

1963

Recommendations of the Riviera Beach Planning Board for a Comprehensive Development Plan

Riviera Beach Planning Board

Follow this and additional works at: <https://digitalcommons.unf.edu/simonsflorida>

 Part of the [Urban, Community and Regional Planning Commons](#)

Recommended Citation

Recommendations of the Riviera Beach Planning Board for a Comprehensive Development Plan. 1963. George W. Simons, Jr. Planning Collection. University of North Florida, Thomas G. Carpenter Library Special Collections and Archives. UNF Digital Commons, <https://digitalcommons.unf.edu/simonsflorida/70/>

This Book is brought to you for free and open access by the George W. Simons, Jr. Publications and Printed Materials at UNF Digital Commons. It has been accepted for inclusion in City and Regional Planning—Florida by an authorized administrator of UNF Digital Commons. For more information, please contact [Digital Projects](#).

© 1963 All Rights Reserved



CITY OF RIVIERA BEACH

P. O. BOX 10085

RIVIERA BEACH, FLORIDA

TELEPHONE VICTOR 4-3552

July 1, 1963

Honorable Mayor and City Council
Riviera Beach, Florida

Gentlemen:

With this letter of transmittal are sixteen copies of the Planning Board's recommendations pertaining to the long range Comprehensive Development Plan for the City of Riviera Beach. The items are keyed to the report submitted by Mr. Simons to simplify comparison since, while we concur in many of his recommendations, we have differed or expanded in others.

These final recommendations are the result of hundreds of man hours on the part of all members of the Board, covering more than 18 months, during which period meetings averaged three or four per month. In addition, work was assigned each member in order to achieve the necessary background information for decisions through research and investigation. Mr. Simons' work as our consultant was carefully and meticulously studied, and where differences in our opinions prevail, they are the result of many minds "argued" to the point of agreement and are therefore objective and realistic.

While not directly a part of an overall city plan, certain items which relate thereto should be given immediate attention by Council, or by the Planning Board by authorization of Council, as follows:

Since the State Road Department is laying short and long range plans for the state highway system, it should be informed of the ultimate extension of Port Road and Inlet Blvd. westward, to provide an overpass of S.R. #9 (I-95) at the point of intersection.

The City should also request an interchange at S.R. #9 (I-95) and Blue Heron Blvd.

The Planning Board also urges the Council to take immediate steps to obtain the Galveston Street extension right of way to connect with Congress Avenue as proposed by the City of West Palm Beach and Palm Beach County, and for the acquisition of the property necessary to the completion of the Avenue A-B-C complex as the city priority #1 in our final recommendations and in the previous Major Street Plan Transmittal.

Hon. Mayor and City Council

July 1, 1963

When you have read and digested this report, the Planning Board will be most happy to discuss it informally with you prior to any formal action and before Council holds any public hearings pertaining thereto.

Respectfully submitted,

RIVIERA BEACH PLANNING BOARD

As Chairman,

Signature Deleted

Enoch K. Sprague

As Members of the Planning Board,

Robert Grafton, Vice Chairman
Fred Knoche
Bobbie Brooks
M. D. Koon
John H. Blake
Darby Rathman
Fox Griffin

As Secretary to the Board,

Marian C. Kelly

RECOMMENDATIONS of the RIVIERA BEACH PLANNING BOARD

for a COMPREHENSIVE DEVELOPMENT PLAN

CITY OF RIVIERA BEACH, FLORIDA

(Keyed to the Report Submitted by

George W. Simons, Jr., Planning Consultant)

RIVIERA BEACH PLANNING BOARD

Enoch K. Sprague, Chairman
Fred A. Knoche
Darby Rathman
Bobbie Brooks

Robert Grafton, Vice Chairman
John H. Blake, Jr.
M. D. Koon
Fox Griffin

We acknowledge with grateful appreciation the untiring work of
G. W. Schultz and Edward P. Crowley who were not active
members of the Board at the completion date.

July 1, 1963

C O N T E N T S

	<u>Page</u>
I POPULATION	1
II ECONOMIC BACKGROUND	1
III LAND USES	1
IV MAJOR STREET PLAN	1 - 6
V NEIGHBORHOOD ANALYSIS	7
VI HOUSING	7
VII AREA TREATMENT	7
VIII COMMUNITY FACILITIES	
A. PARKS & RECREATION	7 - 9
B. COMMUNITY BUILDINGS	9 - 10
C. UTILITIES	10
D. SCHOOLS	10
IX COMMERCIAL AREAS	11
X ANNEXATION	11
XI STATUS OF ZONING	11 - 14
XII CODES & ORDINANCES	14
XIII AESTHETICS & CIVIC ART	14
XIV PLANNING PROCEDURE & IMPLEMENTATION	14
XV CAPITAL IMPROVEMENT PROGRAMMING	15
 APPENDIX	
A SUBDIVISION REGULATIONS	15 - 16
B MINIMUM HOUSING CODE	16
C PERFORMANCE STANDARDS and CONDITIONAL USE PROVISION	16

RECOMMENDATIONS of the RIVIERA BEACH PLANNING BOARD
for a COMPREHENSIVE DEVELOPMENT PLAN
CITY OF RIVIERA BEACH, FLORIDA

(Keyed to the Report Submitted by
GEORGE W. SIMONS, PLANNING CONSULTANT)

I POPULATION

The population objectives, other than those occurring with annexations of the future, shall be considered of the order of 25,000 inhabitants to avoid violation of the design objectives of the Feasibility Report by Briley, Wild and Associates, on which the acquisition of the assets of the Riviera Beach Sewer Co. were acquired and on which the expansion of the functional facilities thereof was based, and to promote the welfare and best interests of the City.

