



MEETING AGENDA PLANNING AND ZONING BOARD CITY OF RIVIERA BEACH, FL

LOCAL PLANNING AGENCY

Development Services Department: (561)845-4060, www.rivierabch.com

Commencement – 6:30 PM
Thursday, May 23, 2019

City Council Chambers - Municipal Complex
600 W. Blue Heron Blvd., Riviera Beach, FL 33404

If you wish to speak on any item(s) on this agenda, please complete a public comment card and provide it to Planning and Zoning Staff. Cards must be submitted prior to Board discussion of an item. Thank you.

I. MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE

II. ROLL CALL

Rena Burgess, Chairperson

Jon Gustafson, Vice-Chair

James Gallon, Board Member

Edward Kunuty, Board Member

Margaret Shepherd, Board Member

Anthony Brown, Board Member

Vacant, Board Member

Vacant, 1st Alternate Member

Vacant, 2nd Alternate Member

III. ACKNOWLEDGEMENT OF BOARD MEMBER ABSENCE NOTIFICATION

IV. ADDITIONS AND DELETIONS TO THE AGENDA

V. DISCLOSURE BY BOARD MEMBERS AND ADOPTION OF THE AGENDA

VI. APPROVAL OF MINUTES – May 9, 2019.

VII. UNFINISHED BUSINESS – None.

VIII. NEW BUSINESS

A. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, AMENDING THE CITY'S COMPREHENSIVE PLAN BY CHANGING THE FUTURE LAND USE MAP DESIGNATION FROM HIGH DENSITY MULTI-FAMILY (MF-20) FUTURE LAND USE (THE WESTERN 5.13 ACRES OF THE PROPERTY) TO DOWNTOWN MIXED USE (DMU) FUTURE LAND USE FOR THE PROPERTY LOCATED AT 3301 BROADWAY, TOTALING 9.50 ACRES OF LAND, IDENTIFIED BY PARCEL CONTROL NUMBER 56-43-42-28-00-001-0120, TO CONSTRUCT 89 TOWNHOMES; AND PROVIDING FOR AN EFFECTIVE DATE.

B. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, AMENDING THE CITY'S ZONING MAP FROM DOWNTOWN RESIDENTIAL (DR) ZONING DESIGNATION (THE WESTERN 5.13 ACRES OF THE PROPERTY) TO A DOWNTOWN GENERAL (DG) ZONING DESIGNATION FOR THE PROPERTY LOCATED AT 3301 BROADWAY, TOTALING 9.50 ACRES OF LAND, TO FACILITATE THE DEVELOPMENT OF 89 TOWNHOMES REFERRED TO AS RIVIERA COVE; AND PROVIDING AN EFFECTIVE DATE.

- C. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, APPROVING THE SITE PLAN APPLICATION (SP-18-09) FROM D. R. HORTON, INC., FOR THE REAL PROPERTY LOCATED AT 3301 BROADWAY, ASSOCIATED WITH PARCEL CONTROL NUMBER 56-43-42-28-00-001-0120; TOTALING 9.50 ACRES OF LAND IN ORDER TO FACILITATE THE DEVELOPMENT OF 89 NEW TOWNHOMES; AND PROVIDING FOR AN EFFECTIVE DATE.
- D. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, APPROVING THE PLAT APPLICATION (PA-18-02) FROM D. R. HORTON, INC., FOR THE REAL PROPERTY LOCATED AT 3301 BROADWAY, ASSOCIATED WITH PARCEL CONTROL NUMBER 56-43-42-28-00-001-0120; TOTALING 9.50 ACRES OF LAND IN ORDER TO FACILITATE THE DEVELOPMENT OF 89 NEW TOWNHOMES; AND PROVIDING FOR AN EFFECTIVE DATE.
- E. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, APPROVING THE APPLICATION FOR OFF-SITE VALET PARKING PER CITY CODE SECTION 31-580, AT 1100 EAST BLUE HERON BOULEVARD FOR USE BY THE BUCCANEER RESTAURANT, LOCATED AT 142 LAKE DRIVE, WITHIN THE TOWN OF PALM BEACH SHORES; AND PROVIDING FOR AN EFFECTIVE DATE. (ADDED 5/17/2019)

IX. WORKSHOP ITEMS – None.

X. GENERAL DISCUSSION

- A. PUBLIC COMMENTS
- B. CORRESPONDENCE
- C. PLANNING AND ZONING BOARD COMMENTS
 - 1. Project Updates / Upcoming Projects
 - 2. Upcoming P&Z Board Meetings – June 13, 2019 / June 27, 2019.

XI. ADJOURNMENT

NOTICE: In accordance with the Americans with Disabilities Act, persons in need of a special accommodation to participate in this proceeding shall, within a reasonable time prior to any proceeding, contact the City of Riviera Beach, 600 West Blue Heron Boulevard, Riviera Beach, Florida 33404, Telephone 561-845-4000 or TDD 561-840-3350, www.rivierabch.com.

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<p>CITY OF RIVIERA BEACH PLANNING AND ZONING BOARD</p> <p>---</p> <p>Thursday, May 9, 2019</p> <p>Council Chambers 600 West Blue Heron Boulevard Riviera Beach, Florida</p> <p>6:34 p.m. - 7:21 p.m.</p> <p>---</p> <p>IN ATTENDANCE:</p> <p>Rena Burgess, Chair Anthony Brown, Board Member James Gallon, Board Member Edward Kunuty, Board Member Margaret Shepherd, Board Member Jeff Gagnon, Acting Director of Development Services Lina F. Busby, Assistant City Attorney Simone Davidson, Staff Assistant</p>	<p>1 MS. DAVIDSON: Rena Burgess. 2 CHAIR BURGESS: Present. 3 MS. DAVIDSON: You have a quorum. 4 CHAIR BURGESS: Thank you. 5 Item III, acknowledgment of Board member 6 absence notification. 7 MR. GAGNON: Thank you, Madam Chair. 8 Jeff Gagnon, Acting Director of Development 9 Services. 10 Tonight we did, unfortunately, hear from 11 Mr. Gustafson. He had a death in the family, so he 12 won't be joining us tonight. 13 Additionally, we received word from 14 Mr. Jackson that he actually submitted a resignation 15 notice this afternoon, so we want to thank him for his 16 time volunteering on the Board, and we know that he'll 17 continue being involved in the community. 18 I think everyone else is present. And 19 everyone is a permanent Board member, so don't have to 20 give any voting rights, so -- 21 CHAIR BURGESS: All right, thank you. 22 Item IV, additions and deletions to the 23 agenda. 24 MR. GAGNON: Thank you, Madam Chair. 25 I did want to make note of the May 6th memo</p>
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<p>1 BE IT REMEMBERED that the following Planning 2 and Zoning Board meeting was had at Riviera Beach City 3 Hall Council Chambers, 600 West Blue Heron Boulevard, 4 Riviera Beach, Florida, on Thursday, May 9, 2019, 5 beginning at 6:34 p.m., with attendees as hereinabove 6 noted, to wit: 7 --- 8 CHAIR BURGESS: Good evening. The time is 9 now 6:34 p.m. We'll go ahead and start the Thursday, 10 May 9, 2019 Planning and Zoning Board meeting with a 11 moment of silence, followed by the Pledge of 12 Allegiance. 13 (Moment of silence observed. Pledge of 14 Allegiance recited.) 15 CHAIR BURGESS: Roll call. 16 MS. DAVIDSON: Anthony Brown. 17 MR. BROWN: Present. 18 MS. DAVIDSON: Margaret Shepherd. 19 MS. SHEPHERD: Here. 20 MS. DAVIDSON: Edward Kunuty. 21 MR. KUNUTY: Here. 22 MS. DAVIDSON: James Gallon. 23 MR. GALLON: Here. 24 MS. DAVIDSON: Jon Gustafson. 25 (No response.)</p>	<p>1 that should be in the back of your binder. There's a 2 cover memo dated May 6th, and within that there were 3 City comments from April 12th, as well as an applicant 4 response from April 15th. Those were inadvertently 5 omitted from the original packet, so I wanted to make 6 sure those were included. But that was kind of the 7 discussion between staff and our consulting plat 8 reviewer and the applicant as far as finalizing 9 comments. 10 Additionally, there were some minor 11 amendments that were made to both the northern plat and 12 the southern plat, and those are provided in that 13 supplemental packet that was provided to the Board. So 14 those would supersede the documents within the original 15 packet that was distributed. 16 CHAIR BURGESS: Okay, thank you. 17 Item V, disclosure by Board members and 18 adoption of the agenda. Are there any disclosures? 19 Seeing none, do we have a motion to adopt the agenda? 20 MR. GALLON: So moved. 21 MR. KUNUTY: Second. 22 CHAIR BURGESS: Roll call. 23 MS. DAVIDSON: Anthony Brown. 24 MR. BROWN: Yes. 25 MS. DAVIDSON: Margaret Shepherd.</p>

