



**STAFF REPORT – CITY OF RIVIERA BEACH  
SINGER ISLAND GATEWAY, LLC. RZ-16-03  
PLANNING AND ZONING BOARD – JANUARY 26, 2017**

AN APPLICATION FROM SINGER ISLAND GATEWAY, LLC. (RZ-16-03) REQUESTING AN AMENDMENT TO THE CITY'S ZONING MAP FROM MULTI-FAMILY/HOTEL DISTRICT TO DOWNTOWN CORE AND DOWNTOWN GENERAL FOR A PROPERTY LOCATED AT 2429 LAKE DRIVE (LOT 474 AND LOT 528), TOTALING 0.86 ACRES OF LAND, TO FACILITATE THE DEVELOPMENT OF AN EIGHT STORY BUILDING WITH 135 CONDOMINIUM UNITS REFERRED TO AS SINGER ISLAND GATEWAY.

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**A. Applicant:** Singer Island Gateway, LLC.

**B. Request:** The applicant is requesting an amendment to the City's Zoning Map from Multi-family/Hotel District to Downtown Core and Downtown General to facilitate the development of an eight story building with 135 condominium units, which is referred to as Singer Island Gateway, on 1.86 acres of multi-family and vacant multi-family land.

**C. Location:** The proposed zoning map amendment development is located at 2525 Lake Drive and 2429 Lake Drive (Lot 474 and Lot 528) south of E. Blue Heron Boulevard and west of Lake Drive (see attached location map).

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

Parcel Control Number: 56-43-42-27-04-000-5250 and 56-43-42-27-04-000-4740;

Parcel Size: ±1.86 acres (81,102 square feet);

Existing Use: Multi-family residential and vacant multi-family residential land;

Zoning: Downtown Core (DC) and Multi-family/Hotel (RMH-15) Zoning Districts. The applicant is proposing to amend the Multi-family/Hotel (RMH-15) portion of the property at 2429 Lake Drive (Lot 474) to Downtown General and 2429 (Lot 528) to Downtown Core; and

Future Land Use: Downtown Mixed Used (DMU) and High Density Multiple Family Residential up to 20 du per acre (MF-20).

**E. Adjacent Property Description and Uses:**

North: Commercial uses; Downtown Mixed Use (DMU) Future Land Use.

South: Multi-family residential uses; High Density Multiple Family Residential up to 20 du per acre (MF-20) Future Land Use.

East: Vacant multi-family residential uses; High Density Multiple Family Residential up to 20 du per acre (MF-20) Future Land Use.

West: Lake Worth Intracoastal Waterway.

## F. Background:

Singer Island Gateway, LLC., the authorized agent, own 3 parcels under a unity of title 2525 Lake Drive and 2429 Lake Drive (Lot 474 and Lot 528). The largest of the 3 parcels, 2525 Lake Drive, is located within the Riviera Beach Community Redevelopment Agency. Through a replat of the property (PA-16-07), the 2525 Lake Drive and 2429 Lake Drive (Lot 528) portion of the property will be used to support the Singer Island Gateway development with 135 condominium units. The 2429 Lake Drive (Lot 474) portion of the property will be used as an overflow parking lot open to the public use between 8 a.m. and 5 p.m. daily.

On November 4, 2016, Singer Island Gateway, LLC. submitted the Singer Island Gateway, LLC. official Zoning Map amendment application (RZ-16-03) to Staff. City Departmental Staff reviewed the Zoning Map amendment application and provided corresponding comments to the applicant. All comments were addressed by the applicant and City Staff has no objections to the Zoning Map amendment application.

The Community Development Department reviewed the Zoning Map amendment application (RZ-16-03) for compatibility and consistency with the City's Comprehensive Plan and Land Development Regulations and found that the proposed amendment was in compliance.

An overview of Staff's analysis is featured below.

## G. Staff Analysis:

**Proposed Development/Use:** The applicant is proposing to build an eight story building with 135 condominium units, which is referred to as Singer Island Gateway, on 1.86 acres of multi-family and vacant multi-family land.

