

**CITY OF RIVIERA BEACH CITY COUNCIL
AGENDA ITEM SUMMARY**

MEETING DATE: December 2, 2009

AGENDA ITEM SUMMARY NO. I-09-121-2

- | | |
|--|--|
| <input type="checkbox"/> AWARDS / PRESENTATIONS / PETITIONS | <input type="checkbox"/> REGULAR |
| <input type="checkbox"/> CONSENT | <input type="checkbox"/> RESOLUTION |
| <input checked="" type="checkbox"/> PUBLIC HEARING | <input type="checkbox"/> DISCUSSION & DELIBERATION |
| <input type="checkbox"/> ORDINANCE ON SECOND READING | <input type="checkbox"/> BOARD APPOINTMENT |
| <input checked="" type="checkbox"/> ORDINANCE ON FIRST HEARING | <input type="checkbox"/> WORKSHOP |

SUBJECT: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, AMENDING THE ADOPTED COMPREHENSIVE PLAN BASED ON THE RECOMMENDATIONS OF THE 2008 CITIZENS' MASTER PLAN INCLUDING AMENDMENTS TO THE MAP SERIES, THE TEXT OF THE FUTURE LAND USE, INFRASTRUCTURE, AND RECREATION AND OPEN SPACE ELEMENTS, AND ADDING DEFINITIONS, IN ACCORDANCE WITH CHAPTER 163, FLORIDA STATUTES; PROVIDING FOR TRANSMITTAL TO THE STATE LAND PLANNING AGENCY; PROVIDING FOR SEVERABILITY AND CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.

RECOMMENDATION / MOTION: Staff recommends that the City Council approve the ordinance on first reading and transmit the proposed Comprehensive Plan amendments to the Department of Community Affairs.

•City Attorney <i>[Signature]</i> 11/24/09	•Library <i>CC</i> 11/20/09
•City Clerk <i>[Signature]</i> 11/20/09	•Marina
Community Development	•Police <i>[Signature]</i> 11/20/2009
•Finance <i>[Signature]</i> 11-23-09	Public Works
•Fire <i>[Signature]</i> 11/20/09	Purchasing
Human Resources	•Recreation & Parks <i>[Signature]</i> 11/20/09
•Assistant City Manager <i>[Signature]</i> 9/24/09	•Community Redevelopment Agency <i>[Signature]</i> 11/20/09

APPROVED BY CITY MANAGER: *[Signature]* DATE: 9/24/09

Originating Dept. COMMUNITY DEVELOPMENT <i>[Signature]</i>	Costs: None to City Current FY: <u>2009-2010</u> Funding Source: <input type="checkbox"/> Capital Improvement <input type="checkbox"/> Operating <input type="checkbox"/> Other:	City Council Actions: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/conditions <input type="checkbox"/> Denied _____ <input type="checkbox"/> Tabled to _____ <input type="checkbox"/> Referred to Staff _____
Advertised: YES Date: November 4 th & 22 nd , 2009 Paper: Palm Beach Post <input type="checkbox"/> Not Required	Budget Account Number:	Attachments: 1. Ordinance 2. Comprehensive Plan Amendments - 3. Public Notices
Affected Parties <input type="checkbox"/> Notified <input checked="" type="checkbox"/> Not Required		

SUMMARY: The Riviera Beach Community Redevelopment Agency (CRA) was established in 1986 and the Community Redevelopment Area is comprised of approximately 858 acres. The fundamental purpose of the CRA is to facilitate redevelopment in an area that has been determined to be blighted. The current CRA Redevelopment Plan was last updated in 2001. Since that time, economic conditions have changed considerably and there are now major barriers that exist, including the loss of eminent domain, that are preventing the City from implementing the adopted CRA Redevelopment Plan. The City and the CRA contracted with the Treasure Coast Regional Planning Council (TCRPC) to conduct a week long charrette to solicit public input on how redevelopment should occur. That process lead to the development of the Citizens' Master Plan, which is the

EXHIBIT A-1

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact: Proposed CRA Comprehensive Plan Amendments

Fiscal Years	<u>2009</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>
Capital Expenditures					
Operating Costs					
External Revenues					
Program Income (City)					
Cash Match (City)					
NET FISCAL IMPACT					

NO. ADDITIONAL FTE
POSITIONS (Cumulative)

Is Item Included in Current Budget? Yes _____ No x _____
Budget Account No.: Fund Dept/Div. Org. Object

Reporting Category

B. Recommended Sources of Funds/Summary of Fiscal Impact:
None at this time.

C. Departmental Fiscal Review:



Mary McKinney, Dir. of Community Development

III. REVIEW COMMENTS

A. Finance Department and/or Purchasing/Intergovernmental Relations/Grants Comments:



Finance Department 11-23-09

Purchasing and Grants

B. Other Department Review:



Department Director

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, AMENDING THE ADOPTED COMPREHENSIVE PLAN BASED ON THE RECOMMENDATIONS OF THE 2008 CITIZENS' MASTER PLAN INCLUDING AMENDMENTS TO THE MAP SERIES, THE TEXT OF THE FUTURE LAND USE, INFRASTRUCTURE, AND RECREATION AND OPEN SPACE ELEMENTS, AND ADDING DEFINITIONS, IN ACCORDANCE WITH CHAPTER 163, FLORIDA STATUTES; PROVIDING FOR TRANSMITTAL TO THE STATE LAND PLANNING AGENCY; PROVIDING FOR SEVERABILITY AND CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Section 163.3191, Florida Statutes, requires that local governments review their adopted comprehensive plan to respond to changes in local, state, and regional policies along with an analysis of the major issues necessary to further the community's goals consistent with statewide minimum standards; and

