

**PUBLIC HEARING NOTICE
DEVELOPMENT SPECIAL MAGISTRATE
CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA**

The Development Special Magistrate will conduct a public hearing on Thursday, June 23, 2022 at 2:00 P.M. or soon thereafter, and from time to time thereafter as necessary, at the Riviera Beach Event Center located at 190 E 13th Street, Riviera Beach, FL 33404, to consider the following item(s):

An application from 7920 Riviera Beach Holdings, LLC., requesting a variance from Section 31-243(5)(f)(1) of the Code to provide a front yard setback of 20' where the Code requires 26' for properties that are located west of Lake Worth and exceed two stories for Multi-family Building 1; requesting a variance from Section 31-243(5)(f)(1) of the Code to provide a 20'.38" setback where the Code requires 26' for properties that are located west of Lake Worth and exceed two stories for Multi-family Building 3; and requesting a variance from Section 31-243(5)(f)(6) of the Code to provide a rear yard setback of 15' where the Code requires 20' for properties located west of Lake Worth for Townhome Building 10, for a development which encompasses the following properties, identified by the following PCN numbers: 56424225000001240, 56424225000001230, 56424225000001070, 56424225000001140, 56424225000001030, 56424225000001020, 56424225000001040, having a Future Land Use designation of either (COM) Commercial, or (MF-15) Medium Density Multi-Family Residential up to 15 units/acre, and having a Zoning designation of either (CG) General Commercial or (RML-12) Low Density Multiple Family Dwelling District up to 12 units/acre, providing for conditions of approval, and providing for an effective date.

The Legal Description of the properties is: **Parcel 1-A-D: A.** THE SOUTH 120 FEET OF THE NORTH 280 FEET OF THE EAST 266 FEET OF THE WEST 316 FEET OF THE NORTH ½ OF THE NORTHEAST ¼ SECTION OF 25, TOWNSHIP 42 SOUTH, RANGE 42 EAST, LESS THEREFROM THE SOUTH 12 FEE AS DESCRIBED IN OR BOOK 222 AT PAGE 137, AND ALSO LESS ROAD RIGHT OF WAY FOR STATE ROAD 809, AS CONVEYED BY DEED RECORDED IN OR BOOK 2651 AT PAGE 1902, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. **B:** THE EAST 276 FEET OF THE WEST 592 FEET OF THE SOUTH 596 FEET OF THE NORTH 636 FEET OF THE NORTH ½ OF THE NORTHEAST ¼ OF SECTION 25, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA. **C.** THE SOUTH 120 FEET OF THE NORTH 516 FEET OF THE EAST 256 FEET OF THE WEST 316 FEET OF THE NORTH ½ OF THE NORTHEAST ¼ OF SECTION 25, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA. **D.** A PARCEL OF LAND LYING WITHIN THE NE ¼ OF SECTION 25, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, MORE PARTICULARLY DESCRIBED AS THE SOUTH 120 FEET OF THE NORTH 160 FEET OF THE EAST 266 FEET OF THE WEST 316 FEET OF THE NE ¼ OF SECTION 25, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA. **PARCEL 1-E (EASEMENT INTEREST)** - TOGETHER WITH AN EASEMENT OVER THE SOUTH 12 FEET OF THE SOUTH 120 FEET OF THE NORTH 280 FEET OF THE EAST 266 OF WEST 316 FEET, ALL BEING IN THE NORTH ½ OF THE NORTHEAST ¼ OF SECTION 25, TOWNSHIP 42 SOUTH, RANGE 42 EAST. **PARCEL 2-A (FEE SIMPLE)** - THE SOUTH 596 FEET OF THE NORTH 636 FEET OF THE

EAST 138 FEET OF THE WEST 730 FEET OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA. **PARCEL 2-B (EASEMENT INTEREST)** - EASEMENT FOR ROAD AND UTILITY PURPOSES CONTAINED IN INSTRUMENT RECORDED JULY 14, 1960, UNDER O.R. BOOK 529, PAGE 11, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: THE SOUTH 50 FEET OF THE NORTH 686 FEET OF THE NORTH HALF (N ½) OF THE NORTHEAST ONE-QUARTER (NE ¼) OF SAID SECTION 25, TOWNSHIP 42 SOUTH, RANGE 42 EAST, LESS THE WEST 50 FEET THEREOF. **PARCEL 3-A (FEE SIMPLE) - GARDEN SHOP INVESTMENTS** THE SOUTH 596 FEET OF THE NORTH 6363 FEET OF THE EAST 330 FEET OF THE WEST 1060 FEET OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA. **PARCEL 4-A (FEE SIMPLE) - EF VEGETATION & NURSERY** - THE SOUTH 596 FEET OF THE NORTH 636 FEET OF THE EAST 330 FEET OF THE WEST 1390 FEET OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 42 SOUTH, RANGE 42 EAST PALM BEACH COUNTY, FLORIDA, EXCEPTING THEREFROM THE SOUTH 266 FEET OF THE EAST 175 FEET. **PARCEL 4-B (EASEMENT INTEREST)** - EASEMENT FOR ROAD AND UTILITY PURPOSES CONTAINED IN INSTRUMENT RECORDED JULY 14, 1960, UNDER O. R. BOOK 529, PAGE 11, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: THE SOUTH 50 FEET OF THE NORTH 686 FEET OF THE NORTH HALF (N ½) OF THE NORTHEAST ONE-QUARTER (NE ¼) OF SAID SECTION 25, TOWNSHIP 42 SOUTH, RANGE 42 EAST, LESS THE WEST 50 FEET THEREOF.

PLEASE TAKE NOTICE AND BE ADVISED, that if any interested person desires to appeal any decision made by the City Council with respect to any matter considered at this hearing, such interested person, at own expense, will need a record of the proceedings, and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

To obtain a complete copy, please contact the Office of the City Clerk between the hours of 8:30 AM and 5:00 PM, except weekends and holidays at (561) 845-4090 or by email at cityclerk@rivierabeach.org.

In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodations to participate in the proceedings should contact the City Manager's Office at 561-845-4010 no later than 48 hours prior to the proceedings. If hearing impaired, telephone the Florida Relay Services 1-800-955-8771 (TDD) or 1-800-955-8770 (Voice) for assistance.

[Please publish twice before June 23rd – once on or by June 13th - Proof Requested]