



"The Best Waterfront City in Which to Live, Work And Play."

CITY OF RIVIERA BEACH – MEMORANDUM

TO: HON. MAYOR, CHAIRPERSON AND CITY COUNCIL

THROUGH: JONATHAN EVANS, CITY MANAGER, MPA, MBA, ICMA-CM

FROM: CLARENCE SIRMONS, DIRECTOR OF DEVELOPMENT SERVICES

SUBJECT: ISLAND COVE PROJECT SITE PLAN

DATE: NOVEMBER 4, 2020

CC: GENERAL PUBLIC

Background:

The Island Cove Project is located at 2900 Broadway, between Dennis Street, Lake Shore Drive, and E 30th Street, which is located behind Island Plaza. After limited success with tenants of the existing retail building on the site, the owner desires to convert this rectangular portion of the parcel (1.88 acres) to a residential use. The redevelopment would result in a 53-unit market-rate, residential condo/rental development comprised of three buildings.

The Planning & Zoning Board originally heard this Project in October of 2015 and concerns about the use, parking, and traffic prevented it from moving forward. The developer has addressed many of these concerns with the new project's proposal and on September 3, 2020, the Planning & Zoning Board recommended project approval to the City Council.

Still, however, the Planning and Zoning Board added one condition of site plan approval: The developer must address security concerns related to site access. Staff has since worked with the applicant to address this concern and improve the overall site plan.

Citywide Goal:

Build Great Neighborhoods.

"The Best Waterfront City in Which to Live, Work And Play."



Budget/Fiscal Impact:

There is no fiscal impact associated with this Item.

Recommendation(s):

City staff recommends that the Council approves this Resolution.

Attachment(s):

1. Resolution - 2900 Broadway
2. Exhibit "A", Site Plan SP-20-10
3. Exhibit "B", Landscape Plan SP-20-10
4. Exhibit "C", Building North Elevation SP-20-10
5. Exhibit "D", Building Floor Plan SP-20-10
6. Exhibit "E", Amenities SP-20-10
7. Staff Report - SP-20-10
8. Justification Statement
9. 09-03-20 P&Z Board Meeting Minutes

