

# *Comprehensive Plan*



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*Ordinance No. 3066  
Ordinance No. 3073*

*The Best Waterfront City in which  
To Live, Work and Play.*

# CITY OF RIVIERA BEACH, FLORIDA GOALS, OBJECTIVES, AND POLICIES

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## DEFINITIONS

- 1) “Assisted Living Facility” means a planned residential development that emphasizes social and recreational activities for the elderly where meals, personal care, and supervision of self-administered medication is provided.
- 2) “Affordable housing” means housing for which monthly rents or monthly mortgage payments, including taxes, insurance, and utilities, do not exceed 30 percent of that amount which represents the percentage of the median adjusted gross annual income for the households or persons indicated in Section 420.0004, F.S.
- 3) “Amendment” means any action of a local government which has the effect of amending, adding to, deleting from or changing an adopted comprehensive plan element or map or map series, as contained in Part I – Goals, Objectives, and Policies). It shall not include: corrections, updates and modifications of the capital improvements element concerning costs, revenue sources, acceptance of facilities or facility construction dates consistent with the plan as provided in Subsection 163.3177(3)(b), F.S., and corrections, updates, or modifications of current costs in other elements, as provided in Subsection 163.3187(2), F.S., or data.
- 4) “Ancillary Plant” Facilities to support the educational program, such as warehouses, vehicle maintenance, garages, and administrative buildings.
- 5) “Arterial road” means a roadway providing service which is relatively continuous and of relatively high traffic volume, long trip length, and high operating speed. In addition, every United States numbered highway is an arterial road.
- 6) “Backlog” as used in transportation, means an accumulation of traffic demand on a transportation facility that has yet to be satisfied through facility expansion, construction and other means.
- 7) “Beach” means the zone of unconsolidated material that extends landward from the mean low water line to the place where there is marked change in material or physiographic form, or to the line of permanent vegetation, usually the effective limit of storm waves. “Beach,” as used in the coastal management element requirements, is limited to oceanic and estuarine shorelines.
- 8) “Bicycle and pedestrian ways” means any road, path, or way which is open to bicycle travel and traffic afoot and from which motor vehicles are excluded.
- 9) “Blighted area” means an area in which there are a substantial number of slum, deteriorated, or deteriorating structures and conditions that lead to economic distress or endanger life or property by fire or other causes or one or more of the following factors that substantially impairs or arrests the sound growth of the City and is a menace to the public health, safety, morals, or welfare in its present conditions and use and can include one of the following: predominance of defective or inadequate street layout; faulty lot layout in relation to size, adequacy accessibility, or usefulness; unsanitary or unsafe conditions; deterioration of site or other improvements; inadequate and outdated building density patterns; tax or special assessment delinquency exceeding the fair value of the land; inadequate transportation and parking facilities; and diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area; or an area in which there exists faulty or inadequate street layout; inadequate parking facilities; or roadways, bridges, or public transportation facilities incapable of handling the volume of traffic flow into or through the area either at present or following proposed construction.
- 10) “Capital budget” means the portion of the City’s budget which reflects capital improvements scheduled for a fiscal year.

- 11) "Capital improvement" means physical assets constructed or purchased to provide, improve or replace a public facility and which are large scale and high in cost. The cost of a capital improvement is generally non-recurring and may require multi-year financing. For the purposes of this plan, physical assets which have been identified as existing or projected needs in the individual comprehensive plan elements shall be considered capital improvements or projects that costs more than \$25,000.00.
- 12) "Central Business District" also referred to as "Downtown" means a compact urban core area of a City that serves the primary center for economic activity in the jurisdiction.
- 13) "Clustering" means the grouping together of structures and infrastructure on a portion of a development site.
- 14) "Coastal high hazard areas" (also "high-hazard coastal areas") means the evacuation zone for a Category 1 hurricane as established in the Treasure Coast Regional Planning Council Regional Hurricane Evacuation Study.
- 15) "Coastal planning area" shall be the City's choosing when preparing and implementing all requirements of the coastal management element (except those requirements as related to hurricane evacuation, hazard mitigation, water quality, estuarine pollution, or estuarine environmental quality); however, this area must encompass all of the following where they occur with the local government's jurisdiction; water and submerged lands of oceanic water bodies or estuarine water bodies; shorelines adjacent to oceanic waters or estuaries; coastal barriers; living marine resources; marine wetlands; water-dependent facilities or water-related facilities on oceanic or estuarine waters; or public access facilities to oceanic beaches or estuarine shorelines; and all lands adjacent to such occurrences where development activities would impact the integrity or quality of the above.
- 16) "Coastal or shore protection structures" means shore-hardening structures, such as seawalls, bulkheads, revetments, rubblemound structures, groins, breakwaters, and aggregates of materials other than natural beach sand used for beach or shore protection and other structures which are intended to prevent erosion or protect other structures from wave and hydrodynamics including beach and dune restoration.
- 17) "Collector road" means a roadway providing service which is relatively moderate traffic volume, moderate trip length, and moderate operating speed. Collector roads collect and distribute traffic between local roads and arterial roads.
- 18) "Commercial uses" means activities within land areas which are predominantly connected with the sale, rental, and distribution of products, or performance of services.
- 19) "Community Park" means a park located near major roadways, and designed to serve the needs of more than one neighborhood.
- 20) "Community Residential Home" means a dwelling unit that provides a living environment for unrelated residents who operate as the functional equivalent of a family, including such supervision and care by supportive staff as may be necessary to meet the physical, emotional, and social needs of an aged person, physically disabled or challenged, or developmentally disabled person.
- 21) "Community Redevelopment" means undertakings, activities, or projects of a City in a community redevelopment area for the elimination and prevention of the development or spread of slums and light, or for the reduction or prevention of crime, or for the provision of affordable housing, whether for rent or for sale, to residents of low or moderate income, including the elderly, and may include slum clearance and redevelopment in a community redevelopment area or rehabilitation and revitalization of coastal resort and tourist areas that are deteriorating and economically distressed,



or rehabilitation or conservation in a community redevelopment area, or any combination or part thereof, in accordance with a community redevelopment plan and may include the preparation of such a plan.

- 22) "Community Redevelopment area" means a slum area, a blighted area, or an area in which there is a shortage of housing that is affordable to residents of low or moderate income, including the elderly, or a coastal and tourist area that is deteriorating and economically distressed due to outdated building density patterns, inadequate transportation and parking facilities, faulty lot layout or inadequate street layout, or a combination thereof which the City designates as appropriate for community redevelopment.
- 23) "Community Redevelopment Plan" means a plan, as it exists from time to time, for a community redevelopment area.
- 24) "Compatibility" means a condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition.
- 25) "Composition" means the make up of various land uses by types, extent, intensity, density, or otherwise, which are included in a development or land use category.
- 26) "Comprehensive Emergency Management Plan" means the plans prepared by the Palm Beach County Emergency Management Division addressing weather-related natural hazards and man-made disaster except nuclear power plant accidents and war. The plan covers hazard mitigation, emergency preparedness, emergency response, emergency recovery and hurricane evacuation.
- 27) "Concurrency" means that the necessary public facilities and services to maintain the adopted level of service standards are available when the impacts of development occur.
- 28) "Concurrency management system" means the procedures and/or process that the local government will utilize to assure that development orders and permits are not issued unless the necessary facilities and services are available concurrent with the impacts of development.
- 29) "Cone of influence" means an area around one or more major wellheads the boundary of which is determined by government agency having specific statutory authority to make such a determination based on groundwater travel or drawdown depth.
- 30) "Conservation uses" means activities or conditions within land areas designated for the purpose of conserving or protecting natural resources or environmental quality, including areas designated for such purposes as flood control, protection of quality and quantity of groundwater or surface water, floodplain management, commercially or recreationally valuable fish and shellfish, or protection of vegetative communities or wildlife habitats.
- 31) "Core Facility" Those facilities which include the media center, cafeteria, toilet facilities, and circulation space of an educational plant.
- 32) "CRALLS" means Constrained Roadway at Lower Level of Service. These are roadways (e.g., links and major intersections) which are not planned to be widened in terms of width, laneage, or geometrics that can accommodate traffic from density/intensity and location of land uses at the Generally-Adopted Level of Service.
- 33) "Currently available revenue sources" means an existing source and amount of revenue presently available to the local government. It does not include a local government's present intent to increase the future level or amount of a revenue source which is contingent on ratification by public referendum.

- 34) "Density" means an objective measurement of the number of units per net buildable site area.
- 35) "Deteriorated housing" means any units or structures suitable for rehabilitation but in need of major structural or aesthetic repair. This includes units with internal defects such as units lacking complete plumbing/kitchens, and units with external defects.
- 36) "Development controls" means standards in the Comprehensive Plan which control the development or use of land and which are in addition to the densities, intensities, and uses assigned to land by the future land use map.
- 37) "Development order" means any order granting, denying, or granting with conditions an application for a development permit.
- 38) "Dilapidated housing" means any units or structures that do not provide adequate shelter and are beyond repair due to critical structural defects.
- 39) "District Schools" All District owned regular, elementary, middle, high schools, magnet and special educational facilities.
- 40) "Diversified housing" means a diversity in housing, both in terms of types, housing price, and tenure (includes rental and owner units).
- 41) "Downtown revitalization" means the physical and economic renewal of a central business district of a community as designated by local government, and includes both downtown development and redevelopment.
- 42) "Drainage detention structure" means a structure designed to collect and temporarily stores stormwater for the purpose of treatment through physical, chemical, or biological processes with subsequent gradual release of the stormwater.
- 43) "Dredging" means a method for deepening streams, swamps, or coastal waters by removing solids from the bottom.
- 44) "Dune" means a mound or ridge of loose sediment, usually sand-sized sediments, lying landward of the beach and extending inland to the landward toe of the dune which intercepts the 100 year storm surge.
- 45) "Educational Plant Survey" A study of present educational and ancillary plants and the determination of future needs to provide and appropriate educational program and services for each student.
- 46) "Educational uses" means activities and facilities of public or private primary or secondary schools, vocational and technical schools, charter schools, and colleges and universities licensed by the Florida Department of Education, including the areas of buildings, campus open space, dormitories, recreational facilities or parking.
- 47) "Eco-tourism" means a nature-based tourism activity that focuses on the marketing of the environment, education of the natural resources and the experience of an unspoiled natural environment without the environment being threatened.
- 48) "Endangered plants" means species of plants native to the state that are in imminent danger of extinction within the state, the survival of which is unlikely if the causes of a decline in the number of plants continue, and includes all species determined to be endangered or threatened pursuant to the federal Endangered Species Act of 1973.

- 49) "Endangered species" means any species of fish and wildlife naturally occurring in Florida, whose prospects of survival are in jeopardy due to modification or loss of habitat; overutilization for commercial, sporting, scientific, or educational purposes; disease; predation; inadequacy of regulatory mechanisms; or other natural or manmade factors affecting its continued existence. (Chapter 372, F.S.)
- 50) "Ensure" or "insure" means to secure or guarantee.
- 51) "Environmentally sensitive lands" means areas of land or water which are determined necessary by the City, based on locally determined criteria, to conserve or protect natural habitats and ecological systems.
- 52) "Estuary" means a semi-enclosed coastal water body of water which has free connection to the open sea and within seawater is measurably diluted with freshwater.
- 53) "Evacuation routes" means roadways leading away from surge zones and flood prone areas to areas of safety. (Palm Beach County Emergency Management)
- 54) "Existing urban service area" means built-up areas where public facilities and services such as sewage treatment systems, roads, schools, and recreation areas are already in place.
- 55) "Fair share housing" means an equitable distribution of housing opportunities (e.g., types, tenure, price range) among jurisdictions countywide and/or regionwide (Treasure Coast Region).
- 56) "Flood plains" means areas inundated during a 100-year flood event or identified by the National Flood Insurance Program as an A Zone or V Zone on Flood Insurance Rate Maps or Flood Hazard Boundary Maps.
- 57) "Floodprone areas" means areas inundated during a 100-year flood event or areas identified by the National Flood Insurance Program as an A zone or V Zone on Flood Insurance Rate Maps or Flood Hazard Boundary Maps.
- 58) "Florida Inventory of School Houses (FISH)" The report of permanent school capacity. The FISH capacity is the number of students that may be housed in a facility (school) at any given time based on using a percentage of the number of existing satisfactory student stations and a designated size for each program according to s. 235.15, Florida Statutes. In Palm Beach County, permanent capacity does not include the use of relocatable classrooms (portables).
- 59) "Foster care facility" means a facility which houses foster residents and provides a family living environment for the residents, including such supervision and care as may be necessary to meet the physical, emotional and social needs of the residents and serving either children or adult foster residents.
- 60) "Goal" means the long-term end toward which programs or activities are ultimately directed.
- 61) "Group home" means a facility which provides a living environment for unrelated residents who operate as the functional equivalent of a family, including such supervision and care as may be necessary to meet the physical, emotional and social needs of the residents. Adult congregate living facilities comparable in size to group homes are included in this definition. It shall not include rooming or boarding, clubs, fraternities, sororities, monasteries or convents, hotels, residential treatment facilities, nursing homes, or emergency shelters.
- 62) "Hazard mitigation" means any sustained action taken to reduce or eliminate long-term risk to people and property from natural hazards and their effects.

- 63) "Hazardous waste" means solid waste, or a combination of solid wastes, which, because of its quantity, concentration, or physical, chemical, or infectious characteristics, may cause, or significantly contribute to, an increase in mortality or an increase in serious irreversible or incapacitating reversible illness or may pose a substantial present or potential hazard to human health or the environment when improperly transported, disposed of, stored, treated, or otherwise managed.
- 64) "Historic resources" means all areas, districts or sites containing properties listed on the Florida Master Site File, the National Register of Historic Places, or designated by a local government as historically, architecturally, or archaeologically significant.
- 65) "Household" means one or more persons, related or unrelated, living together in a single housing unit.
- 66) "Hurricane" means a tropical cyclone with sustained winds of at least 74 miles per hour which is generally accompanied by heavy rainfall, thunder, lightning, and tornadoes.
- 67) "Hurricane shelter" means a structure designated by local officials as a place of safe refuge during a storm or hurricane.
- 68) "Hurricane vulnerability zone" (also "areas subject to coastal flooding") means the areas delineated by the regional or local hurricane evacuation plan as requiring evacuation. The hurricane vulnerability zone shall include areas requiring evacuation in the event of a 100-year storm or Category 3 storm event.
- 69) "Industrial uses" means the activities within land areas predominantly connected with manufacturing, assembly, processing, or storage of products.
- 70) "Infrastructure" means those man-made structures which serve the common needs of the population, such as: sewage disposal systems, potable water systems, potable water wells serving a system; solid waste disposal sites or retention areas; stormwater systems; utilities; piers; docks; wharves; breakwaters; bulkheads; seawalls; bulwarks; revetments; causeways; causeways; marinas; navigation channels; bridges; and roadways.
- 71) "Intensity" means an objective measurement of the extent to which land may be developed or used, including the consumption or use of the space above, on or below ground; the measurement of the use of or demand on natural resources; and the measurement of the use of or demand on facilities and services.
- 72) "Level of service" means an indicator of the extent or degree of service provided by, or proposed to be provided by a facility based on and related to the operational characteristics of the facility. Level of service shall indicate the capacity per unit of demand for each public facility.
- 73) "Livable community" means one in which is reflected in stable households, low crime, diverse economy, strong tax base, and complete community that accommodates people of all ages, physical conditions, and income.
- 74) "Living marine resources" means oceanic or estuarine plants or animals, such as mangroves, seagrasses, algae, coral reefs, and living marine habitat; fish, shellfish, crustacea and fisheries; and sea turtles and marine mammals.
- 75) "Local Mitigation Strategy" means a program that incorporates actions taken to reduce or eliminate the long-term risk to human life and property from natural and manmade hazards and their effects.

- 76) "Local road" means a roadway providing service which is relatively low traffic volume, short average trip length or minimal through traffic movements, and high volume land access for abutting property.
- 77) "Low income household" means a household whose total annual adjusted gross household income does not exceed 80 percent of the median annual adjusted gross income for households within the metropolitan statistical areas (MSA). (Chapter 420, F.S.)
- 78) "Major trip generators or attractors" means concentrated areas of intense land use or activity that produces or attracts a significant number of local trip ends.
- 79) "Manufactured home" means a mobile home fabricated on or after June 15, 1976, in an offsite manufacturing facility for installation or assembly at the building site, with each section bearing a seal certifying that it is built in compliance with the federal Manufactured Home Construction and Safety Standard Act. (Chapter 553, F.S.)
- 80) "Marine habitat" means areas where living marine resources naturally occur, such as mangroves, seagrass beds, algal beds, salt marshes, transitional wetlands, marine wetlands, rocky shore communities, hard bottom communities, oyster bars or flats, mud flats, coral reefs, worm reefs, artificial reefs, offshore springs, nearshore mineral deposits, and offshore sand deposits.
- 81) "Marine wetlands" means areas with a water regime determined primarily by tides and the dominant vegetation is salt tolerant plant species including those species listed in Subsection 17-4.020(17) F.A.C., submerged Marine Species.
- 82) "Market rate" means the price at which a commodity is selling in the open market. (Webster's Dictionary)
- 83) "Metropolitan Planning Organization (MPO) means the organization designated by the Governor as responsible together with the State for transportation planning in an urbanized area according to 23 U.S.C. Section 134. This organization is the forum for cooperative decision-making by principal elected officials of general local government.
- 84) "Minerals" means all solid minerals, including clay, gravel, phosphate rock, lime, shells (excluding live shellfish), stone, sand, heavy minerals, and any rare earths, which are contained in the soils or waters of the state.
- 85) "Mobile home" means a structure, transportable in one or more sections, which is 8 body feet or more in width and which is built on an integral chassis and designed to be used as a dwelling and when connected to the required utilities which includes the plumbing, heating, air-conditioning, and electrical systems. (Chapter 553, F.S.)
- 86) "Moderate income household" means a household whose total annual adjusted gross household income does not exceed 120 percent of the median annual adjusted gross income for households within the metropolitan statistical areas (MSA). (Chapter 420, F.S.)
- 87) "Multimodal Transportation" means a transportation system incorporates a variety of transportation modes (e.g., car, ships, bus, train, bicycle, pedestrian).
- 88) "Natural drainage features" means the naturally occurring features of an area which accommodate the flow of significant amounts of stormwater, such as streams, rivers, lakes, sloughs, floodplains and wetlands.
- 89) "Natural drainage flow" means the patterns of surface and storm water drainage through or from a particular site before the construction or installation of improvements or prior to regrading.

- 90) "Natural groundwater aquifer recharge areas" or "groundwater recharge areas" means areas contributing to or providing volumes of water which make a contribution to the storage or regional flow of an aquifer.
- 91) "Neighborhood enhancement" means the physical upgrading and improvement of locally defined neighborhoods through the preparation of a Neighborhood Enhancement Plan as described in Section 163.524, Florida Statutes.
- 92) "Neighborhood park" means a park which serves the population of a neighborhood and is generally accessible by bicycle or pedestrian ways.
- 93) "Nonpoint source pollution" means pollution that is generated over a relatively wide area and may discharge into surface waters through storm drains. Nonpoint pollution includes stormwater runoff, leaking septic systems, and overboard waste from boats and ships.
- 94) "Objective" means a specific, measurable, intermediate end that is achievable and marks progress toward a goal.
- 95) "Oceanic waters" means waters of the Atlantic Ocean excluding estuaries.
- 96) "Open spaces" means undeveloped lands suitable for passive recreation or conservation uses.
- 97) "Point source pollution" means pollution that originates at a particular place, such as a sewerage treatment plant, effluent outfall pipe or other discharge pipes into a water body. Point source pollution is generally the byproduct of a process such as wastewater treatment, manufacturing, or similar activities.
- 98) "Policy" means the way in which programs and activities are conducted to achieve an identified goal.
- 99) "Pollution" is the presence in the outdoor atmosphere, ground or water of any substances, contaminants, noise, or manmade or man-induced alteration of the chemical, physical, biological, or radiological integrity of air or water, in quantities or at levels which are or may be potentially harmful or injurious to human health or welfare, animal or plant life, or property, or unreasonably interfere with the enjoyment of life or property.
- 100) "Port facility" means harbor or shipping improvements used predominantly for commercial purposes including channels, turning basins, jetties, breakwaters, landings, wharves, docks, markets, structures, buildings, piers, storage facilities, plazas, anchorages, utilities, bridges, tunnels, roads, causeways, and all other property or facilities necessary or useful in connection with commercial shipping.
- 101) "Post-Disaster Recovery and Redevelopment" means segments of comprehensive emergency management planning which provide for short- and long-term replacement of structures, infrastructure, facilities, and services damaged or destroyed by a natural or technological disaster.
- 102) "Potable water facilities" means a system of structures designed to collect, treat, or distribute potable water, and includes water wells, treatment plants, reservoirs, and distribution mains.
- 103) "Potable water wellfield" means the site of one or more water wells which supply potable water for human consumption to water system which serves at least 15 service connections used by year-around residents or regularly serves at least 25 year-around residents.
- 104) "Public access" means the ability of the public to physically reach, enter or use recreation sites

including beaches and shores.

- 105) "Public buildings and grounds" means structures or lands that area owned, leased, or operated by a government entity, such as civic and community centers, hospitals, libraries, police stations, fire stations, and government administration buildings.
- 106) "Public School Concurrency Service Area" or "Concurrency Service Area" The specific geographic area adopted by local governments, within a school district, in which school concurrency is applied and determined when concurrency is applied on a less than district-wide basis.
- 107) "Public transit" means passenger services provided by public, private or non-profit entities, such as surface transit modes: commuter rail, rail rapid transit, light rail transit, light guideway transit, express bus, and local fixed route bus.
- 108) "Regional Park" means a park which is designed to serve two or more communities.
- 109) "Regional planning agency" means the agency designated by the state land planning agency to exercise responsibilities under law in a particular region of the state.
- 110) "Relocation housing" means those dwellings which are made available to families displaced by public programs, provided that such dwellings are decent, safe and sanitary and within the financial means of the families or individuals displaced.
- 111) "Resident population" means inhabitants counted in the same manner utilized by the United States Bureau of the Census, in the category of total population. Resident population does not include seasonal population.
- 112) "Residential uses" means activities within land areas used predominantly for housing.
- 113) "Right-of-way" means land in which the state, a county, or a municipality owns the fee simple title or has an easement dedicated or required for a transportation or utility use.
- 114) "Roadway functional classification" means the assignment of roads into categories according to the character of service they provide in relation to the total road network. Basic functional categories include limited access facilities, arterial roads, and collector roads, which may be subcategorized into principal, major or minor levels.
- 115) "Sanitary sewer facilities" means structures or systems designed for the collection, transmission, treatment, or disposal of sewage and includes trunk mains, interceptors, treatment plants and disposal systems.
- 116) "Sanitary sewer interceptor" means a sewerage conduit which connects directly to, and transmits sewage to, a treatment plant.
- 117) "Sanitary sewer trunk line" means a sewerage conduit which connects directly to, and transmits sewage to, an interceptor.
- 118) "Seagrasses" means a flowering plant that lives underwater. Like land plants, seagrasses produce oxygen. The depth at which seagrasses are found is limited by water clarity because they require light to grow. They are important to ecosystems as they help maintain water clarity by trapping sediments, stabilizing the bottom with their root system, and providing nursery habitat for fish, shellfish and crustaceans.
- 119) "Seasonal population" means part-time inhabitants who utilize, or may be expected to utilize, public facilities and services, but are not residents. Seasonal population shall include tourists, migrant

farmworkers, and other short-term and long-term visitors.

- 120) "Slough" means a wetland which is characterized as a broad shallow channel, inundated with flowing water except during extreme droughts, that are the deepest drainageways within strand swamps and swale system.
- 121) "Slum area" means an area in which there is a predominance of buildings or improvements, whether residential or nonresidential, which by reason of dilapidation, deterioration, age, or obsolescence; inadequate provision for ventilation, light, air sanitation, or open spaces; high density of population and overcrowding; the existence of conditions which endanger life or property by fire or other causes; or any combination of such factors is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, or crime and is detrimental to the public health, safety, morals, or welfare.
- 122) "Shoreline" or "shore" means the interface of land and water and, as used in the coastal management element requirements, is limited to oceanic and estuarine interfaces.
- 123) "Solid waste" means sludge from a waste treatment works, water supply treatment plant, or air pollution control facility or garbage, rubbish, refuse, or other discarded material, including solid liquid, semisolid, or contained gaseous material resulting from domestic, industrial, commercial mining, agricultural, or governmental operations.
- 124) "Solid waste facilities" means structure or systems designed for the collection, processing or disposal of solid wastes, including hazardous wastes, and includes transfer stations, processing plants, recycling plants, and disposal systems.
- 125) "Solid waste processing plant" means a facility for incineration, resource recovery, or recycling of solid waste prior to its final disposal.
- 126) "Solid waste transfer station" means a facility for temporary collection of solid waste prior to transport to a processing plant or to final disposal.
- 127) "Spoil" means sediments removed during dredging. Spoil may be deposited underwater or on islands created specifically for spoil disposal.
- 128) "Stakeholder" means individuals or businesses that have resided in the Community Redevelopment Area for 360 days prior to the adoption of the Redevelopment Plan.
- 129) "State land planning agency" means the Department of Community Affairs.
- 130) "Storm surge" means the rise in sea water level accompanying the approach of a hurricane. The extent of storm surge varies with the strength of the hurricane, coastal topography, and tides. Storm surge effect is compounded by wind-driven wave action on top of the surge water level.
- 131) "Stormwater" means the flow of water which results from a rainfall event.
- 132) "Stormwater facilities" means manmade structures that are part of a stormwater management system designed to collect, convey, hold, divert, or discharge stormwater, and may include stormwater sewers, canals, detention facilities, and retention facilities.
- 133) "Stub street" means a short, dead-end street that terminates without connection to another street.
- 134) "Substandard" means any units in structures with major structural or aesthetic defects, including both dilapidated or deteriorated conditions. "Suitability" means the degree to which the existing characteristics and limitations of land and water are compatible with a proposed use or



development.

- 135) "Suitability" means the degree to which the existing characteristics and limitations of land and water are compatible with a proposed use or development.
- 136) "Threatened plants" means species native to the state that are in rapid decline in the number of plants within the state, but which have not so decreased in such number as to cause them to be endangered. (Chapter 581, F.S.)
- 137) "Threatened species" means any species of fish and wildlife naturally occurring in Florida, which may not be immediate danger of extinction, but which exists in such small populations as to become endangered if it is subjected to increased stress as a result of further modification of its environment. (Chapter 372, F.S.)
- 138) "Transportation corridor management" means the coordination of the planning of designated future transportation corridors with land use planning within and adjacent to the corridor to promote orderly growth, to meet the concurrency requirements, and to maintain the integrity of the corridor for transportation purposes.
- 139) "Transportation demand management" means strategies and techniques that can be used to increase the efficiency of the transportation system. Demand management focuses on ways of influencing the amount and demand for transportation by encouraging alternatives to the single-occupant automobile and by altering local peak hour travel demand.
- These strategies and techniques may, among others, include: ridesharing programs, flexible work hours, telecommuting, shuttle services, and parking management.
- 140) "Transportation disadvantaged" means those individuals who because of physical or mental disability, income status, or age area unable to transport themselves or purchase transportation and are therefore dependent upon others to obtain access to health care, employment, education, shopping, social activities, or other life-sustaining activities.
- 141) "Transportation system management" means improving roads, intersections, and other related facilities to make the existing transportation system operate more efficiently. Transportation system management techniques include demand management strategies, incident management strategies, and other actions that increase the operating efficiency of the existing system.
- 142) "Urban area" means an area of or for development characterized by social, economic, and institutional activities which are predominantly based on the manufacture, production, distribution, or provision of goods and services in a setting which typically includes residential and nonresidential development uses other than those which are characteristic of rural areas.
- 143) "Urban infill" means the development of vacant parcels in otherwise built-up areas where public facilities such as sewer systems, roads, schools, and recreation areas are already in place.
- 144) "Urban redevelopment" means the demolition and reconstruction or substantial renovation of existing buildings or infrastructure within urban infill areas or existing urban service areas.
- 145) "Vegetative communities" means ecological communities, such as coastal strands, oak hammocks, and cypress swamps, which are classified based on the presence of certain soils, vegetation and animals.
- 146) "Very low-income household" means a household whose total annual adjusted gross household income does not exceed 50 percent of the median annual adjusted gross income for households within the metropolitan statistical areas (MSA). (Chapter 420, F.S.)

- 147) "Vision" means a description of the intended future physical appearance and qualities of the City.
- 148) "Wastewater" means water contaminated with the byproducts of domestic, commercial, agricultural, and industrial uses.
- 149) "Water-dependent uses" means activities which can be carried out only on, in or adjacent to water areas because the use requires access to the water body for: waterborne transportation including ports or marinas; recreation,; electrical generating facilities; or water supply.
- 150) "Water recharge areas" means land or water areas through which groundwater is replenished.
- 151) "Water-related uses" means activities which are not directly dependent upon access to a water body, but which provide goods and services that are directly associated with water-dependent or waterway uses.
- 152) "Water wells" means wells excavated, drilled, dug, or driven for the supply of industrial, agricultural, or potable water for general public consumption.
- 153) "Wetlands" means land where the water table is usually at or near the surface. Some wetlands contain water year-around; others may remain relatively dry for months, becoming moist only during periods of heavy rain. Wetlands are vital habitats for many species of plants and animals; they are protected by local, state, and federal regulations.
- 154) "Xeriscape" means landscape using drought tolerant species to conserve water.

# **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 Facilities Availability**

*The City shall continue to insure that all development and redevelopment is coordinated with the availability of facilities and services, and is compatible with soil conditions and topography.*

**Policy 1.1.1:** As new development occurs within the City, continue to use the development code to require a tie-in to the sanitary sewer and public water systems.

**Policy 1.1.2:** The City shall continue to supply water and sewer to new developments that occur in areas yet to be annexed and subject to receipt of a petition for voluntary annexation. If the property is contiguous, it shall be annexed prior to connection to the City's water and sewer system; otherwise, the property shall be annexed when the development becomes contiguous.

**Policy 1.1.3:** The City shall continue to use the flood plain provisions of the Land Development Code to assure new development at topographic elevations sufficient to minimize flood impact.

**Policy 1.1.4:** Periodically review all development codes to determine needed refinements relative to on-site drainage, open-space and parking lot design standards.

**Policy 1.1.5:** The City shall continue to use the adopted Concurrency Management System, contained in "Article X of the Land Development Code, to implement requirements contained in 9J-5.0055 and to insure that public facilities are in place concurrent with the impacts of any development, and levels of service continue to be maintained.

**Policy 1.1.6:** The City will encourage the use of water conserving appliances in order to reduce the per capita consumption of potable water and the increased use of energy efficient appliances to reduce energy consumption and the carbon footprint of the City through public information campaigns.

## **OBJECTIVE 1.2: Redevelopment**

*By 2010, the City shall reconsider revisions to the adopted 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 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 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 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 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 will include design controls for all public and private development within the community redevelopment area. These controls will provide for a unique image and character with setbacks, height, parking, architectural elements/building facades, landscaping, and materials that ensure design excellence and quality in development projects.

**Policy 1.2.7:** To the maximum extent possible, the revisions to the adopted 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 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 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 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 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 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 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, 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.

**Policy 1.2.14:** The revisions to the adopted 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 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 10<sup>th</sup> 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 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:

- a. Establishes an efficient land use pattern allowing mixed use development and the higher densities needed to support a viable transit system;
- b. 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;
- c. 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 Redevelopment Plan describes the vision for the future of the downtown area. New development shall conform to the pattern of development set forth in the 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.