WHEREAS, Section 163.3191, Florida Statutes, directs local governments to adopt needed amendments to ensure that the plan provides appropriate policy guidance for growth and development; and

WHEREAS, the adopted Community Redevelopment Agency (CRA) Redevelopment Plan was last updated in 2001 and has since become obsolete; and

WHEREAS, the City of Riviera Beach contracted with the Treasure Coast Regional Planning Council (TCRPC) in October 2007 to conduct a week long charrette to solicit input from the community about the future of the Community Redevelopment Area; and

WHEREAS, the TCRPC compiled the information received from the community and developed the 2008 Citizens' Master Plan which was approved by the Community Redevelopment Agency in February 2008; and

WHEREAS, in order to implement the elements of the 2008 Citizens' Master Plan, revisions need to be made to the Comprehensive Plan, CRA Plan and Land Development Regulations; and

WHEREAS, the TCRPC, along with City and CRA Staff, has prepared amendments to the adopted comprehensive plan to update it pursuant to Section 163.3191, Florida Statutes, in order to provide land use changes, text amendments and revisions in conformance with the 2008 Citizens' Master Plan; and

WHEREAS, the Planning and Zoning Board, sitting as the Local Planning Agency, held public hearings and workshops on the proposed Comprehensive Plan amendments between February 2008 and April 2009; and

WHEREAS, the Planning and Zoning Board recommended approval of the proposed Comprehensive Plan amendments on November 19, 2009 and transmitted said amendments to the City Council, sitting as the Local Governing Body; and

WHEREAS, the City Council has reviewed the proposed Comprehensive Plan amendments and has determined that the approval and transmittal of these amendments to the Department of Community Affairs is in the best interest of the health, safety and general welfare of the citizens of the City of Riviera Beach.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, AS FOLLOWS:

SECTION 1. The foregoing "WHEREAS" clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Ordinance upon adoption hereof.

SECTION 2. That the amendments to the adopted Comprehensive Plan based on the elements of the 2008 Citizens' Master Plan, attached hereto as "Exhibit A", are hereby accepted and approved for transmittal to the Department of Community Affairs and all necessary review agencies in accordance with Section 163.3184(7), Florida Statutes.

SECTION 3. If any word, phrase, clause, subsection or section of this Ordinance is for any reason held invalid, the invalidity thereof shall not affect the validity of any remaining portions of this Ordinance.

SECTION 4. This section shall not be codified but shall be placed on reserve in the City Clerk's Office.

SECTION 5. 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.

accordance with section 163.3184 (9), Florida Statutes, whichever occurs earlier. No development orders, development permits, or land uses dependant on this amendment may be issued or commence before it has become effective.

SECTION 6. That the effective date of this plan amendment shall be the date a final order of compliance is issued by the Florida Department of Community Affairs or Administration Commission finding the amendment in compliance in

SECTION 7. The Director of Community Development is hereby authorized and directed to update the Comprehensive Plan as described by this Ordinance after the effective date as established in Section "6" of this Ordinance.

PASSED AND APPROVED on the first reading this _____ day of _____ 2009.

PASSED AND ADOPTED on second and final reading this _____ day of _____ 2009.

APPROVED:

THOMAS A. MASTERS
MAYOR

DAWN S. PARDO
CHAIRPERSON

ATTEST:

CARRIE E. WARD,
MASTER MUNICIPAL CLERK
CITY CLERK

JUDY L. DAVIS
CHAIR PRO TEM

BILLIE E. BROOKS
COUNCILPERSON

TONYA DAVIS JOHNSON
COUNCILPERSON

SHELBY L. LOWE
COUNCILPERSON

ORDINANCE NO. _____

PAGE 4

1ST READING

MOTIONED BY: _____

SECONDED BY: _____

D. PARDO _____

J. DAVIS _____

B. BROOKS _____

T. JOHNSON _____

S. LOWE _____

2ND & FINAL READING

MOTIONED BY: _____

SECONDED BY: _____

D. PARDO _____

J. DAVIS _____

B. BROOKS _____

T. JOHNSON _____

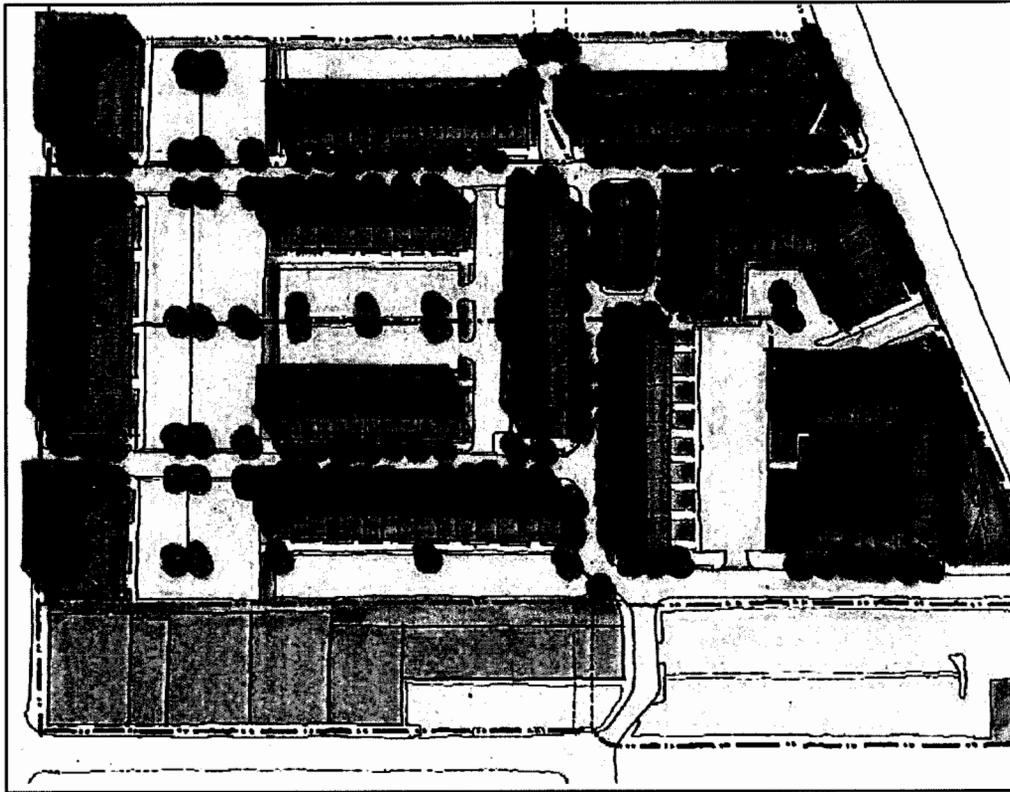
S. LOWE _____

REVIEWED AS TO LEGAL SUFFICIENCY

PAMALA HANNA RYAN, CITY ATTORNEY

DATE: _____

CITY OF RIVIERA BEACH
COMMUNITY REDEVELOPMENT AREA



Draft Comprehensive Plan Amendments

November 20, 2009

*implementing the
Citizens' Master Plan and Charrette Report*

TREASURE COAST REGIONAL PLANNING COUNCIL

INDIAN RIVER – ST. LUCIE – MARTIN – PALM BEACH

RIVIERA BEACH COMPREHENSIVE PLAN AMENDMENTS

Proposed text is underlined, removed text is ~~struck-through~~, [] indicate comments.

FUTURE LAND USE ELEMENT GOALS, OBJECTIVES AND POLICIES

GOAL: To protect and enhance the residential, commercial, industrial and natural resource areas of Riviera Beach.

OBJECTIVE 1.1: Public Facility Availability [No proposed changes]

OBJECTIVE 1.2: Redevelopment

By 2010, the City shall reconsider revisions to the adopted 2001 Community Redevelopment Plan (CRA) by addressing issues and market conditions that have arisen since plan implementation was initiated.

Policy 1.2.1: The City and the CRA will revise the adopted 2001 Redevelopment Plan which shall be designed to change the image of the Riviera Beach community redevelopment area from a depressed district suffering from loss of residential and business vitality into one respected for community purpose and pride, and to reshape the City into a desirable place to live, work, shop, and visit, with special places, events, and experiences, -not available anywhere else in the Lake Worth Lagoon Area. Updated plans and policies will review, re-consider and/or modify the following components of the adopted 2001 Redevelopment Plan:

- Utility Conditions & Redevelopment/Infrastructure Costs
- Roadway Improvements
- Density/Intensity of Proposed Waterfront Projects
- Recreation/Open Space Downtown CRA Projects
- Circulation and Public Parking
- Circulation and Dedicated ROWs for Public Transit, Pedestrians and Bikeways
- The loss of eminent domain as a redevelopment tool

Policy 1.2.2: By way of the new redevelopment plan, the City will begin to expedite the phasing out of all dilapidated housing within the Community Redevelopment Area utilizing CRA TIF funding, the Community Response Team (CRT), Unsafe Building Ordinance, and Code Enforcement staff to insure decent, safe, sound, sanitary housing for all residents of the community redevelopment area.

Policy 1.2.3: By 2010 the revisions to the adopted ~~2001~~ Redevelopment Plan will address streamlining the review process between the CRA and City that simplifies and expedites the ability to implement the redevelopment plan for both residents and developers alike, and is economically feasible.

Policy 1.2.4: By 2010 the revisions to the adopted ~~2001~~ Redevelopment Plan shall provide a mix of land uses that will create an environment conducive to development.

Policy 1.2.5: By 2010 the revisions to the adopted ~~2001~~ Redevelopment Plan shall provide for improved public access, beach visibility, improved image and uses to promote family activities for residents and visitors alike at the Riviera Beach (Ocean Mall) area of Singer Island. This will be

RIVIERA BEACH COMPREHENSIVE PLAN AMENDMENTS

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Policy 1.2.14: The revisions to the adopted ~~2001~~ Redevelopment Plan shall use the CRA/City resources –including City-owned properties– to initiate and consolidate citywide dredging, shore-edge construction, environmental studies, design and permitting to expedite the redevelopment and expansion of the waterfront facilities on an as-needed basis.

Policy 1.2.15: The revisions to the adopted ~~2001~~ Redevelopment Plan shall integrate the public oriented port activities with the redevelopment plan for the mutual benefit of the Port and the City to the greatest extent possible.

a.) The City and CRA will continue to monitor the Port's compliance with the interlocal agreement to insure that the Port does not expand past 10th Street. Additionally, the City will continue to assure that the Port's activities does not adversely impact downtown redevelopment, traffic, or adjacent Port Road residential areas but is complimentary to redevelopment.

b.) In conjunction with the Intergovernmental Coordination Element and in order to further many of the revisions to the adopted 2001 Redevelopment Plan components, the City shall create continuing, regular, and ongoing planning sessions with the public, City staff, CRA staff, Port staff and consultants, to exchange necessary information and to resolve conflicts.