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<p>1 MS. SHEPHERD: Here -- I mean yes. I'm 2 sorry. 3 MS. DAVIDSON: Edward Kunuty. 4 MR. KUNUTY: Yes. 5 MS. DAVIDSON: James Gallon. 6 MR. GALLON: Yes. 7 MS. DAVIDSON: Rena Burgess. 8 CHAIR BURGESS: Yes. 9 MS. DAVIDSON: Unanimous vote. 10 CHAIR BURGESS: All right, item VI, approval 11 of minutes from the April 11th, 2019 meeting. Is there 12 a motion? 13 MR. GALLON: So moved. 14 MR. KUNUTY: Second. 15 CHAIR BURGESS: Roll call. 16 MS. DAVIDSON: Anthony Brown. 17 MR. BROWN: Yes. 18 MS. DAVIDSON: Margaret Shepherd. 19 MS. SHEPHERD: Yes. 20 MS. DAVIDSON: Edward Kunuty. 21 MR. KUNUTY: Yes. 22 MS. DAVIDSON: James Gallon. 23 MR. GALLON: Yes. 24 MS. DAVIDSON: Rena Burgess. 25 CHAIR BURGESS: Yes.</p>	<p>1 DeVeaux, our senior planner, to provide a presentation 2 for the Board and public. 3 Ms. DeVeaux. And I'll get out of your way. 4 MS. DeVEAUX: Thank you, Mr. Gagnon. 5 Good evening, Planning and Zoning Board 6 members. Ann DeVeaux, Development Services, for the 7 record. 8 To briefly summarize, the plat application 9 before you is a request on behalf of Florida Power & 10 Light. The project name is Florida Power & Light, Port 11 West Physical Distribution Center Plat. 12 The request is to approve two final plats, 13 north and south, for the Florida Power & Light Port 14 West site to consolidate the six parcels owned by 15 Florida Power & Light that support the existing 16 Physical Distribution Center facilities. This plat 17 application is required to comply with the condition of 18 approval contained in Resolution Number 141 approving 19 the major site plan review application to create a 20 master plan of record for the six parcels. 21 This is the location of the subject property. 22 It's approximately .12 miles east of the intersection 23 of Military Trail and Port West Boulevard. 24 An aerial view depicts A, B and C as plat 25 north, and parcels D, E and F as plat south. The</p>
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<p>1 MS. DAVIDSON: Unanimous vote. 2 CHAIR BURGESS: Item VII, unfinished 3 business. There is none. On to item VIII, new 4 business. 5 MR. GAGNON: Thank you, Madam Chair. 6 We have one item under new business, which is 7 letter A: A resolution of the City Council of the City 8 of Riviera Beach, Palm Beach County, Florida, approving 9 the plat application PA-19-01 for Florida Power & 10 Light, FPL, totaling approximately 88.68 acres, located 11 at 2460 Port West Boulevard, associated with parcel 12 control number 56-42-42-36-33-000-0000, and providing 13 for an effective date. 14 This is actually somewhat of a continuation 15 from the previous site plan that was provided to the 16 Board in regards to the site, I believe previously 17 about six months, maybe a little bit longer than that 18 or so ago. 19 FPL provided site plan information for 20 approval by the Planning and Zoning Board as well as 21 City Council, and this is associated with that as far 22 as cleaning up those different parcels and providing, 23 you know, final platting to legally create the property 24 boundaries and delineating those sites. 25 At this point in time I'd like to ask Ms. Ann</p>	<p>1 zoning district for parcels A, B and C is general 2 industrial, IND, and parcels D, E and F is utilities. 3 The zoning designation is consistent with the future 4 land use designation. 5 Now, to the north you have the general 6 industrial zoning district. A recreational vehicle 7 park is there. To the south you have the general 8 industrial zoning district as well. The Florida Power 9 & Light offices are there. To the east, also zoned 10 general industrial, the Florida Power & Light power 11 plant and Interstate I-95 is there. And to the west is 12 also general industrial, and the Rapids Water Park and 13 other industrial uses borders the west. The lot size 14 is approximately 88.68 acres. 15 The north plat consists of parcels A, B and 16 C, and it is comprised of five pages. And the south 17 plat is comprised of four pages. 18 All parcels are owned by Florida Power & 19 Light, and they have been in existence for 20 approximately 30 years to support the operations of the 21 public utility. It should be noted that, as Mr. Gagnon 22 previously pointed out, that the City Council approved 23 a major site plan application, SP 18-17. That was 24 approved on December 19, 2018 to create a master site 25 plan that includes the properties in these two final</p>

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<p>1 plats.</p> <p>2 Staff is recommending approval of the plat</p> <p>3 application PA 19-01 from FP&L imposed by Resolution</p> <p>4 Number 141 as a condition of approval to create a</p> <p>5 master plan of record and unify the parcels.</p> <p>6 That concludes my presentation. If the Board</p> <p>7 has any questions, I'll be happy to address those.</p> <p>8 CHAIR BURGESS: Does the Board have any</p> <p>9 questions of staff? Seeing that there are no</p> <p>10 questions, Jeff, is the applicant here?</p> <p>11 MR. GAGNON: Yes, ma'am. Ms. Walter is</p> <p>12 present, representing the applicant, and if you have</p> <p>13 any questions.</p> <p>14 CHAIR BURGESS: Okay.</p> <p>15 MS. WALTER: Good evening, Madam Chair, Board</p> <p>16 members. Collene Walter with Urban Design, Kilday</p> <p>17 Studios here on behalf of Florida Power & Light.</p> <p>18 CHAIR BURGESS: Good evening.</p> <p>19 MS. WALTER: As Mr. Gagnon has indicated, and</p> <p>20 Ms. DeVeaux, this is essentially the last step in</p> <p>21 completing the overall master site plan for the sites.</p> <p>22 There was a condition of approval imposed by the City</p> <p>23 Council to plat the properties, and so we are bringing</p> <p>24 forth the two plats that are before you this evening.</p> <p>25 I'd be happy to answer any questions that you</p>	<p>1 cloudy. I think it was about trucks or something you</p> <p>2 were building there. Kind of explain that again.</p> <p>3 MS. WALTER: Okay, sure. Let me pull up my</p> <p>4 aerial.</p> <p>5 (Discussion held off the record.)</p> <p>6 MS. WALTER: With all due respect to Board</p> <p>7 Member Brown, plats are not good color renderings.</p> <p>8 Thank you, that's perfect. Great, thank you.</p> <p>9 Yes, this project has been a three step</p> <p>10 process, this being the third step. But initially we</p> <p>11 came in for a site plan amendment for what is known as</p> <p>12 parcel A. And that was to add a permanent building</p> <p>13 that was associated with the vehicle commissioning</p> <p>14 that's part of the Physical Distribution Center,</p> <p>15 because at that time when we met with staff, it was</p> <p>16 identified that there was not a complete record of the</p> <p>17 Physical Distribution Center on file in the City's</p> <p>18 records. As Ms. DeVeaux said, these facilities have</p> <p>19 been out there for over 30 years, and there just were</p> <p>20 not plans that showed what was there.</p> <p>21 So we did come forward and receive site plan</p> <p>22 approval for that. As a condition of that site plan</p> <p>23 approval, there was a requirement, or actually an</p> <p>24 agreement to bring in an overall site plan so that</p> <p>25 there would be a record of the existing facilities on</p>
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<p>1 have. Thank you.</p> <p>2 CHAIR BURGESS: Thank you.</p> <p>3 Let the record reflect that there have been</p> <p>4 no comment cards issued by the public. So we'll go</p> <p>5 into Board comments, and I'll start with Mr. Brown.</p> <p>6 MR. BROWN: No comments.</p> <p>7 CHAIR BURGESS: Mr. Kunutty.</p> <p>8 MR. KUNUTTY: I'm just curious. Is there a</p> <p>9 timetable to complete the next phases?</p> <p>10 MS. WALTER: At this point in time there is</p> <p>11 no new development proposed. However, the condition of</p> <p>12 approval does require that the plats be recorded before</p> <p>13 they come forward and seek any further development</p> <p>14 approvals. So we're just essentially completing this</p> <p>15 so that the properties will be in position to move</p> <p>16 forward with any future expansions that FPL may have.</p> <p>17 MR. KUNUTTY: Are there future expansion plans</p> <p>18 on that property?</p> <p>19 MS. WALTER: Not at this point in time.</p> <p>20 MR. KUNUTTY: Okay, no other questions.</p> <p>21 CHAIR BURGESS: Thank you.</p> <p>22 Ms. Shepherd.</p> <p>23 MS. SHEPHERD: Yes. You mentioned the past,</p> <p>24 I guess the past productions you are doing on that</p> <p>25 property. Have you started? My mind is kind of</p>	<p>1 site. And so that, I believe, was brought to the</p> <p>2 Planning and Zoning Board last November and approved by</p> <p>3 the City Council in December. And as part of that</p> <p>4 approval, the City Commission imposed the condition to</p> <p>5 plat. So this is the third step to complete that.</p> <p>6 But yes, your recollection of that very first</p> <p>7 application up here was for an additional building.</p> <p>8 That was the only improvement that was shown on the</p> <p>9 overall master plan.</p> <p>10 MS. SHEPHERD: Thank you. You kind of</p> <p>11 cleared it up. One more question. Have you started</p> <p>12 anything in that first particular building?</p> <p>13 MS. WALTER: Yes, I believe that it's under</p> <p>14 construction. Yes, the permits have been issued and</p> <p>15 it's under construction.</p> <p>16 MS. SHEPHERD: Okay, thank you.</p> <p>17 CHAIR BURGESS: Thank you.</p> <p>18 Mr. Gallon.</p> <p>19 MR. GALLON: No questions.</p> <p>20 CHAIR BURGESS: And I don't have any</p> <p>21 questions as well.</p> <p>22 MR. BROWN: Madam Chair.</p> <p>23 CHAIR BURGESS: Yes, Mr. Brown.</p> <p>24 MR. BROWN: I just have one. And there's a</p> <p>25 typographical error in the mortgagee's consent. State</p>

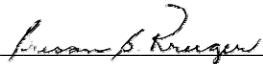

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<p>1 of New Your, New Y-o-u-r. 2 CHAIR BURGESS: Is that on the plans? 3 MR. BROWN: On the front page of the plats. 4 MR. GAGNON: That's in the north plat? 5 MR. BROWN: Yes. No, south plat, sorry, and 6 the north plat also. 7 MS. WALTER: I do know the plats -- I think 8 the addendum to your agenda includes the revised plats 9 that had the name of the new mayor revised for that. 10 MR. GAGNON: Yes, you can see it, Your versus 11 York. 12 MR. BROWN: Your, Your. 13 MS. WALTER: Gotcha, yes. Thank you. 14 MS. DeVEAUX: Thank you. 15 CHAIR BURGESS: Okay, so if we have no 16 further Board questions or comments, is there a motion? 17 MR. BROWN: I move for the plat with the 18 correction. 19 CHAIR BURGESS: Is there a second? 20 MR. GALLON: Second. 21 CHAIR BURGESS: Roll call. 22 MS. DAVIDSON: Anthony Brown. 23 MR. BROWN: Yes. 24 MS. DAVIDSON: Margaret Shepherd. 25 MS. SHEPHERD: Yes.</p>	<p>1 Ms. DeVeaux and ask that she provide a presentation of 2 her findings. She's been doing a good majority of the 3 research on this, so she's now turning into our 4 resident expert on this. 5 CHAIR BURGESS: All right. 6 MR. GAGNON: We'll set the bar high. 7 MS. DeVEAUX: Good evening once again. Ann 8 DeVeaux, for the record, Development Services. 9 MS. SHEPHERD: Excuse me, Mr. Gagnon. I 10 don't think that particular item is in my book. 11 CHAIR BURGESS: It's not in the binders. 12 MR. GAGNON: No, ma'am. 13 MS. SHEPHERD: Oh, it's not in -- 14 MR. GAGNON: There's no text or hard copy 15 document. It's just a presentation to provide our 16 research and findings to date, so we don't have a hard 17 copy of the document. But we can provide a hard copy 18 if you'd like one. 19 MS. SHEPHERD: I would like to read it. 20 MR. GAGNON: Okay, we'll get hard copies 21 printed right now. 22 MS. HARPER: I can give her one. 23 MR. GAGNON: You have an extra one? 24 CHAIR BURGESS: Thank you, staff. 25 MS. DeVEAUX: Okay, the presentation involves</p>
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<p>1 MS. DAVIDSON: Edward Kunuty. 2 MR. KUNUTY: Yes. 3 MS. DAVIDSON: James Gallon. 4 MR. GALLON: Yes. 5 MS. DAVIDSON: Rena Burgess. 6 CHAIR BURGESS: Yes. 7 MS. DAVIDSON: Unanimous vote. 8 CHAIR BURGESS: Thank you. 9 MS. WALTER: Thank you very much for your 10 consideration. Good evening. 11 CHAIR BURGESS: You're welcome. Thank you. 12 Item IX, workshop items. 13 MR. GAGNON: Yes, Madam Chair. Under 14 workshop items we have letter A, which is a discussion 15 of proposed amendments to Chapter 28 of the City's Code 16 of Ordinances, entitled Signs, in order to provide for 17 content neutral sign regulations as well as digital 18 sign use associated with places of worship. 19 What we want to do at this point in time -- 20 again, this is just a workshop item, but what we want 21 to do is provide the Board and public with kind of an 22 overview of some of the research we've been able to do 23 to date specifically associated with digital sign use 24 in relation to places of worship. 25 So once again, I will pass the baton over to</p>	<p>1 research into digital signs and being permitted in the 2 residential zoning district. Just to summarize, let me 3 read first the code definition for digital signs. 4 According to City Code Ordinance, Section 5 28-1: Digital sign means a type of animated sign 6 capable of displaying words, symbols, figures, numerals 7 or images that can electronically or mechanically 8 change by remote or automatic means. And its 9 components may include, but are not limited to light 10 emitting diodes, liquid crystal display screens, plasma 11 screens and their functional equivalents. Sign display 12 elements may be illuminated by reflected light. A 13 digital sign may be a part of another permanent sign 14 that is not a digital sign. 15 The City Code of Ordinances, Section 28-125 16 states: Programmable digital signs, approved by 17 Ordinance Number 4059 in 2015, regulates permissible 18 locations for digital signs in addition to providing 19 separation requirements from residential districts. 20 Currently the code limits the use of digital signs to 21 locations having a community facility zoning 22 designation. 23 Section 28-125 permits digital signs in the 24 community facility, CF zoning district. And this 25 district basically is lands that are owned by the City</p>