**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”).*

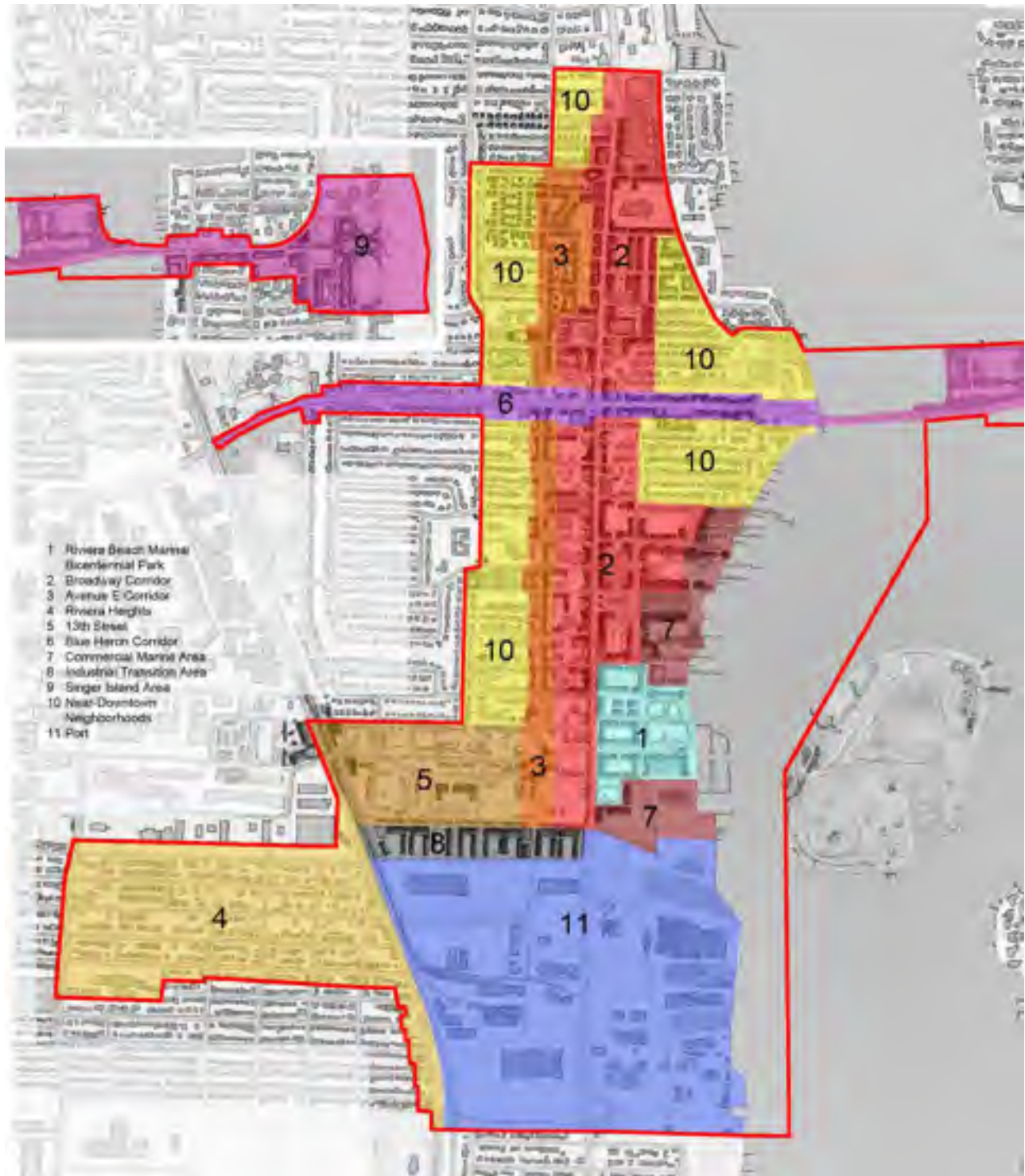
**Policy 1.2.21:** The downtown area is composed of diverse areas with unique characteristics. The Land Development Regulations will reinforce these distinctions in scale, character, and intensity. As a general guide to future regulations, eleven sub-areas are shown on Figure FLU-B and are described 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 13<sup>th</sup> 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 32<sup>nd</sup> Street and 34<sup>th</sup> 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) **13<sup>th</sup> Street:** 13<sup>th</sup> 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 13<sup>th</sup> Street. North of 13<sup>th</sup> 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 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 10<sup>th</sup> Street, with buildings containing the office and support functions for the industrial uses, businesses, restaurants, and some residential uses can be located along 11<sup>th</sup> Street to provide an appropriate transition to adjoining neighborhood. Vehicular access for the industrial uses will be accommodated from 10<sup>th</sup> Street and the side streets whenever possible, so that 11<sup>th</sup> 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.

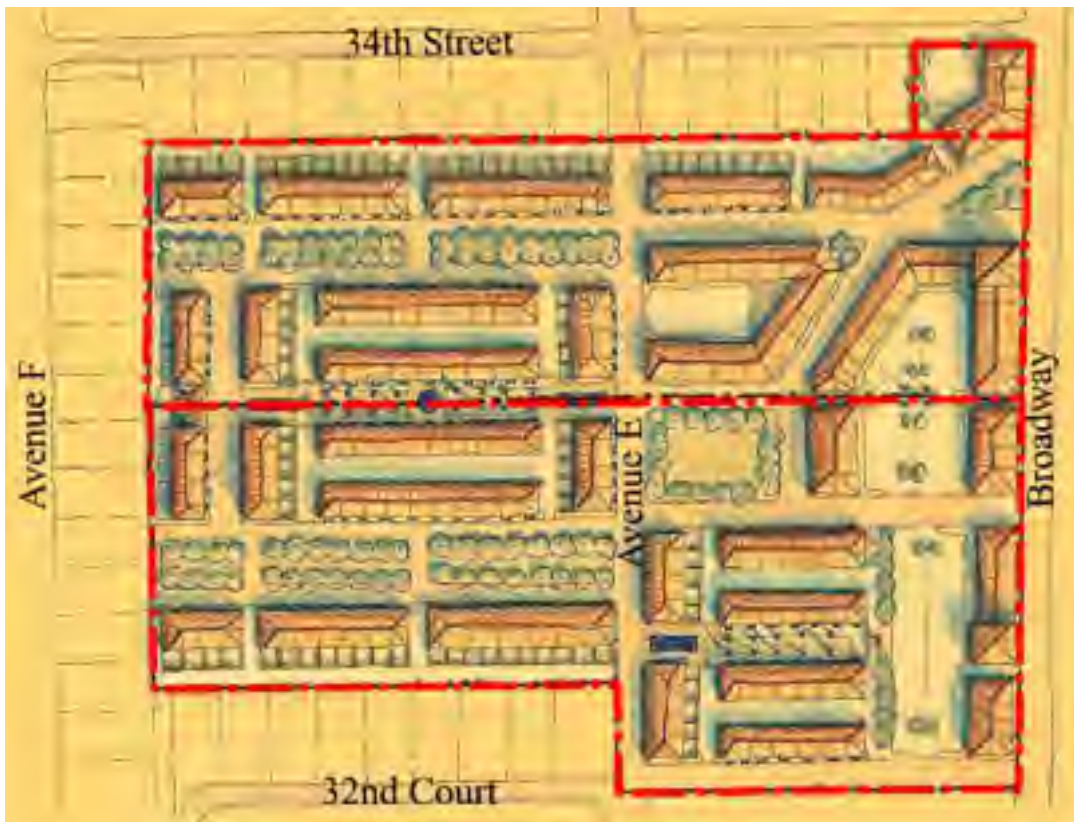
Figure FLU-B: General Guide to Downtown Riviera Beach Sub-Areas



**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**



- 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.

### **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 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 the same streets within the CRA, the Land Development Code will include criteria that ensures compatible transitions between uses and building scale, including regulating building orientation, vehicular access, landscaping, and using mixed-use buildings to shield incompatible uses from the street.

**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**

*Development activities shall ensure protection of natural resources, and the city shall continue to enforce the Land Development Code and amend if necessary to assure adequate protection of natural resources and environmentally sensitive land; particularly mangroves, significant estuarine bottomlands, wetlands, the beach and wellfields.*

**Policy 1.4.1:** In order to achieve protection of the natural Singer Island lakefront habitat (particularly mangroves, adjacent wetlands and significant estuarine bottomlands) the City shall continue to enforce the Wetlands Preservation Ordinance and shall continue to pursue public acquisition of submerged lands.

**Policy 1.4.2:** The City has adopted and shall continue to enforce the Palm Beach County Wellfield Protection Ordinance, and by 2010 amend the Land Development Code to prohibit any uses within wellhead protection areas which would be detrimental. In the interim the City shall continue to review any uses at time of development request, for compliance with the City/County Wellfield Protection Ordinance, and in conjunction with the Policy 1.7 of the Infrastructure Element and Objective 4.1, Policies 4.1.8 and 4.1.9 or the Conservation Element.

**Policy 1.4.3:** The City shall continue to implement the predominant use of native vegetation through the Land Development Code.

### **OBJECTIVE 1.5: Hurricane Evacuation**

*Grant no land use plan amendments that would increase residential land use density and intensity in the coastal high hazard area (CHHA [9J-5.006(3)(b)5, F.A.C.]*

**Policy 1.5.1:** The City shall evaluate plan amendments and rezoning requests that would increase the permanent and transient residential population densities permitted by the Comprehensive Plan in the CHHA in order to avoid further burdens on the hurricane evacuation process. Vacant parcels shall be developed at densities and intensities consistent with the Future Land Use Map, and will adhere to Objective 2.2 (Development in The Coastal High Hazard Area [CHHA]) and related policies of the Coastal Management Element.

**Policy 1.5.2:** The City of Riviera Beach has adopted the hurricane evacuation routes and times as stated in the Palm Beach County Comprehensive Emergency Management Plan. The City has developed its own Emergency Management Plan for category 5 hurricanes which includes the state-mandated evacuation times of 16 hours out of county and 12 hours to shelter including a description of routes for potential evacuees.

### **OBJECTIVE 1.6: Annexation**

*The City shall continue to identify and annex pockets and enclaves, east of the City's western limits, to create a unified, compact pattern of municipal development and efficiency of utility service delivery.*

**Policy 1.6.1:** The City will continue to annex enclaves within its municipal boundaries in accordance with its interlocal agreement with Palm Beach County (Resolution 98-01: Designating the Future Annexation Boundaries of the City of Riviera Beach).

**Policy 1.6.2:** The City will continue to annex enclaves within its municipal boundaries for the purposes of economies of scale as relates to the provision of utility services.

### **OBJECTIVE 1.7: Innovative Land Development**

*The City shall continue to develop and encourage utilization of innovative land regulations and zoning districts, including PUD, mixed-use development, and new urbanist approaches.*

**Policy 1.7.1:** The City shall continue its review of existing Planned Unit Development (PUD) Districts to determine if adjustments to the PUD code are necessary. To date, the City has made revisions to minimum lot areas within PUDs, and in the future will create/adopt additional districts with Land Use designations as necessary.

**Policy 1.7.2:** The City shall review existing Floor Area Ratios (FAR's) and make adjustments as needed to facilitate innovative development.

**Policy 1.7.3:** The City shall incorporate crime prevention through environmental design into the review of all development projects.

**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.*

**Maximum Intensity/Density for Land Use Categories**

Future Land Use Category	Floor Ratios	Area	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
Resort Hotel			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.

**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:** The Downtown Mixed Use category provides for a wide range of uses including retail, commercial, residential, restaurant, entertainment, civic, parks, marinas, and boardwalks. 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.

### **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, 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. 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.

**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.
- **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 2011, 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.

## **OBJECTIVE 1.9: Community Enhancement**

*The City shall direct its efforts to enhance the community and improve quality of life, focusing on programs to 1.) Stabilize neighborhoods and reduce land use conflicts, and 2.) to improve the appearance of major corridors.*

*The City shall continue its Neighborhood Enhancement Strategy through the multi-departmental, and multi-disciplinary approach developed in 2004 and coordinated with strategic neighborhood planning processes such as the Sector Plans, Weed and Seed programming, the Community Revitalization Teams (CRTs), the Unsafe Building Ordinance.*

**Policy 1.9.1:** The City shall continue streetscape efforts along its “gateways”, and will continue with implementation of the following projects:

- Decorative lighting on the Blue Heron Bridge
- Blue Heron Boulevard/SRA1A beautification
- Maintenance of all landscaping on City’s entrance ways

**Policy 1.9.2:** The City, in 2005, adopted a Neighborhood Sector Plan, which addresses the stabilization and revitalization of City neighborhoods. The City has and will continue to implement the recommendations of the plans by identifying and funding the recommended improvements in the City’s Capital Improvements Plan.

**Policy 1.9.3:** Land Use and zoning requests that increase density or intensity in/or adjacent to residential neighborhoods shall be required to demonstrate a benefit to that neighborhood.

**Policy 1.9.4:** Commercial and other non-residential uses adjacent to residential neighborhoods shall not be expanded into those areas unless such uses do not diminish or degrade the residential character of the neighborhood. (See Objective 1.3 Incompatible land uses and Policy 1.37 on commercial/residential neighborhoods adjacent to each another).

**Policy 1.9.5:** By 2010, the City shall initiate a program to identify those non-conforming uses which are not compatible with residential areas and not in conformance with the Comprehensive Plan, and develop a strategy through its Land Development Code (with incentives or other means) to replace the uses or encourage adaptive re-use of those structures.

## **OBJECTIVE 1.10: Water and Sewer System Land Needs**

*The City shall monitor the status of and continue to coordinate its Utility District Capital Improvement Plans with the Land Development Code to insure adequate provision of water and sewer facilities.*

## **OBJECTIVE 1.11: Historic Preservation**

**Policy 1.11.1:** The City (as well as within the CRA Redevelopment Area) shall assess all structures citywide to determine if any properties are of historic significance. If any significant structures are found, the City’s planning staff shall establish restoration standards and review procedures consistent with the Department of the Interior standards for renovation.

## **OBJECTIVE 1.12: School Siting**

*In Coordination with the Interlocal Agreement executed with The Palm Beach County School Board, the City has made, and will continue to make, every effort to provide sufficient land on the Future Land Use Map and within the City's Zoning code in proximity to residential development to meet the projected needs for schools. This Objective shall be made measurable by the City's satisfactorily meeting the School Board and its own implementing policies regarding concurrency, which guide the location of all private, public, and charter educational facilities.*

**Policy 1.12.1:** Public, Private, and Charter schools shall be allowed in the Community Facility land use category in the Future Land Use Element.

**Policy 1.12.2:** The City shall ensure that proposed school sites will be compatible with present and projected use of adjacent property.

**Policy 1.12.3:** All proposed school sites shall be located away from industrial uses, major arterial roadways, railroads, airports, seaports, and similar land uses to avoid noise, odors, dust, and traffic impacts and hazards.

**Policy 1.12.4:** The City shall -- in conjunction with the Interlocal Agreement with Palm Beach County -- continue to coordinate with the Palm Beach County School Board to maintain the historical character of existing schools and to ensure their use as public facilities for use as community facilities during off-peak hours.

**Policy 1.12.5:** The City shall -- in conjunction with the Interlocal Agreement with Palm Beach County -- coordinate with the Palm Beach County School Board to plan and establish future school sites throughout the City; ensure adequate lands proximate to urban residential areas, and to collocate public facilities, such as parks, libraries, and community centers, with schools to the extent possible.

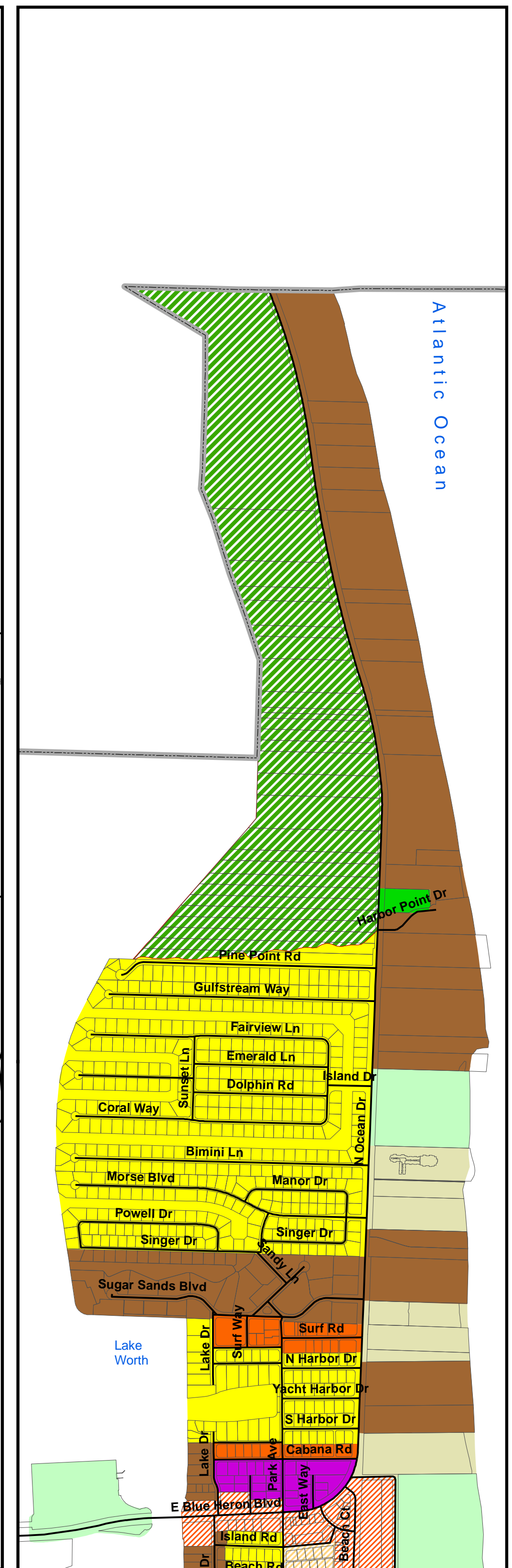
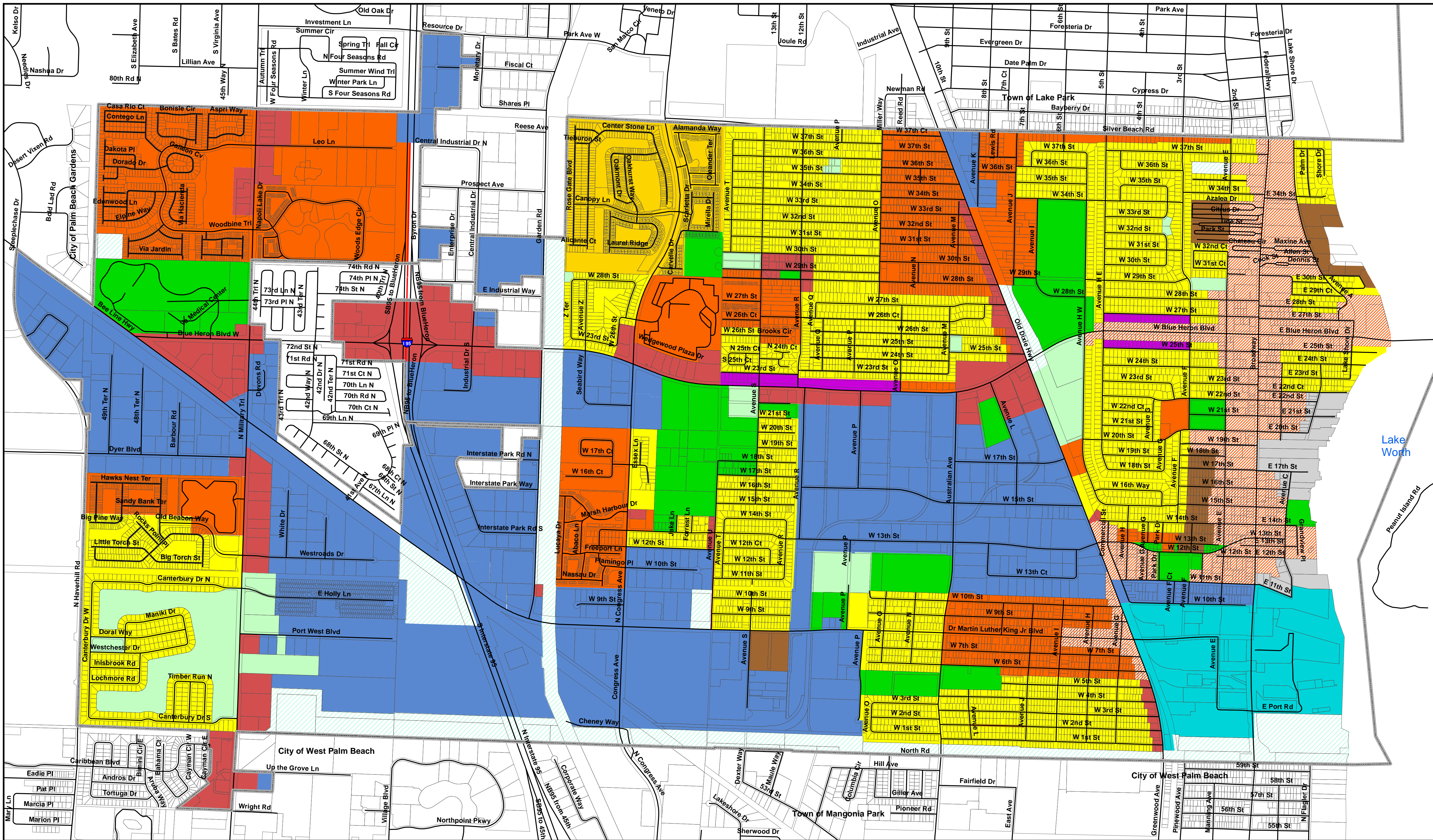
**Policy 1.12.6:** By August 2010, the City shall adopt Land Development Regulations to include criteria for school siting.

## **OBJECTIVE 1.13: Hazard Mitigation**

*The City shall --on an ongoing basis--shall coordinate future land uses as necessary to encourage the reduction or elimination of uses that the City determines are inconsistent with the adopted County-wide Hazard Mitigation plan. This Plan was, revised by the Emergency Management Committee in 2003 with new guidelines incorporated based upon the type of hazard.*

**Policy 1.13.1:** By 2010, the City shall continue to review the effectiveness of the Hazard Mitigation Plan and determine and implement any necessary actions.

**Policy 1.13.2:** The City --by 2010--shall prioritize a list of potential hazard-mitigation related projects, and seek funding assistance through the programs available for this purpose.



Revisions	Date	Description	Ordinance
	3/20/2002	Stipulated agreement	2914
	8/21/2002	Annexation	2921
	11/20/2002	Annexation	2932
	12/18/2002	Land Use Change	2923
	5/21/2003	Annexation	2943
	7/2/2003	Annexation	2940
	12/17/2003	Land Use Change	2952
	1/7/2004	Annexation	2954
	4/7/2004	Land Use Change	2965
	10/6/2004	Annexation	2981
	11/17/2004	Annexation	2982
	12/21/2005	Land Use Change	2998
	3/15/2006	Land Use Change	3005
	6/7/2006	Land Use Change	3007
	11/15/2006	Land Use Change	3017
	11/15/2006	Land Use Change	3019
	4/2/2008	Land Use Change	3040
	9/17/2008	Land Use Change	3051
	10/6/2010	Landuse Change	3073

- Land Use Districts**
- Single Family Residential: Up to 6 dwelling units per acre
  - Annexed, FLU not yet assigned
  - Resort Hotel
  - Low Density Mixed Type Multiple Family Residential: Up to 10 dwelling units per acre
  - Medium Density Multiple Family Residential: Up to 15 dwelling units per acre
  - High Density Multiple Family Residential: Up to 20 dwelling units per acre
  - Resort, Hotel, and Timeshare up to 40 suites per acre
  - Commercial
  - Working Waterfront
  - Downtown Mixed Use
  - General Mixed Use
  - Office
  - Port
  - Industrial
  - Community Facilities
  - Recreational
  - Special Preservation
  - Utilities

0 0.25 0.5 1 Miles

# City of Riviera Beach, Florida

## Future Landuse Map

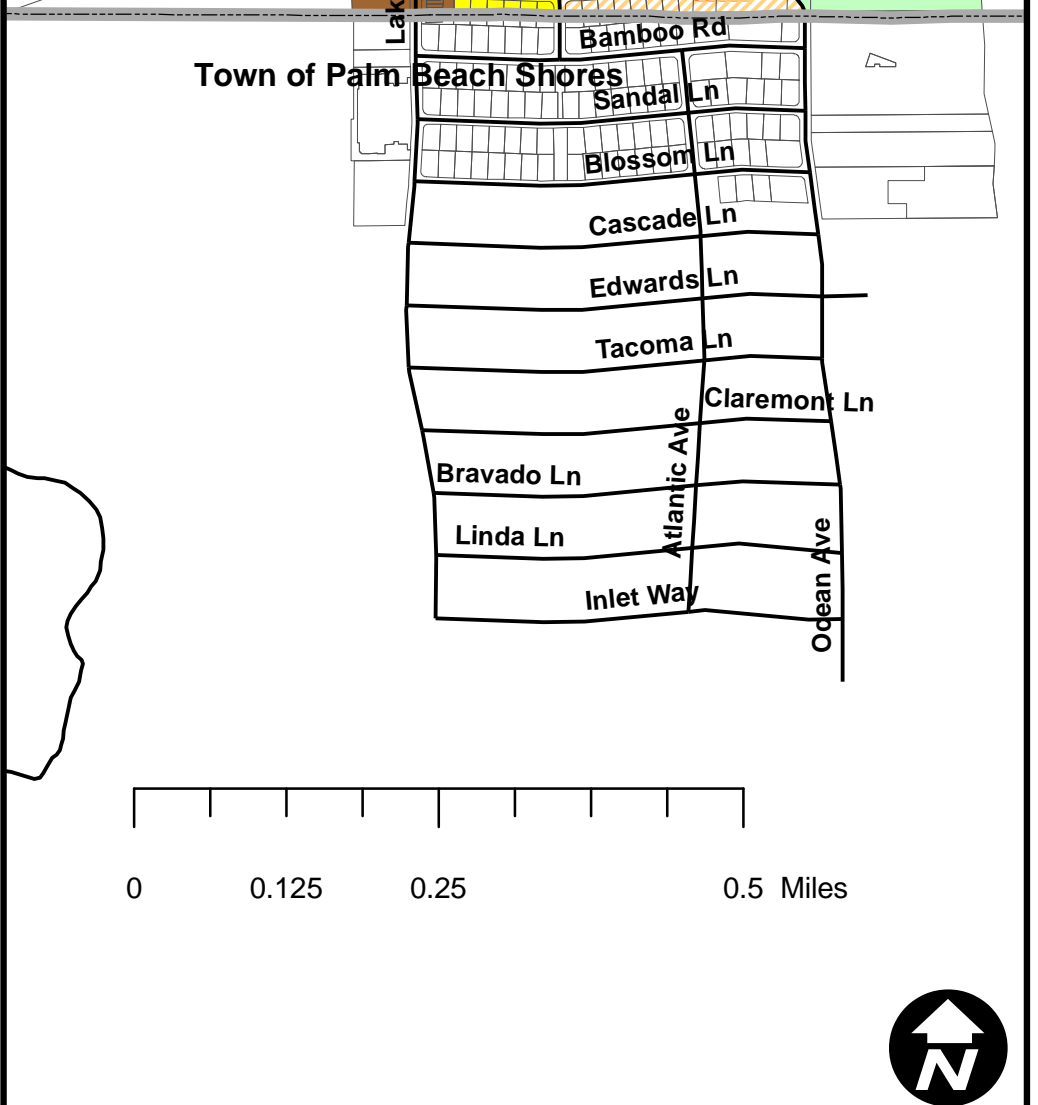
- Base Map Features**
- City Boundary
  - Roads
  - Parcels

Map originally created on December 2000 - updated on February 2, 2011 by the City of Riviera Beach Community Development Department.

Source for Zoning Districts and Railroads: City of Riviera Beach Community Development Department.

Source for Street Centerlines and Parcels: Palm Beach County Information Systems Services. The GIS Data used to create this map is property of Palm Beach County, Florida Copyright 2001. All rights reserved. Any use of Palm Beach County GIS Data is subject to a license agreement and the data and map disclaimer found on the bottom left hand corner of this map.

Data and Map Disclaimer: The Data is provided as is without warranty or any representation of accuracy, timeliness or completeness. The burden for determining accuracy, completeness, timeliness, merchantability and fitness for use rests solely on the requester. The City of Riviera Beach and Palm Beach County make no warranties, expressed or implied, as to the use of the Data. There are no implied warranties of merchantability or fitness for a particular purpose. The requester acknowledges and accepts the limitations of the Data, including the fact that the Data is dynamic and is in a constant state of maintenance, correction, and update.



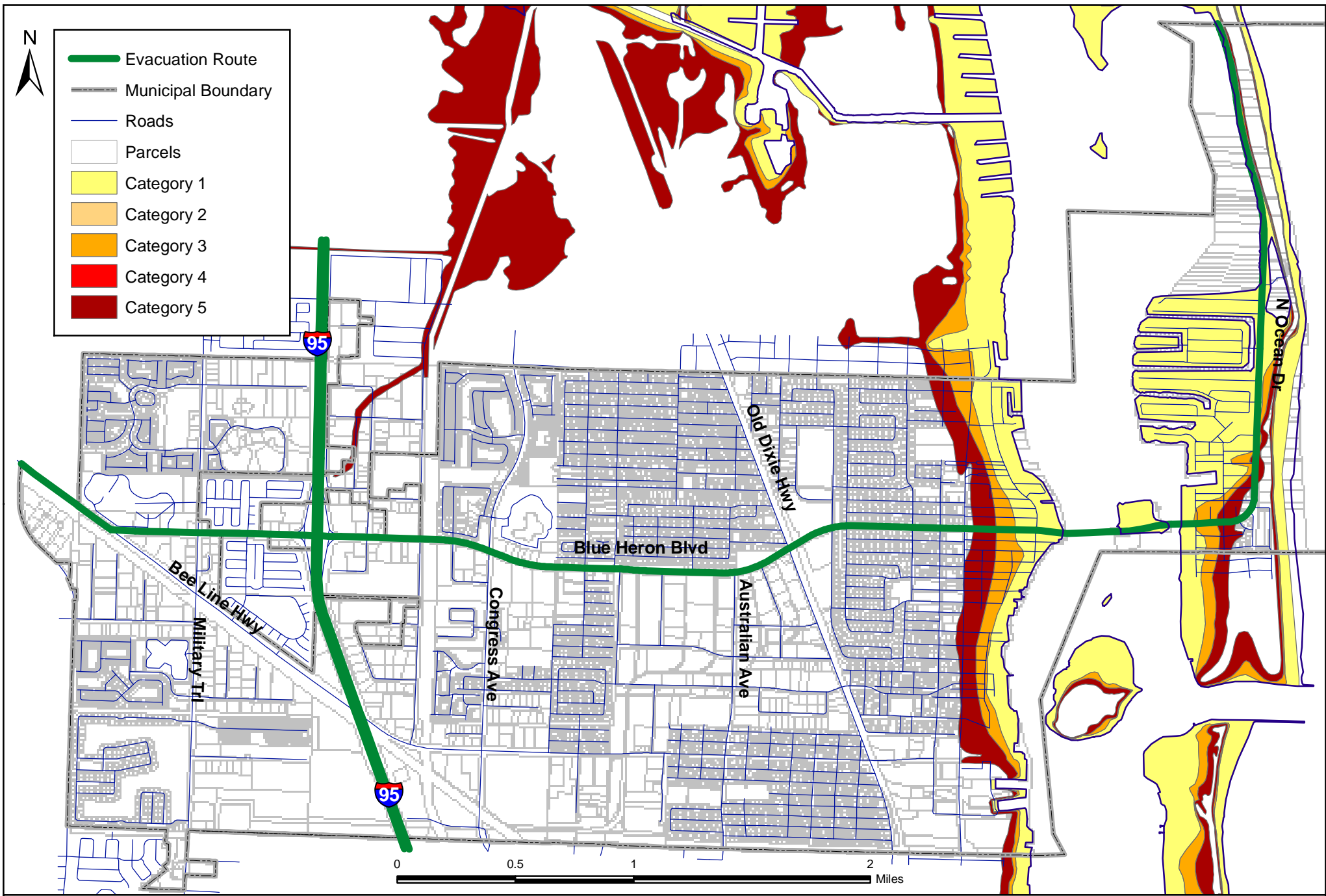
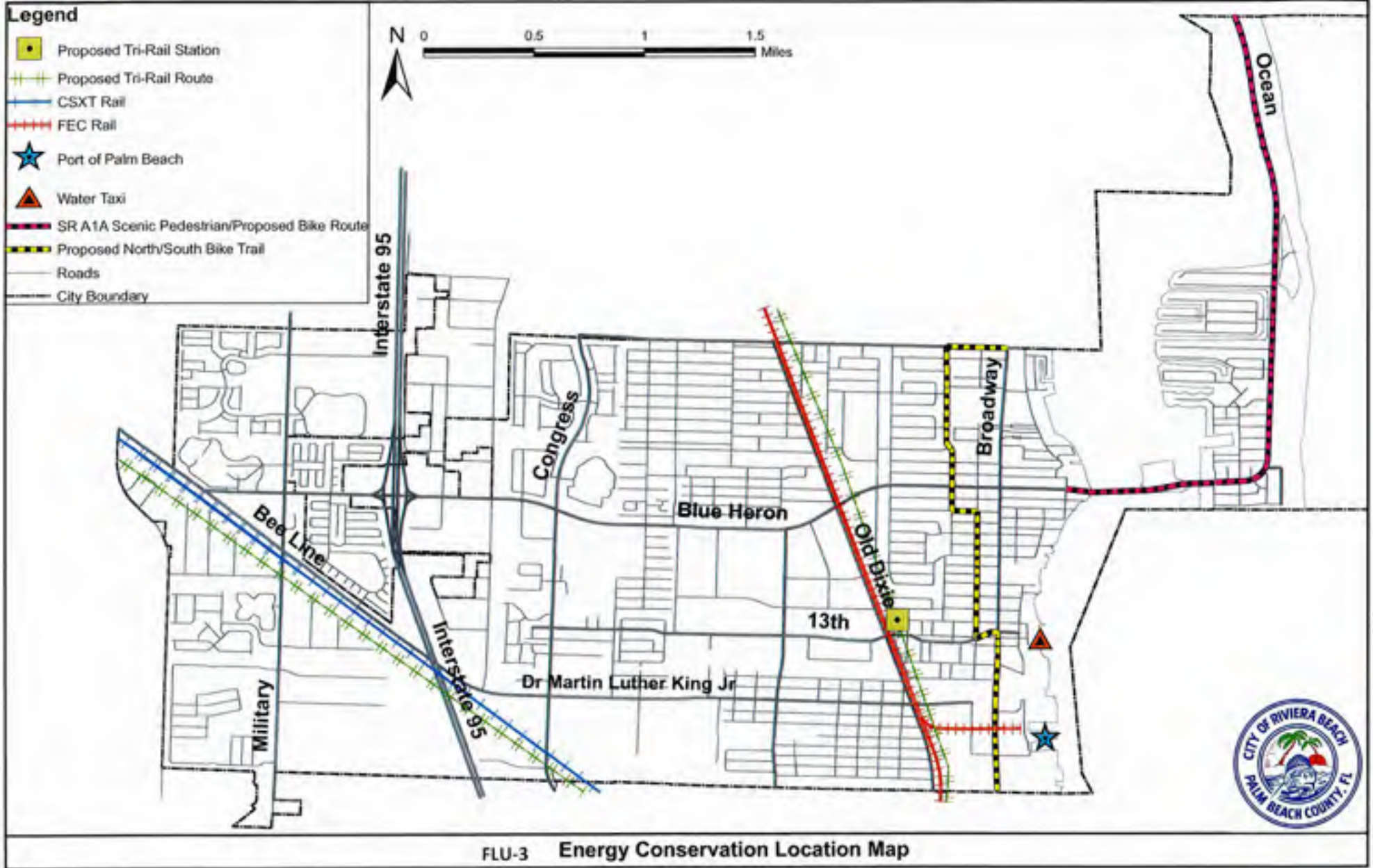






Figure CO-1, FLU-2, T-7

Evacuation routes and storm surge categories.  
Hurricanes based on SLOSH modeling and LiDAR.





