

**Justification Statement  
Formal Site Plan Approval Request  
Temporary FS 87 at Wells Res 21-21  
City of Riviera Beach  
Original Submittal: May 3, 2021**

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**Description of Request**

Schmidt Nichols (“Agent”), on behalf of the Applicant and Property Owner, City of Riviera Beach (“Applicant”) respectfully requests approval of the Site Plan for the Temporary FS 87 at Wells Res 21-21 project in the City of Riviera Beach. The +/- 0.91-acre subject site (“affected area”), which is part of the larger 8.81-acre site, is located at 2409 Avenue H West on the southwest quadrant of Blue Heron Boulevard and Avenue H West in the City of Riviera Beach, Florida (“subject property”). Please refer to the graphic below with the overall 8.81-acre site in **“red”** and the +/- 0.91-acre subject site (“affected area”) in **“yellow”**. Proposed site development will consist of a 10,072 s.f. fire station, including the 2,880 s.f. temporary firehouse proper along with a 4,000 s.f. apparatus bay, and a 3,192 s.f. supply storage building. The proposed development is an excellent fit for the City of Riviera Beach as it will be a temporary fire-station that will directly serve the local Riviera Beach community.



***Proposed Temporary FS 87 at Wells Res 21-21 = Site Aerial***

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. The buildout for this proposed project is projected to be December 2021. The current use requested is “Fire Station”, which is a permitted by right use in the Community Facility – CF zoning district. The subject property supports a Future Land Use (FLU) designation of

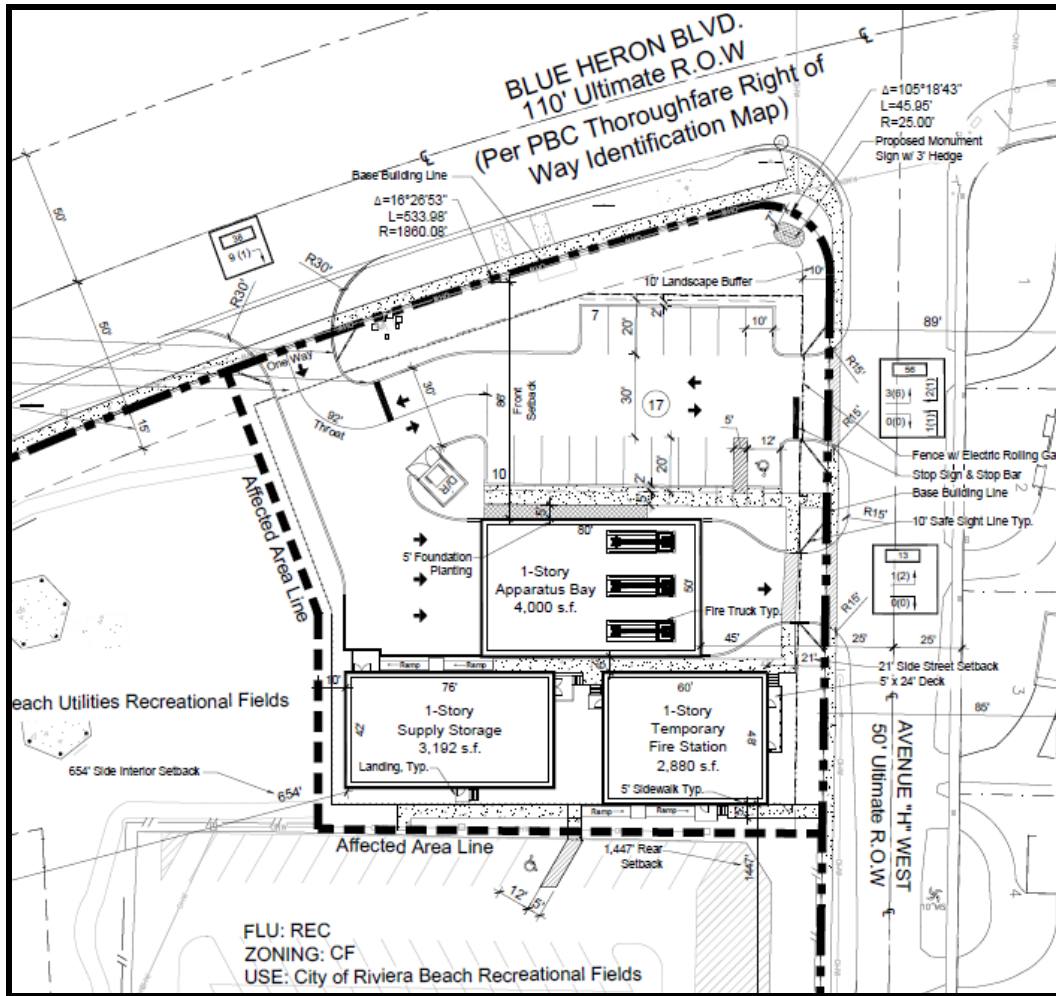
Recreational (REC) and is located within the Community Facility (CF) zoning district. The subject property is located within the Principal Arterial Design Standards Overlay. Below is a chart of the surrounding property information:

Adjacent Lands	FLU	Zoning	Uses
<b>Subject Property (Proposed)</b>	REC	CF	Temporary Fire Station, Apparatus Bay, Supply Storage
<b>North</b>	CF	CF	City of Riviera Beach City Hall, W Blue Heron Blvd ROW
<b>South</b>	REC	CF	City of Riviera Beach Recreational Fields
<b>East</b>	SF & DMU	RS-6 & DG	Single Family Residential
<b>West</b>	REC & U	CF & U	City of Riviera Beach Utilities & Recreational Field

This application is a request for Formal Site Plan Approval to repurpose a +/- 0.91-acre area of the larger 8.81-acre parcel to include a 10,072 s.f. fire station, including the 2,880 s.f. temporary firehouse proper along with a 4,000 s.f. apparatus bay, and a 3,192 s.f. supply storage building.

**Site Design and Layout**

To the north of the subject property is the W Blue Heron Boulevard right-of-way and the City of Riviera Beach City Hall. To the west is City of Riviera Beach Utilities & a Recreational Field. To the east is the single-family residential homes. The subject site has frontage along W Blue Heron Boulevard to the north. The proposed use is compatible and consistent with the uses and character of the land surrounding and in the vicinity of the land proposed for development. The proposed site was designed so that minimal impacts were imposed on surrounding properties.



**Temporary Fire Station #87 – Proposed Site Layout**

Per Objective 1.8, Future Land Use Categories, of the City of Riviera Beach Comprehensive Plan the maximum floor area (FAR) permitted is 0.60.

Based on the maximum floor area ratio (0.60), the maximum square footage that could be developed on the property is 230,258 square-feet:

$$8.81 \text{ acres (383,764 sf)} \times 0.60 = 230,258 \text{ square-feet}$$

**Pursuant to Objective 1.8 of the City of Riviera Beach’s Comprehensive Plan, the maximum square footage that could be developed on the property is 230,258 square-feet and the applicant is proposing 10,072 s.f., which is 23x less intensive than the maximum floor area ratio.**

Based on the total lot coverage proposed (10,072 square-feet), the lot coverage is (3%):  
 $10,072 \text{ sf} \div 8.81 \text{ acres (383,764 sf)} = 3\% \text{ Lot Coverage}$

**Pursuant to Sec. 31-423 (CF Property Development Standards), because of the**

**nature of uses involved and the variety of arrangement of uses and facilities on the site plan of development, the maximum lot coverage cannot be specified. However, the subject property is proposing 10,072 s.f.**

