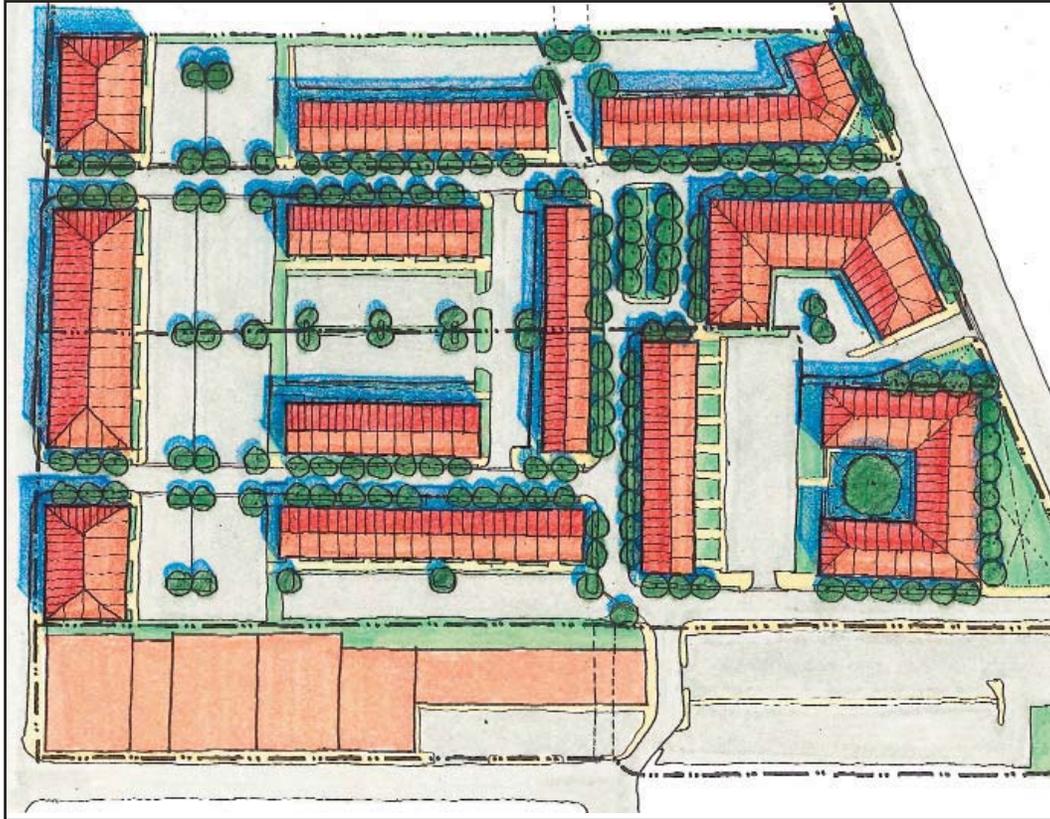


CITY OF RIVIERA BEACH
COMMUNITY REDEVELOPMENT AREA



Comprehensive Plan Amendments

September 21, 2010

*implementing the
Citizens' Master Plan and Charrette Report*

TREASURE COAST REGIONAL PLANNING COUNCIL

INDIAN RIVER – ST. LUCIE – MARTIN – PALM BEACH

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**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

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residents and visitors alike at the Riviera Beach (Ocean Mall) area of Singer Island. This will be accomplished through the redevelopment of the Ocean Mall and the construction of the adopted 2008 “Municipal Beach Plan”.

Policy 1.2.6: By 2010 the revisions to the adopted Land Development Regulations ~~2001 Redevelopment Plan~~ will include design controls ~~guidelines~~ for all public and private development within the community redevelopment area. These controls ~~guidelines~~ will provide for a unique image and character with setbacks, height, parking, architectural elements/building facades, landscaping, ~~colors~~ and materials; that ~~assure~~ ensure design excellence and quality in ~~the final~~ development projects.

Policy 1.2.7: To the maximum extent possible, the revisions to the adopted ~~2001~~ Redevelopment Plan shall provide for an active pedestrian and bicycle circulation environment linking the major neighborhoods within the community redevelopment area and stimulating continuity of the circulation system outside the community redevelopment area to existing neighborhoods and local area amenities.

Policy 1.2.8: The revisions to the adopted ~~2001~~ Redevelopment Plan shall promote the creation of a public transportation system capable of providing convenient access to neighborhoods, parks, beaches, schools and commercial activities within and adjacent to the community redevelopment area.

Policy 1.2.9: In the revisions to the adopted ~~2001~~ Redevelopment Plan the City shall include design principles that support development that attempt to meet Leadership in Energy and Environmental Design (LEED) Standards.

Policy 1.2.10: The revisions to the adopted ~~2001~~ Redevelopment Plan shall provide the opportunity for every qualified “stakeholder” in the community to participate in the opportunities evolving from the redevelopment process through its extensive citizen participation and review process.

