



**CITY OF RIVIERA BEACH STAFF REPORT
CASE NUMBER SP-21-05
TEMPORARY FIRE STATION 87
601 BLUE HERON
JUNE 10, 2021**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, APPROVING SITE PLAN APPLICATION (SP-21-05) FROM THE CITY OF RIVIERA BEACH TO ALLOW FOR THE CONSTRUCTION OF A TEMPORARY FIRE STATION FACILITY INCLUDING A 2,880 SQUARE FOOT TEMPORARY FIRE STATION 87, A 4,000 SQUARE FOOT APPARATUS BAY AND A 3,192 SQUARE FOOT STORAGE BUILDING WITH ASSOCIATED LANDSCAPING AND PARKING ON PROPERTY KNOWN AS 601 BLUE HERON, IDENTIFIED BY PARCEL CONTROL NUMBER 56-43-42-28-25-029-0000, HAVING A RECREATIONAL (REC) FUTURE LAND USE DESIGNATION AND A COMMUNITY FACILITIES (CF) ZONING DESIGNATION, PROVIDING FOR CONDITIONS OF APPROVAL, AND PROVIDING FOR AN EFFECTIVE DATE.

A. Applicant: City of Riviera Beach

B. Request: The application is for Site Plan Approval for the development of a temporary Fire Station facility including a 2,880 square foot temporary Fire Station 87, a 4,000 square foot apparatus bay and a 3,192 square foot storage building with associated landscaping and parking on property known as 601 Blue Heron, identified by Parcel Control Number 56-43-42-28-25-029-0000, having a recreational (REC) Future Land Use designation and a Community Facilities (CF) zoning designation.

C. Location: The subject property is located at 601 Blue Heron, also known as PCN 56-43-42-28-25-029-0000 and also has frontage on Avenue H W. (See also Location Map at end of document.)

D. Property Description and Uses:

Parcel Control Numbers: 56-43-42-28-25-029-0000

Parcel Size: 8.81 acres (The affected area of the site is .91 acres)

Existing Use: Recreation

Zoning: Community Facilities (CF) Zoning District

Future Land Use: Recreational (REC)

E. Adjacent Property Description and Uses:

North: Community Facilities (CF) Zoning District; Municipal Complex (Town Hall/Library/Police).

South: Community Facilities (CF) Zoning District; Municipal property.

East: Downtown General (DG) and RS-6 Single Family Dwelling (RS-6) Zoning Districts; Single family residential properties.

West: Utility (U) Zoning District; Utility property.

F. Background:

The Applicant submitted Site Plan Application (SP-21-05) for approval for the development of a temporary Fire Station facility including a 2,880 square foot temporary Fire Station 87, a 4,000 square foot apparatus bay and a 3,192 square foot storage building with associated landscaping and parking on a .91 acre portion in the northwest corner of the property known as 601 Blue Heron, identified by Parcel Control Number 56-43-42-28-25-029-0000, having a recreational (REC) Future Land Use designation and a Community Facilities (CF) zoning designation.

The existing Fire Station #87 has reached the end of its useful life and the new location for a permanent Fire Station #87 will be determined as part of the placement of the new City Hall complex. For these reasons an interim Fire Station that meets current standards is needed to serve the City Hall area while the permanent location is being decided to ensure continuity of services.

G. Staff Analysis:

Proposed Use: The proposed use is a temporary Fire Station facility and is a permitted use per Section 31-422 (a) (1) a. The facility is being called temporary because it is only expected to be in service for approximately 5-7 years.

Zoning Regulations: The Community Facility (CF) Zoning District (Section 31-421) is intended to encompass land owned and/or administered by the city or other governmental or public agencies for purposes of providing public service.

Comprehensive Plan: The proposed project is consistent with the City's Comprehensive Plan and an interim Fire Station that meets current standards is needed to serve the City Hall area while the permanent location is being decided to ensure continuity of services.

Uses: The proposed use is a permitted use per Section 31-422 (a) (1) a.”

Compatibility: The proposed development of this property is compatible with adjacent development. The immediate area has a cluster of municipal uses and there is an existing fire station directly across the street so this is not a new use for this location.

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

Landscaping: This site is in the Principal arterial design standards overlay district. As such decorative fencing and enhanced landscape plantings have been incorporated into the site design.

Lighting: Lighting proposed is as required for the operations of the facility.

Parking/Traffic: Site access is proposed via an ingress-only driveway connection to W Blue Heron Boulevard and an egress-only driveway connection to Avenue H West. Parking for the firefighters is provided internal to the site and public parking for visitors to the fire station will be provided in the existing parking lot at Wells immediately to the south of the fire station, where the handicapped accessible entrance is located.