**Zoning Regulations:** This applicant's proposed use as an eight story building with 135 condominium units is consistent with the uses permitted in the Downtown Core (DC) and Downtown General Zoning Districts as defined in the City's Land Development Regulations. The applicant's proposed zoning map amendment to amend the Multi-family/Hotel (RMH-15) portion of the property at 2429 Lake Drive (Lot 474) to Downtown General and 2429 (Lot 528) to Downtown Core is consistent with the adjacent zoning uses.

**Comprehensive Plan:** The applicant's proposed use as an eight story building with 135 condominium units is consistent with the permitted Downtown Mixed Use designation established in the City's Comprehensive Plan.

**Compatibility:** The applicant's proposed zoning map amendment from Multi-family/Hotel (RMH-15) for the portion of the property at 2429 Lake Drive (Lot 474) to Downtown General and 2429 (Lot 528) to Downtown Core is compatible with the surrounding parcels.

**Levels of Service:** City services such as roads, water, sewer, and garbage collection are currently available to the site.

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

**Parking/Traffic:** Adequate parking has been proposed by the applicant in accordance with the City's Land Development Regulations.

**H. Recommendation:** Staff recommends approval of the proposed zoning map application from Multi-family/Hotel (RMH-15) for the portion of the property at 2429 Lake Drive (Lot 474) to Downtown General and 2429 (Lot 528) to Downtown Core to facilitate the development of an eight story building with 135 condominium units, referred to as Singer Island Gateway, on 1.86 acres of land located at 2525 Lake Drive and 2429 Lake Drive (Lot 474 and Lot 528).

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, AMENDING THE CITY'S ZONING MAP FROM MULTI-FAMILY/HOTEL DISTRICT TO DOWNTOWN CORE AND DOWNTOWN GENERAL FOR A PROPERTY LOCATED AT 2429 LAKE DRIVE (LOT 474 AND LOT 528), TOTALING 0.86 ACRES OF LAND, TO FACILITATE THE DEVELOPMENT OF AN EIGHT STORY BUILDING WITH 135 CONDOMINIUM UNITS REFERRED TO AS SINGER ISLAND GATEWAY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City of Riviera Beach Code of Ordinances controls and directs the development of land within the municipal limits of the City by referencing the boundaries on the Zoning Map; and

**WHEREAS**, Section 31-97(e) of the City of Riviera Beach Code of Ordinances establishes that the City Council may, from time to time, amend, change or repeal district boundaries of the Zoning Map; and

**WHEREAS**, the Singer Island Gateway, LLC. desires to develop an eight story building with 135 condominium units, referred to as Singer Island Gateway, on 1.86 acres of land located at 2525 Lake Drive and 2429 Lake Drive (Lot 474 and Lot 528); and

**WHEREAS**, the property at 2429 Lake Drive (Lot 474 and Lot 528) is currently zoned Multi-Family/ Hotel District; and

**WHEREAS**, to implement the Singer Island Gateway development, Singer Island Gateway, LLC. desires to amend the zoning for the property at 2429 Lake Drive (Lot 474) to Downtown General and 2429 (Lot 528) to Downtown Core; and

**WHEREAS**, City Staff has determined that the Singer Island Gateway, LLC. zoning amendment proposal is consistent with and compatible to the adjacent zoning and the City's Comprehensive Plan and Land Development Regulations; and

**WHEREAS**, the City Council has determined that the enactment of this Ordinance protects the health, safety and welfare of the public.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, THAT:**

**SECTION 1.** The foregoing “WHEREAS” clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Ordinance upon adoption hereof.

**SECTION 2.** That the City’s Zoning Map is amended from Multi-family/Hotel to Downtown General for the 0.23 acre of land located at 2429 Lake Drive (Lot 474) and from Multi-family/Hotel to Downtown Core for the 0.63 acre of land located at 2429 (Lot 528) and that said revisions are attached hereto and made part of this Ordinance as “Exhibit A”.

**SECTION 3.** If any word, phrase, clause, subsection or section of this Ordinance is for any reason held invalid, the invalidity thereof shall not affect the validity of any remaining portions of this Ordinance.

