



**CITY OF RIVIERA BEACH STAFF REPORT, SP-15-15
RIVIERA BEACH HEIGHTS COMMUNITY CENTER
PLANNING AND ZONING BOARD – JANUARY 14, 2016**

A SITE PLAN APPLICATION (SP-15-15) FOR THE CITY INITIATED RIVIERA BEACH HEIGHTS COMMUNITY CENTER, A MULTI-PURPOSE COMMUNITY ACTIVITY BUILDING, APPROXIMATELY 3,500 SQUARE FEET IN AREA, LOCATED ON VACANT LAND AT THE NORTHEAST CORNER OF WEST 4TH STREET AND AVENUE 'G'.

A. Applicants: City of Riviera Beach.

B. Request: The City desires to develop a 3,500 square foot multi-purpose community center on parcels which are currently vacant (see attached plans).

C. Location: The community center is proposed at the northeast corner of West 4th Street and Avenue 'G'. Overflow parking is proposed at the southwest corner of West 5th Street and Avenue 'G' (see attached location map).

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

Parcel Control Numbers: 56-43-42-33-09-000-0520; 56-43-42-33-09-000-0510 & 56-43-42-33-08-000-0310

Parcel Size: +/- 0.22; 0.23; 0.11 Acres (0.56 Total Acres)

Existing Use: Vacant.

Zoning: RS-8 Single Family Dwelling District
(Proposed Amendment to Community Facility)

Future Land Use: Single Family Residential
(Proposed Amendment to Community Facilities)

E. Adjacent Property Description and Uses:

North: Single Family Residences / Vacant Property, RS-8 Zoning Designation.

South: Single Family Residences, RS-8 Zoning Designation.

East: Single Family Residences, RS-8 Zoning Designation.

West: Single Family Residences, RS-8 Zoning Designation.

F. Background:

Residents within the Riviera Beach Heights Community desire a community facility for various activities and events. Construction of a community center would satisfy this request and also function as a neighborhood anchor fostering a greater sense of place. City Council members have supported this proposal by way of funding allocations and initiating site plan development.

Historically FDOT acquired property in the Riviera Beach Heights Neighborhood in association with the SR 710 (Dr. MLK Jr. Hwy.) roadway improvement project. FDOT did not utilize all properties acquired and is willing to transfer this land to the City of Riviera Beach so long as it is utilized for a public purpose by the City in the future. The three aforementioned parcels (PCN's listed above) are all currently owned by FDOT and will be transferred to the City (see attached FDOT Parcel Map).

Please note that a Community Meeting was held on December 9, 2015 at 6:30 PM within the City's Public Services Complex; meeting minutes have been attached.

G. Staff Analysis:

Proposed Use: A +/- 3,500 square foot multi-purpose community center.

Zoning Regulations: The zoning designation and map shall be amended to CF – Community Facility in order to accommodate this use.

Comprehensive Plan: The future land use designation and map shall be amended to CF – Community Facilities in order to accommodate this use.

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 and new landscaping will be installed according to City landscape code requirements.

Parking/Traffic: The City Code requires 1 space per every 200 sq. ft. of building area (3500 / 200 = 17.5 parking spaces) and 27 spaces have been provided (including 2 accessible spaces). On average, this proposal is estimated to generate a minimal number of trips per day and is not anticipated to have any negative traffic impact within the community.

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

1. A two-year landscape performance bond for 100% of the value of landscaping and irrigation is required prior to issuance of a certificate of occupancy.
2. Construction must be initiated within 18 months of the effective date of the adopting Resolution in accordance with Section 31-60(b), of the City Code of Ordinances. Demolition, site preparation 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.
3. All future advertising must state that the development is located in the City of Riviera Beach. Fees and penalties in accordance with City Code Sec. 31-554 will be levied against the property owner and/or business for violation of this condition.
4. This development must receive final Certificate of Occupancy from the City for all buildings and 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.

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5. Once approved, 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 submittal.