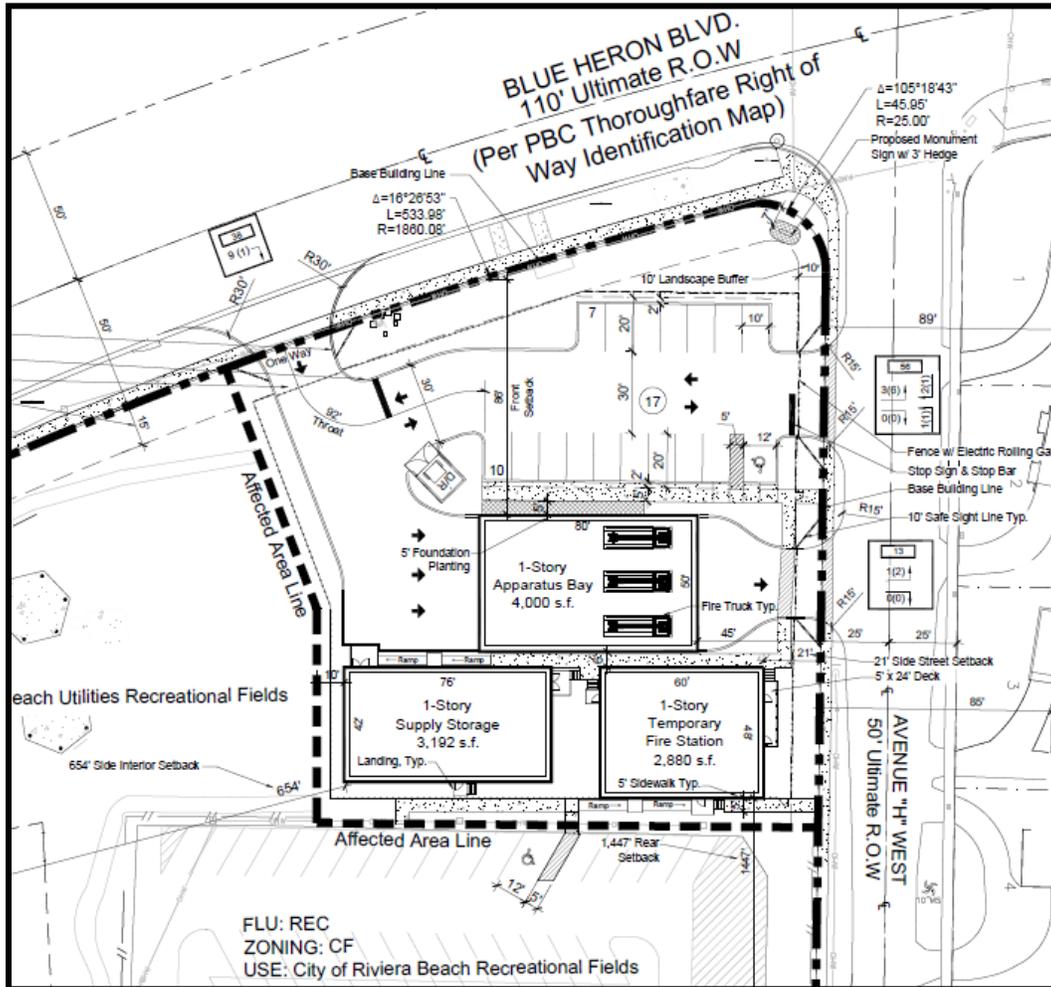
H. Recommendation:

SP-21-05:

Staff recommends approval of the Site Plan application SP-21-05 from the City of Riviera Beach to allow for the construction of a temporary Fire Station facility including a 2,880 square foot temporary Fire Station 87, a 4,000 square foot apparatus bay and a 3,192 square foot storage building with associated landscaping and parking on property known as 601 Blue Heron, identified by Parcel Control Number 56-43-42-28-25-029-0000, having a recreational (REC) Future land Use designation and a Community Facilities (CF) zoning designation, providing for conditions of approval, and providing for an effective date, subject to 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 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.
2. 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 5% from the originally approved site plan.
3. This development must receive final Certificate of Occupancy from the City for all buildings and/or 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.
4. A change of use for these buildings in the future requires a modification of this Site Plan.
5. The landscaping must be completed within 45 days of the Certificate of Occupancy.

Location Map



Legal Description

THAT PORTION OF SECTION 28, TOWNSHIP 42 SOUTH, RANGE 43 EAST THAT LIES SOUTH OF BLUE HERON BOULEVARD, EAST OF THE FLORIDA EAST COAST RAILWAY, AND WEST OF AVENUE "H" WEST (AS SHOWN IN PLAT BOOK 26, PAGES 72-75, PALM BEACH COUNTY RECORDS AND LABELED AS "NOT INCLUDED"), ALONG WITH TRACT "C" OF PLAT NO. 1, PARK MANOR AS RECORDED IN PLAT BOOK 26, PAGES 72-75 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHWESTERLY CORNER OF SAID TRACT "C"; THENCE ALONG THE NORTHERLY LINE OF SAID TRACT "C" NORTH $59^{\circ}02'57"$ EAST, 156.79 FEET TO THE BEGINNING OF A TANGENT CURVE BEING CONCAVE TO THE

SOUTHEAST, HAVING A RADIUS OF 1860.08 FEET; THENCE CONTINUE NORTHEASTERLY ALONG THE ARC OF SAID NORTHERLY LINE THROUGH A CENTRAL ANGLE OF 16°26'53" FOR AN ARC LENGTH OF 533.98 FEET TO THE BEGINNING OF A COMPOUND CURVE BEING CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 105°18'43" FOR AN ARC LENGTH OF 45.95 FEET TO A TANGENT LINE BEING THE EAST LINE OF SAID TRACT "C"; THENCE ALONG SAID EAST LINE SOUTH 00°48'33" WEST, 1640.20 FEET TO THE NORTHERLY LINE OF TRACT "A" OF SAID PLAT NO. 1, PARK MANOR; THENCE ALONG SAID NORTHERLY LINE SOUTH 69°05'07" WEST, 274.61 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE NORTH 20°54'53" WEST, 1482.69 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF BLUE HERON BOULEVARD; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE NORTH 59°02'57" EAST, 177.72 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA. CONTAINING 898,107 SQUARE FEET (20.62 ACRES) MORE OR LESS.