

6. A RESOLUTION OF THE COMMUNITY REDEVELOPMENT BOARD OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, APPROVING AN 2011 AMENDMENT TO THE ADOPTED COMMUNITY REDEVELOPMENT PLAN; SUBMITTING SAID AMENDMENT TO THE CITY OF RIVIERA BEACH FOR ITS CONSIDERATION; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.
(ATTACHMENT - # 6)



Riviera Beach Community Redevelopment Agency

Staff Report: Review of Amended Redevelopment Plan 2010

Meeting Date: June 22, 2011

CRA Planning Director: Scott Evans, AICP

Summary / Background: The CRA engaged Treasure Coast Regional Planning Council to update its CRA Plan, Land Development Regulations, and to prepare Comprehensive Plan amendments to accommodate the new plan. The CRA Plan is the guidebook for redevelopment, simply put the CRA Plan describes what redevelopment the CRA would like to occur, how it will be implemented and to some extent how that redevelopment will be financed through capital projects. Additionally, since the CRA Plan is a guide, the ideas and plan set forth within it are frameworks. To implement a new vision for redevelopment, the CRA plan draws heavily upon the Citizen's Master Plan which outlines the vision for redevelopment.



Timeline:

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|----------------------|---|
| October 20-26, 2007: | Riviera Beach Community Redevelopment Area Charrette |
| February 13, 2008: | Riviera Beach Citizens Master Plan and Charrette Report Approved by the CRA. |
| October 26, 2009: | Draft: CRA Plan, Comprehensive Plan Amendments, and Land Development Regulations for the CRA reviewed by the Community Redevelopment Agency |
| November 12, 2009: | Draft: CRA Plan, Comprehensive Plan Amendments, and Land Development Regulations for the CRA reviewed by the Planning and Zoning Board |
| October 6, 2010 | Comprehensive Plan Amendments approved by the City Council and transmitted to the Department of Community Affairs |

October 14, 2010	CRA Plan reviewed by Planning and Zoning Board. P&Z Board voted to recommend approval of the plan finding that it is in compliance with the amended Riviera Beach Comprehensive Plan.
November –March:	Plan adoption delayed pending outcomes of voter initiated changes to City Marina Property which impacted the Redevelopment Area Initiatives and Planning.
April – May 2011:	CRA Board of Commissioners approves loan for 25 million for capital projects in the Redevelopment Area, CRA Plan projects updated.
June 2011:	CRA Plan presented to Community Redevelopment Agency for approval and transmittal to City Council for final approval.
July 2011:	CRA Plan presented to the Local Governing Body (City Council) for final approval in accordance with State Statutes.

Summary of Changes:

- Redevelopment needs to be considered on an incremental block by block basis; everything cannot be done at once
- The CRA district is divided into sections and strategies are provided for each section.
- Provide policies that will promote a variety of housing options within the CRA
- Create a pedestrian friendly environment and an enhanced transportation network
- Provide open public space
- Ensure waterfront access
- Encourage economic development & redevelopment
- Provide samples of development to guide future development proposals
- Identify and plan for short term and long term Capital Improvement and Redevelopment Initiatives for the CRA
- Finite development details for properties have been removed from the plan to allow more flexibility from the 2001 plan. New Land Development Regulations have been created to guide new development without requiring CRA Plan amendments for each project.
- Concepts for the Marine District have been developed within the plan. They do not represent exactly what will be developed however they present a framework

to guide the development of a final site plan. For example, the development of the plan for Rybovich at the Marina (which was not ultimately realized) utilized these concepts as a starting point, and the current design under development by C3TS also started with the base planning principles and concepts found in the Plan.

- Provide principles and guidelines to ensure that redevelopment occurs in a logical manner that continues to enhance the environment and promotes future continued growth.
- The Plan has been updated to reflect the US-1 Improvements negotiated with the DOT which provide a landscaped median along the center of US-1 with the ability to add on-street parking on a block by block basis as the blocks are redeveloped.

