



**CITY OF RIVIERA BEACH  
RIVIERA COVE, PLAT  
STAFF REPORT, PA-18-02, MAY 23, 2019**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, APPROVING THE PLAT APPLICATION (PA-18-02) 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 a plat approval in conjunction with the request for site plan approval for a residential development consisting of 89 new townhomes.

**C. Location:** The proposed plat application 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 Applicant originally submitted Site Plan Application (SP-18-09) on June 1, 2018. In order to implement the proposed site plan, a new plat is required and is being presented concurrently with the site plan.

City Departmental Staff reviewed the Plat Application (PA-18-02) and provided corresponding comments to the applicant. All comments were addressed by the applicant and City Staff has no objections to the Plat application.

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 Townhomes development on 9.50 acres of vacant land.

**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.

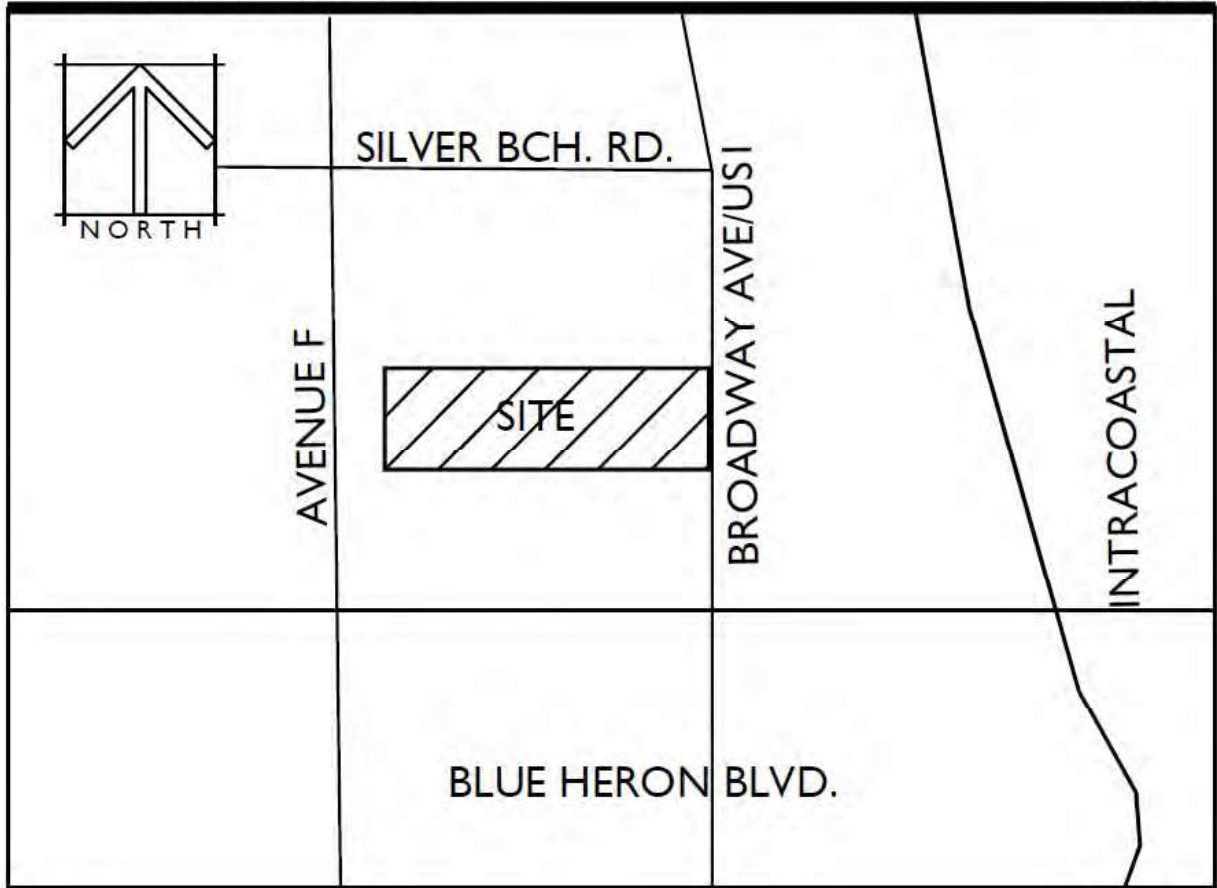
**Landscaping:** N/A.

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

**H. Recommendation:** Staff recommends approval of the plat application from D. R. Horton, Inc, to facilitate the development of 89 new townhomes, referred to as Riviera Cove, on 9.50 acres of land located at 3301 Broadway.

