



**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.

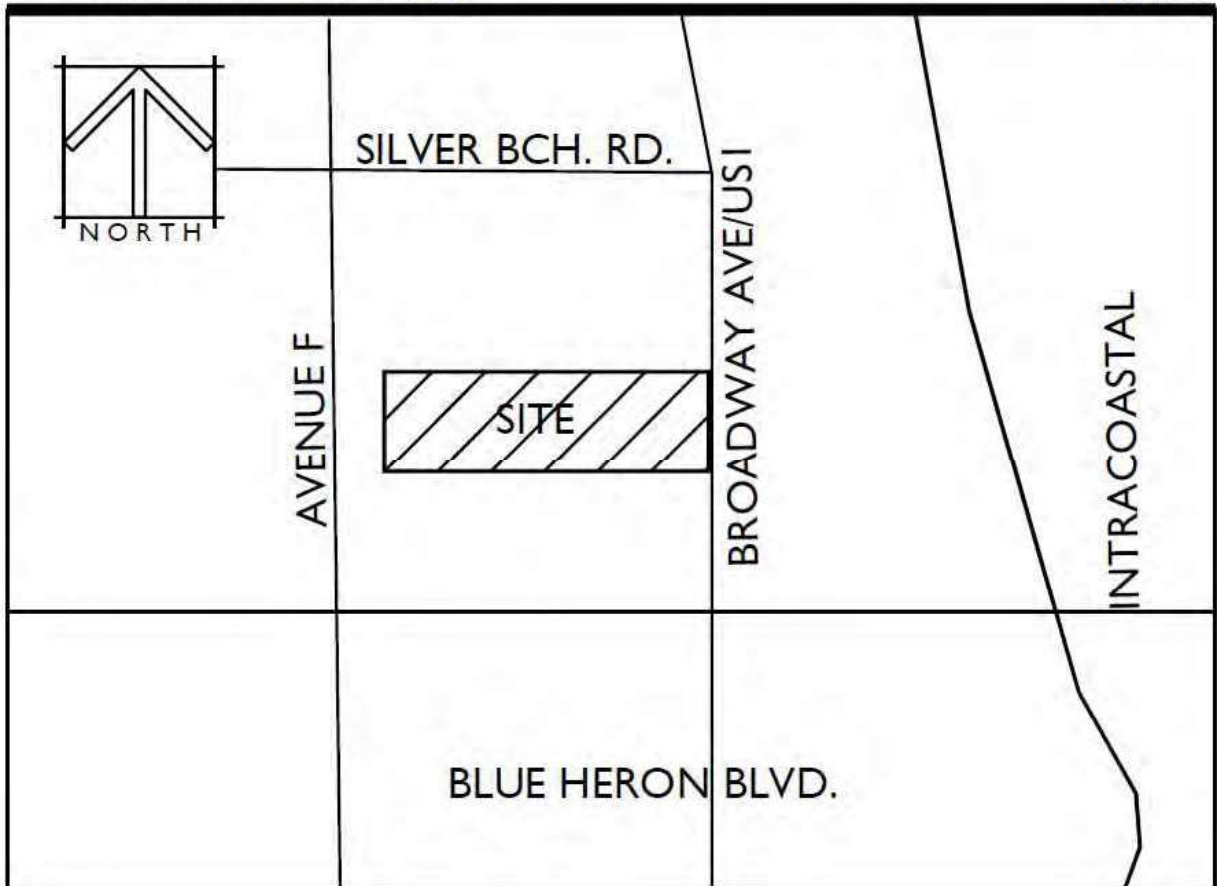
**H. Recommendation:** Staff believes that the Riviera Cove site plan application is consistent with the City's Comprehensive Plan, CRA Plan and Zoning Regulations and recommends consideration of this project proposal with the following conditions:

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.



**RIVIERA COVE**  
**Justification Statement**  
**Site Plan Approval, Rezoning, &**  
**Small Scale Comprehensive Plan Amendment**  
*Initial Submittal: June 1, 2018*