(This recommendation also appears in the Introduction to Transmittal No. 1, Major Street Plan, item "g")

II ECONOMIC BACKGROUND

No exception to Mr. Simons' Report.

III LAND USES

No exception to Mr. Simons' Report.

IV MAJOR STREET PLAN

Reference: Transmittal #1

The Council will recall that the Board has submitted preliminary recommendations on this subject which did not coincide in all particulars with the thoughts of Mr. Simons. Following are the final recommendations of the Planning Board which in some respects differ with the report of Mr. Simons, but which the Board feels from its knowledge, experience and consultation with informed people in the area, is the most beneficial and necessary for our city. The items are listed in the order of priority as recommended by the Board.

Introductory

Since the street system is a vital component of the pattern of growth, and in itself can restrict growth and development, it is essential to initiate a plan of improvement which is related to the current needs, and the future requirements of growth.

The Consultant's work on other subjects such as land uses, intensity of land usage, population growth, distribution and characteristics have led the membership of the Planning Board to several

underlying conclusions on which to base these recommendations and the recommendations of future subject matter. These underlying conclusions are as follows:

- a. That the corporate limits of the City as of this date be considered the area of concern.
- b. That the up-grading and more intensive utilization of the existing corporate area be the objective of all recommendations.
- c. That annexations of the future be limited to those areas in which firm and precise plans of development are presented to avoid commitments for further municipal fund outlay.
- d. That no major changes in the Zoning Ordinances be sponsored, to avoid abrupt changes in the uses in the neighborhoods as they now exist.
- e. That any recommendations recognize that a Capital Outlay Program be restricted to improvements or additions of city-wide benefit, and the improvements of purely local benefit be the burden of the developer of unplatted lands involved, or the owners of the improved property benefited by such local improvement.
- f. That the improvements pertaining to utilities such as sewer and water continue to be a distinct and separate area of interest, and that the financing of any extension thereof be on a basis apart from the Capital Outlay Program. (See item 'e' above)
- g. That the population objectives, other than those occurring in line with item 'c' above, be considered of the order of 25,000 inhabitants to avoid violation of the design objectives of the Feasibility Report by Briley, Wild and Associates, on which the acquisition of the assets of the Riviera Beach Sewer Co. were acquired and on which the expansion of the functional facilities thereof was based.

Within the scope of these conclusions, the Board has determined the minimum requirements for the current phase of development of the Major Street Plan, and has secured a print of local origin to serve until the Consultant's revised map becomes available.

General Objective

The accompanying print depicts the Major Street Plan within the shaded area of the existing municipal limits. It also shows the relation of such plan to the existing and proposed limited access roads of the area, as well as the State and County systems. To further supplement the picture, the primary streets in neighboring communities are shown. As Mr. Simons points out in his work, Riviera Beach is an integral part of a large, growing urban region; that streets should be located to efficiently and effectively serve the various interests within and without the area.

It has also been stated that the spacing of streets should protect the integrity of residential areas, and be of adequate capacity to accommodate anticipations of future traffic flow.

To simplify the study of the requirements by the Council and the "Advisory" group, the tabulation of projects includes only that work actually located within the corporate limits, and lists proposed sponsorship, nature of construction and ultimate right-of-way requirements. The order in which the projects are listed is an indication of priority.

Avenue "C" Project --- (Priority #1)

Sponsor: City of Riviera Beach
Nature : Municipal primary street - City specifications
R/W : Existing portions of route to be widened to 50 feet. Non-existent portions from 19th Street to Port Road to be acquired by dedication or otherwise as standard 50 foot width. Planning Consultant recommends ultimate 4 lane, for which 60 ft. set-backs should be established.

Note: This project should be accomplished as quickly as possible. The Planning Consultant now recommends that rights-of-way of 80 ft. be acquired to make this a 4 lane highway (see pg. 122). The Board believes that a 60 foot right-of-way, as presently exists in a good portion of the avenue, is adequate for the purposes intended.

Planning Board recommends the acquisition of the properties necessary to extend the road from 17th Street north to a junction of Avenue B and C for immediate relief of our traffic problem without additional work on the existing portions of the street.

The Board also recommends a one block section of one way traffic on the existing streets as follows: (see map)

Northbound: Avenue B to 23rd Street, east to Avenue A, and north on Avenue A.

Southbound: Avenue A to 24th Street, west to Avenue B, and south on Avenue B.

This is a safety measure and can be accomplished immediately without cost.

Avenue "E" Project --- (Priority #2)

Sponsor: City of Riviera Beach and developers
Nature : Primary street - County specifications
R/W : Acquire ultimate 80 foot width through unplatted portions of route by dedication or otherwise; existing construction requires establishment of ultimate R/W lines for 80 foot width, as supplement to S.R. #5.

13th Street Extension Project --- (Priority #3)

Sponsor: City of Riviera Beach and developers
Nature : Municipal primary street - City specifications
R/W : Minimum 60 foot from Old Dixie to Lincoln Street

Note: Avenue "O" will be abandoned in view of recent acquisition of park property.