# 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.

D.R. Horton, Inc.,  
a Delaware corporation

By: \_\_\_\_\_  
Rafael Roca  
Vice President

\_\_\_\_\_  
(Name)  
\_\_\_\_\_  
(Name)

### **ACKNOWLEDGMENT**

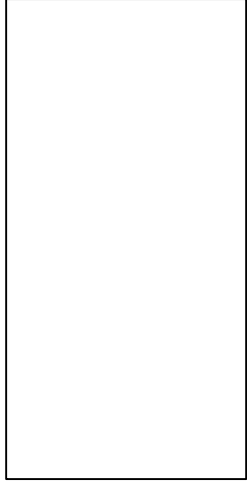
Florida  
County of Palm Beach } SS

Personally appeared Rafael Roca who is personally known to me, or has \_\_\_\_\_ as identification, and who executed the \_\_\_\_\_ instrument as Vice President of D.R. Horton, Inc., a Delaware corporation, acknowledged to and before me that he executed such instrument as \_\_\_\_\_ of said corporation, and that the seal affixed to the foregoing \_\_\_\_\_ the corporate seal of said corporation and that it was affixed to said \_\_\_\_\_ due and regular corporate authority, and that said instrument is the deed of said corporation.

\_\_\_\_\_ and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_ expires: \_\_\_\_\_  
(Date)

Notary Stamp



\_\_\_\_\_ blic  
\_\_\_\_\_ e: \_\_\_\_\_  
\_\_\_\_\_ on Number: \_\_\_\_\_

### **TITLE CERTIFICATION**

State of Florida }  
County of Palm Beach } SS

I, Nelson Mullins, a duly licensed attorney in the State of Florida, that I have examined the title to the hereon described property to the property is vested in D.R. Horton, Inc., a Delaware corporation, current taxes have been paid; and that all Palm Beach mortgages not satisfied or released against said land, and all other items held against said land, shown hereon; and that there are no encumbrances do not prohibit the creation of the subdivision and

Date: \_\_\_\_\_

By: \_\_\_\_\_  
Nelson Mullins  
Attorney  
Broad  
Licenses  
Florida

### **REVIEWING SURVEYOR APPOINTMENT**

On behalf of the City of Riviera Beach, in accordance with the Florida Statutes, this plat has been reviewed for compliance with the Florida Statutes, and the ordinances of the City of Riviera Beach, not include the verification of the geometric data and permanent control points (P.C.P.'s) and monuments.

This \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

By: \_\_\_\_\_  
Donald A. Spicer  
Professional Surveyor and Mapper,  
License No. LS4677  
State of Florida

### **STATE OF FLORIDA OFFICE OF THE COMMISSIONER OF LAND MANAGEMENT OFFICE OF RESERVATIONS**

5' UTILITY EASEMENT  
(PB 23, PG 212)

LIMITS OF THIS PLAT

S88°31'06"E 619.27'

TRACT OS-1  
1.551 ACRES

S88°31'06"E 376.00'

Lot	Area (SQ FT)	Width (FT)
7	2833	28.33'
8	1800	18.00'
9	1800	18.00'
10	1800	18.00'
11	1800	18.00'
12	1800	18.00'
13	2583	25.83'
14	2583	25.83'
15	1800	18.00'
16	1800	18.00'
17	1800	18.00'
18	2583	25.83'
19	2583	25.83'

S88°31'06"E 424.99' (TOTAL)

TRACT C  
PRIVATE ROAD  
0.894 ACRES

S88°31'06"E 1107'

C/L

PARCEL 2 564.78'

PARCEL 1

See Note 7

N88°31'06"W 469.35' (TOTAL)

10' BE

S88°31'06"E  
12.00'

12' WLE

N01°28'54"E 73.96'  
N01°28'54"E 66.70'  
S01°28'54"W 72.12'  
N50°08'04"E (RADIAL) 15.63'

N01°28'54"E 100.00'

S50°08'04"W 22.31'

18.35'

00'  
59"  
79"

N: 893  
E: 964

S84° (RA)

10' X30'

50.00'

33

5' UTILITY EASEMENT  
(PB 23, PG 212)

PLAT

S88°31'06"E 528.91'

S88°31'06"E 68.43'

