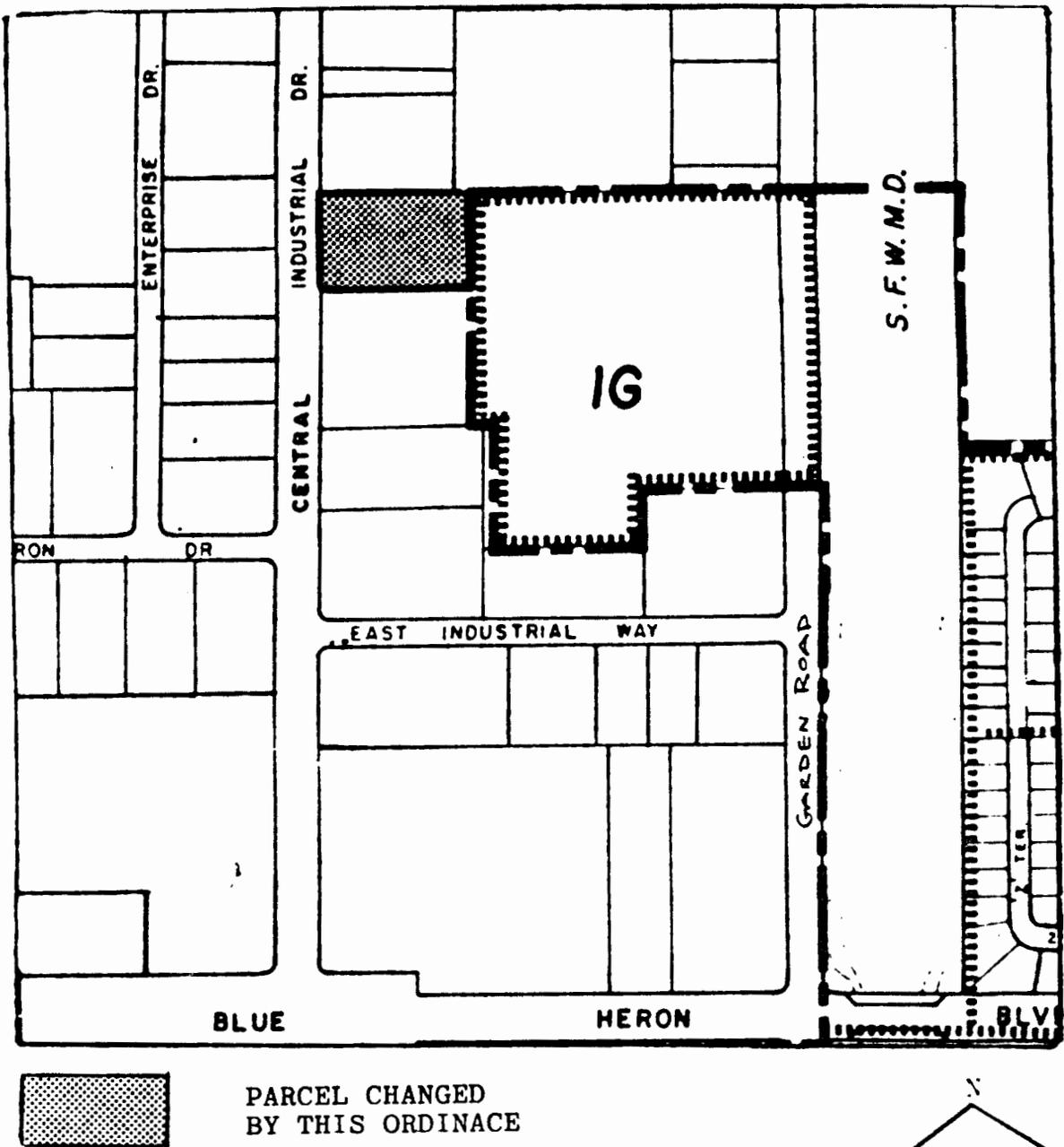
aye

PARCEL # 4



INFORMATION ON CHANGE

	<u>EXISTING</u>	<u>PROPOSED</u>
LAND USE:	Commercial	Multi-Family 15 DU/AC
ZONING:	CG-General Commercial	RM-15 Multiple Family
PETITIONER:	Leola Byrd, owner	
LEGAL DESCRIPTION:	Lots 19 & 20, Block 39 Inlet City (PB 7 Pg. 27)	