Avenue "M" - Galveston Street Project

- Sponsor: City of Riviera Beach and developers
Nature : Municipal primary street - County specifications
R/W : Avenue "M" portion by dedication. Galveston Street portion acquire by negotiation or condemnation to widen to ultimate 80 foot width. (Note: Current phase one 24 foot pavement; ultimately two 24 foot pavements with median strip. Coordination with Frisco drainage project now required.)
- Note: Board recommends that the City now acquire the small section of land (that part of the necessary right-of-way through the Town of Mangonia Park) required to complete this project as recommended.

Blue Heron Boulevard - 4 Lane - West Section

- Sponsor: Palm Beach County with R/W by City
Nature : Primary - County specifications. Broadway to Ave. "M"
(Note: This is initial phase to accommodate traffic flow from opening of Avenue "M" and Galveston Street. Ultimate project from S.R. 703 to S.R. 710.)
R/W : Existing or reserved, except S.R. #5 to Avenue "F" where ultimate 80 foot must be established for control of development.
- Note: Reference is made to the Board's recommendation to the Council, letter dated May 28, 1963, to wit:

"It is the unanimous recommendation of the Planning Board that in order to relieve the heavy congestion on Blue Heron Blvd. from Broadway to Avenue "F" and to remove the curb hazard, that as a temporary measure, parking be banned in this block and the sidewalk and curbing be cut back on the southwest corner of Blue Heron and Broadway. This will allow four lane traffic.

"We realize that these are state and county highways; however, until such time as the city, state and county achieve a permanent widening of this area, it is our feeling that the above restriction would give much needed temporary relief."

(Currently, the County plans establish 66 ft. width with no parking, S.R.#5 to Avenue "F".)

Port Road - Inlet Avenue Project

- Sponsor: County-State Bond Program
Nature : In part a requirement of 20 year plan. State specifications. When connected to S.R. 710 will divert commercial traffic from S.R. #5 and Blue Heron. Inlet Avenue portion together with Voss Road connection satisfies requirement of 20 year plan on a modified alignment.
R/W : Existing 75 foot in Inlet City Plat to be widened to 80 foot minimum by establishment of ultimate lines. Port of Palm Beach has indicated cooperation. Avenue "E" to S.R. #5 requires establishment of set-backs. Unplatted westerly end requires procurement via dedication or otherwise. Coordination of Frisco drainage project now critical.

Note: The Board recommends that the City go on record and should so show on its maps the completion and projection of Port Road and Inlet Avenue. The State is now planning S.R. #95; city action at this time will assure the provision by the state of an overpass or underpass at the future intersection of Inlet Avenue and S.R. #95.

Avenue "H" East - Avenue "H" West Project

Sponsor: Developers
Nature : Secondary street - Standard city specifications. Closing link in the inter-community system for interior traffic movement.
R/W : Provided for in engineering development plans supporting Park Manor Plats #2, #3, #4, #5 and #6. This program, initiated in 1956, convertible to one way system for ultimate traffic loads. Crossing of Earman River will extend system to Village of North Palm Beach. Currently requires better traffic control.

S.R. #703 Project - 4 Lane - 2nd Phase

Sponsor: State Road Department
Nature : Primary - State Specifications. This project budgeted on previous occasions is now needed, particularly at entrance to Public Beach. The related storm sewers should be enlarged with City participation as most feasible method of storm drainage for Beach Property and Parking Facility. Parallel access roads must be considered north of the Beach Property to handle local traffic and serve as an alternate to S.R. #703, to avoid building a one street area.
R/W : Large reaches now established, and other items available as dedications by developers. Engineering development plans of future subdivisions need scrutiny.
Note: The Board recommends the City approve a "local" two lane road parallel to #703; the right of way to be required dedication of future developers.

In addition to these specific projects, consideration must be given to the opening of 34th Street from Avenue "F" to Avenue "A". Part now constructed, and City has R/W from S.R. #5 to Avenue "A" through recent purchase.

Note: 34th Street has been completed from Avenue "A" to S.R. #5. However, it is still essential to complete this east-west street from Broadway to Avenue "F".

Douglas Street R/W is available through recent purchase and should be opened to traffic for local use, and as a matter of public safety.

Mention should be made at this point of County cooperation in the rebuilding of Silver Beach Road. Attention should be directed to the establishment of ultimate R/W requirements, particularly from Avenue "F" to S.R. #5. The pronounced inadequacy of R/W at that location calls for establishment of ultimate R/W lines and future set-back requirements for any further improvements.

Note: Reference is made to the Board's recommendation to Council, letter dated May 24, 1963, as follows:

"In connection with the preliminary Major Street Plan (Transmittal #1) submitted to the Council on August 29, 1962, and in view of the apparently pending sale of the vacant areas on Silver Beach Road, your Planning Board feels the ultimate right of way requirements should be established at this time.

"Inasmuch as there is a possible future need for the extension of Silver Beach Road as an access road to the west, the Board recommends:

1. Establishment of sixty foot (60 ft.) right of way from Broadway (S.R. #5) to Old Dixie Highway, and
2. Establishment of eighty foot (80 ft.) right of way from Old Dixie Highway to the existing or future western city limits.

"It is the unanimous feeling of the Board that this item should be given immediate consideration."

The priority of the Avenue "O" project from 13th Street to Inlet Avenue is difficult to establish pending an answer to the City Park Expansion effort.

Note: In view of the recent purchase of property for park expansion, the Board recommends the abandonment of the Avenue "O" project.