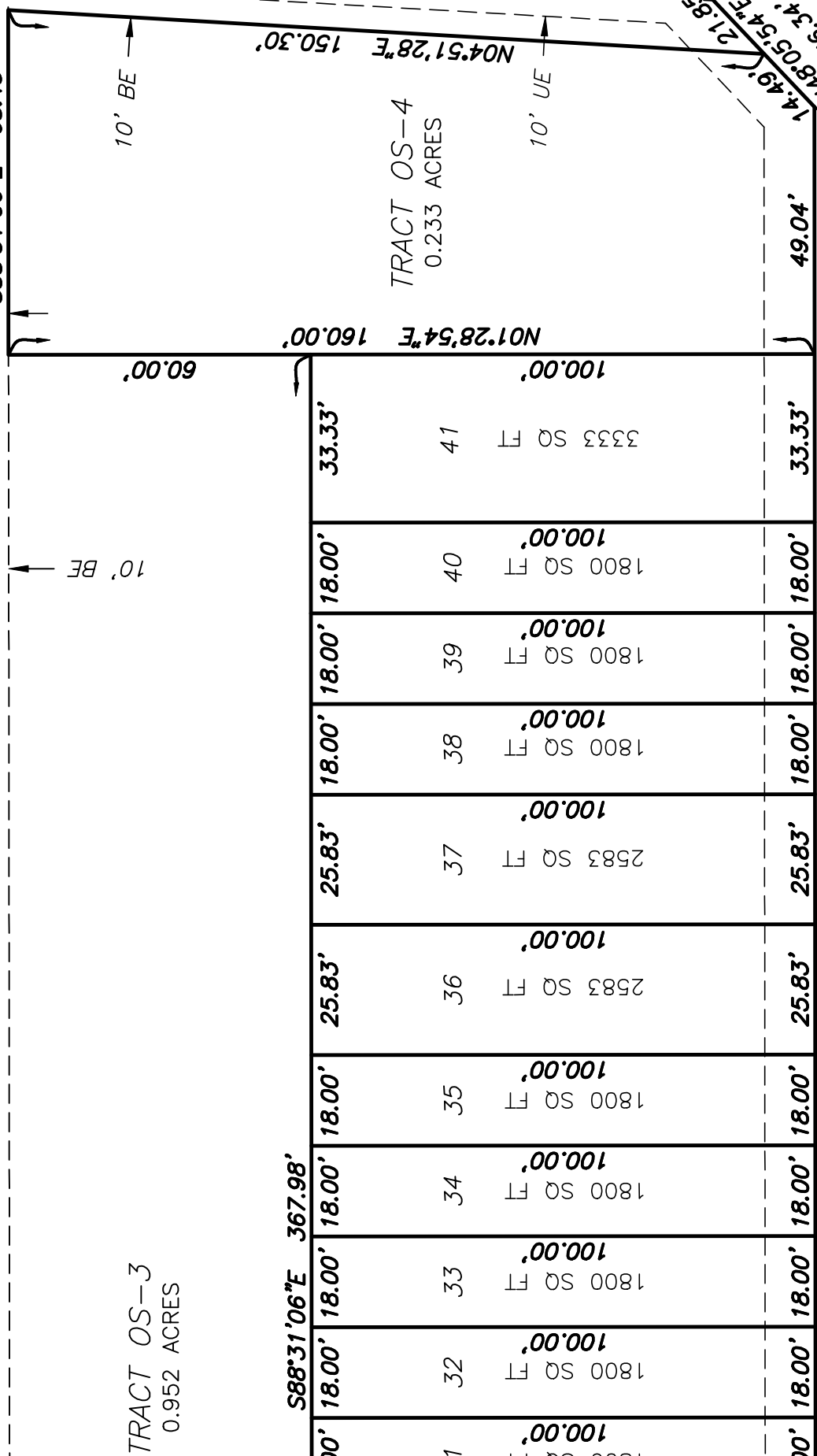
TRACT OS-3  
0.952 ACRES

S88°31'06"E 367.98'

TRACT OS-4  
0.233 ACRES

S88°31'06"E 468.88' (TOTAL)

S88°31'06"E 466.12' (TOTAL)



