



**CITY OF RIVIERA BEACH STAFF REPORT
ISLAND COVE APARTMENTS SITE PLAN (SP-13-13)
PLANNING AND ZONING BOARD MEETING – OCTOBER 8, 2015**

A SITE PLAN APPLICATION FOR THE “ISLAND COVE APARTMENTS” (SP-13-13), COMPRISED OF THREE BUILDINGS, EACH THREE STORIES IN HEIGHT, WITH 53 TOTAL RESIDENTIAL RENTAL UNITS, LOCATED ADJACENT TO 2900 BROADWAY, WEST OF LAKE SHORE DRIVE, ON THE EASTERN PORTION OF THE PROPERTY KNOWN BY PARCEL CONTROL NUMBER 5643422837000010, WITHIN THE DOWNTOWN RESIDENTIAL ZONING DISTRICT.

- A. Applicants:** Property owner, RMS Properties III, LLC; authorized agent, Maemar PC Architects.
- B. Request:** Approval to construct three buildings, three stories in height, with 53 total residential rental units within the Downtown Residential Zoning District.
- C. Location:** This property is located within the City’s Community Redevelopment Area along the Broadway corridor. The development is proposed on the eastern portion of the property known by PCN: 5643422837000010.
- D. Property Description and Current Uses:** Various commercial business uses exist on site within the Island Cove shopping plaza, 2900 Broadway, which is adjacent to the south. Roadway connectivity exists on the western property line (Broadway) and also on the eastern property boundary (Lake Shore Drive).

Parcel Control Number(s): 56-43-42-28-37-000-0010

Parcel Size: +/- 2.4 acres; approximately 1.2 acres to be redeveloped.

Existing Use: Commercial / Retail Uses; Underutilized Surface Parking.

Zoning: Downtown Residential (DR) Zoning Designation.

Future Land Use: Downtown Mixed Use (DMU) FLU Designation.

E. Adjacent Property Description and Uses: N/A

North: Downtown Residential (DR) Zoning; 3030 Broadway, Cook Street and Dennis Street, mobile home residential units.

South: Downtown Core (DC) Zoning; 2900 Broadway, Island Cove shopping plaza. Single Family Dwelling (RS-6) Zoning; single family residences along East 30th Street (122 E. 30th St., 144 E. 30th St., 148 E. 30th St., 154 E. 30th St., 174 E. 30th St., 194 E. 30th St.).

East: High Density Multiple Family (RM-20) Zoning; four story residential condominiums, 2936 Lake Shore Drive, 410 Wilma Circle.

West: Downtown General (DG) Zoning, commercial uses, 2935 and 3027 Broadway.

F. Background and Staff Analysis:

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 Island Cove Apartments will transform an underutilized surface parking area into a functioning residential area, creating new housing opportunities within close proximity of employment opportunities, shopping areas and public transportation. Existing parking spaces from the Island Cove shopping plaza will serve as overflow parking area for this development allowing for greater activation and utilization of the area.

The Island Cove Apartments site plan application was reviewed by the CRA Board on September 23, 2015. Discussion ensued on the following items:

- Appropriateness of proposed building height (three stories), specifically within proximity of single family residences adjacent to the south and east. Proposed height is 10 feet per floor, and 34 feet to a majority of the roofline, with the tallest architectural parapets at the end of each unit reaching 38 feet in height.
- Improved curb appeal along Lake Shore Drive with new landscaping and architectural elements consisting of a knee wall and new signage.
- Concerns about available parking.
- Questions on proposed rent and square footage of units.
- Questions on public notice process.
- Discussion on exact location of development proposal.
- Crime in the area; surveillance cameras needed.
- Statement that there was already adequate housing opportunities in the area.
- Statement that this development proposal did not fit into the character of the existing community within the surrounding area.
- Comment that the development proposal was too dense for the area.
- Concerns of people in upper units of the apartments being able to look into the backyards of the adjacent single family properties to the south.
- Comment that additional residential amenities are needed.
- Concern about the impact of low-income rentals on the area.
- Comment on location of trash collection adjacent to single family residential units adjacent to the south; (*please note: trash collection area has since been consolidated to one location adjacent to existing commercial trash collection on the south west corner of the site).
- Concern about restricted traffic pattern; (*please note: this area is currently private property, so thru traffic could be prohibited at the owner's discretion).

At that time the CRA Board made a motion finding that the Island Cove Apartment site plan application was consistent with the CRA Plan, however, that motion failed with a split vote of 2 – 2. No other motion was made concerning this project during the September 23, 2015 CRA Board Meeting.

Proposed Use: In total, there are 53 residential rental units proposed within the Island Cove Apartment development:

- 23 – 1 Bedroom, 1 Bathroom (989 sq. ft.)
- 15 – 2 Bedroom, 1 Bathroom (1,118 sq. ft.)

- 15 – 2 Bedroom, 2 Bathroom (1,355 sq. ft.)

Rent is currently anticipated to be +/- \$1.00 per square foot and there are 99 parking spaces provided within the proposed Island Cove Apartment development (7 additional parking spaces will be dedicated to Island Cove from the Island Plaza Shopping Center in order to meet the required 2 parking spaces per unit ratio. Additionally, other vacant parking spaces within the Shopping Plaza can serve as overflow parking for Island Cove Apartments, further activating the site.

Zoning Regulations: The Downtown Residential (DR) Zoning District permits the requested residential use with site plan approval by City Council.

Comprehensive Plan: The proposed is consistent with the City's Comprehensive Plan, and CRA Plan.

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

Landscaping: A landscape plan was provided with the application for development approval. New landscaping will be provided according to City code requirements following "right tree, right place" guidelines..

Parking/Traffic: As mentioned above, the applicant is providing at least two parking spaces per unit with additional overflow parking available within the Island Plaza Shopping Center.

G. Recommendation: Staff believes that the Island Cove Apartments site plan application is consistent with the City's Comprehensive Plan, CRA Plan and Zoning Regulations and recommends approval of this project proposal with the following conditions:

1. 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 or land clearing shall not be considered construction. Building permit application (and associated plans) shall be submitted in its entirety and shall not be accepted by City staff in a partial or incomplete manner.
2. Construction of the development must be completed (issued final certificate of occupancy for all buildings/units) within 5 years of the date of the Resolution approving the project.
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. A two-year landscaping performance bond for 110% of the value of landscaping and irrigation, per City Code Sec. 31-603, shall be required before a certificate of occupancy is issued.