**Legend**

 Road	 Archeological Site 8pb30
 City Boundary	 Spanish Courts

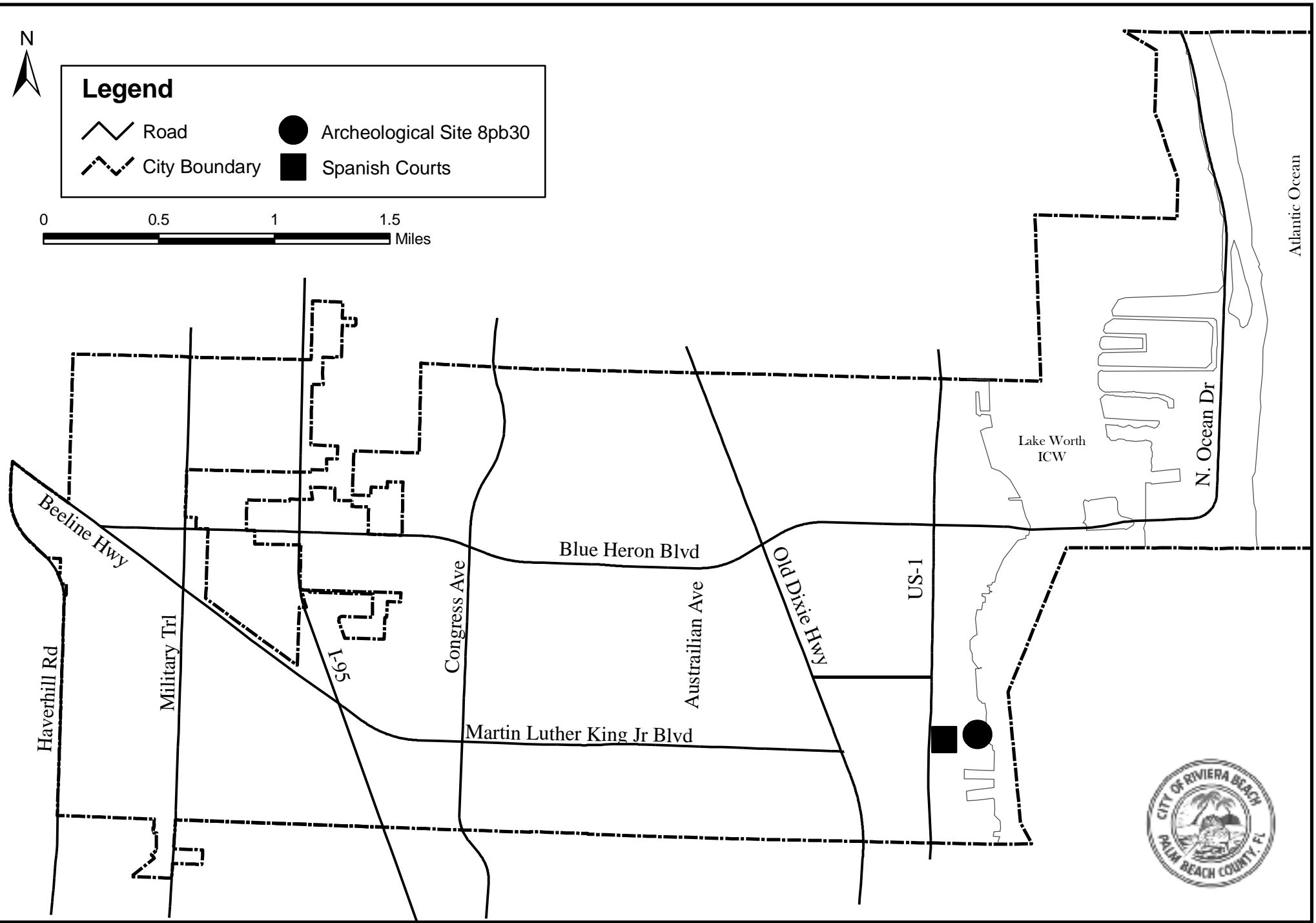


Figure FLU-4. Historic Resources. Source: Florida Department of Historic Resources, March 2002



# HOUSING ELEMENT GOALS, OBJECTIVES AND POLICIES

## PURPOSE

The purpose of the Housing Element is to: 1) identify existing and projected deficits or surpluses in the supply of housing to meet the needs of the City's population, particularly the very-low and low-income families; 2) analyze housing trends and nature of any housing problems; 3) develop appropriate plans, programs and policies to bring about the accomplishment of the necessary housing, whether through private-sector efforts, non-profit, public/private partnerships or the public sector; and 4) to guide and coordinate all housing activities to increase efficiency of the housing delivery system.

The Housing Element of the Comprehensive Plan has several characteristics that distinguishes it from other Plan elements. First, housing is primarily provided by the private sector, and market demand largely dictates the type and location of housing projects. The City's land development regulations (e.g., Zoning and Building Codes) only guide the private sector in the development and construction of housing. Second, because housing is an essential human need, the public sector has the responsibility to ensure adequate, safe housing, especially for low, and very-low income families, elderly and other disadvantaged groups. Third, the City's Housing Element will focus on the provision of "workforce housing," which is defined as housing for both the City's commuters and residents whose income is 80% or less than the Area Median Income (AMI) and who is integral to and supports the economy of the City of Riviera Beach.

**GOAL**     *To assure the availability of safe, sanitary, decent and affordable housing for all residents of Riviera Beach with special attention paid to diversifying the housing stock through increasing the supply of workforce housing, single-family and homeownership opportunities, while continuing to address the needs of the City's existing very low-, low- and moderate-income households.*

## OBJECTIVE 1.1: New Construction

*Assist the private sector in providing 1,100 additional units of housing by 2010, to meet the tenure, type and affordability needs identified in this element.*

*The City will continue to operate its own and encourage other new construction programs on vacant land citywide in the amounts and densities allowed until feasible and responsible buildout of the City's acreage in accordance with the Land Development Code and the Future Land Use Element (FLUE) can be achieved. The City shall concentrate its efforts in new construction to meet the housing needs of the residents between 50-120 % of the area median income.*

**Policy 1.1.1:** Through its CRA and provisions to be included in the 2009 update of the Inlet Harbor Redevelopment Plan Modification of 2001, the City will consider the provision of a total

of at least 450 units of workforce housing through 2012 to meet the tenure, type and affordability needs identified in this element and based upon the following:

- a. A revised redevelopment plan with a re-examination of the demand issues initially considered in the 2001 plan (approximately 400 units/yr) for viability through 2015;
- b. A revision in the redevelopment plan based upon the supply of land that could possibly be aggregated in the amounts and parcel sizes necessary to create the necessary supply to meet demand and affordability given updated eminent domain rules.

**Policy 1.1.2:** The City shall utilize its vacant lot acquisition program in conjunction with its single-family Infill Housing Program, to provide for the City's workforce, to improve neighborhoods, increase the City's tax base, reduce crime, and assist with the construction of 40 single-family detached homes between 2008-2015 which meet the tenure, type, and affordability needs identified in this element.

**Policy 1.1.3:** Utilize the Future Land Use Plan, the zoning map and the updated CRA Master Plan to assure a continued supply of vacant land designed for a diversity of housing types and income categories to meet the need for new housing through 2015, which will require approximately 150 acres.

**Policy 1.1.4:** The Community Redevelopment Agency (CRA) shall include housing as an integral component of its updated/revised CRA Master Plan by establishing strategies such as public/ private joint venture programs and funding for the acquisition and resale of property as a method to provide market rate affordable workforce housing for both rental and ownership purposes in the redevelopment area.

**Policy 1.1.5:** The City shall facilitate the construction of market rate single-family housing to meet the need for 660 new single-family units by 2010.

**Policy 1.1.6:** By 2010, the City shall initiate a study to determine the need for procedures to make dead end "stub street" rights-of way available primarily as single-family lots, or as stormwater management outlets, as feasible.

**Policy 1.1.7:** The City will encourage the construction of energy efficient housing by exploring innovative regulations that promote energy conserving and environmentally sensitive technologies and LEED Neighborhood Development design.

## **OBJECTIVE 1.2: Diversified Housing: Increased Home Ownership Opportunities**

*The City shall encourage and assist the private sector to increase home ownership opportunities, and increase the percentage of home ownership of single-family units citywide, particularly for those unabsorbed, vacant units in existing developments.*

**Policy 1.2.1:** The City shall work to achieve a goal of at least 65% of new units constructed by 2010 shall be owner-occupied.

**Policy 1.2.2:** The City through its Single-family Infill Vacant Lot Program and the policy set forth in Policy 1.1.2 above shall insure that home ownership opportunities are available in neighborhoods throughout the City.

**Policy 1.2.3:** The City shall continue to utilize --- either directly or via referral --- programs such as the Palm Beach County Housing Finance Authority, SHIP and HOME, which provide mortgage assistance as a means to provide workforce housing within the City.

**Policy 1.2.4:** The City shall continue to utilize the MEAHOP-funded Housing Trust Fund as a means to assist with home ownership opportunities as well as other neighborhood enhancement strategies, including County, State and/or Federal funding.

- Vacant lot acquisition
- Employee housing assistance grants
- Minor housing rehabilitation

### **OBJECTIVE 1.3: Improving Substandard Housing**

*Continually through the year 2015, in order to improve housing opportunities for very low, low, and moderate income persons, the City shall continue to reduce the number of substandard units in the City utilizing its Unsafe Building Abatement Ordinance and Community Response Team (CRT) activities, through systematic rehabilitation or demolition and replacement.*

**Policy 1.3.1:** By 2015, upon completion of the review and approval of the LDC, the City shall review the minimum housing standards portion of the City Code to assess their effectiveness in achieving correction of substandard housing through code enforcement: The City Code shall become consistent with the Florida Building Code, which symbolizes the newer, more stringent standards for housing in areas where severe weather occurs.

**Policy 1.3.2:** The City shall continue its efforts under the CRT and Unsafe Building Abatement Ordinance to review and order the demolition of 10 unsafe (or as defined in Ordinance #2971) units annually. The City shall additionally institute a formalized “systematic” code enforcement program with tracking and reporting mechanisms using City Housing Trust Fund and Community Development CDBG rehabilitation program dollars, in order to make more progress on correcting substandard housing and documenting such efforts. The program shall also address litter, illegal dumping, and adjacent commercial uses.

**Policy 1.3.3:** Under the CRT and the City’s Unsafe Building Abatement Ordinance the City shall continue its demolition program, resulting in the reduction of 25 unsafe units (both single-family and multi-family) annually. To this end, the City shall demolish at a minimum 50–100 unsafe units by 2015.

### **OBJECTIVE 1.4: Conservation and Rehabilitation**

*The City shall continue to meet the goals established to achieve the subsidized rehabilitation of low-and moderate-income single-family units annually.*

**Policy 1.4.1:** The City will--under its Housing Rehabilitation Program--provide at least 15 residents annually with minor repairs to their properties including elderly residents on fixed

incomes; major rehabilitation work to be accomplished through Palm Beach County housing rehabilitation funding.

**Policy 1.4.2:** In conjunction with the monitoring of substandard units, the City shall establish a procedure to monitor the effectiveness of rehabilitation efforts.

**Policy 1.4.3:** The City shall continue to take a pro-active role in determining the location of County CDBG rehabilitation efforts. The City may direct such rehabilitation efforts towards the CDBG Planning Area, or areas targeted by the Neighborhood Improvement Areas in conjunction with the Sector Plans recently developed by the City.

**Policy 1.4.4:** The City shall work actively with Palm Beach County HCD by marketing available programs, to investors, and small developers within the City to develop a strategy to encourage multi-family rehabilitation.

**Policy 1.4.5:** The City will continue to provide Emergency Disaster Relief to residents whose homes are severely impacted by hurricanes or other extreme weather events – contingent upon County, State, and/or Federal funding.

**Policy 1.4.6:** The City will continue to work with Florida Power & Light Company to provide Home Energy Makeovers for low income residents, which install energy-efficient upgrades to existing housing to conserve energy and reduce residents' energy costs.

#### **OBJECTIVE 1.5: Very Low- , Low- , Moderate-Income and Workforce Housing**

*The City shall continue to address both the single- and multi-family demand for very low, low, and moderate income housing, including rehabilitation, subsidies, etc. as set forth in the Objectives and Policies.*

**Policy 1.5.1:** The City shall utilize the Future Land Use Plan, zoning map and Infrastructure Element to assure a continued supply of vacant land designated for multifamily housing, or to offer increased housing opportunities to its residents and provide options for residents currently in substandard housing.

**Policy 1.5.2:** The City shall review Palm Beach County's surplus lands inventory and foreclosed properties lists for the purpose of promoting affordable housing provision and production, and shall consider the acquisition of properties within its corporate limits for such purposes.

**Policy 1.5.3:** The City shall use its Housing Trust Fund and County CDBG funds to provide seed money and technical assistance to developers that construct housing for low and moderate income households including HUD 202 elderly housing funds and State/County housing finance agency bond-funded rental units. Any such construction shall be consistent with the housing needs identified in this Plan.

**Policy 1.5.4:** The Employee Housing Assistance Program: The City will continue its use of MEAHOP funds to provide assistance for eligible employees to receive grants towards the purchase of housing.

**Policy 1.5.5:** In considering new development or rezoning requests, the City shall consider whether the action would result in an undue concentration of very low-, or low-income housing in a given area.

**Policy 1.5.6:** The City shall consider its CRA as the last, largest and best opportunity for new construction sites to address the City's multi-income housing needs by piloting mixed-income developments in order to achieve a healthy cross section of household income categories.

**Policy 1.5.7:** Manufactured housing meeting post-1976 HUD standards shall be permitted in all residential zoning districts, subject to design controls to be developed by 2010; the Land Development Code shall continue to offer the Mobile Home Park District as an option to accommodate affordable housing.

**Policy 1.5.8:** By 2010, the City shall continue the review of its approval and permitting process to determine whether any additional technological improvements are necessary to minimize affordable housing costs and delays.

## **OBJECTIVE 1.6: Neighborhood Revitalization/ Stabilization**

*The city shall continue to protect and stabilize residential neighborhoods as a means of increasing housing opportunities, through the following:*

**Policy 1.6.1:** The City shall continue its Neighborhood Enhancement Strategy through the multi-pronged, multi-departmental, and multi-disciplinary approach developed in 2004 and coordinated with strategic neighborhood planning processes such as the Sector Plans, Weed and Seed programming, the Community Revitalization Teams (CRTs), the Unsafe Building Ordinance, and the 2008 Citizen's Master Planning process recently conducted as the building of the update of the CRA Redevelopment Plan.

**Policy 1.6.2:** The City shall continue to implement redevelopment activities for the area at 26<sup>th</sup> Court and Avenue S Corridor, focusing on infill and rehabilitation.

**Policy 1.6.3:** The Community Development Department shall continue to coordinate redevelopment in the South Central/Martin Luther King Boulevard area and to propose neighborhood enhancement efforts that would mitigate the impact of the widening of SR 710.

**Policy 1.6.4:** Any CRA Redevelopment Plan shall include strategies for stabilization/enhancement of neighborhoods, including the single-family neighborhoods north and south of East Blue Heron Boulevard.

**Policy 1.6.5:** As a means to stabilize neighborhoods and provide a greater mix of housing opportunities, the City shall, by 2010, develop policies and procedures to initiate a program to consider acquisition and/or rehabilitation of vacant or foreclosed homes.

**Policy 1.6.6:** The City will continue to support programs and projects listed in the Neighborhood Sector Plans that allow for increased home ownership opportunities, as a means to assist in neighborhood stabilization.

**Policy 1.6.7:** The City will support and assist its non-profit partners to provide mixed-use redevelopment opportunities with the NW sector of the City in order to eliminate blighting commercial area conditions.

## **OBJECTIVE 1.7: Relocation**

*The City shall continue to assist with relocation housing (temporary or permanent) based on the availability of County funding, as a component of substandard housing reduction, insuring that at least 10 very low, low, or moderate income households are able to relocate, between 2008 - 2015 as needs dictate.*

**Policy 1.7.1:** The City shall continue work with the County to use CDBG relocation funds to assist needy households faced with substandard rehabilitation or demolition due to City code enforcement.

**Policy 1.7.2:** Any redevelopment plan developed by the CRA shall incorporate strategies to insure the replacement of any affordable housing that is removed through redevelopment activities.

## **OBJECTIVE 1.8: Housing for the Special Needs Population**

*The City will continue to accommodate, housing for the special needs population to include Community Residential Homes and Assisted Living Facilities (ALFs), and assure continued foster care feasibility through zoning policies.*

**Policy 1.8.1:** The City will continue to permit facilities such as ALFs, community residential homes, single-room occupancy building (SROs) and foster care facilities through the Land Development Code, avoiding undue concentrations, in accordance with Chapter 419, Florida Statutes. Assisted living facilities and community residential homes shall continue to be allowed in two-family and multifamily districts, and nursing homes in multifamily districts.

**Policy 1.8.2:** In order to promote the provision of Special Needs Facilities yet control the quality, safety, and sanitary requirements of such, the City will consider the following intensification of permitting requirements when the LDC is updated in 2010:

- a. a minimum distance between facilities in order to avoid any undue concentration or clustering of facilities;
- b. a strengthening of local licensing requirements such as amount of space per person, etc.; and
- c. a tightening of inspection requirements for such facilities.

## **OBJECTIVE 1.9: Historic Housing**

*By 2010, a survey of pre-1950 housing will be achieved.*

**Policy 1.9.1:** The CRA shall assess all structures in the redevelopment area to determine if any houses are of historic significance; if any significant units are found, the CRA and planning staff shall establish restoration standards and review procedures consistent with the Department of the Interior standards for renovation.

## **OBJECTIVE 1.10: Income/Housing Imbalance**

*The City shall continue to support strategies and actions that serve to reduce the income/housing cost imbalance that exists for very low, low and moderate income households.*

**Policy 1.10.1:** The City shall continue to support efforts of the Workforce Development Board to improve job-training opportunities, including welfare to work and school programs. The City shall encourage local businesses to utilize these programs to hire local residents and conduct other coordination activities.

**Policy 1.10.2:** The City shall continue to insure that adequate opportunities are provided for day-care near work or home, through continuing to allow daycare facilities in residential and commercial districts.

**Policy 1.10.3:** The City shall continue to support services to assist low- and moderate-income families and, procure and maintain employment opportunities.

## **TRANSPORTATION ELEMENT GOALS, OBJECTIVES AND POLICIES**

**GOAL 1** *Provide a safe, convenient, continuous, comfortable and aesthetically pleasing motorized and non-motorized transportation system, which is intricately related to the land use pattern and improves the level of mobility of all City residents and visitors.*

### **OBJECTIVE 1.1: Roadway Level of Service**

*To the maximum extent controllable by the City, all roadways within the City shall operate at or above the roadway level of service standards contained herein.*

**Policy 1.1.1:** The City shall adopt the level of service standards for average daily and peak hour time periods contained in the Palm Beach County Traffic Performance Ordinance for all County thoroughfare roadways within the City.

**Policy 1.1.2:** The City shall adopt the level of service standards established by the Florida Department of Transportation for Florida Intrastate Highway System (FIHS) roadways within the City.

**Policy 1.1.3:** The minimum acceptable average daily and peak period operating level of service for all City streets shall be Level of Service D.

**Policy 1.1.4:** The City adopts The Statewide Minimum Level of Service (LOS) standards for State Intermodal System (SIS) facilities. Development and redevelopment shall evaluate its impact on SIS facilities in and around the City, including portions of I-95, SR 710, SR 708, CSX

and FEC railroad corridors, the Atlantic Coast Intracoastal Waterway and shipping lanes, and the Port of Palm Beach.

**Policy 1.1.5:** The City recognizes US Highway 1 as a regionally significant transportation facility that is funded through the Transportation Regional Incentive Program. The City shall coordinate its transportation planning with the Southeast Florida Transportation Council regarding potential impacts and mitigation of adverse impacts to US Highway 1.

## **OBJECTIVE 1.2: Level of Service Exceptions**

*The City shall continue to maintain provisions that allow for exceptions to the City's level of service standards in select cases where areas meet the City's special needs.*

**Policy 1.2.1:** A Transportation Concurrency Exception Area (TCEA) is hereby established and designated for the portion of the Community Redevelopment Area (CRA) as shown in Exhibit TE-1. There shall be no traffic concurrency requirements for development applications within this area. In return, the City will actively pursue the goals, objectives and policies contained herein to create sustainable development patterns within the TCEA supportive of transit and non-motorized travel modes such as bicycle and pedestrian linkages.

**Policy 1.2.2:** The City shall continue to prepare an annual monitoring report for development approvals within the TCEA to determine the cumulative ratio of approved residential units to 1,000 square feet of approved office and other non-residential space. The City will forward this report to the Palm Beach County Planning Director for review each year by March 1st.

**Policy 1.2.3:** Developments approved utilizing the TCEA shall remain at or below the maximum allowable limits for units, square footage, total daily trips and total PM peak hour trips set by Table TE-1 contained herein. No building permits shall be issued for new development when the applicable maximum allowable limit for that development is reached.

**Policy 1.2.4:** The City shall continue to require developments within the TCEA to contribute toward the cost of public transit infrastructure as one means to offset the impact of the concurrency exception on the arterial roadway network and FIHS.

**Policy 1.2.5:** As a condition for the designation of the TCEA, the City shall continue to monitor vehicular traffic operations at the intersection of Blue Heron Boulevard and Old Dixie Highway and work with the FDOT and County to improve the intersection.

**Policy 1.2.6:** As a condition for the designation of the TCEA, the City will provide two through lanes, two left turn lanes and a right turn lane on all four approaches to the intersection of Blue Heron Boulevard and the new US 1, however the second left turn lane on the east approach (westbound) may be omitted if it is determined that it is not feasible.

**Policy 1.2.7:** As a condition for the designation of the TCEA, the City shall provide hurricane shelter space for at least twenty (20%) percent of the annual population increase associated with hotel/motel developments, residential developments, mobile home and trailer park developments and recreational vehicle developments within both the boundaries of the TCEA and the hurricane vulnerability zone. The City shall coordinate a long-term comprehensive shelter program in conjunction with public, private and non-profit organizations to ensure that adequate shelter space is located in an area outside of the hurricane evacuation zone and meets current American Red Cross standards.



**Policy 1.2.8:** Consistent with the intent of the City's Redevelopment Plan, the City shall ensure that within each phase of residential development utilizing the TCEA designation the development be required to provide no less than five percent (5%) of the total residential units for occupancy by very low income (less than or equal to fifty (50%) of the County's median annual adjusted gross income) households and low income (more than fifty percent (50%) but less than or equal to eighty percent (80%) of the County's median annual adjusted gross income) households.

**Policy 1.2.9:** The TCEA shall not take effect unless and until the City of Riviera Beach demonstrates to the satisfaction of the Palm Beach County Engineer in his sole discretion that peak hour peak season traffic on Ocean Avenue does not exceed level of service D at buildout, based on maximum density/intensity/zoning established by the City of Riviera Beach Comprehensive Plan and land development regulations for properties on Singer Island outside the boundaries of the TCEA. Any increase in use outside the CRA boundaries over that shown in Table 1 of the traffic study prepared by Kimley-Horn and Associates, Inc., dated July 17, 2003 (attached as Exhibit 4 of the Staff report prepared for the adoption hearing November 24, 2003), shall require reevaluation by the County Engineer. If the reevaluation shows that the level of service is exceeded on Ocean Avenue then the TCEA should be reconsidered by the Board of County Commissioners.

**Policy 1.2.10:** The City shall continue to require applications for proposed development within the TCEA on Singer Island to include a traffic analysis, showing external traffic, and all other existing and committed development traffic within the TCEA on Singer Island, for approval by the County Engineer in accordance with the limits set forth in Table TE- 1. Development Order approvals shall not be given without approval of the traffic analysis by the County Engineer.

**Policy 1.2.11:** The City designates the City limits as an existing urban service area. As defined by Section 163.3164, F.S., an existing urban service area means built-up areas where public facilities and services such as sewage treatment systems, roads, schools, and recreation areas are already in place.

### **OBJECTIVE 1.3: Intergovernmental Coordination**

*The City shall coordinate with the Florida Department of Transportation (FDOT), Metropolitan Planning Organization (MPO) and Palm Beach County to implement capacity improvements (motorized and non-motorized) to the State and County road system within, and adjacent to, the City so that the desired future growth patterns along these corridors shown in the Future Land Use Map (FLUM) may be adequately supported.*

**Policy 1.3.1:** The City will work annually through the MPO's Transportation Improvement Program (TIP) process with officials at the FDOT, MPO and County to promote the inclusion of transportation related projects in their plans, programs and development regulations that adequately provide future capacity for moving people safely and efficiently through the City.

**Policy 1.3.2:** The City, in conjunction with Palm Beach County the MPO, will establish and continue coordination mechanisms designed to ensure that municipal, regional and state agencies continue to have opportunities to coordinate and resolve potential land use transportation conflicts among various governmental entities. These agencies and entities include but are not limited to any authorities or utilities which provide service to areas inside or adjacent to the City limits, including the Community Redevelopment Agency, the Palm Beach

County Traffic Division, the Palm Beach County Office of Economic Development, the municipalities of West Palm Beach and Lake Park, the Florida Department of Transportation, the South Florida Water Management District, and the Treasure Coast Regional Planning Council.

**Policy 1.3.3:** The City shall continue to coordinate with the County and the Town of Lake Park, through the MPO's Transportation Improvement Program process, to achieve the widening of Silver Beach Road from Congress Avenue to U.S. Highway 1.

**Policy 1.3.4:** The City shall coordinate with the CRA to develop and maintain a master phasing plan and infrastructure budget and schedule that targets needed improvements within the CRA boundaries and sets priority for funding and construction. This document shall be updated annually to stay current with development activity within the CRA.

**Policy 1.3.5:** The City shall annually incorporate proposed transportation improvement projects from the CRA's master phasing plan and infrastructure budget/schedule into the City's Five-Year Capital Improvements Program.

**Policy 1.3.6:** The City shall annually inventory and prioritize proposed transportation improvement projects within the boundaries of the TCEA for inclusion in the City's Five-Year Capital Improvements Program.

**Policy 1.3.7:** In the event that the CRA plan requires the relocation of any of the City's roadways, the City shall coordinate with the MPO, County, and FDOT.

**Policy 1.3.8:** The City shall continue discussions with the Florida East Coast Railroad, Port of Palm Beach and FDOT to rectify the problem of parked trains blocking Blue Heron Boulevard. Discussions are expected to focus on relocating the storage track so that switching operations may be conducted in a manner that does not lead to blocking at grade crossings.

**Policy 1.3.9:** By 2010, the City will coordinate with the County in the design of a computerized traffic signal system within the TCEA to strike a balance among the needs of pedestrians, buses, bicycles and automobiles, with particular consideration given to locations with high pedestrian volumes, and/or bicycle volumes. The crossing time provided at crosswalks shall take into account the speed of those non-motorized users with the slowest crossing speed.

**Policy 1.3.10:** The City acknowledges the SR 710 (MLK, Jr. Boulevard) widening/improvement project as a vital project given the corridor's community importance and strategic significance. The City will continue to emphasize the importance of developing a design that includes pedestrian safety features to the maximum extent practical. The City will also continue to coordinate with the FDOT, MPO, Port of Palm Beach and Treasure Coast Regional Planning Council to provide opportunities for stakeholders including impacted residents and business owners to participate publicly in the planning and design process.

#### **OBJECTIVE 1.4: Management of Transportation System**

*The City shall emphasize safe and efficient management of the City's transportation system.*

**Policy 1.4.1:** By 2010, the City in coordination with the CRA will submit a request to the Florida Department of Transportation Modal Development Office for the development of a Transportation Management Initiative (TMI) in the TCEA. The TMI will include consideration of

ways to mitigate peak hour impacts through flexible work hours, car pooling, ride sharing and to reinforce use of other modes, especially public transit.

**Policy 1.4.2:** By 2010, the City shall amend its land development regulations to condition development orders within the TCEA with provisions that achieve reduction of traffic through implementation of transportation demand management measures. This may be accomplished through cooperation with the TMI or through independent TDM requirements consistent with the land development regulations.

**Policy 1.4.3:** By 2010 and as part of the TMI scope of work, the City shall promote programs which reduce per capita vehicle miles traveled (VMP) and reduce single occupant vehicle work trips within the City by five percent, based upon the 2000 Census data.

**Policy 1.4.4:** By 2010, the City will develop transportation system management strategies to more effectively manage the transportation system, including but not limited to parking management strategies such as payment in lieu of parking, preferential parking provisions and parking maximums as well as signal timing coordination and programs to encourage walking, bicycling and carpooling.

## **OBJECTIVE 1.5: Street Design Standards**

*The City shall continue to maintain street design standards for all roadways to ensure that construction of new streets and repair of existing streets will result in safe, balanced, livable streets that can be used for all forms of travel including non-vehicular modes of travel.*

**Policy 1.5.1:** By 2010, the City shall designate in an official map those roadway facilities within the TCEA designated for multimodal design treatments supportive of safe, balanced, livable streets that can be used for all modes of travel including non-vehicular modes of travel.

**Policy 1.5.2:** The City shall adopt and maintain urban street design standards/guidelines with typical sections that include treatments sought to foster all modes of transportation and complement adjacent land uses. As practical, the street design standards shall incorporate livable community features such as narrow travel lanes, wide sidewalks, prominent crosswalks, curb extensions/bulb-outs, street trees, on-street parking, bus stops, bicycle lanes, traffic calming, pedestrian-scaled lighting, low speed turning radii, reduced use of right turn lanes, modest building setbacks and signal timings based on lower average vehicle speeds and narrower pedestrian crossing distances. If necessary, the street design standards may be area specific for the CRA and/or the TCEA.

**Policy 1.5.3:** The street design standards shall be incorporated as part of the City's engineering/design criteria document and shall apply to new streets as well as those to be modified or reconstructed. The street design standards shall be provided to the FDOT and Palm Beach County to be incorporated in their designs for streets within the City.

**Policy 1.5.4:** The City shall continue to implement traffic calming measures, where appropriate and economically feasible, to increase safety for bicyclists and pedestrians and to reduce the negative impacts of automobiles in residential areas.

**Policy 1.5.5:** The City shall continue to install or enhance sidewalks, bicycle lanes, raised medians and brick or brick-imprinted paver crosswalks, where feasible, in conjunction with

street reconstruction projects. The City shall recommend the same such enhancements be implemented for State and County roadway improvement projects.