C/L

PARCEL 2  
PARCEL 1

TRACT B  
PRIVATE ROAD  
0.623 ACRES

See Note 7



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

**REQUEST**

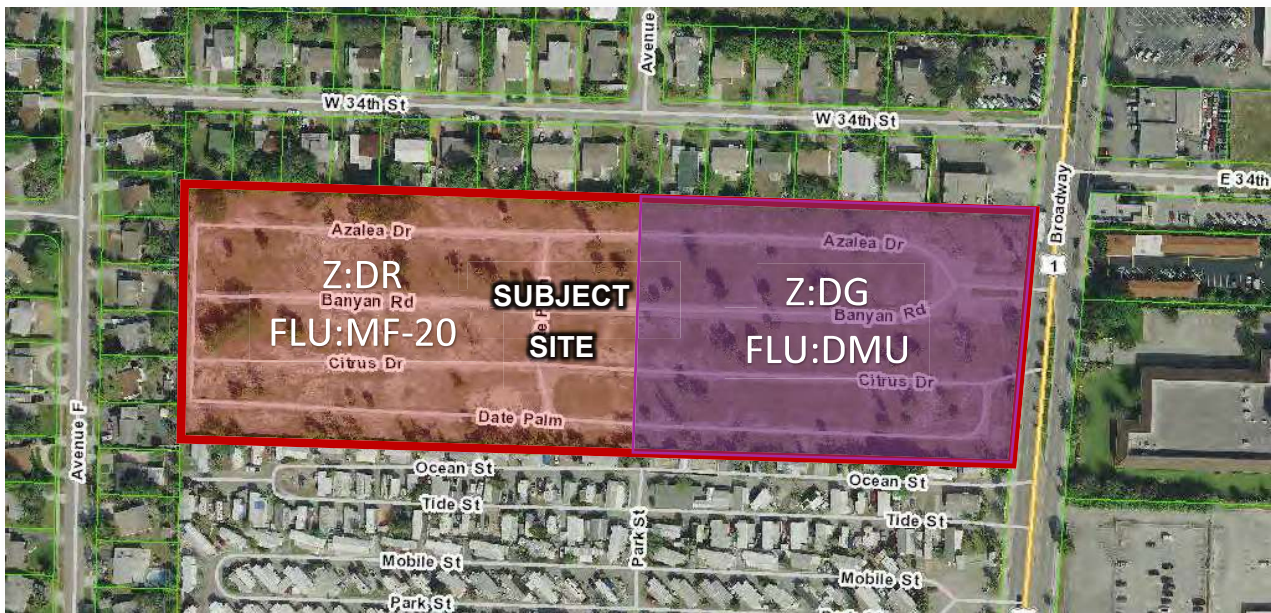
On behalf of the Applicant, WGI is requesting approval of the following:

- 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**



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

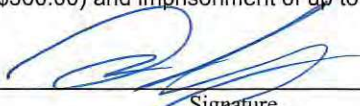

<b>FUTURE LAND USE</b>	Existing Use: Vacant	Proposed Use: Multi-family Residential (Townhomes)
	Land Use Designation: MF-20 & DMU	Requested Land Use: DMU
	Adjacent Land Uses: North: Single-Family Residential   South: Mobile Home Park Broadway Ave ROW;	
	East: Motel; Federal Government Office   West: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

<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



## **SITE PLAN APPROVAL PROCEDURE**

### *Application Information Sheet*

#### **STEP 1. PRELIMINARY REVIEW OF SUBMISSION**

SIX (6) SETS OF A STAPLED AND FOLDED PACKAGE CONTAINING DRAWINGS TO SCALE AND DIMENSIONED

##### **1. SITE PLAN**

- a. Special site plan drawing with information block showing zoning, parking calculations, site area, building coverage, pervious/impervious areas, location map.
- b. Dimensions should include – lot, landscape strips, setbacks, roads, internal circulation areas, building(s), typical parking spaces, dumpster pads/enclosures, sign locations. It should be noted that sign approval requires separate building permit submission.
- c. Provide a digital copy of the site plan drawing with State Plan Coordinates in AutoCAD 2000 (.DWG) or Shapefile (.shp) format.

##### **2. LANDSCAPE PLAN and ENVIRONMENTAL ASSESSMENT**

- a. Show compliance with the City of Riviera Beach Land Development Code
- b. Drawings and/or narrative sufficient to describe the relevant flora and fauna which may be on the site. Tree survey may be required.

##### **3. ARTERIAL ROAD DESIGN AND STANDARD**

- a. Design standards for all non-residential properties fronting the following roads are required:
  - Dr. Martin Luther King, Jr. Boulevard
  - Old Dixie Highway
  - Blue Heron Boulevard
  - 13<sup>th</sup> Street
  - Military Trail
  - Congress Avenue
- b. Drawings indicating the appearance standards are required and addressed under Ordinance 2833.
- c. Only one monument sign is permitted per site with maximum square footage of 42 square feet.

##### **4. UTILITY and DRAINAGE PLAN**

- a. Conceptual plan, indicating location of lines and tie-ins, proposed hydrants, if applicable
- b. Conceptual plan to include existing and proposed major elevations.
- c. Show easement, existing and proposed.
- d. Show conceptually how retention area will provide treatment for one-hour storm.