**SECTION 4.** That all sections or parts of sections of the Code of Ordinances, all ordinances or parts of ordinances, and all resolutions or parts of resolutions in conflict herewith, be and the same are hereby repealed to the extent of such conflict.

**SECTION 5.** This Ordinance shall be in full force and effect immediately upon the effective date of the Ordinance amending the Comprehensive Plan Zoning Map from Multi-family/Hotel to Downtown General and Downtown Core for the property located at 2429 Lake Drive (Lot 474 and Lot 528).

\*\*\*\*\*THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK\*\*\*\*\*

ORDINANCE NO. \_\_\_\_\_

PAGE 3 of 4

**PASSED AND APPROVED** on the first reading this \_\_\_\_\_ day of  
\_\_\_\_\_ 2017.

**PASSED AND ADOPTED** on second and final reading this \_\_\_\_\_ day of  
\_\_\_\_\_ 2017.

**APPROVED:**

\_\_\_\_\_  
**THOMAS A. MASTERS**  
MAYOR

\_\_\_\_\_  
**TERENCE D. DAVIS**  
CHAIRPERSON

**ATTEST:**

\_\_\_\_\_  
**CLAUDENE L. ANTHONY**  
CERTIFIED MUNICIPAL CLERK  
CITY CLERK

\_\_\_\_\_  
**KASHAMBA MILLER-ANDERSON**  
CHAIR PRO TEM

\_\_\_\_\_  
**LYNNE L. HUBBARD**  
COUNCILPERSON

\_\_\_\_\_  
**TONYA DAVIS JOHNSON**  
COUNCILPERSON

\_\_\_\_\_  
**DAWN S. PARDO**  
COUNCILPERSON

ORDINANCE NO. \_\_\_\_\_

PAGE 4 of 4

1<sup>ST</sup> READING

MOTIONED BY: \_\_\_\_\_

SECONDED BY: \_\_\_\_\_

L. HUBBARD \_\_\_\_\_

K. MILLER-ANDERSON \_\_\_\_\_

T. DAVIS JOHNSON \_\_\_\_\_

D. PARDO \_\_\_\_\_

T. DAVIS \_\_\_\_\_

2<sup>ND</sup> & FINAL READING

MOTIONED BY: \_\_\_\_\_

SECONDED BY: \_\_\_\_\_

L. HUBBARD \_\_\_\_\_

K. MILLER-ANDERSON \_\_\_\_\_

T. DAVIS JOHNSON \_\_\_\_\_

D. PARDO \_\_\_\_\_

T. DAVIS \_\_\_\_\_

REVIEWED AS TO LEGAL SUFFICIENCY

\_\_\_\_\_  
ANDREW DEGRAFFENREIDT, ESQ.  
CITY ATTORNEY

DATE: \_\_\_\_\_

# SINGER ISLAND GATEWAY LAND USE CHANGE/REZONING APPLICATION

## **Project Narrative**

The Singer Island Gateway project proposes to transform the entry to Singer Island by creating a premier, signature project, replacing a dilapidated condominium (The Singer Island Yacht Club) and a vacant lot facing Lake Worth. The proposal will combine three separate properties into a cohesive project, developed under the City's new downtown code. The project meets the aspirations of the code and Citizens' Master Plan by shaping a superior pedestrian realm, including a significant public open space component that creates a new point of waterfront access for the community. The building will include 135 condominiums with amenities, a marina, and display space with access to a new waterfront plaza.

## **Future Land Use Change**

A future land use change is needed to realize the project. Currently, the largest parcel of the three parcels, located at 2525 Lake Drive, that comprise the project has a future land use of Downtown Mixed Use and is currently developed with the former Singer Island Yacht Club condominium (2525 Lake Drive). Lot 474 is located east of Lake Drive and is part of the former Singer Island Yacht Club, currently an accessory parking lot. Lot 528 is located at 2429 Lake Drive and is currently vacant. Both Lot 474 and 528 have a future land use of High Density MF-20. The request is to change the land use to Downtown Mixed Use, consistent with the main parcel. The requested land use is the same as the adjoining properties to the north (Downtown Mixed Use) for both parcels.