**REQUEST**

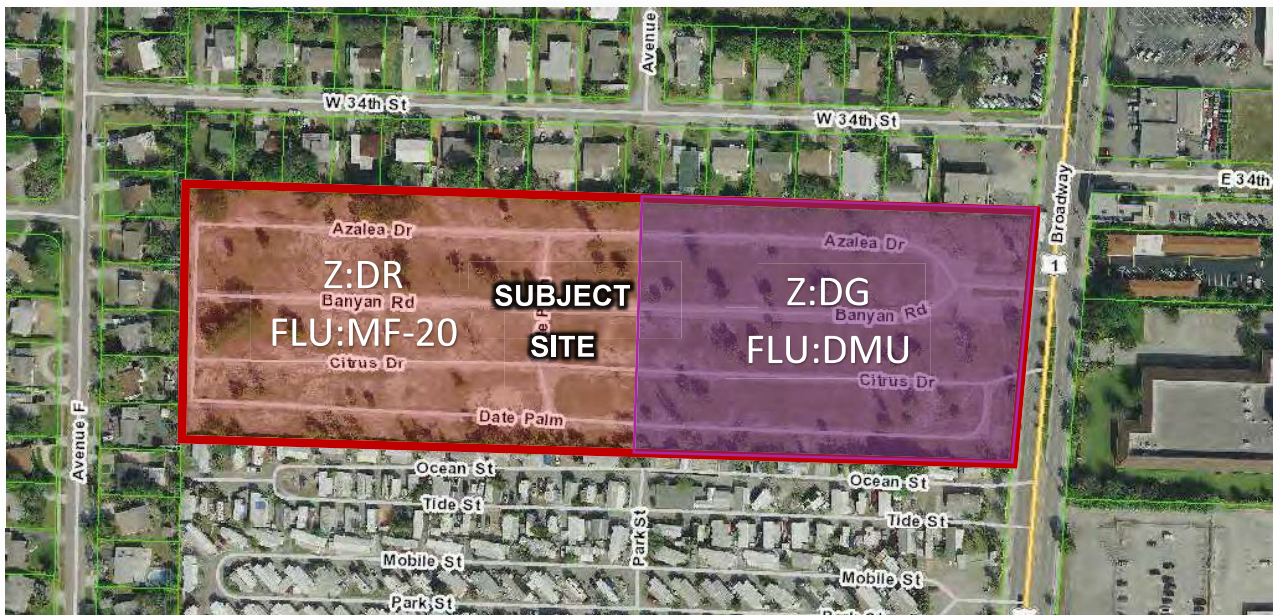
On behalf of the Applicant, WGI is requesting approval of the following:

- 1) **Site Plan Approval** to permit the development of 89 townhouse units.
- 2) **Rezoning** of 5.13 acres of Downtown Residential (DR) Zoning District (western half of the property) to the Downtown General (DG) Zoning District in order to accommodate the development of 89 townhouse units and establish a consistent Zoning District on the entire property.
- 3) **Small Scale Comprehensive Plan Amendment** from the existing 5.13 acres of High Density Multi-Family Residential (MF-20) to Downtown Mixed Use (DMU) establish a consistent Future Land Use on the entire property.

**SITE CHARACTERISTICS**

The subject site, known as "Riviera Cove", is currently vacant/undeveloped within the Community Redevelopment Area (CRA) Boundary and is located on the west side of Broadway Ave, approximately 0.35 miles north of the Blue Heron Boulevard and Broadway Ave intersection. The site is approximately 9.50 acres in size and is comprised of two Zoning Districts; Downtown General (DG) on the eastern half and Downtown Residential (DR) on the western half. The site contains two Future Land Use (FLU) designations of Downtown Mixed Use (DMU) and High Density Multi-Family Residential (MF-20). The site's parcel control number is as follows:

PARCEL CONTROL NUMBER	ADDRESS	EXISTING ZONING	EXISTING FLU
56-43-42-28-00-001-0120	3301 Broadway	DG (4.37 acres) DR (5.13 acres)	DMU (4.37 acres) MF-20 (5.13 acres)



**DEVELOPMENT HISTORY**

The subject site has no prior development approvals through the City of Riviera Beach.

**SURROUNDING PROPERTIES**

The following is a summary of the uses surrounding the subject site:

	<b>FLU Designation</b>	<b>Zoning District</b>	<b>Existing Use</b>
<b>North</b>	Single-Family Residential	Single-Family Dwelling District (RS-6)	Single-Family Residential
<b>South</b>	Single-Family Residential	Single-Family Dwelling District (RS-6); Downtown General (DG)	Mobile Home Park
<b>East</b>	Downtown Mixed Use	Downtown General (DG)	Broadway Ave ROW; Motel; Federal Government Office
<b>West</b>	Single-Family Residential	Single-Family Dwelling District (RS-6)	Single-Family Residential

**North:** Immediately north of the subject site are Single-Family Residential units, which retain a FLU designation of Single-Family Residential and a Zoning designation of Single-Family Dwelling District (RS-6).

**South:** Immediately south of the subject site is a Mobile Home Park, which retains an FLU designation of Single-Family Residential with a Zoning designation of Single-Family Dwelling District (RS-6) and Downtown General (DG).

**East:** Immediately east of the subject site is a Broadway Ave ROW. Further east is a Motel, known as the Travel Inn and a Federal Government Office, known as the US Border Patrol. Both uses retain a FLU designation of Downtown Mixed Use with Zoning designation of Downtown General (DG).

