A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, APPROVING A SITE PLAN APPLICATION ASSOCIATED WITH THE REAL PROPERTY ADDRESSED AS 1555 DR. MARTIN LUTHER KING JR. BLVD., PARCEL CONTROL NUMBER 56-43-42-06-000-0090, COMMONLY KNOWN AS THE STONYBROOK APARTMENTS; PROVIDING SPECIFIC CONDITIONS OF APPROVAL; AND PROVIDING FOR AN EFFECTIVE DATE.

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**A. Applicants:**   Property Owner: GMF - Stonybrook, LLC.
Authorized Agent: Mr. William R. Hockensmith, Florida Engineering Group, Inc.

**B. Request:** The applicant is requesting Site Plan approval to modify existing site plan to add a 4,482 square foot community center facility.  The site currently supports 14 two-story buildings.

**C. Location:** The subject project is located at the southeast corner of Dr. Martin Luther King Jr. Blvd (SR 710) and Sam Copper Way (AKA Ave. 'S') (see attached location map), addressed as 1555 Dr. Martin Luther King Jr. Blvd.

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

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|---|---|
| Parcel Control Numbers: | 56-43-42-32-06-000-0090 |
| Parcel Size: | 9.33 Acres |
| Existing Use: | Apartment Complex |
| Zoning: | Multiple Family Residential (RM-20) Zoning District |
| Future Land Use: | Multiple Family Residential (MF-20) Future Land Use |

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

North:   Single-Family Residences (RS-6) Zoning District (SR 710)

South:   General Industrial (IG) Zoning District: Industrial Uses

East:   General Industrial (IG) Zoning District: Vacant Lots

West:   General Industrial (IG) Zoning District: Industrial Use and FDOT Retention Area

**F. Background:**

The Applicant originally submitted the site plan application on August 10, 2017. Staff conducted their initial review and provided comments. City Staff has major concerns with parking.  Staff had offered the following options for consideration to the development team in order to generate a solution; (1) reduce the number of units; (2) renovate an existing

building to function as the proposed community building; (3) reduce the size of the newly proposed community building; (4) amend the unit type (age restricted housing requires a reduced parking ratio); (5) add more parking spaces; (6) develop a parking plan associated with this location identifying true parking need; (7) apply for a text amendment; (8) apply for a variance (not recommended).

The applicant has concurrently applied for a text amendment to amend the City's parking code. The site plan application for the subject property has been scheduled to be heard by the Planning and Zoning Board on Thursday, April 26, 2018 at 06:30 P.M.

**G. Staff Analysis:**

**Proposed Use:** 4,482 square foot community center facility (proposed use) and Multiple – Family Apartment Complex (existing use).

**Zoning Regulations:** The Multiple Family Residential (RM-20) Zoning District highlights the requirements for developments / redevelopment within the RM Zoning District. The proposed building is contained within the site, away from any required setbacks and does not affect existing surrounding buffers. The proposed building is consistent with the development pattern of the area, especially the RM.

**Comprehensive Plan:** This development proposal is compatible with surrounding uses and historically functioned as the Stonybrook Apartments.

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

**Landscaping:** New landscaping will be installed according to City landscape code requirements.

**Parking/Traffic:** The number of parking spaces proposed (232 spaces) is not in compliance with the City's Land Development Regulations for off-street parking. The City Code requires 2 spaces per residential unit x 216 units = 432. The applicant has provided 232 parking spaces and has also applied for a text amendment to the City's parking code.

**H. Recommendation:** 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 for the Addition.

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. Prior to receipt of Certificate of Occupancy or Certificate of Completion, applicant must provide 10' x 30' Palm Tran easement. Bus shelter installation and maintenance shall be required.

7. Fire rated walls and doors will be required in all units, in addition to fire sprinkler systems.

Location Map



Location Map

Subject Property
Parcels
Roads