



**STAFF REPORT – CITY OF RIVIERA BEACH
R-PUD TEXT AMENDMENT ORDINANCE
PLANNING AND ZONING BOARD – DECEMBER 8, 2016**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, AMENDING CHAPTER 31 OF THE CITY'S CODE OF ORDINANCES ENTITLED "ZONING", ARTICLE V, "DISTRICT REGULATIONS", DIVISION 23, "PUD PLANNED UNIT DEVELOPMENT DISTRICT", SECTION 31-494, "PROPERTY DEVELOPMENT STANDARDS FOR THE R-PUD RESIDENTIAL PLANNED UNIT DEVELOPMENT", IN ORDER TO PROVIDE FOR UPDATED RESIDENTIAL DEVELOPMENT STANDARDS TO PROMOTE CREATIVE DESIGN AND LAND USE; PROVIDING FOR CONFLICTS, SEVERABILITY AND CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

- A. Applicant:** Mediterranea Palm Property Subsidiary, LLC.
- B. Request:** To amend the property development standards provided within the Residential Planned Unit Development (R-PUD) Zoning District (City Code Section 31-494) to promote and accommodate flexible building design and land use options.
- C. Location:** R-PUD Zoning District.
- D. Property Description and Uses:** N/A
- E. Adjacent Property Description and Uses:** N/A
- F. Background and Staff Analysis:** The existing property development standards for the Residential Planned Unit Development (R-PUD) Zoning District were established in 1982 by Ordinance No. 2152. Only minor amendments to the original language occurred in 1983 (Ordinance No. 2213) and in 1999 (Ordinance No. 2800). In essence, the development standards for the R-PUD Zoning District have not been revisited for over 30 years.

New development trends and community creation strategies have been popularized over that time period and it is essential that the City considers modifying outdated development standards in order to foster continued community growth and reinvestment. The goal of this amendment is to provide property owners and developers with the opportunity to create unique residential developments with a variety of housing types and configurations.

Please note, that existing development review and approval requirements, such as Planning and Zoning Board and City Council review and approval of all site plan development proposals will remain in full effect.

- G. Recommendation:** City staff recommends approval of the proposed ordinance language.

Proposed additions are underlined and deletions are shown in ~~strikethrough~~ format:

Sec. 31-494. - Property development standards for the R-PUD residential planned unit development.

The property development standards in the R-PUD residential planned unit development are as follows:

- (1) Single-family detached. The standards are the same as RS-5 single-family dwelling district in section 31-118.
- (2) Cluster housing, such as patio homes, townhouses, zero-lot lines, ~~etc.~~, and multifamily structures. The property development standards are:
 - a. Minimum lot size:
 - 1. Patio homes (attached, detached or on zero lot line): ~~4,500~~ 2,400 square feet.
 - 2. Townhouses: ~~4,800~~ 700 square feet.
 - b. Minimum lot width:
 - 1. Patio homes (attached, detached or on zero lot line): ~~45~~ 25 feet.
 - 2. Townhouses: ~~25~~ 15 feet.
 - c. Maximum height: 35 feet, or three stories.
 - d. Minimum floor areas:

1.	Efficiency	400 square feet
2.	One-bedroom	525 square feet
3.	Two-bedroom	800 square feet
4.	Three-bedroom	1,000 square feet
5.	More than three bedrooms	1,000 square feet

With 100 square feet for each additional bedroom.

- e. Distance between buildings:
 - 1. ~~Ten-Five~~ foot minimum ~~without window openings~~.
 - 2. ~~Twenty feet if at least one wall has window openings~~.
- f. Setbacks: There are no required setbacks or yards except for the following:
 - 1. All setbacks shall be approved by the planning board and city council through the site plan review process.
 - 2. There shall be a setback or yard of not less than 25 feet in depth abutting all public road rights-of-way within or abutting a planned unit development district.
 - 3. There shall be a peripheral setback from boundary lines of the PUD of not less than 25 feet in depth. Except for accessways, no portion of this peripheral setback may be used for parking or other vehicular use area.
- (3) Each dwelling unit or other permitted use shall have access to a public street, either directly or indirectly via a private approach road, pedestrian way, court or other area dedicated by common easement guaranteeing access. Permitted uses are not

necessarily required to front on a dedicated road. The city shall be allowed access on privately owned roadways, easements and common open space to ensure the police and fire protection of the area, to meet emergency needs, to conduct city services, and to generally ensure the health and safety of the residents of the planned unit development.

- (4) Density: The overall gross residential density in R-PUD shall not exceed 15 dwelling units per acre. The maximum permitted density is 30 units per acre for hotel/motel and/or independent and assisted living units.
- (5) Groupings: The total length of any townhouse structure shall not exceed ~~six~~ twelve units. No more than four consecutive units shall have the same front setbacks or front building line, in order to promote unique development design.

(Ord. No. 2152, § 3(B)(23.AA-23.IV.A), 3-17-82; Ord. No. 2213, § 1, 9-21-83; Ord. No. 2800, § 2, 1-20-99)