

# 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 01-5-0055~~ 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

**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.

## **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.