



**CITY OF RIVIERA BEACH, STAFF REPORT
TEXT AMENDMENT REQUEST: OFF-STREET PARKING
APRIL 19, 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 AMENDING ARTICLE VII, "OFF-STREET PARKING AND LOADING", SECTION 31-577, "OFF-STREET PARKING RATIOS"; IN ORDER TO ADD DEFINITIONS FOR AND ASSOCIATED WITH AFFORDABLE HOUSING, LOW INCOME HOUSING, WORKFORCE HOUSING AND SIMILAR; AND TO PROVIDE SPECIFIC PARKING RATIOS FOR THE ABOVEMENTIONED USES; PROVIDING FOR CONFLICTS, SEVERABILITY AND CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

- A. Applicant:** Millennia Housing Development, LTD (hereinafter Millennia).
- B. Request:** To amend the City's land development regulations to add new definitions and to require a ratio of one parking space required per unit for an affordable multi-family housing community that has or will have a long-term affordability restriction.
- C. Location:** The City's land development regulations have a citywide impact. As proposed, this amendment would impact residential properties with affordability restrictions.
- D. Background and Staff Analysis:** The applicant, Millennia, is currently the acting property manager for the Stonybrook Apartments, located at 1555 Dr. Martin Luther King Jr. Blvd. Millennia desires to purchase the development from the current owners, GMF Stonybrook, LLC and has proposed significant site renovations, including a new 4,482 square foot community building with office as well as renovations for all existing units.

The Stonybrook Apartments were constructed in 1972 and the City's parking regulations (Off-Street Parking Ratios) were implemented in 1982, and amended from time to time thereafter. This has caused the Stonybrook Development to have an inadequate number of parking spaces as originally constructed in accordance with current codes and the City would consider this property to be legally non-conforming. The current renovation proposal and construction of a new community center would require the development to come into conformity with current City Codes, including parking ratios.

The current automobile parking space ratio for residential uses is two parking spaces per unit. In summary, this proposal would create a new code definition for affordable housing and also require a parking ratio of one automobile parking space per residential unit.

- E. Recommendation:** City staff recommends board consideration of the proposed ordinance.