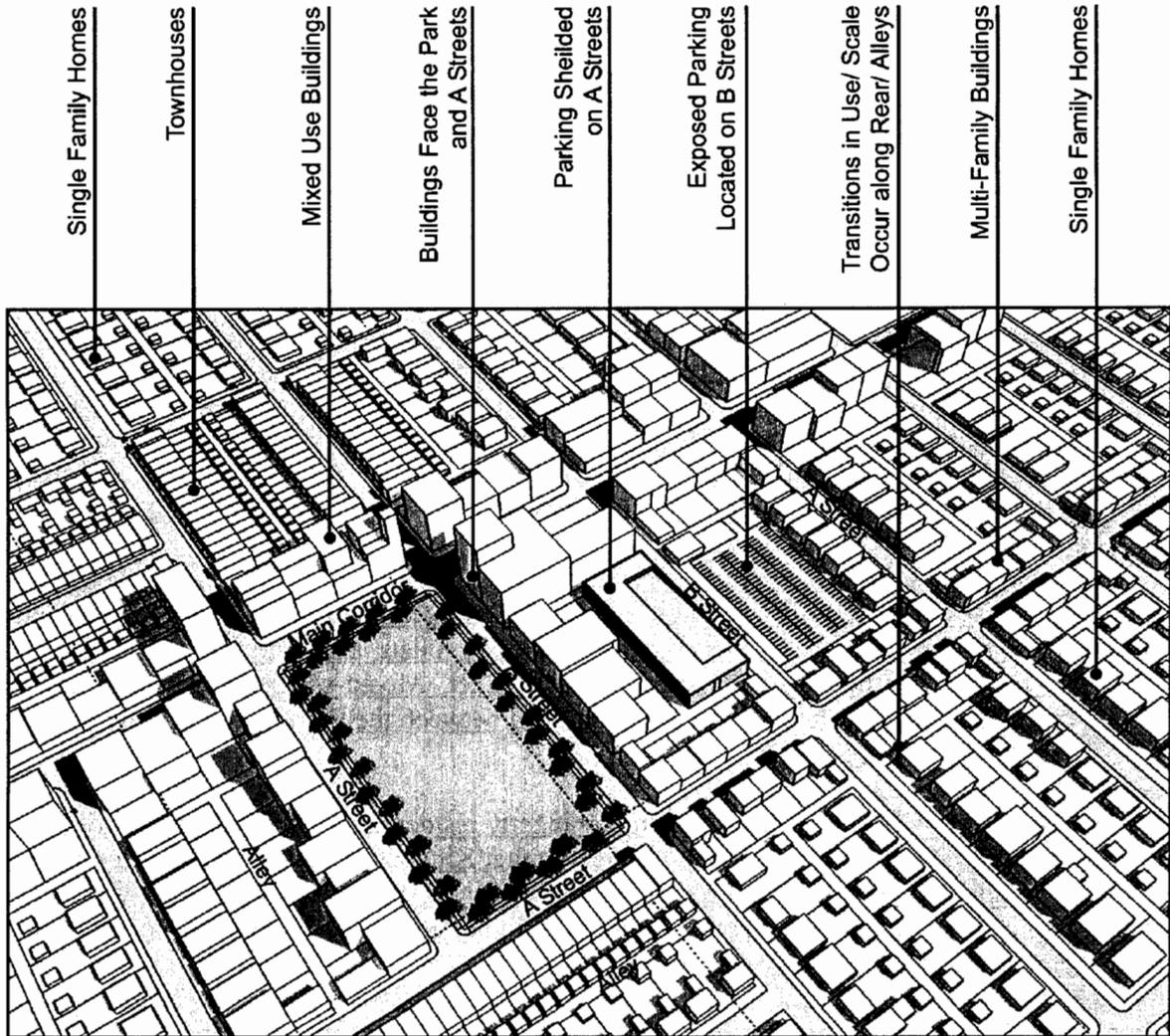
Policy 1.2.16: The City of Riviera Beach shall ensure that prior to issuing any development approvals in the City, including the Community Redevelopment Area, that the necessary public facilities, such as roadway and water and sewer improvements, will be in place and/or have funding committed.

Policy 1.2.17 Substantial redevelopment of the Community Redevelopment Area (CRA) is anticipated. The 2010 CRA Plan describes the vision for the future of the downtown area. New development shall conform to the pattern of development set forth in the CRA Plan, which has the following characteristics:

1. Provides a variety of housing types to accommodate a diverse population;
2. Creates a "park once" environment by providing a mix of uses within a pedestrian-friendly environment, whereby drivers are comfortable utilizing one parking space and walking to several destinations;
3. Promotes the optimum use of transit by maintaining and enhancing an interconnected transportation network that effectively links transit station(s), bike paths, sidewalks, buildings, open spaces, and the waterfront;
4. Maintains and enhances a continuous, inter-connected network of narrow pedestrian- and bicycle-friendly streets with shaded sidewalks, appropriate landscaping and street details, and traffic calming measures such as on-street parking;
5. Provides public open space in the form of civic parks, plazas, or greens;
6. Maintains and enhances access to the waterfront; and
7. Encourages investment by accommodating new development at a range of scales including individual infill buildings and large redevelopment projects.

Proposed text is underlined, removed text is ~~struck-through~~, [] indicate comments.