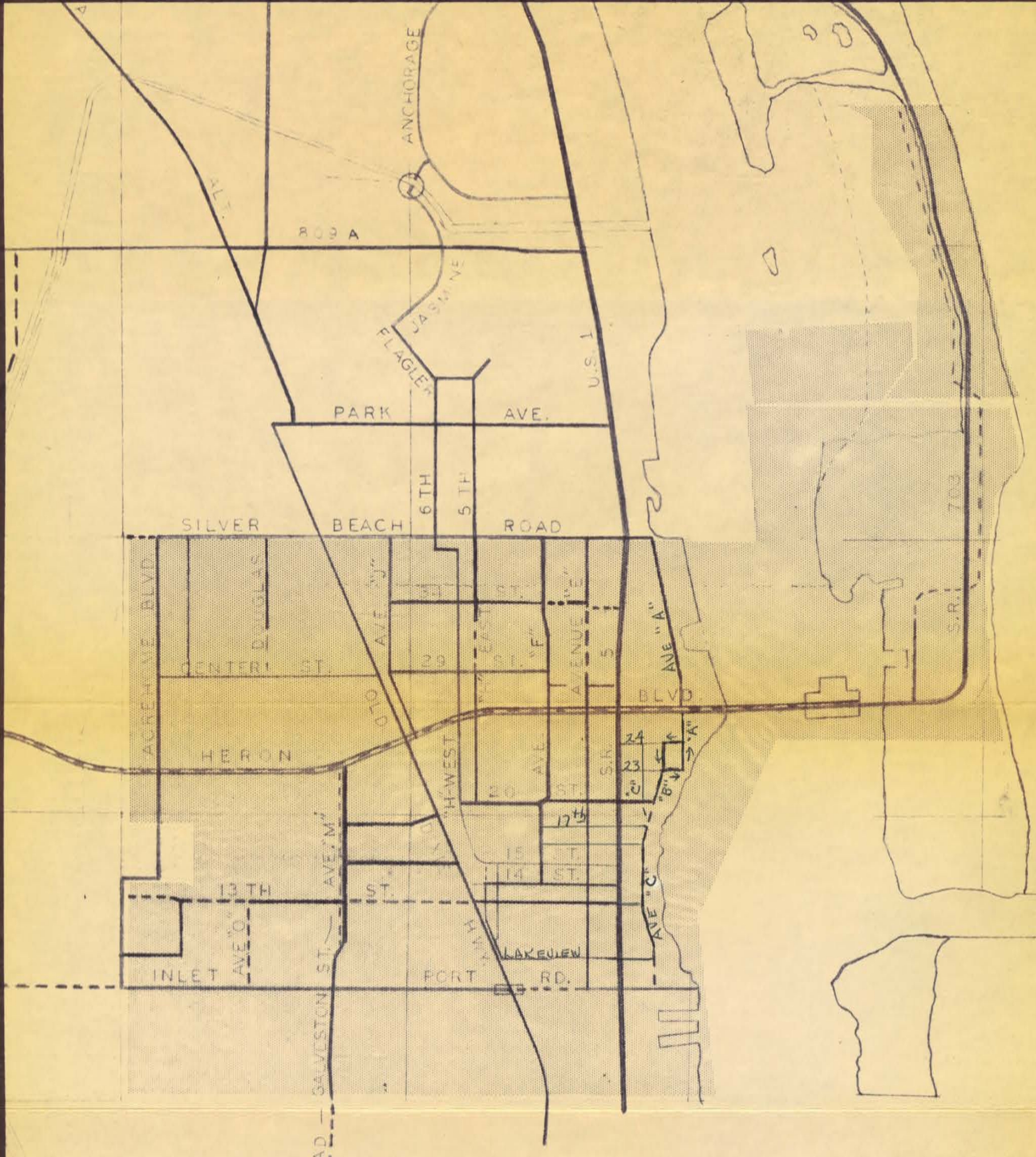
It should be noted at this point that the Major Street Plan does not analyze the many resurfacing problems which are largely of operational and maintenance, or even local nature. These considerations must be covered by an inventory of assets before any approach to the problem warrants discussion.

Note: In accordance with the Major Street Map submitted by the Planning Board, it is recommended that Congress Avenue be moved westward as shown (designated "Garden Road"), and coordinated with the activities of the City of West Palm Beach and Palm Beach County.

The Council should take action to advise the State Road Department and the Federal Government Road Department of the planning of the City in order that state and federal roads will provide overpasses and interchanges where necessary; examples being an overpass for Inlet Blvd. and an interchange at Blue Heron Blvd. for S.R. #9 - I-95.

As stated by Mr. Simons - "if followed through, will provide the City with a balanced, coordinated street framework."

(End of Transmittal #1)



MAJOR STREET AND
HIGHWAY PLAN
RIVIERA BEACH, FLA.

V NEIGHBORHOOD ANALYSIS

Sections #1 and #2, as proposed by Mr. Simons, are outside of the present city limits. For annexation recommendations, see remarks on Chapter X, Annexation.

Note: Because Mr. Simons has included two areas that are outside the present city limits, and because he envisions many more apartment buildings in the present incorporated area than the Board feels are desirable to maintain the essential nature of the city, the population figures have been reduced to an ultimate recommended figure of 25,000 within the present city limits.

VI HOUSING

No exception to Mr. Simons' Report.

VII AREA TREATMENT

No exception to Mr. Simons' Report.