<p style="text-align: right;">Page 17</p> <p>1 or administered by the City for the purpose of public 2 uses. The permitted location must be associated with a 3 public use. One sign per development site, not more 4 than 100 square feet in area per street front is 5 permitted, and no digital sign within 250 feet of a 6 residentially zoned parcel or residential structure. 7 The following slides are digital sign 8 examples, photos, what some of them may look like. 9 This particular one is a part -- the digital part is a 10 part of the sign. Associated with a school, public 11 use. Associated with a university. An elementary 12 school. 13 The slide that we just passed, this is an 14 aerial view of that slide. It is located in the 15 community facility zoning district, but as you can see, 16 there is a major thoroughfare separating it from the 17 residential zoning district where the sign is located, 18 about there. There's also a wall that buffers that 19 residential zoning district there. So there's 20 absolutely no impact from this sign to those 21 residences. 22 The staff also did some research actually of 23 approximately 41 municipalities, and the chart that you 24 see here is a representative sample of the larger 25 municipalities. And as you can see in the red, most of</p>	<p style="text-align: right;">Page 19</p> <p>1 And the sign would convey only information 2 relating to operation of the premises where located. 3 No advertising related to other entities or businesses 4 would be allowed. 5 It would emit no more than one foot candle of 6 light measured from the property line of an adjacent 7 property. The display would be limited to alpha 8 numeric text and directional symbols. It must contain 9 static, motionless messages only, and each message on a 10 digital sign must be displayed for a minimum of six 11 seconds. Each message must be complete and not 12 continued subsequently to another displayed message. 13 Displaying of any form of motion or optical illusion of 14 movement, movement of any illumination or flashing, 15 scintillating video or varying light intensity is 16 prohibited -- would be prohibited. 17 And the sign would be operational during 18 hours actively engaged in the activity, but in no event 19 would it be earlier than 7 a.m. or later than 9:00 p.m. 20 And the sign must be licensed -- well, the business or 21 the place of worship must be licensed, with an active 22 business tax receipt for a minimum of one year. 23 These are just some of the additional 24 standards that staff is considering in case the Board 25 decides to move forward with the special exception</p>
<p style="text-align: right;">Page 18</p> <p>1 these were not permitted anywhere. There was one, I 2 believe, that was permitted in a single family zoning 3 district and multifamily zoning district in Boca Raton, 4 but there were stringent guidelines and regulations for 5 those signs. 6 Next slide. Also, there were two other 7 outside jurisdictions that were considered and 8 researched as well, and the same does apply to those 9 outside of the county. 10 Okay, some of the standards that we work and 11 staff was considering if we did want to move forward 12 with making amendments to approve digital signs in 13 residential zoning districts as a special exception 14 approval process, we would basically have the standards 15 that we have for digital signs presently in the code in 16 addition to some additional standards to be met as a 17 condition of approval. 18 Some of those would be that we would consider 19 meeting a separation criteria of no closer than 100 20 feet from the right-of-way. It must be located 250 21 feet from a residential structure. Not be located on a 22 site with less than 100 parking spaces located on the 23 site. Limited to only one sign. Limited to 24 square 24 feet per sign face and an aggregate of 48 square feet. 25 Limited to seven feet in height.</p>	<p style="text-align: right;">Page 20</p> <p>1 approval process. This concludes my presentation. 2 CHAIR BURGESS: Thank you. 3 MS. DeVEAUX: You're welcome. 4 CHAIR BURGESS: Let the record reflect that 5 there's no public comment cards, so we'll move into 6 Board comments. Mr. Brown. 7 MR. BROWN: Nothing at this time. 8 CHAIR BURGESS: Mr. Kunuty. 9 MR. KUNUTY: So what's our next step? 10 MR. GAGNON: So the real intent of tonight's 11 presentation was to bring the Board and public up to 12 speed as far as what our research has discovered. I 13 believe, if I remember correctly, Ms. DeVeaux stated 14 there were approximately 41 locations that were 15 examined, and only one of them allowed for this use, 16 with additional considerations. So it seems as if what 17 the research is indicating is this is something that's 18 not very frequently occurring. 19 And I think we're at a point now, based on 20 this research, where staff is looking for direction 21 from the Planning and Zoning Board whether or not the 22 Planning and Zoning Board wants to have staff continue 23 down this pathway. These standards that were just 24 discussed are some options that we could utilize as far 25 as additional standards to safeguard the community or</p>

<p style="text-align: right;">Page 21</p> <p>1 adjacent residents that could be located either across 2 the street or within close proximity of a digital sign. 3 But overall, I think staff is looking for 4 feedback from the Board on whether or not we should 5 proceed or whether or not we should provide this 6 information to City Council with a recommendation 7 potentially to stop going down this pathway. 8 MR. KUNUTY: I was just curious. What was 9 the genesis of bringing this up in the first place? It 10 doesn't sound like almost anyone is doing it in other 11 municipalities. There doesn't seem to be any cry for 12 digital signs in Riviera Beach or people demanding 13 them. I mean should our position just be we don't need 14 them? 15 MR. GAGNON: It could be. The genesis of 16 this process was actually through a City Council 17 directive which happened, I don't remember the meeting 18 date, but it was a few months back at this point. 19 There was, I believe, one constituent that was -- 20 MR. KUNUTY: Well, that's changed. 21 MR. GAGNON: That is true; that is true. And 22 with that, I think that's why staff is looking for 23 input from the Planning and Zoning Board as far as if 24 the Board sees this as a direction that would be 25 beneficial to the city.</p>	<p style="text-align: right;">Page 23</p> <p>1 MS. SHEPHERD: Mr. Gagnon, going back to the 2 churches, can you give me a -- go back and give me a 3 view of what the signs you're talking about with the 4 churches flashing. I haven't seen one flashing. 5 MR. GAGNON: I believe these are just general 6 examples, so -- 7 MS. SHEPHERD: Hold it there. Now, what's 8 wrong with that sign? And they're flashing a message 9 of the time or the date or -- 10 MR. GAGNON: I don't want anyone to think 11 that we're saying there's something wrong with the 12 sign. We're just providing the data and the research 13 as far as whether or not other municipalities have 14 these regulations or don't have the regulations. 15 So the trend right now is that other 16 municipalities don't provide for this type of signage, 17 for digital signage. But again, we're not saying that 18 there's something wrong with it, we're just saying that 19 this is not the trend that we're seeing in neighboring 20 communities. 21 MS. SHEPHERD: So if this go into effect with 22 the Council, you would send letters to these different 23 churches or businesses and say they can't use these 24 signs? Because I know one church came to my house and 25 started talking about the City or Planning and Zoning</p>
<p style="text-align: right;">Page 22</p> <p>1 Again, you know, Ms. DeVeaux has spent a good 2 amount of time, you know, really digging down into this 3 and drilling down to see what adjacent municipalities 4 are also doing, so we're at a point where we feel as if 5 we have a large enough data set to indicate that this 6 is not something that is frequently occurring, not to 7 say that the Planning and Zoning Board could be an 8 outlier or that the City Council could recommend 9 something different. But I think we're at a point 10 where we're looking for input from the Planning and 11 Zoning Board. 12 MR. KUNUTY: If I remember our discussion, 13 the primary potential user would be churches, which are 14 usually in residential areas. 15 MR. GAGNON: That's correct. 16 MR. KUNUTY: And I think a few of the 17 comments that were made were that that would kind of be 18 an imposition, you know, in your neighborhood to see 19 these flashing signs or whatever, however we describe 20 them. My feeling is, you know, we're creating a rule 21 that nobody seems to need, you know, or trying to 22 create a rule that nobody seems to need, and, you know, 23 probably better off without. So that's my view. 24 CHAIR BURGESS: Thank you, Mr. Kunuty. 25 Ms. Shepherd.</p>	<p style="text-align: right;">Page 24</p> <p>1 is trying to shut down the church from getting a sign. 2 And I just need to know what's wrong with a sign like 3 that that's flashing their messages? 4 MR. GAGNON: The current conflict is our sign 5 code doesn't allow for that use, so the discussion and 6 the practice we're going through now is to see what 7 other local municipalities have done and how they've 8 treated that use. The research has shown that there's 9 not really many others that are allowing that type of 10 use or sign functionality. But the current difficulty 11 staff is having is that our code doesn't allow for it, 12 our current code. 13 MS. SHEPHERD: Not being disrespectful, 14 that's your people saying it's flashy and whatever. I 15 don't think the churches are bothering anybody. I 16 think that if they want a sign, they should have a 17 sign. I don't think it should be no restrictions. 18 Those churches been there before I was even 19 born, and now they want to put the signs where people 20 would see. It's not flashy, it's not bothering 21 anybody. And I want to know why did this come up? The 22 churches are really, really upset. So why are we 23 talking of this? We should be doing other things 24 rather than talking signs for the church. 25 MR. GAGNON: So again, Ms. Shepherd, the</p>

