



**CITY OF RIVIERA BEACH  
RIVIERA COVE, SITE PLAN  
STAFF REPORT, SP 18-09, MAY 23, 2019**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, APPROVING THE SITE PLAN APPLICATION (SP-18-09) FROM D. R. HORTON, INC., FOR THE REAL PROPERTY LOCATED AT 3301 BROADWAY, ASSOCIATED WITH PARCEL CONTROL NUMBER 56-43-42-28-00-001-0120; TOTALING 9.50 ACRES OF LAND IN ORDER TO FACILITATE THE DEVELOPMENT OF 89 NEW TOWNHOMES; AND PROVIDING FOR AN EFFECTIVE DATE.

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**A. Applicant:** D. R. Horton, Inc  
Authorized Agent: WGI

**B. Request:** The applicant is requesting site plan approval to construct sixteen (16) two stories buildings comprised of 89 residential townhome units, which is referred to as Riviera Cove, on 9.50 acres of vacant multi-family land.

**C. Location:** The proposed development is located at 3301 Broadway, approximately 0.02 miles south of West 34<sup>th</sup> Street and on the west side of Broadway (see attached location map).

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

Parcel Control Number: 56-43-42-28-00-001-0120

Parcel Size: ± 9.50 acres to be developed

Existing Use: Currently vacant;

Zoning: Downtown General (DG) for 4.37 acres and  
Downtown Residential (DR) for 5.13 acres Zoning  
Districts; and

Future Land Use: Downtown Mixed Used (DMU) for 4.37 acres and  
High Density Multiple Family Residential up to 20 du  
per acre (MF-20) for 5.13 acres.

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

North: Single-Family Residential; Single-Family Dwelling District (RS-6).

South: Mobile Home Park; Single-Family Dwelling District (RS-6) and Downtown General (DG).

East: Broadway ROW, Motel and Federal Government Office; Downtown General (DG).

West: Single-Family Residential; Single-Family Dwelling District (RS-6)

## **F. Background:**

The Land Development Regulations associated with the City's Community Redevelopment Area are designed to promote redevelopment and revitalization of locations throughout the Broadway downtown corridor by allowing for mixed-use and infill development. The development proposal for the Riviera Cove Townhomes will transform an underutilized area into a functioning residential development, creating new housing opportunities within close proximity of employment opportunities, shopping areas and public transportation.

On June 1, 2018, Wantman Group, Inc. (WGI) submitted the Riviera Cove official Site Plan application (SP-18-09) to Staff. City Departmental Staff reviewed the Site Plan 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.

The Community Development Department reviewed the Site Plan application (SP-18-09) for compatibility and consistency with the City's Comprehensive Plan and Land Development Regulations and found the proposed plan was in compliance.

An overview of Staff's analysis is featured below.

## **G. Staff Analysis:**

**Proposed Development/Use:** In total, there are 89 residential townhome units proposed within the Riviera Cove Townhome development on 9.50 acres of vacant land.

**Zoning Regulations:** This applicant's proposed use of 89 residential townhome development is consistent with the uses permitted in the Downtown General (DG) 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. The applicant is providing at least two parking spaces per unit with additional overflow parking available within the Development.