**Policy 1.5.6:** The City shall continue to require the burial of overhead utility lines for all new development as a means to ensure the health, safety, and welfare of the community and to enhance the visual aesthetics of the City.

**Policy 1.5.7:** The City shall continue to coordinate with the FDOT to implement improved signage to reduce large truck traffic on streets that are not designated truck routes and direct such traffic to designated truck routes. The City shall also develop an enforcement plan to direct non-local or through trucks to designated truck routes.

**GOAL 2** *Preserve and enhance desirable development patterns that support the City's vision to provide for a safe, convenient and efficient motorized and non-motorized transportation system that satisfies the transportation needs of the City's residents and visitors.*

#### **OBJECTIVE 2.1: Land Use Plan Implications**

*The City shall coordinate management of the transportation system with the adopted CRA Master Plan and the Goals, Objectives and Policies of the Future Land Use Element and the Future Land Use Map.*

**Policy 2.1.1:** The City in coordination with the CRA, shall provide incentives, such as increased allowable density or credit towards parking requirements, to developers of all residential, commercial and/or general office land uses within the TCEA boundaries that include City approved transit oriented design principals in their development plans and incorporate design features consistent with the plans, studies and evaluations identified in the Objective and Policies contained herein.

**Policy 2.1.2:** The City shall continue to monitor residential, commercial and general office developments within the TCEA to determine the effectiveness of its land development regulations in limiting single occupant automobile trips, persuading the use of carpools, transit, bicycles and walkways, and encouraging compact development.

**Policy 2.1.3:** By 2010, the City shall evaluate a unified signage program for all properties located within the City.

**Policy 2.1.4:** The City shall continue to use the development plan review process as a means to manage/control roadway access, provide for efficient on-site traffic flow, and seek to maximize safety for pedestrian.

**Policy 2.1.5:** Within the TCEA, the City shall maintain a residential density of at least eight (8) dwelling units per acre for developments within a ¼ mile walking distance from established transit nodes.

## **OBJECTIVE 2.2: Right-of-Way**

*The City shall require the establishment and dedication of appropriate rights-of-way based on the impacts to the transportation system resulting from the proposed development and the needs of adjacent neighborhoods/communities.*

**Policy 2.2.1:** The City shall continue to use the development plan review process to assure that existing rights-of-way are maintained or enhanced and proposed rights-of-way are adequately sized and strategically located.

**GOAL 3** *Provide a safe, convenient, continuous, comfortable and aesthetically pleasing transportation environment that promotes walking.*

## **OBJECTIVE 3.1: Pedestrian Activity**

*Improve pedestrian safety on streets within the City by providing adequate facilities such as wider sidewalks, buffers from travel lanes, shade trees, pedestrian-scale lighting, shorter crossing distances, refuges in large intersections, and street furniture. Develop a 'park once' concept at activity centers within the TCEA boundaries.*

**Policy 3.1.1:** The City shall continue to update its inventory of existing sidewalks on all arterial, collector and local streets and maintain the inventory in its geographic information system (GIS) database to assist City staff in identifying gaps and priorities.

**Policy 3.1.2:** By 2010, the City, in coordination with the CRA, shall prepare a plan that inventories the need for pedestrian enhancements within the TCEA boundaries, including filling sidewalk gaps, installing street furniture, adding landscaped curb extensions and other pedestrian enhancements. The plan shall include an affordable and feasible schedule for making such improvements.

**Policy 3.1.3:** By 2010, the City shall complete a citywide pedestrian facilities study to determine what portions of the pedestrian system within the City should be enhanced to connects areas with major destinations.

**Policy 3.1.4:** The City shall require that streets within the City include sidewalks on both sides where feasible.

**Policy 3.1.5:** The City shall require the following as appropriate and to the extent feasible: minimizing crosswalk distances by using narrow lanes, curb extensions, raised medians, small turning radii and reduced turning speeds; and minimizing or eliminating left-turn lanes and dedicated right-turn lanes in areas that are expected or planned to accommodate high pedestrian volumes.

**Policy 3.1.6:** The City shall require that sidewalks be kept clear of signs, furniture and other pedestrian obstacles that reduce the acceptable clear width.

**Policy 3.1.7:** The City shall request that sidewalks be installed and/or repaired as part of any State or County roadway widening or improvement project.

**Policy 3.1.8:** The City shall continue to work with the FDOT and the County to provide traffic control and design features to enhance pedestrian safety and comfort along all State and County facilities within the designated TCEA.

**GOAL 4** *Provide a safe, convenient, efficient continuous and aesthetically pleasing transportation environment that is conducive to bicycling.*

**OBJECTIVE 4.1: Bicycle Activity**

*By 2010, increase the number of bicycle trips to work within the City by two percent by providing adequate facilities to promote a bicycling environment. Based upon the 2000 Census, bicycle trips to work accounted for 1.3 percent of all trips within Riviera Beach.*

**Policy 4.1.1:** By 2010, the City shall complete an inventory of existing bicycle facilities within the City and maintain the inventory in its geographical information system (GIS) database to assist City staff in identifying gaps and priorities.

**Policy 4.1.2:** By 2010, the City shall complete a citywide bicycle facilities study to determine what portions of the bicycle system within the City should be enhanced to connect areas with major destinations.

**Policy 4.1.3:** By 2010, the City shall identify all street segments within the City that should be designated to include on-street bicycle facilities and determine the most appropriate way to accommodate such transportation as appropriate.

**Policy 4.1.4:** By 2010, the City shall conduct an inventory of the existing major street network within the TCEA boundary to identify bicycle hazards and barriers and prepare a plan for removing or mitigating such impediments.

**Policy 4.1.5:** The City shall provide for routine maintenance of all designated bicycle and pedestrian facilities within the TCEA. Maintenance shall include sweeping of bicycle lanes, filling potholes and confirming calibration of bicycle detection devices at signalized intersections.

**GOAL 5** *Develop a safe, convenient and efficient public transit system within Riviera Beach for residents, businesses and visitors, with a particular emphasis on adequate service for the local “transportation disadvantaged” population within the City.*

**OBJECTIVE 5.1: Utilization of Mass Transit**

*By 2010, increase the public transit mode split for work trips by 2.5 percent to help reduce motor vehicle use and traffic congestion. Based upon the 2000 Census, the public transportation mode split was 4.4 percent of all work trips by residents of the City.*

**Policy 5.1.1:** By 2010, in coordination with Palm Tran, the City shall evaluate transit service within the TCEA boundaries and identify needs for route realignments and/or bus stop improvements such as well-designed shelters, bicycle parking, route information, benches, waste receptacles or the need for new bus stops. Based upon the conclusions of the coordinated evaluation, the City will work with Palm Tran to program recommended actions and modifications to the existing transit system using transit impact fees collected by the City for new development within the TCEA boundaries.

**Policy 5.1.2:** The City will continue to act on the conclusions and recommendations contained within the conceptual local transit circulator plans that have been adopted as part of the Redevelopment Plan and move forward with efforts to implement improvements according to the phasing schedule provided.

**Policy 5.1.3:** The City shall encourage the MPO and Palm Tran to incorporate provisions into the next update to the Transit Development Plan for acquiring additional buses to accommodate expanded services and anticipated increased ridership.

**Policy 5.1.4:** The City shall coordinate with Palm Tran, as necessary, to ensure that major traffic generators and attractors created within the proposed redevelopment plan are served by public transit.

**Policy 5.1.5:** Where feasible, the City shall require bus shelters to be located along the major arterial roadways and adjacent to residential neighborhoods.

**Policy 5.1.6:** The City shall support the Palm Tran system for the transportation disadvantaged through continued coordination and elimination of impediments to the system on City maintained rights-of-way.

## **OBJECTIVE 5.2: Modal Split**

*By 2015, increase the modal split for all non-automobile trips within the TCEA by three percent. The modal split for all non-automobile trips based upon the 2000 Census is 12 percent within Census tracts best representing the TCEA boundaries.*

**Policy 5.2.1:** The City shall continue to work with Palm Tran to evaluate transit service within the TCEA and make public transit a more viable transportation option.

**Policy 5.2.2:** Prior to issuance of building permits for TCEA development generating more than 30% of the total Planned Land Use Net New PM Peak Hour Trips (as identified in Table T-1), the City shall provide local transit circulator service within a ¼ mile of fifty percent (50%) of all mixed use and medium high density residential areas identified on the Future Land Use Map (FLUM) of the City's Comprehensive Plan and within the TCEA boundaries, provided they are within the Palm Tran service areas. The City may also focus this service to areas where transit-supportive densities and intensities have developed.

**Policy 5.2.3:** The City shall continue to commit to a site at 13th Street and the east side of Old Dixie Highway as the preferred location for the new Tri-Rail station planned within the

boundaries of the TCEA. Concurrent with the opening of the new Tri-Rail station, the City will provide a new transit circulator service and/or expand an existing circulator service to connect to the new station.

**Policy 5.2.4:** The City shall implement the pedestrian, bicycle, and public transit objectives and policies within the Transportation Element that support the mode split increase for all non-automobile trips.

### **OBJECTIVE 5.3: Public Transit and Hurricane Evacuation**

*The City will continue to coordinate with Palm Tran to help ensure development of an emergency transit plan for the TCEA and the rest of Singer Island as one means to provide timely evacuation of the Coastal High Hazard Area during tropical storms and/or hurricanes.*

**Policy 5.3.1:** The City shall annually coordinate with representatives of Palm Tran and the Palm Beach County Division of Emergency Management to develop an Emergency Transit Evacuation Plan that secures buses to safely evacuate areas within the TCEA and the rest of Singer Island or households without vehicles inside and outside of the TCEA.

**Policy 5.3.2:** The City shall establish/commence its evacuation operations within four (4) hours after an evacuation order has been issued by the County Administrator.

**GOAL 6** *Further the partnership between the City and the Port of Palm Beach towards the common goal of creating a world class, economically visible trafficking center.*



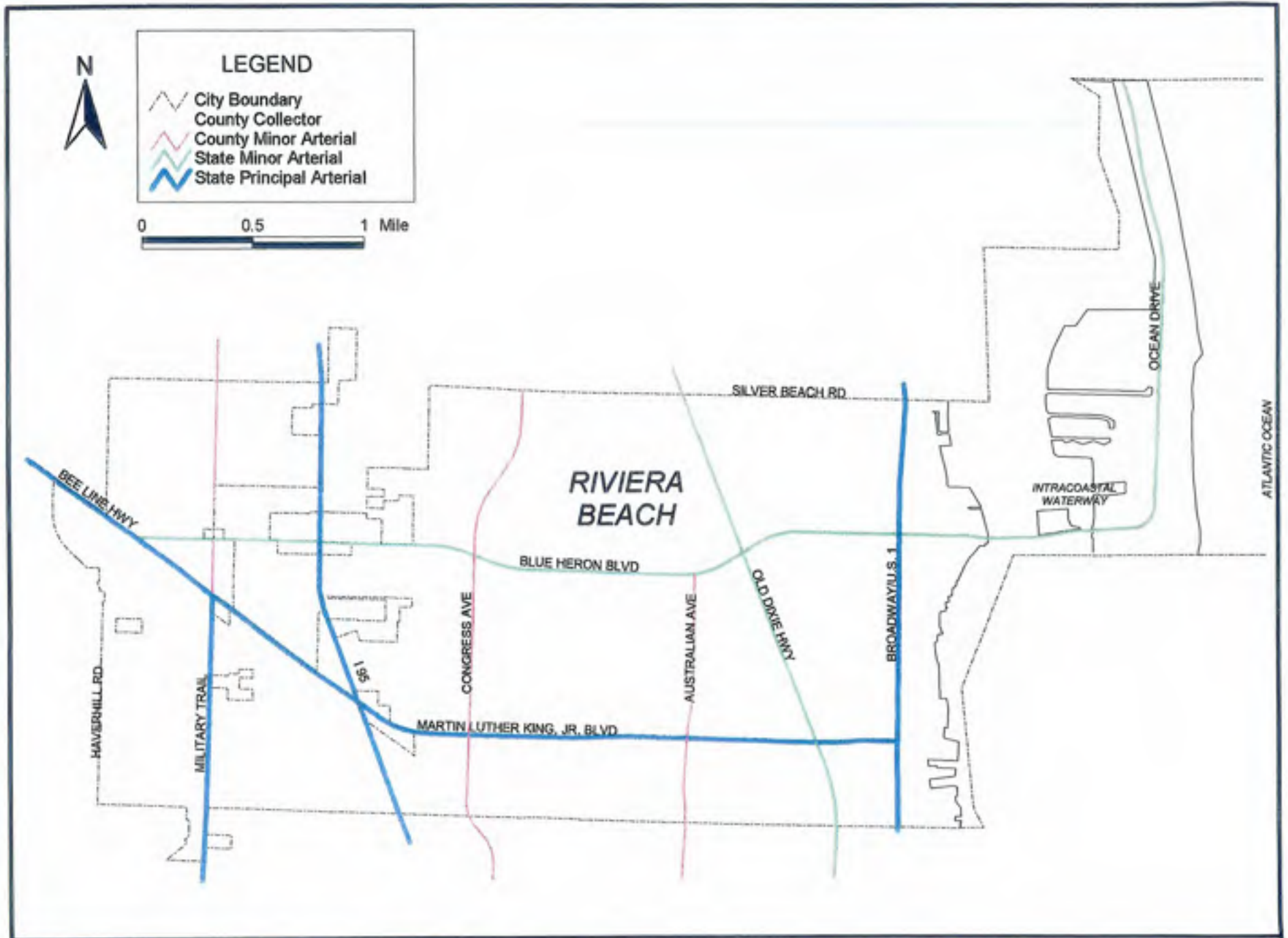


Figure T-1. Roadway functional classifications. Source: Florida Department of Transportation.

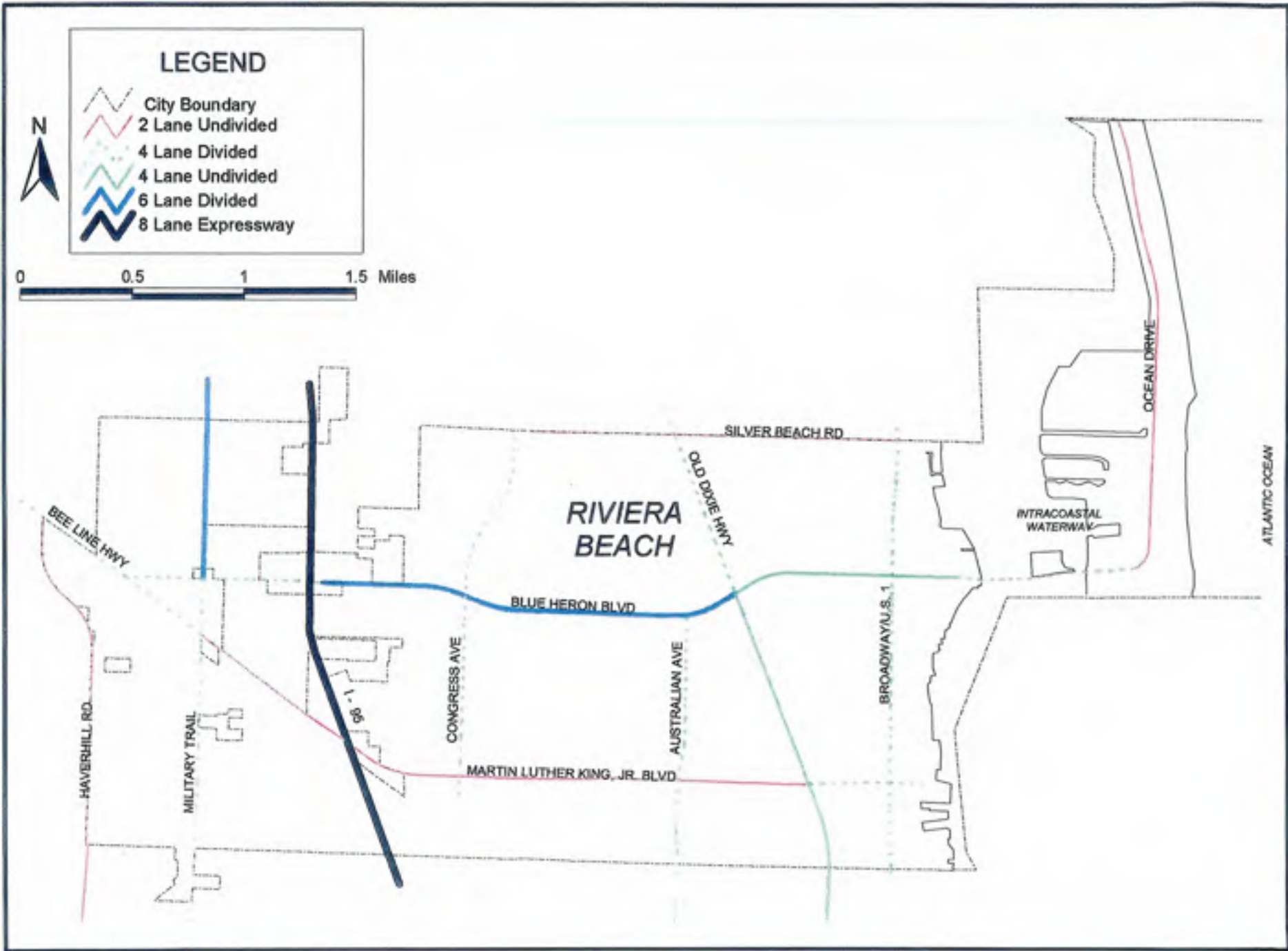


Figure T-2. Existing traffic circulation system.

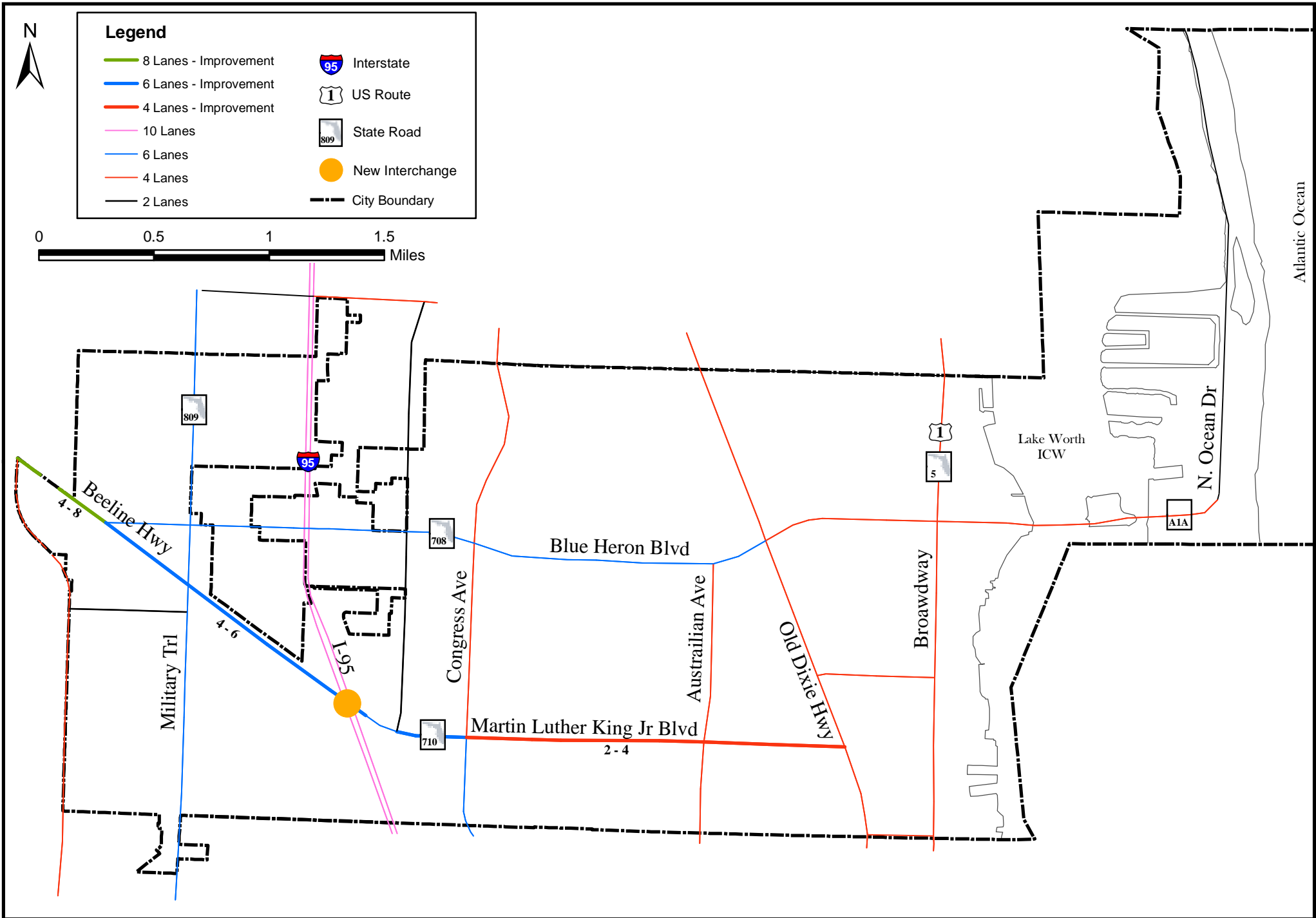


Figure T-3. 2030 Future Conditions. Source: Palm Beach MPO

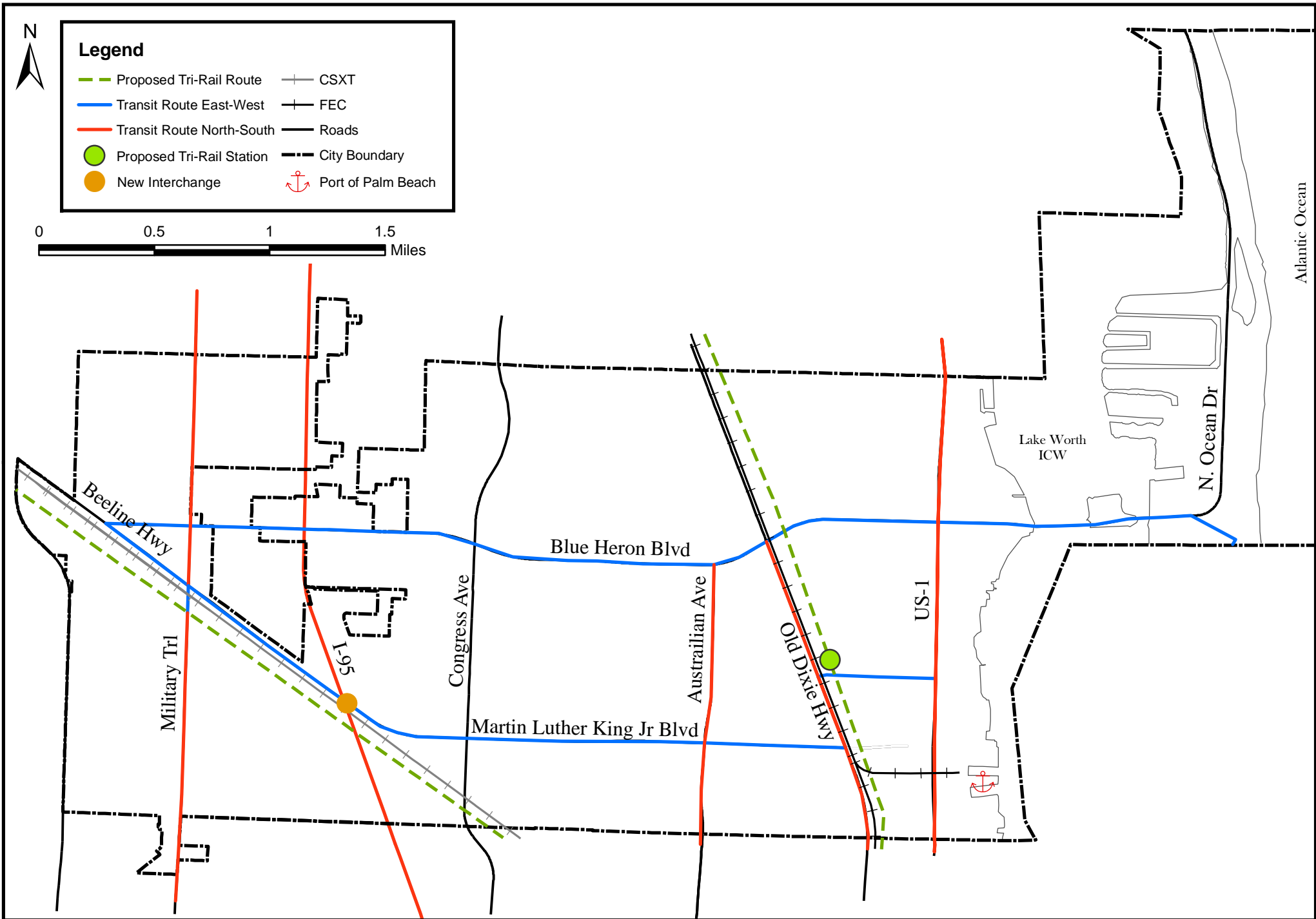


Figure T-4. 2030 Intermodal Facilities. Source: Palm Beach MPO Long Range Transportation Plan.

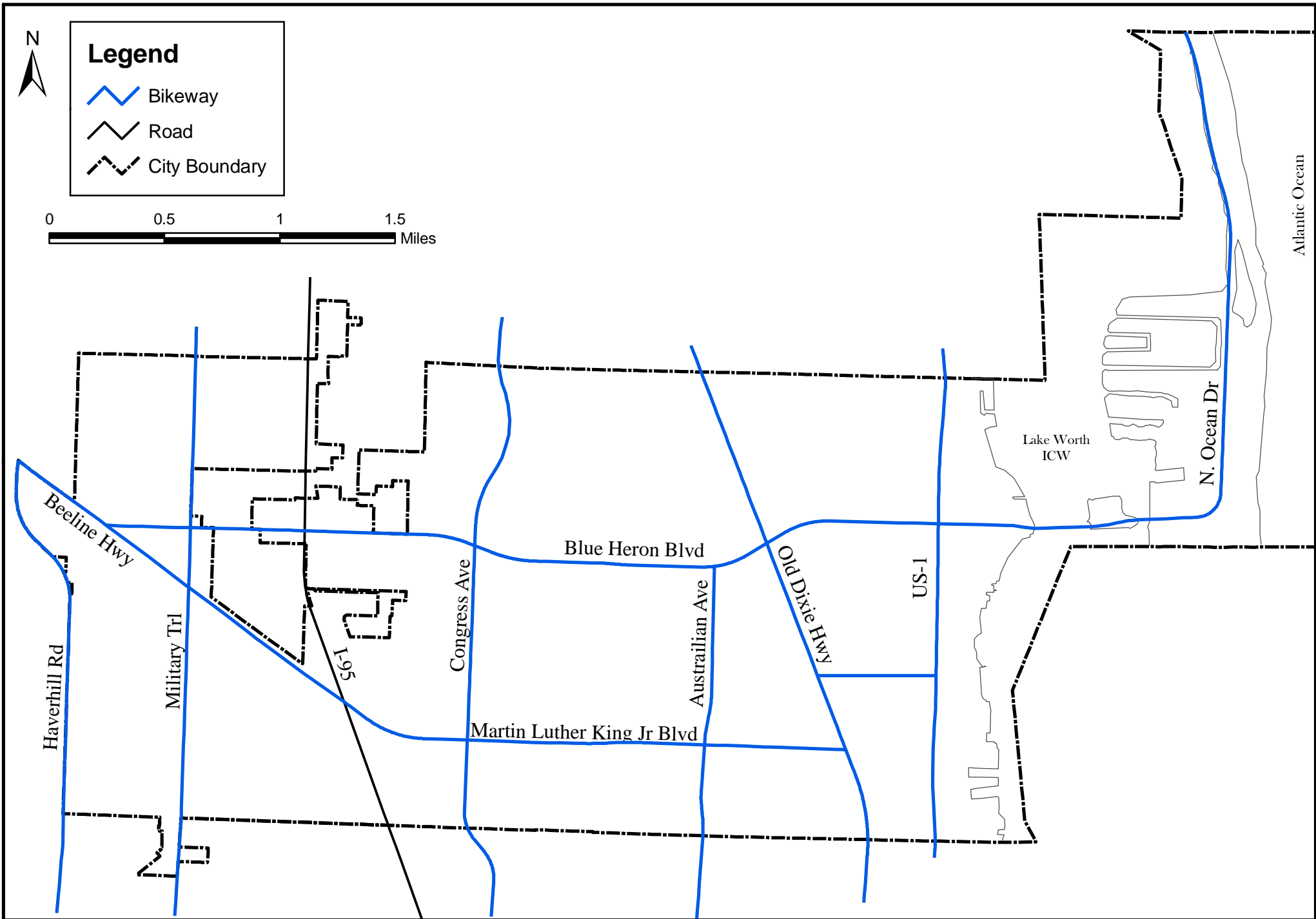


Figure T-5. 2030 cost Feasible Bicycle Facilities. Source: Palm Beach County Metropolitan Planning Organization.

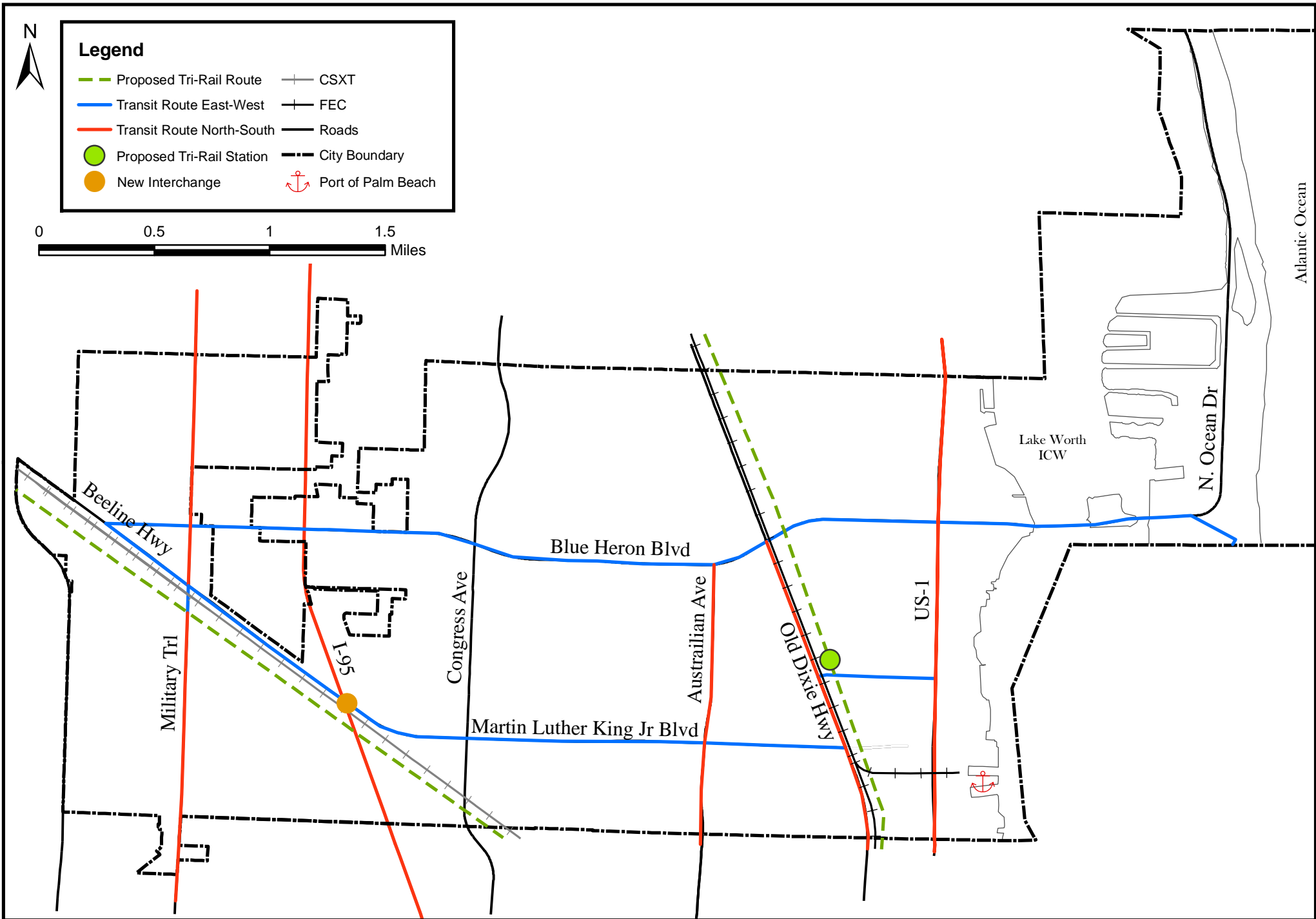


Figure T-6. 2030 Cost Feasible Transit System. Source: Palm Beach MPO Long Range Transportation Plan.