Policy 1.2.11: The revisions to the adopted ~~2001~~ Redevelopment Plan will include a comprehensive Displacement and Relocation policy to cover individuals, families and/or businesses in the redevelopment area who become displaced as a result of public action.

Policy 1.2.12: The ~~2001~~ revisions to the adopted Redevelopment Plan will identify socioeconomic conditions within the community redevelopment area contributing to the ongoing decline of residential and retail vitality and provide recommendations to eliminate these conditions.

Policy 1.2.13: The revisions to the adopted ~~2001~~ Redevelopment Plan shall continue to pursue the planning and development of the working waterfront to optimize Riviera Beach’s unique waterfront location. The plan shall also create opportunities for mixed uses, such as high quality boat building and repair, marine industry uses requiring easy access to the ocean, support businesses including restaurants ~~for the marine industry~~, boat sales and related businesses and wet and dry boat storage requiring “in & out” services with priorities for businesses with dependence on the proximity to deep water.

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Policy 1.2.14: The revisions to the adopted ~~2004~~ 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 ~~2004~~ 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 do 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 ~~2004~~ 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: In order to further many of the Redevelopment Plan elements, the City shall create continuing, regular planning sessions with the public, City staff, CRA staff, Port staff and consultants, to exchange necessary information and to resolve conflicts.

Policy 1.2.18: In order to reduce greenhouse gas emissions and the potential for urban sprawl, the City will utilize the Redevelopment Plan and the CRA to encourage new development to locate within the under-utilized downtown area. By 2010, the City will revise the land development regulations to ensure the downtown area:

1. Establishes an efficient land use pattern allowing mixed use development and the higher densities needed to support a viable transit system;
2. Creates a “park once” environment by providing a mix of uses within a pedestrian and bicycle-friendly environment of narrow streets with shaded sidewalks, appropriate landscaping and street details, and traffic calming measures such as on-street parking;
3. Promotes the optimum use of transit by maintaining and enhancing the walkable block structure and interconnected transportation network to effectively link transit station(s), bike paths, sidewalks, buildings, open spaces, and the waterfront.

Policy 1.2.19 Substantial redevelopment of the Community Redevelopment Area (CRA) is anticipated. The ~~2010 CRA~~ Redevelopment Plan describes the vision for the future of the

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downtown area. New development shall conform to the pattern of development set forth in the CRA Redevelopment Plan, which has the following characteristics:

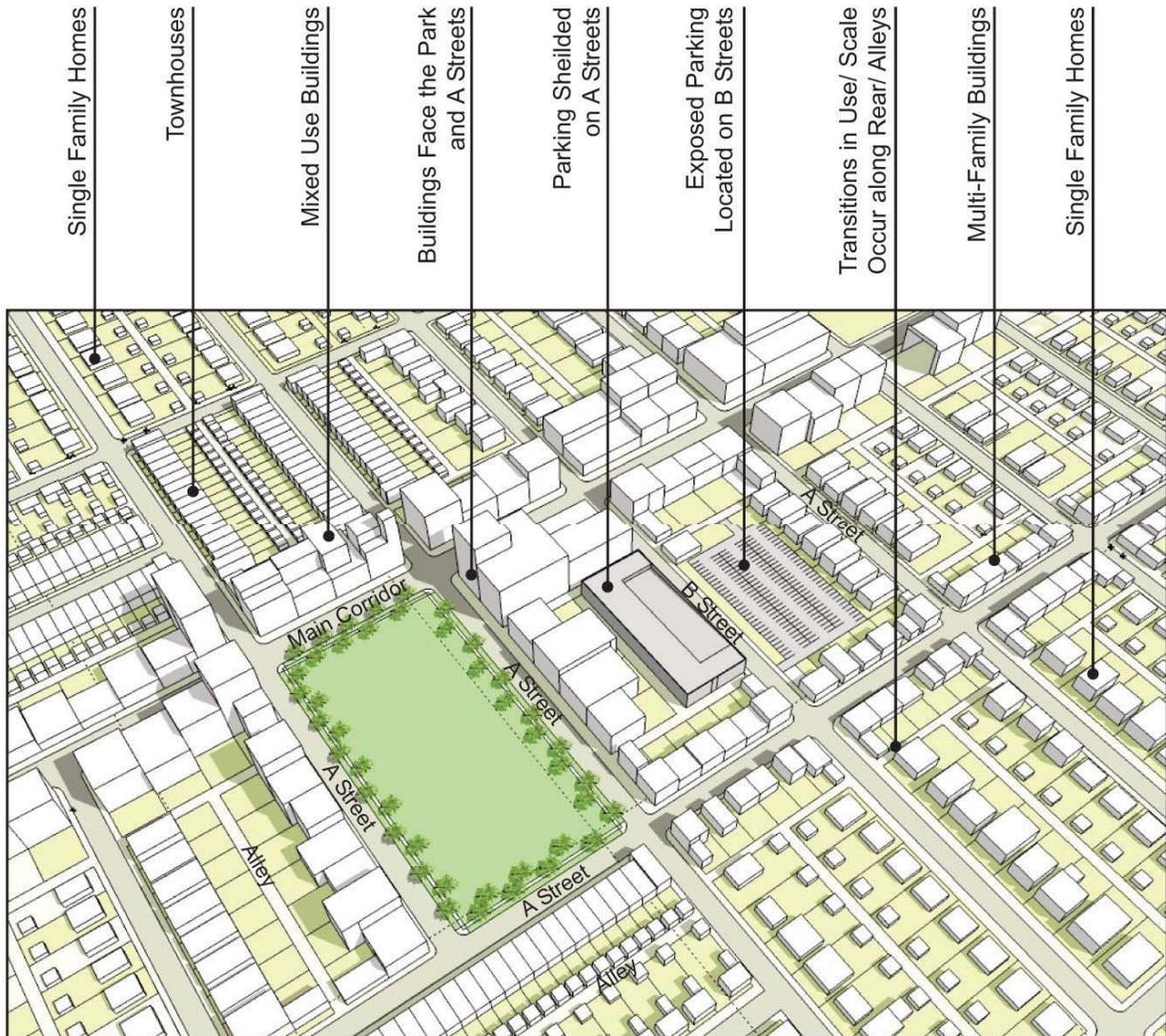
1. Provides a variety of housing types to accommodate a diverse population;
2. Creates a “park once” environment by providing a mix of uses within a pedestrian-friendly environment, whereby drivers are comfortable utilizing one parking space and walking to several destinations;
3. Promotes the optimum 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.