**West:** Immediately west of the subject site are Single-Family Residential units, which retain a FLU designation of Single-Family Residential and a Zoning designation of Single-Family Dwelling District (RS-6).

**DEVELOPMENT PROGRAM**

The following outlines the development program for the proposed multi-family residential development:

*Townhomes*

The proposed 158,430 sf multi-family residential development consist of 89 townhome units and encompasses a total of 16 buildings with the following unit count:

<b>Building</b>	<b>Dwelling Unit Count</b>
Townhome A	5
Townhome B	7
Townhome C	5
Townhome D	6
Townhome E	6
Townhome F	5
Townhome G	7
Townhome H	5
Townhome I	5
Townhome J	6
Townhome K	6
Townhome L	6
Townhome M	6
Townhome N	6
Townhome O	4
Townhome P	4
<b>Total</b>	<b>89</b>

Additionally, the development is visually screened by a fence towards all four sides of the development. There is a proposed 4' hedge which fronts Broadway Avenue and the development will provide a monument sign on the north side of the entrance from Broadway. This screening will reduce the risk of any potential adverse impacts from adjacent uses.

In order to comply with the goals of the DMU Zoning, a mail kiosk structure and 12' x 25' shade structure are proposed adjacent to Broadway, with a 10' setback from the ROW. The overall development has a total dry detention area of 1.31 acres, recreation area of 0.36 acres, and density of 9.3 DU/AC.

*Access*

The main access for the development will be Broadway Avenue, with a 50' ROW connection. There will also be future vehicular and pedestrian connections to Avenue E to the north and south property lines with a 50' ROW.

*Height*

Pursuant to Section 31-535, height of buildings shall be measured in and regulated by the number of stories. The maximum height for a residential building in a DG Zoning District is 3 stories. The proposed height is 2 stories, therefore this requirement is satisfied.

*Setbacks*

Pursuant to Table 31-536 (c), below outlines the required setbacks for the Downtown General Zoning District:

<b>DG Setback Requirements</b>				
<b>DG ZONING DESIGNATION</b>	<b>Setbacks/Separation</b>			
	<b>Front</b>	<b>Side</b>	<b>Side Street</b>	<b>Rear</b>
<b>Required</b>	10'	0	N/A	10'
<b>Proposed</b>	20	0	N/A	20

*Parking*

Pursuant to Table 31-539(a) of the City of Riviera Beach' Code of Ordinances, Townhouses shall have at least two parking spaces per unit. The proposed multi-family residential development requires 178 parking spaces and provides 188 parking spaces, as shown below:

<b>Parking Type</b>	<b># of Parking spaces</b>
Driveway	118
Parking Lot	70
<b>Total</b>	<b>188</b>

**REZONING**

This proposal meets the following applicable requirements set forth in Section 31-536.B of the City of Riviera Beach's Code of Ordinances for Rezoning Approval.

**Section 31-536.B.1 - Lot size, building placement, size, and height**

*Building Placement*

Pursuant to Table 31-536 (c), the proposed development meets all setbacks for the Downtown General Zoning District as indicated in the above setbacks chart.

*Height*

Pursuant to Table 31-536 (c), height of buildings shall be measured in and regulated by the number of stories. The maximum height for a residential building in a DG Zoning District is 3 stories. The proposed height is XX stories, therefore this requirement is satisfied



*Lot Size*

Pursuant to Table 31-536 (c), below outlines the required lot size for the Downtown General Zoning District:

DG Lot Size Requirements			
DG ZONING DESIGNATION	Lot Size		
	Lot Width	Lot Area	Lot Coverage
Required	20'	2,000 sf	80%
Proposed	350'	413,820	21%

**Section 31-536.B.2 -Use Regulations**

Pursuant to Section 31-536.B.2.A.1, Residential uses are permitted by right. The proposed development meets this requirement as the request to rezone XX acres of existing DR Zoning District to DG Zoning District is to accommodate 89 townhome units.

**Section 31-536.B.3 –Frontage Standards**

**a)The front setback and side setbacks facing streets shall be hardscaped. The hardscape design shall have the following characteristics:**

- 1) Street trees shall be installed as set forth in subsection 31-537(c), consistent with the appropriate street design in section 29-65**
- 2) A pedestrian walkway shall be accommodated as set forth in subsection 31-537(b).**
- 3) Any setback area not used to accommodate a pedestrian walkway, may be landscaped adjacent to the building using potted plants in removable planters or ground planting that does not obstruct views into storefront windows, and may also be used to accommodate merchandise displays or outdoor dining areas**

The proposed development meets the 3 above requirements. Canopy trees and a sidewalk are provided along Broadway Ave.

