



**CITY OF RIVIERA BEACH, STAFF REPORT
CASE NUMBER SP-18-21
RIVIERA BEACH FIRE STATION # 2
JANUARY 24, 2019 (V2)**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, APPROVING A CITY INITIATED APPLICATION (SP-18-21), REQUESTING SITE PLAN APPROVAL FOR NEW ELEMENTS SPECIFIED WITHIN THE FIRE STATION #2 AND BARRACUDA BAY AQUATIC COMPLEX MASTER PLAN, INCLUDING CONSTRUCTION OF A NEW 12,490 SQUARE FOOT FIRE STATION AND A NEW 648 SQUARE FOOT EVENT BUILDING, ON APPROXIMATELY 5.45 ACRES OF LAND, AT 1621 WEST BLUE HERON BOULEVARD, LOCATED AT THE SOUTH WEST CORNER OF WEST BLUE HERON BOULEVARD AND AVENUE 'S', IDENTIFIED BY PARCEL CONTROL NUMBERS 56-43-42-29-04-007-0181 AND 56-43-42-29-04007-0010; PROVIDING FOR CONDITIONS OF APPROVAL; AND PROVIDING FOR AN EFFECTIVE DATE.

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- A. Applicants:** City of Riviera Beach.
Authorized Agent: Don Hearing, Cotleur & Hearing
- B. Request:** The City desires to construct a new 12,490 square-foot fire station to replace the existing 4,000 square-foot fire station. Additionally, a 648 square-foot event building 2 is proposed directly to the east of the fire station on the Barracuda Bay Aquatic Complex. (See attached plans).
- C. Location:** The proposed development is located at 1621 W Blue Heron Blvd., southwest corner of W. Blue Heron Boulevard and Avenue S (see attached location map).
- D. Property Description and Uses:** The subject property description / uses are as follows:
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|--------------------------------|---|
| <u>Parcel Control Numbers:</u> | 56-43-42-29-04-007-0181 & 56-43-42-29-04-007-0010 |
| <u>Parcel Size:</u> | +/- 0.66; 1.63; 3.16 Acres (5.45 Total Acres) |
| <u>Existing Use:</u> | A 4,000 square-foot fire station and aquatic complex. |
| <u>Zoning:</u> | Community Facility |
| <u>Future Land Use:</u> | Community Facilities (CF) and Recreational (Rec) |
- E. Adjacent Property Description and Uses:**
- | | |
|---------------|--|
| <u>North:</u> | Single Family Residences / RS-8 Zoning Designation. |
| <u>South:</u> | John F. Kennedy Middle School, CF Zoning Designation. |
| <u>East:</u> | KFC Drive-thru restaurant and multi-family residential, CN Zoning Designation. |
| <u>West:</u> | John F. Kennedy Middle School, CF Zoning Designation. |

F. Background:

Fire Station #2 is over 40 years old and in need of updating to current standards. This will include the installation of sprinklers, alarm systems, clean rooms, exhaust systems, security and other hardening features, segregated restrooms and secure medical rooms.

In August 2018, Cotleur & Hearing, authorized agent for the City of Riviera Beach, 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 replacing the existing 4,000 square-foot Fire Station with a new 12,490 square-foot Fire Station. Phase 2, consists of a 648 square-foot event Building on the City-owned Barracuda Bay Aquatic Complex. The timeline for construction of Phase 2 has not yet been determined and may be dependent on future budget funding opportunities.

The following staff analysis has been prepared for your review:

G. Staff Analysis:

Proposed Use: A +/- 12,490 square-foot Fire Station and 648-square-foot Event Building.

Zoning Regulations: The proposed use complies with the City's Land Development Regulations for the Community Facility (CF) Zoning District.

Comprehensive Plan: The proposed use is consistent with the Comprehensive Plan, including the Community Facilities and Recreational Future Land Use Designation.

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

Landscaping: A landscape plan was provided and new landscaping will be installed according to City landscape code requirements.

Parking/Traffic: A parking analysis of the site has been performed. Currently, there is adequate parking provided per the City's Code for the elements currently proposed.