Policy 1.2.20: In order to ensure the development pattern illustrated in the adopted Redevelopment Plan is achieved, the Land Development Regulations will be amended in 2010 to create new Downtown Zoning Districts which reflect the following concepts:

1. Regulate building form to ensure a predictable development pattern, enhance the public realm, and create a pedestrian-friendly, sustainable downtown area;
2. Establish a system of primary and secondary street designations, whereby buildings are oriented to primary streets to create superior pedestrian environments, with service functions such as parking and loading being accommodated along secondary streets; and
3. Use a transect-based strategy, which organizes building scale and uses to ensure harmonious transitions in intensity by locating buildings of similar height and massing containing compatible uses facing one another on a given street, with changes in scale and intensity occur in a back-to-back configuration or along alleys as described in Figure FLU-A.

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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”).*

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Policy 1.2.21: The downtown area is composed of diverse areas with unique characteristics. The Land Development Regulations will reinforce these distinctions in scale, character, and intensity. As a general guide to future regulations, eleven sub-areas are shown on Figure FLU-B and are described below:

- 1) **Riviera Beach Marina/Bicentennial Park:** This is a vibrant, mixed-use regional waterfront destination centered about Bicentennial Park and the Riviera Beach Marina. Buildings in this area accommodate entertainment, retail, office, and residential uses. Signature sites, such as the intersection of 13th Street and Broadway (which serves as a gateway into the district) and land overlooking Bicentennial Park, will be designated for the tallest buildings in the downtown.
- 2) **Broadway Corridor:** Broadway, the north-south corridor traversing the downtown, will be re-established as a pedestrian-friendly main street, with storefronts and arcades lining the streets. Roadway improvements will support revitalization of the downtown by improving the pedestrian environment with wide shaded sidewalks, on-street parking to support adjacent businesses, and a steady but calm flow of traffic. Mixed-use, mid-rise buildings will line the streets to create a safe, interesting area.
- 3) **Avenue E Corridor:** Avenue E is a neighborhood main street accommodating small businesses, multi-family buildings, and single-family homes. Infrastructure improvements will establish a pleasant environment for drivers, cyclists, and pedestrians, and re-establish the missing link between 32nd Street and 34th Street. Mixed-use development in low-rise buildings will provide a harmonious transition between the Broadway Corridor and adjacent residential neighborhoods.
- 4) **Riviera Heights:** This district is predominantly residential, with some neighborhood-commercial accommodated along Martin Luther King Boulevard. Infill development which is compatible in scale with the existing residential fabric is encouraged, such as new single-family houses and multi-family buildings including townhouses, courtyard apartment buildings, and apartment houses.
- 5) **13th Street:** 13th Street will link a future rail station to the Riviera Beach Marina and Bicentennial Park. This area can accommodate mid-rise mixed-use infill development as a transition between the light industrial uses to the south and the neighborhood north of 13th Street. North of 13th street, infill development which is compatible in scale with the existing residential fabric is encouraged, such as new single-family houses and multi-family buildings including townhouses, courtyard apartment buildings, and apartment houses.
- 6) **Blue Heron Corridor:** The Blue Heron Corridor is the primary entrance to downtown and Singer Island. This corridor will accommodate mid-rise mixed-use development. Buildings must be placed on their sites in a manner that improves the pedestrian environment on the corridor.
- 7) **Commercial Marine Area:** The land development regulations will define appropriate transitions between marine industry and surrounding uses. Rather than relying solely on landscape buffers for separation, the land development regulations will include techniques

