



**STAFF REPORT – CITY OF RIVIERA BEACH
CASE NUMBERS PA-16-01
PLANNING AND ZONING BOARD, DECEMBER 8, 2016**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, APPROVING THE PLAT APPLICATION FROM MEDITERRANEA PALM PROPERTY SUBSIDIARY, LLC, FOR THE MEDITERRANEA PLANNED UNIT DEVELOPMENT LOCATED ON THE EAST SIDE OF MILITARY TRAIL, SOUTH OF LEO LANE; AND PROVIDING FOR AN EFFECTIVE DATE.

A. Applicant: Mediterranea Palm Property Subsidiary, LLC

B. Request: The applicant is requesting plat approval in order to accommodate the development of 236 townhome units and 152 single family units that will include 3 and 4 bedroom units within the existing "Mediterranea" planned unit development.

C. Location: The proposed location is north of Blue Heron Blvd., on the east side of Military Trail, and south of Leo Lane.

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

Parcel Control Number: 56-42-42-25-03-000-0010.

Parcel Size: ± 69.25 acres.

Existing Use: Residential.

Zoning: Residential Planned Unit Development (R-PUD).

Future Land Use: Medium Density Multiple Family Residential, up to 15 dwelling units per acre.

E. Adjacent Property Description and Uses:

North: Palm Beach Golf Center; General Commercial (CG) Zoning and Commercial Future Land Use.

Residential Developments and Vacant Lot; Low Density Multiple Family (RML-12) Zoning and Medium Density Multiple Family Future Land Use.

South: Residential Development – Palm Lake Co-Op; Unincorporated PBC.

East: Interstate Highway I-95.

West: Military Trail; Woodbine Commons Commercial Center; General Commercial (CG) Zoning and Commercial Future Land Use.

Woodbine; Residential Planned Unit Development (R-PUD) Zoning and Medium Density Multiple Family Future Land Use.

F. Background:

The Mediterranea site was originally platted as WOODS EDGE and recorded on March 3, 1985 in the Official Records of Palm Beach County in Plat Book 50 Page 130. Years later, the plat was modified to accommodate new development approved by City Council. This new plat was amended and named MEDITERRANEA PHASE 1, and recorded on January 26, 2007 in the Official Records of Palm Beach County in the Plat Book 109 Page 68.

G. Staff Analysis:

Proposed Development/Use: The applicant is proposing to develop 236 townhome units and 152 single family units both types would incorporated 3 and 4 bedroom units. Including the existing 98 units on the northwest area of the site, the development will have 486 total units (density of approximately 7 units per acre).

Zoning Regulations: The proposed use requires an amendment to the City's Land Development Regulations, specifically for the Residential Planned Unit Development (R-PUD) Zoning District.

Comprehensive Plan: The proposed use is consistent with the Comprehensive Plan's Medium Density Multiple Family Residential Future Land Use designation.

Compatibility: The proposed project will be compatible with the surrounding parcels and uses after minor approval of text amendment of the Land Development Regulations, specifically to the R-PUD zoning district.

Levels of Service: City services such as roads, water, sewer, and garbage collection are currently available to the site. Proper easements will be recorded as required by City and utility companies.

Landscaping: The proposed landscape plan is compatible with the City's Land Development Regulations.

Parking/Traffic: Adequate parking has been provided in accordance with the City of Riviera Beach Land Development Regulations. The applicant has worked closely with the City and Palm Beach County and will provide north bound exclusive right-turn lane for the main access driveway on Military Trail. The applicant must also install any other traffic control devices as required by Palm Beach County.

H. Recommendation: Staff recommends approval of the plat application from Mediterranea Palm Property Subsidiary, LLC, for the Mediterranea planned unit development.