



**STAFF REPORT – CITY OF RIVIERA BEACH
HERON ESTATES, CASE NUMBER SP-16-20
PLANNING AND ZONING BOARD, JUNE 8, 2017**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, APPROVING A SITE PLAN APPLICATION FROM THE RIVIERA BEACH HOUSING AUTHORITY TO DEVELOP 101 SENIOR LIVING APARTMENTS (PHASE 1) AND 79 MULTIFAMILY UNITS (PHASE 2) ON A PARCEL OF LAND, FORMERLY KNOWN AS THE IVEY GREEN VILLAGE, APPROXIMATELY +/- 15.37 ACRES, IDENTIFIED BY PARCEL CONTROL NUMBER 56-43-42-31-01-000-0010, LOCATED WEST OF CONGRESS AVENUE, WITHIN THE LOW DENSITY MULTIPLE FAMILY ZONING DISTRICT (RML-12); AND PROVIDING FOR AN EFFECTIVE DATE.

A. Applicant: Riviera Beach Housing Authority; Wantman Group, Inc. "WGI" – Authorized Agent.

B. Request: The applicant is requesting site plan approval to build 101 Senior Living Apartments (Phase 1) and 79 Multifamily Units (Phase 2) at the location formerly known as Ivey Green Village.

C. Location: The proposed site is located west of (and adjacent to) Congress Avenue, south of Blue Heron Boulevard and north of Dr. Martin Luther King Jr. Blvd.

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

Parcel Control Number: 56-43-42-31-01-000-0010.

Parcel Size: +/- 15.37 acres.

Existing Use: Vacant Lot (except for two small structures, approximately 3,000 square feet total area).

Zoning: Low Density Multiple Family (RML-12) District.

Future Land Use: Medium Density Multiple Family Residential.

E. Adjacent Property Description and Uses:

North: Industrial; I-PUD Zoning Designation and Industrial Future Land Use.

South: Spinnaker Landing Residential Development; Multiple Family Dwelling District (RM-15) Zoning and Medium Density Multiple Family Residential Future Land Use.

East: Congress Avenue and Congress Lakes Residential Development; Single Family Dwelling District (RS-8) Zoning and Single Family Residential Future Land Use.

West: South Florida Water Management District Canal; Utilities Zoning District and Utilities Future Land Use.

F. Background:

In October 2016, Wantman Group, Inc. (WGI), authorized agent for the Riviera Beach Housing Authority, submitted an application for site plan approval, which has been reviewed by City staff for compatibility and consistency with the City's Comprehensive Plan and Land Development Regulations. The development proposal consists of two construction phases. Phase 1, consists of 101 Senior Living Apartment Units arranged in a three-story building. Phase 2, consists of one and two-story multifamily buildings. The timeline for construction of Phase 2 has not yet been determined and may be dependent on future grant funding opportunities.

The following staff analysis has been prepared for your review:

G. Staff Analysis:

Proposed Development/Use: The applicant is proposing to build 101 Senior Living Apartments (Phase 1) and 79 Multifamily Units (Phase 2).

Zoning Regulations: The proposed use complies with the City's Land Development Regulations for the Low Density Multiple Family Residential (RML-12) Zoning District.

Comprehensive Plan: The proposed use is consistent with the Comprehensive Plan, including the Medium Density Multiple Family Residential Future Land Use Designation.

Compatibility: This development proposal is compatible with surrounding uses and historically functioned as the Ivey Green Village.

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

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

Parking/Traffic: The number of parking spaces proposed (258 spaces) is in compliance with the City's Land Development Regulations for off-street parking for Phase 1 (81 spaces) and Phase 2 (158 spaces); 239 spaces required (including 7 H.C. accessible spaces required and 29 are provided).

H. Staff Conclusion: City staff advises that the Planning and Zoning Board review and consider all information presented and provide a recommendation to the City Council. If the Planning and Zoning Board chooses to recommend approval, City staff recommends including the following conditions of approval:

1. A two-year landscaping performance bond for 110% of the value of landscaping and irrigation shall be required before a certificate of occupancy or certificate of completion is issued.
2. Construction and landscaping improvements must be initiated within 18 months of the effective date of this Resolution in accordance with Section 31-60(b), of the City Code of Ordinances. Demolition, site preparation and/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. 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 and special exception approval and re-initiate the site plan approval process.
4. 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.
5. Once approved, this 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. 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 site plan.