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<p>1 discussion was our current code, in essence, prohibits 2 this use. So there was the discussion at a Council 3 meeting, and they directed staff to look at the code 4 requirements. And part of any code amendment process 5 would be providing the information to the Planning and 6 Zoning Board, receive input from the Planning and 7 Zoning Board, and then provide it back to City Council. 8 MS. SHEPHERD: Mr. Gagnon, truly, I 9 understand what you're talking about. But I've been to 10 these churches and the cities of Riviera Beach. Those 11 churches not bothering anybody. And they want to put a 12 sign out there. I mean why bother? Because what 13 you're going to do is flare up, and those people going 14 to come in here and bust these chambers wide open if 15 you brother with the churches. 16 Now, I just don't see it. I want to go on 17 record, I really -- that's why I asked for this, 18 because I really don't want to be a part of it, I 19 really don't. 20 MR. GAGNON: The difficulty staff has, again, 21 is that the code prohibits it currently, so -- 22 MS. SHEPHERD: Staff need to go to church. 23 CHAIR BURGESS: Okay, I have a question for 24 staff. 25 Are you finished, Ms. Shepherd?</p>	<p>1 you didn't ask to be acknowledged, and the question 2 was proposed -- 3 MS. SHEPHERD: I didn't have to ask. You 4 called my name. You called my name, Ms. Burgess, and I 5 replied to it. 6 CHAIR BURGESS: No, ma'am. I was asking the 7 question to staff. 8 Staff, are you -- 9 MS. SHEPHERD: So Mr. -- excuse me. 10 Mr. Gagnon. 11 CHAIR BURGESS: Staff, are you finished? 12 MS. SHEPHERD: Excuse me, Mr. Gagnon. I 13 don't want to be a part of this. And you know, I just 14 want to move the dais because I don't want to be -- I 15 just don't want to be a part of it. 16 MS. BUSBY: Permission to address the Board? 17 CHAIR BURGESS: Staff, yes, you may. Thank 18 you. 19 MS. BUSBY: Ms. Shepherd, you could always 20 abstain from any discussion or abstain from any kind of 21 recommendation that the Board makes with respect to 22 this issue. That is your pleasure, your choice. 23 CHAIR BURGESS: Thank you, staff. 24 Mr. Gallon, your comments. 25 MR. GALLON: Yes, I think I had spoke about</p>
Page 26	Page 28
<p>1 MS. SHEPHERD: Yes, I am. 2 CHAIR BURGESS: Okay, staff, does 3 Ms. Shepherd need to state, for purposes of disclosure, 4 the churches that she had communication with in 5 reference to this issue? 6 MS. BUSBY: Well, Ms. Shepherd can disclose, 7 make a public disclosure of whoever that she feels that 8 she met, and that if this item comes before the 9 Planning and Zoning Board -- today it was just as an 10 informative discussion, workshop item. So yes, if 11 you're going to make any recommendations regarding 12 amending the sign code to allow for this use, then yes, 13 at that time I think it would be appropriate. 14 MS. SHEPHERD: First of all, I'm just 15 rescinding from being a part of it. And in my home, 16 with private conversations, I don't have to disclose 17 anything. It was the discussion. I was there. They 18 brought it to me. And you know, to have it not into 19 the agenda, I mean I'm just -- but you can do what you 20 want to do. 21 CHAIR BURGESS: Thank you, staff, for your 22 response. 23 MS. SHEPHERD: Excuse me. I was not through, 24 Ms. Burgess; I was not through. 25 CHAIR BURGESS: I'm sorry, Ms. Shepherd, but</p>	<p>1 this before. I know, first of all, I would like to say 2 I think the people in the neighborhood would also need 3 to be notified if this is going to happen, so it would 4 probably need to be added to your standards if we 5 decide to go forward with this. Some neighborhoods 6 have associations. You know, those people have to be 7 notified. They have to be able to make a decision 8 whether or not they want to see that in their 9 neighborhood. 10 I know with me, I have a church there. I 11 know I wouldn't want to see it in my neighborhood. And 12 I don't know what it would do to the property value 13 with having that sign or that type of signage there. 14 You know, so I think staff need to see if they can find 15 out any information on that. 16 MS. DeVEAUX: Just to be clear, to see 17 whether or not the property values would be decreased? 18 MR. GALLON: Yes. 19 MS. DeVEAUX: Certainly. 20 MR. GALLON: And that the neighborhood and/or 21 associations need to be notified to say whether or not 22 they would want it. 23 MS. DeVEAUX: Thank you. Noted. 24 CHAIR BURGESS: Thank you, Mr. Gallon. 25 Well, I did have one question in reference.</p>

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<p>1 Staff did research, 41 other cities, and most of them 2 did not agree or this is a non-permittable use. So did 3 you note any specific reasons that the signs were 4 unpermittable in those other 41 municipalities? Like 5 did you see a trend or something to that effect? 6 MS. DeVEAUX: It was basically the common 7 response was that the lighting would be a bit much for 8 the neighboring residents. And the other comment or 9 responses that were given is that they don't belong in 10 residential neighborhoods. Those were the two common 11 responses. 12 CHAIR BURGESS: Which I can totally agree 13 with, and that is how I see this situation. I don't 14 think that this would be something beneficial to our 15 city because we have a lot of churches, and I just 16 don't think at this time that this use would be 17 beneficial to the city. So those are my comments and 18 my view on this issue. 19 So being that we have all of the Board's 20 comments, how would we like to proceed? Motion to City 21 Council or directive to staff not to pursue any 22 further? What's the pleasure of the Board? 23 MR. GALLON: Chair. 24 CHAIR BURGESS: Yes, Mr. Gallon. 25 MR. GALLON: If it was up to me, I would say</p>	<p>1 submitted. So we'll move to item B, correspondence. 2 MR. GAGNON: Madam Chair, I just wanted to 3 make note of the correspondence provided by 4 Mr. Jackson, the resignation notice noted earlier. 5 CHAIR BURGESS: Okay, thank you. 6 Item C, Planning and Zoning Board comments. 7 Are there any final comments from the Board? 8 Mr. Brown? 9 MR. BROWN: No comments. 10 CHAIR BURGESS: Mr. Kunuty. 11 MR. KUNUTY: Just one question of staff. At 12 our last meeting you had mentioned that you were 13 working on a presentation for one of the Broadway 14 properties north of -- the vacant properties north of 15 Blue Heron. Is that still in process? 16 MR. GAGNON: Yes, we actually -- I believe, 17 if I remember correctly, and correct me if I'm thinking 18 something different, but one of the former sites that 19 functioned as a trailer park that has been 20 demolished -- that's the site? 21 MR. KUNUTY: Correct. 22 MR. GAGNON: Yes, we actually were 23 anticipating that coming to the Planning and Zoning 24 Board, I think it's on the May 23rd meeting. 25 MR. KUNUTY: Okay.</p>
Page 30	Page 32
<p>1 not to pursue it any further. 2 CHAIR BURGESS: I would agree. Do we have 3 agreement from the other Board members? Mr. Brown? 4 MR. BROWN: I agree with you. 5 CHAIR BURGESS: Mr. Kunuty. 6 MR. KUNUTY: Yes. 7 CHAIR BURGESS: Ms. Shepherd has already 8 stated that she would not like to take any part in 9 this. Am I correct, staff? 10 MS. DeVEAUX: Yes. 11 CHAIR BURGESS: So then you have consensus 12 from Mr. Gallon, Mr. Brown, Mr. Kunuty and Mrs. Burgess 13 to not proceed any further as our recommendation, as a 14 Board recommendation. 15 MR. GAGNON: Okay. What staff can do is 16 provide the meeting minutes from tonight's meeting, as 17 well as the consensus from the Planning and Zoning 18 Board to City Council. Ultimately, it's the City 19 Council's decision, so they'll take the Board's 20 recommendation into consideration. 21 CHAIR BURGESS: Thank you. 22 MS. DeVEAUX: Thank you. 23 CHAIR BURGESS: Moving on to item number X, 24 general discussion, public comments. Let the record 25 reflect that there are no public comment cards</p>	<p>1 MR. GAGNON: It's an application for future 2 land use amendment, zoning amendment, site plan 3 approval and plat. 4 MR. KUNUTY: Okay, very good. No other 5 questions. 6 CHAIR BURGESS: Thank you, Mr. Kunuty. 7 Ms. Shepherd. 8 MS. SHEPHERD: Yes. Mr. Gagnon, can you 9 please explain the drive-in on President Barack -- I'm 10 really not -- 11 MR. GAGNON: Barack Obama Highway? 12 MS. SHEPHERD: Yes. I have people come and 13 they wanted me to explain it. I can't explain it. A 14 yellow sign was up, and I know I saw Planning and 15 Zoning. Did they sell the building or did they not? 16 MR. GAGNON: Yes, so -- 17 MS. SHEPHERD: I'm sorry, the site. 18 MR. GAGNON: The site is located on the 19 northwest corner of President Barack Obama Highway and 20 13th Street. Is that the site that -- 21 MS. SHEPHERD: Yes. 22 MR. GAGNON: -- functioned as an old drive-in 23 movie theater? 24 MS. SHEPHERD: That's it. 25 MR. GAGNON: So that was actually presented,</p>

