



**STAFF REPORT – CITY OF RIVIERA BEACH  
HERON ESTATES PLAT, CASE NUMBER PA-16-06  
PLANNING AND ZONING BOARD, JUNE 8, 2017**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, APPROVING THE HERON LAKES SENIOR CENTER PLAT FROM THE RIVIERA BEACH HOUSING AUTHORITY, APPROXIMATELY +/- 15.37 ACRES, IDENTIFIED BY PARCEL CONTROL NUMBER 56-43-42-31-01-000-0010, LOCATED WEST OF CONGRESS AVENUE; AND PROVIDING FOR AN EFFECTIVE DATE.

- 
- A. Applicant:** Riviera Beach Housing Authority; Wantman Group, Inc. “WGI” – Authorized Agent.
- B. Request:** The applicant is requesting plat approval in conjunction with the request for 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:

<u>Parcel Control Number:</u>	56-43-42-31-01-000-0010.
<u>Parcel Size:</u>	+/- 15.37 acres.
<u>Existing Use:</u>	Vacant Lot (except for two small structures, approximately 3,000 square feet total area.
<u>Zoning:</u>	Low Density Multiple Family (RML-12) District.
<u>Future Land Use:</u>	Medium Density Multiple Family Residential.

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

<u>North:</u>	Industrial; I-PUD Zoning Designation and Industrial Future Land Use.
<u>South:</u>	Spinnaker Landing Residential Development; Multiple Family Dwelling District (RM-15) Zoning and Medium Density Multiple Family Residential Future Land Use.
<u>East:</u>	Congress Avenue and Congress Lakes Residential Development; Single Family Dwelling District (RS-8) Zoning and Single Family Residential Future Land Use.
<u>West:</u>	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. In order to implement the proposed site plan, a new plat is required and is being presented concurrently with the site plan. 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). This plat is required in order to implement the proposed site plan.

**Zoning Regulations:** The proposed plat is consistent with the City's Land Development Regulations.

**Comprehensive Plan:** The proposed plat is consistent with the City's Comprehensive Plan.

**Compatibility:** N/A, This plat is required in order to implement the proposed site plan.

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

**Landscaping:** N/A.

**Parking/Traffic:** N/A.

**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.