### Requested Future Land Use Change:

#### **Change Lot 474 (.23 acres) and Lot 528 (.63 acres) from High Density Multi-family (MF-20) to Downtown Mixed Use (DMU).**

Currently, MF-20 allows for density up to 20 du/ac. The DMU land use category utilizes floor-area-ratio (FAR) to determine intensity. The DMU land use designation is the best tool to realize both the vision of the Citizens' Master Plan and Comprehensive Plan Goals, Objectives, and Policies for this area in a financially feasible project.

Lot 474 was part of the former Singer Island Yacht Club condominium, but was inadvertently not updated with the main parcel when land use and zoning changes were made to implement the Citizens' Master Plan. The parcel is currently an accessory parking lot to the main 2525 Lake Drive building across Lake Drive.

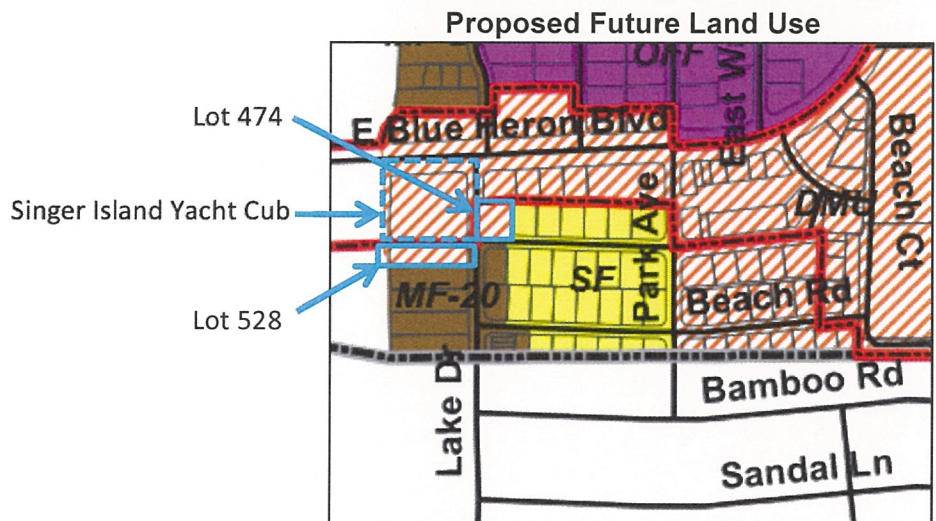
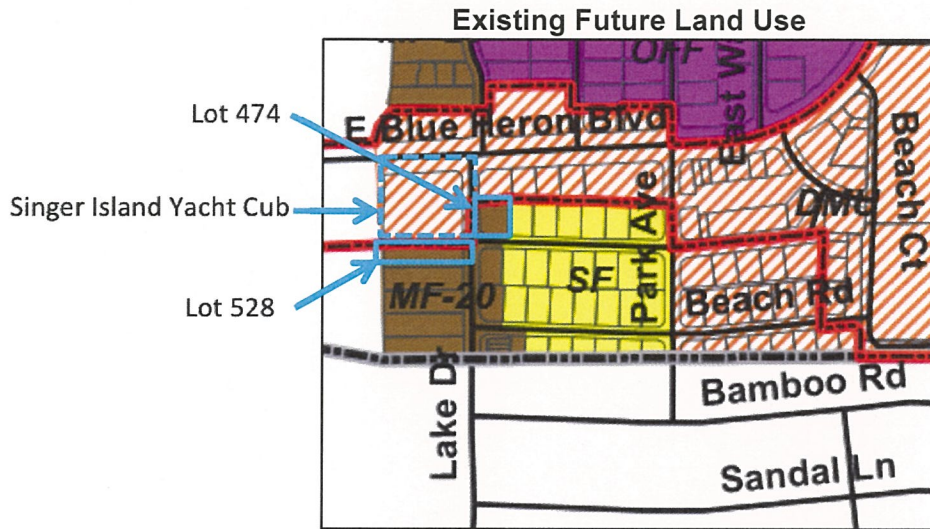
Currently, Lot 474 adjoins DMU to the north and single family (SF) land use to the east. Comprehensive Plan policies for the DMU land use require, "harmonious transitions in building scale and use between the predominantly single-family residential neighborhoods and mixed-use corridors" (Policy 1.8.1). This transition is implemented through the downtown zoning districts.