**b) The main entrance(s) to ground story commercial space(s) shall be directly from and face a public right-of-way or civic open space. Doors allowing public access shall occur at intervals no greater than 75 feet.**

The development program proposes multi-family residential units. Therefore, Section 31-536.B.3.B does not apply.

**c) Building entrances shall use at least one of the following frontage types detailed in subsection 31-537(a):**

- 1) Stoop**
- 2) Forecourt**
- 3) Bracketed balcony**
- 4) Storefront**
- 5) Arcade/colonnade**

Pursuant to Section 31-537, the proposed development meets this requirement as a stoop is provided as the frontage type for the entirety of the development.

**d) Buildings with more than 250 feet of street frontage shall provide a pedestrian accessway at least ten feet wide connecting the rear parking to the sidewalk area or establishing a cross-block connection.**

The development program proposes multi-family residential units which are not facing the main street (Broadway Ave) and do not have parking in the rear, therefore this code section does not apply.

**Section 31-536.B.4 –Architectural Standards**

- a) **An expression line shall be provided at the top of the first story.**
- b) **In the absence of a building façade, a streetwall is required along both primary and secondary streets. Streetwalls shall be three feet to three feet six inches in height, located in line with the building façade or the front setback. Streetwalls shall be composed of either an opaque wall using the same material and color as the building or of a continuous, maintained hedge. In addition, one shade tree per 20 lineal feet, uniformly spaced, shall be installed along the length the streetwall.**
- c) **An opaque, masonry wall six feet in height shall be built on the property line along all side and rear lot lines that abut single-family houses existing as of the date of this ordinance (date) or lots in residential zoning district. In addition, one shade tree per 20 lineal feet, uniformly spaced, shall be installed along the length the wall.**

The development includes a fence and 4' hedge along Broadway Avenue along with street trees to satisfy item b). Items a) and c) do not apply as they are intended for commercial development.

**CONSISTENCY WITH THE COMPREHENSIVE PLAN**

The proposed future land use designation of Downtown Mixed Use (DMU) is consistent with the applicable Goals, Objectives, and Policies of the City of Riviera Beach Comprehensive Plan. The following provided responses support the proposed future land use designation of DMU:

**FUTURE LAND USE ELEMENT**

**GOAL To protect and enhance the residential, commercial, industrial and natural resource areas of Riviera Beach**

The proposed future land use designation of Downtown Mixed Use (DMU) will accommodate the proposed development of multi-family residential. Through site design, the project will protect and enhance the community character and will not adversely impact the surrounding areas of Riviera Beach.

**OBJECTIVE 1.1 The City shall continue to insure that all development and redevelopment is coordinated with the availability of facilities and services, and is compatible with soil conditions and topography.**

The site is currently vacant and proposes the development of multi-family residential units. The subject site is coordinated with the availability of facilities and services and is also compatible with the soil conditions and topography of the adjacent properties.

**POLICY 1.1.1 As new development occurs within the City, continue to use the development code to require a tie-in to the sanitary sewer and public water systems**

The proposed development meets this requirement. Please refer to the Preliminary Civil Engineering Plans and Surface water management calculations that have been provided as part of this submittal.

**OBJECTIVE 1.2 By 2010, the City shall reconsider revisions to the adopted Community Redevelopment Plan (CRA) by addressing issues and market conditions that have arisen since plan implementation was initiated**

The subject site is located within the boundaries of the Community Redevelopment Plan (CRA) and will meet all applicable requirements.

**POLICY 1.2.4 By 2010 the revisions to the adopted Redevelopment Plan shall provide a mix of land uses that will create an environment conducive to development.**

The proposed future land use designation of Downtown Mixed Use (DMU) will accommodate the proposed development of multi-family residential and will create a conducive environment.

**POLICY 1.2.6**

**By 2010 the revisions to the adopted Land Development Regulations will include design controls for all public and private development within the community redevelopment area. These controls will provide for a unique image and character with setbacks, height, parking, architectural elements/building facades, landscaping, and materials that ensure design excellence and quality in development projects**

The proposed development meets all DG Zoning District and CRA design requirements found in the City of Riviera Beach's Code of Ordinances.

**POLICY 1.2.7**

**To the maximum extent possible, the revisions to the adopted Redevelopment Plan shall provide for an active pedestrian and bicycle circulation environment linking the major neighborhoods within the community redevelopment area and stimulating continuity of the circulation system outside the community redevelopment area to existing neighborhoods and local area amenities.**

The proposed development provides an active pedestrian and bicycle circulation environment linking the adjacent neighborhood within the CRA boundary. The main access for the development will be Broadway Avenue, with a 50' ROW connection. There will also be future vehicular and pedestrian connections to Avenue E to the north and south property lines with a 50' ROW connecting to the adjacent neighborhoods to the north and south.