##### **5. TRAFFIC ASSESSMENT**

- a. If traffic trip generation is under 500 T.P.D. then a properly formulated traffic statement is adequate. Traffic generation above this level will require a traffic engineer prepared traffic study. Provide total ADT (Average Daily Trips) for project [from Traffic Statement, Traffic Study or Table 1 in Sec. 23.AA – 28.3 of Code].

- b. Palm Beach County Traffic Assessment Requirements: Applicant must submit a Traffic Impact Study for Palm Beach County to receive concurrency approval in accordance with Sec. 23-131 of the Palm Beach County Traffic Performance Code.

## **6. BUILDING ELEVATIONS**

- a. Front, rear, and both sides.
- b. Show finishes (color, materials).
- c. Elevators are required to be in color showing building finishes, lighting, canopies, etc. Plans shall have a minimum sheet size of 8 ½ "x 14". Plans larger than 8 ½ "x 14" shall be folded individually. Reduced copies of the site plan on 11" x 17" sheets are required for the City Council. (Note: Plans for submittal to the Planning and Zoning Board and City Council shall be provided after all comments and requirements by staff have been satisfied.

## **7. FLOOR PLAN**

- a. Conceptual (construction details are not necessary).

## **8. NARRATIVE OR COVER LETTER**

- a. Describe project purpose and details of intended use, including phasing and relationship to surrounding area.
- b. Include estimate of employment and student population generated by project, if applicable.

## **9. CONCURRENCE COMPLIANCE**

- a. Traffic Generation: Total ADT (Average Daily Trips) for project [from Traffic Statement, Traffic Study or Table I in Sec. 31-715 of Code]
- b. Sanitary Sewer: Total gallons per day produced by project - [from calculations or Table III in Section 31-717 of Code]
- c. Potable Water: Total gallons per day required by project [from calculation or based on Table II in Section 31-716 of Code]
- d. Drainage: Does project detain on-site the first inch of run-off or run-off from a one-hour storm (3 year)? Note: All developments of one acre or more are required to obtain an NPDES permit prior to obtaining a City Building permit, and provide PPP and BMP plans.
- e. Solid Waste: Total pounds of waste generated per day by project [from calculations or based on Table IV in Section 31-718 of Code]
- f. Recreation: If a residential project, list proposed public recreational or park elements of project (in acres)
- g. School Concurrency: The School Concurrency Application and Service Provider Form must be completed and submitted with this application. Please refer to the attached School Concurrency Application and Service Provider Form for related fees.

## **STEP 2: DEPARTMENTAL REVIEW, COMMENTS TO APPLICANT AND REVISIONS TO PROJECT**

After departmental review (approximately four weeks), the applicant will receive a letter from Community Development outlining department concerns and comments. The departmental review process repeats until staff is satisfied with revisions. Applicant will then provide six (6) full size packages of accordion folded, revised plans. These

must be provided to Staff a minimum of fourteen (14) days prior to the next Planning and Zoning Board Meeting in order to be included on the Agenda. The Board meets the second Thursday of each month. Staff comments to the Board are available for pickup the Monday prior to the Thursday Planning and Zoning Board meeting.

**STEP 3: PLANNING AND ZONING BOARD MEETING**

Applicant, or agent, **must** be in attendance to present their project and to address concerns of the Planning and Zoning Board. The City will provide a laptop, projector and video screen to be used in the presentation. Applicants intending to use these devices must inform Staff at least three business days in advance of the Planning and Zoning Board meeting. The Board may recommend the City Council approve, approve with conditions, deny, or table the project.

**STEP 4: SUBMITTAL FOR COUNCIL MEETING**

Any revisions required as a result of the Planning and Zoning Board's conditions, shall be incorporated (by applicant) into the package for submission to the City Council. Six (6) **reduced size copies** on 11" x 17" sheets of the final site plan must then be provided for the City Council agenda along with the other package items a minimum of twenty-one (21) days prior to meeting. The City Council meets the first and third Wednesday of each month.

A complete package for submission to the City Council includes the following items:

1. Uniform Land Use Application
2. Project Narrative
3. Response(s) to Departmental Comments
4. Site Plan
5. Landscape Plan
6. Elevations

Applicants seeking to expedite the approval process should submit revised packages as soon after the Planning and Zoning Board meeting as possible in order to have the project placed on the City Council Agenda.

