



**City of Riviera Beach, Florida**

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

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**CITY OF RIVIERA BEACH – MEMORANDUM**

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**TO:** MAYOR, CHAIRPERSON, AND CITY COUNCIL

**FROM:** CLARENCE SIRMONS, DIRECTOR, DEVELOPMENT SERVICES

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

**SUBJECT:** **ORDINANCE 4181 –ZONE CHANGE FOR BERKELEY LANDING**

**DATE:** OCTOBER 6, 2021

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**Background:**

The application set includes a rezoning of a portion of the property to have one zoning designation of Downtown General for the entire property instead of the current split zoning of Downtown Residential/Downtown General, a Plat application to combine the two properties into one property and clearly identify the civic open spaces; and Site Plan application to allow for the construction of two (2) three-story buildings for affordable housing and live-work units with associated landscaping, parking and site amenities.

More specifically, the project consists of a multifamily residential development that will provide two (2) live-work units and 110 rental based units. The project provides civic open space on both the Broadway frontage and the Lake Shore Drive frontage. The project will provide on site amenities for the residents as well as an easement to Palm Tran for a bus shelter, as well as providing the bus shelter structure itself. The site design also anticipates future development on the northern side and makes a provision for future changes to the site access to Broadway to ensure safe access/egress for future residents of both this project and the future users of the site to the north.

Staff conducted an initial review and provided the applicant with comments. Subsequent resubmittals were reviewed and all comments were resolved. A detailed staff analysis of this development proposal is included in the backup materials for this agenda item.

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The site plan application for the subject property along with the plat and zoning applications were presented to the Planning and Zoning Board (Board) on Thursday, September 23, 2021 and the Board recommended approval of all three.

**Citywide Goal:**

Build Great Neighborhoods

**Budget/Fiscal Impact:**

N/A

**Recommendation(s):**

City staff recommends approval of this ordinance.

**Attachments:**

1. Ordinance 4181
2. Staff Report
3. Justification Statement
4. Land Use Application
5. Legal Description
6. Consent Forms 1
7. Consent Forms 2
8. Consent Forms 3
9. Location Aerial
10. Location Map
11. Survey
12. Plans- Civil Engineering
13. Site Plans
14. Plans- Landscape/Hardscape
15. Renderings Of Proposed Development
16. Cross Access
17. Plans- Architecture

