STAFF REPORT – CITY OF RIVIERA BEACH
SINGER ISLAND GATEWAY, LLC. SP-16-21
PLANNING AND ZONING BOARD – JANUARY 26, 2017

AN APPLICATION FROM SINGER ISLAND GATEWAY, LLC. (SP-16-21 AND SE-16-04) REQUESTING SITE PLAN AND SPECIAL EXCEPTION APPROVAL TO DEVELOP AN EIGHT STORY BUILDING WITH 135 CONDOMINIUM UNITS, WHICH IS 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).

A. Applicant: Singer Island Gateway, LLC.

B. Request: The applicant is requesting site plan and special exception approval to develop 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 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).

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 Site Plan and Special Exception application (SP-16-21 and SE-16-04) to Staff. City Departmental Staff reviewed the Site Plan and Special Exception application and provided corresponding comments to the applicant. All comments were addressed by the applicant and City Staff has no objections to the Site Plan application.

Per Resolution No. 236-04, development projects in the Singer Island area which must be approved by the City Council must conduct a public meeting sponsored by the developer. As such, the Singer Island Gateway, LLC. conducted two public hearings on December 13, 2016 and January 9, 2017 to comply with the requirements.

Per Section 31-536(a)(1), developments on Singer Island are permitted by special exception approval a maximum building height of 8 stories as long as the developer includes a civic open space (maintained outdoor spaces which are accessible by the general public, improve the pedestrian environment, are aesthetically pleasing, and serve as an amenity for the city as a whole as well as for occupants of the building which the open space serves). The Singer Island Gateway, LLC is proposing to include a 10,055 square foot civic open space at the northern portions of the property adjacent to East Blue Heron Boulevard. This civic open space will be open to the public from dusk to dawn daily.

The Community Development Department reviewed the Site Plan and Special Exception application (SP-16-21 and SE-16-04) for compatibility and consistency with the City's Comprehensive Plan and Land Development Regulations and found that the proposed plan was in compliance. Additionally, City staff has found that Singer Island Gateway, LLC. development proposal 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 has met or exceeded the standards required for granting a special exception, which include the following: (1) property ingress and egress, (2) off-street parking and loading, (3) refuse and service areas, (4) utilities, (5) screening, buffering and landscaping, (6) signage and exterior lighting, (7) required yards and open space.

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 project 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. Special Exception Analysis

a. Ingress to and egress from the property and the proposed structures thereon, if any, including such considerations as automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.

- Ingress and egress to the site are available directly off of Lake Drive. Pedestrians can access the site from both East Blue Heron Boulevard and Lake Drive by, at minimum, 10 feet wide sidewalks.

b. Off-street parking and loading areas, where required, including consideration of relevant factors in subsection (2)a. of this section, and the economic, noise, glare or odor effects of the location of such areas on adjacent and nearby properties and properties generally in the district.

- The applicant has provided two levels of indoor parking (one level below grade) and an overflow parking area that could be used by both the residents and general public.
- Adequate 9'x18' parking spaces have been proposed in accordance with the City's Land Development Regulations. Additionally, the applicant has proposed to include 46 onsite bicycle parking spaces to promote and encourage multi-modal transportation efforts on Singer Island.
- A vehicle loading area/drop-off area has been provided by the applicant along Lake Drive. Buffers in the form of landscaping will be utilized to mitigate any visual impacts to adjacent properties. All site lighting will be shielded from the adjacent properties.

c. Refuse and service areas, including consideration of relevant factors in subsections (2)a. and b. of this section.

- On levels 2 through 7, the applicant has proposed trash receptacle areas behind masonry walls with a door enclosure shielding the trash from the parking areas. The onsite garbage will be picked up with the City's onsite garbage collection along Lake Drive in accordance with the City's Land Development Regulations.

d. Utilities, including such consideration as hook-in locations and availability and compatibility of utilities for the proposed use or structure.

- All of the customary utilities are currently available to this site.

e. Screening, buffering and landscaping, including consideration of such relevant factors as type, dimensions and character to preserve and improve compatibility and harmony of use and structures between the proposed special exception and the uses and structures of adjacent and nearby properties and properties generally in the district.

- Substantial landscaping, including Royal Palms, has been proposed in accordance with the City's Land Development Regulations.
- The applicant has proposed to incorporate street trees (Live Oaks) along Lake Drive to provide a street canopy of shade trees along Lake Drive.
- All site lighting will be shielded from the adjacent properties.
- A landscaped 6 foot high fence will be installed along the south side of the property to provide buffering from the adjacent residential property.

f. Signs, or outside displays, if any, and proposed exterior lighting, if any, with reference to glare, traffic safety and economic effects of same on properties in the district.

- Currently, there are no wall or monument signs being proposed by the applicant. Upon submittal of any wall or monument signs by the applicant, Staff will ensure that such signs will be installed in accordance with the City's Land Development Regulations and the Florida Building Code.
- All site lighting will be shielded from the adjacent properties.

g. Required yards and open spaces. The board shall make such recommendations as it deems necessary, guided by the factors that may be described in this zoning district, based on the nature of the request and its effect.

- A substantial landscaped area has been proposed by the applicant and yard/open space has been proposed in accordance with the City's Land Development Code.
- The applicant has proposed a 10,055 square foot onsite civic open space at the northern portions of the property adjacent to East Blue Heron Boulevard. This civic open space will be open to the public from dusk to dawn daily and meet the requirements established by the City's Land Development Regulations.

I. Recommendation: Staff recommends approval of the proposed site plan and special exception application to build 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) with the following conditions:

1. A two-year landscaping performance bond for 110% of the value of landscaping and irrigation shall be required before the certificate of occupancy is issued.
2. Construction must be initiated within 18 months of the effective date of the adopting Resolution in accordance with Section 31-60(b), of the City Code of Ordinances. Demolition, site preparation or land clearing shall not be considered construction. Building permit application and associated plans and documents shall be submitted in its entirety and shall not be accepted by City staff in a partial or incomplete manner.
3. All future advertising must state that the development is located in the City of Riviera Beach. Fees and penalties in accordance with City Code Sec. 31-554 will be levied against the property owner and/or business for violation of this condition.
4. This development must receive final Certificate of Occupancy from the City for all buildings and units approved within five years of the approval of the adopting resolution or the adopting resolution shall be considered null and void, requiring

the applicant to resubmit application for site plan approval and re-initiate the site plan approval process.

5. Once approved, the adopting resolution shall supersede any previous site plan approval resolutions associated with this property, causing previous site plan approval resolutions to be null and void.
6. Once approved, the City Council authorizes City staff to approve future amendments to this site plan administratively so long as the site plan does not deviate greater than 5% from the originally approved submittal.