**STEP 5: COUNCIL MEETING**

The project then goes before the City Council for decision. Applicant must be in attendance. Applicant will be allowed to make a brief presentation about the project. The City will provide a laptop, projector and video screen to be used in the presentation. Applicants intending to use these devices must inform Staff at least three business days in advance of the City Council meeting. The City Council may approve, approve with conditions, deny, or table the project.

**STEP 6: UPON APPROVAL APPLICANT MAY APPLY FOR BUILDING PERMIT**

Applicant will be formally notified of decision and any conditions which may be attached. Two (2) folded sets of the approved site plan complying with conditions shall be submitted to the Community Development Department within fifteen (15) days of the Council hearing. Plans must be submitted and approved by the Planning Division before building permits can be issued.





2035 Vista Parkway, West Palm Beach, FL 33411  
 Phone No. 866.909.2220 www.wginc.com  
 Cert No. 6091 - LB No. 7055

**DESCRIPTION & SKETCH**

PREPARED FOR:

**D. R. HORTON, INC.**

LEGAL DESCRIPTION:

A PORTION OF THE LANDS RECORDED IN OFFICIAL RECORDS BOOK 27692, AT PAGE 628, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LANDS LYING AND SITUATED ON A PORTION OF GOVERNMENT LOTS 1 AND 2, SECTION 28, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF LOT 18, PLAT OF B AND G HOMES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 23, AT PAGE 212, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 88°31'06" EAST ALONG THE SOUTH LINE OF SAID PLAT, FOR 641.50 FEET; THENCE SOUTH 01°33'31" WEST, FOR 350.00 FEET; THENCE NORTH 88°31'06" WEST, FOR 635.77 FEET TO A POINT ON THE WEST LINE OF SAID GOVERNMENT LOTS 1 AND 2; THENCE NORTH 00°37'17" EAST ALONG SAID WEST LINE, FOR 350.04 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAIN 5.131 ACRES, MORE OR LESS.

SURVEYOR'S NOTES: (NOT A SURVEY-DESCRIPTION AND SKETCH ONLY)

1. DATA SHOWN HEREON WAS COMPILED FROM OTHER INSTRUMENTS AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.

2. THE BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF GOVERNMENT LOTS 1 & 2, SECTION 28, TOWNSHIP 42 SOUTH, RANGE 43 EAST, SAID LINE BEARS NORTH 00°37'17" EAST AND ALL OTHER BEARINGS SHOWN HEREON ARE RELATIVE THERETO.

For The Firm:  
 Wantman Group, Inc.

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

JIM SULLIVAN, P.S.M.  
 PROFESSIONAL SURVEYOR AND MAPPER  
 STATE OF FLORIDA LICENSE NO. 6889

DATE: \_\_\_\_\_ REVISION: \_\_\_\_\_ BY: \_\_\_\_\_

			OFFICE	MRG	DATE	05/29/18	JOB	07162464.02
			CHECKED	JES	SHEET	1 OF 3	DWG	246402_Zoning

21

18

19

20

21

POINT OF BEGINNING  
SOUTHWEST CORNER  
Lot 18

5' UTILITY EASEMENT  
(PB 23, PG 212)

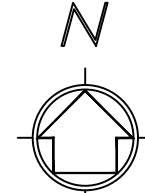
PLAT OF  
B AND G HOMES  
(PB 23, PG 212)

5' UTILITY EASEMENT  
(PB 23, PG 244)

20

S88°31'06"E 641.50'  
SOUTH LINE OF PLAT OF  
B AND G HOMES  
(PB 23, PG. 212)

19



SCALE: 1" = 50'  
(Intended Display Scale)

A PORTION OF  
PARCEL 2  
(ORB 27692, PG 628)

**LEGEND:**

- ORB = Official Records Book
- PB = Plat Book
- PG. = Page

FOR CONTINUATION SEE SHEET 3

BLUE HERON PARK PLAT 3  
(PB 23, PG 244)

(BASIS OF BEARINGS)  
WEST LINE OF GOVERNMENT LOTS 1 & 2  
SECTION 28, TOWNSHIP 42 SOUTH,  
RANGE 43 EAST

19

18

18

17

350.04'

16

N00°37'17"E

25.00'±

NORTH LINE OF GOVERNMENT LOT 2

A PORTION OF  
PARCEL 1  
(ORB 27692, PG 628)

15

N88°31'06"W 635.77'

OCEAN TIDE  
(ORB 26656, PG 915)

DATE:

REVISION:

BY:

(NOT A SURVEY-DESCRIPTION AND SKETCH ONLY)