INFORMATION ON CHANGE

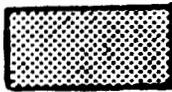
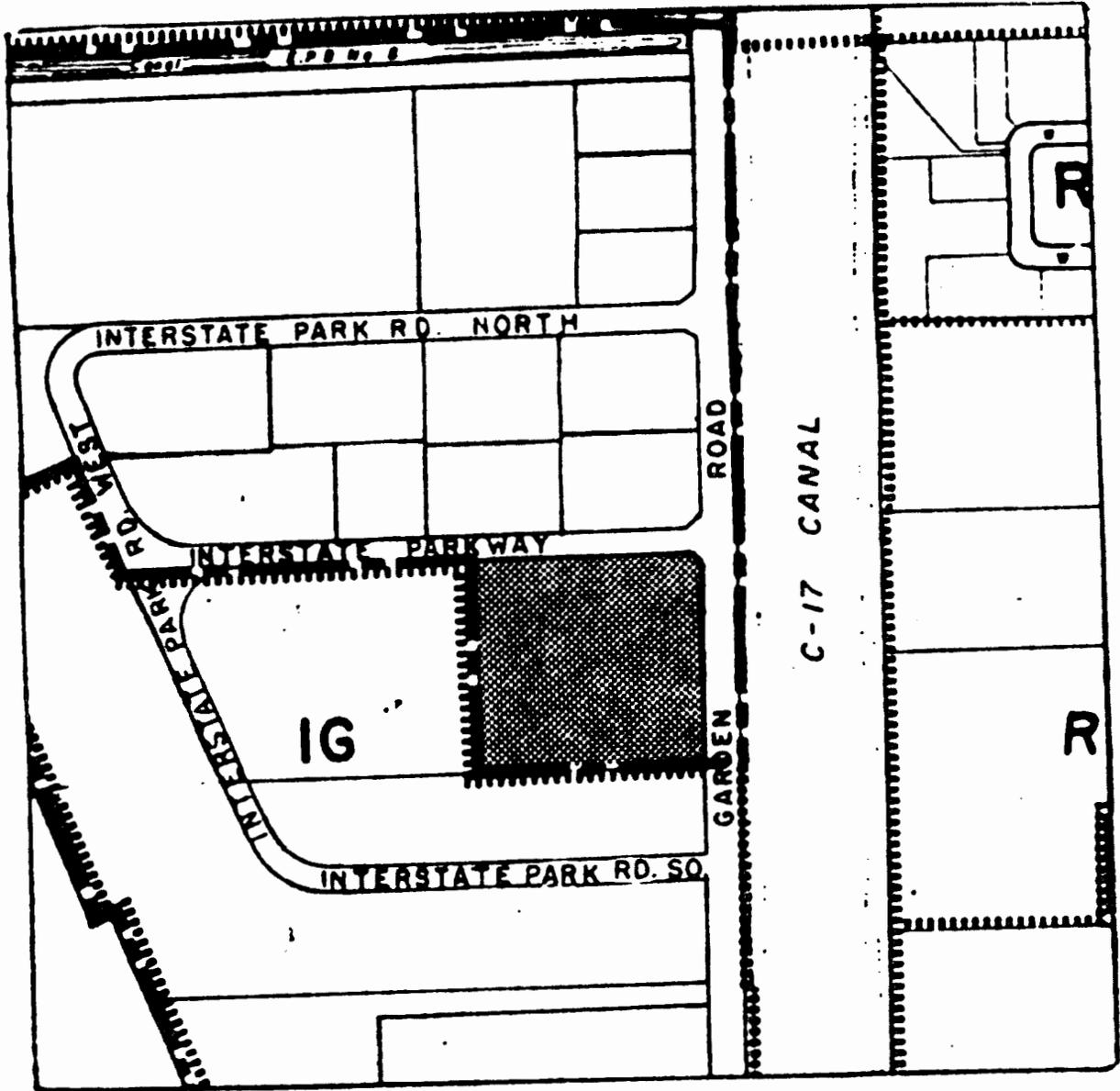
	<u>EXISTING</u>	<u>PROPOSED</u>
LAND USE:	Industrial (County)	Industrial
ZONING:	IL (County)	IG-General Industrial

PETITIONER: City Of Riviera Beach

LEGAL DESCRIPTION:

A parcel of land in the West One-Half (W $\frac{1}{2}$ ) Section 30, Township 42 Range 43, Palm Beach County, Florida, said parcel containing 1.72 acres, and being more particularly described as follows:

Commencing at the Northwest corner of section 30, Township 42, Range 43, run South 86° 59' 37" East a distance of 1244.67 feet to a point, thence South 2° 19' 24" West a distance of 2072.12 feet to the point of beginning, continue South 2° 19' 24" West a distance of 220.52 feet to a point, thence South 87° 40' 36" East a distance of 340 feet to a point, thence North 2° 19' 24" West a distance of 220.52 feet to a point, thence North 87° 40' 36" West a distance of 340 feet to the point of beginning.