New Land Development Regulations:

As a part of implementing the vision from the Citizens Master Plan, TCRPC, City & CRA Staff have developed new Land Development Regulations that specifically define how development should be planned, and how it should look, including building placement, setbacks, height regulations and design controls. The new regulations will replace existing zoning regulations in the City's Code of Ordinances, and will be reviewed by both the CRA Commission and the City Council at a future meeting.

CITY OF RIVIERA BEACH COMMUNITY REDEVELOPMENT AREA



Draft Land Development Regulations
October 20, 2009

Planning and Zoning Board Recommendation: The Planning and Zoning Board met on October 14, 2010, and voted to approve the amended CRA Plan, finding that it is in compliance with the Riviera Beach Comprehensive Plan. Final approval of the plan was delayed pending the outcome of voter initiated changes to the Marine District.

CRA Staff Recommendation: The CRA is developing the implementation plans for the redevelopment initiatives of the new redevelopment plan with Song & Associates and C3TS Inc., and hopes to begin the first elements of the Marine District South and Riviera Beach Heights projects in the Fall of 2011. Staff recommends the Commission passes the resolution to approve a new CRA Plan for the Riviera Beach Community Redevelopment Area.

RESOLUTION NO. 2011 ____

A RESOLUTION OF THE COMMUNITY REDEVELOPMENT BOARD OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, APPROVING AN 2011 AMENDMENT TO THE ADOPTED; COMMUNITY REDEVELOPMENT PLAN; SUBMITTING SAID AMENDMENT TO THE CITY OF RIVIERA BEACH FOR ITS CONSIDERATION; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Riviera Beach Community Redevelopment Agency (CRA), the City of Riviera Beach ("City"), and the Treasure Coast Regional Planning Council (TCRPC) entered into an Interlocal Agreement to modify the Community Redevelopment Plan and prepare related Comprehensive Plan Amendments and Land Development Regulations; and

WHEREAS, TCRPC, has prepared a proposed amendment to the adopted CRA designated as the Amended 2011 Plan ("Plan"); and

WHEREAS, public meetings have been held in compliance with Section 163.361, Florida Statutes including the Citizens Charrette hosted by TCRPC, City, and CRA in October 2007; and

WHEREAS, the CRA submitted the Plan to the City's Planning and Zoning Board which serves as the Local Planning Agency to determine if the Plan was consistent with adopted Riviera Beach Comprehensive Plan; and

WHEREAS, the Local Planning Agency, held a public meeting on October 6, 2010, and voted to recommend approval of the Plan finding it in conformity with Riviera Beach Comprehensive Plan; and

WHEREAS, staff recommends that the Community Redevelopment Agency approve the Plan for submittal to the City Council of the City of Riviera Beach.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY THAT:

SECTION 1. The Community Redevelopment Agency, having received the comments from the public and approval by the Planning and Zoning Board acting as the Local Planning Agency, recommends approval of the attached 2011 Amendment to the Community Redevelopment Plan Amendment and submission to the Riviera Beach City Council.

SECTION 2. Should any one or more of the provisions of this Resolution be held invalid, such provision shall be null and void and shall be deemed separate from the remaining

provisions and shall in no way affect the validity of any of the remaining provisions of the Resolution.

SECTION 3: This resolution shall be effective immediately upon its adoption.

PASSED AND ADOPTED this 22nd day of June 2011

RIVIERA BEACH COMMUNITY
REDEVELOPMENT AGENCY

ATTEST:

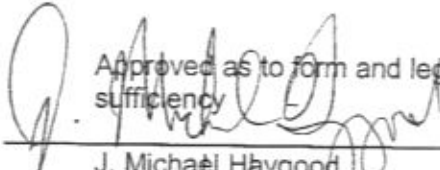
By: _____
Name: Judy L. Davis
Title: Chairperson

Executive Director

MOTION BY: _____

SECONDED BY: _____

D. PARDO _____
J. DAVIS _____
B. BROOKS _____
C. THOMAS _____
S. LOWE _____


Approved as to form and legal sufficiency

J. Michael Haygood
Date 6/15/2011
Haygood & Harris LLC
General Counsel to CRA