



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

AN APPLICATION FROM SINGER ISLAND GATEWAY, LLC. (LU-16-03) REQUESTING AN AMENDMENT TO THE CITY'S FUTURE LAND USE MAP FROM HIGH DENSITY MULTI-FAMILY (MF-20) TO DOWNTOWN MIXED USE (DMU) 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.

A. Applicant: Singer Island Gateway, LLC.

B. Request: The applicant is requesting an amendment to the City's Future Land Use Map from High Density Multi-family (MF-20) to Downtown Mixed Use (DMU) 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 future land use 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; and

Future Land Use: Downtown Mixed Used (DMU) and High Density Multiple Family Residential up to 20 du per acre (MF-20). The applicant is proposing to amend the MF-20 portion of the property to Downtown Mixed Use.

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 Future Land Use Map amendment application (LU-16-03) to Staff. City Departmental Staff reviewed the Future Land Use 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 Future Land Use Map amendment application.

The Community Development Department reviewed the Future Land Use Map amendment application (LU-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.

Comprehensive Plan: The applicant's proposed use is consistent with the permitted Downtown Mixed Use designation established in the City's Comprehensive Plan.

Compatibility: The applicant's proposed future land use amendment from High Density Multiple Family Residential up to 20 du per acre (MF-20) to Downtown Mixed Use (DMU) 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 future land use map application from High Density Multi-family (MF-20) to Downtown Mixed Use (DMU) 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 FUTURE LAND USE MAP FROM HIGH DENSITY MULTI-FAMILY (MF-20) TO DOWNTOWN MIXED USE 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, Section 163.3184, Florida Statutes, permits local governments to adopt amendments to the City's Comprehensive Plan to ensure that the plan provides appropriate policy guidance for growth and development; and

WHEREAS, the City of Riviera Beach Comprehensive Plan controls and directs the development of land within the municipal limits of the City by referencing the boundaries on the Future Land Use 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) currently has a High Density Multi-Family (MF-20) Future Land Use Designation; and

WHEREAS, to implement the Singer Island Gateway development, Singer Island Gateway, LLC. desires to amend the future land use for the property at 2429 Lake Drive (Lot 474) to Downtown Mixed Use and 2429 (Lot 528) to Downtown Mixed Use; and

WHEREAS, City Staff has determined that the Singer Island Gateway, LLC. future land use amendment proposal is consistent with and compatible to the adjacent future land uses 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.

WHEREAS, the City will transmit a copy of the proposed amendment of the City's Future Land Use Map to the State of Florida Department of Economic Opportunity and necessary reviewing agencies for review per Section 163.3184, Florida Statutes.

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 Future Land Use Map is amended from High Density Multi-Family (MF-20) to Downtown Mixed Use for the 0.23 acre of land located at 2429 Lake Drive (Lot 474) and from High Density Multi-Family (MF-20) to Downtown Mixed Use 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. That the proposed amendment of the City’s Future Land Use Map shall be transmitted to the State of Florida Department of Economic Opportunity and necessary reviewing agencies for review after the public hearing of this Ordinance on first reading.

SECTION 4. 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 5. 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 6. This Ordinance shall be in full force and effect 30 days upon the effective date of the Ordinance amending the Comprehensive Plan Future Land Use Map from High Density Multi-Family (MF-20) to Downtown Mixed Use for the property located at 2429 Lake Drive (Lot 474 and Lot 528).

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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

1ST READING

MOTIONED BY: _____

SECONDED BY: _____

L. HUBBARD _____

K. MILLER-ANDERSON _____

T. DAVIS JOHNSON _____

D. PARDO _____

T. DAVIS _____

2ND & 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.

