



**CITY OF RIVIERA BEACH STAFF REPORT  
CASE NUMBERS SP-15-14, AB-15-02, PA-15-02, HARBOR POINT  
PLANNING AND ZONING BOARD – JANUARY 14, 2016**

AN APPLICATION FOR SITE PLAN AND REPLAT APPROVAL FROM KT 5000, LLC, TO DEVELOP 4.39 ACRES OF LAND AT 5000 NORTH OCEAN DRIVE, KNOWN AS HARBOR POINT, IN ORDER TO CONSTRUCT A 48 UNIT, 19 STORY CONDOMINIUM, 200 FEET IN HEIGHT, WITH AN ADDITIONAL 15 FOOT ROOF ARCHITECTURAL FEATURE, POSITIONED WESTWARD OF THE 1997 COASTAL CONSTRUCTION CONTROL LINE, LOCATED WITHIN THE HIGH DENSITY MULTIFAMILY (RM-20) ZONING DISTRICT.

AND

AN ORDINANCE ABANDONING HARBOR POINT DRIVE AS SHOWN ON A PORTION OF LOTS 1, 3, 4, 5, AND 6 OF THE PLAT OF RIVIERA BEACH AS RECORDED IN PLAT BOOK 26, PAGE 71, IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, IN ASSOCIATION WITH THE HARBOR POINT SITE PLAN APPLICATION FROM KT 5000, LLC, TO DEVELOP LAND AT 5000 NORTH OCEAN DRIVE FOR A 48 UNIT, 19 STORY CONDOMINIUM.

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**A. Applicants:** KT 5000 LLC;  
Authorized Agent: Land Developers Consortium

**B. Request:** The applicant is requesting site plan and replat approval to develop 4.395 acres of land, located within the High Density Multifamily (RM-20) Zoning District, in order to construct a 48 unit, 19 story condominium, 200 feet in height with an additional 15 foot roof architectural feature (215 feet total building height). The building and accessory structures are proposed westward of the 1997 Coastal Construction Control Line. The site plan approval will be contingent on City Council approval of the abandonment of the Harbor Point Right-of-way.

**C. Location:** The proposed development location is currently addressed as 5000 North Ocean Drive (see location map).

**D. Property Description and Uses:** The subject property description and uses are as follows:

Parcel Control Numbers: 56-43-42-22-07-000-\*\*\*\*

Parcel Size: 4.395 Acres

Existing Use: Condominium

Zoning: High Density Multifamily (RM-20) Zoning District

Future Land Use: High Density Multiple Family Residential (MF-20) Future Land Use

**E. Adjacent Property Description and Uses:**

North: High Density Multifamily (RM-20) Zoning District: 5050 North Ocean Drive, Ocean's Edge at Singer Island

South: High Density Multifamily (RM-20) Zoning District: 4600 North Ocean Drive, Beach Front at Singer Island

East: Atlantic Ocean

West: Special Preservation: Vacant Submerged Lands

**F. Background:**

The existing Harbor Point Condominium building, built in approximately 1959, is a 4-story building consisting of 37 studio, one bedroom, and two bedroom units. The subject parcel is bordered to the north and south by relatively new, luxury, 19- and 20- story residential condominium buildings. The existing Harbor Point Condominium building, in its present state, is substantially outdated with large portions of the building having fallen into disrepair. The existing building also is currently situated with the rear of the building located along the 1979 Coastal Construction Control Line.

The applicant is seeking approval of the site plan design and layout for a new 48 unit, 19 story, luxury residential condominium building located west of the 1997 Coastal Construction Control Line. The project consists of the demolition of the existing Harbor Point Condominium building and the construction of a new single residential structure above a ground level main parking structure. There is one point of vehicular entry, located at the northwest corner, into the ground level parking structure. Proposed site amenities include a pool, sundeck and pavilion area, and indoor fitness center and club room located at the lobby/plaza level. In addition, substantial landscape and dune area improvements are proposed between the 1979 and 1997 Coastal Construction Control Line area.

Due to the unusual shape of the lot, the age of the existing entry access and other limiting factors in relation to vehicle and emergency vehicle access standards, wetland mitigation will be necessary along the Harbor Point Drive right-of-way.

In order for the Site Plan Application (SP-15-14) to be constructed on the subject parcels, the abandonment of the Harbor Point Drive right-of-way (AB-15-02) is necessary. Agreements are in place with the adjacent property owners for the deeding of their corresponding portion of the abandoned right-of-way area to the applicant upon the City's approval of the right-of-way abandonment. City Council will consider contributing the right-of-way adjacent to City property to the applicant. The proposed replat area (PA-15-02) will include new utility easements to cover the existing utilities easements as needed for the new construction on the property. A private access easement with the Ocean's Edge Development to the north will be maintained.

In accordance with City Resolution 236-04, on January 5, 2015 the applicant held a public community meeting on Singer Island, at 1229 E Blue Heron Blvd. Meeting minutes have been attached.

## G. Staff Analysis:

**Proposed Use:** The applicant is requesting approval to build a 48 unit, 19 story condominium, 200 feet in height with a 15 foot architectural feature (215 total height). The building and accessory uses are proposed to be built westward of the 1997 Coastal Construction Control Line.

**Zoning Regulations:** The High Density Multifamily (RM-20) Zoning District permits the requested use with site plan approval by City Council.

**Comprehensive Plan:** The proposed is consistent with the City's Comprehensive Plan, including the High Density Multiple Family Residential Future Land Use category.

**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 installed according to City landscape code requirements.

**Parking/Traffic:** The applicant is providing more parking spaces than required by the City Code of Ordinances (96 spaces required / 117 provided). According to the Traffic Impact Evaluation provided, this development proposal would result in a net increase of 161 daily trips, which will not significantly impact traffic along SR A1A.

## H. Recommendation: Staff recommends approval of the City of Riviera Beach site plan application with the following conditions:

- Visitor parking spaces specified on the site plan must remain for visitor parking in perpetuity and may not be sold for private use.
- A Sea Turtle Protection Lighting Plan approved by PBC and/or State agency is required to be submitted to the City prior to issuance of construction permits.
- Documentation from FDEP authorizing the removal and approving the mitigation of mangroves must be provided prior to issuance of building permits.
- Approval from FDEP for any dune modifications and/or walkways east of the 1979 CCCL must be provided prior to issuance of construction permits.
- A landscape bond at 100% of the value of landscaping and irrigation is required prior to issuance of a certificate of occupancy.
- Within 90 days of City Council approval of this Resolution, the applicant shall contribute \$350,000 to the City, which shall be kept within a special wetland mitigation account and be used solely for the acquisition, conservation and/or maintenance of wetland and/or special preservation land.
- Future amendments to this site plan may be made administratively so long as the site plan does not deviate greater than five percent (5%) from the originally approved submittal.