



**CITY OF RIVIERA BEACH STAFF REPORT
APPLICATIONS ZA-21-05/LU-21-05**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, APPROVING ZONING MAP AMENDMENT (ZA-21-05) FROM THE CITY OF RIVIERA BEACH REQUESTING A ZONING MAP AMENDMENT FROM AN INDUSTRIAL PUD (I-PUD) DISTRICT DESIGNATION TO A “CF” COMMUNITY FACILITIES DISTRICT DESIGNATION FOR PROPERTY KNOWN AS 2129 NORTH CONGRESS AVE, IDENTIFIED BY PARCEL CONTROL NUMBER 56-43-42-30-16-000-0080, FOR THE NEW LIBRARY FACILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, APPROVING THE APPLICATION (LU-21-05) FROM THE CITY OF RIVIERA BEACH REQUESTING A FUTURE LAND USE MAP AMENDMENT FROM A INDUSTRIAL (IND) DESIGNATION TO A COMMUNITY FACILITIES DESIGNATION FOR PROPERTY KNOWN AS 2129 NORTH CONGRESS AVE, IDENTIFIED BY PARCEL CONTROL NUMBER 56-43-42-30-16-000-0080, FOR THE NEW LIBRARY FACILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

A. Applicant: City of Riviera Beach

B. Request: The applications before you include a request to rezone the property at 2129 North Congress Ave from Industrial PUD (I-PUD) to Community Facilities (CF), and a request to change the future land use from Industrial to Community Facilities for the new Library Facility.

C. Location: The subject property is located at 2129 North Congress Ave, identified by Parcel Control Number 56-43-42-30-16-000-0080 (See also Location Map at end of document.)

D. Property Description and Uses:

Parcel Control Number: 56-43-42-30-16-000-0080

Parcel Size: 1.37 ACRES

Existing Use: City Library

Zoning: I-PUD

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Future Land Use: Industrial

E. Adjacent Property Description and Uses:

North: Gas station/convenience store

South: Office

East: USPS

West: Industrial

F. Background:

The City has been in the process of investing in and upgrading all of the public safety facilities and many of the other community facilities in response to critical facility needs. The City is also evaluating all city owned properties and undergoing a comprehensive re-zoning of those facilities to Community Facilities if they are not already so designated. The acquisition of this property and subsequent redevelopment of the building for use as the new City Library is part the overall effort. This site was previously used as an office but with the redevelopment as the Library it will now serve as a community facility for years to come. These applications for re-zoning and future land use map change are part of the Library project build out, and are in a way housekeeping.

G. Staff Analysis:

Proposed Use: The proposed use is the new Library facility which was developed as part of the overall City effort of upgrading public safety facilities.

Zoning Regulations: The Community Facility (CF) Zoning District (Section 31-421) is intended to encompass land owned and/or administered by the city or other governmental or public agencies for purposes of providing public service. This application set requests a rezoning to Community Facilities.

Comprehensive Plan: The proposed project is consistent with the City's Comprehensive Plan for providing public services. This permit set includes a request to change the future land use to Community Facilities to correspond with the long term use of this site now that the City has acquired it.

Uses: The proposed use is a permitted use per Section 31-422.

Compatibility: The proposed development of this property is compatible with adjacent development. The immediate area is characterized by a mix of uses including industrial, commercial, and institutional.



Levels of Service: Customary services such as water, sewer, roads and garbage collection are available to the site.

Landscaping: This site is developed and has existing landscaping.

Lighting: Lighting is existing.

Parking/Traffic: Site access is proposed via the existing driveway.

H. Recommendations:

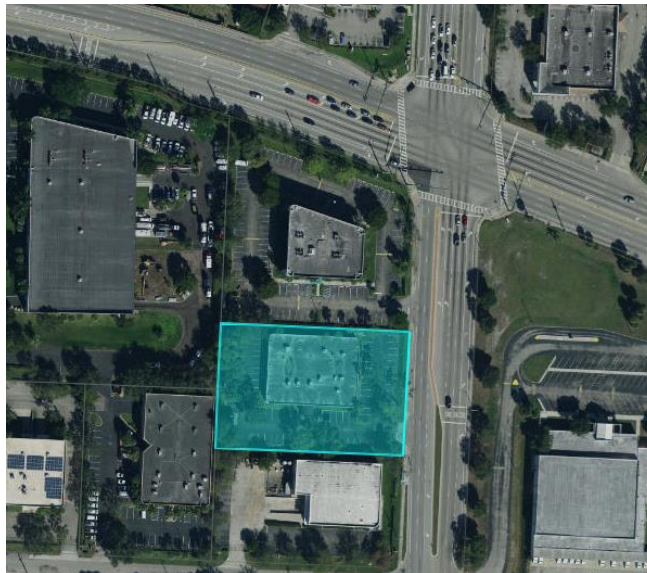
ZA-21-05

Staff recommends Approval of the application (ZA-21-05) from the City of Riviera Beach requesting a zoning map amendment from an “I-PUD” Industrial PUD district designation to a “CF” Community Facilities district designation for approximately 1.37 acres of property known as 2129 North Congress Ave, identified by Parcel Control Number 56-43-42-30-16-000-0080; and providing for an effective date.

LU-21-05

Staff recommends Approval of the application (LU-21-05) from the City of Riviera Beach requesting a future land use map amendment from a industrial designation to a community facilities designation for 1.37 acres of property known as 2129 North Congress Ave, identified by Parcel Control Number 56-43-42-30-16-000-0080; and providing for an effective date.

Location Map



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