Figure FLU-A: Transect



The Transect demonstrates how diverse buildings and uses can be compatibly arranged. The highest intensity area, comprised of tall, attached buildings containing a mix of uses, is located along the main corridor and around the center. In this example, the center is shown as a park; however, the center of downtown could be the intersection of two major thoroughfares, a civic building, or business district. Building scale and intensity gradually decrease moving from the center toward the edge of downtown, ultimately becoming predominantly single-family neighborhoods. In order to properly transition among the various building types and uses, the following general guidelines shall be followed:

- 1) *Similar buildings should face across streets; changes in uses and/or building scale should generally occur along rear or side property lines;*
- 2) *Buildings are oriented toward primary streets (denoted as "A Street");*
- 3) *Parking and service functions are accommodated by alleys or along secondary streets (denoted as "B street").*

RIVIERA BEACH COMPREHENSIVE PLAN AMENDMENTS

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which will regulate the edges of the lots using mixed use buildings with usable windows and doors to provide appropriate transitions. Residential uses, businesses, restaurants, and the office functions of the marine industry can be located along these edges to provide an appropriate transition.

- 8) **Industrial Transition Area:** This area will provide a transition from the Port to the neighborhood to the north. Light industrial uses will be oriented along 10th Street, with buildings containing the office and support functions for the industrial uses, businesses, restaurants, and some residential uses can be located along 11th Street to provide an appropriate transition to adjoining neighborhood. Vehicular access for the industrial uses will be accommodated from 10th Street and the side streets whenever possible, so that 11th Street will have building façades with usable windows and pedestrian access facing the neighborhood.
- 9) **Singer Island Area:** This area can accommodate mixed-use development, with taller buildings located along Lake Worth, acting as a gateway into the area. Mid-rise mixed use buildings will be accommodated in the Ocean Mall, overlooking the public beach.
- 10) **Near-Downtown Neighborhoods:** These neighborhoods can accommodate infill development which is compatible in scale with the existing residential fabric, such as new single-family houses and multi-family buildings including townhouses, courtyard apartment buildings, and apartment houses.
- 11) **Port:** This area is comprised of the Port of Palm Beach.

RIVIERA BEACH COMPREHENSIVE PLAN AMENDMENTS

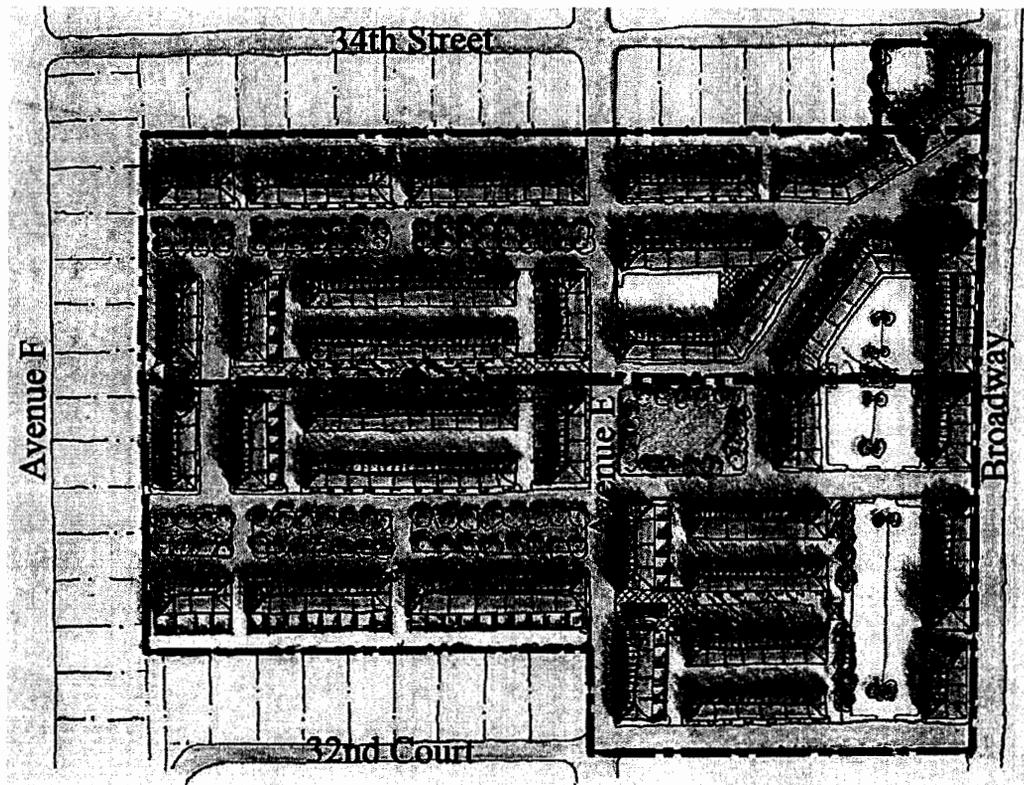
Proposed text is underlined, removed text is ~~struck-through~~, [] indicate comments.

Policy 1.2.20: Provide in the Land Development Regulations a pre-approved option to encourage future redevelopment of mobile home/trailer park properties located within the CRA in a manner consistent with the city's vision of a mixed-use, sustainable, pedestrian-friendly environment that accommodates diverse housing options within an interconnected street and block structure. Conceptual redevelopment plans have been created to illustrate the intended pattern of redevelopment:

1) The City's preferred redevelopment plan for Chateau Circle, Ocean Tides, and Southern Park has the following characteristics (see conceptual plan in Figure FLU-C):

- a. Avenue E is reconnected through the properties;
- b. A system of new streets, alleys, and pedestrian paths connect the adjacent parcels to each other and to Broadway;
- c. Mixed-use buildings are located along Broadway;
- d. Townhouses and low-rise multi-family buildings can provide a transition between the single-family houses located to the west and the mixed-use buildings facing Broadway;
- e. The fronts of buildings face the fronts of buildings, the backs of buildings face the backs of buildings;
- f. Green space is organized into public parks, plazas, or greens, lined by streets and the fronts of buildings; and
- g. Off-street parking is accommodated in the rear of buildings.