**POLICY 1.2.8**

**The revisions to the adopted Redevelopment Plan shall promote the creation of a public transportation system capable of providing convenient access to neighborhoods, parks, beaches, schools and commercial activities within and adjacent to the community redevelopment area.**

The site currently has a bus stop fronting Broadway Avenue. Therefore, public transportation is conveniently located and easily accessible to the proposed multi-family residential development.

**POLICY 1.2.18**

**In order to reduce greenhouse gas emissions and the potential for urban sprawl, the City will utilize the Redevelopment Plan and the CRA to encourage new development to locate within the under-utilized downtown area. By 2010, the City will revise the land development regulations to ensure the downtown area:**

- a. Establishes an efficient land use pattern allowing mixed use development and the higher densities needed to support a viable transit system;**
- b. Creates a "park once" environment by providing a mix of uses within a pedestrian and bicycle-friendly environment of narrow streets with shaded sidewalks, appropriate landscaping and street details, and traffic calming measures such as on-street parking;**
- c. Promotes the optimum use of transit by maintaining and enhancing the walkable block structure and interconnected transportation network to effectively link transit station(s), bike paths, sidewalks, buildings, open spaces, and the waterfront.**

The subject site is located within the Downtown General (DG) Zoning District with the boundary of the CRA. The proposed development of multi-family residential provides the opportunity for an additional mix of housing types within the downtown area. Public transportation is easily accessible by the designated bus stop located on Broadway. The site design meets all required DG Zoning District and CRA requirements found in the City of Riviera Beach Code of Ordinances.

**POLICY 1.2.19**

**Substantial redevelopment of the Community Redevelopment Area (CRA) is anticipated. The Redevelopment Plan describes the vision for the future of the downtown area. New development shall conform to the pattern of development set forth in the Redevelopment Plan, which has the following characteristics:**

- 1. Provides a variety of housing types to accommodate a diverse population;**
- 2. Creates a “park once” environment by providing a mix of uses within a pedestrian friendly environment, whereby drivers are comfortable utilizing one parking space and walking to several destinations;**
- 3. Promotes the optimum use of transit by maintaining and enhancing an interconnected transportation network that effectively links transit station(s), bike paths, sidewalks, buildings, open spaces, and the waterfront;**
- 4. Maintains and enhances a continuous, inter-connected network of narrow pedestrian and bicycle-friendly streets with shaded sidewalks, appropriate landscaping and street details, and traffic calming measures such as on-street parking;**
- 5. Provides public open space in the form of civic parks, plazas, or greens;**
- 6. Maintains and enhances access to the waterfront; and**
- 7. Encourages investment by accommodating new development at a range of scales including individual infill buildings and large redevelopment projects.**

The subject site is located within the Downtown General (DG) Zoning District within the boundaries of the CRA. The proposed development provides the housing type opportunity of multi-family residential units to accommodate to the diverse population. The site design provides a “park once” environment and provides a total of 188 parking spaces, which meets the requirement set forth in the City of Riviera Beach’s Code of Ordinance. There are two proposed access within the development. The main access for the development will be Broadway Avenue, with a 50’ ROW connection. There will also be future vehicular and pedestrian connections to Avenue E to the north and south property lines with a 50’ ROW connecting to the adjacent neighborhoods to the north and south. The proposed development will enhance the proposed interconnected network with pedestrian and bicycle-friendly streets and landscaping techniques, in order to mitigate adverse impact upon the surrounding area.

**Policy 1.2.21**

**The downtown area is composed of diverse areas with unique characteristics. The Land Development Regulations will reinforce these distinctions in scale, character, and intensity. As a general guide to future regulations, eleven sub-areas are shown on Figure FLU-B and are described below:**

- 1) Riviera Beach Marina/Bicentennial Park: This is a vibrant, mixed-use regional waterfront destination centered about Bicentennial Park and the Riviera Beach Marina. Buildings in this area accommodate entertainment, retail, office, and residential uses. Signature sites, such as the intersection of 13th Street and Broadway (which serves as a gateway into the district) and land overlooking Bicentennial Park, will be designated for the tallest buildings in the downtown.**
- 2) Broadway Corridor: Broadway, the north-south corridor traversing the downtown, will be re-established as a pedestrian-friendly main street, with storefronts and arcades lining the streets. Roadway improvements will support revitalization of the downtown by improving the pedestrian environment with wide shaded sidewalks, on-street parking to support adjacent businesses, and a steady but calm flow of traffic. Mixed-use, mid-rise buildings will line the streets to create a safe, interesting area.**
- 3) Avenue E Corridor: Avenue E is a neighborhood main street accommodating small businesses, multi-family buildings, and single-family homes. Infrastructure improvements will establish a pleasant environment for drivers, cyclists, and pedestrians, and re-establish the missing link between 32nd Street and 34th Street. Mixed-use development in low-rise buildings will provide a harmonious**