Lot 528 adjoins DMU to the north and MF-20 to the south. The site faces MF-20 across Lake Drive the east. Lake Worth is located to the west. Changing the land use designation to DMU



Singer Island Gateway  
Land Use Change/Rezoning Application

maintains the same transition among land uses that exists today. DMU will continue to transition to MF-20 along a side property line. DMU faces MF-20 across Lake Drive, which then transitions to Single-family land uses. The proposed land use change to this parcel will not directly impact properties with Single-Family future land use.



Consistency with Comprehensive Plan Policies:

Policy 1.2.21(6) Blue Heron Corridor: The Blue Heron Corridor is the primary entrance to downtown and to Singer Island. This corridor will accommodate mid-rise mixed-use development. Buildings must be placed on their sites in a manner that improves the pedestrian environment on the corridor.

Singer Island Gateway  
Land Use Change/Rezoning Application

*Response: The project improves the pedestrian environment by shaping the streets with the fronts of buildings, creating shaded, tree-lined sidewalks, and providing a significant public open space at along Blue Heron Boulevard.*

Policy 1.2.21(9) Singer Island Area: This area can accommodate mixed-use development, with taller buildings located along Lake Worth, acting as a gateway into the area. Mid-rise mixed-use buildings will be accommodated in the Ocean Mall, overlooking the public beach

*Response: The subject property is located along Lake Worth and will be incorporated into a project that creates a gateway to the area.*

Policy 1.8.1 "Downtown Mixed Use" (5) Ensure existing access and views of the Intercostal waterway are retained and increased.

*Response: The project provides a waterfront plaza, providing a new place for the community to view the Intercostal waterway.*

## **Zoning Change**

A zoning change is requested for the same parcels (Lot 474 and Lot 528, located at 2429). Under Comprehensive Plan policies, utilizing the "Downtown Mixed Use" land use designation requires the "exclusive use of the Downtown Zoning Districts". If the land use change is approved, rezoning to one of the Downtown Zoning Districts is necessary for both parcels.

### Requested Zoning Change:

**Change Lot 474 (.23 acres) from Multi-Family/Hotel District (RMH-15) to Downtown General (DG) and change Lot 528 (.63 acres) from RMH-15 to Downtown Core (DC).**

Currently, Lot 474 has a zoning designation of RMH-15, which allows single-family, multi-family, hotels, motels, and restaurants and shops that area accessory to lodging uses. Property development standards permit three stories or 35 feet.

The surrounding zoning districts are DG on the adjoining property to the north, RS-6 to the east, RMH-15 to the south and DC to the west, across Lake Drive. In order to maintain harmonious transitions to the single-family area to the east, the proposed zoning district is DG.

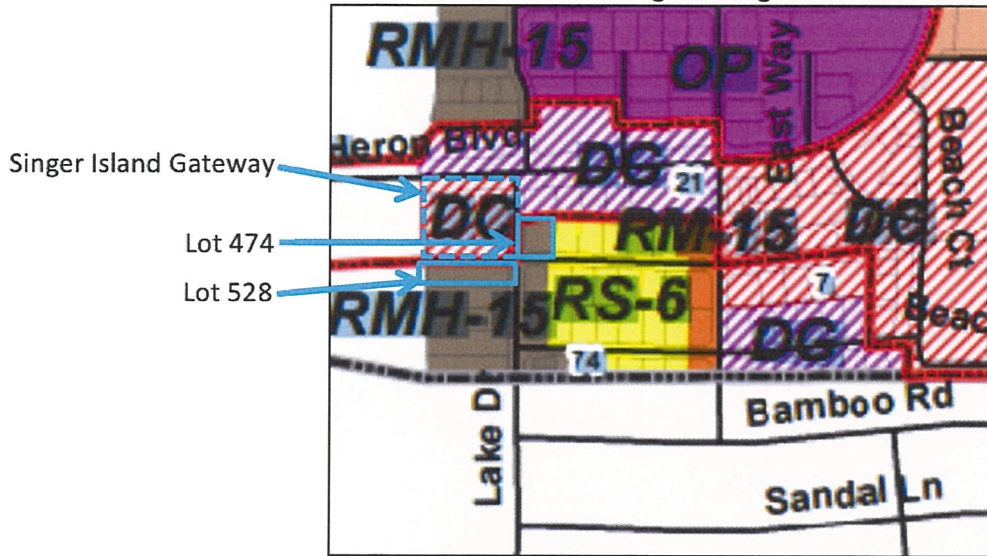
Currently Lot 528 has a zoning designation of RMH-15, which allows single-family, multi-family, hotels, motels, and restaurants and shops that area accessory to lodging uses. Property development standards permit three stories or 35 feet.