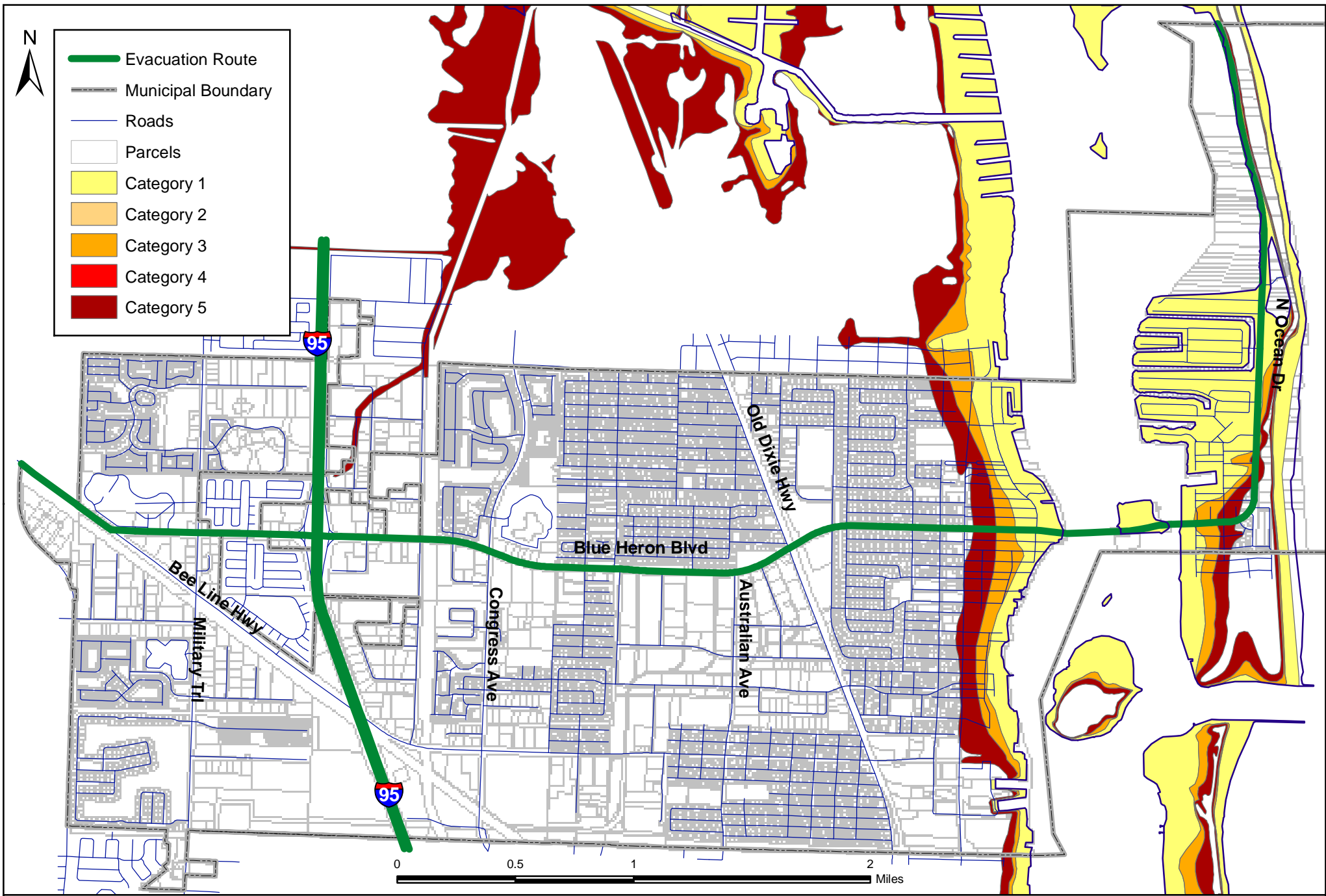


Figure CO-1, FLU-2, T-7

Evacuation routes and storm surge categories.  
Hurricanes based on SLOSH modeling and LiDAR.

**OBJECTIVE 6.1: Port of Palm Beach**

*The City shall seek to achieve consistency and coordination between the Port Master Plan and the City's Comprehensive Plan.*

**Policy 6.1.1:** The City shall coordinate with the Port of Palm Beach to plan for and resolve outstanding issues related to transportation, development, land use, emergency management, fire protection, and natural resources management.

**Policy 6.1.2:** The City shall review, as necessary, future amendments to the Port's Master Plan for consistency with the City's Comprehensive Plan.

**Policy 6.1.3:** The City shall facilitate coordination with applicable local, regional and state agencies to ensure that the needs of the Port are consistent with the programming and provision of transportation service improvements as identified in the City's Comprehensive Plan on a project-by-project basis.

**TABLE TE-1  
RIVIERA BEACH CRA – TCEA**

**MONITORING TABLE**

<b>MAINLAND DEVELOPMENT</b>					
<b>Allowable Land Use Intensities</b>	<b>Residential/ Rental Units</b>	<b>Hotel Units</b>	<b>Conference Area (SF)</b>	<b>Office/ Technical Area</b>	<b>Other Non- Residential</b>
<i>Planned Land Use Totals</i>	3,945	300	33,000	1,145,855	1,636,506
<i>Allowable Variance +/- (%)</i>	15%	25%	25%	10%	10%
<i>Maximum Allowable Development</i>	4,537	375	41,250	1,260,441	1,800,157
<i>Minimum Allowable Development</i>	3,353	225	24,750	1,031,270	1,472,855

<b>Maximum Allowable Vehicle Trips</b>	<b>Daily Traffic</b>	<b>PM Peak Hour Traffic</b>
<i>Planned Land Use Net New Trips</i>	49,703	5,226

<b>Allowable Land Use Ratios</b>	<b>Residential/Office</b>	<b>Residential/Other Non-Residential</b>
<i>Maximum Allowable Ratios</i>	<b>4.50</b>	<b>3.10</b>
<i>Minimum Allowable Ratios</i>	<b>2.10</b>	<b>1.30</b>

<b>SINGER ISLAND DEVELOPMENT</b>					
<b>Allowable Land Use Intensities</b>	<b>Residential/ Rental Units</b>	<b>Hotel Units</b>	<b>Conference Area (SF)</b>	<b>Office/ Technical Area</b>	<b>Other Non- Residential</b>



<i>Planned Land Use Totals</i>	426	535	50,000	-0-	134,010
<i>Allowable Variance +/- (%)</i>	15%	25%	25%	0%	10%
<i>Maximum Allowable Development</i>	490	669	62,500		147,411
<i>Minimum Allowable Development</i>	362	401	37,500		120,609

<b>Maximum Allowable Vehicle Trips</b>	Daily Traffic	PM Peak Hour Traffic
<i>Planned Land Use Net New Trips</i>	4,213	337

<b>Allowable Land Use Ratios</b>	Residential/Office	Residential/Other Non-Residential
<i>Maximum Allowable Ratios</i>	-	<b>4.10</b>
<i>Minimum Allowable Ratios</i>	-	<b>2.40</b>

## 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**

*The City shall correct infrastructure deficiencies by implementing the stormwater, sanitary sewer and potable water policies specified below.*

**Policy 1.1.1:** The City and the Community Redevelopment Agency shall work with developers to reduce direct drainage outfalls where feasible on the west side of Lake Worth between the FPL power plant and 34<sup>th</sup> Street.

**Policy 1.1.2:** The City shall coordinate with the South Florida Water Management District and the Northern Palm Beach County Improvement District to ensure that the two organizations more carefully monitor their drainage control gates in western Riviera Beach in order to reduce ponding. The City's Engineering Division shall assist in the monitoring program.

**Policy 1.1.3:** The City Utility District shall continue a phasing program for upgrading and replacing existing sewer lift stations and correcting groundwater infiltration through grouting, lining and other restoration techniques (as necessary). The program will be incorporated into the annual Capital Improvement Program.

**Policy 1.1.4:** The City Utility District shall continue a phasing program for upgrading and replacing existing wells, water mains and water treatment facilities (as necessary). The program will be incorporated into the annual Capital Improvement Program.

## **OBJECTIVE 1.2: Water and Sewer Facilities**

*The City shall construct and maintain sufficient utility infrastructure to provide potable water and sewer service in a manner to protect the public health and environment in accordance with applicable local, state and federal regulations.*

**Policy 1.2.1:** The City Utility District shall continue to correct inflow and infiltration (I/I) of the sanitary sewer collection system.

**Policy 1.2.2:** In areas within the 100-year flood plain where existing public utility systems (e.g., potable water, sewer) require repair, rehabilitation or increased capacity, water and sewer lines shall be retrofitted to incorporate measures to prevent backflow, and should be adequately protected to prevent damage caused by erosion, scour, debris impact, velocity flow, and wave action. Once identified and costs estimated, the City will submit all projects for inclusion on the Palm Beach County Local Mitigation Strategy (LMS) Prioritized Ranking List.

**Policy 1.2.3:** All facility improvements involving replacement, expansion or capacity increase within the City Utility District service area shall be compatible with the adopted level of service standards for facility design as required by state and federal regulations.

**Policy 1.2.4:** The City shall continue to coordinate with the City of West Palm Beach to address and enforce violations associated with the East Central Region Water Reclamation Facility's Industrial Pre-Treatment Program and upstream sewerage infrastructure. As necessary, the City shall work with entities to reduce the concentration and/or quantity of unsuitable and undesirable components discharged by utility customers.

**Policy 1.2.5:** The City shall upgrade potable water treatment processes to provide aesthetically pleasing water, while meeting all regulatory requirements. The City shall implement improvements necessary for filtration, disinfection, trihalomethanes and other regulated contaminants. Over the next 10 years, the City will evaluate the feasibility and need for constructing a low-pressure reverse osmosis treatment facility to replace its current lime softening water plant. Such an analysis will be dependent upon available water supplies, economic viability and changing regulations.

## **OBJECTIVE 1.3: Solid Waste**

*The City shall continue to advocate a reduction in the per capita amount of solid waste trucked to the County disposal site.*

**Policy 1.3.1:** The City shall support efforts by its contracted solid waste hauler to separate solid waste at the curbside into glass, plastic, aluminum and trees/yard trimmings (all of which is recycled). Recycling of tires and batteries will be explored.

**Policy 1.3.2:** It is the policy of the City to avoid adverse impacts of garbage trucks in residential neighborhoods, and to coordinate with the County Solid Waste Authority regarding the operation of the incinerator in order to avoid the impact of smoke on established residential neighborhoods.

**Policy 1.3.3:** The City shall continue working to eliminate community trash piles citywide. This activity shall be coordinated with the Palm Beach County Solid Waste Authority and the City's contracted waste hauler to ensure that these community trash piles and debris are disposed of according to regulations outlined the Land Development Code.

**Policy 1.3.4:** The City shall continue its outreach programs to educate residents on reducing, reusing and recycling materials in an effort to minimize waste impacts to landfill disposal sites.

#### **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% impervious coverage.
- 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**

*The City shall provide an adequate level of service during the planning period; see policies for measurable standards.*

**Policy 1.5.1:** Sanitary sewer: The City sanitary sewer collection system shall accommodate an average daily flow of at least 135 gallons per person.

**Policy 1.5.2:** Solid waste: The City has a solid waste level of service standard of 6 pounds per capita per day. The City shall maintain an agreement with the County that specifies a minimum level of service for residential refuse collection twice per week bulk trash collection, once per week vegetation collection and once per week recyclable collection. A minimum level of service for commercial garbage and trash collection shall be maintained at once per week.

**Policy 1.5.3:** Stormwater: All new development retain on site the rainfall from a one-hour storm that statistically occurs once in 3 years, an amount estimated to be 2.7 inches. Roadway and parking lot finished elevations shall be at or above the peak stage elevation for the 5-year 1-day storm event. Building ground floor elevations shall be above the 100-year 3-day storm stage elevation or one foot above the crown of the road, whichever is greater. The stormwater system of new developments shall also be designed to comply with the water quantity and quality requirements of the appropriate permitting agency but post-development runoff shall not exceed pre-development runoff.

**Policy 1.5.4:** Potable Water: The City's water system shall provide 177 gallons per person per day (average) with a storage capacity of 4,300,000 gallons at sufficient water pressure to meet fire flow demands as determined by the Fire Chief.

**Policy 1.5.5:** The City shall pursue the piping of canals to the extent feasible and economical.

**Policy 1.5.6:** The City shall coordinate with the South Florida Water Management District (SFWMD) in the development of the City's Water Supply Plan, which will provide adequate water for the conservation, and restoration of native ecosystems, agricultural, domestic, public water supply, and industrial needs.

**Policy 1.5.7:** The City shall encourage and promote the use of water reclamation activities at the East Central Regional Water Reclamation Facility including, but not limited to, the use of

reclaimed water irrigation and process water systems, constructed wetlands, aquifer storage and recovery wells, groundwater recharge, and indirect reuse systems.

**Policy 1.5.8:** The City, prior to approving a building permit, will consult with the City Utility District to determine whether adequate water supplies to serve the new development will be available no later than the anticipated date of issuance of a certificate of occupancy by the City.

## **OBJECTIVE 1.6: Water Conservation**

*The City shall achieve the capability to reduce water consumption by 15 percent in times of a water supply emergency and reduce water consumption by 5 percent on a permanent basis for City-owned or maintained areas.*

**Policy 1.6.1:** In case of the event of low water supply, the City shall adopt an emergency water shortage ordinance by 2012 in adherence with the South Florida Water Management District emergency water shortage rules, including requirements for water saving techniques and the implementation of fixtures that conserve water.

**Policy 1.6.2:** The City shall whenever possible use xeriscape landscaping in street medians to reduce water consumption. If the City bids out such work, this will become a condition of the bid document.

**Policy 1.6.3:** The City shall integrate water conservation measures as part of its routine maintenance program to reduce water consumption for City-owned buildings, properties, parks and landscaped medians.

**Policy 1.6.4:** The City shall encourage and support a coordinated regulatory and programmatic approach for the protection of aquifer recharge areas and for environmental protection efforts.

**Policy 1.6.5:** The City shall provide educational materials to the public focusing on water conservation techniques and water conserving devices.

**Policy 1.6.6:** The City shall require the use of water conserving fixtures and drought tolerant landscaping, specifically Florida native plant species (Florida friendly), in new developments and redevelopment.

**Policy 1.6.7:** Once available, the City shall require the use of treated wastewater for irrigation in new development and redevelopment projects.

**Policy 1.6.8:** By 2012, the City shall develop a meter testing and leak detection repair program.

## **OBJECTIVE 1.7: Wellfields**

*Protect the City's natural drainage and recharge areas by retaining all existing natural water bodies.*

**Policy 1.7.1:** The City shall implement the regulations of its Land Development Code, especially the environmental threshold reviews, wellfield protection provisions and retention

requirements for existing water bodies to protect aquifers through water conservation and preservation of the functions of aquifer recharge areas and to assure adequate pervious areas in conjunction with new development.

**Policy 1.7.2:** The City shall assist the County in enforcing the countywide wellfield protection ordinance through its code enforcement programs, by complying with Palm Beach County Department of Environmental Resource Management and all other appropriate agency requirements.

**Policy 1.7.3:** The City Utility District shall continue to monitor groundwater quality in the vicinity of the County's Dyer Boulevard landfill and resource recovery facility.

**Policy 1.7.4:** The City shall develop future wellfields consistent with Palm Beach County's Wellfield Protection Ordinance, when it can be determined through hydrologic testing that such operation would not adversely affect the natural resources or other management objectives of these resources.

## **OBJECTIVE 1.8: Water Supply Planning**

*The City shall plan for future water supplies through the adoption and scheduled updates of a Water Supply Work Plan and incorporate the alternative water supply projects identified in the SFWMD's regional water supply plan.*

**Policy 1.8.1:** The City shall coordinate with the SFWMD and consider the latest version of SFWMD's regional water supply plan pursuant to s. 373.0361(2)(a) when developing or updating the City's Water Supply Work Plan.

**Policy 1.8.2:** The City's "Water Supply Plan" is adopted by reference and established to meet current and projected potable water needs based on the availability and appropriate use of regional water resources and the combined use of alternative water supplies. The City shall initiate revisions to the Work Plan and Comprehensive Plan for consistency with the City's Water Use Permit renewals at a minimum every 5 years or within 18 months after the SFWMD approves an updated regional water supply plan.

**Policy 1.8.3:** The City shall coordinate with other water utility providers, including municipalities, public and private utilities, regional water supply authorities, special districts, and the SFWMD to encourage the planning and development of multi-jurisdictional water supply facilities that are sufficient to meet projected demands for established planning periods, including the development of alternative water sources to supplement traditional sources of groundwater and surface water supplies.

**Policy 1.8.4:** The City shall coordinate with the SFWMD and other entities to assist with implementation of the provisions of the Regional Water Plan, Comprehensive Everglades Restoration Plan (CERP), and other regional water resource management and restoration programs, to evaluate the long-term needs of the natural and built environments, to monitor activities that may result in the degradation or over-utilization of potable water resources, and to assure adequate water supply for the competing needs of native ecosystems, agriculture, and domestic and industrial users.

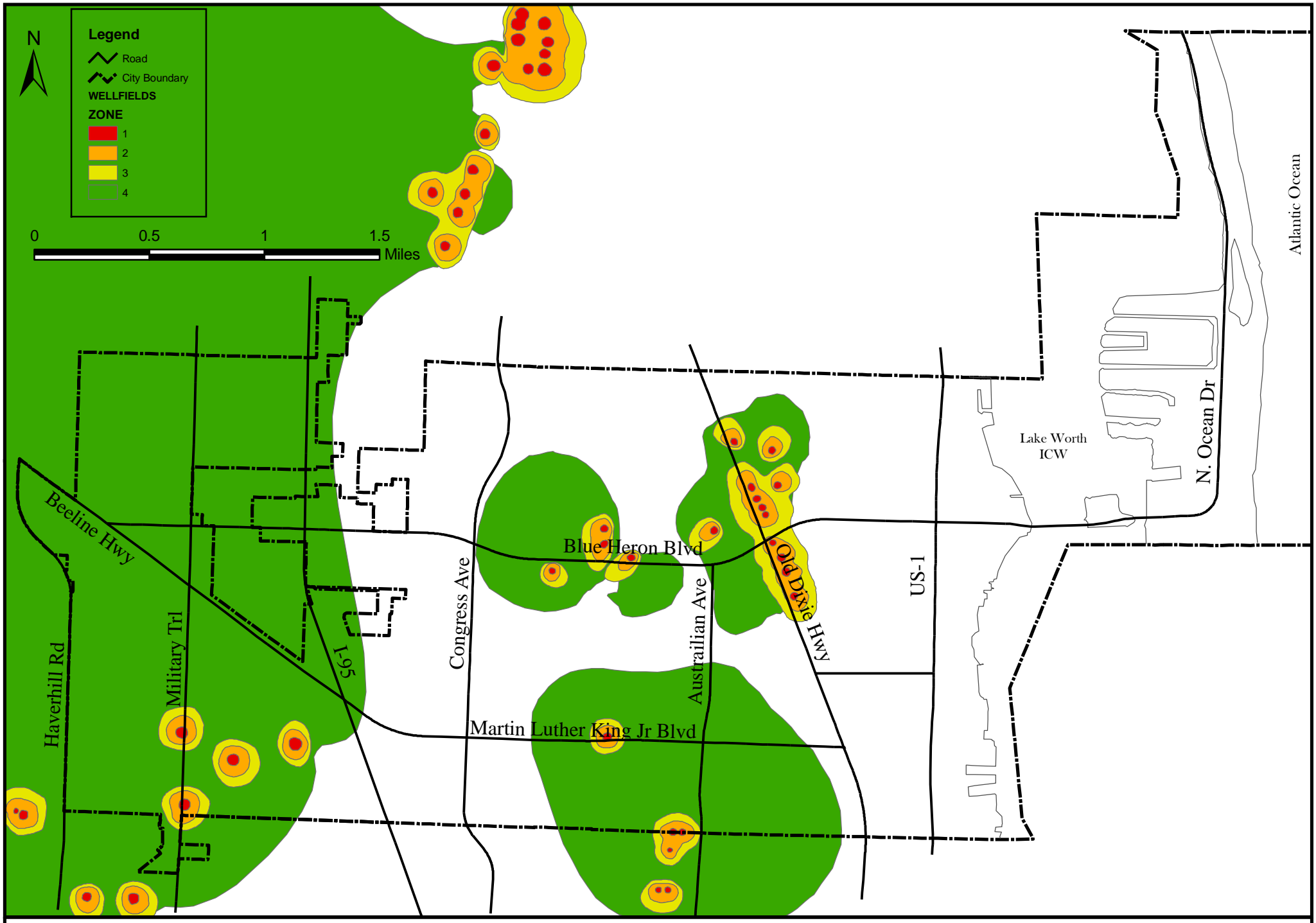


Figure I.1. Wellfield protection area zone. Source: Palm Beach County Environmental Resource Management 2009.

**Policy 1.8.5:** The City shall coordinate with the SFWMD and other entities to encourage wetland mitigation, environmental protection, and water management efforts that support and optimize the functions of the East Coast Buffer and the Water Preserve Areas.

**Policy 1.8.6:** The City shall coordinate with the SFWMD and other entities to give priority to water supply for native ecosystems and other areas with significant plant and animal life.

**Policy 1.8.7:** The City shall coordinate with the SFWMD and other entities to encourage and support a coordinated regulatory and programmatic approach for protection of aquifer recharge areas and for environmental protection efforts.

## **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 a qualitatively equal or better public right-of-way.

### **OBJECTIVE 1.2: Recreation Standards and Facilities**

*The City of Riviera Beach shall continue to maintain a system of public recreation facilities that meets the needs of the population.*

**Policy 1.2.1:** The City shall continue to provide to the public the following neighborhood and community parks and recreation facilities:



1. Cunningham Park
2. George Street Park
3. Goodmark Park
4. Monroe Heights Park
5. Jerry Schultz Park
6. Lone Pine Park
7. Timber Pines Park
8. Ben Flint Park
9. Barracuda Bay Aquatic Center
10. Dan Calloway/Tate Recreation Complex
11. Wells-Recreation Complex
12. Newcomb Hall Recreation Center
13. Bicentennial Park
14. Municipal Marina
15. Riviera Municipal Beach
16. Lindsey Davis, Sr. Community Center
17. Sugar Hill Cemetery & Passive Park

**Policy 1.2.2:** The City shall maintain at least a three acre/1,000 population level of service standard for neighborhood and community public recreation—including open space--sites in Riviera Beach, insuring adequate land to meet needs through 2015.

**Policy 1.2.3:** By 2015, the recreation impacts of development shall be measured by adopting the following Level of Service Standards (LOSS) for parks and recreation. The city may include both public and private facilities available when making this determination.

**RIVIERA BEACH RECREATIONAL FACILITIES  
STATE OF FL RECREATIONAL/OPEN SPACE  
LEVEL OF SERVICE STANDARDS**

Item	One (1) Facility per population	Existing Riviera Beach Recreational Facilities & State LOS based on existing population
Tennis courts	10,000	13; exceeds
Baseball/softball fields	10,000	5; exceeds
Football/soccer fields	25,000	2; exceeds
Handball/racquetball	20,000	2; exceeds
Basketball courts	20,000	34; exceeds
Swimming pools	50,000	1; exceeds
Freshwater & Saltwater Fishing, Power boating	12,500	3; exceeds
Freshwater & Saltwater beach activity	25,000	2 freshwater beaches (Phil Foster Park & Peanut Island) + 2 saltwater beaches (Ocean Reef Park & Riviera Municipal Beach); exceeds minimum

**Policy 1.2.4:** In order to meet the adopted levels of service for parks and recreation, the City will continue its upgrade of parks and recreation facilities, including compliance with ADA

accessibility requirements, softball fields, and handball/racquetball courts. The guiding document for these renovations is the Park and Recreation Department's "Redevelopment Capital Strategy" completed in 2005.

**Policy 1.2.5:** The City shall ensure use of the Riviera Municipal Beach and/or Bicentennial Park for tournament activities such as beach volleyball, concerts, festivals, and other public events and activities.

**Policy 1.2.6:** By 2010, the City (including the CRA) shall reevaluate the need for a downtown neighborhood playground or tot lot for the area, through the Community Redevelopment Plan.

**Policy 1.2.7:** A facility comparable to the current Newcomb Hall Community Center in size and location in the downtown area shall be made available at such time that the current facility is either reconstructed, demolished or relocated.

**Policy 1.2.8:** By 2015 the City shall complete the upgrade of its recreational facilities. This shall include, but not be limited to, the use of user fees collected and programmed to match State funding for improvements to enhance recreational and park facilities. The city may use its "Redevelopment Capital Strategy" completed in 2005, as the basis for these improvements.

**Policy 1.2.9:** The City shall continue to pursue grant opportunities, utilize its user/impact fees, and shall explore public-private partnerships to augment ad valorem funding of recreation.

**Policy 1.2.10:** Access to the waterfront and the City's level of service shall be preserved through the provision of a comparably-sized facility to replace Bicentennial Park in the event of its relocation.

### **OBJECTIVE 1.3: Bikeways and Park Accessibility**

*The City shall enhance park accessibility, to insure availability to all ages and varying modes of transit, as measured by the following policies:*

**Policy 1.3.1:** By 2010, the City shall prepare a bicycle route plan, coordinated with any bicycle route plans adopted by Palm Beach County.

**Policy 1.3.2:** By 2011, the City shall begin implementation of a bicycle plan.

**Policy 1.3.3:** By 2010, the City shall budget for the implementation of the bicycle route plan at a feasible level. Budgeting shall be accomplished through the Capital Improvements Program.

**Policy 1.3.4:** By 2010 the City's Bicycle Plan shall improve the linkage between US #1 and Singer Island and the mainland, and if possible improve accessibility to area parks through bikeways.

**Policy 1.3.5:** The City shall encourage development of alternative transportation modes (e.g. bus, vans, bikes) that increase public access to recreational facilities.

### **OBJECTIVE 1.4: Open Spaces**

*The City shall continue to increase the availability of open space through the use of land development regulations in private developments and by 2010 shall inventory the acreage of such open space in order to exceed its adopted level of service.*

**Policy 1.4.1:** The City through its land development regulations shall continue to add public and private open space to its inventory for City residents.

**Policy 1.4.2:** The City shall assure provision of public open spaces in the CRA through the redevelopment planning process and land development codes.

### **OBJECTIVE 1.5: Recreational Programs**

*The city shall continue to provide recreational programs, as financially feasible, and based in part on resident need and demand, recognizing that recreation is not only an amenity but also serves an important social purpose.*

**Policy 1.5.1:** The City shall continue to convene its teen advisory board to determine recreational programming input and shall document such input.

**Policy 1.5.2:** On an as-needed basis the City will conduct surveys for all park users and shall review age-based demands for recreation to determine whether its resources/programs are being effectively targeted.

**Policy 1.5.3:** The City shall continue to utilize the Recreation Advisory Board for programming input.

**Policy 1.5.4:** The City shall continue to encourage non-profit entities such as the Boy and Girls Club, or others to complement the City in providing recreational programming.

### **OBJECTIVE 1.6: Intergovernmental Cooperation to Enhance Recreational Opportunities and Meet Levels of Service Guidelines**

*The City shall utilize the resources of other governmental agencies, such as the School District and County, to enhance recreational opportunities.*

**Policy 1.6.1:** The City shall enter into interlocal agreements with the Palm Beach County School Board in order to assure school facilities are available for municipal programming.

**Policy 1.6.2:** The City shall cooperate with Palm Beach County and The Sheriff's Department to ensure safer environments with respect to recreational facilities that are located within the City limits such as Ocean Reef and Phil Foster Parks, and Peanut Island.

### **OBJECTIVE 1.7: Public-Private Coordination**

*The City shall assure the coordination of public and private resources to meet recreational demands through 2015 by establishing an ongoing strategy to improve public/private input and*

*coordination.*

**Policy 1.7.1:** The City Parks and Recreation Department shall, on an as-needed basis, conduct a survey of City citizens and/or park users to determine public recreational needs that complement private facilities.

**Policy 1.7.2:** By 2010 the City shall inventory all private recreational facilities, to determine what, if any, role they play in meeting its future-Level of Service needs.

**Policy 1.7.3:** The City shall investigate various options to assist in park improvements, including assistance from and partnerships with neighborhood and civic groups (e.g., "adopt a park") and the continued pursuit of grants.

### **OBJECTIVE 1.8: Library Services**

*The City shall continue to recognize the value of the Library as a essential educational need, and shall work to expand its physical plant & facilities in order to enhance its services to residents and meet higher state level of service standards.*

**Policy 1.8.1:** By 2010, the City shall consider the adoption of enhanced levels of service guidelines for library service, to assist in additional high technology programming as documented in its 2005 – 2007 Technology Plan through the following:

- a. Allotting the Library additional square footage per capita to complement existing space in the City's future expansion plans for its governmental facilities;
- b. Allow for upgraded systems to accommodate wireless telecommunication needs, and
- c. Budgeting to allow for additional software and hardware, equipment and workstations.

**Policy 1.8.2:** The Library shall continue to implement its adopted 3-year plan, to insure continued eligibility for state funding assistance, and to upgrade its level of service standards:

- a. Increase the number of books, databases and audio-visual equipment;
- b. Allot for the hiring of a reference librarian;
- c. Meet the state L.O.S.S for community relations programming, and
- d. To provide for specific services as detailed in the Policy 1.8.2, City Public Library's Long-Range Plan (2005-2008).

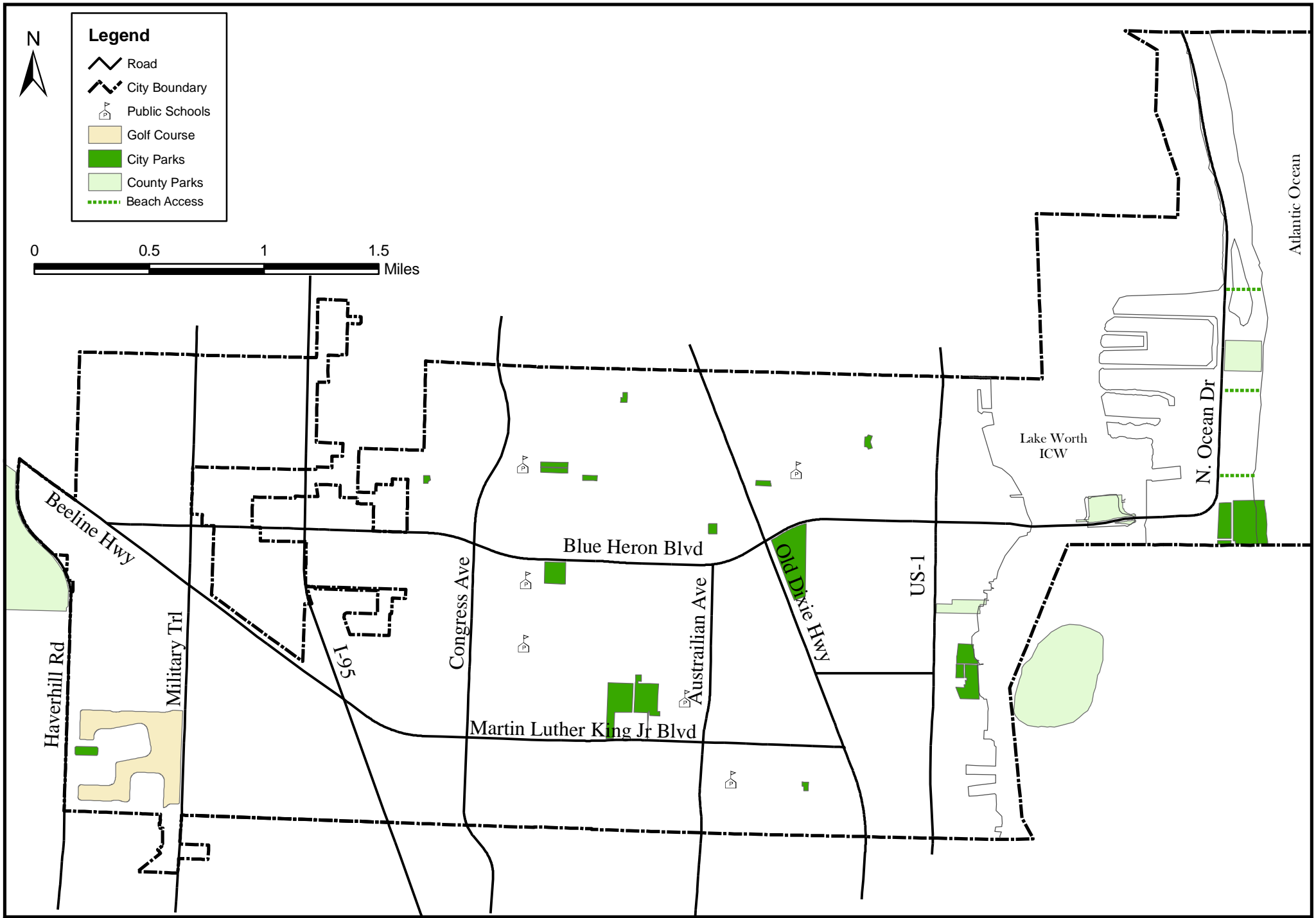


Figure R.1. Public recreation sites.