			OFFICE	MRG	DATE	05/29/18	JOB	07162464.02
			CHECKED	JES	SHEET	2 OF 3	DWG	246402_Zoning

23

24

25

26

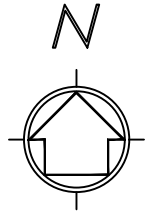
27

5' UTILITY EASEMENT  
(PB 23, PG 212)

PLAT OF  
B AND G HOMES  
(PB 23, PG 212)

AVENUE E  
(PB 23, PG 212)

S88°31'06"E 641.50'  
SOUTH LINE OF PLAT OF  
B AND G HOMES  
(PB 23, PG. 212)



SCALE: 1" = 50'  
(Intended Display Scale)

**LEGEND:**

ORB = Official Records Book  
PB = Plat Book  
PG. = Page

A PORTION OF  
PARCEL 2  
(ORB 27692, PG 628)

PARCEL 2  
(ORB 27692, PG 628)

FOR CONTINUATION SEE SHEET 2

350.00'

25.00'±

NORTH LINE OF GOVERNMENT LOT 2

A PORTION OF  
PARCEL 1  
(ORB 27692, PG 628)

PARCEL 1  
(ORB 27692, PG 628)

S01°33'31"W

N88°31'06"W 635.77'

OCEAN TIDE  
(ORB 26656, PG 915)

DATE: REVISION: BY:

(NOT A SURVEY-DESCRIPTION AND SKETCH ONLY)

			OFFICE	MRG	DATE	05/29/18	JOB	07162464.02
			CHECKED	JES	SHEET	3 OF 3	DWG	246402_Zoning



## COMMENT RESPONSE LETTER

4TH Resubmittal: Riviera Cove-Site Plan Review/Plat Review (Application #: SP-18-09)

### Planning & Zoning

1. Update plat to reflect the new mayor's name "Ronnie L. Felder."
2. **Response: Plat has been revised with new mayor's name "Ronnie L. Felder."**

### Public Works & Engineering

1. Sheet LP103 there are trees in the safe sight triangle.  
**Response: Sheet LP103 has been revised accordingly.**
2. LP105 does not reflect the 10' x 30' PalmTran easement  
**Response: Sheet LP105 has been revised accordingly.**
3. The enclosed shall be added to the plans as the typical section for Avenue E  
**Response: The typical section for Avenue E has been provided.**

### Utility District

1. Plan sheet WS-1 shows a proposed 22.5 degree fitting on the water main to the south connecting to existing ductile iron pipe. Utility District records indicate that the existing pipe is asbestos cement pipe. If the Engineer has not verified the material of the existing pipe, plans shall call out and show the proposed 22.5-degree fitting being properly restrained and connecting to a proposed new 20 foot stick of ductile iron pipe. A Hymax fitting shall be used to connect at the transition point between the proposed new DIP and the existing AC pipe.  
**Response: Sheet WS-1 has been revised to include a Hymax fitting and 20 LF of DIP for the connection to the AC water main.**
2. As the roadway that runs east-west is to be private and the potable water and sanitary sewer are to be publically owned and maintained, please revise the plans to include a note that indicates the aforementioned road is to be private and a utility easement is to be provided for the potable water and sanitary sewer are to be publically owned and maintained within the right-of way shown on the plans.  
**Response: A note has been added to the water and sewer plans. In addition, a water and sanitary sewer easement has been added to the water and sewer lines located within the private road right-of-way.**
3. Certification of Completion will be contingent on the owner/developer supplying proper documentation for the utility easements, proper documentation and conveyance of this easements including documentation that all required easements have been recorded.  
**Response: Acknowledged**
4. The Utility District may require an easement if one is nonexistent for the utilities shown running through the property.  
**Response: Acknowledged**

Comments on the plat include the following:

1. In note No. 8 on sheet 1 of the plat, please replace "City of Riviera Beach Utilities Department" with "City of Riviera Beach Utility Special District".

**Response: Name has been revised.**

2. In note No. 1 on sheet 1 of the plat, please add "and City of Riviera Beach Utility Special District".

**Response: Name has been added.**

3. On sheet 2 of the plat, please add the 12-foot water utility easement that is located north of the private road and north of the cul-de- sac.