VIII COMMUNITY FACILITIES

A. PARKS & RECREATION

Reference: Transmittal #2

Preamble

The Planning Board recommends that all present parks and recreation areas be modernized and improved, and maintained as such in perpetuity.

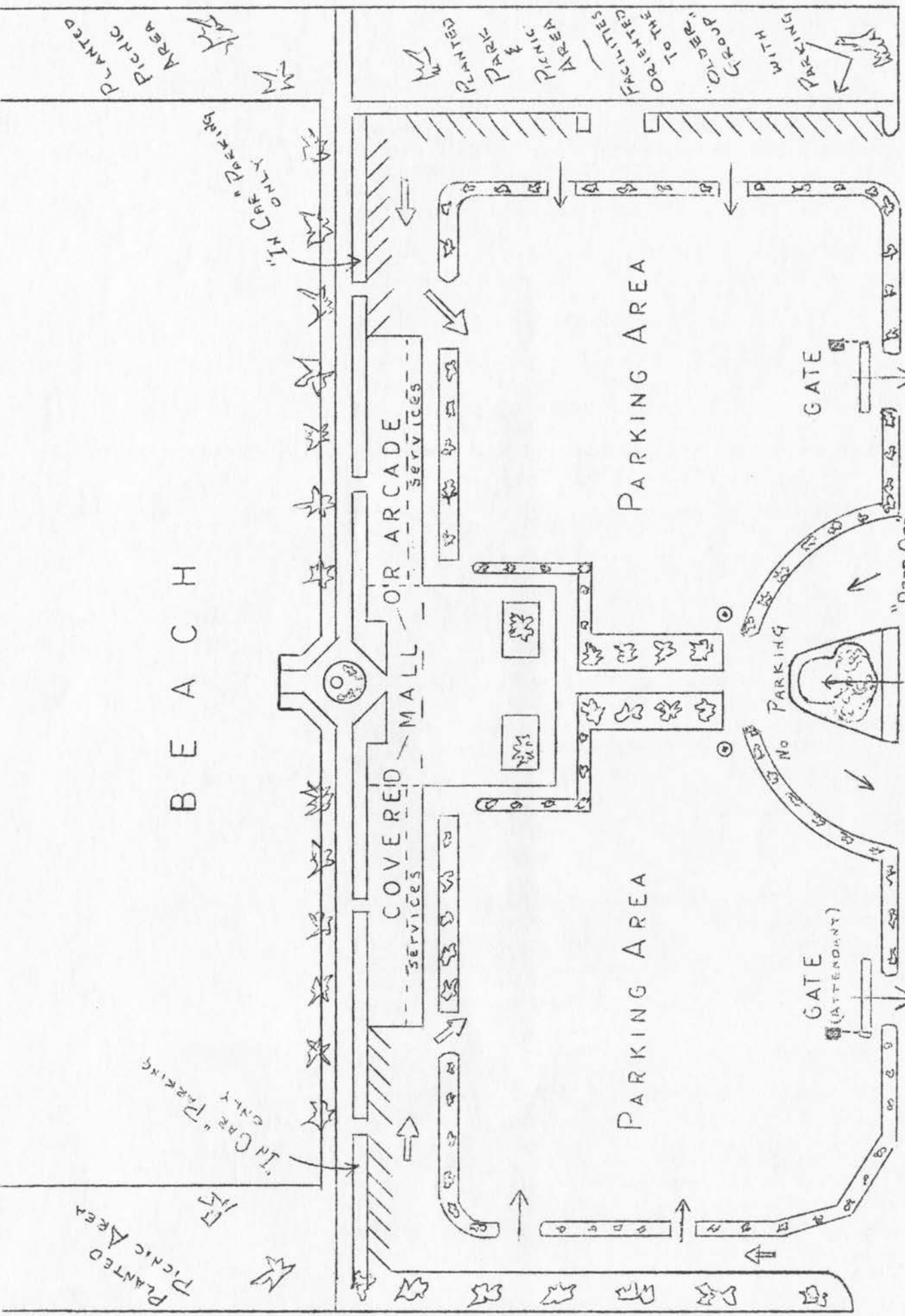
Conforming to the conclusions noted in the Introduction to Transmittal #1, the following recommendations are presented on the Parks and Recreation phase of the Comprehensive Plan.

The Section numbers noted conform to those of our Planning Consultant.

- Sect. #1-2 a. These sections are not included within the present city limits.
b. Recommend that an area of 15 to 20 acres be ultimately acquired west of the northwest city limits by annexation, such to be stipulated in the requirements for annexation.
- Sect. #3 a. That 15 acres be acquired for playgrounds somewhere in this area.
b. That 2 acres of the low lying land on Inlet Blvd. also be acquired for recreational purposes.
- Sect. #4 Industrial section. No recreation area needed.