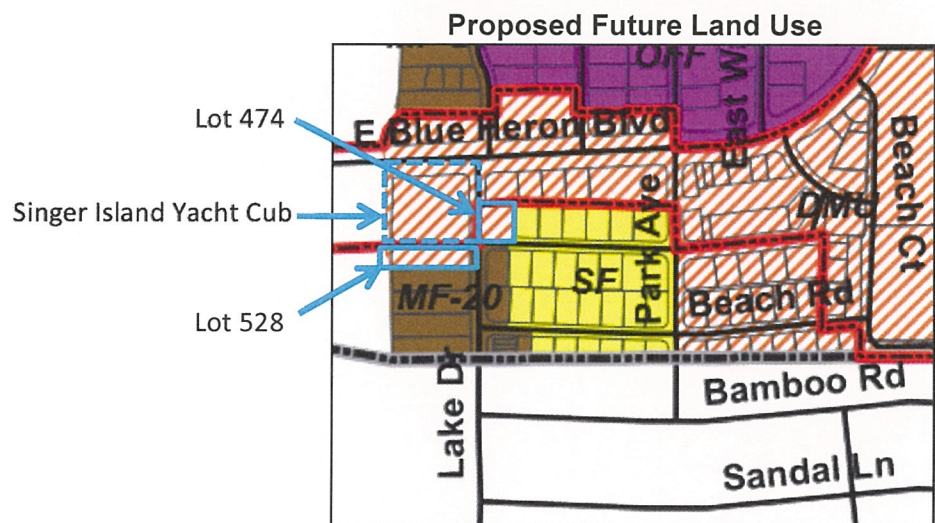
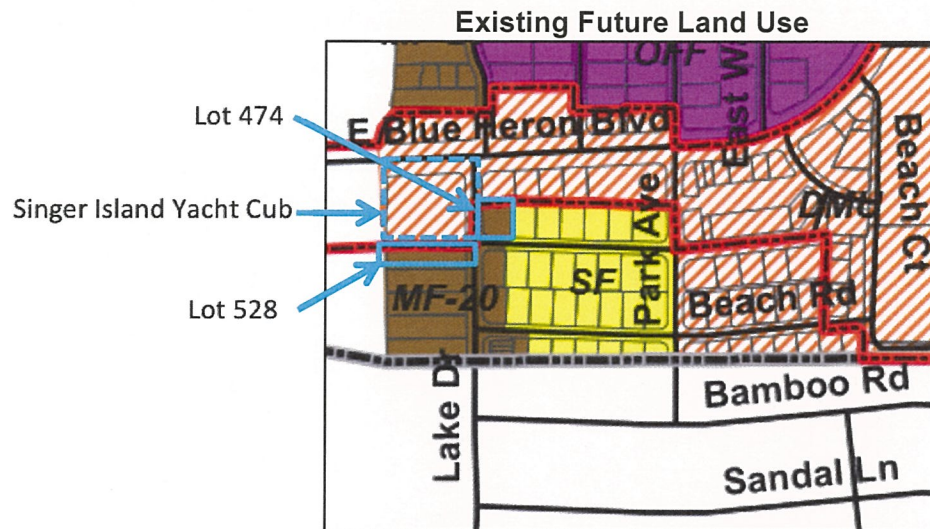
Lot 474 was part of the former Singer Island Yacht Club condominium, but was inadvertently not updated with the main parcel when land use and zoning changes were made to implement the Citizens' Master Plan. The parcel is currently an accessory parking lot to the main 2525 Lake Drive building across Lake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

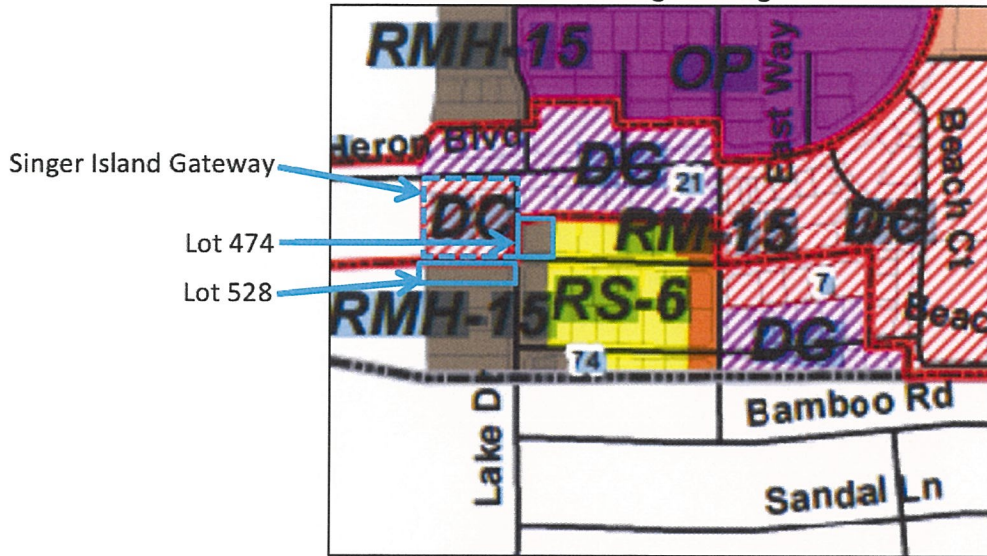
Currently Lot 528 has a zoning designation of RMH-15, which allows single-family, multi-family, hotels, motels, and restaurants and shops that area accessory to lodging uses. Property development standards permit three stories or 35 feet.

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

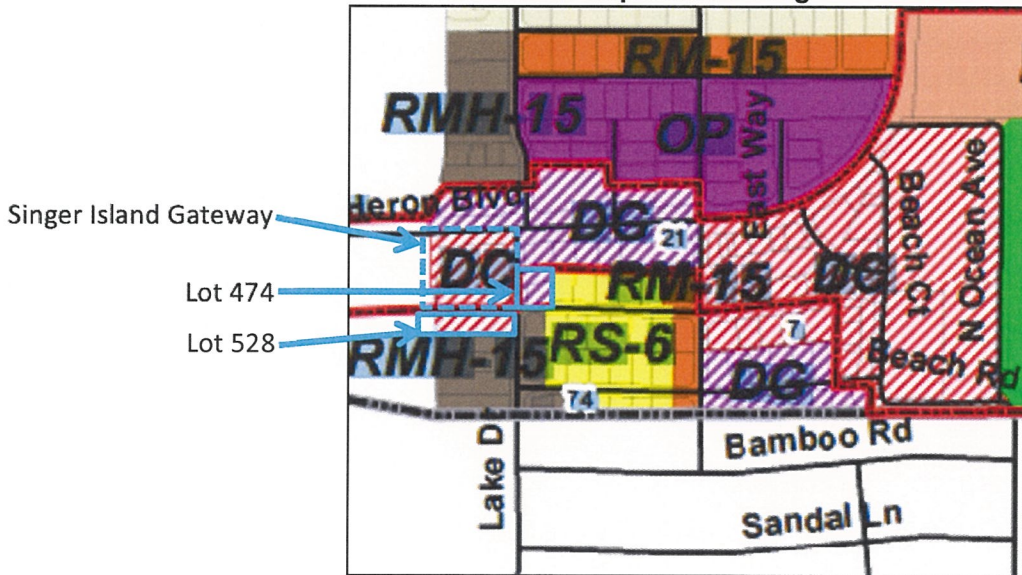
Singer Island Gateway
Land Use Change/Rezoning Application