<p style="text-align: right;">Page 33</p> <p>1 the site plan was presented to City Council on, I think 2 it was May 1st, the first Wednesday of the month. The 3 site plan was approved by Council with a three to two 4 vote, and it seems as if the development will move 5 forward. 6 MS. SHEPHERD: What are they building on that 7 site, the warehouses? 8 MR. GAGNON: So they're building what's been 9 called like a class A warehouse space, which is really 10 designed for today's kind of clean industries. So it 11 could be used for anything from a distribution center 12 for a company like Amazon or similar, all the way to 13 other supply chain or logistical centers for industries 14 that don't deal with any sort of chemicals or tires or 15 flammable liquids or anything that could be potentially 16 harmful to the community. 17 MS. SHEPHERD: Thank you. 18 MR. GAGNON: You're welcome. 19 CHAIR BURGESS: Mr. Gallon. 20 MR. GALLON: No question. 21 CHAIR BURGESS: I don't have any additional 22 comments, so we'll go into project updates and upcoming 23 projects. 24 MR. GAGNON: Yes, Madam Chair. Also as 25 previously noted, we are anticipating to meet on May</p>	<p style="text-align: right;">Page 35</p> <p>1 CERTIFICATE 2 3 4 THE STATE OF FLORIDA) 5) 6 COUNTY OF PALM BEACH) 7 8 I, Susan S. Kruger, do hereby certify that 9 I was authorized to and did report the foregoing 10 proceedings at the time and place herein stated, and 11 that the foregoing pages comprise a true and correct 12 transcription of my stenotype notes taken during the 13 proceedings. 14 IN WITNESS WHEREOF, I have hereunto set my 15 hand this 13th day of May, 2019. 16 17 18 19 20 21 22 23 24 25</p> <p style="text-align: right;"> Susan S. Kruger</p> 
<p style="text-align: right;">Page 34</p> <p>1 23rd. We'll take a look at the project that was just 2 referenced. 3 What's the name of the project again? 4 MS. HARPER: Riviera Cove. 5 MR. GAGNON: The project name is Riviera 6 Cove, and it's proposing 89 townhomes. So we look 7 forward to review of that project. 8 CHAIR BURGESS: Okay, thank you. 9 MR. GAGNON: Thank you. 10 CHAIR BURGESS: There's nothing else. Do we 11 have a motion to adjourn? 12 MR. KUNUTY: So moved. 13 CHAIR BURGESS: Meeting adjourned. 14 (Whereupon, at 7:21 p.m., the proceedings 15 were concluded.) 16 17 18 19 20 21 22 23 24 25</p>	



**CITY OF RIVIERA BEACH
RIVIERA COVE, SMALL SCALE COMP PLAN AMENDMENT
STAFF REPORT, LU 18-01, MAY 23, 2019**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, AMENDING THE CITY'S COMPREHENSIVE PLAN BY CHANGING THE FUTURE LAND USE MAP DESIGNATION FROM HIGH DENSITY MULTI-FAMILY (MF-20) FUTURE LAND USE (THE WESTERN 5.13 ACRES OF THE PROPERTY) TO DOWNTOWN MIXED USE (DMU) FUTURE LAND USE FOR THE PROPERTY LOCATED AT 3301 BROADWAY, TOTALING 9.50 ACRES OF LAND, IDENTIFIED BY PARCEL CONTROL NUMBER 56-43-42-28-001-0120, TO CONSTRUCT 89 TOWNHOMES; AND PROVIDING FOR AN EFFECTIVE DATE.

A. Applicant: D. R. Horton, Inc
Authorized Agent: WGI

B. Request: The applicant is requesting an amendment to the City's Future Land Use Map from High Density Multi-family (MF-20) Future Land Use (the western 5.13 acres of the property) to Downtown Mixed Use (DMU) Future Land Use in order to construct 89 townhomes units and to establish a consistent Future Land Use on the entire 9.50 acres site.

C. Location: The proposed development is located at 3301 Broadway, approximately 0.02 miles south of West 34th Street and on the west side of Broadway (see attached location map).

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

Parcel Control Number: 56-43-42-28-00-001-0120;

Parcel Size: ± 9.50 acres to be developed;

Existing Use: Currently vacant;

Zoning: Downtown General (DG) for 4.37 acres and Downtown Residential (DR) for 5.13 acres Zoning Districts; The applicant is proposing to amend the Downtown Residential (DR) portion of the property at 3301 Broadway to Downtown General (DG); and

Future Land Use: Downtown Mixed Used (DMU) for 4.37 acres and High Density Multiple Family Residential up to 20 du per acre (MF-20) for 5.13 acres. (Proposed Amendment from MF-20 to DMU)

E. Adjacent Property Description and Uses:

North: Single-Family Residential; Single-Family Dwelling District (RS-6).

South: Mobile Home Park; Single-Family Dwelling District (RS-6) and Downtown General (DG).

East: Broadway ROW, Motel and Federal Government Office; Downtown General (DG).

West: Single-Family Residential; Single-Family Dwelling District (RS-6).

F. Background:

The Land Development Regulations associated with the City's Community Redevelopment Area are designed to promote redevelopment and revitalization of locations throughout the Broadway downtown corridor by allowing for mixed-use and infill development. The development proposal for the Riviera Cove Townhomes will transform an underutilized area into a functioning residential development, creating new housing opportunities within close proximity of employment opportunities, shopping areas and public transportation.

On June 1, 2018, WGI submitted the Riviera Cove Official Future Land Use Map amendment application (LU-18-01) to Staff. City Departmental Staff reviewed the Future Land Use Map amendment application and provided corresponding comments to the applicant. All comments were addressed by the applicant and City Staff has no objections to the Future Land Use Map amendment application.

The Community Development Department reviewed the Future Land Use Map amendment application (LU-18-01) for compatibility and consistency with the City's Comprehensive Plan and Land Development Regulations and found that the proposed amendment was in compliance.

An overview of Staff's analysis is featured below.

G. Staff Analysis:

Proposed Development/Use: The applicant is proposing a multi-family residential development consisting of 89 townhome units on 9.50 acres.

Zoning Regulations: The zoning designation and map shall be amended to Downtown General (DG) Zoning Districts in order to accommodate this use.

Comprehensive Plan: The future land use designation and map shall be amended to Downtown Mixed Use (DMU) in order to accommodate this use.

Compatibility: The applicant's proposed future land use amendment from High Density Multiple Family Residential up to 20 du per acre (MF-20) to Downtown Mixed Use (DMU) is compatible with the surrounding parcels.

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

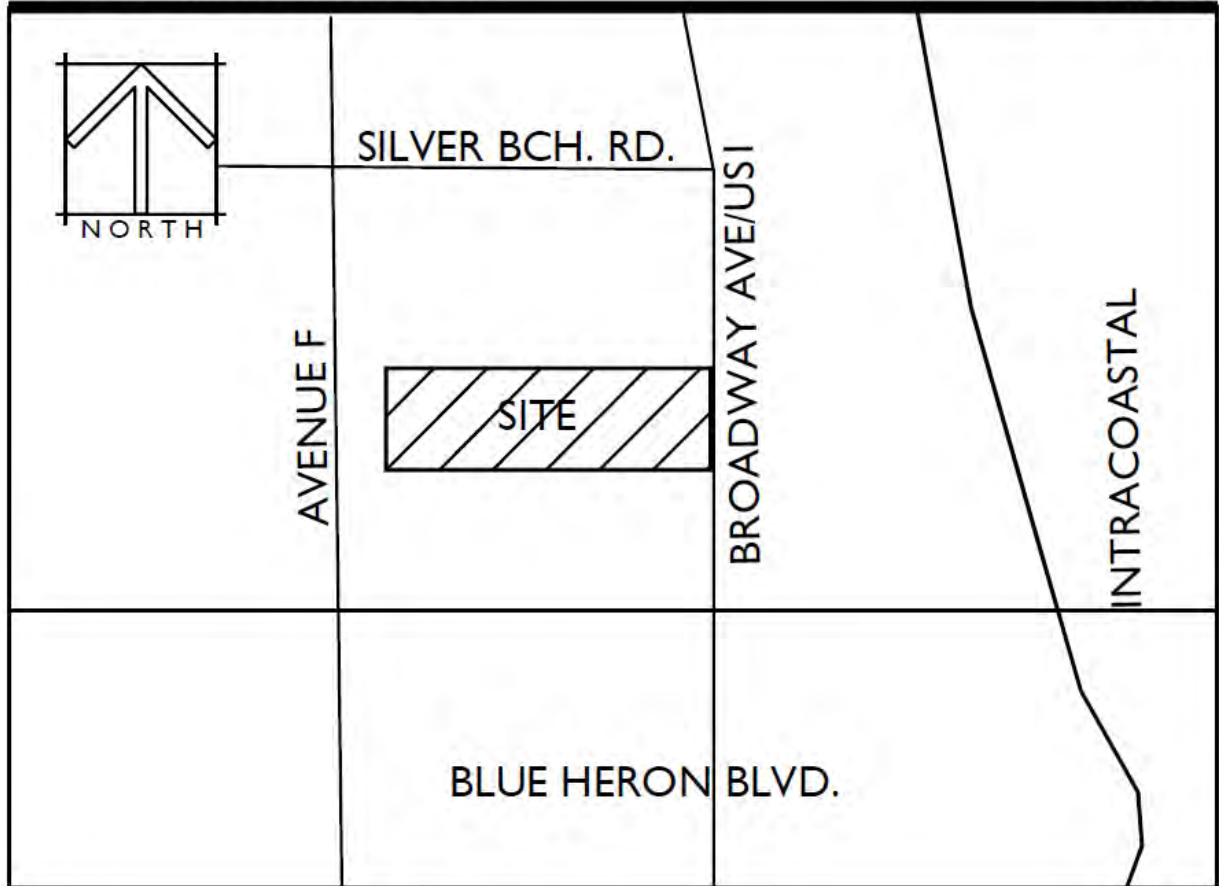
Landscaping: The applicant's proposed landscape plan is compatible with the City's Land Development Regulations.

Parking/Traffic: Adequate parking has been proposed by the applicant in accordance with the City's Land Development Regulations.

H. Recommendation: Staff recommends approval of the proposed future land use map application from High Density Multi-family (MF-20) to Downtown Mixed Use (DMU) to facilitate the development of sixteen (16) buildings, two stories in height, with 89 total residential townhome units, referred to as Riviera Cove, on 9.50 acres of land located at 3301 Broadway.

LOCATION MAP

N.T.S.