The surrounding districts are DC on the adjoining property to the north, which allows a wide range of uses and utilizes form-based regulations to shape buildings, including minimum and maximum setbacks, minimum frontage percentages, and civic open space requirements. The adjoining property to the south is RMH-15. To the east, across Lake Drive, the site faces property zoned RMH-15, which then transitions to single-family zoning. The requested zoning is

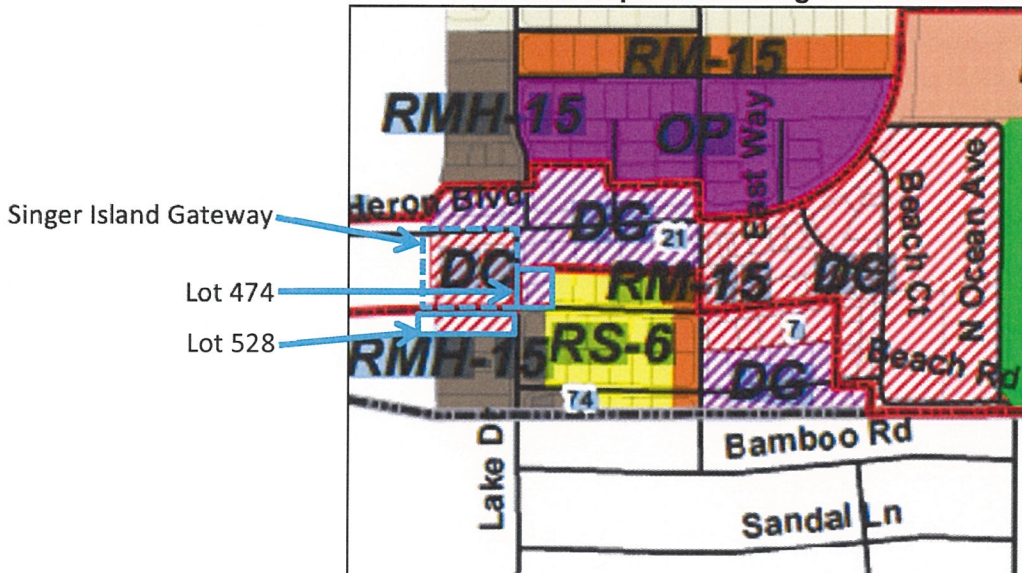
Singer Island Gateway  
Land Use Change/Rezoning Application







DC, the same as the adjoining property to the north. The proposed zoning will not directly impact properties with single-family zoning.