## CONSERVATION ELEMENT

**GOAL 1** *To preserve, protect, and enhance the City's natural resources, encourage the highest possible environmental quality and maintain best long-term management of natural resources.*

### **OBJECTIVE 1.1: Codes, Ordinances and Regulations**

*The City shall continue to implement, revise, maintain and adopt new codes, ordinances and regulations as necessary, to protect and conserve the City's natural resources including*

- *Air;*
- *Beaches, shores;*
- *Fisheries;*
- *Native plant and animal communities and ecosystems;*
- *Noise Level;*
- *Wetlands;*
- *Soils;*
- *Water;*
- *Wildlife and wildlife habitats, and*
- *Bottomlands*

**Policy 1.1.1:** The City shall continue to implement and maintain the Goals, Objectives and Policies of this Plan and the implementation of all land development codes.

**Policy 1.1.2:** The City shall require that a written assessment of environmental and ecological impacts, with the exception of single family residential uses, be performed by a qualified professional and reviewed by the Department of Community Development for all development applications.

### **OBJECTIVE 1.2: Informational and Educational Activities**

*The City shall provide information and educational activities for the citizens of Riviera Beach and assist them in understanding the needs and issues related to the conservation and sustainable use of the City's natural resources.*

**Policy 1.2.1:** The City will coordinate, at a minimum, with the SFWMD, Palm Beach County, Department of Environmental Resource Management, FIND, and Florida Department of Environmental Protection regarding conservation efforts.

**Policy 1.2.2:** The City has and will continue to pursue a citizen involvement/public education project relating to the environmentally-sensitive and unique estuarine mangrove habitat located in the Lake Worth Lagoon located on the northern end of Singer Island.

## **GOAL 2 PROTECTION OF AIR QUALITY**

*To protect human life and native ecosystems by controlling air pollution through initiatives for the protection of air quality.*

### **OBJECTIVE 2.1: Air Quality Standards**

*The City supports federally adopted air quality levels, as identified by National Ambient Air Quality Standards.*

**Policy 2.1.1:** The City shall continue to support the Palm Beach County Health Department in its implementation and/or support of the commitments in the Department of Environmental Protection's "Southeast Florida Ten Year Maintenance Plan" for maintaining the ozone standard.

**Policy 2.1.2:** Continue to require landscaping as part of new private development and to landscape public areas in order to help cleanse the air.

**Policy 2.1.3:** By 2015, the City will establish a "Green Canopy Program" as a means of urban beautification, reduction of the urban heat island effect, and improvement of air quality. The Green Canopy Program shall:

- Inventory the need for urban trees;
- Prepare a guide for selection, planting procedures, and care for urban trees;
- Allow for the private contribution of funds into a program that increases the number of trees in public spaces; and
- Ensure all new city road improvements include streetscaping plans that add to the City's urban tree canopy.

### **OBJECTIVE 2.2: Air Pollution Reduction**

*The City shall reduce air pollution in general and Carbon Monoxide emissions in particular by promoting mass transit whenever and wherever possible.*

**Policy 2.2.1:** The City shall coordinate with the County in implementing a bus shelter policy to enhance bus transit travel.

**Policy 2.2.2:** Enhance the attractiveness of bus usage by including bus shelters and other incentives in the Broadway redevelopment area and throughout the City.

**Policy 2.2.3:** As the downtown redevelopment progresses, the City shall investigate the feasibility of establishing and sustaining a shuttle bus to link the public beaches to downtown and local neighborhoods to assist in reducing air pollutions.

**Policy 2.2.4:** The City will research ways to connect carbon monoxide emissions through its fleet ownership purchasing policies.

**Policy 2.2.5:** 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.

### **GOAL 3    *PROTECTION OF NATIVE COMMUNITIES AND ECOSYSTEMS***

*To conserve, appropriately use, and protect the natural functions of native communities and ecosystems.*

#### **OBJECTIVE 3.1: Native Communities and Ecosystems**

*The City shall preserve and protect native communities and ecosystems to ensure that representative communities remain intact. Priority shall be given to environmentally sensitive lands.*

**Policy 3.1.1:** The City will research various conservation tools to protect the estuary along the Lake Worth Lagoon.

**Policy 3.1.2:** Development activities proposed in native ecosystems shall continue to be regulated through the Land Development Code to assure protection of environmentally sensitive lands and native communities. The City will explore incentives available to achieve this objective.

**Policy 3.1.3:** The City shall continue to facilitate the acquisition, protection, and long-term maintenance of native plant communities through mechanisms including, but not limited to, conservation easements, grants and matching funds, and donations of land.

**Policy 3.1.4:** The City shall continue to coordinate with all applicable public and private entities to protect and conserve environmentally sensitive lands and native ecosystems through the development review process, joint acquisition and management processes, interlocal agreements, and through other available means.

**Policy 3.1.5:** The City supports utilizing Peanut Island as a passive recreational resource, with the amenities added by Palm Beach County.



**Policy 3.1.6: *Special Preservation:*** Mangrove, wetlands and special estuarine bottomlands. These mangroves and special estuarine bottomlands are 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 regulate a developments of Submerged Lands except as specifically permitted by the land development code including but not limited to mangroves, wetlands and estuarine bottomlands, to the maximum extent permissible by law.

**Policy 3.1.7:** By 2009, The City shall adopt Land Development regulations addressing the use of the bottomlands for purposes listed above and which are compatible and/or consistent with the City's preservation policies contained in other elements within the Comprehensive Plan.

**Policy 3.1.8:** It is further the policy of the City to oppose any application for dredge or fill permits pending before applicable State or Federal agencies for lands in the Estuary Area. This policy objective shall not be construed nor implemented to impair or preclude judicially determined vested rights to develop or alter submerged lands.

### **OBJECTIVE 3.2: Wetlands**

*The City shall maintain the functions and values provided by freshwater and marine wetlands so there will be no net loss of wetland functions and values due to development or other activities.*

**Policy 3.2.1:** The City shall continue to implement the Wetlands Protection Section of the Land Development Code and shall continue to review and comment on wetland alteration applications being reviewed by other agencies to ensure that no activity results in the net loss of wetland values and functions, being particularly diligent in the review of any coastal zone or wetland projects, in order to protect the Singer Island mangrove and wetlands, Lake Worth bottomland areas, and the most environmentally sensitive lands in the City. The City shall ensure that the following steps are taken, when assessing proposed activities that may result in wetland impacts:

1. Avoidance of wetland impacts
2. Minimization of unavoidable wetland impacts
3. Compensation for wetland impacts through mitigation

**Policy 3.2.2:** The City shall not allow activities that would diminish the functions and values of wetlands by altering the quantity or timing of water availability to existing wetlands or altering their water regimes.

**Policy 3.2.3:** By 20089, in the Land Development Code the City shall require, when reviewing development activities adjacent to or within wetland areas, that a buffer zone of native vegetation, which may include canopy, understory and ground cover, as appropriate, be provided and maintained around all wetlands.

**Policy 3.2.4:** The City by 2009 through its Land Development Code will preserve wetlands by listing the uses prohibited in or near wetlands or their transitional buffer zones.

**Policy 3.2.5:** The City shall support wetland creation, restoration, enhancement, and preservation and shall encourage public and private sector initiatives for these efforts.

### **OBJECTIVE 3.3: Preserve and Protect the Lake Worth Lagoon**

*The City shall coordinate with Palm Beach County, the SFWMD and the FDEP, as well as other municipalities along Lake Worth Lagoon to preserve and protect the Lagoon, through administration of the Land Development Code, enforcement of environmental regulations, and implementation of the Coastal Management Element.*

**Policy 3.3.1:** The City shall continue to exercise caution in granting concessions on the beach.

**Policy 3.3.2:** In order to achieve protection of the natural Singer Island lakefront habitat (particularly mangroves, adjacent wetlands and significant estuarine bottomlands) the City shall continue to enforce the Wetlands Preservation Ordinance and shall continue to pursue public acquisition of submerged lands in part through coordination with various state grant programs for the acquisition of such properties and working with a public land trust.

**Policy 3.3.3:** By 2009, the City will adopt land development regulations that mandate “no net loss of the 7,000 linear feet of natural shoreline bordering the Lake Worth Lagoon estuary on Singer Island,” along with continuing to remove non-native/exotic species/vegetation as a tool in the preservation of this environmentally-sensitive area.

### **OBJECTIVE 3.4: Listed Species**

*The City shall protect and preserve endangered and threatened species, species of special concern, (hereafter collectively referred to as listed species), and their associated habitats.*

**Policy 3.4.1:** The City shall continue to require through the regulatory programs that developers protect, manage, or relocate listed species identified on their property in coordination with the appropriate Environmental Agencies.

**Policy 3.4.2:** The City shall maintain in full force and effect and implement the codes, ordinances, and regulations associated with development and redevelopment activities to ensure that listed species and their habitats are protected.

**Policy 3.4.3:** The City shall continue to require as part of the development application process listed species surveys for all sites known to or likely to contain listed species. The detailed surveys and conditions for their protection shall be required prior to development approval and shall include, but not be limited to, species type, location, and quantity.

**Policy 3.4.4:** The City shall not issue a development order when listed plant or animal species are affected until conditions are provided for protection of the listed species.

**Policy 3.4.5:** The City shall work to maintain existing species representation, and prevent plant and animal species in the City from becoming endangered or threatened, by protection of habitat for native species, implementation of the codes and ordinances identified in Objective 1.1, and the land acquisition and protection mechanisms identified in Objective 2.1.

### **OBJECTIVE 3.5: Invasive Non-native Plant Species**

*The City shall continue efforts to eradicate invasive non-native plant species and, where appropriate, require their removal and replacement with native plant species.*

**Policy 3.5.1:** The City shall continue to implement as a condition of all development orders the Sections of the LDC which require the immediate and long-term removal or eradication of invasive non-native plant species and prohibits the planting of these species.

**Policy 3.5.2:** The City shall maintain programs for the eradication and control of invasive non-native plant species as part of the maintenance activities of City-owned or managed property. The City shall seek funding and enforcement procedures in cooperation with federal, state and county agencies in eradicating the invasive non-native vegetation.

**Policy 3.5.3:** The City shall continue its cooperation and participation with Palm Beach County's Eradication Program for removing non-native/invasive species sponsored by the Department of Environmental Resources Management.

## **GOAL 4 PROTECTION OF SURFACEWATER AND GROUNDWATER QUALITY AND QUANTITY**

*To protect surface water and groundwater quality and quantity by discouraging activities that would damage or degrade water resources.*

### **OBJECTIVE 4.1: Quality and Quantity of Water Resources**

*The City—through its Utility District—shall preserve and protect both the quality and quantity of the City's water resources so that future development activities are conducted in a manner that, at a minimum, meets state water quantity and quality standards.*

**Policy 4.1.1:** The City – through its Utility District – shall continue to work towards meeting the State mandate of providing alternative future water supplies to ensure the conservation/preservation of existing water resources. To that end, by 2008, the City will complete its required 10-year Water Supply Plan to be done in coordination with the 10-year plan of the SFWMD.

**Policy 4.1.2:** By the year 2010, the City - through its Utility District - will submit a permit application to the SFWMD for desalination tanks to be constructed in the next 10-year planning period as its alternative to pumping and receiving water from existing aquifers.

**Policy 4.1.3:** By 2008, the City - through its Utility District – will – in its Land Development Code and Land Use Element—review, incorporate, and/or designate an updated policy that identifies allowable land uses in, near, or adjacent to wellfield protection areas located within the City. The policy will be based upon location of the use, wellfield zone, and amounts of discharge or other regulated substances to be

generated according to use.

**Policy 4.1.4:** 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 4.1.5:** The City shall not take any land use actions, which are inconsistent with County, State, and the South Florida Water Management District efforts to maintain and/or improve water quality in the Lake Worth Lagoon estuary, or are in conflict with an adopted surface water improvement and management plan.

**Policy 4.1.6:** The City supports the implementation of the 2007 Lake Worth Lagoon Management Plan. As part of that effort, the City and County shall coordinate on stormwater discharges into the Lake Worth Lagoon and other estuarine waters, to implement actions which meet or exceed the State's Class III Surface Water Quality Standards.

**Policy 4.1.7:** The City shall continue to work toward reducing the number of the 18 direct stormwater outfalls into Lake Worth Lagoon by 2010.

**Policy 4.1.8:** The City shall continue to enforce the provisions of the Wellfield Protection Ordinance and by 2008 will conduct an analysis to determine whether or not all potential development activities that could occur in or near wellfield areas will negatively impact the quality or quantity of the water resources.

**Policy 4.1.9:** The City shall protect its wellfields from contamination in conjunction with the processes established by Palm Beach County and the FDEP, and through participation in the FDEP "Brownfields" program. Historically contaminated sites will be evaluated for participation in the EPA's "Superfund" program and federal or regional Brownfields redevelopment programs.

**Policy 4.1.10:** The City shall --on an ongoing basis through its Capital Improvements Element-- periodically review its infrastructure projects/activities to assure that potentially hazardous waste and sanitary sewer system connections will not adversely affect or interfere with water quality.

**Policy 4.1.11:** The City shall coordinate with the County regarding hazardous waste +enforcement issues and shall notify the County of violations.

## **GOAL 5 PROTECTION OF NATURAL FLOODPLAINS**

*To manage its floodplain in such a way as to minimize hazards to public health, safety, and property and to preserve natural recharge areas.*

## **OBJECTIVE 5.1: Identification and Mapping of Natural and Man-made Flood Prone Areas**

*The City shall continue to work with the digitized Federal Emergency Management Agency (FEMA) National Flood Insurance Program (NFIP) rate maps and The Arbiter of Storms (TAOS) model projections for category 1 through 5 storm surge areas, and its own property appraiser maps to develop accurate overlays showing all areas prone to flooding within its jurisdiction.*

**Policy 5.1.1:** The City will continue the process of acquiring all available Geographic Information System (GIS) data bases showing flood hazard areas within Riviera Beach and overlaying them with City property appraiser maps. These digital databases include:

- The NFIP rate maps;
- The new TAOS model storm surge projection maps; and
- The revised USGS topographic maps for Florida's east coast as they become available.

**Policy 5.1.2:** The City shall continually enhance its Land Development Code to identify additional measures that will improve its Community Rating System ranking in order to achieve more favorable flood insurance rates for residents of the City.

## **OBJECTIVE 5.2: Regulation and Mitigation**

*The City shall continue to regulate development in and around natural flood plain areas and areas subject to tropical storm and hurricane storm surge, and implement projects to mitigate long-term damage.*

**Policy 5.2.1:** The City shall support the Local Mitigation Strategy (LMS), and the Countywide Project Prioritization List.

**Policy 5.2.2:** The City will continue its application process for membership in the FEMA NFIP - Community Rating System (CRS) program and to make any needed revisions to its flood elevation standards to continue to improve flood insurance rates in the City.

**Policy 5.2.3:** The City will continue to identify all relevant disaster-related capital projects, and submit them for inclusion on the LMS Countywide Project Prioritization List.

## **GOAL 6 PRESERVATION OF FISHERIES HABITAT & WATERFRONT ACCESS FOR RECREATIONAL FISHING**

*The goal of the City of Riviera Beach is to protect and enhance all critical habitats necessary to maintaining viable and stable populations of the many recreationally and commercially important fish and shellfish species caught in the surrounding waters.*

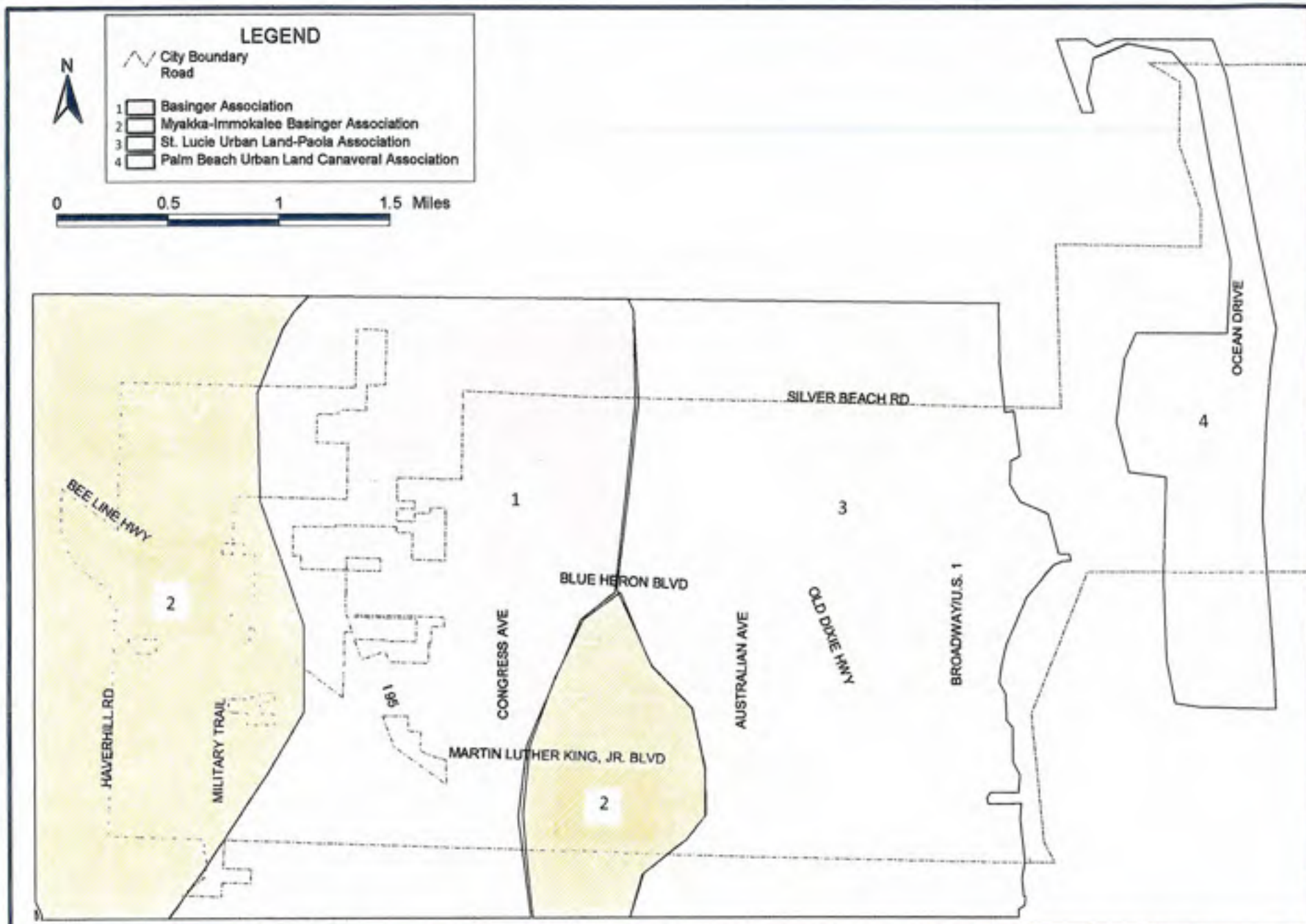


Figure C-1. Generalized area soils associations. Source: Palm Beach County Department of Environmental Resource Management.

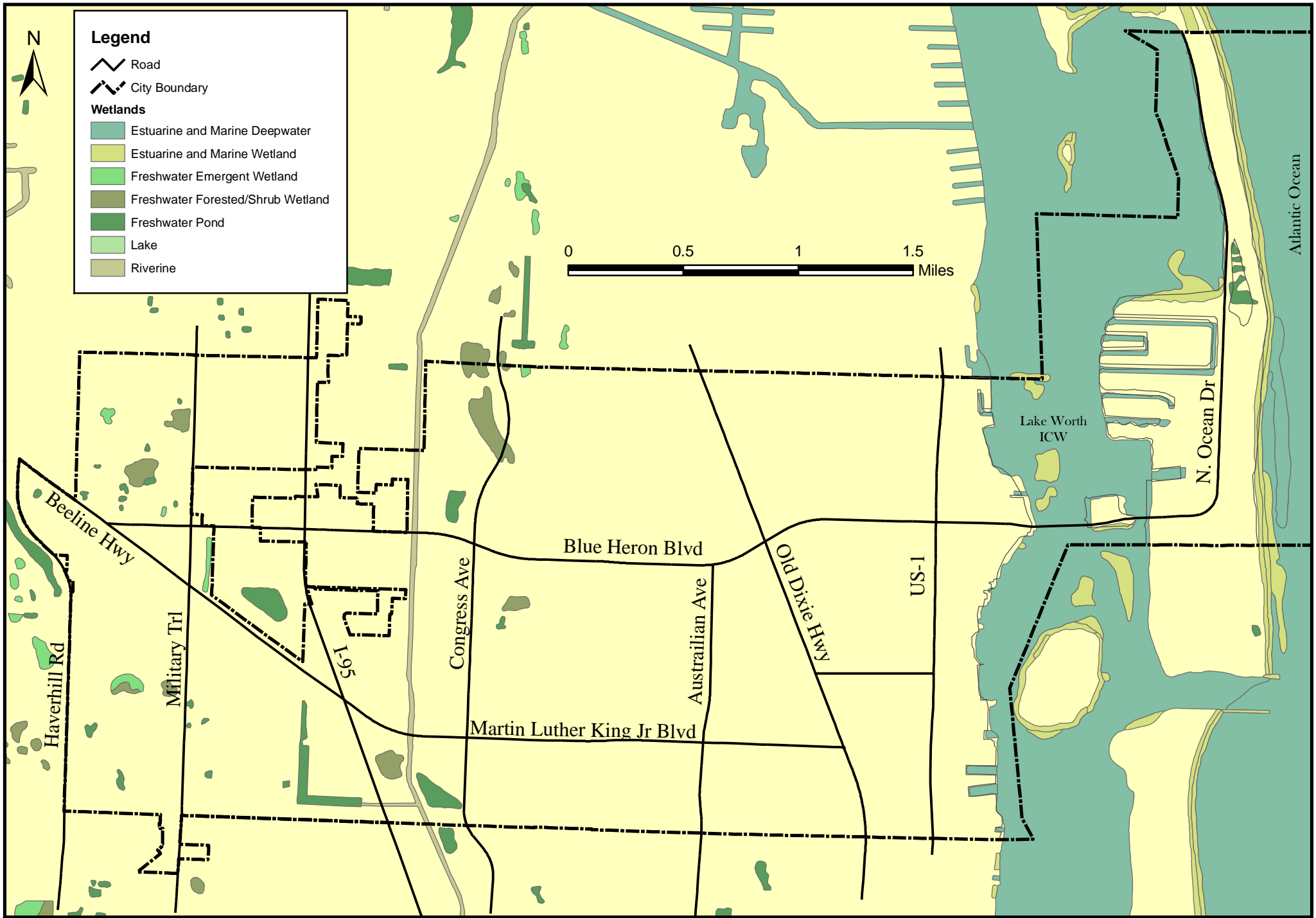


Figure C-2. Beaches, Estuarine Systems and Wetlands. Source: National Wetland Inventory 2009.

## **OBJECTIVE 6.1: Preserve Fisheries Habitat**

*In order to increase the supply of fish, the City shall to the maximum extent possible support restoration of damaged fisheries habitat in and around the near shore and estuarine waters within its jurisdiction.*

**Policy 6.1.1:** The City shall support the implementation of the Lake Worth Lagoon management plan and the installation of artificial fisheries habitats where they can be shown to be environmentally sound.

**Policy 6.1.2:** The City shall support public/private partnerships that seek to improve the quantity and quality of offshore fisheries habitat through the installation of artificial reefs and reef-like structures.

# **COASTAL MANAGEMENT GOALS, OBJECTIVES AND POLICIES**

## **GOAL 1 ENVIRONMENTAL RESOURCES MANAGEMENT**

*To preserve, protect, and enhance coastal resources, and to discourage development activities that would damage or destroy coastal resources.*

### **OBJECTIVE 1.1: Protection and Enhancement of Coastal Wetlands, Marine Resources, Coastal Beaches and Barriers, Wildlife, and Wildlife Habitat**

*The City of Riviera Beach shall continue to maintain and develop programs, and seek funding to expand its efforts necessary to protect, preserve and enhance coastal and estuarine wetlands, living marine resources, coastal barriers, and wildlife habitat.*

**Policy 1.1.1:** The City shall continue to participate on the Countywide Coastal Council that, advises the Board of County Commissioners on federal, state, regional, municipal and environmental interests in the coastal area, recommending review criteria for shoreline development. Council membership is composed of appointed representatives of the County, the municipalities, special districts and environmental organizations.

**Policy 1.1.2:** The City shall protect freshwater, estuarine and marine wetlands, including mangroves, seagrasses, saltmarsh vegetation, offshore natural reefs, and productive submerged habitats through the implementation and maintenance of its applicable sections of the Land Development Code (LDC) and coordination with FDEP's Environmental Resource Permit Program. The City shall further prohibit



shoreline alteration and construction that have the potential to significantly degrade the natural functions and values of wetlands. Mitigation shall be required if adverse impacts to water quality and natural habitats are unavoidable.

**Policy 1.1.3:** The City shall protect selected estuarine, submerged lands and coastal habitats by the acquisition of coastal and wetland properties (or properties adjacent to such habitats) and managing the properties for the purpose of preservation and/or environmental enhancement, such as those properties located on Singer Island.

**Policy 1.1.4:** The City shall develop specific measures that preserve and protect the fragile ecosystem on Singer Island such as the planned Lake Worth Lagoon Estuarine Mangrove Boardwalk and other restoration/preservation/educational projects.

**Policy 1.1.5:** The City shall through its Land Development Code (LDC) and permitting process insure developers comply with the provisions of the National Pollutant Discharge Elimination System (NPDES).

**Policy 1.1.6:** The City shall require the protection of existing native vegetation in accordance with the Land Development Code (LDC) to provide a buffer between development and adjacent coastal ecosystems.

**Policy 1.1.7:** The City shall continue to protect sea turtles by supporting the County's efforts to implement the countywide management plan to address the coordination of educational, regulatory, conservation and research activities as described by the species recovery plans.

**Policy 1.1.8:** The City shall continue to protect manatees and manatee habitats in cooperation with Palm Beach County's Manatee Plan, approved in August 2007 which improves protections for manatees while ensuring adequate public access to County waterways.

## **OBJECTIVE 1.2: Shoreline Protections**

*The City of Riviera Beach through the permitting process shall protect, enhance and restore the beaches and dunes through implementation and maintenance of the Palm Beach County Shoreline Protection Plan, and herein incorporated by reference.*

**Policy 1.2.1:** The City shall continue to coordinate with FDEP on implementation of the 1997 Coastal Construction Control Line by notifying permit applicants when their projects are seaward of the CCCL and by requesting FDEP determination of exempt projects per Rule 62B-33.004, FAC.

**Policy 1.2.2:** The City shall continue to coordinate with Palm Beach County to reestablish damaged dunes and eroded beaches as necessary and work with Palm Beach County and the State of Florida to promote the enhancement of these resources and reduce the damage resulting from severe storms. Dune re-nourishment and natural beach restoration efforts are to be ongoing.

**Policy 1.2.3:** The City shall support recommendations made by Palm Beach County to the State for modification of State rules or policies that will enable FDEP and local

governments to more effectively protect dune vegetation.

**Policy 1.2.4:** The City shall monitor and evaluate the condition of the City's beaches and dunes, particularly as they relate to beach erosion and future shoreline development on Singer Island, to complement County monitoring efforts.

### **OBJECTIVE 1.3: Water Dependent Uses**

*The City shall give preference to water dependent uses along the Lake Worth shoreline designated for redevelopment as mixed-use commercial and industrial on the Future Land Uses maps, and shall prohibit, to the extent allowed in the Land Development Code, activities that degrade the natural functions and values of wetlands.*

**Policy 1.3.1:** Only those floating or fixed structures which are water dependent or residential and are allowable under all State and local laws should be permitted in, on, over, or upon estuarine systems.

**Policy 1.3.2:** The City—through its Coastal Management and Future Land Use Elements--strongly encourages the preservation of the “working waterfront” as characterized by marine related facilities. The City will develop such strategies to implement, enhance, expand and/or preserve such facilities as currently exist in the City’s redevelopment plan, including, but not limited to recreational, commercial, and working waterfront uses.

**Policy 1.3.3:** The City will coordinate with the Florida Fish and Wildlife Conservation Commission and other applicable agencies to have all abandoned and derelict vessels within the City's jurisdiction removed from public waters.

**Policy 1.3.4:** The siting of new or expanded marina facilities will be based on upland, shoreline and in-water characteristics, as well as submerged land ownership. At a minimum, the following general criteria should be used in the zoning code, special permit review process to determine the appropriateness of sites within the coastal area for new or expanded marina projects:

- a) Construction of any marina/water-dependent project shall not be permitted on Lake Worth estuarine subtidal areas and on Singer Island north of Pine Point Road. Furthermore construction and subsequent operation and expansion of any marina/water-dependent project shall result in no net degradation of:
  - 1) Lake Worth bottomlands;
  - 2) Mangrove preservation areas; or
  - 3) Habitats used by endangered, threatened or rare species.
- b) The proposed marina/water dependent project site should have:
  - 1) Marina basin and access channel, and direct access to the Intracoastal Waterway.
  - 2) Adequate landside accessibility and service areas.
- c) The proposed marina/water dependent facility should be:
  - 1) Compatible with existing surrounding land uses; and

- 2) Of sufficient size to accommodate the required parking; and
- 3) Avoid use not dependent on water.

d) The Riviera Beach Municipal Marina shall continue to:

- 1) Preserve or improve traditional public shoreline uses, and public access to estuarine waters;
- 2) Preserve or enhance the quality of the estuarine waters, water circulation, tidal flushing and light penetration;
- 3) Carry out minimal dredging;
- 4) Administer a hurricane preparedness plan consistent with the Florida Inland Navigation District's Hurricane Manual for Marine Interests;
- 5) Provide and maintain sewage pumpout facilities consistent with regulatory requirements including the federal Clean Vessel Act of 1992 and state standards for Clean Marinas and Clean Vessels;
- 6) Maintain a fuel management or spill contingency plan;
- 7) Ensure that new construction complies with the National Fire Protection Association codes for marinas and boatyards;
- 8) Manage stormwater runoff pursuant to federal and state regulations;
- 9) Implement Best Management Practices in accordance with guidelines of the International Marina Institute;
- 10) Operate in accordance with the newly-adopted Manatee Protection Plan (Palm Beach County, August 2007).

**Policy 1.3.5:** The City -- in conjunction with the County and cooperating private entities --- shall provide for enhanced recreational access to the public beach and to the Lake Worth Lagoon. Such activities shall minimize any negative environmental impact on beaches, dunes and the lagoon.

#### **OBJECTIVE 1.4: Shoreline Public Access**

*To protect existing access points to the Lake Worth shoreline and Atlantic beaches.*

**Policy 1.4.1:** The City shall continue to preserve beach access points to the waterfront. The land development code shall require provisions of such walkways in the event of new construction.

**Policy 1.4.2:** As the downtown redevelopment progresses, the City shall investigate the potential for feasibility of establishing and sustaining a shuttle bus to:

- a. link the public beaches to downtown and nearby parking lots;
- b. offset potential peak-day beach parking shortage; and
- c. to preserve public access in the event of new construction occurring on the oceanfront.

## **GOAL 2 COASTAL DEVELOPMENT AND EMERGENCY MANAGEMENT**

*It is the goal of the City of Riviera Beach (1) to restrict development activities that would damage or destroy coastal resources; (2) to protect human life by limiting public expenditures in areas subject to destruction by natural disasters within the coastal high hazard area; (3) to maintain and implement a safe and effective emergency management program; and (4) provide for orderly redevelopment in a post-disaster period.*

### **OBJECTIVE 2.1: Levels of Service**

*The City of Riviera Beach shall maintain existing public infrastructure capacity in the coastal high hazard area to ensure the protection of its residents during disaster events.*

**Policy 2.1.1:** The City shall insure that infrastructure is available to serve responsible development or redevelopment in the coastal area through implementation of the Concurrency Management System.

**Policy 2.1.2:** The City shall provide for the safe evacuation from coastal areas by requiring that within the Hurricane Vulnerability Zone as defined by Rule 9J-2.0256(f), F.A.C., the amount of new development or redevelopment be controlled by the capacity of existing coastal roads, such that evacuation times shall be no greater than the eight-hour hurricane evacuation time currently predicted for the CHHA.