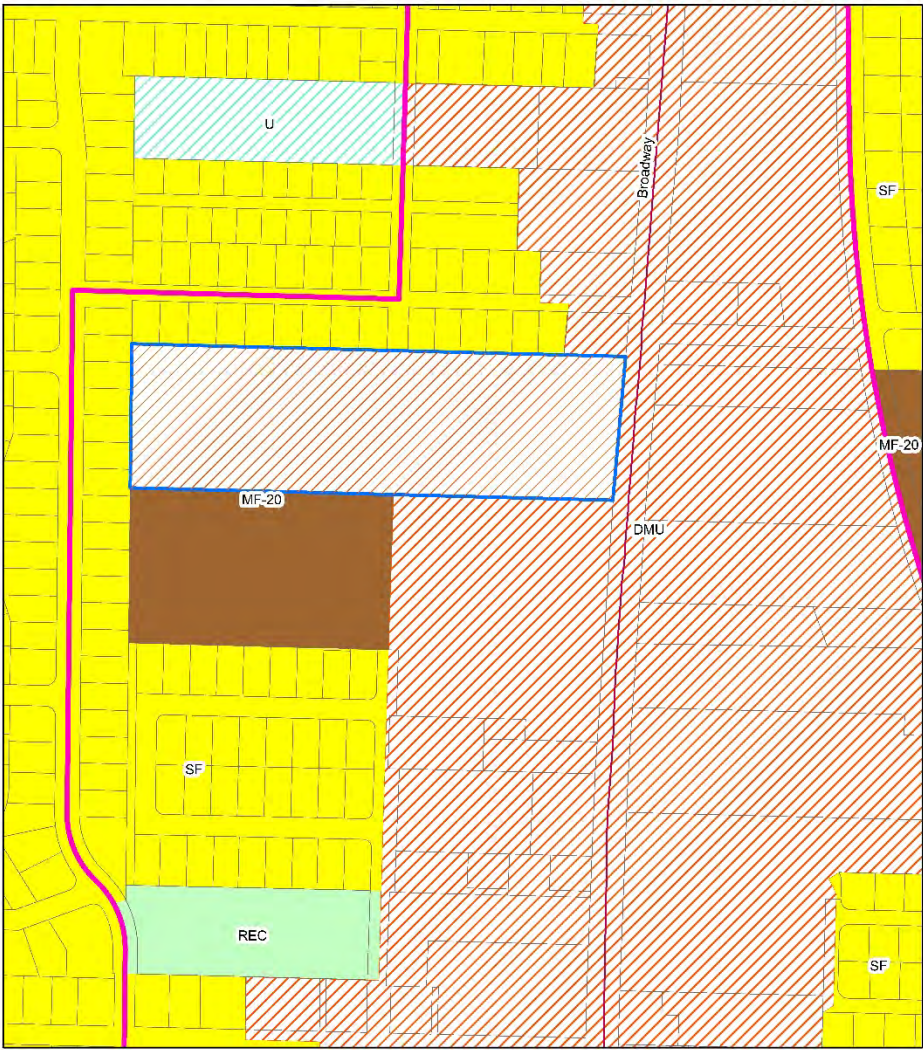
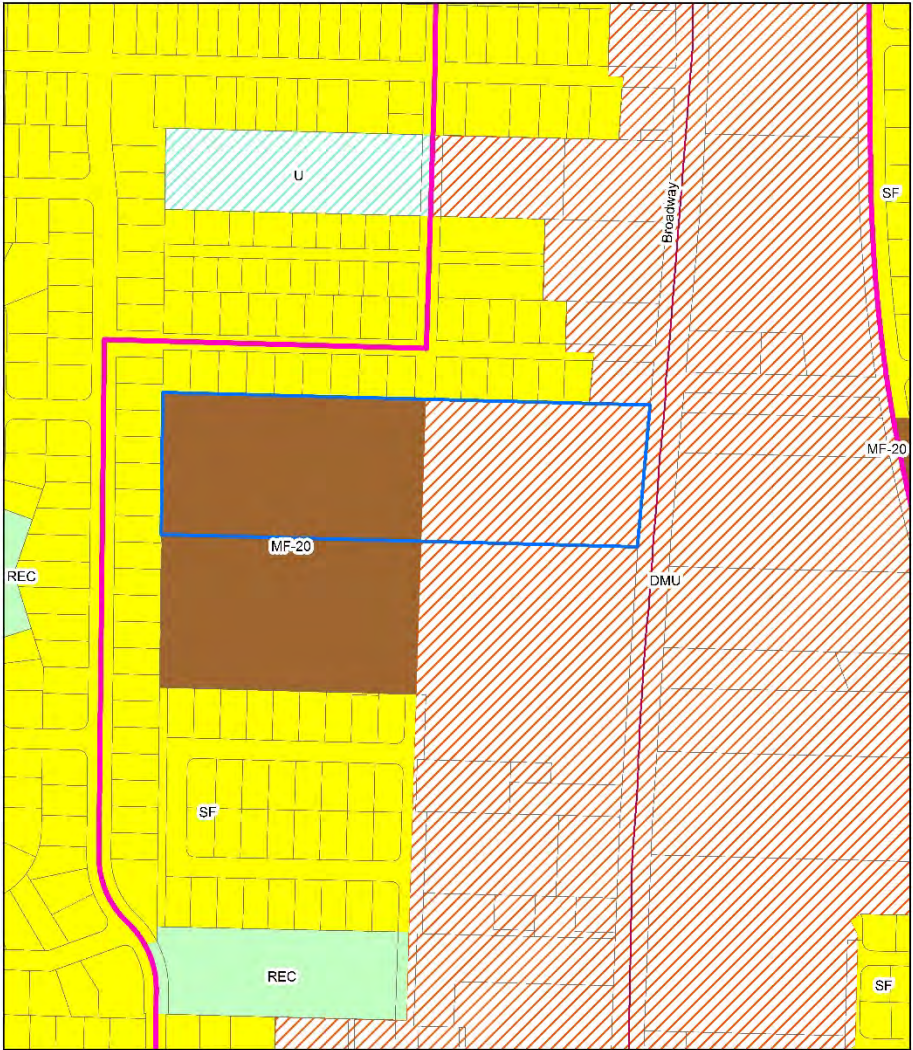
LEGAL DESCRIPTION

PARCEL 1 A parcel of land in Government Lots 1 and 2, Section 28, Township 42 South, Range 43 East, Palm Beach County Florida, bounded as follows: on the North by line parallel to and 1285 feet Southerly from measured at right angles to the North line of said Government Lot 1 on the South by a line parallel to and 1435 feet Southerly from measured at right angles to the North line of Government Lot 1, and on the West by the west line of said Government Lots 1 and 2 and on the East by the westerly right of way line of State Road #4 (U.S. Highway#1) above tract being 150 feet in width, North and South (measured at right angles between parallel lines) the northerly 25 feet, more or less, being in said Government Lot 1, and the remainder being in said Government Lot 2; (LESS lands as conveyed for right-of-way, described in Deed Book 803, Page 262). Said lands being in Palm Beach County, Florida.



AND

PARCEL 2 A tract of land in Government Lot 1, Section 28, Township 42 South, Range 43 East, Palm Beach County, Florida, bounded as follows: on the North, by a line parallel to, and 1085 feet Southerly from measured at right angles to, the North line of said Government Lot 1; on the South by a line parallel to and 1285 feet Southerly from, measured at right angles to, the North line of said Government Lot 1; on the West, by the West line of said Government Lot 1 and on the East by the Westerly right-of-way line of State Road No. 5 (U.S. Highway# 1), formerly State Road No. 4, the above described tract being 200 feet in width, North and South (measured at right angles between parallel lines), all of said tract being in said Government Lot 1. Said lands being in Palm Beach County, Florida.

3301 Broadway - Land Use Amendment: Multi-family Residential (MF-20) to Downtown Mixed Use (DMU)



Legend

-  Subject Property
-  CRA Boundary

0 250 500
Feet

LU-18-02
Riviera Cove
Curent and Proposed Land Use





RIVIERA COVE
Justification Statement
Site Plan Approval, Rezoning, &
Small Scale Comprehensive Plan Amendment
Initial Submittal: June 1, 2018

REQUEST

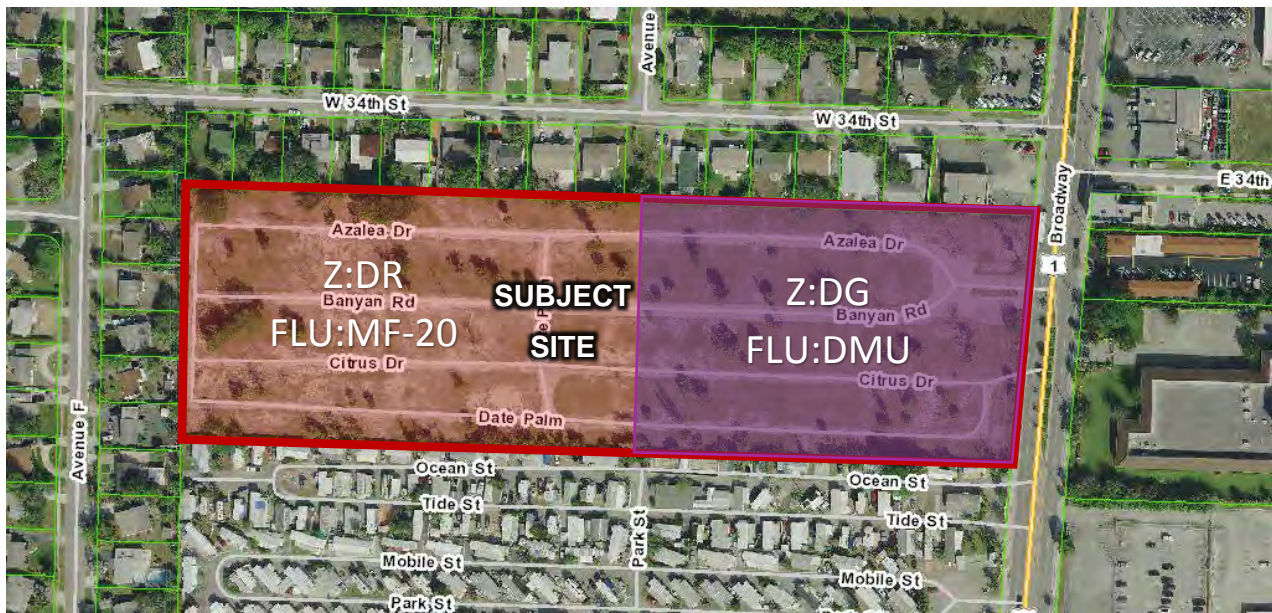
On behalf of the Applicant, WGI is requesting approval of the following:

- 1) **Site Plan Approval** to permit the development of 89 townhouse units.
- 2) **Rezoning** of 5.13 acres of Downtown Residential (DR) Zoning District (western half of the property) to the Downtown General (DG) Zoning District in order to accommodate the development of 89 townhouse units and establish a consistent Zoning District on the entire property.
- 3) **Small Scale Comprehensive Plan Amendment** from the existing 5.13 acres of High Density Multi-Family Residential (MF-20) to Downtown Mixed Use (DMU) establish a consistent Future Land Use on the entire property.

SITE CHARACTERISTICS

The subject site, known as "Riviera Cove", is currently vacant/undeveloped within the Community Redevelopment Area (CRA) Boundary and is located on the west side of Broadway Ave, approximately 0.35 miles north of the Blue Heron Boulevard and Broadway Ave intersection. The site is approximately 9.50 acres in size and is comprised of two Zoning Districts; Downtown General (DG) on the eastern half and Downtown Residential (DR) on the western half. The site contains two Future Land Use (FLU) designations of Downtown Mixed Use (DMU) and High Density Multi-Family Residential (MF-20). The site's parcel control number is as follows:

PARCEL CONTROL NUMBER	ADDRESS	EXISTING ZONING	EXISTING FLU
56-43-42-28-00-001-0120	3301 Broadway	DG (4.37 acres) DR (5.13 acres)	DMU (4.37 acres) MF-20 (5.13 acres)



DEVELOPMENT HISTORY

The subject site has no prior development approvals through the City of Riviera Beach.