Existing Zoning







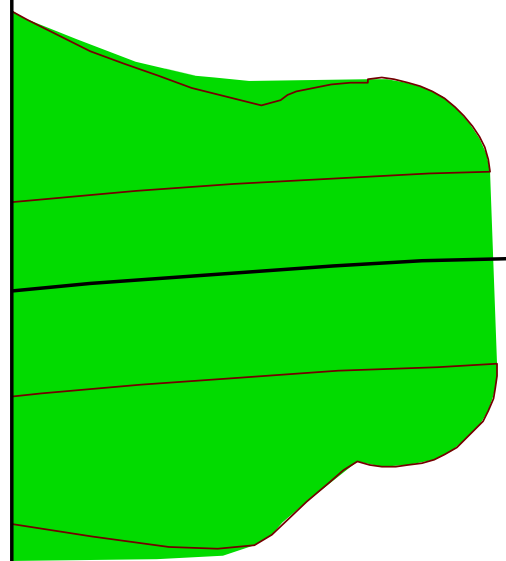
Proposed Zoning



- ZONING**
-  DOWNTOWN GENERAL
  -  DOWNTOWN CORE
  -  RS-6: SINGLE FAMILY DWELLING DISTRICT
  -  RMH-15: MULTIPLE FAMILY / HOTEL DISTRICT
  -  OP: OFFICE PROFESSIONAL DISTRICT
  -  CF: COMMUNITY FACILITY DISTRICT

**CITY OF RIVIERA BEACH  
SINGER ISLAND GATEWAY, LLC  
RZ-16-03  
EXISTING  
ZONING MAP**

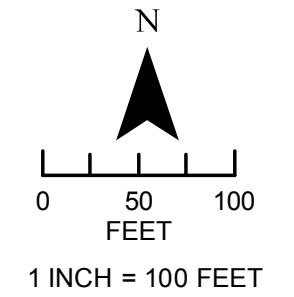
- LEGEND**
-  STREETS
  -  CITY PARCELS
  -  PROPERTY BOUNDARY ±1.86 ACRES
  -  MUNICIPALITIES



**SITE LOCATION**







SOURCES: CITY OF RIVIERA BEACH COMMUNITY DEVELOPMENT DEPARTMENT AND PALM BEACH COUNTY INFORMATION SYSTEMS SERVICES.

\*\*\*NOTE- THIS MAP AND DIGITAL DATA IS FOR PLANNING PURPOSES ONLY AND SHOULD NOT BE USED TO DETERMINE THE PRECISE LOCATION OF A FEATURE. ALL RIGHTS RESERVED.







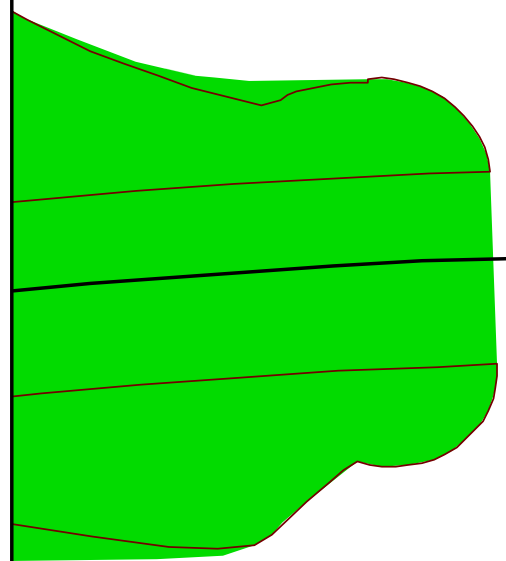
CITY OF RIVIERA BEACH  
DEPARTMENT OF  
COMMUNITY DEVELOPMENT  
600 W. BLUE HERON BLVD.  
RIVIERA BEACH, FL 33404  
(561) 845-4060  
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- ZONING**
-  DOWNTOWN GENERAL
  -  DOWNTOWN CORE
  -  RS-6: SINGLE FAMILY DWELLING DISTRICT
  -  RMH-15: MULTIPLE FAMILY / HOTEL DISTRICT
  -  OP: OFFICE PROFESSIONAL DISTRICT
  -  CF: COMMUNITY FACILITY DISTRICT

**CITY OF RIVIERA BEACH  
SINGER ISLAND GATEWAY, LLC  
RZ-16-03  
PROPOSED ZONING MAP**

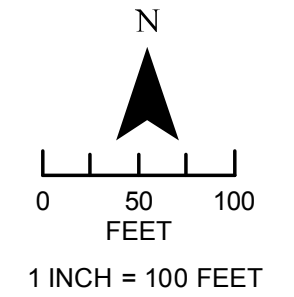
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**SITE LOCATION**

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