**transition between the Broadway Corridor and adjacent residential neighborhoods.**

**4) Riviera Heights: This district is predominantly residential, with some neighborhood commercial accommodated along Martin Luther King Boulevard. Infill development which is compatible in scale with the existing residential fabric is encouraged, such as new single-family houses and multi-family buildings including townhouses, courtyard apartment buildings, and apartment houses.**

**5) 13th Street: 13th Street will link a future rail station to the Riviera Beach Marina and Bicentennial Park. This area can accommodate mid-rise mixed-use infill development as a transition between the light industrial uses to the south and the neighborhood north of 13th Street. North of 13th street, infill development which is compatible in scale with the existing residential fabric is encouraged, such as new single-family houses and multi-family buildings including townhouses, courtyard apartment buildings, and apartment houses.**

**6) Blue Heron Corridor: The Blue Heron Corridor is the primary entrance to downtown and Singer Island. This corridor will accommodate mid-rise mixed-use development. Buildings must be placed on their sites in a manner that improves the pedestrian environment on the corridor.**

**7) Commercial Marine Area: The land development regulations will define appropriate transitions between marine industry and surrounding uses. Rather than relying solely on landscape buffers for separation, the land development regulations will include techniques which will regulate the edges of the lots using mixed use buildings with usable windows and doors to provide appropriate transitions. Residential uses, businesses, restaurants, and office functions can be located along these edges to provide an appropriate transition.**

**8) Industrial Transition Area: This area will provide a transition from the Port to the neighborhood to the north. Light industrial uses will be oriented along 10th Street, with buildings containing the office and support functions for the industrial uses, businesses, restaurants, and some residential uses can be located along 11th Street to provide an appropriate transition to adjoining neighborhood. Vehicular access for the industrial uses will be accommodated from 10th Street and the side streets whenever possible, so that 11th Street will have building façades with usable windows and pedestrian access facing the neighborhood.**

**9) Singer Island Area: This area can accommodate mixed-use development, with taller buildings located along Lake Worth, acting as a gateway into the area. Mid-rise mixed use buildings will be accommodated in the Ocean Mall, overlooking the public beach.**

**10) Near-Downtown Neighborhoods: These neighborhoods can accommodate infill development which is compatible in scale with the existing residential fabric, such as new single-family houses and multi-family buildings including townhouses, courtyard apartment buildings, and apartment houses.**

**11) Port: This area is comprised of the Port of Palm Beach.**

The proposed multi-family residential development lies within the Avenue E corridor. The development program consists of future vehicular and pedestrian connections to the north and south, via Avenue E. These connections will provide a harmonious transition between the Broadway Corridor and adjacent residential neighborhoods.

#### **POLICY 1.2.22**

**Provide in the Land Development Regulations a pre-approved option to encourage future redevelopment of mobile home/trailer park properties located within the CRA in a manner consistent with the city's vision of a mixed-use, sustainable, pedestrian-friendly environment that accommodates diverse housing options within an interconnected street and block structure. Conceptual redevelopment plans have been created to illustrate the intended pattern of redevelopment:**

**1) The City's preferred redevelopment plan for Chateau Circle, Ocean Tides, and Southern Park has the following characteristics (see conceptual plan in Figure FLU-C):**

**a. Avenue E is reconnected through the properties;**

- b. A system of new streets, alleys, and pedestrian paths connect the adjacent parcels to each other and to Broadway;**
- c. Mixed-use buildings are located along Broadway;**
- d. Townhouses and low-rise multi-family buildings can provide a transition between the single-family houses located to the west and the mixed-use buildings facing Broadway;**
- e. The fronts of buildings face the fronts of buildings, the backs of buildings face the backs of buildings;**
- f. Green space is organized into public parks, plazas, or greens, lined by streets and the fronts of buildings; and**
- g. Off-street parking is accommodated in the rear of buildings.**

The proposed development of townhome units lies within the Avenue E corridor and fronts Broadway Avenue. The development program consists of future vehicular and pedestrian connections to the north and south, via Avenue E. This connection will provide a harmonious transition between the Broadway Corridor and adjacent residential neighborhoods.

**OBJECTIVE 1.8**

**The City shall continue to ensure that its land development regulations are consistent with and further the provisions of the Comprehensive Plan, and shall incorporate densities and intensities of Future Land Use Categories into the Land Development Code**

Pursuant to Objective 1.8 of Comprehensive Plan, a Downtown Mixed Use FLU designation must have a maximum floor area ratio (FAR) of 2.0. The proposed development meets the requirements as the provided FAR is 0.38.