PARCEL CHANGED  
BY THIS ORDINANCE



INFORMATION ON CHANGE

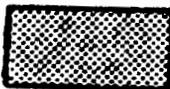
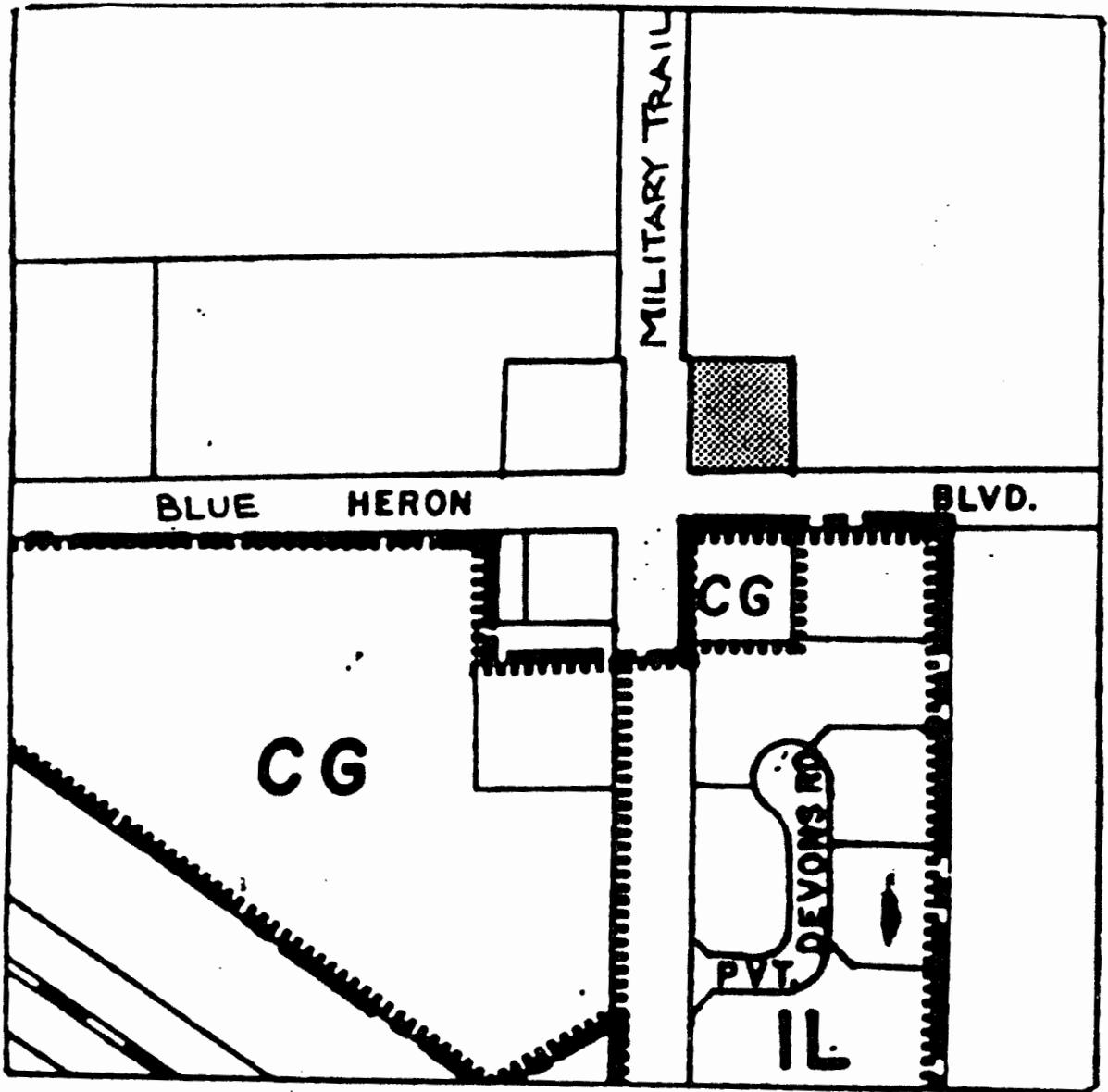
	<u>EXISTING</u>	<u>PROPOSED</u>
LAND USE:	Industrial (County)	Industrial
ZONING:	IL (County)	IG-General Industr