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



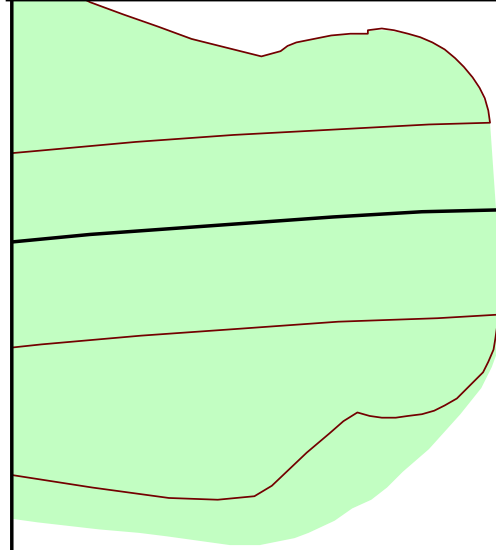
FUTURE LAND USE

- SINGLE FAMILY RESIDENTIAL: UP TO 6 DWELLING UNITS PER ACRE
- HIGH DENSITY MULTIPLE FAMILY RESIDENTIAL: UP TO 20 DWELLING UNITS PER ACRE
- COMMERCIAL
- DOWNTOWN MIXED USE
- OFFICE
- RECREATIONAL

**CITY OF RIVIERA BEACH
SINGER ISLAND GATEWAY, LLC
LU-16-03
EXISTING FUTURE LAND USE MAP**

LEGEND

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



SITE LOCATION

E. BLUE HERON BLVD

E. BLUE HERON BLVD

LAKE DR

WEST WAY

LAKE DR

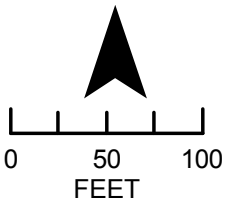
ISLAND RD

LAKE DR

BEACH RD

LAKE DR

N



1 INCH = 100 FEET







CITY OF RIVIERA BEACH
DEPARTMENT OF
COMMUNITY DEVELOPMENT
600 W. BLUE HERON BLVD.
RIVIERA BEACH, FL 33404
(561) 845-4060
WWW.RIVIERABCH.COM



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





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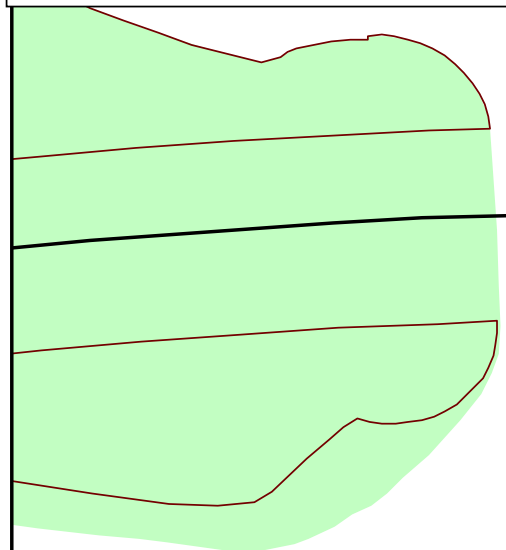
FUTURE LAND USE

-  SINGLE FAMILY RESIDENTIAL: UP TO 6 DWELLING UNITS PER ACRE
-  HIGH DENSITY MULTIPLE FAMILY RESIDENTIAL: UP TO 20 DWELLING UNITS PER ACRE
-  COMMERCIAL
-  DOWNTOWN MIXED USE
-  OFFICE
-  RECREATIONAL

**CITY OF RIVIERA BEACH
SINGER ISLAND GATEWAY, LLC
LU-16-03
PROPOSED FUTURE LAND USE MAP**

LEGEND

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



SITE LOCATION

E. BLUE HERON BLVD

LAKE DR

WEST WAY

E. BLUE HERON BLVD

LAKE DR

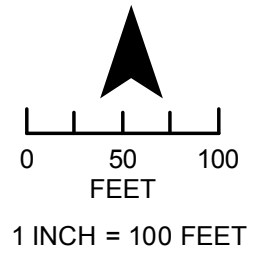
ISLAND RD

LAKE DR

BEACH RD

LAKE DR

N



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