



CITY OF RIVIERA BEACH – MEMORANDUM

TO: HON. MAYOR, CHAIRPERSON AND CITY COUNCIL

THROUGH: JONATHAN EVANS, CITY MANAGER, MPA, MBA, ICMA-CM

FROM: CLARENCE SIRMONS, DEVELOPMENT SERVICES DIRECTOR

SUBJECT: **DRIVE-THROUGH FACILITY TEXT AMENDMENT, ZA-19-02**

DATE: SEPTEMBER 19, 2020

CC: GENERAL PUBLIC

Background:

This proposed zoning text amendment is a privately initiated request from Riviera Partners, LLC. The request would amend Sec. 31-1, Definitions, and Sec. 31-551, Principal arterial design standards overlay, of the City's Code of Ordinances to: 1) add a definition for a restaurant and drive-through facility; and 2) remove the location criteria that requires a 500-foot separation for developments with drive-up facilities. Although this proposal would delete the existing 500-foot separation requirement, please note that a Special Exception approval would still be required for any new restaurant with drive-through.

Although the proposed amendment is not site specific and would have global impact, Riviera Partners, LLC., initiated this request following their purchase of a vacant parcel of land identified by parcel control number 56-43-42-30-37-003-0000 located east of and adjacent to 1710 W. Blue Heron Blvd. The applicant purchased this land around May of 2018, with the intent to develop the property for a commercial or retail end user but has been unable to find a tenant for this space. The subject amendment would allow the owner to propose a restaurant with drive-through on this property, requiring a future Site Plan and Special Exception approval from the City Council in order to proceed. Without this text amendment, the owner would not be able to apply for a restaurant with drive-through due to the 500-foot separation requirement, since a restaurant with drive-through (Taco Bell) is currently located at 1710 W. Blue Heron Blvd.



Citywide Goal:

The City-wide Goal is to Build Great Neighborhoods.

Budget/Fiscal Impact:

N/A

Recommendation(s):

The Planning and Zoning Board reviewed the proposed text amendment request on February 13, 2020, and recommended approval to the City Council.

City staff recommends that the City Council consider this text amendment proposal.

Attachment(s):

1. Ordinance No 4149, Drive-Through Amendment 08.19.2020
2. Staff Report, Drive-Through Amendment 02.13.2020
3. P&Z Board Meeting Minutes 02.13.2020