**Figure FLU-C: Conceptual Redevelopment Plan
for Chateau Circle, Ocean Tides & Southern Park**



RIVIERA BEACH COMPREHENSIVE PLAN AMENDMENTS

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OBJECTIVE 1.3: Incompatible Land Uses

The City shall continue to take/support actions which reduce uses which are inconsistent or incompatible with the future land use map and city's adopted objectives, measured by the following policies:

Policy 1.3.1: By 2010, the development code shall be reviewed and revised to eliminate any potentially incompatible land uses including non conforming uses within zoning districts, and to contain updated land development regulations.

Policy 1.3.2: As part of the above review, the City shall continue to assess the adequacy of the non-residential zoning districts provisions in terms of their ability to protect adjacent housing from existing and future incompatible uses.

Policy 1.3.3: The LDC shall be reviewed and revised to eliminate incompatible uses, and to this end by 2010 the revisions to the adopted 2001 Redevelopment Plan shall include an assessment and prioritization of the reduction of such uses which would be inconsistent with new redevelopment.

Policy 1.3.4: The City Council will work with the Town of Lake Park to use rezoning and code enforcement to mitigate the impacts of incompatible land uses on the north side of Silver Beach Road.

Policy 1.3.5 In the case of the residential and non-residential land use designations located along residential the same streets within the CRA, updates to the Land Development Regulations to be completed in 2010 will include special site plan review criteria that will address ensures compatible transitions between uses and building scale, including regulating building orientation, curb cuts from local streets and require, vehicular access, landscaping, and using mixed-use buildings to shield incompatible uses from the street. landscaped buffers between residential and non-residential uses.

Policy 1.3.6: Existing water dependent uses (i.e., uses that cannot exist or occur without ocean or estuarine association) shall be maintained through compatible zoning policies.

OBJECTIVE 1.4: Natural Resources [No proposed changes]

OBJECTIVE 1.5: Hurricane Evacuation [No proposed changes]

OBJECTIVE 1.6: Annexation [No proposed changes]

OBJECTIVE 1.7: Innovative Land Development [No proposed changes]

OBJECTIVE 1.8: Future Land Use Categories

The City shall continue to ensure that its land development regulations are consistent with and further the provisions of the Comprehensive Plan, and shall incorporate densities and intensities of Future Land Use Categories into the Land Development Code.

RIVIERA BEACH COMPREHENSIVE PLAN AMENDMENTS

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Condominiums may be permitted under this category at a density of 17 dwelling units per acre or a maximum of 20 dwelling units per acre if the Minority Employment and Affordable Housing Opportunity Plan (MEAHOP) bonus provision is used.

Mixed Use

Downtown Mixed Use: The Downtown Mixed Use category provides for a wide range of uses including office, retail, commercial, residential, restaurant, entertainment, civic, parks, marinas, and boardwalks. By 2010, following the revisions to the adopted 2001 Redevelopment Study currently underway, the City planning and redevelopment staffs shall prepare urban design controls for this district, including height and intensity limits. The Land Development Regulations will ensure compatibility between the wide ranges of uses desirable in a successful downtown environment through the exclusive use of the Downtown Zoning Districts, which will:

- 1) Establish a vibrant, mixed-use regional waterfront destination around Bicentennial Park and the Riviera Beach Marina;
- 2) Allow for intense mixed-use development along the Broadway corridor in the core of the downtown area;
- 3) Allow for less intense mixed-use development along the Avenue E corridor;
- 4) Provide for harmonious transitions in building scale and use between the predominantly single-family residential neighborhoods and mixed-use corridors;
- 5) Ensure existing access and views of the Intercoastal waterway are retained and increased;
and
- 6) Ensure the street network is maintained and enhanced.

General Mixed Use: ~~Mixed use projects including residential, office, restaurant, hotel, entertainment, parks, marinas, boat storage facilities, boat ramps, health clubs, and retail commercial in a planned development format with high urban design and site plan standards shall be incorporated in the Land Development Code.~~

Transitional/Flexible Spaces: ~~The City will encourage the use of transitional, flexible spaces that will act as buffers between residential and non-residential uses, i.e. residences located near the Port of Palm Beach.~~

Commercial and Office

- **Office:** A transition category, intended to encourage office development along corridors and in the commercial centers, that also permits multifamily housing and low intensity commercial uses. Implemented through the OP Zoning district. Use intensity is moderate, and shall vary depending on adjacent uses. The maximum impervious area shall be 75%. Height standards

RIVIERA BEACH COMPREHENSIVE PLAN AMENDMENTS

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Submerged Lands except as specifically permitted by this section, including but not limited to mangroves, wetlands and estuarine bottomlands, to the maximum extent permissible by law. Private residential fishing or viewing platforms and docks for non-motorized boats may be permitted subject to the following regulations:

1. Platforms and docks shall not extend outward past the mean low water line.
2. Construction must be fully achievable from an on-shore location.
3. Permits must be obtained from DEP and/or all other applicable regulatory agencies.