SURROUNDING PROPERTIES

The following is a summary of the uses surrounding the subject site:

	FLU Designation	Zoning District	Existing Use
North	Single-Family Residential	Single-Family Dwelling District (RS-6)	Single-Family Residential
South	Single-Family Residential	Single-Family Dwelling District (RS-6); Downtown General (DG)	Mobile Home Park
East	Downtown Mixed Use	Downtown General (DG)	Broadway Ave ROW; Motel; Federal Government Office
West	Single-Family Residential	Single-Family Dwelling District (RS-6)	Single-Family Residential

North: Immediately north of the subject site are Single-Family Residential units, which retain a FLU designation of Single-Family Residential and a Zoning designation of Single-Family Dwelling District (RS-6).

South: Immediately south of the subject site is a Mobile Home Park, which retains an FLU designation of Single-Family Residential with a Zoning designation of Single-Family Dwelling District (RS-6) and Downtown General (DG).

East: Immediately east of the subject site is a Broadway Ave ROW. Further east is a Motel, known as the Travel Inn and a Federal Government Office, known as the US Border Patrol. Both uses retain a FLU designation of Downtown Mixed Use with Zoning designation of Downtown General (DG).

West: Immediately west of the subject site are Single-Family Residential units, which retain a FLU designation of Single-Family Residential and a Zoning designation of Single-Family Dwelling District (RS-6).

DEVELOPMENT PROGRAM

The following outlines the development program for the proposed multi-family residential development:

Townhomes

The proposed 158,430 sf multi-family residential development consist of 89 townhome units and encompasses a total of 16 buildings with the following unit count:

Building	Dwelling Unit Count
Townhome A	5
Townhome B	7
Townhome C	5
Townhome D	6
Townhome E	6
Townhome F	5
Townhome G	7
Townhome H	5
Townhome I	5
Townhome J	6
Townhome K	6
Townhome L	6
Townhome M	6
Townhome N	6
Townhome O	4
Townhome P	4
Total	89

Additionally, the development is visually screened by a fence towards all four sides of the development. There is a proposed 4' hedge which fronts Broadway Avenue and the development will provide a monument sign on the north side of the entrance from Broadway. This screening will reduce the risk of any potential adverse impacts from adjacent uses.

In order to comply with the goals of the DMU Zoning, a mail kiosk structure and 12' x 25' shade structure are proposed adjacent to Broadway, with a 10' setback from the ROW. The overall development has a total dry detention area of 1.31 acres, recreation area of 0.36 acres, and density of 9.3 DU/AC.

Access

The main access for the development will be Broadway Avenue, with a 50' ROW connection. There will also be future vehicular and pedestrian connections to Avenue E to the north and south property lines with a 50' ROW.

Height

Pursuant to Section 31-535, height of buildings shall be measured in and regulated by the number of stories. The maximum height for a residential building in a DG Zoning District is 3 stories. The proposed height is 2 stories, therefore this requirement is satisfied.

Setbacks

Pursuant to Table 31-536 (c), below outlines the required setbacks for the Downtown General Zoning District:

DG Setback Requirements				
DG ZONING DESIGNATION	Setbacks/Separation			
	Front	Side	Side Street	Rear
Required	10'	0	N/A	10'
Proposed	20	0	N/A	20

Parking

Pursuant to Table 31-539(a) of the City of Riviera Beach' Code of Ordinances, Townhouses shall have at least two parking spaces per unit. The proposed multi-family residential development requires 178 parking spaces and provides 188 parking spaces, as shown below:

Parking Type	# of Parking spaces
Driveway	118
Parking Lot	70
Total	188

REZONING

This proposal meets the following applicable requirements set forth in Section 31-536.B of the City of Riviera Beach's Code of Ordinances for Rezoning Approval.

Section 31-536.B.1 - Lot size, building placement, size, and height

Building Placement

Pursuant to Table 31-536 (c), the proposed development meets all setbacks for the Downtown General Zoning District as indicated in the above setbacks chart.

Height

Pursuant to Table 31-536 (c), height of buildings shall be measured in and regulated by the number of stories. The maximum height for a residential building in a DG Zoning District is 3 stories. The proposed height is XX stories, therefore this requirement is satisfied

Lot Size

Pursuant to Table 31-536 (c), below outlines the required lot size for the Downtown General Zoning District:

DG Lot Size Requirements			
DG ZONING DESIGNATION	Lot Size		
	Lot Width	Lot Area	Lot Coverage
Required	20'	2,000 sf	80%
Proposed	350'	413,820	21%

Section 31-536.B.2 -Use Regulations

Pursuant to Section 31-536.B.2.A.1, Residential uses are permitted by right. The proposed development meets this requirement as the request to rezone XX acres of existing DR Zoning District to DG Zoning District is to accommodate 89 townhome units.

Section 31-536.B.3 –Frontage Standards

a) The front setback and side setbacks facing streets shall be hardscaped. The hardscape design shall have the following characteristics:

- 1) Street trees shall be installed as set forth in subsection 31-537(c), consistent with the appropriate street design in section 29-65
- 2) A pedestrian walkway shall be accommodated as set forth in subsection 31-537(b).
- 3) Any setback area not used to accommodate a pedestrian walkway, may be landscaped adjacent to the building using potted plants in removable planters or ground planting that does not obstruct views into storefront windows, and may also be used to accommodate merchandise displays or outdoor dining areas

The proposed development meets the 3 above requirements. Canopy trees and a sidewalk are provided along Broadway Ave.

b) The main entrance(s) to ground story commercial space(s) shall be directly from and face a public right-of-way or civic open space. Doors allowing public access shall occur at intervals no greater than 75 feet.

The development program proposes multi-family residential units. Therefore, Section 31-536.B.3.B does not apply.

c) Building entrances shall use at least one of the following frontage types detailed in subsection 31-537(a):

- 1) Stoop
- 2) Forecourt
- 3) Bracketed balcony
- 4) Storefront
- 5) Arcade/colonnade

Pursuant to Section 31-537, the proposed development meets this requirement as a stoop is provided as the frontage type for the entirety of the development.

d) Buildings with more than 250 feet of street frontage shall provide a pedestrian accessway at least ten feet wide connecting the rear parking to the sidewalk area or establishing a cross-block connection.

The development program proposes multi-family residential units which are not facing the main street (Broadway Ave) and do not have parking in the rear, therefore this code section does not apply.

Section 31-536.B.4 –Architectural Standards

- a) An expression line shall be provided at the top of the first story.
- b) In the absence of a building façade, a streetwall is required along both primary and secondary streets. Streetwalls shall be three feet to three feet six inches in height, located in line with the building façade or the front setback. Streetwalls shall be composed of either an opaque wall using the same material and color as the building or of a continuous, maintained hedge. In addition, one shade tree per 20 lineal feet, uniformly spaced, shall be installed along the length the streetwall.
- c) An opaque, masonry wall six feet in height shall be built on the property line along all side and rear lot lines that abut single-family houses existing as of the date of this ordinance (date) or lots in residential zoning district. In addition, one shade tree per 20 lineal feet, uniformly spaced, shall be installed along the length the wall.

The development includes a fence and 4' hedge along Broadway Avenue along with street trees to satisfy item b). Items a) and c) do not apply as they are intended for commercial development.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The proposed future land use designation of Downtown Mixed Use (DMU) is consistent with the applicable Goals, Objectives, and Policies of the City of Riviera Beach Comprehensive Plan. The following provided responses support the proposed future land use designation of DMU:

FUTURE LAND USE ELEMENT

GOAL	<p>To protect and enhance the residential, commercial, industrial and natural resource areas of Riviera Beach</p> <p>The proposed future land use designation of Downtown Mixed Use (DMU) will accommodate the proposed development of multi-family residential. Through site design, the project will protect and enhance the community character and will not adversely impact the surrounding areas of Riviera Beach.</p>
OBJECTIVE 1.1	<p>The City shall continue to insure that all development and redevelopment is coordinated with the availability of facilities and services, and is compatible with soil conditions and topography.</p> <p>The site is currently vacant and proposes the development of multi-family residential units. The subject site is coordinated with the availability of facilities and services and is also compatible with the soil conditions and topography of the adjacent properties.</p>
POLICY 1.1.1	<p>As new development occurs within the City, continue to use the development code to require a tie-in to the sanitary sewer and public water systems</p> <p>The proposed development meets this requirement. Please refer to the Preliminary Civil Engineering Plans and Surface water management calculations that have been provided as part of this submittal.</p>
OBJECTIVE 1.2	<p>By 2010, the City shall reconsider revisions to the adopted Community Redevelopment Plan (CRA) by addressing issues and market conditions that have arisen since plan implementation was initiated</p> <p>The subject site is located within the boundaries of the Community Redevelopment Plan (CRA) and will meet all applicable requirements.</p>
POLICY 1.2.4	<p>By 2010 the revisions to the adopted Redevelopment Plan shall provide a mix of land uses that will create an environment conducive to development.</p>

The proposed future land use designation of Downtown Mixed Use (DMU) will accommodate the proposed development of multi-family residential and will create a conducive environment.

POLICY 1.2.6

By 2010 the revisions to the adopted Land Development Regulations will include design controls for all public and private development within the community redevelopment area. These controls will provide for a unique image and character with setbacks, height, parking, architectural elements/building facades, landscaping, and materials that ensure design excellence and quality in development projects

The proposed development meets all DG Zoning District and CRA design requirements found in the City of Riviera Beach's Code of Ordinances.

POLICY 1.2.7

To the maximum extent possible, the revisions to the adopted Redevelopment Plan shall provide for an active pedestrian and bicycle circulation environment linking the major neighborhoods within the community redevelopment area and stimulating continuity of the circulation system outside the community redevelopment area to existing neighborhoods and local area amenities.

The proposed development provides an active pedestrian and bicycle circulation environment linking the adjacent neighborhood within the CRA boundary. The main access for the development will be Broadway Avenue, with a 50' ROW connection. There will also be future vehicular and pedestrian connections to Avenue E to the north and south property lines with a 50' ROW connecting to the adjacent neighborhoods to the north and south.

POLICY 1.2.8

The revisions to the adopted Redevelopment Plan shall promote the creation of a public transportation system capable of providing convenient access to neighborhoods, parks, beaches, schools and commercial activities within and adjacent to the community redevelopment area.