- Sect. #5 a. That the 3.5 acres at Bell & Collins be acquired.
 b. That the Council make an effort to have Mission Co. exchange Tate Park; payment for another piece of a larger area in this northwest section. However, Tate Park will not be relinquished until the negotiations for a larger area have been completed and the park is ready for use.
- Sect. #6-7 a. That the approximately 8.8 acres of land north of Blue Heron Park be purchased to add to the park facilities; that a plan such as Stu Taber's be adopted for recreational facilities.
 b. That an area of approximately 100 x 100 ft. be acquired in the vicinity of 15th Street, if necessary by condemnation of older building.
 c. That one or both sides of the drainage canal right-of-way be fenced and paved with concrete to allow for roller-skating and general tot recreational areas.
- Note: The former lack of a spot for "tot park" in Section #6 has now apparently been rectified by the pending sale by G. H. Schultz to the City of the necessary area.
- Sect. #8 Commercial-Industrial section. No recreational area needed.
- Sect. #9 a. That areas south (Bessemer Properties) and north (Nemec property) as well as the land adjacent on the west to Avenue "C", be recommended for acquisition to the present Recreation Building parksite.
 b. That the city build a simple fishing pier to the pierhead line from the city owned property.
 c. That an area approx. 100 x 100 ft. be acquired in the northern end of this section (in the streets numbered in the 20's) for tot lot use.
- Sect. #11 a. That an area approx. 100 x 100 ft. be acquired for a Tot Lot and/or Friendship Corner between Blue Heron and Silver Beach Road.
 b. Recommend to the Council that apartment builders be required to provide play areas for residents, prior to approval of building permits.
- Phil Foster Park That the Planning Board request Council to officially request the County and any other interested public agency to do whatever feasible to enlarge and improve Phil Foster Park.
- Peanut Island Recommend that the City should make every effort possible to preserve this land for recreational purposes, in accordance with the letter to the Council from this Board, delivered November 9, 1962.

B E A C H



RIVIERA BEACH
PLANNING BOARD
Nov. 1962

- Sect. #12
- a. Refer to sketch attached.
 - North and south ends of the beach be established as planted picnic areas. In either of these areas, a space approx. 100 x 100 ft. be fenced for use as a Tot Lot.
 - The picnic area, shown on the Planning Consultant's drawing, shall be planned for use primarily of the "Senior Citizens" because of its proximity to parking. (Section south of the present parking area)
 - The building deepened or moved to block the present Ocean Avenue. Mall to extend out from the building to the present entrances through the wall to the beach.
 - Roadway will extend from the landscaped mall (on either side of the building) to the north and south, turning west to Beach Court. Traffic pattern altered - see sketch.
 - Building shall be used for the following purposes: bathhouses or lockers, safety headquarters (including police, life guard, first aid, and any other safety facility), light refreshments, and novelties of the sort commonly purchased by bathers or beach users.
 - Parking area or areas, if divisible by two, be enclosed; fees to be charged for parking; lots to have attendants.
 - b. That before a plat is approved for construction at the north end of the Island, builders shall be required to provide a Tot Lot. This shall be mandatory for approval.
 - c. That as plats are approved in this northern section, access roads and suitable parking shall be provided to give access to the beach, prior to the approval of the plats.
 - d. Recommend that some beach property to the north be acquired for public use, by some means, to augment the present municipal beach.

Note: The Board recommends that 100 ft. strips of land be acquired from the highway to the ocean to allow for access and parking to these public beach areas.

(End of Transmittal #2)

B. COMMUNITY BUILDINGS

Reference: Transmittal #3

Police Station: The location of the present Police Station be left unchanged and that future expansion necessary to accommodate a city up to 35,000 be accomplished by enlarging the present building, rearranging the interior to allow for the enlargement of departmental facilities as needed, and the court room. Additional parking areas can be secured in the area.

Library:

The location of the present Library shall be maintained; that it be enlarged to the east to the alley (approx. 50 ft. east by the width of the present building), to include two additional reading rooms and two bathrooms. Should audio visual facilities be installed, the necessary booths can be built in the proposed new reading rooms. Material and equipment shall be upgraded in accordance with the development of the City.

Fire Department: The central Fire Station be maintained in its present location and size as adequate for the central section of the City.

A substation be established, central to that part of the city west of the tracks; that the Council solicit a donation of land from the Mission Co. or some other responsible owner which would be in keeping with this recommendation.

A second substation be established on Singer Island, possibly north on S.R. #703, to house equipment sufficient to cover needs. (A ladder truck should be included in view of the increase in multi-story dwellings in this area.)

City Hall:

The present City Hall be maintained and that ultimately it be enlarged to approximately two and one-half times the present floor area, in two stages.

- a. The immediate need is for an approximate additional 5,000 sq. ft., with footings capable of supporting a second story.
- b. Ultimately, a second story would be placed on the entire building, making the 2-1/2 times the present floor space needed for a city of 25,000 to 35,000.

Rearrangement of interior would be as needs indicated, but a small meeting room should be built into the first new addition for conferences and other meetings.

Auditorium:

We have considered this Auditorium question carefully. We do not feel that it is presently feasible to construct an auditorium but it could develop into a necessity in the area in the future. We feel that this item merits more lengthy consideration in conjunction with the other small municipalities in the area, as it may be feasible to construct this type of structure on a cooperative basis.

(End of Transmittal #3)

C. UTILITIES

Council requested the Board to omit this item from discussion.

D. SCHOOLS

County jurisdiction only. Recommend Council again request the dual use of recreation and auditorium facilities of the schools

IX COMMERCIAL AREAS

CENTRAL BUSINESS AREA

Reference: Transmittal #7

The Planning Board recommends the following regarding the Consultant's Recommendations on the Central Business Area:

1. That the City Council investigate and study the possible acquisition of property for off street parking in the business area.
2. That we not propose any changes of this area for inclusion in the C.I.P. Program but consider this area under a long range plan.

X ANNEXATION

1. That annexations of the future be limited to those areas in which firm and precise plans of development, including the installation of all necessary utilities or payment to the City for such installation, are presented to avoid commitments for further municipal fund outlay.