By 2010, the City shall adopt Land Development regulations addressing the use of the bottomlands for purposes listed above and which are compatible with the City's preservation policies 3.1.5 and 3.3.5 contained in the Conservation Element, which mandates no loss of natural shoreline bordering the estuary on Singer Island.

It is further the policy of the City to oppose any application for dredge or fill pending permits before applicable State or Federal agencies for lands in the Preservation Area. This policy objective shall not be construed nor implemented to impair or preclude judicially determined vested rights to develop or alter submerged lands.

- **Recreation:** Public parks and selected commercial recreation uses including commercial uses with parks subjected to City review and control. It will be implemented through the RO district.
- **Utilities:** Municipal water and sewer, electrical and communications uses. It will be implemented through the U District, although utilities may be allowed elsewhere per the Land Development Code.

Policy 1.8.2: By 2010~~1~~, The City will review and revise the Land Development Code and other code provisions including, but not limited to zoning, subdivision control, sign controls, landscaping, lot width, litter, vacant lot maintenance, and floodplain protection to assure their compatibility with the intent of this plan. A provision shall be adopted whereby annual business license renewals are granted only if required landscaping is adequately maintained.

Policy 1.8.3: The Land Development Code shall continue to include special buffer requirements for all industrial properties that abut residential districts and all multifamily residential development that abuts single family. This shall include landscaping on the lower intensity side of any walls.

* * * * *

INFRASTRUCTURE ELEMENT GOALS, OBJECTIVES AND POLICIES

GOAL: To provide and maintain the public infrastructure in a manner that will insure public health, safety, and quality of life for Riviera Beach.

OBJECTIVE 1.1: Current Deficiencies [No proposed changes]

RIVIERA BEACH COMPREHENSIVE PLAN AMENDMENTS

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Policy 1.4.8: The City shall continue to work toward reducing direct stormwater outfalls into Lake Worth.

Policy 1.4.9: The City shall continue to enforce the provisions of the Wellfield Protection Ordinance.

Policy 1.4.10: The City shall continue to upgrade its stormwater system infrastructure by implementing water quality and flood control improvements in accordance with its adopted 'Stormwater Master Plan'.

OBJECTIVE 1.5: Level of Service [No proposed changes]

OBJECTIVE 1.6: Water Conservation [No proposed changes]

OBJECTIVE 1.7: Wellfields [No proposed changes]

OBJECTIVE 1.8: Water Supply Planning [No proposed changes]

* * * * *

RECREATION AND OPEN SPACE ELEMENT GOALS, OBJECTIVES AND POLICIES

GOAL *To provide a broad range of public and private recreation and open space facilities and activities with convenient access for the citizens of Riviera Beach.*

OBJECTIVE 1.1 Waterfront Access

The City of Riviera Beach shall continue to preserve public access to all of its waterfront and enhance the 1,000 linear feet of city-owned, direct ocean beach park access.

Policy 1.1.1: The city shall continue to maintain direct public access to the City's municipal oceanfront beach from the Singer Island commercial center parking area, sidewalk, and beachfront. Ongoing redevelopment studies/efforts of this Ocean Mall site shall incorporate means to ensure that adequate and convenient public access to the waterfront is enhanced.

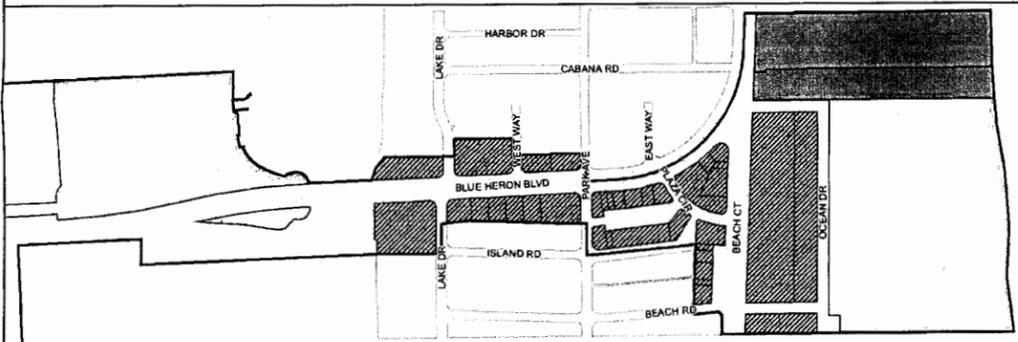
Policy 1.1.2 By 2010 the City shall identify publicly owned waterfront access points and their walkways with signage along AIA for use by the public.

Policy 1.1.3 The city shall maintain all public rights-of-way and open spaces that provide views or access to Lake Worth. Abandonment or relocation of these public rights-of-way will not be permitted without the provision of an equal or better, comparably-sized public right-of-way.