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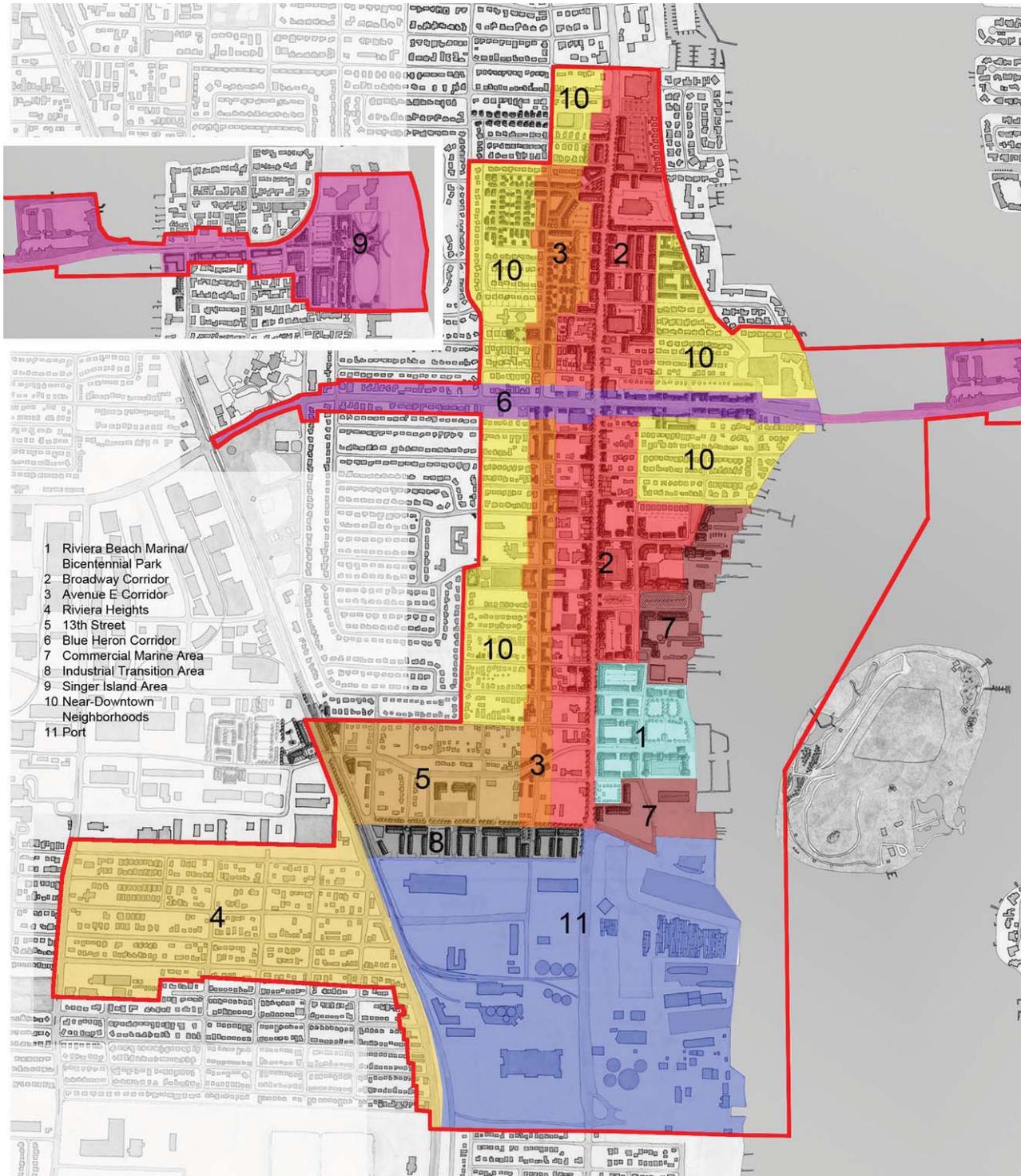
which will regulate the edges of the lots using mixed use buildings with usable windows and doors to provide appropriate transitions. Residential uses, businesses, restaurants, and office functions can be located along these edges to provide an appropriate transition.

- 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.