**Response: Added to the map and as Dedications #9.**

### **PLAT (3RD Round Resubmittal)**

1. Per Chapter 177.091 (14) F.S. – All section lines and quarter section lines should be labeled and dimensional ties to the north line of Government Lot 1, as called in the legal descriptions, should be shown and labeled (same as the Boundary Survey provided). [For clarification of comment, still missing 1085.00', 1285.00' and 1435.00' dimensional tie from north line of Government Lot 1, the west line of the Plat should be labeled as west line of Government Lots 1 and 2. The line delineating Parcel 1 and Parcel 2 should be shown, and State Road 5 should also be labeled formerly State Road 4. This info is called out in the legal description and should be shown]. [Comment: Dimension tie lines should be shown on both Sheets 2 & 3 of 3. The dimension to the old parcel line is called out in the legal description and should therefore be represented on the Plat. These dimension lines could possibly be added to the Key Sheets on each page to avoid confusion.]

**Response: Line and Dimension shown.**

2. Attempt was made to verify PRMs on 1/04/2019, PRMs were not set at that time. Need to be notified when they are set and can be verified as set. PRMs will need to be verified before signature.

**Response: The PRMs are scheduled to be set the week of April 29th.**

## **RIVIERA COVE**

(4th Submittal Plat Review: 5-14-19)

Per Chapter 177.081 (1) F.S. – Revise the name of the City’s reviewing surveyor to:

**DONALD A. SPICER**

**FLORIDA CERTIFICATE NO. LS4677**

**[Revision made, comment satisfied]**

Per Chapter 177.091 (3) F.S. – All match lines should indicate a total of 3 sheets.

**[Revision made, comment satisfied]**

Per Chapter 177.091 (14) F.S. – All section lines and quarter section lines should be labeled and dimensional ties to the north line of Government Lot 1, as called in the legal descriptions, should be shown and labeled (same as the Boundary Survey provided).

**[For clarification of comment, still missing 1085.00’, 1285.00’ and 1435.00’ dimensional tie from north line of Government Lot 1, the west line of the Plat should be labeled as west line of Government Lots 1 and 2. The line delineating Parcel 1 and Parcel 2 should be shown, and State Road 5 should also be labeled formerly State Road 4. This info is called out in the legal description and should be shown] (WGI Response: A dimension is shown from Gov. lot line to the north and south lines of the plat. Showing a tie to an old parcel line would just cause more confusion when recreating the plat by others.) [Comment: Dimension tie lines should be shown on both Sheets 2 & 3 of 3. The dimension to the old parcel line is called out in the legal description and should therefore be represented on the Plat. These dimension lines could possibly be added to the Key Sheets on each page to avoid confusion.] (WGI Response: Line and Dimension Shown.) [Comment satisfied].**

Per Chapter 177.091 (17) F.S. – The adjacent property to the south should be designated as Unplatted.

**[Revision made, comment satisfied]**

### **MISCELLANEOUS COMMENTS:**

- 1.) Curve data along Broadway Avenue does not match Boundary Survey curve data.

**[Comment withdrawn]**

- 2.) Plat lines should be labeled as “Limits of this Plat”.

**[Revision made, comment satisfied]**

- 3.) On the Sheet 1, under TABULAR DATA: TARA COVE is be revised to RIVIERA COVE.

**[Revision made, comment satisfied]**

4.) On the Sheet 1 Tract OS-2 is labeled as 0.374 Acres and on Sheet 3 is labeled as 0.374 Acres.

**[Revision made to Sheet 3, comment satisfied]**

5.) NOTE: The 5-foot Limited Access Strip dedicated to the Board of County Commissions by the Westside Estates plat is not shown on this replat.

**[Comment withdrawn]**

6.) The following items should be added to the Legend:

COR.	CORNER <b>[labeled COR, should be COR.]</b>
ID	IDENTIFICATION
SEC.	SECTION
TWP	TOWNSHIP
RNG	RANGE
	DELTA/CENTRAL ANGLE (CURVE)
L	ARC LENGTH (CURVE) <b>[add L to legend]</b>
R	RADIUS

**[Revisions made, comments satisfied]**

7.) The following items should be amended in the Legend

FND. should be FND  
PG. should be PG  
CCR is not used and can be removed  
CONC. is not used and can be removed  
(R) is not used and can be removed

**[Revisions made, comments satisfied]**

**PERMANENT REFERENCE MONUMENTS (P.R.M.s) HAVE NOT BEEN FIELD VERIFIED AS OF 12/17/2018.**

8.) **New comment: Attempt was made to verify PRMs on 1/04/2019, PRMs were not set at that time. Need to be notified when they are set and can be verified as set. (WGI Response: PRMs & PCPs will be set prior to recording.) [Comment: PRMs will need to be verified before signature] (WGI Response: The PRMs are scheduled to be set the week of April 29<sup>th</sup>.) [PRMs verified on 5/14/2019, comment satisfied.]**