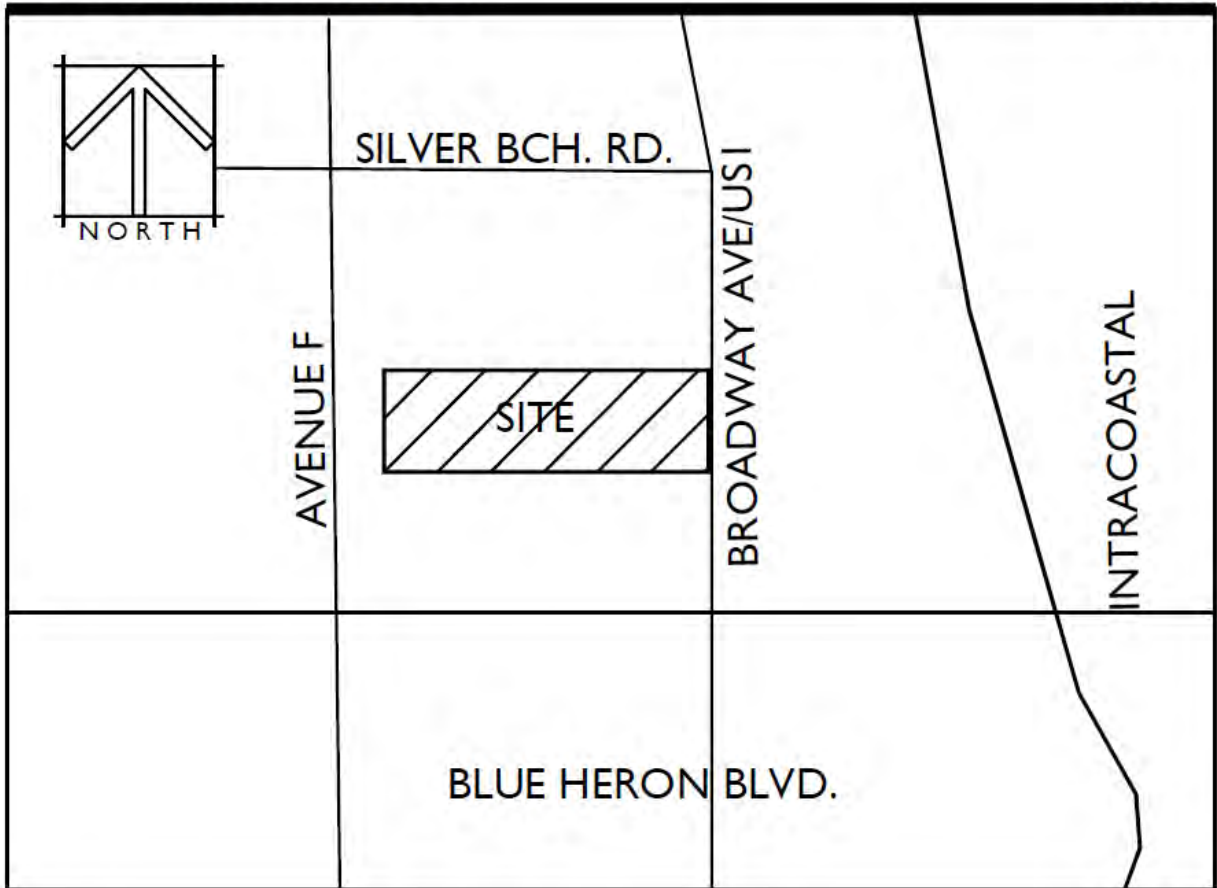
**H. Recommendation:** Staff believes that the Riviera Cove site plan application is consistent with the City's Comprehensive Plan, CRA Plan and Zoning Regulations and recommends consideration of this project proposal with the following conditions:

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 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. 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 five percent or 1,000 square feet increase, whichever is less, from the originally approved site plan. This condition of approval does not include an increase in the number of units.
7. 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.
8. The property owner must record the associated plat within the Official Records of Palm Beach County prior to City issuance of a certificate of occupancy or certificate of completion.

9. In order to increase neighborhood stability, all units sold must be owner-occupied for the first year after the initial sales date.
10. The property owner is responsible for completion of the Avenue 'E' roadway extension to West 34<sup>th</sup> Street, located on the north side of this development, prior to City issuance of a certificate of occupancy or certificate of completion. This is identified on the Site Plan as, "Avenue to be extended to W. 34<sup>th</sup> St."
11. The property owner agrees to allow the completion of Avenue 'E' within the public Right-of-Way when the adjacent property to the south is redeveloped in the future. This is identified on the Site Plan as, "Future ROW to be constructed when adjacent property is re-developed."

## LOCATION MAP

N.T.S.



## LEGAL DESCRIPTION

PARCEL 1 A parcel of land in Government Lots 1 and 2, Section 28, Township 42 South, Range 43 East, Palm Beach County Florida, bounded as follows: on the North by line parallel to and 1285 feet Southerly from measured at right angles to the North line of said Government Lot 1 on the South by a line parallel to and 1435 feet Southerly from measured at right angles to the North line of Government Lot 1, and on the West by the west line of said Government Lots 1 and 2 and on the East by the westerly right of way line of State Road #4 (U.S. Highway#1) above tract being 150 feet in width, North and South (measured at right angles between parallel lines) the northerly 25 feet, more or less, being in said Government Lot 1, and the remainder being in said Government Lot 2; (LESS lands as conveyed for right-of-way, described in Deed Book 803, Page 262). Said lands being in Palm Beach County, Florida.

AND

PARCEL 2 A tract of land in Government Lot 1, Section 28, Township 42 South, Range 43 East, Palm Beach County, Florida, bounded as follows: on the North, by a line parallel to, and 1085 feet Southerly from measured at right angles to, the North line of said Government Lot 1; on the South by a line parallel to and 1285 feet Southerly from, measured at right angles to, the North line of said Government Lot 1; on the West, by the West line of said Government Lot 1 and on the East by the Westerly right-of-way line of State Road No. 5 (U.S. Highway# 1), formerly State Road No. 4, the above described tract being 200 feet in width, North and South (measured at right angles between parallel lines), all of said tract being in said Government Lot 1. Said lands being in Palm Beach County, Florida.