### **OBJECTIVE 2.2: Development in the Coastal High Hazard Area (CHHA)**

*The City of Riviera Beach shall direct permanent residential population concentrations away from known or predicted coastal high hazard areas except as provided in the adopted Future Land Use Map. The City shall discourage increases in permanent residential population densities or land use that would increase the eight-hour hurricane evacuation time currently predicted for the CHHA.*

**Policy 2.2.1:** The City shall carefully evaluate all land use plan amendments and zoning amendments that would increase residential land use density or intensity in the CHHA in order to reduce adverse impacts to property and people and public costs associated with disaster recovery. [9J-5.012(3)(b)5,6,7, F.A.C.]

**Policy 2.2.2:** The City shall discourage increased densities in the Category 1 hurricane evacuation areas as defined by the Division of Emergency Management.

**Policy 2.2.3:** New development in the Coastal Planning Area shall be consistent with the densities proposed by the Future Land Use Element for the area.

**Policy 2.2.4:** Infill or redevelopment densities and intensities in Category 1 hurricane evacuation areas shall be consistent with Comprehensive Plan land use densities and adopted Redevelopment Plan and existing adjacent development.

**Policy 2.2.5:** The City shall limit public expenditures that subsidize development permitted in CHHAs except those that preserve, restore, or enhance existing/adjacent natural resources.

**Policy 2.2.6:** Maintain zoning policies that prohibit tall signs, new hospitals, and mobile home parks in the coastal high hazard area.

**Policy 2.2.7:** The City will strive to increase the City's Community Rating System rating and on an ongoing basis make any needed revisions to its flood elevation standards to continue to improve flood insurance rates in the City.

**Policy 2.2.8:** The coastal high-hazard area is the area below the elevation of the category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model. Application of mitigation and the application of development and redevelopment policies, pursuant to s. 380.27(2), and any rules adopted there under, shall be at the discretion of local government.

### **OBJECTIVE 2.3: Emergency Preparedness and Evacuation**

*The City of Riviera Beach shall maintain and update as necessary, its Emergency Management Plan (EMP), which provides for direction and control of activities during the period of any disaster, including preparedness, response and recovery.*

**Policy 2.3.1:** The City shall utilize its designated shelters for residence in conjunction with the American Red Cross, Palm Beach County Chapter, and Palm Beach County Division of Emergency Management.

**Policy 2.3.2:** The City shall coordinate with local, regional, or state agencies to maintain an efficient and timely evacuation process in the case of a hurricane.

**Policy 2.3.3:** The City shall annually coordinate with representatives of Palm Tran and the Palm Beach County Division of Emergency management to develop an Emergency Transit Evacuation Plan that secures buses to safely evacuate areas with transit-dependent populations.

**Policy 2.3.4:** The City shall update its Emergency Management Plan (EMP) periodically in a manner consistent with Rules 9G-6 and 9G-7, FAC to incorporate changes to population, highways/bridges, shelter modifications, hurricane hazard analysis, and forecast techniques.

### **OBJECTIVE 2.4: Post-Disaster Redevelopment**

*The City of Riviera Beach will reduce post-disaster damage by implementing steps to create a more disaster-resistant community.*

**Policy 2.4.1:** The City will continue to actively participate on the Palm Beach County Unified Local Mitigation Strategy (LMS) Steering Committee.

**Policy 2.4.2:** The City shall prohibit the rebuilding of non-conforming uses that have experienced damage of greater than or equal to 50 percent of the assessed value, in the hurricane vulnerability zone.

**Policy 2.4.3:** The City shall continue to promulgate regulations and enforce codes that provide for hazard mitigation prevention through the Land Development Code and the international (State of Florida) Building Code. These include land use changes in potentially affected areas, use of structural modifications to existing buildings and use of updated building codes in high-hazard areas; and enforcement of the coastal construction line. These regulations shall also be applied to eliminate unsafe buildings and inappropriate/non-conforming uses.

**Policy 2.4.4:** The City shall review – on an ongoing and continuous basis -- its building code to ensure consistency with the newly adopted Florida International Building Code.

**Policy 2.4.5:** The City will continue to create a more disaster-resistant community via the implementation of its unsafe building abatement ordinance.

**Policy 2.4.6:** The City's post-disaster redevelopment activities shall fall into two categories:

- 1) Emergency Work; and
- 2) Permanent Work.

Emergency Work shall commence immediately after a disaster and shall include only those activities necessary to save lives, protect property and remove threats to public health and safety. Permanent work includes any replacement or repair activities to facilities which were damaged, but which do not pose an immediate threat. Removal, relocation or structural modification of infrastructure and unsafe structures shall be prioritized into one of the two categories.

**Policy 2.4.7:** During the post-disaster recovery period, the Public Works Department, the Community Development Department, the Community Redevelopment Agency, and other appropriate agencies shall identify the damaged areas requiring rehabilitation or redevelopment (i.e. interim repairs prior to redevelopment versus demolition using pre-established criteria); prepare a redevelopment plan which reduces or eliminates the future exposure of life and property to hurricanes particularly where repeated damage has occurred; analyze and recommend to the City Council hazard mitigation options for damaged public facilities.

**Policy 2.4.8:** Per 2008 Charter Provisions, the City shall use 1½% of its total estimated annual ad valorem tax revenue as a source to provide matching funds for obtaining Federal Financial assistance in post-disaster emergencies and hazard mitigation, and familiarize itself with the more than 40 different public (state and federal) assistance programs through the use of an available document: "Post-Disaster Community Redevelopment and Economic Revitalization".

### **GOAL 3 INTERGOVERNMENTAL COORDINATION**

*To advance the level of intergovernmental coordination and cooperation for decision making and policy development, regarding coastal issues.*

#### **OBJECTIVE 3.1: Environmental Preservation, Enhancement, and Hazard Mitigation**

*The City of Riviera Beach shall seek appropriate vehicles and forums for achieving effective intergovernmental coordination and cooperation regarding the impacts and implications of development in the coastal area on fragile coastal ecosystems and hazard mitigation.*

**Policy 3.1.1:** The City shall utilize the mechanisms provided in the Intergovernmental Coordination Element and the LMS to resolve intergovernmental conflicts and issues regarding environmental protection, preservation and restoration, and hazard mitigation.

**Policy 3.1.2:** The City will continue to coordinate with environmental agencies such as Palm Beach County, the State of Florida, The SFWMD, FDEP, Florida Communities Trust, DCA, and other agencies regarding conservation, preservation, coastal management and emergency management/hazard mitigation matters.

**Policy 3.1.3:** The City shall coordinate with Palm Beach County, the SFWMD and the FDEP, as well as other municipalities along Lake Worth Lagoon to preserve and protect the Lagoon, through administration of the Land Development Code, enforcement of environmental regulations, and implementation of the Coastal Management Element.

**Policy 3.1.4:** The City supports and will coordinate with the 2007 Lake Worth Lagoon Management Plan jointly prepared by Palm Beach County Department of Environmental Resources Management, Florida Department of Environmental Protection and the South Florida Water Management District.

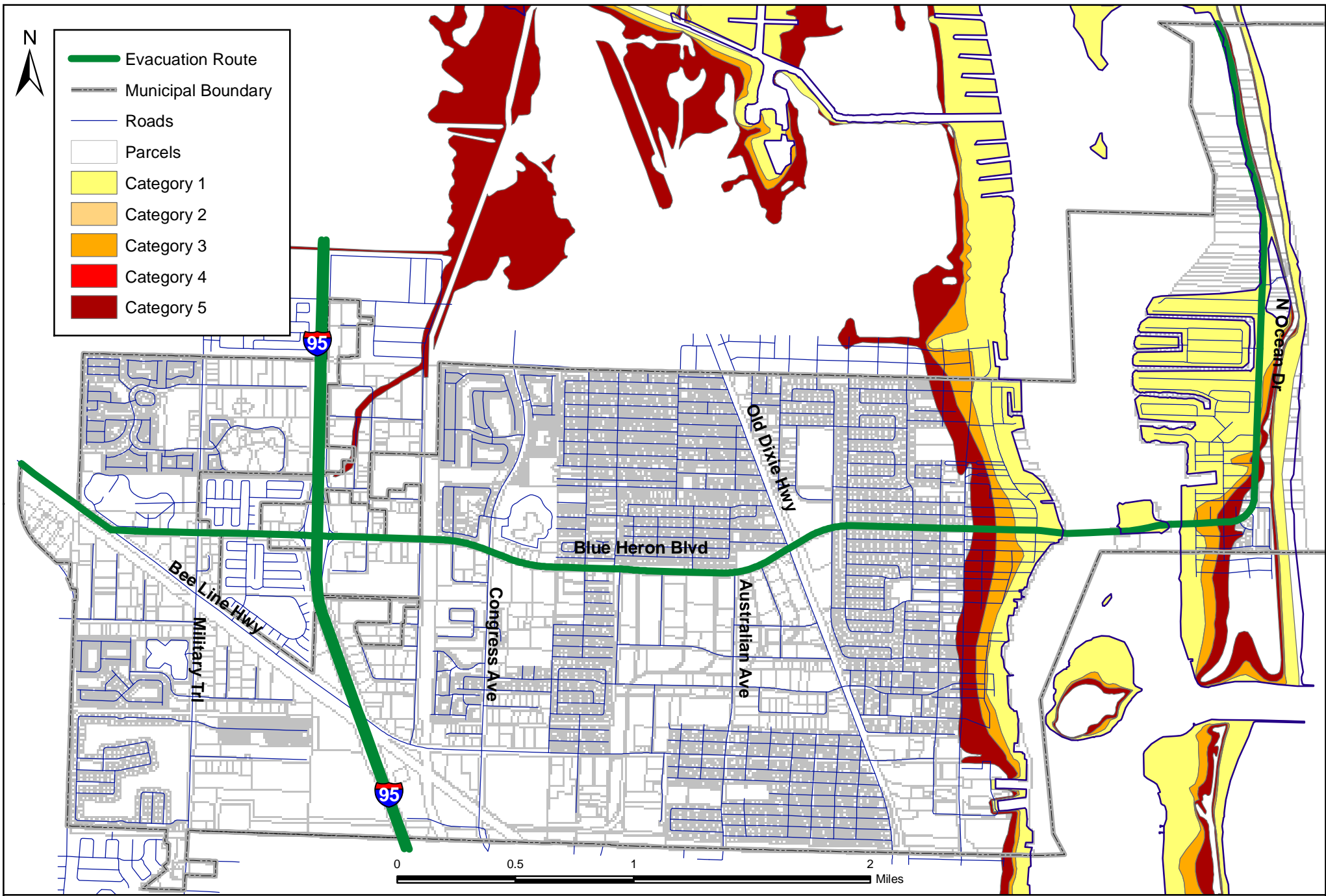


Figure CO-1, FLU-2, T-7

Evacuation routes and storm surge categories.  
Hurricanes based on SLOSH modeling and LiDAR.



# INTERGOVERNMENTAL COORDINATION GOALS, OBJECTIVES, AND POLICIES

## GOAL 1 COMPREHENSIVE COORDINATION

*To maintain an effective intergovernmental coordination system to ensure consistency among local, regional, state, and federal plans as well as the School Board, F.E.C. Railroad, public utility companies, and Port Commission plans, to identify and resolve conflicts, and to consider recommendations of affected governmental entities and the impacts on other communities in the City's decision-making process.*

### OBJECTIVE 1.1: Coordination of Local Entities

**Policy 1.1.1:** The City shall continue to review growth management programs to see if they can be provided more effectively by other entities thereby avoiding cross-jurisdictional duplication.

**Policy 1.1.2:** The City shall be involved in multi-jurisdictional organizations/committees including the Metropolitan Planning Organization (MPO), the League of Cities of Palm Beach County, the Treasure Coast Regional Planning Council (TCRPC), the Palm Beach Countywide Coastal Council, the North County Inter-Governmental Committee, the East Central Regional Board, and the Bioscience Land Protection Advisory Board. The City shall also be involved with the planning activities of PalmTran and Tri-Rail that deal in matters or issues of concern to the City.

**Policy 1.1.3:** The City shall support and participate in the Palm Beach County Intergovernmental program by serving on Program committees including Regional Issues Forum, Intergovernmental Planning Amendment Review Committee (IPARC), fact-finding committees or other ad hoc committees as necessary; providing payment of annual participation fee; providing proposed comprehensive plan amendment materials to the IPARC clearinghouse for distribution; participating in the Intergovernmental Plan Amendment Review Process; and participating in conflict resolution panels when appropriate. The City encourages fair and equitable representation on all such boards having regional significance.

**Policy 1.1.4:** The City shall participate in the IPARC and the Regional Issues Forum as a means to resolve land use disputes between the City and any neighboring cities or unincorporated areas.

**Policy 1.1.5:** The City shall coordinate with the Port of Palm Beach to resolve problems related, but not limited to, transportation, land use, natural and manmade hazards, and protection of natural resources by staff level coordination committees, public board meetings, and other applicable forums.

**Policy 1.1.6:** The City shall maintain and/or establish coordination mechanisms with other entities to ensure that all existing and proposed planning and development activities are

consistent with the City's Comprehensive Plan, which will include--but is not limited to--providing land use amendments, population projections, level of service data on public facilities, and public facilities siting data.

**Policy 1.1.7:** The City shall use regional mediation procedures of the TCRPC or other acceptable mediation services when mediating conflicts with other jurisdictions.

## **OBJECTIVE 1.2: Coordination with the School Board**

*To ensure coordination with the Palm Beach County School Board regarding school facilities and school siting issues.*

**Policy 1.2.1:** The City shall maintain an active dialogue with the School Board relative to any plan for schools, which will serve City residents, including schools within the City and nearby areas.

**Policy 1.2.2:** No existing school facility within the jurisdictional limits of Riviera Beach shall be closed or have its primary use changed from education, unless the City Council is informed and approves of the proposed change of status of the school facility.

**Policy 1.2.3:** The City shall coordinate with Palm Beach County School Board to plan and establish future school sites throughout the City; ensure adequate lands proximate to urban residential areas; and to co-locate public facilities, such as parks, libraries, and community centers, with schools to the extent possible.

**Policy 1.2.4:** The City shall continue to provide school concurrency management to ensure adequate essential services to any new or renovated educational facility programmed by the Palm Beach County School Board for the City.

## **OBJECTIVE 1.3: Coordination of Local Governments on Water Supply**

**Policy 1.3.1:** The City shall coordinate with both the Town of Palm Beach Shores and Palm Beach County on water supply issues between the City and the areas in which it provides water service to on a continuous and ongoing basis.

**Policy 1.3.2:** On a biannual basis, or more often if necessary, the City shall coordinate the sharing of information regarding water supply needs, population projections, adopted levels of service, implementation of alternative water supply projects, establishing level of service standards, and serving newly annexed areas with both the Town Palm Beach Shores and Palm Beach County.

## **GOAL 2 DEVELOPMENTAL IMPACT**

*To ensure that the impacts of development proposed in the local comprehensive plan on adjacent municipalities, the County, the region, and the state are addressed through specific coordination mechanisms.*

### **OBJECTIVE 2.1: Impact of Development on Other Jurisdictions**

*Maintain coordination mechanisms to ensure that all planning and development-related activities proposed in the City's Comprehensive Plan are coordinated with Comprehensive Plans of Palm Beach County and adjacent municipalities, as well as with plans for the Port of Palm Beach, Florida Inland Navigational District FIND.*

**Policy 2.1.1:** The City shall refer all major estuarine shoreline development proposals to the County Department of Environmental Resources Management to assure intergovernmental coordination and assistance in evaluating environmental impacts.

**Policy 2.1.2:** The City shall continue to monitor the comprehensive plans, and evaluation and appraisal reports of Palm Beach County, and the adjacent municipalities, as well as Master Plan updates to the Port of Palm Beach. Where plans adversely affect city interests, the City will respond at public hearings, through memoranda, and through such other means as determined to be appropriate.

**Policy 2.1.3:** The City shall submit plan recommendations and amendments that have a regional impact to the TCRPC, IPARC, and Metropolitan Planning Organization (MPO) Technical Advisory Committee for review and comment.

**Policy 2.1.4:** The City staff shall coordinate with the staffs of adjacent municipalities, School Board, Port Authority, and appropriate public or private utilities to avoid inconsistencies and conflicts between the Riviera Beach plan and the other plans.

**Policy 2.1.5:** The City shall participate in the countywide Local Mitigation Strategy (LMS) whose purpose is to reduce exposure of loss of life and property during natural and manmade disasters, and in all future activities of the LMS Steering Committee.

### **OBJECTIVE 2.2: Annexation Issues**

*The City shall coordinate all annexation activities and resolve associated issues with adjacent jurisdictions.*

**Policy 2.2.1:** The City shall continue to coordinate with the County and adjacent jurisdictions to eliminate existing enclave areas and resolve annexation issues.

**Policy 2.2.2:** The City, through coordination with the County and adjacent municipalities shall ensure that future annexation will not create enclave areas.

**Policy 2.2.3:** By 2015, the City shall proactively pursue any remaining areas for potential annexation, set up criteria for annexation decisions, and execute interlocal agreements with the County to formalize these criteria.

**Policy 2.2.4:** The City will work through IPARC to assist in the resolution of disputes on annexation issues, particularly with respect to properties adjacent to Riviera Beach municipal boundaries.

### **GOAL 3 COORDINATION OF LEVEL OF SERVICE STANDARDS**

*To coordinate service provision to assure the most effective and efficient service delivery to the residents of Riviera Beach.*

#### **OBJECTIVE 3.1: Service Delivery Coordination**

*To ensure that the City coordinates level of service standards regarding state, county, or regional public facilities within City boundaries.*

**Policy 3.1.1:** When modifications to the adopted roadway level of service standards for County and State roads are proposed that may impact Riviera Beach, before any revision is finalized, the FDOT, County, and the MPO will confer with the City in an effort to reach consensus.

**Policy 3.1.2:** The City shall continue to refine its interlocal or user agreement with both The Town of Mangonia Park, and the West Palm Beach Utilities Department, as necessary.

**Policy 3.1.3:** The City shall – after 5 years and by 2013 – review its Mutual Aid Agreements with Palm Beach County and other adjacent municipalities for fiscal soundness and cost/benefit analyses.

**Policy 3.1.4:** The City shall coordinate with the SFWMD to ensure consistency between the City's and the District's planning efforts and long-term flood control and water supply needs.

**Policy 3.1.5:** The City will work and coordinate with the Regional Transit Authority (RTA) on the location of potential transit station sites for access to enhanced public transportation/rail transit to the residents of Riviera Beach.

**Policy 3.1.6:** The City will continue to evaluate the potential for entering into interlocal or other agreements with adjacent municipalities regarding utilities or other issues.

### **GOAL 4 COORDINATION OF NEW DREDGE SPOIL DISPOSAL SITES**

*To ensure coordination in the designation of new dredge spoil disposal sites.*

#### **OBJECTIVE 4.1: Dredge Spoil Site Identification and Conflict Resolution**

*The City shall be involved in the FIND process of identifying new dredge spoil disposal sites, if proposed site(s) are to be located within Riviera Beach.*

**Policy 4.1.1:** Before any litigation is pursued; the City will seek to resolve conflicts with other public agencies seeking a new dredge spoil disposal site(s) by utilizing the TCRPC dispute resolution process.

**Policy 4.1.2:** The City will participate in the development of a coordination mechanism and/or processes for designation of new dredge spoil disposal sites within the county.

### **PUBLIC SCHOOL FACILITIES ELEMENT GOALS, OBJECTIVES AND POLICIES**

*In accordance with FS Section 163.3180(13)g 1, which requires that prior to establishing a school concurrency program, the City of Riviera Beach will join with Palm Beach County, the School District of Palm Beach County, and other municipalities and adopt an interlocal agreement (ILA) which provides for the cooperation and coordination of timely delivery of adequate public school facilities at the adopted level of service among all parties at both the land use planning and residential development permitting levels.*

#### **GOAL 1 AGREEMENT TO ESTABLISH PUBLIC SCHOOL CONCURRENCY**

*It is a goal of the City of Riviera Beach to provide for future availability of public school facilities consistent with the adopted level of service standard. This goal shall be accomplished through the use of the ILA and recognizing the constitutional obligation of the school district to provide a uniform system of free public schools on a countywide basis.*

#### **OBJECTIVE 1.1: The City agrees to continue to implement the following:**

**Policy 1.1.1:** Amend its comprehensive plan and to revise/update its Public Schools Facilities Element (PSFE) consistent with the requirements of Section 163.3180, Florida Statutes, and the Interlocal Agreement (ILA).

**Policy 1.1.2:** Amend its Intergovernmental Coordination Element as required by Section 163,3177(6)(h) 1. and 2., Florida Statutes, and the ILA.

**Policy 1.1.3:** Incorporate “The School District of Palm Beach County Five Year Capital Improvement Schedule” which is in the School District’s Five-Year Capital Facilities Plan into its adopted Capital Improvements Elements, and keep on file the updated and adopted School District’s Five-Year Capital Facilities Plan in order to set forth a financially feasible public school capital facilities plan, consistent with the adopted Level of Service Standards for public schools and as necessary for new or existing school redevelopment.

**Policy 1.1.4:** Once the School Concurrency Program commences, not issue any site-specific development orders for new residential units until the School District has reported that there is school capacity available to serve the development being approved consistent with the requirements of the ILA.

**Policy 1.1.5:** Cooperate with the Technical Advisory Group (TAG), a monitoring, independent group established/nominated by the parties to the ILA who – as a resource for the Parties make recommendations on capital planning, District work programs, school boundaries, and school capacity studies (SCS), among other duties.

**Policy 1.1.6:** The City agrees to the School Concurrency Areas (CSA) as exhibited in the map shown on Attachment B; and furthermore agrees to adopt this CSA and map along with any modifications thereof by reference into the supporting data and analysis for the Comprehensive Plan.

**OBJECTIVE 1.2: The School District agrees to undertake the following activities:**

**Policy 1.2.1:** Coordinate with the City of Riviera Beach with respect to planning with the School District regarding population projections, school siting, projections of development and redevelopment for the coming year, infrastructure required to support public school facilities, and amendments to future land use plan elements consistent with the requirement of the agreement.

- a. The School District will prepare and update yearly a financially feasible Five-Year Capital Facilities Plan.
- b. Institute program and/or boundary adjustments as necessary to maximize utilization of capacity in order to ensure that all schools of each type in each Concurrency Service Area and each individual school operate a the adopted Level of Service, consistent with the requirements of this agreement.

**Policy 1.2.2:** Implement its Five-Year Capital Facilities Plan by constructing the capacity enhancing and modernization projects in that program consistent with the timing specified in the program.

**Policy 1.2.3:** Provide the City with the required data and analysis updated annually to support the comprehensive plan elements and any amendments relating to school concurrency.

**Policy 1.2.4:** Adopt a ten- and twenty-year work program consistent with the requirements of this agreement.

**Policy 1.2.5:** Maintain and publish data required to Section VIII for the review of proposed new residential development.

**Policy 1.2.6:** Review applications for proposed new residential developments for compliance with concurrency standards, consistent with the requirements of the ILA.

**Policy 1.2.7:** Review mitigation proposals consistent with the requirements of this agreement.

**Policy 1.2.8:** Prepare reports of enrollment and capacity, consistent with the requirements of the ILA.

**Policy 1.2.9:** Coordinate planning with the City regarding population projections, school siting, projections of development and redevelopment for the coming year, infrastructure required to support public school facilities, and amendments to future land use plan elements consistent with the requirements of this agreement.

### **OBJECTIVE 1.3: Level of Service/School Capacity & Concurrency**

To ensure that the capacity of schools is sufficient to support student growth at the adopted Level of Service standard for each year of the five-year planning period and through the long term planning period, for each CSA, the Parties hereby establish the LOS as set forth below. The actual LOS (utilization) for all schools of each type in each CSA and each individual school shall be established each year by the first FTE student count.

**Policy 1.3.1:** The following Level of Service (LOS) shall be established for all schools of each type within each CSA; 110 percent of capacity (utilization) as determined by the Florida Inventory of School Houses (FISH).

**Policy 1.3.2:** Up to 120 percent of FISH capacity (utilization/LOS), for individual schools subject to the results of School Capacity Study (SCS) undertaken by TAG, in consultation with the City having jurisdiction within the CSA and the School District, to determine if a particular school can operate in excess of 110% capacity.

Within the City of Riviera Beach, it is determined that Suncoast High School is the only school with the ability to operate in excess of 100 percent and up to 120 percent capacity.

**Policy 1.3.3:** The School Capacity Study (SCS) shall determine if the growth rate within each CSA, causing a particular school to exceed 110 percent of capacity, is temporary or reflects an ongoing trend affecting the LOS for the five-year planning period. At a minimum, the study shall consider:

- a) Demographics in the school's CSA; and
- b) Student population trends; and
- c) Real estate trends, .g. existing redevelopment and new redevelop; and
- d) Teacher/student ratios; and
- e) Core facility capacity.

**Policy 1.3.4:** Upon determination by the School Board's Technical Advisory Group (TAG), if a school is planned and under contract or construction which will relieve capacity of an existing school, and the school is located in an adjacent CSA, the existing school and the CSA Level of Service shall be allowed to exceed the 110 percent Level of Service for a period not to exceed 2 years.

**Policy 1.3.5:** For purposes of urban infill and in recognition of the entitlement density provisions of the City of Riviera Beach's Future Land Use Element, the impact of a home on an existing single-family lot of record shall not be subject to school concurrency.

**Policy 1.3.6:** The City of Riviera Beach – should feel conditions warrant a modification of the adopted Level of Service (LOS) at any time – may request a review by the TAG and with 51 percent concurrence by the TAG may adopt the LOS via memorandum to the ILA.

**Policy 1.3.7:** With ninety (90) days after the effective date of the City's adoption of the Comprehensive Plan addressing school concurrency, the City shall adopt an ordinance regulating the issuance of development orders based on the availability of public schools at the required Level of Service. This ordinance shall be consistent with the components and provisions outlined in the Interlocal Agreement.

**Policy 1.3.8:** The School District agrees to review and make school concurrency determinations, for a proposed residential development for which an application for a development order is submitted. The review and determination are a four-part process which: a) accepts the residential development applications; b) calculates the development's projected students; c) compares the development's students to projected students within the Five-Year Capital Facilities Plan for Level of Service; and d) issues a determination letter. The complete Development Review Process is contained in the ILA and is incorporated by reference.

**Policy 1.3.9:** School Concurrency within the City of Riviera Beach may be suspended or terminated upon the occurrence certain conditions as enumerated in the ILA.

**Policy 1.3.10:** Upon termination of the Interlocal Agreement the City of Riviera Beach shall initiate a Comprehensive Plan Amendment to terminate school concurrency.

#### **OBJECTIVE 1.4: Facilities Requirements**

To allow for Palm Beach County School District to provide for mitigation alternatives which are financially feasible and will achieve and maintain the adopted level of service standard in each year of the five-year planning period.

**Policy 1.4.1:** Mitigation shall be allowed for those development proposals that cannot meet adopted level of service standard. Mitigation options shall include options listed below for which the School District assumes the operational responsibility and which will maintain the adopted level of service standards for each year of the five-year planning period.

1. Donation of buildings for use as a primary or alternative learning facility;
2. Renovation of existing buildings for use as public school facilities; and/or
3. Construction of permanent student stations or core capacity.



The site plan for buildings being renovated pursuant to number 2 above, that are fifty years of age or older, shall demonstrate that there are no adverse impacts on sites listed in the National Register of Historic Places or otherwise designated in accordance with appropriate State guidelines as locally significant historic or archaeological resources.

**Policy 1.4.2:** Level of service (LOS) standards shall be met within the CSA for which a development is proposed, or by using capacity from adjacent CSAs; otherwise mitigation measures shall be required for development order approval.

## **OBJECTIVE 1.5: Six-Year Capital Improvement Schedule**

*To ensure existing deficiencies and future needs are addressed consistent with the adopted level of service standard.*

**Policy 1.5.1:** The City of Riviera Beach, in coordination with the School District and other local governments, shall annually amend Table 1 of the Capital Improvement Element (School District of Palm Beach County Six-Year Capital Improvement Schedule), to maintain consistency with the School Board's adopted Five Year Plan and to maintain a financially feasible capital improvements program and ensure that level of service standards will continue to be achieved and maintained in each year of the five-year planning period.

**Policy 1.5.2:** The City of Riviera Beach shall consider as committed and existing the public school capacity which is projected to be in place or under construction in the first three years of the School District's most recently adopted Five Year Plan, as reflected in Table 1 (Six Year Capital Improvement Schedule) of the Capital Improvement Element of the City of Riviera Beach's Comprehensive Plan), when analyzing the availability of school capacity and making level of service compliance determinations.

**Policy 1.5.3:** The City of Riviera Beach shall amend Table 1 (Six-Year Capital Improvement Schedule) of the Capital Improvement Element when committed facility capacity is eliminated, deferred or delayed, to ensure consistency with the School District Five-Year Plan.

## **GOAL 2 SCHOOL FACILITY SITING AND DEVELOPMENT COORDINATION**

*It is the GOAL of City of Riviera Beach to maintain and enhance joint planning processes and procedures for coordination of public education facilities for planning and decision-making regarding population projections, public school siting, and the development of public education facilities concurrent with residential development and other services.*

## **OBJECTIVE 2.1: School Facility Siting**

*To establish a process of coordination and collaboration between the County, local governments, and the School District in the planning and siting of public school facilities in coordination with planned infrastructure and public facilities.*

**Policy 2.1.1:** The City of Riviera Beach shall coordinate and provide for expedited review of development proposals with the School District during the development review process to ensure integration of public school facilities with surrounding land uses and the compatibility of uses with schools.

**Policy 2.1.2:** There shall be no significant environmental conditions and significant historical resources on a proposed site that cannot be mitigated or otherwise preclude development of the site for a public educational facility.

**Policy 2.1.3:** The proposed site shall be suitable or adaptable for development in accordance with applicable water management standards, and shall not be in conflict with the adopted or officially accepted plans of the South Florida Water Management District, or any applicable Stormwater Utility or Drainage District.

**Policy 2.1.4:** The proposed location shall comply with the provisions of the Coastal Zone Management Element of the comprehensive plan, if applicable to the site.

**Policy 2.1.5:** The City of Riviera Beach shall encourage the location of schools proximate to urban residential areas by:

- Assisting the School District in identifying funding and/or construction opportunities (including developer participation or City of Riviera Beach capital budget expenditures) for sidewalks, traffic signalization, access, water, sewer, drainage and other infrastructure improvements;
- Providing for the review for all school sites as indicated in Policy 2.1.1 above; and,

**Policy 2.1.6:** The City of Riviera Beach shall coordinate with the School District for the collocation of public facilities, such as parks, libraries, and community centers with schools, to the extent possible, as sites for these public facilities and schools are chosen and development plans prepared.

## **OBJECTIVE 2.2: Intergovernmental Coordination**

*To establish and maintain a cooperative relationship with the School District and municipalities in coordinating land use planning with development of public school facilities which are proximate to existing or proposed residential areas they will serve and which serve as community focal points.*

**Policy 2.2.1:** The City of Riviera Beach shall abide by the “Palm Beach County Interlocal Agreement with Municipalities of Palm Beach County and the School District of Palm Beach County to establish Public School Concurrency”, which was fully executed by the parties

involved and recorded with the Clerk of the Circuit Court of Palm Beach County on January 25, 2001, consistent with ss.163.3177(6)(h)1.and 2. F.S. and 163.3180 F.S.

**Policy 2.2.2:** The Technical Advisory Group (TAG) shall be established by the County, participating local governments, and the School District. The five member TAG will be comprised of a Certified Public Accountant, a General Contractor, a Demographer, a Business Person, and a Planner, nominated by their respective associations as indicated in the Interlocal Agreement to establish Public School Concurrency as aforementioned. The Technical Advisory Group shall review and make recommendations including but not limited to the following:

1. The Capital Facilities Plan;
2. The Ten and Twenty Year work programs;
3. Schools that trigger a School Capacity Study;
4. Concurrency Service Areas boundaries;
5. School District Management Reports; and
6. Operation and effectiveness of the Concurrency Program;
7. Program Evaluation Reports.

**Policy 2.2.3:** The City of Riviera Beach shall provide the School District with annual information needed to maintain school concurrency, including information required for the School District to establish:

1. School siting criteria;
2. Level of service update and maintenance;
3. Joint approval of the public school capital facilities program;
4. Concurrency service area criteria and standards; and
5. School utilization.

**Policy 2.2.4:** The City of Riviera Beach shall provide the School District with its Comprehensive Plan, along with the five-year Land Use and population projections, to facilitate development of school enrollment projections and shall annually update this information. The City of Riviera Beach shall coordinate its Comprehensive Plan and the Future Land Use Map with the School District's long range facilities maps to ensure consistency and compatibility with the provisions of this Element.

**Policy 2.2.4:** The City of Riviera Beach shall advise the School District of a proposed public school site's consistency with the City of Riviera Beach's Comprehensive Plan and land development regulations, including the availability of necessary public infrastructure to support the development of the site.