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Figure FLU-B: General Guide to Downtown Riviera Beach Sub-Areas



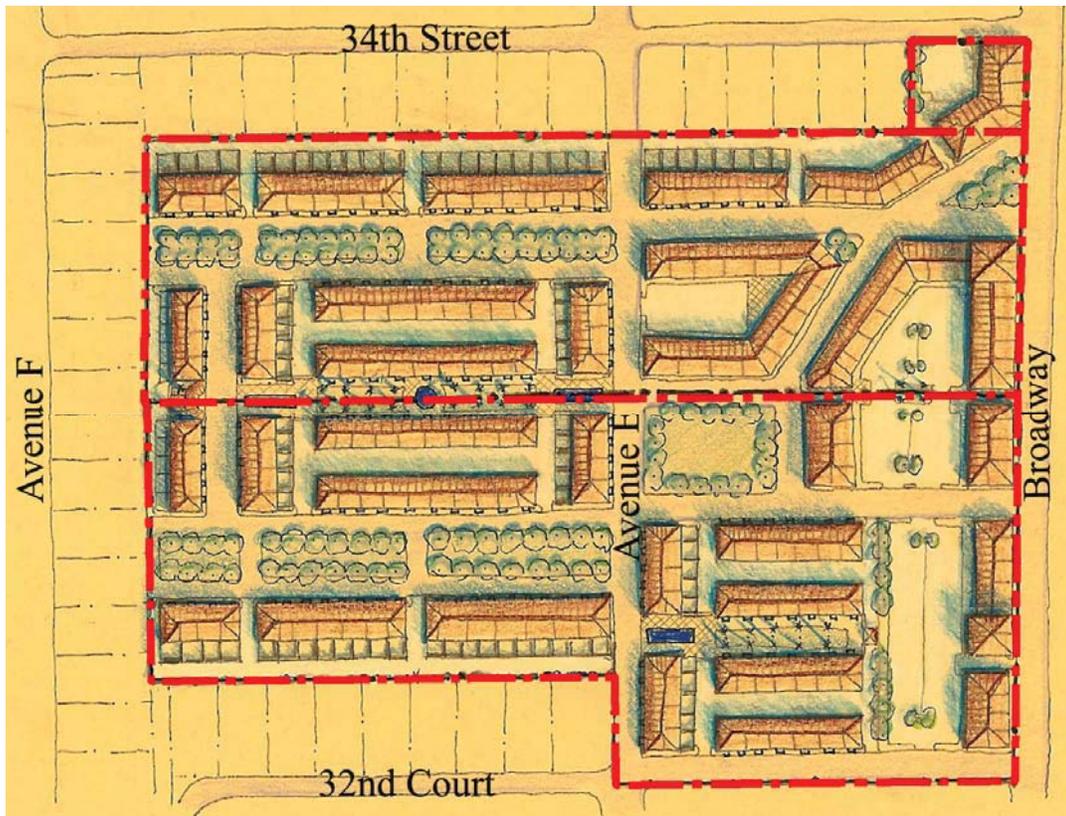
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Policy 1.2.22: Provide in the Land Development Regulations a pre-approved option to encourage future redevelopment of mobile home/trailer park properties located within the CRA in a manner consistent with the city’s vision of a mixed-use, sustainable, 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

