



**CITY OF RIVIERA BEACH STAFF REPORT, RZ-15-01
RIVIERA BEACH HEIGHTS COMMUNITY CENTER
PLANNING AND ZONING BOARD – JANUARY 14, 2016**

AN ORDINANCE AMENDING THE ZONING DESIGNATION OF THREE PARCELS OF LAND (PARCEL CONTROL NUMBERS: 56434233080000310, 56434233090000520, AND 56434233090000510) ASSOCIATED WITH THE RIVIERA BEACH HEIGHTS COMMUNITY CENTER (SP-15-15), FROM RS-8 SINGLE FAMILY DWELLING DISTRICT TO COMMUNITY FACILITY ZONING DISTRICT.

A. Applicants: City of Riviera Beach.

B. Request: To rezone three vacant parcels to accommodate the development of a 3,500 square foot multi-purpose community center (see attached zoning map).

C. Location: The community center is proposed at the northeast corner of West 4th Street and Avenue 'G'. Overflow parking is proposed at the southwest corner of West 5th Street and Avenue 'G'.

D. Property Description and Uses: The subject property description / uses are as follows:

Parcel Control Numbers: 56-43-42-33-09-000-0520; 56-43-42-33-09-000-0510 & 56-43-42-33-08-000-0310

Parcel Size: +/- 0.22; 0.23; 0.11 Acres (0.56 Total Acres)

Existing Use: Vacant.

Zoning: RS-8 Single Family Dwelling District
(Proposed Amendment to Community Facility)

Future Land Use: Single Family Residential
(Proposed Amendment to Community Facilities)

E. Adjacent Property Description and Uses:

North: Single Family Residences / Vacant Property, RS-8 Zoning Designation.

South: Single Family Residences, RS-8 Zoning Designation.

East: Single Family Residences, RS-8 Zoning Designation.

West: Single Family Residences, RS-8 Zoning Designation.

F. Background:

In order to accommodate the Riviera Beach Heights Community Center Project (SP-15-15), the current land use and zoning designation must be amended from a single family residential designation to a community facility designation. Please note that a Community Meeting was held on December 9, 2015 at 6:30 PM within the City's Public Services Complex; meeting minutes have been attached.

G. Staff Analysis:

Proposed Use: A +/- 3,500 square foot multi-purpose community center.

Zoning Regulations: The zoning designation and map shall be amended to CF – Community Facility in order to accommodate this use.

Comprehensive Plan: The future land use designation and map shall be amended to CF – Community Facilities in order to accommodate this use.

Levels of Service: See Staff Report SP-15-15.

Landscaping: See Staff Report SP-15-15.

Parking/Traffic: See Staff Report SP-15-15.

H. Recommendation: Staff recommends approval of the proposed zoning amendment from RS-8 Single Family Dwelling District to CF – Community Facilities.