Note: The above recommendation was included in the Introduction to Transmittal No. 1 - item "c".

2. The area northwest of the corporate limits of the City of Riviera Beach may at some time request annexation by the City. To provide for such a time, it is our feeling that in addition, it is imperative to set aside "x" acres as indicated in the Parks & Recreation Transmittal #2 (see pg. 7, Sect. #1-2). In order to be sure of this, we recommend that annexation be possible only if such acreage as a recreational area be provided by the developer(s) or corporate requestors and at no cost to the City.

Note: The above recommendation was included in letter dated December 12, 1962, addressed to Chairman of the Council.

XI STATUS OF ZONING

Reference: Transmittal #4

The Planning Board has approved the Consultant's recommended changes in zoning with the following exceptions:

1. C-1 Commercial Zone - that area south of Inlet Blvd., west of the railroad spur to the 1/4-1/4 line of Section 32, north of the curve of the railroad spur.
2. C-1 Commercial Zone - maintain the present C-1 zone from Center to Gray Streets west of Old Dixie Hwy. and extend the C-1 zone from Gray to Verdun Ave along the west side of Old Dixie Hwy.
3. C-1 Commercial Zone - that area on the north side of Center St. to Bell St., from Acrehome Blvd. to the corporate limits (this would extend the present spot zoning into a larger district).

4. C-1-C Restricted

Commercial Zone - that area along the waterfront, bounded on the north by 22nd Street, centerline of Avenue B on the east, south to 20th Street; and from 20th Street on the north from the present C-1 line west of Avenue C to the lake front, south to Old Slip Road.

Note: If the Nemec property is not purchased for recreational expansion as recommended (see Sect. #9, pg. 8) the C-1-C Restricted Commercial Zone should be extended south to 14th St.

The regulations for Zone Classification C-1-C are contained in a letter to Council dated February 1, 1963, to wit:

"To best serve the community, upgrade the areas in question, and at the same time to provide for the upgraded growth of certain parts of the waterfront, a new zoning class is deemed necessary.

"It is the feeling of the Board that C-1-A and C-1-B are too restrictive for this purpose and that C-1 is too liberal for our upgrading program. Therefore, the Board has unanimously drafted a change in the zoning ordinance worded as follows:

ZONE C-1-C - Restricted Commercial

- A. Uses permitted: In the C-1-C restricted commercial district, no building or premises shall be used and no building erected or structurally altered which is arranged, intended or designed to be used for other than one or more of the following uses:
1. Any use permitted in the C-1-A and C-1-B limited commercial district.
 2. Any retail or commercial use which does not involve the manufacture of products.
 3. Medical and dental clinics, restaurants with a minimum seating capacity of two hundred (200) persons, banks, professional and other offices.
 4. Hospitals.
 5. Theaters except drive-in theaters.
 6. Private clubs.
- B. Building site area, front, side and rear yard regulations: shall be in accord with the provisions of C-1, except that the front setback shall be fifteen (15) feet from the property line to the face of the building.
- C. Off street parking regulations: See Section 23-26. (Ord. No. 422, Paragraph 10, 6-26-57.)
- D. Signs: No signs shall be displayed or attached to the exterior of any building nor placed on self-supports outside of the building. Advertising signs, illuminated or otherwise, may be displayed within the premises, visible through the show window but shall not be placed closer

than twelve (12) inches to the window or door glass. Such sign shall be conservative in design and limited to the name of the establishment and/or the nature of the business. As an alternate to such sign, the name of the proprietor or business, and its nature, may be placed on the show window or door in gold letters.

- E. Display of merchandise: None of the wares, merchandise nor stock-in-trade of the businesses permitted in this classification shall be displayed outside of the building.

"Since the city's legal department and possibly others may change the wording of this ordinance to conform to legal standards and since a change in a word here and there can defeat the original intent, the Board respectfully requests that the legal member of the Planning Board, Mr. Robert Grafton, be consulted if there is any change in the context of this proposed ordinance, prior to the first reading.

"It is the unanimous request of the Planning Board that the Council take action on this proposal and adopt this ordinance as soon as possible."

(End of Transmittal #4)

The Planning Board has recommended another new zone classification following request for re-zoning on Silver Beach Road. The Board's letter to Council including the regulations for new Zone Classification R-1-B, dated May 24, 1963, follows:

"....the Board proposes that there be a buffer zone between the Lake Park zoning and our present R-1-A zone south of this area, as follows:

1. That in place of the R-2 zoning which is recommended by Mr. Simons, the City adopt a new zone to be known as R-1-B which would allow single story two family construction and other higher classification uses. A full explanation of this recommendation is attached hereto and made a part of this letter.
2. The Board is of the firm opinion that the re-zoning should be limited to those lots which face on Silver Beach Road only. The Board feels that it would be detrimental to the city, and more particularly to the immediate property owners, to contemplate re-zoning any of the lots which face southward on 37th Street. With the single story recommendation, the Board is of the opinion that you would very logically then go into the residential R-1-A area immediately to the south without any serious complications. ... "

ZONE R-1-B - A two family dwelling district.