**Policy 1.8.1:**

**The Future Land Use Map designations shall include the following land use categories, densities and intensities, which shall be implemented through land development regulations. The City shall take the necessary actions to implement the categories in accordance with criteria described below:**

***Mixed Use***

**Downtown Mixed Use: The Downtown Mixed Use category provides for a wide range of uses including retail, commercial, residential, restaurant, entertainment, civic, parks, marinas, and boardwalks. The Land Development Regulations will ensure compatibility between the wide ranges of uses desirable in a successful downtown environment through the exclusive use of the Downtown Zoning Districts, which will:**

- 1) Establish a vibrant, mixed-use regional waterfront destination around Bicentennial Park and the Riviera Beach Marina;**
- 2) Allow for intense mixed-use development along the Broadway corridor in the core of the downtown area;**
- 3) Allow for less intense mixed-use development along the Avenue E corridor;**
- 4) Provide for harmonious transitions in building scale and use between the predominantly single-family residential neighborhoods and mixed-use corridors;**
- 5) Ensure existing access and views of the Intercoastal waterway are retained and increased; and**
- 6) Ensure the street network is maintained and enhanced.**

The subject site proposes a FLU designation of DMU and permits residential uses. The proposed multi-family residential development lies within the Avenue E corridor. The development program consists of future vehicular and pedestrian connections to the north and south, via Avenue E. The townhomes will provide a gradual transition in the density and intensity from single-family to the north to more intense redevelopment to the south. The development will also provide an additional housing type to the immediate area.

**Policy 1.11.1**

**The City (as well as within the CRA Redevelopment Area) shall assess all structures citywide to determine if any properties are of historic significance. If any significant structures are found, the City's planning staff shall establish restoration standards and review procedures consistent with the Department of the Interior standards for renovation.**

The subject site is currently vacant and has no previous development history nor historical significance associated.

*Based on the above justification and attached information, the petitioner respectfully requests approval of a Site Plan Approval, Rezoning from DR to DG, and Small Scale CPA from MF-20 to DMU.*

**For Staff Use Only**

<b>City of Riviera Beach</b>  Community Development Department 600 W. Blue Heron Boulevard Riviera Beach, Florida 33404  Phone: (561) 845-4060 Fax : (561) 845-4038	<b>Date:</b>	<b>Case Number:</b>
	<b>Project Title:</b>	
	<b>Fee Paid:</b>	<b>Notices Mailed:</b>
	<b>1<sup>st</sup> Hearing:</b>	<b>2<sup>nd</sup> Hearing:</b>
	<b>Publication Dates (if required)</b>	

**UNIFORM LAND USE APPLICATION**

*(Please attach separate sheet of paper for required additional information)*

**Complete appropriate sections of Application and sign.**

<b>APPLICANT</b>	Name of Property Owner(s): EAST COAST PROPERTY INVESTMENT, LLC
	Mailing Address: PO BOX 540669 LAKE WORTH FL 33454 0669
	Property Address: 3301 BROADWAY
	Name of Applicant (if other than owner): D.R. Horton, Inc
	Home: ( -- ) ----- Work: (561) 537-4532 Fax: (561) 687-1110
	E-mail Address: Doug.Murray@wginc.com (agent)

**PLEASE ATTACH LEGAL DESCRIPTION**

<b>PROPERTY</b>	Future Land Use Map Designation: DMU & MF-20 Current Zoning Classification: DG & DR
	Square footage of site: 9.5 Acres Property Control Number (PCN): 56-43-42-28-00-001-0120
	Type and gross area of any existing non residential uses on site: N/A
	Gross area of any proposed structure: 158,430 SF
	Is there a current or recent use of the property that is/was in violation of City Ordinance? [ ] Yes [x] No
	If yes, please describe: N/A
	Have there been any land use applications concerning all or part of this property in the last 18 months? [ ] Yes [x] No
	If yes, indicate date, nature and applicant's name: N/A
	Briefly describe use of adjoining property: North: Single-Family Residential
	South: Mobile Home Park
East: Broadway Ave ROW; Motel; Federal Government Office	
West: Single-Family Residential	

<b>REZONE</b>	Requested Zoning Classification: DR TO DG
	Is the requested zoning classification contiguous with existing? Yes
	Is a Special Exception necessary for your intended use? [ ] Yes [x] No
	Is a Variance necessary for your intended use? [ ] Yes [x] No