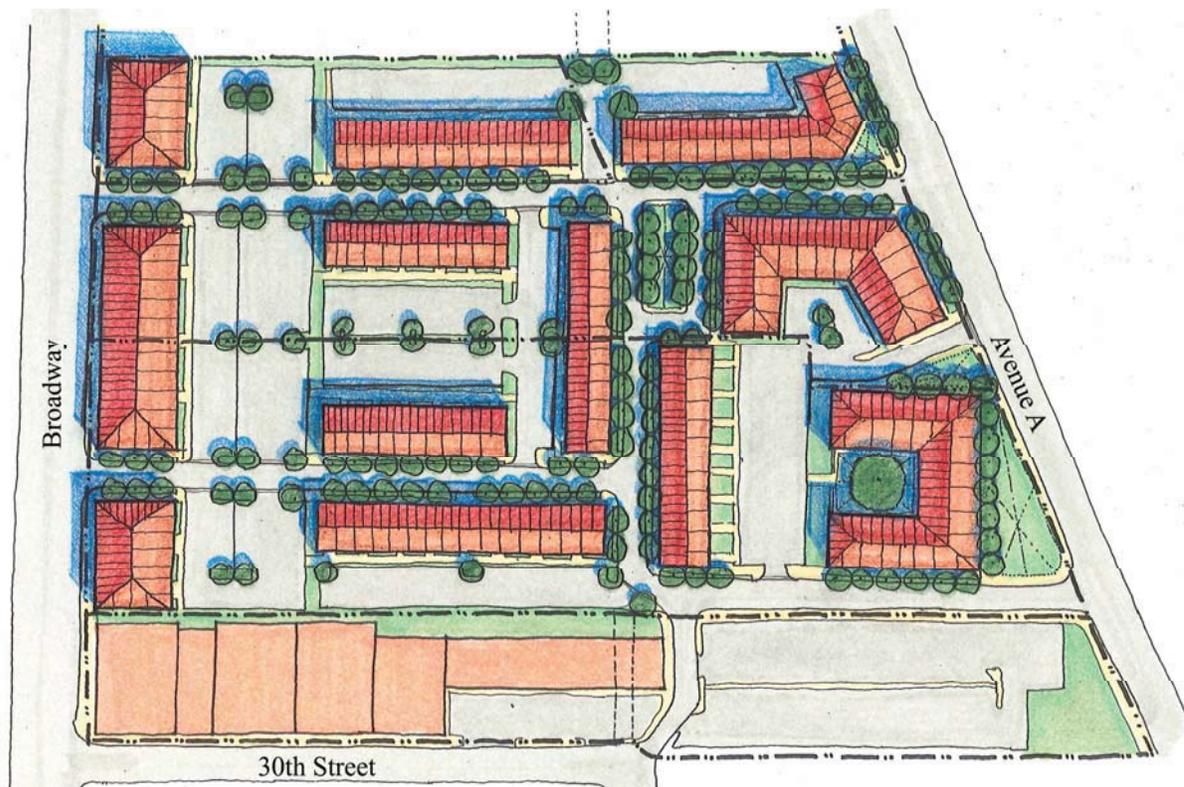


RIVIERA BEACH COMPREHENSIVE PLAN AMENDMENTS

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- 2) The City's preferred redevelopment plan for the Harbor Lights Inn and Oasis has the following characteristics (see conceptual plan in Figure FLU-D):
 - a. A system of new streets and alleys connect the parcels to each other, and between Broadway and Avenue A;
 - b. Mixed-use buildings are located along Broadway;
 - c. Multi-family buildings such as low-rise apartments and townhouses provide a transition between residential uses along Avenue A and the more intense uses along Broadway.
 - d. The fronts of buildings face the fronts of buildings, the backs of buildings face the backs of buildings; and
 - e. Off-street parking is accommodated in the rear of buildings.

Figure FLU-D: Conceptual Redevelopment Plan for Harbor Lights Inn and the Oasis properties



Final redevelopment plans may vary from these conceptual plans; however, plans qualifying for the pre-approved option must have the characteristics described in this policy and set forth in greater detail in the Downtown Zoning Districts.

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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 ~~2004~~ 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 Code 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.

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Maximum Intensity/Density for Land Use Categories

Future Land Use Category	Floor Area Ratios	Density
Single-Family Residential	-	6 units/acre
Low Density Multiple Family Residential	-	10 units/acre
Medium Density Multiple Family Residential	-	15 units/acre
High Density Multiple Family Residential	-	20 units/acres
<u>Resort Hotel</u>		40 suites/acre; 20 units/acre
Commercial	1.4	
Working Waterfront	1.15	
Downtown Mixed Use	2.0	
General Mixed Use	2.0	
Office	1.0	15 units/acre
Industrial	1.15	
Recreational	.6	
Utilities	.8	
Special Preservation	0.0	
Port: As set out in the Port Master Plan		

Policy 1.8.1: The Future Land Use Map designations shall include the following land use categories, densities and intensities, which shall be implemented through land development regulations. The City shall take the necessary actions to implement the categories in accordance with criteria described below:

Residential

There are five residential land-use categories, which include predominantly single-family and multiple family uses. Institutional uses such as parks, and other governmental facilities are appropriate, subject to criteria to ensure compatibility with the residential character. Manufactured housing and mobile home parks are allowed within this use in accordance with Land Development Regulations.

Single-Family Residential: Up to 6 units per acre; implemented through the RS-5 zoning district.

Low Density Multiple Family Residential: Up to 10 units per acres: This category is intended to provide for mixed density type residential. It will be implemented through the RS-8, RS-6, and RD-15 two-family districts; within the CRA, this category will be implemented through the exclusive use of the Downtown Zoning Districts.

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Medium Density Multiple Family Residential: Up to 15 units per acre: A medium density category that includes hotels as special exceptions. It will be implemented by the RML-12, RM-15 and RMH-15; within the CRA, this category will be implemented through the exclusive use of the Downtown Zoning Districts.

High Density Multiple Family Residential: Up to 20 units per acre: This is the highest density category, available when the Minority Employment and Affordable Housing Opportunity Plan (MEAHOP) bonus provision is used; otherwise, 17 units per acre without the MEAHOP provision. It will be implemented by the RM-20 and RMH-20 districts; within the CRA, this category will be implemented through the exclusive use of the Downtown Zoning Districts.

