



**CITY OF RIVIERA BEACH, STAFF REPORT
PRINCIPAL ARTERIAL DESIGN STANDARDS OVERLAY
CITY COUNCIL MEETING – APRIL 18, 2018**

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 VI, "SUPPLEMENTAL DISTRICT REGULATIONS", SECTION 31-551, "PRINCIPAL ARTERIAL COMMERCIAL DESIGN STANDARDS OVERLAY", TO AMEND EXISTING OBJECTIVES, APPLICABILITY, AND OVERLAY DISTRICT DELINEATION, AND TO ENACT NEW REGULATIONS FOR THE APPEARANCE OF BUILDINGS, STRUCTURES, LANDSCAPE DESIGN, BUFFER STANDARDS, AND SIGNAGE; PROVIDING FOR CONFLICTS, SEVERABILITY AND CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

A. Applicant: City initiated process.

B. Request: To amend the City's existing Principal Arterial Commercial Design Standards Overlay in order to revise current objectives and applicability, while strengthening existing architectural standards, improving signage options and also adding additional landscaping requirements.

C. Location: The delineation of the district is proposed to impact real property adjacent to any of the following roadways:

- (1) Dr. Martin Luther King Jr. Boulevard.
- (2) President Barack Obama Highway.
- (3) Blue Heron Boulevard.
- (4) Broadway (U.S. Highway No. 1).
- (5) 13th Street.
- (6) Military Trail.
- (7) Congress Avenue.
- (8) Australian Avenue.

D. Background and Staff Analysis: The City's Principal Arterial Commercial Design Standards Overlay District was originally approved by Ordinance No. 2833 in 1999. Since that time, discussions at various public meetings have indicated that additional development guidelines for building construction along the City's most prominent roadways should be considered. The City Council enacted a moratorium for development along Blue Heron Boulevard and US1 (Broadway) in order to provide additional time to review existing development criteria (Ordinance No. 4091). City staff members believe that the recommended ordinance amendments will help to satisfy the desires of the community and City Council.

E. Recommendation: City staff recommends approval of this ordinance.