MEMORANDUM

To: Council Members

From: Staff

Date: April 18, 2014 Council Meeting

Subject: Local Government Comprehensive Plan Review
Draft Amendment to the City of Riviera Beach Comprehensive Plan
Amendment No. 14-1ESR

Introduction

The Community Planning Act, Chapter 163, Florida Statutes, requires that the Treasure Coast Regional Planning Council (TCRPC) review local government comprehensive plan amendments prior to their adoption. TCRPC comments are limited to adverse effects on regional resources and facilities identified in the Strategic Regional Policy Plan (SRPP) and extrajurisdictional impacts that would be inconsistent with the comprehensive plan of any local government within the Region. TCRPC must provide any comments to the local government within 30 days of the receipt of the proposed amendments and must also send a copy of any comments to the State Land Planning Agency.

The amendment package from the City of Riviera Beach includes one change to the Future Land Use Map of the comprehensive plan. This report includes a summary of the proposed amendment and TCRPC comments.

Summary of Proposed Amendment

The proposed amendment is to change the Future Land Use designation from Industrial to Community Facility on a 13.3-acre site located at 1481 15th Street. The city is proposing this amendment to allow the development of a new public service complex for police, fire, and public works departments, and a new emergency operations center. Adjacent properties to the north, east, and south of the subject property are designated Industrial. A 60-foot wide drainage canal is directly adjacent to the west side of the property. The land west of the drainage canal is designated Single Family Residential.

The subject property is currently developed with an industrial office and warehouse facility. The city intends to renovate the existing buildings. The main building will be converted to the new police facility, fire station with offices, and emergency operations center. The buildings located on the southeast side of the property will be converted to the new public works offices,
maintenance bays, and storage. The entire site will be fenced and gated with limited access. Public parking spaces are located on the south side of the property and parallel parking is available along Avenue R on the west side of the property. The city staff report indicates the new public service complex will be compatible with the surrounding parcels and uses.

Extrajurisdictional Impacts

The proposed amendment has been circulated by the Palm Beach County Intergovernmental Plan Amendment Review Committee Clearinghouse Coordinator. No extrajurisdictional impacts have been identified.

Regional Impacts

No adverse effects on significant regional resources and facilities have been identified.

Conclusion

The proposed amendment is consistent with the SRPP.

Recommendation

Council should approve this report and authorize its transmittal to the City of Riviera Beach and the Florida Department of Economic Opportunity.

Attachments
List of Exhibits

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Exhibit 1
General Location Map

City of Riviera Beach
Exhibit 3
Land Use Change Map

Before

After

Public Safety Complex
Land Use Change
Exhibit A

13.3 Acres