



**STAFF REPORT – CITY OF RIVIERA BEACH
FILLING STATION (GAS STATION) BUFFER ORDINANCE
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 1, "IN GENERAL", SECTION 31-1 "DEFINITIONS" AND ARTICLE VI, "SUPPLEMENTAL DISTRICT REGULATIONS", BY CREATING A NEW SECTION [31-560], ENTITLED "REGULATIONS FOR FILLING STATIONS", (AKA GAS STATIONS), IN ORDER TO PROVIDE AND AMEND DEFINITIONS, AND TO PROVIDE SEPARATION REQUIREMENTS BETWEEN FILLING STATIONS TO PROMOTE DIVERSIFIED DEVELOPMENT PATTERNS WITHIN THE CITY; PROVIDING FOR CONFLICTS, SEVERABILITY AND CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

- A. Applicant:** City initiated process.
- B. Request:** To create a separation requirement of 1000 feet between existing filling stations (gas stations) and new filling stations in order to promote diversified development patterns throughout the City.
- C. Location:** Citywide.
- D. Background and Staff Analysis:** Filling stations provide for the retail sale of automotive fuels and do not include private fueling areas for fleet services or similar. There are currently +/-17 filling stations operating within the City or Riviera Beach. This equates to roughly 2 filling stations per square mile. In comparison, North Palm Beach has approximately 7 filling stations (1.9 per square mile) and Palm Beach Gardens has 13 filling stations (0.24 per square mile). The prevalence of filling stations, especially along major arterial roadways, may jeopardize the ability of the City to promote diversified development patterns and to provide for a variety of business uses.
- City staff has frequently received inquiries on developing new filling stations, most often along the Blue Heron and Broadway corridors. Requiring a separation of 1000 feet between existing and newly proposed fueling stations would restrict the locations available for development of new fueling stations and preserve land for other developments and uses. An exemption to this requirement has been provided for a 2000 foot radius originating from the intersection point of the Interstate 95 and Blue Heron Boulevard roadways (see attached map). The intent of this exemption is to provide opportunity to construct filling stations within close proximity of Interstate 95, which is an integral hurricane evacuation route.
- E. Recommendation:** City staff recommends approval of this ordinance.