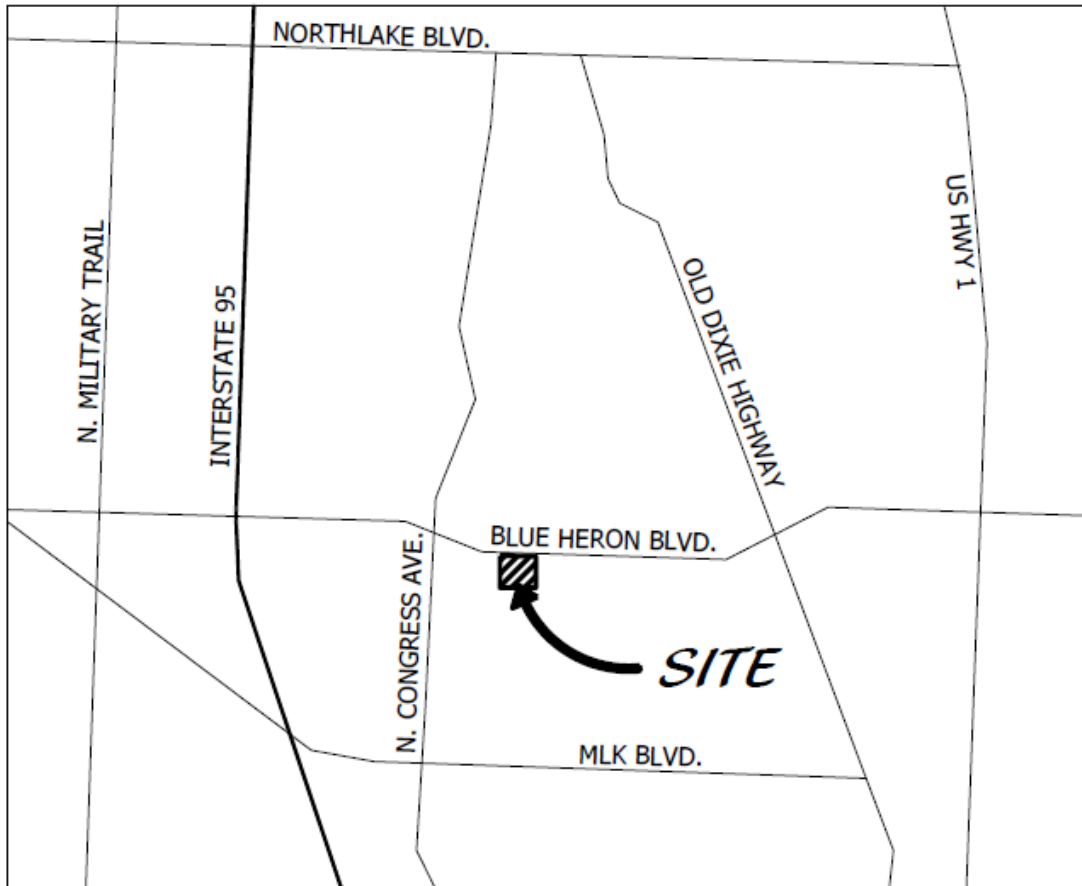
H. Recommendation: Staff recommends approval of the City of Riviera Beach site plan application with the following conditions:

1. Landscaping and irrigation is required prior to issuance of a certificate of occupancy.
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. 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% or 1,000 sq. ft. increase, whichever is less from the originally approved site plan.

4. 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.

LOCATION MAP:

LOCATION MAP



LEGAL DESCRIPTION:

LEGAL DESCRIPTION FIRE STATION NO. 2
BARRACUDA BAY PARCEL

LOTS 1 TO 18, BLOCK 7, INCLUSIVE LOTS 39 TO 48, BLOCK 7, INCLUSIVE, LESS THE WEST 12.50 FEET OF LOTS 18 AND 39, THE 3RD ACREHOME PARK ADDITION TO KELSEY CITY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 76 AS CORRECTED IN PLAT BOOK 15, PAGE 17 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 8, OF SAID BLOCK 7, THENCE ALONG THE EAST LINE OF SAID BLOCK 7; SOUTH 01°13'34" WEST A DISTANCE OF 210.00 FEET TO THE SOUTH LINE OF SAID BLOCK 7; THENCE ALONG SAID SOUTH LINE NORTH 88°23'29" WEST, 337.50 FEET TO A LINE BEING 12.50 FEET EAST OF AND PARALLEL TO THE WEST LINE OF LOT 39 OF SAID BLOCK 7; THENCE NORTH 01°13'34" EAST, 210.00 FEET TO THE NORTH LINE OF SAID BLOCK 7; THENCE ALONG SAID NORTH LINE SOUTH 88°23'29" EAST (BEARING REFERENCE) 337.50 FEET TO THE POINT OF BEGINNING. SAID LANDS LYING AND BEING IN THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA AND CONTAINING 70,877 SQUARE FEET MORE OR LESS

TOGETHER WITH:

LOTS 1 TO 23 AND LOTS 34 TO 48, BLOCK 8, INCLUSIVE OF THE 3RD ACREHOME PARK ADDITION TO KELSEY CITY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 76 AS CORRECTED IN PLAT BOOK 15, PAGE 17 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

TOGETHER WITH PORTIONS OF THE ABANDONED RIGHTS-OF-WAY OF PERRY STREET, AND ARCAD STREET AS SHOWN IN THE PLAT OF THE 3RD ACREHOME PARK ADDITION TO KELSEY CITY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 76 AS CORRECTED IN PLAT BOOK 15, PAGE 17 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

TOGETHER WITH:

FIRE STATION PARCEL

LOTS 19 TO 23, BLOCK 7, INCLUSIVE, LOTS 34 TO 38, BLOCK 7 INCLUSIVE, AND THE WEST 12.50 FEET OF LOTS 18 AND 39, BLOCK 7, THE 3RD ACREHOME PARK ADDITION TO KELSEY CITY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 76 AS CORRECTED IN PLAT BOOK 15, PAGE 17 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOTE 23, OF SAID BLOK 7, THENCE ALONG THE NORTH LINE OF SAID BLOCK 7 SOUTH 88°23'29" EAST (BEARING REFERENCE), A DISTANCE OF 137.60 FEET TO A LINE BEING 12.50 FEET EAST OF AND PARALLELED TO THE WEST LINE OF LOT 18, BLOCK 7; THENCE SOUTH 01°13'34" WEST, 210.00 FEET TO THE SOUTH LINE OF BLOCK 7; THENCE ALONG SAID SOUTH LINE NORTH 88°23'29" WEST; 137.50 FEET TO THE WEST LINE OF LOT 34, BLOCK 7; THENCE ALONG SAID WEST LINE NORTH 01°13'34" EAST, 210.00 FEET TO THE POINT OF BEGINNING; SAID LANDS LYING AND BEING IN THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA AND CONTAINING 28,876 SQUARE FEET MORE OR LESS

TOTAL AREA: 5.454 ACRES