City of Riviera Beach
Community Redevelopment Agency
(CRA)

Future Land Use



- | | | | |
|--|--|--|----------------------|
| | Single Family Residential, Up to 6 du/ac | | Downtown Mixed Use |
| | Resort Hotel | | Port |
| | Medium Density Multiple Family Residential, Up to 15 du/ac | | Industrial |
| | High Density Multiple Family Residential, Up to 20 du/ac | | Community Facilities |
| | Commercial | | Recreational |
| | Working Waterfront | | Utilities |

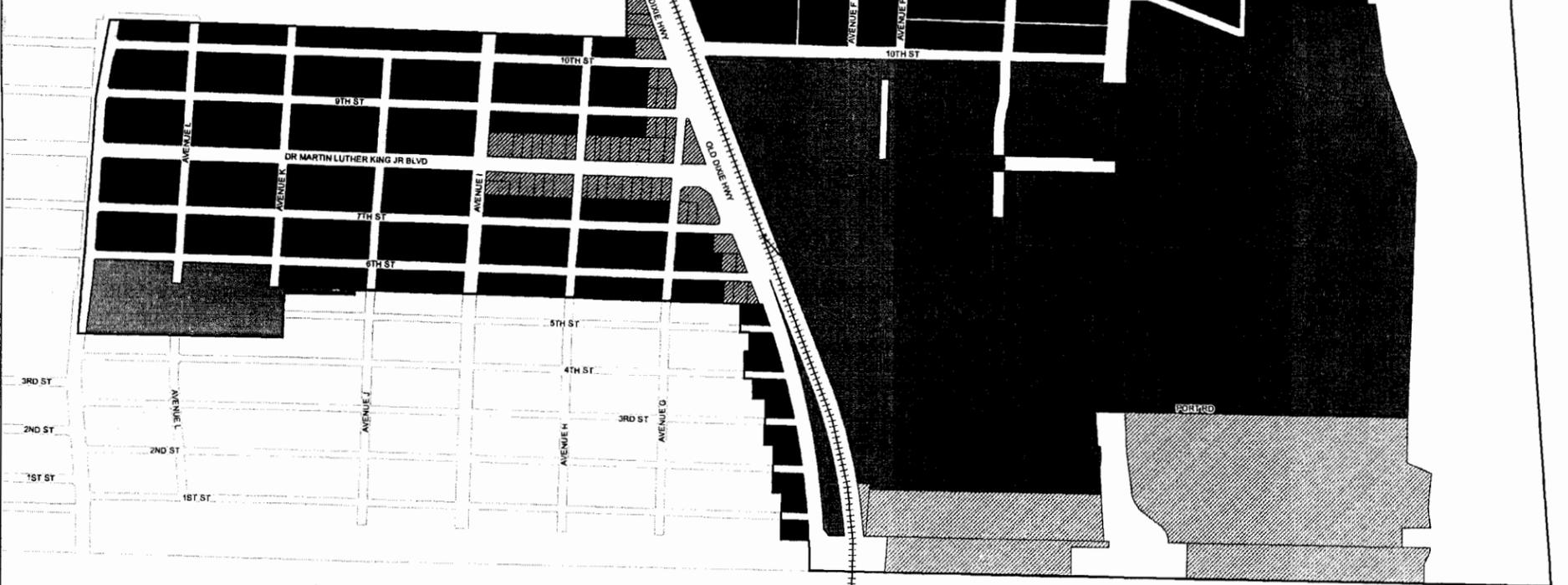
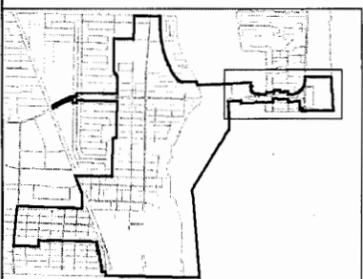


0 350 700 1,400 Feet
1 inch = 350 feet

Map originally created: November 19, 2009

This map is intended for reference and planning purposes only.

City of Riviera Beach
Community Redevelopment Agency
600 West Blue Heron Boulevard
Riviera Beach, FL 33404



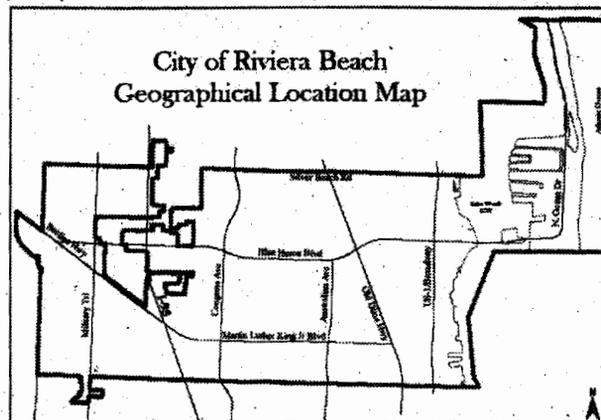
NO. 4829301R
**CITY OF RIVIERA BEACH
COMPREHENSIVE PLAN
TRANSMITTAL MEETING**

The Planning and Zoning Board of the City of Riviera Beach, Florida sitting as the Local Planning Agency will conduct a public hearing on **Thursday, November 12, 2009 at 6:30 pm** in the City Council Chambers to consider amendments to the Comprehensive Plan for the City of Riviera Beach based on the recommendations from the Treasure Coast Regional Planning Council's Citizens' Charrette Master Plan for the Community Redevelopment Area. The Local Planning Agency will make a recommendation to the City Council (Local Governing Body) on the adoption of ordinances for amendments to the Comprehensive Plan and changes to the Future Land Use Map. The City Council, sitting as the Local Governing Body, will review the Local Planning Agency's recommendations at a public hearing on **December 2, 2009 at 6:30pm** in the City Council Chambers.

Background material is available for review in its entirety in the Community Development Department between the hours of 8:30 AM and 5:00 PM, except holidays. Contact the Community Development Department at 561-845-4060 for more information.

Please be advised that interested parties may appear at the Planning and Zoning Board and City Council meetings to be heard with respect to the proposed plan amendments and land use changes.

In accordance with the Americans with Disabilities Act of 1990, persons, needing special accommodations to participate in the proceedings should contact the Legislative Assistant at 561-845-4095 no later than 96 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.



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