Resort Hotel: Up to 40 suites per acre: This category is primarily resort commercial in character and is intended to promote resort and tourist related activities. The highest density available is 40 suites (80 rooms) per acre, when the Minority Employment and Affordable Housing Opportunity Plan (MEAHOP) bonus provision is used, otherwise the density shall be 30 suites (60 rooms) per acre. This category is restricted to the areas between the two municipal beaches located on Singer Island east of A1A. A special Resort Hotel zoning district allowing resort/hotels/timeshares of up to 30 suites (60 rooms) per acre (40 suites, 80 rooms/acre with MEAHOP) with an accessory restaurant and accessory retail shall be adopted for a section of the Singer Island beachfront east of A1A between the two (2) public beaches. This density may be increased to 60 suites per acre for Resort Hotel land use parcels within the Community Redevelopment Area on Singer Island, based on the final ordinance to be enacted by the City in the near future.

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: ~~Shall be defined as a~~ 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;

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- 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 transitional category, intended to encourage office development along corridors and in commercial centers, which also permits multifamily housing and low intensity commercial uses. Implemented through the OP Zoning district, density is limited to 15 units/acre. Use intensity is moderate, and shall vary depending on adjacent uses. The maximum impervious area shall be 75%. Height standards shall relate to adjacent uses, being more restrictive in proximity to single-family land use areas, as described in the Land Development Code.
- **Commercial:** Uses predominantly connected with the sale, rental or consumption of products, or performances of professional or non-professional services. The maximum impervious area shall be 70%. A range of zoning districts from a commercial neighborhood district (CN) to general commercial districts. (CG) shall implement this land use category.

Industrial and Related Uses

~~**Working Waterfront:** Commercial fishing, boat vessel construction and repair, marine-related repair and construction, marine commerce, research, services and sales, marine related defense industry and related manufacturing and support services, inside and outside boat storage, and related uses including boat ramps, marinas, and waterfront restaurants and similar or related uses including marinas and in-and-out storage. The City will continually promote policies to encourage businesses (and those that service them) requiring deep water access. Transitions between working waterfront properties and existing residential streets will be managed using transitional/flexible spaces as set forth in Policy 1.3.5.~~

Marina siting should be based on upland, shoreline and in-water characteristics, as well as submerged land ownership.

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Port: Uses related to the Port of Palm Beach cruise and cargo ships. This Land Use is assigned to property within the Port of Palm Beach District only.

General Industrial: Includes both the limited industrial district (light manufacturing, automotive uses, construction firms, wholesaling, etc.) to general industrial districts which include heavier manufacturing and petroleum storage. The maximum impervious area shall be 85%. Within the CRA, this category shall be implemented through the exclusive use of the Downtown Industrial zoning district.

Mining shall continue to be prohibited. The City shall amend the IG zoning district to reflect these changes by 2010.

The City will increase its efforts to facilitate development of the bio-science industry within the general industrial land use category.

Public-related Land Uses

- **Community Facilities:** Schools and municipal, State and Federal uses. Implemented by CF Zoning District.
- **Special Preservation:** Mangrove, wetlands and special estuarine bottomlands. These mangroves and special estuarine bottomlands area protected by federal, State and local agencies involved in wetlands preservation, dredge and fill permitting, and other hydrological modifications. It is the expressed policy objective of the City to preclude and development of 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.

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- **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.

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**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*]

OBJECTIVE 1.2: Water and Sewer Facilities [*No proposed changes*]

OBJECTIVE 1.3: Solid Waste [*No proposed changes*]

OBJECTIVE 1.4: Stormwater

Policy 1.4.1: The City shall not approve any new direct discharges of stormwater into coastal waters.

Policy 1.4.2: The City will actively participate on the Palm Beach County Local Mitigation Strategy (LMS)_Steering Committee.

Policy 1.4.3: All stormwater projects shall be submitted to the LMS Program for inclusion on the Countywide list of Prioritized Projects, and shall be included in the City's Capital Improvements Element.

Policy 1.4.4: The City shall allow the maximum impervious coverage as follows:

- Single family residential districts are allowed up to 60% impervious coverage;
- Multi-family residential districts are allowed up to 70% impervious coverage;
- Commercial districts are allowed up to 70% impervious coverage;
- Industrial districts are allowed up to ~~85~~0% impervious coverage.

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

- Within the CRA, alternative stormwater management methods appropriate for urban development, such as baffle boxes, exfiltration systems, cistern/rooftop storage, and pervious pavement may be used to allow higher percentages of impervious coverage. Alternative stormwater management systems shall be designed to provide equal or better stormwater storage and treatment and shall be subject to approval by the City Engineer. The downtown zoning districts shall establish maximum lot coverage criteria.

Policy 1.4.5: The City shall continue to review data from the existing surface water quality monitoring network to identify point-source and non-point source water quality problem areas and develop and implement programs designed to reduce point and non-point source discharges to surface waters. The City shall continue to enforce Surface Water Quality Standards and the Stormwater Pollution Prevention Ordinance throughout its jurisdiction. The City shall comply with the U.S. EPA National Pollutant Discharge Elimination System (NPDES) stormwater permit requirements.