**Policy 2.2.5:** The City of Riviera Beach shall provide opportunity for the School District to comment on comprehensive plan amendments, rezoning, and other land-use decisions which may be projected to impact on the public schools facilities plan.

**Policy 2.2.6:** The City of Riviera Beach shall coordinate with local governments and the School District on emergency preparedness issues which may include consideration of:

1. Design and/or retrofit of public schools as emergency shelters;
2. Enhancing public awareness of evacuation zones, shelter locations, and evacuation routes;
3. Designation of sites other than public schools as long term shelters, to allow schools to

resume normal operations following emergency events.

### **OBJECTIVE 2.3: Population Projections**

*To establish a joint process of coordination and collaboration between the City of Riviera Beach, Palm Beach County and the School District in the planning and decision making on population projections.*

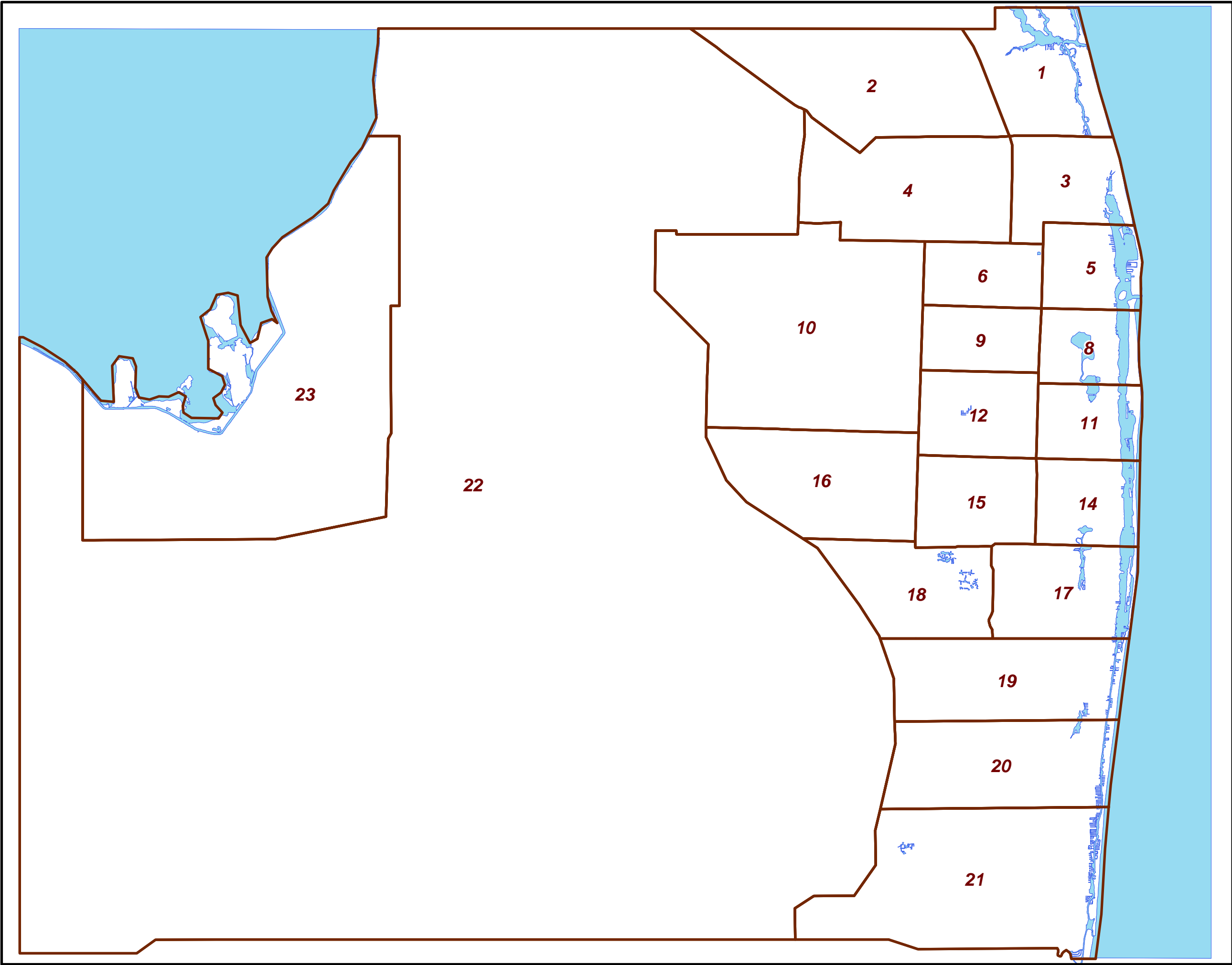
**Policy 2.3.1:** The City of Riviera Beach shall provide updated Land Use maps to the County for the conversion of the BEBR projections into both existing and new residential units and disaggregate these units throughout incorporated and unincorporated Palm Beach County into each CSA, using BEBR’s annual estimates by municipality, persons-per-household figures, historic growth rates and development potential.

**Policy 2.3.2:** The City of Riviera Beach commits working with the School District, as lead data collection and interpretation agency, and Palm Beach County to improve this methodology and enhance coordination with the plans of the School District and local governments. Population and student enrollment projections shall be revised annually by the School District to ensure that new residential development and redevelopment information provided by the municipalities and the County is reflected in the updated projections. The revised projections and the variables utilized in making the projections shall be reviewed by all signatories through the Intergovernmental Plan Amendment Review Committee (IPARC). Projections shall be especially revisited and refined with the results of the most-recent Census. The responsibilities of local governments and the School District on population projections are described in the Interlocal Agreement.






**Policy 2.3.3:** On April 1 and October 1 of each year following the implementation of the ILA, the City of Riviera Beach shall provide the School District with the information regarding the Certificates of Occupancy issued for new residential units. The actual students generated from new residential units will be used in the data and analysis for the annual update of the School District’s Five-Year Capital Facilities Plan.

### **SCHOOL CONCURRENCY MAP SERIES**

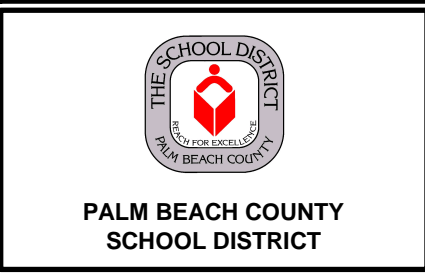
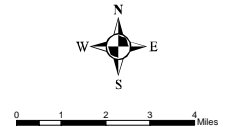
- PS 1.1**        The Concurrency Service Areas (CSA).
- PS 2.1**        School Facility Locations
- PS 3.1**        Planned Additional Capacity (Confirmed *Sites*)
- PS 3.2**        Planned Additional Capacity (Unconfirmed *Sites*)



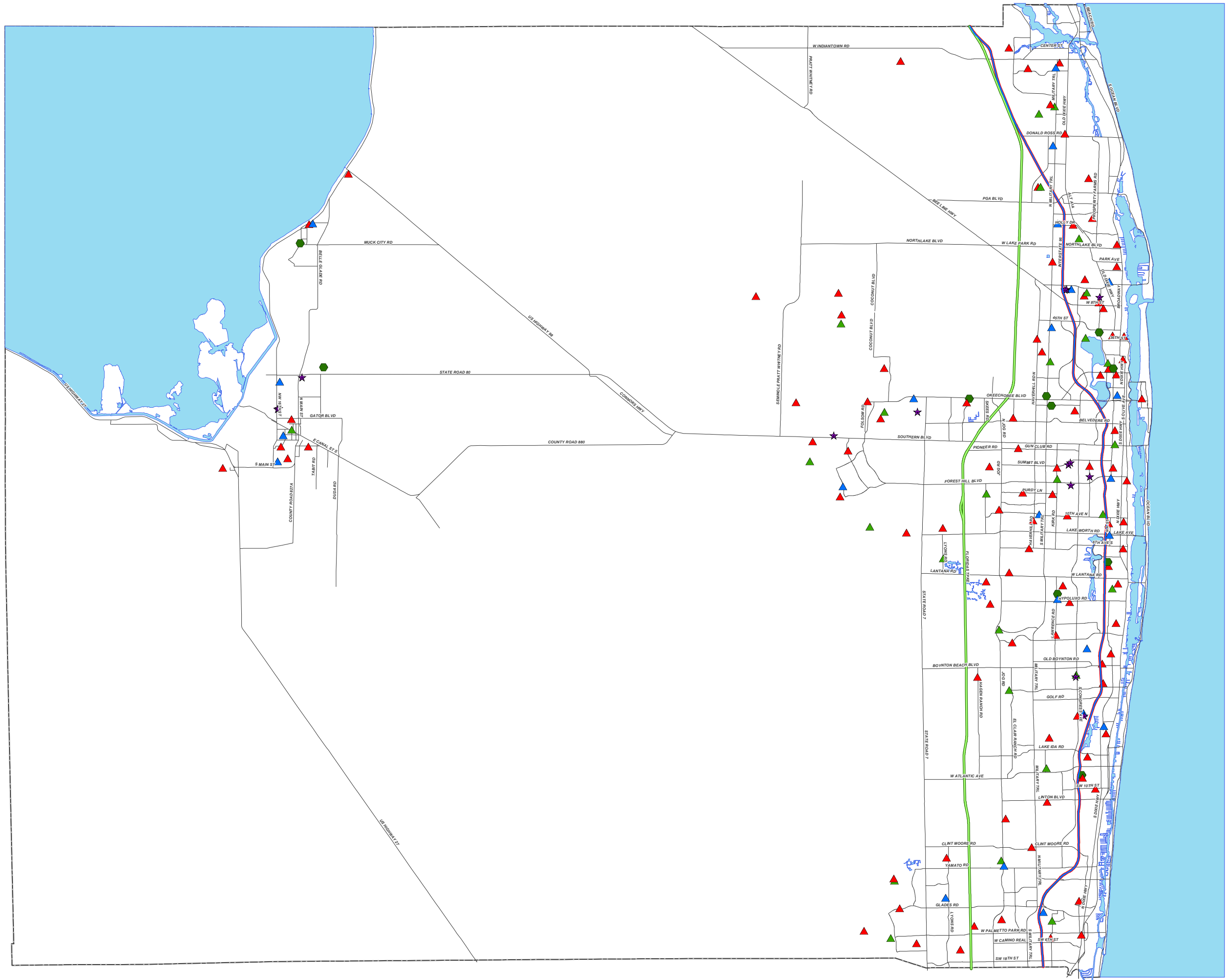
**PS 1.1**  
**CONCURRENCY SERVICE AREAS (CSA's)**

-  Interstate 95
-  Florida's T'Pke
-  Secondary
-  CSA Boundary
-  Water

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Effective Date: 12/18/2002  
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 Contact: PBC Planning Dept.



**PS 2.1**  
**SCHOOL FACILITY LOCATIONS**

- ▲ Elementary Schools
- ▲ High Schools
- ▲ Middle Schools
- ▲ Special Schools
- ★ Ancillary Facilities
- Interstate 95
- Florida's T'Pke
- Secondary
- █ Water

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**PALM BEACH COUNTY  
 SCHOOL DISTRICT**












**PALM BEACH COUNTY  
 COMPREHENSIVE PLAN  
 MAP SERIES**



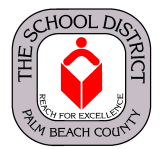
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**PS 3.1  
PLANNED  
ADDITIONAL  
CAPACITY**

-  Planned Elementary Sch.
-  Planned High Sch.
-  Planned Middle Sch.
-  Planned Special Sch.
-  Interstate 95
-  Florida's T'Pke
-  Secondary
-  Water
-  CSA Boundary

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**PALM BEACH COUNTY  
SCHOOL DISTRICT**

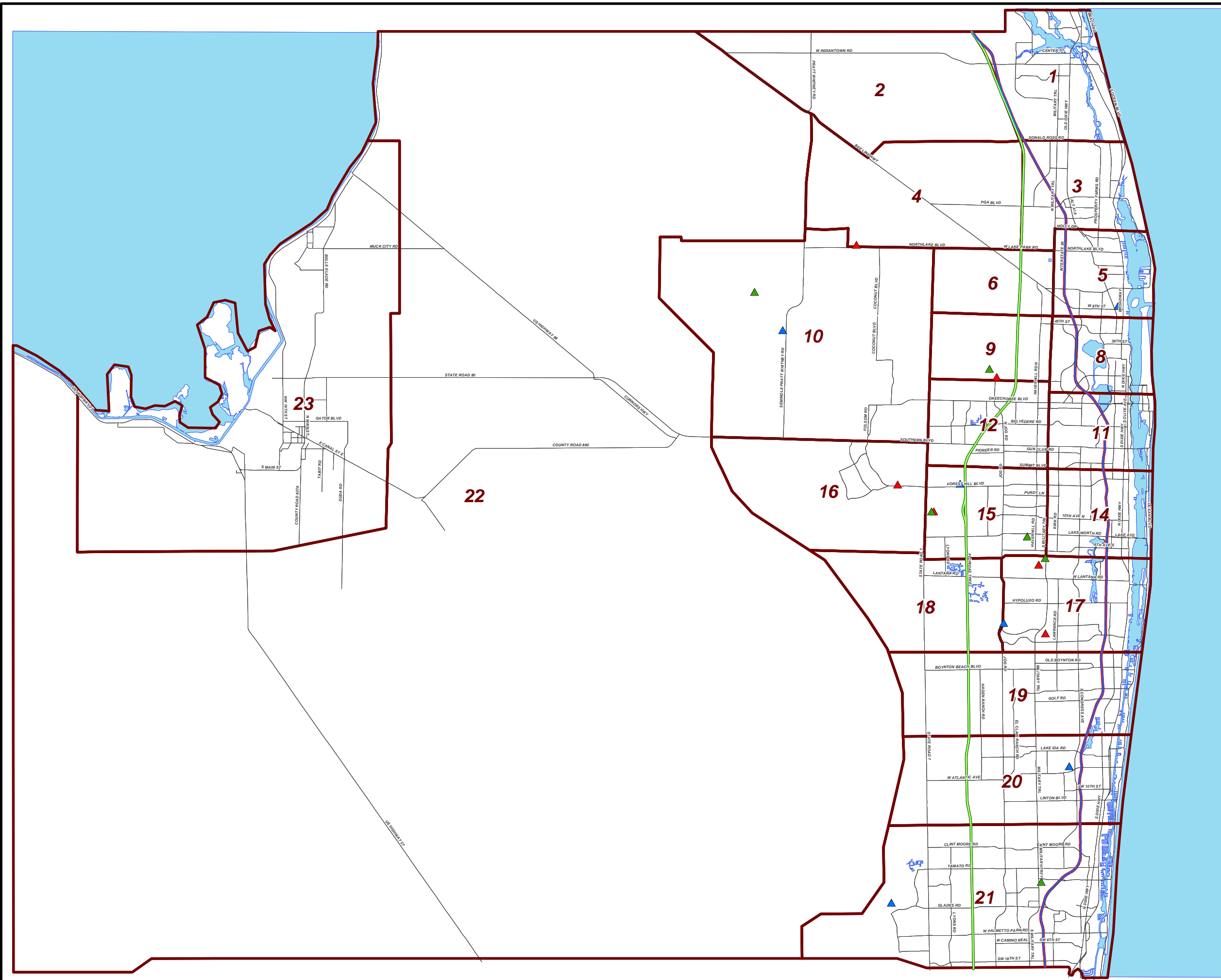


**PALM BEACH COUNTY  
COMPREHENSIVE PLAN  
MAP SERIES**





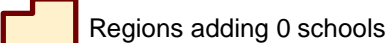
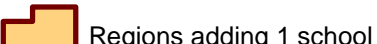
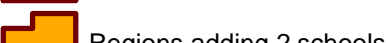


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**PS 3.2**  
**Projected Additional Facility Demand**  
 SY2006/07 - SY2011/12

-  Interstate 95
-  Florida's T'Pke
-  Secondary
-  Water
-  Regions adding 0 schools
-  Regions adding 1 school
-  Regions adding 2 schools

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**PALM BEACH COUNTY**  
**SCHOOL DISTRICT**

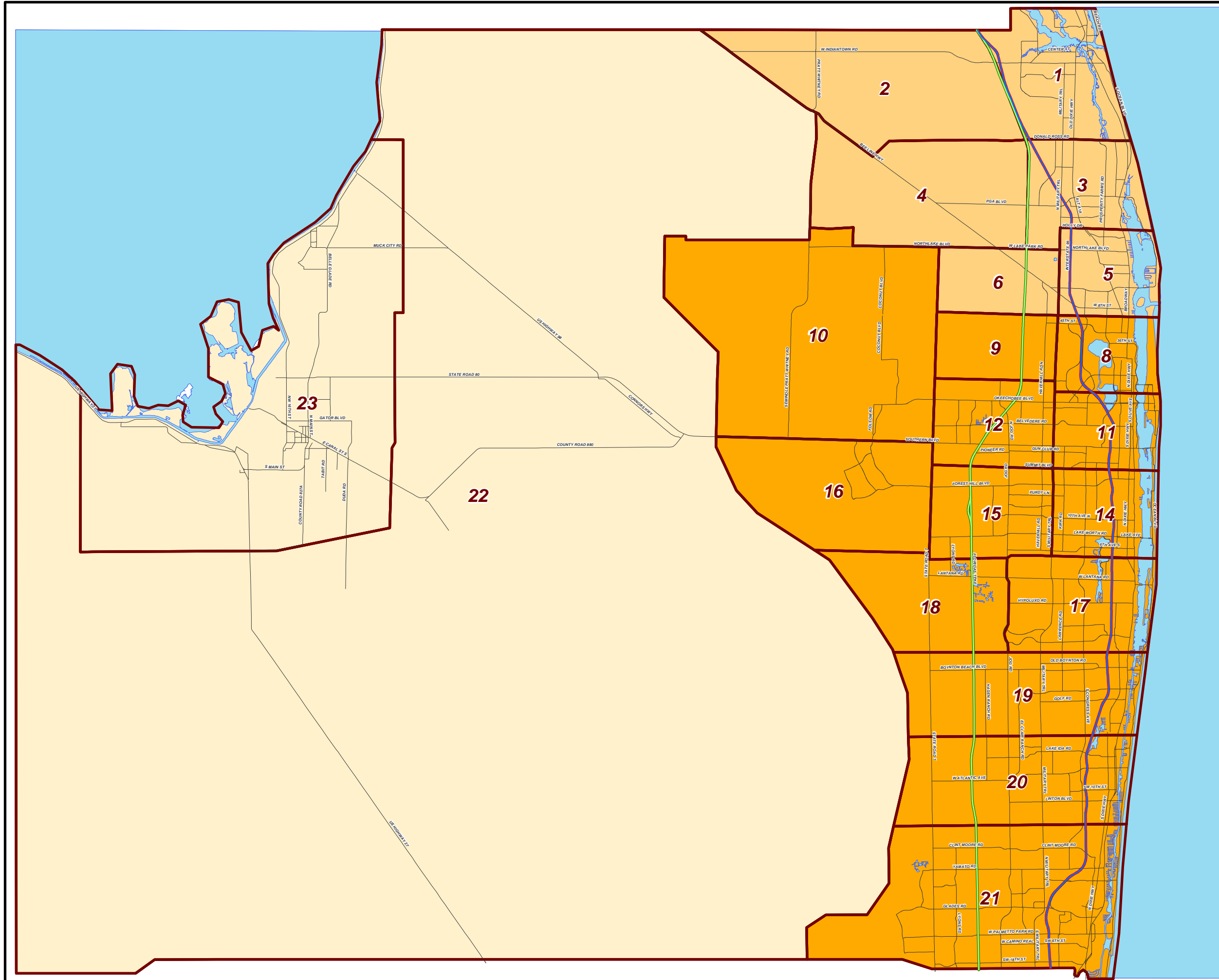


**PALM BEACH COUNTY**  
**COMPREHENSIVE PLAN**  
**MAP SERIES**



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## Attachment A

### 1. District Concurrency Review of Proposed Residential Developments:

- a) Request for school concurrency determinations for a proposed residential development should be submitted by either the applicant or the local government, whichever is specified in the local government's concurrency ordinance.
- b) The applicant of the proposed development shall provide the following: Location, the build-out timeframe, and the number, type and size of all the residential units anticipated to be occupied each calendar year.
- c) The School District agrees to log in by date and time stamp every completed application and agrees that each application shall be proceed in the order they are received.
- d) The School District agrees that it shall review every application and issue its determination to the applicant within fifteen (15) working days of receipt of the application.
- e) The School District may charge the applicant a non-refundable application fee payable to the School District to meet the cost of review.

### 2. Calculate Students – Conversion of Proposed Residential Units to Students:

To determine the proposed development's projected students, the proposed development's projected number and type of residential units for each year shall be converted into projected students for all schools of each type, within the specific CSA using the School District's Student Generation Multiplier as shown in Exhibit D of this Agreement.

### 3. Determine Utilization – Analysis of Enrollment to Capacity for Five years:

The School District shall create a Development Review Table (DRT) for each CSA, and will use the DRT to compare the projected students from proposed residential developments to the CSA's planned growth, enrollment, capacity and utilization (LOS) over the five-year period. The Development Review Table produces a calculation of the Level of Service for each school type in each CSA. Enrollment projections shall be based on the most recently adopted Five-Year Capital Plan and the DRT shall be updated to reflect these projections by November 1<sup>st</sup> of each year.

The Figures in the Development Review Table are explained below.

Figures (1), (2), and (3) are numbers obtained from the Concurrency Service Area Tables (CSA) as shown in the School District Five-Year Capital Facilities Plan. The figures show the CSA's projected 1) enrollment, 2) capacity and 3) utilization.

Figure (4) is the projected number of new residential units in each CSA obtained from the annual disaggregation of residential units countywide, based on historic absorption rates. This established from the Palm Beach County Projected Units Table, as shown in Exhibit E of the Agreement as amended annually.

Figure (5) is the number of students expected from projected new units (Fig.4) multiplied by the student generation multiplier based upon unit type. The multiplier used in the School District's Student Generation Multiplier Table – Approved by the School Board on April 17, 2002, shown in Exhibit D of this Agreement.

Figure (6) is a list new residential developments in the order that each application is received within the CSA.

Figure (7) is a list of the number of annual units expected from each residential develop.

Figure (8) is the list of projected students from new residential development, calculated by type of unit and by school level found in the School District's Student Generation Multiplier Table shown in Exhibit D of this Agreement.

Figure (9) is the total number of students per school type from the proposed residential developments.

Figure (10) is the number of students which is the difference between the total students from new development (Fig.9) subtracted from the expected projected students from new units (Fig.5). If the number is positive the Level of Service (Fig.3) does not change.

Figure (11) is the revised student enrollment by school type determined by the difference in (Fig.10) if it is a negative number; that number of students shall be added to the projected student enrollment (Fig.1).

Figure (12) represents the Level of Service calculated and revised, if needed.

Figure (13) represents the development from adjacent a CSA (if required), recorded in the order that each application is received.

#### 4. The Three-Year Rule

If the Level of service is exceeded, and new capacity in the CSA will be in place or under actual construction in the first three years of the School District's Five-Year Capital Facilities Program, the new capacity will be added to the capacity shown in Figure 2 and the Level of Service will be recalculated.

#### 5. Adjacent CSA Capacity

- 1) If the projected student growth from the residential development causes the adopted LOS to be exceeded in the particular CSA and that type of school and capacity exists in one or more contiguous CSA's, the development shall receive a letter of determination of concurrency. In conducting the review, the School District shall first use the adjacent CSA with the most available capacity to evaluate projected enrollment, and if necessary shall continue to the CSA with the next most available capacity until all adjacent CSA's have been evaluated or the letter of determination of concurrency is issued.
- 2) If a proposed new development in a CSA which has been used to provide capacity for a development in an adjacent CSA causes the LOS to be exceeded, the development in the CSA which used the adjacent CSA's

capacity will be re-evaluated by using the adjacent CSA with the next highest capacity until capacity has been identified or all adjacent CSA's have been evaluated. If there is a capacity in an adjacent CSA, projected enrollment will be moved from the originally used CSA with the next highest available capacity.

- (a) The development in CSA 20 was evaluated using the adjacent CSA with the most capacity for high school students (CSA 19).
- (b) Later, a new development proposal in CSA 19 is submitted for evaluation and there is not enough high school capacity in CSA 19, or adjacent CSA's 17 and 18.
- (c) The previously approved development in CSA 20 will be re-evaluated based on capacity in CSA 21. If the capacity exists in adjacent CSA 21 (2<sup>nd</sup> highest capacity), the projected enrollment from the previous development in CSA 20 will be moved from CSA 19 and added to CSA 21.
- (d) The development in CSA 19 will be re-evaluated based on the new data for that CSA.

#### 6. Issue Letter of Determination of Concurrency.

Letter of Determination of Concurrency shall be issued if the impacts of the proposed development's student growth do not cause the adopted Level of Service (or Tiered LOS) to be exceeded, the Letter of Determination of Concurrency shall indicate the development to be compliance. If the development is not in compliance, the Letter of Determination shall detail why the development is not in compliance and shall offer the applicant the opportunity to enter into the ninety (90) day negotiation period.

# CAPITAL IMPROVEMENTS ELEMENT GOALS, OBJECTIVES AND POLICIES

**GOAL**      *To ensure that adequate service levels are upheld, through the timely provision of public facilities to maintain service levels and accommodate new development, within sound fiscal practices.*

## **OBJECTIVE 1.1: The Annual Capital Improvements Program Process**

*The City shall use the Capital Improvements Element as a means to ensure construction/replacement of capital facilities consistent with the elements of the Comprehensive Plan. The annually reviewed Capital Improvements Element shall be used as the basis for detailing the City's public facility needs and deficiencies, based on current population and future growth, and planning corrective capital projects through a five-year capital improvement program and to ensure that the plan is financially feasible and that the adopted level-of-service standards are achieved and maintained.*

**Policy 1.1.1:** The City Community Development Department shall initiate the annual CIE update and coordinate with all other Departments to insure consistency with the City's annual capital budget.

**Policy 1.1.2:** The City shall continue to adopt a capital budget as part of its annual budgeting process which will form the basis for the annual preparation of a five year capital improvement program.

**Policy 1.1.3:** The City's fiscal policies for directing capital expenditures (new, replacement or renewal) shall give the highest priority to projects that enhance the quality of life for City residents.

In setting priorities, the following additional criteria will be used:

- Ability to finance: financial feasibility, what is the budgetary impact?
- Job and tax base: does it further tourism or other job and tax base goals?
- Leverage potential: does it support or leverage state, federal or other funds?
- Intergovernmental: will the expenditures be coordinated with (or further) or be in conflict with the plans of other public agencies that provide public facilities within the City?
- Preservation for health, safety of the public by eliminating public hazards;
- Elimination of existing deficiencies; and
- Maintenance of adopted level of service standards.

**Policy 1.1.4:** The Schedule of Capital Improvements shall contain a mix of capital expenditures, city-wide in scope that includes projects to eliminate existing deficiencies, to upgrade and replace existing facilities, and to construct new facilities.

**Policy 1.1.5:** In accordance with Policy 1.4.2 pertaining to public school concurrency, and upholding the exceptions detailed therein, prior issuance of a Development Order/Permit for residential development, the School District of Palm Beach County shall determine that the level

of service for public school facilities can be achieved and maintained considering the impact of the proposed development. The necessary public school facilities shall be considered to be in place when sufficient capacity exists in the concurrency service area (CSA) in which the proposed development is located, or an immediately adjacent CSA.

## **OBJECTIVE 1.2: Level of Service and Concurrency**

*City officials shall continue to use the adopted concurrency management system as a basis for reviewing development applications and land use decisions, in order to maintain public facility levels of service as specified in the following policies.*

**Policy 1.2.1:** In determining that the necessary facilities and services shall be in place when the impacts of the development occur, the City shall continue to consider the facilities and services to be in place when:

- a. The construction of the facilities or provision of services is the subject of a binding and guaranteed contract with the City or in the case of public school facilities, the School District of Palm Beach County, that is executed and guaranteed for the time the Development Order is issued;
- b. The phasing and construction of the improvements are made binding conditions of approval of the Development Order or Development Permit;
- c. The necessary facilities or services are under construction and bonded at the time that the Development Order is issued;
- d. The necessary facilities and services are included in the City's Annual Capital Improvement Budget; or, in the case of public school facilities, construction appropriations are specified within the first three years of the most recently approved School District of Palm Beach County Six Year Capital Improvement Schedule, as reflected in Table 1 of this element, which shall reflect the addition of Florida Inventory of School Houses (FISH) capacity for each school as shown in Appendix A, Concurrency Service Area Table.
- e. In accordance with Policy 1.4.2 pertaining to public school concurrency, and upholding the exceptions detailed therein, prior to issuance of a Development Order/Permit for residential development, the School District of Palm Beach County shall maintain minimum level of service standards for public school facilities in accordance with the adopted Interlocal Agreement, and defined in the Public School Facilities Element. In the case of public school facilities, the issuance of Development Orders, Development Permits or development approvals for residential development shall be based upon the School District of Palm Beach County's ability to maintain the minimum level of service standards.

**Policy 1.2.2:** The City shall provide a sanitary sewer collection system with a level of service that accommodates 135 gallons per person per day.

**Policy 1.2.3:** The City shall provide for a solid waste level of service necessary to collect 6 pounds per person per day.

**Policy 1.2.4:** The City shall maintain stormwater level of service that adequately accommodates on-site the first one inch of runoff or runoff from the 3-year, 1-hour storm, whichever is greater. Roadway and parking lot finished elevations shall be at or above the peak stage elevation for the 5-year, 1-day storm event. Building ground floor elevations shall be above the 100-year, 3-day storm stage elevation.

**Policy 1.2.5:** The City shall provide a potable water level of service of 177 gallons per person per day, average level of service at a pressure of 20 psi or more, and a storage capacity of 4,300,000 gallons.

**Policy 1.2.6:** The City shall maintain a park and open space level of service standard of 3 acres per 1,000 population.

**Policy 1.2.7:** The City shall provide a transportation network utilizing the level of service standards of the Countywide Traffic Performance Ordinance.

**Policy 1.2.8:** The City shall continue to monitor impacts on level of service, through implementation of “Article X - Concurrency Management and Public Facility Capacity” of the Land Development Code.

### **OBJECTIVE 1.3: Private Development Financing of Infrastructure**

*The City shall continue to adhere to its policy that development projects should pay their fair share of public improvements based on their impact, through implementation of the following policies:*

**Policy 1.3.1:** The development code shall include a building permit process that continues to require on-site detention and drainage structures acceptable to regional environmental agencies.

**Policy 1.3.2:** The responsibilities of developers in assisting with financing of downtown public improvements shall be determined on a case-by-case basis.

**Policy 1.3.3:** The CRA shall use tax increment financing as a means to help fund capital projects within the downtown and Singer Island redevelopment areas.

**Policy 1.3.4:** The City shall continue to encourage public-private cost sharing of water and sewer main extensions with the expectation that developers contribute to at least 50 percent of the cost except under unique circumstances.

### **OBJECTIVE 1.4: Concurrency**

**Policy 1.4.1:** Through implementation of “Article X - Concurrency Management and Public Facility Capacity” of the Land Development Code, the City shall continue to insure that no development permit shall be issued unless assurance is given that the public facilities necessitated by the project (in order to meet City-adopted level of service standards) shall be in place concurrent with the impacts of development.

**Policy 1.4.2:** For public school facilities, the applicant for a Development Order or Development Permit which includes any residential component shall provide a determination of capacity by the School District of Palm Beach County that the proposed development will meet the public school facilities level of service. A determination by the School District is not required for existing single family legal lots of record.

## **OBJECTIVE 1.5: Coastal High-Hazard Area Expenditures**

*The City shall seek to limit public expenditures that subsidize development in the coastal high hazard areas (CHHA) and are not in the public interest, through implementation of the following policies:*

**Policy 1.5.1:** Redevelopment in the CRA area (both on the mainland and Singer Island) shall be considered in the public interest. However, all infrastructures, public or private, that occurs in the CRA area or other areas located in the CHHA must address and integrate engineering and construction techniques that make structures more disaster-resistant. The City will evaluate its Land Development Code by 2010 to ensure that it contains provisions that will ensure such techniques and construction methods are a requirement of development approval.

**Policy 1.5.2:** Redevelopment in the CRA (both mainland and Singer Island) shall be considered in the public interest, and as such public funding of infrastructure may be permitted.

**Policy 1.5.3:** The City may consider public funding of infrastructure in the Coastal High Hazard Areas where development existed prior to the date of adoption of this plan, and the infrastructure is needed:

- to provide adequate evacuation; or
- to maintain adopted level of service standards; or
- to provide recreational needs or other water-dependent uses; or
- to restore or enhance natural resources; and
- is in the public interest

## **Monitoring and Evaluation**

The Capital Improvements Element shall be reviewed annually and the five-year plan updated annually as part of the City's annual budget process, as set forth above.