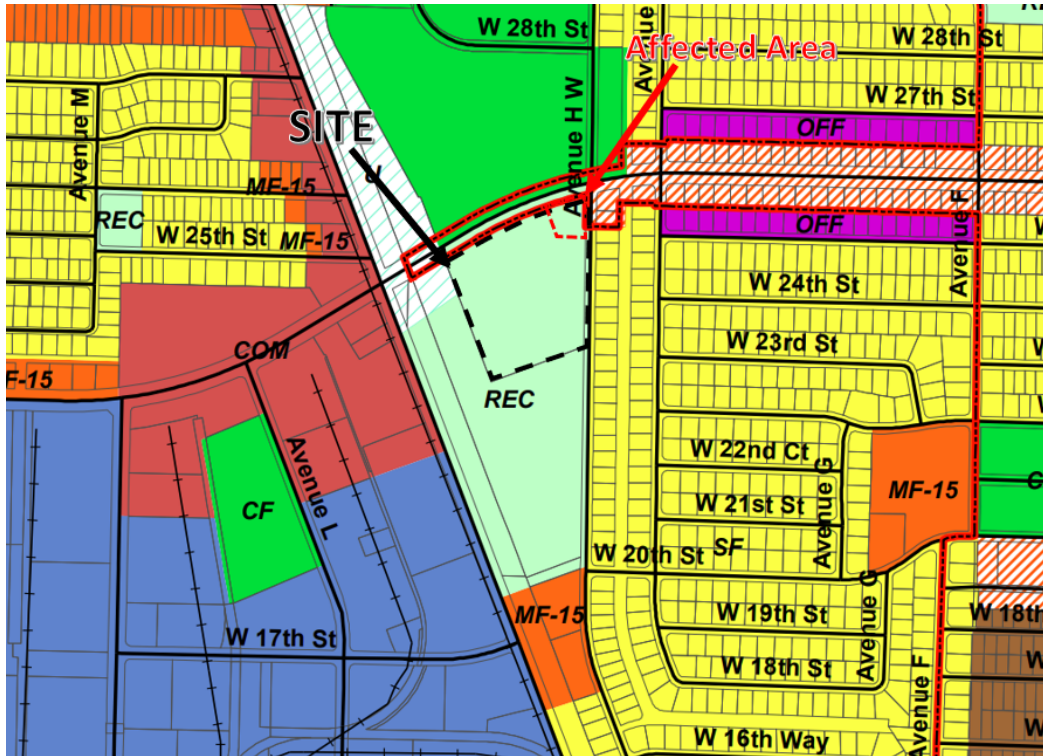
**Standards of Code Compliance – Site Plan Approval Request:**

Per Section (Sec.) 31-482, General Classification, of the City of RB Code of Ordinances a property within the IG Zoning District that is greater than one acre is subject to site plan review and must take the following standards into consideration:

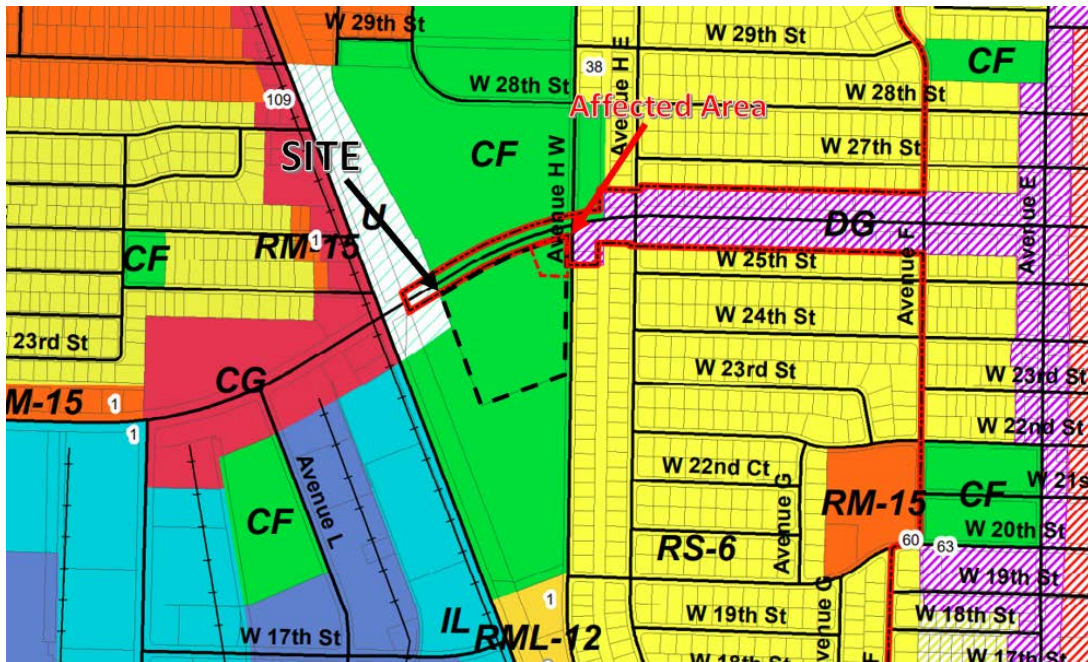
1. Demonstrate that proposed use is appropriate to site:

**Response:** The use requested, Fire Station, is a permitted by right use in the Community Facility – CF zoning district. The proposed use is compatible and consistent with the uses and character of the land surrounding and in the vicinity of the land proposed for development. To the north of the subject property is the W Blue Heron Boulevard right-of-way and the City of Riviera Beach City Hall. To the west is City of Riviera Beach Utilities & a Recreational Field. To the east is the single-family residential homes. The subject site has frontage along W Blue Heron Boulevard to the north. The proposed site design and layout was planned so that minimal impacts were imposed on surrounding properties. Pursuant to Objective 1.8 of the City of Riviera Beach’s Comprehensive Plan, the maximum square footage that could be developed on the property is 230,258 square-feet and the applicant is proposing 10,072 s.f., which is 23x less intensive than the maximum floor area ratio. Pursuant to Sec. 31-423 (CF Property Development Standards), because of the nature of uses involved and the variety of arrangement of uses and facilities on the site plan of development, the maximum lot coverage cannot be specified. However, the subject property is proposing 10,072 s.f.

**FLU: REC (Recreation) (“Affected Area”)**



**Zoning: CF (Community Facility) (“Affected Area”)**



2. Demonstrate how drainage and paving requirement will be met:

**Response: The proposed site plan and associated paving and drainage plans have been designed to control all stormwater on-site and discharge meeting State and local requirements. The site will utilize a combination of infiltration trenches and on-site dry detention area for stormwater run-off.**

3. Demonstrate any landscaping techniques to visually screen use from adjacent uses:

**Response: The proposed development is not anticipated to create any adverse impacts. The submittal package includes a landscape plan that identifies proposed perimeter buffers and plantings. The perimeter of the site will include native trees installed so that they provide adequate screening from adjacent rights-of-ways and surrounding properties. The proposed landscaping will serve to provide a visual screen from adjacent uses. Please see enclosed Landscape Plans prepared by Schmidt Nichols.**

4. Demonstrate what is proposed to reduce the impact of any potential hazards, problems, public nuisances generated by use:

**Response: Properties to the south and west support similar recreational type uses. The proposed use is not expected to generate any potential hazards, problems, or public nuisances to this property. A six-foot (6') chain link fence will be installed around the perimeter, as well as an electric rolling gate for security.**

5. Demonstrate how utilities and other service requirements of the use can be met:

**Response: All necessary utilities currently service this site due to the location along two major roadways. Water/sewer and electrical are available to the site and will be connected as indicated on the paving, drainage, water and sewer plans prepared by Doug Winter Companies, Inc. that have been submitted with this application.**

6. Demonstrate how the impact of traffic generated will be handled:

**Response: The maximum net peak hour trip generation is 16 trips. Because the project generates fewer than 21 peak hour trips, a traffic study is not required. The project has an insignificant impact on area thoroughfare roadways. Therefore, the proposed project is in compliance with the Palm Beach County Traffic Performance Standards. Please see attached traffic report from Pinder Troutman Consulting.**

On behalf of the Applicant and Property Owner, City of Riviera Beach., (“Applicant”), Schmidt Nichols respectfully requests your approval of this Major Site Plan Amendment application for Temporary FS 87 at Wells Res 21-21.