Policy 1.4.6: The City shall not take any land use actions which are inconsistent with County, State, and South Florida Water Management District efforts to maintain and/or improve water quality in the Lake Worth estuary, or are in conflict with an adopted surface water improvement and management plan.

Policy 1.4.7: The City supports the implementation of the Lake Worth Lagoon Management Plan. As part of that effort, the City will coordinate with the County on stormwater discharges into the Lake Worth Lagoon and other estuarine waters, to implement actions which will meet or exceed the State’s Class III Surface Water Quality Standards.

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*]

* * * * *

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

**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.

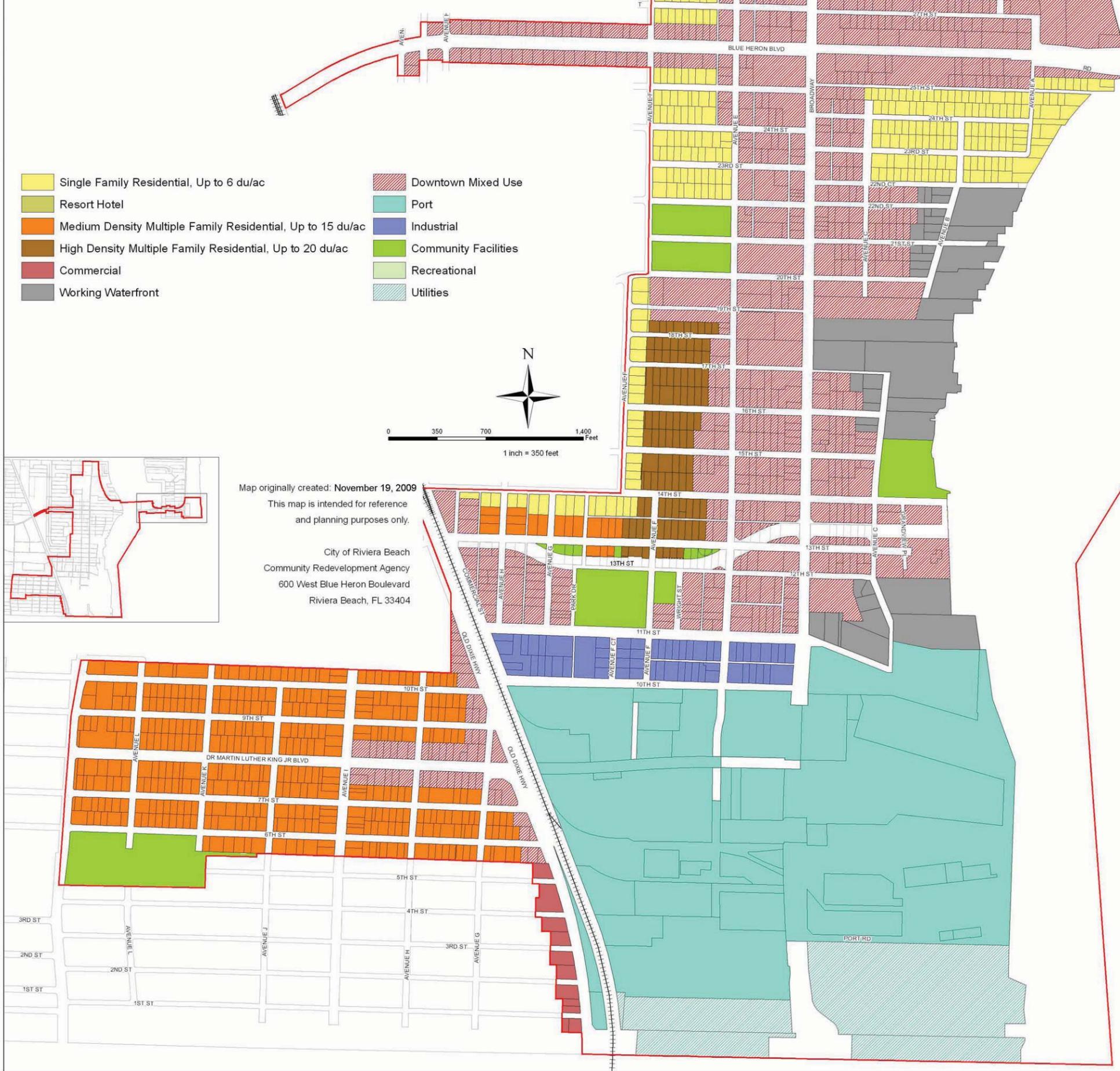
Policy 1.1.3 The city shall maintain all public rights-of-way and open spaces that provide views or access to Lake Worth. Abandonment or relocation of these public rights-of-way will not be permitted without the provision of an qualitatively equal or better, comparably sized public right-of-way.

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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