- A. Uses permitted: In the R-1-B two family dwelling district, no building or premises shall be used and no building shall be erected or structurally altered which

is arranged, intended or designed to be used for other than one or more of the following uses:

1. Single family dwellings and their customary accessory uses.
 2. Parks, playgrounds and recreation facilities under the supervision of the municipality.
 3. Churches and their educational buildings.
 4. Dwelling structures for two family use (duplex).
- B. Building Height regulations: The maximum building height shall be one story, except as provided in section 23-25 hereof.
- C. Building Site Area regulations: In the R-1-B two family dwelling district, the lot area shall be a minimum of eight thousand (8,000) square feet and the required width of the lot at the building line shall be a minimum of seventy (70) feet.
- D. Front, Side, and Rear Yard regulations: Same as for R-1-AA single family dwelling district.
- E. Minimum Floor Area Required: The minimum first floor area shall be nine hundred fifty square feet (950 s.f.) for single family dwellings and fourteen hundred square feet (1,400 s.f.) for double family dwellings, exclusive of attached garages, carports, terraces, breezeways and porches.
- F. Nonconforming lots: Same as for R-1-AA single family dwelling district.
- G. Off street parking regulations: See section 23-26, etc.

XII CODES & ORDINANCES

The study of Codes and Ordinances will consume considerable time and, with the exception of the recommendations of the two new zone classifications (above) and three changes in the Minimum Housing Code as recommended by Mr. Simons (Appendix "B"), the Planning Board will forward revision recommendations at a later date. These need not be a part of this plan.

XIII AESTHETICS & CIVIC ART

No exception to Mr. Simons' Report.

XIV PLANNING PROCEDURE AND IMPLEMENTATION

No exception to Mr. Simons' Report.

XV CAPITAL IMPROVEMENT PROGRAMMING

Inasmuch as paving and repaving are matters of city maintenance, these improvements should be considered separately.

As stated in the Major Street Plan (pg. 6), "... the Major Street Plan does not analyze the many resurfacing problems which are largely of operational and maintenance, or even local nature. These considerations must be covered by an inventory of assets before any approach to the problem warrants discussion."

From our study, it appears that the amount of money that Mr. Simons indicates the program will cost, seems to be a little low.

The Planning Board transmits the discussion and recommendations of the planning expert with regard to the costs and financing of the program without recommendation as this requires expert knowledge in a field in which the Board is not familiar.

APPENDIX "A" - SUBDIVISION REGULATIONS

Reference: Transmittal #5

The Planning Board has approved the Consultant's recommended changes in Subdivision Regulations with the following exceptions:

1. Section 8 of Article 5 of the Consultant's recommended Subdivision Regulations be changed to read as follows:

Septic tanks shall not be permitted wherever a sewer system may be connected to the city sewerage system, except those presently in use shall be permitted to continue in use until repairs or expenditures of money are necessary for other than maintenance pumping which shall not occur more than once a year.

(The Planning Board also recommends that an ordinance be adopted by the City Council requiring that a permit for septic tank repairs or maintenance be obtained, that a record be kept thereof, and that the cost of said permit should not exceed \$1.00.)

2. In the area designated in the Consultant's Parks & Recreation report as Section #9, the Board recommends that a requisite for approval of plats or building permits for apartments or multiple dwelling areas, should be the establishment of an area approximately 100 feet square for use as a "Tot Lot".
3. The Board unanimously recommends that before a plat is approved for construction at the north end of Singer Island, builders shall provide a "Tot Lot" 100 feet square; also, as plans are approved in this northern section, access roads and suitable parking areas shall be provided to give access to the beach.

Items 2 and 3 should be mandatory for approval of such plats or permits.

(End of Transmittal #5)

An additional subdivision regulation with particular reference to requirements for annexation was submitted to Council, letter dated December 12, 1962, as follows:

"... The area northwest of the corporate limits of the City of Riviera Beach may at some time request annexation by the City. To provide for such a time, it is our feeling that it is imperative to set aside "x" acres as indicated in the Parks & Recreation Transmittal #2 (see page 7, Sect. #1-2). In order to be sure of this, we recommend that annexation be possible only if such acreage as a recreational area be provided by the developer(s) or corporate requestors and at no cost to the City. ..."

APPENDIX "B" - MINIMUM HOUSING CODE

Reference: Transmittal #6

The Planning Board has approved the Consultant's Recommended Minimum Housing Code with the following exceptions:

1. Section 8 MINIMUM SPACE REQUIREMENTS (p. 7, Simons' Code)
Every sleeping room for one occupant shall have at least ninety (90) square feet of floor space or if occupied by more than one person, at least sixty (60) square feet per occupant.
2. Section 8, Article B SIZE OF DWELLING UNIT (p. 7, Simons' Code)
The total of all habitable rooms in a dwelling unit shall be such as to provide at least one hundred (100) square feet of floor space per additional occupant, except every dwelling unit shall contain not less than nine hundred fifty (950) square feet of enclosed living area.
3. Section 16, Article A BOARD OF HOUSING APPEALS (p. 15, Simons' Code)
The functions of the Board of Housing Appeals, as set forth in the recommended Minimum Housing Code, shall be administered by the Board of Zoning Appeals, which shall also be the Board of Housing Appeals.

(End of Transmittal #6)

APPENDIX "C" - PERFORMANCE STANDARDS and
CONDITIONAL USE PROVISION

- A. The Planning Board is not in favor of the "Conditional use" provision recommended by Mr. Simons as it could only lead to a breakdown of zoning regulations and an easier ability to obtain "spot zoning". We recommend this suggestion of Mr. Simons be completely disregarded.
- B. The Planning Board is in complete agreement and recommends the adoption of the "Performance Standards" recommended by Mr. Simons.

* * * * *