PETITIONER: City of Riviera Beach

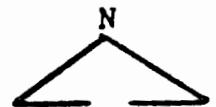
LEGAL DESCRIPTION:

A parcel of land, lying and being in the Northwest one-quarter (NW $\frac{1}{4}$ ) of Section 31, Township 42 South, Range 43 East, Palm Beach County, Florida, and more particularly described as follows:

Commencing at the Northwest corner of said section 31; thence South 87° 56' 50" East, along the North line of said Section 31, a distance of 1768.18 feet; thence South 02° 03' 10" West, a distance of 1110.00 feet to the POINT OF BEGINNING of the parcel to be herein described; thence continue South 02° 03' 10" West, a distance of 350.00 feet; thence South 87° 56' 50" East, a distance of 486.00 feet to a point on the Westerly right-of-way line of Garden Road, as now laid out and in use; thence North 02° 37' 43" East along the said right-of-way line, a distance of 324.77 feet to the beginning of a curve concave to the Southwest, having a radius of 25 feet and a central angle of 90° 34' 33" thence Northerwesterly along the arc of said curve, a distance of 39.52 feet to the end of said curve; thence North 87° 56' 50" West, a distance of 464.22 feet to the POINT OF BEGINNING.



PARCEL CHANGED  
BY THIS ORDINANCE



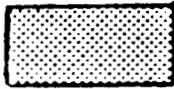
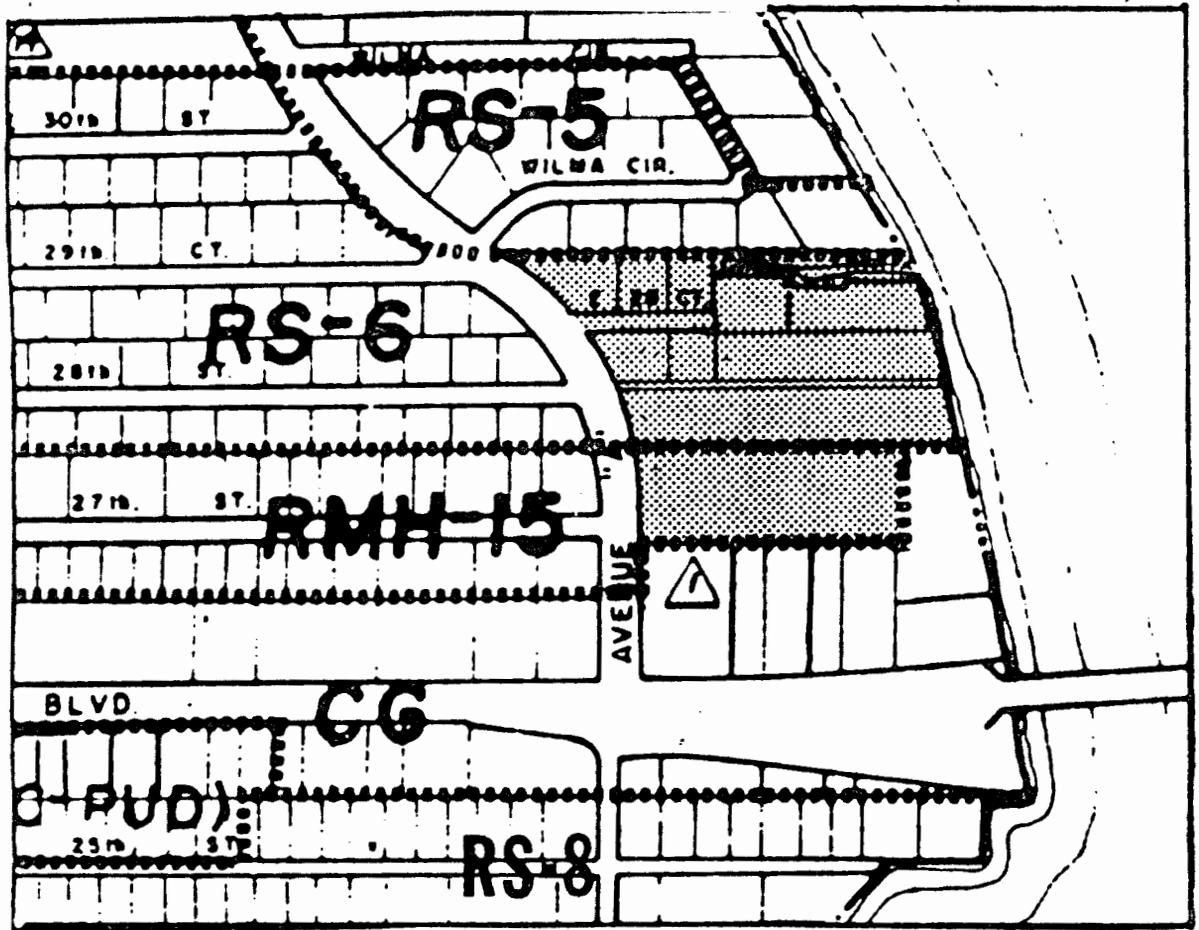
INFORMATION ON REQUESTED CHANGE