<b>FUTURE LAND USE</b>	Existing Use: Vacant	Proposed Use: Multi-family Residential (Townhomes)
	Land Use Designation: MF-20 & DMU	Requested Land Use: DMU
	Adjacent Land Uses: North: Single-Family Residential Broadway Ave ROW;	South: Mobile Home Park
	East: Motel; Federal Government Office	West: Single-Family Residential
Size of Property Requesting Land Use Change: 5.13 acres		

<b>SPECIAL EXCEPTION</b>	Describe the intended use requiring a Special Exception:
	Provide specific LDR ordinance section number and page number:
	How does intended use meet the standards in the Land Development Code?
	Demonstrate that proposed location and site is appropriate for requested use:
	Demonstrate how site and proposed building(s) have been designed so they are compatible with adjacent uses and neighborhoods:
	Demonstrate any landscaping techniques to visually screen use from adjacent uses:
	Demonstrate what is proposed to reduce the impact of any potential hazards, problems, public nuisances generated by use:
	Demonstrate how utilities and other service requirements of the use can be met:
	Demonstrate how the impact of traffic generated will be handled:
	On-site:
Off-Site:	
Other:	

<b>VARIANCE</b>	Describe the Variance sought:
	Demonstrate that the Variance is needed to overcome a hardship caused by the unique physical conditions of the site:
	Specify the minimum Variance requirements including: height, lot area, size of structure, size of yard, setback, buffer or open space:
	Other:

<b>SITE PLAN</b>	Describe proposed development: <b>Multi-family residential development (89 town home units)</b>
	Demonstrate that proposed use is appropriate to site: <b>See provided justification statement</b>
	Demonstrate how drainage and paving requirement will be met: <b>See provided drainage statement.</b>
	Demonstrate any landscaping techniques to visually screen use from adjacent uses: <b>A proposed 10 landscape buffer and fence. See provided justification statement.</b>
	Demonstrate what is proposed to reduce the impact of any potential hazards, problems, public nuisances generated by use: <b>See provided justification statement.</b>
	Demonstrate how utilities and other service requirements of the use can be met: <b>See provided drainage statement.</b>
	Demonstrate how the impact of traffic generated will be handled: On-site: <b>See provided traffic statement.</b> Off-site: <b>See provided traffic statement.</b>

<b>OTHER</b>	<p><b><u>COMMUNICATION TOWER CO-LOCATION REQUIREMENTS:</u></b></p> <ul style="list-style-type: none"> <li>• Three sets of signed and sealed Construction documents, elevations and all equipment shelters, cabinets, Coax, telephone and power conduits identified. These plans will then be used to obtain the Building Permit.</li> <li>• Antenna manufacture cut sheets including antenna size and shape.</li> <li>• Zoning map of area with site clearly marked.</li> <li>• Photos of existing building or tower and surrounding uses.</li> <li>• Letter of non-interference and FCC compliance from applicant's Radio Frequency Professional.</li> <li>• Map of surrounding carrier existing locations in all directions with type i.e. Guyed, Self-Support, Monopole, Rooftop.</li> <li>• Letter of structural capacity and building code compliance.</li> <li>• Notes on plan or letter demonstrating floor area coverage not in excess of restrictions</li> <li>• Provide Photo Enhancements of proposal.</li> <li>• Statement that proposal is in compliance with Environmental Regulations prior to permit issue.</li> </ul>
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<b>Confirmation of Information Accuracy</b>	
<p>I hereby certify that the information on this application is correct. The information included in this application is for use by the City of Riviera Beach in processing my request. False or misleading information may be punishable by a fine of up to five hundred dollars (\$500.00) and imprisonment of up to thirty (30) days and may result in the summary denial of this application.</p>	
 _____ Signature	 _____ Date

**AGENT AUTHORIZATION FORM**

Owner(s) of Record: EAST COAST PROPERTY INVESTMENT, LLC

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority personally appeared GARY SMICIEL  
MANAGING MEMBER

who, being first duly sworn upon oath and personal knowledge say(s) that they are the owner(s) of record of the following described real property:

28-42-43, S 225.8 FT OF GOV LT1 & N 124.2 FT OF N 1/2 OF GOV LT 2 LYG W OF SR 5 (LESS RD R/W)

the street address of which is: 3301 BROADWAY

and that we hereby appoint:

Name: Doug Murray/WGI  
Address: 2035 Vista Parkway  
West Palm Beach, FL 33411  
Telephone: 561-537-4532

as our authorized agent, to file applications and papers with the City of Riviera Beach, and to represent me (us) at any Hearing regarding my (our) interest.

M. Seuss (Seal)  
\_\_\_\_ (Seal)  
\_\_\_\_ (Seal)

Sworn to and subscribed before me this 22<sup>nd</sup> day of May, 2018.

Miranda Morales Seuss  
Notary Public

