



City of Riviera Beach Staff Report Amendment to IL Light Industrial Section of the Code

An Ordinance of the City Council of the City of Riviera Beach, Palm Beach County, Florida, amending City Code of Ordinances Chapter 31, Zoning, Article V, District Regulations, Division 17, IL Limited Industrial District, Section 31-362, Use regulations, in order to change contractor storage yard to a special exception use; add Private schools, Health clubs, indoor rock climbing walls and similar uses, Veterinarian office or animal medical clinic, Auto broker, Truck parking with associated warehouse building, Truck or bus parking as the primary use, Indoor or outdoor amusement/recreational uses, and Grocery Store as special exception uses; providing for applicability, conflicts, severability and codification; and providing for an effective date.

- A. Applicant:** This is a staff-initiated revision to the Code of Ordinances. The Applicant is the City of Riviera Beach.
- B. Request:** The application is a proposed amendment to the Code of Ordinances Chapter 31, Zoning, Article V, District Regulations, Division 17, IL Limited Industrial District, Section 31-362, Use regulations, in order to change contractor storage yard to a special exception use; add Private schools, Health clubs, indoor rock climbing walls and similar uses, Veterinarian office or animal medical clinic, Auto broker, Truck parking with associated warehouse building, Truck or bus parking as the primary use, Indoor or outdoor amusement/recreational uses, and Grocery Store as special exception uses; providing for applicability, conflicts, severability and codification; and providing for an effective date.
- C. Background:** This proposed amendment to the code of ordinances is being brought forward to update the list of permitted and special exception uses in line with current development trends and activity, and to provide for additional economic development in the city in a reasonable and thoughtful manner. When a use is a special exception use it affords an additional opportunity for the abutting owners and decision-makers to vet the proposal and associated traffic, circulation and operational impacts and identify appropriate mitigation steps if indicated. This text change is also supportive of the new types of uses that seek to locate in industrial districts now.
- D. Recommendation:** Staff recommends that the Planning and Zoning Board find that it is reasonable and appropriate for the City to amend the Code of Ordinances Section 31-362, Use regulations, and recommend approval of this Ordinance as proposed.