	<u>EXISTING</u>	<u>PROPOSED</u>
LAND USE:	Commercial (County)	Commercial
ZONING:	CN (County)	CG-General Commercial

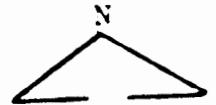
PETITIONER: City of Riviera Beach

**LEGAL DESCRIPTION:**

Tract "A", less the East 97 feet, GARDEN LAKES SUBDIVISION, Palm Beach County, as shown in plat Book 26 at Page 35 in the records of the Clerk of the Circuit Court, Palm Beach County, a/k/a the Northeast corner of Military Trail (SR809) and measuring 234 feet, mol, along the East ultimate right-of-way line of Military Trail, not including curve radii and 12th Street and measuring 157 feet, mol, along the North dedicated right-of-way line of 12th Street, not including radii, Palm Beach County, Florida



PARCEL CHANGED  
BY THIS ORDINANCE



INFORMATION ON REQUESTED CHANGE

	<u>EXISTING</u>	<u>PROPOSED</u>
LAND USE:	Single-Family 7 DU/Ac & Multi-Family 15 DU/Ac	Commercial
ZONING:	RS-6 Single Family RMH-15 Multi-Family/Hotel	CG-General Commercial

PETITIONER: Riviera Beach Community Redevelopment Agency

LEGAL DESCRIPTION:

Lot 1, BEACH MARINA, PLAT BOOK 30, Page 43, Public Records of Palm Beach Count Together with the parcel of land described as follows.

Beginning at the northwest corner of the South half of tract 21, Lee-Wood subdivision, thence South 88° 02' 35" East along the North line of the said South half of tract 21 a distance of 519.14 feet to a point in the bulkhead line, thence South 14° 27' 23" East a distance of 100.08 feet, thence North 88° 02' 35" West a distance of 519.26 feet, thence along the West line of said lot 21 a distance of 100.17 feet to the point of beginning.

Together with lots 1 through 5, and Tract A of Barton Parks, Plat Book 24, pag 38, together with a parcel of land particularly described as follows: Begin at a monument marking the Southwest corner of lot 4, Barton Park, thence Easterly a distance of 512.96 feet thence Southerly a distance of 16 feet, thence Westerly a distance of 512.96 feet to a point in the Easterly right-of-way of Avenue A, thence Northwesterly a distance of 16 feet to the point of beginning

Together with a tract of land particularly described as follows. Beginning at the intersection of East right of way of Avenue A with the North line of Tract A of Barton Park, thence South 88° 02' 35" East a distance of 395 feet to the point of beginning of the herein described tract of land: thence South 14° 27' 23" West a distance of 30 feet, thence South 73° 17' 35" East a distance of 55 feet, thence South 83° 17' 35" East a distance of 140 feet, thence South 45° 17' 35" East a distance of 50 feet, thence South 14° 27' 23" East a distance of 140 feet, thence South 88° 02' 35" East a distance of 20.85 to a point in the Bulkhead line, thence North 14° 27' 23" West a distance of 235.6 feet, thence North 88° 02' 35" West a distance of 235 feet to the point of beginning