The site currently has a bus stop fronting Broadway Avenue. Therefore, public transportation is conveniently located and easily accessible to the proposed multi-family residential development.

POLICY 1.2.18

In order to reduce greenhouse gas emissions and the potential for urban sprawl, the City will utilize the Redevelopment Plan and the CRA to encourage new development to locate within the under-utilized downtown area. By 2010, the City will revise the land development regulations to ensure the downtown area:

- a. Establishes an efficient land use pattern allowing mixed use development and the higher densities needed to support a viable transit system;**
- b. Creates a "park once" environment by providing a mix of uses within a pedestrian and bicycle-friendly environment of narrow streets with shaded sidewalks, appropriate landscaping and street details, and traffic calming measures such as on-street parking;**
- c. Promotes the optimum use of transit by maintaining and enhancing the walkable block structure and interconnected transportation network to effectively link transit station(s), bike paths, sidewalks, buildings, open spaces, and the waterfront.**

The subject site is located within the Downtown General (DG) Zoning District with the boundary of the CRA. The proposed development of multi-family residential provides the opportunity for an additional mix of housing types within the downtown area. Public transportation is easily accessible by the designated bus stop located on Broadway. The site design meets all required DG Zoning District and CRA requirements found in the City of Riviera Beach Code of Ordinances.

POLICY 1.2.19

Substantial redevelopment of the Community Redevelopment Area (CRA) is anticipated. The Redevelopment Plan describes the vision for the future of the downtown area. New development shall conform to the pattern of development set forth in the Redevelopment Plan, which has the following characteristics:

- 1. Provides a variety of housing types to accommodate a diverse population;**
- 2. Creates a “park once” environment by providing a mix of uses within a pedestrian friendly environment, whereby drivers are comfortable utilizing one parking space and walking to several destinations;**
- 3. Promotes the optimum use of transit by maintaining and enhancing an interconnected transportation network that effectively links transit station(s), bike paths, sidewalks, buildings, open spaces, and the waterfront;**
- 4. Maintains and enhances a continuous, inter-connected network of narrow pedestrian and bicycle-friendly streets with shaded sidewalks, appropriate landscaping and street details, and traffic calming measures such as on-street parking;**
- 5. Provides public open space in the form of civic parks, plazas, or greens;**
- 6. Maintains and enhances access to the waterfront; and**
- 7. Encourages investment by accommodating new development at a range of scales including individual infill buildings and large redevelopment projects.**

The subject site is located within the Downtown General (DG) Zoning District within the boundaries of the CRA. The proposed development provides the housing type opportunity of multi-family residential units to accommodate to the diverse population. The site design provides a “park once” environment and provides a total of 188 parking spaces, which meets the requirement set forth in the City of Riviera Beach’s Code of Ordinance. There are two proposed access within the development. The main access for the development will be Broadway Avenue, with a 50’ ROW connection. There will also be future vehicular and pedestrian connections to Avenue E to the north and south property lines with a 50’ ROW connecting to the adjacent neighborhoods to the north and south. The proposed development will enhance the proposed interconnected network with pedestrian and bicycle-friendly streets and landscaping techniques, in order to mitigate adverse impact upon the surrounding area.

Policy 1.2.21

The downtown area is composed of diverse areas with unique characteristics. The Land Development Regulations will reinforce these distinctions in scale, character, and intensity. As a general guide to future regulations, eleven sub-areas are shown on Figure FLU-B and are described below:

- 1) Riviera Beach Marina/Bicentennial Park: This is a vibrant, mixed-use regional waterfront destination centered about Bicentennial Park and the Riviera Beach Marina. Buildings in this area accommodate entertainment, retail, office, and residential uses. Signature sites, such as the intersection of 13th Street and Broadway (which serves as a gateway into the district) and land overlooking Bicentennial Park, will be designated for the tallest buildings in the downtown.**
- 2) Broadway Corridor: Broadway, the north-south corridor traversing the downtown, will be re-established as a pedestrian-friendly main street, with storefronts and arcades lining the streets. Roadway improvements will support revitalization of the downtown by improving the pedestrian environment with wide shaded sidewalks, on-street parking to support adjacent businesses, and a steady but calm flow of traffic. Mixed-use, mid-rise buildings will line the streets to create a safe, interesting area.**
- 3) Avenue E Corridor: Avenue E is a neighborhood main street accommodating small businesses, multi-family buildings, and single-family homes. Infrastructure improvements will establish a pleasant environment for drivers, cyclists, and pedestrians, and re-establish the missing link between 32nd Street and 34th Street. Mixed-use development in low-rise buildings will provide a harmonious**

transition between the Broadway Corridor and adjacent residential neighborhoods.

4) Riviera Heights: This district is predominantly residential, with some neighborhood commercial accommodated along Martin Luther King Boulevard. Infill development which is compatible in scale with the existing residential fabric is encouraged, such as new single-family houses and multi-family buildings including townhouses, courtyard apartment buildings, and apartment houses.

5) 13th Street: 13th Street will link a future rail station to the Riviera Beach Marina and Bicentennial Park. This area can accommodate mid-rise mixed-use infill development as a transition between the light industrial uses to the south and the neighborhood north of 13th Street. North of 13th street, infill development which is compatible in scale with the existing residential fabric is encouraged, such as new single-family houses and multi-family buildings including townhouses, courtyard apartment buildings, and apartment houses.

6) Blue Heron Corridor: The Blue Heron Corridor is the primary entrance to downtown and Singer Island. This corridor will accommodate mid-rise mixed-use development. Buildings must be placed on their sites in a manner that improves the pedestrian environment on the corridor.

7) Commercial Marine Area: The land development regulations will define appropriate transitions between marine industry and surrounding uses. Rather than relying solely on landscape buffers for separation, the land development regulations will include techniques which will regulate the edges of the lots using mixed use buildings with usable windows and doors to provide appropriate transitions. Residential uses, businesses, restaurants, and office functions can be located along these edges to provide an appropriate transition.

8) Industrial Transition Area: This area will provide a transition from the Port to the neighborhood to the north. Light industrial uses will be oriented along 10th Street, with buildings containing the office and support functions for the industrial uses, businesses, restaurants, and some residential uses can be located along 11th Street to provide an appropriate transition to adjoining neighborhood. Vehicular access for the industrial uses will be accommodated from 10th Street and the side streets whenever possible, so that 11th Street will have building façades with usable windows and pedestrian access facing the neighborhood.

9) Singer Island Area: This area can accommodate mixed-use development, with taller buildings located along Lake Worth, acting as a gateway into the area. Mid-rise mixed use buildings will be accommodated in the Ocean Mall, overlooking the public beach.

10) Near-Downtown Neighborhoods: These neighborhoods can accommodate infill development which is compatible in scale with the existing residential fabric, such as new single-family houses and multi-family buildings including townhouses, courtyard apartment buildings, and apartment houses.

11) Port: This area is comprised of the Port of Palm Beach.

The proposed multi-family residential development lies within the Avenue E corridor. The development program consists of future vehicular and pedestrian connections to the north and south, via Avenue E. These connections will provide a harmonious transition between the Broadway Corridor and adjacent residential neighborhoods.

POLICY 1.2.22

Provide in the Land Development Regulations a pre-approved option to encourage future redevelopment of mobile home/trailer park properties located within the CRA in a manner consistent with the city's vision of a mixed-use, sustainable, pedestrian-friendly environment that accommodates diverse housing options within an interconnected street and block structure. Conceptual redevelopment plans have been created to illustrate the intended pattern of redevelopment:

1) The City's preferred redevelopment plan for Chateau Circle, Ocean Tides, and Southern Park has the following characteristics (see conceptual plan in Figure FLU-C):

a. Avenue E is reconnected through the properties;

- b. A system of new streets, alleys, and pedestrian paths connect the adjacent parcels to each other and to Broadway;**
- c. Mixed-use buildings are located along Broadway;**
- d. Townhouses and low-rise multi-family buildings can provide a transition between the single-family houses located to the west and the mixed-use buildings facing Broadway;**
- e. The fronts of buildings face the fronts of buildings, the backs of buildings face the backs of buildings;**
- f. Green space is organized into public parks, plazas, or greens, lined by streets and the fronts of buildings; and**
- g. Off-street parking is accommodated in the rear of buildings.**

The proposed development of townhome units lies within the Avenue E corridor and fronts Broadway Avenue. The development program consists of future vehicular and pedestrian connections to the north and south, via Avenue E. This connection will provide a harmonious transition between the Broadway Corridor and adjacent residential neighborhoods.

OBJECTIVE 1.8

The City shall continue to ensure that its land development regulations are consistent with and further the provisions of the Comprehensive Plan, and shall incorporate densities and intensities of Future Land Use Categories into the Land Development Code

Pursuant to Objective 1.8 of Comprehensive Plan, a Downtown Mixed Use FLU designation must have a maximum floor area ratio (FAR) of 2.0. The proposed development meets the requirements as the provided FAR is 0.38.

Policy 1.8.1:

The Future Land Use Map designations shall include the following land use categories, densities and intensities, which shall be implemented through land development regulations. The City shall take the necessary actions to implement the categories in accordance with criteria described below:

Mixed Use

Downtown Mixed Use: The Downtown Mixed Use category provides for a wide range of uses including retail, commercial, residential, restaurant, entertainment, civic, parks, marinas, and boardwalks. The Land Development Regulations will ensure compatibility between the wide ranges of uses desirable in a successful downtown environment through the exclusive use of the Downtown Zoning Districts, which will:

- 1) Establish a vibrant, mixed-use regional waterfront destination around Bicentennial Park and the Riviera Beach Marina;**
- 2) Allow for intense mixed-use development along the Broadway corridor in the core of the downtown area;**
- 3) Allow for less intense mixed-use development along the Avenue E corridor;**
- 4) Provide for harmonious transitions in building scale and use between the predominantly single-family residential neighborhoods and mixed-use corridors;**
- 5) Ensure existing access and views of the Intercoastal waterway are retained and increased; and**
- 6) Ensure the street network is maintained and enhanced.**

The subject site proposes a FLU designation of DMU and permits residential uses. The proposed multi-family residential development lies within the Avenue E corridor. The development program consists of future vehicular and pedestrian connections to the north and south, via Avenue E. The townhomes will provide a gradual transition in the density and intensity from single-family to the north to more intense redevelopment to the south. The development will also provide an additional housing type to the immediate area.

Policy 1.11.1

The City (as well as within the CRA Redevelopment Area) shall assess all structures citywide to determine if any properties are of historic significance. If any significant structures are found, the City's planning staff shall establish restoration standards and review procedures consistent with the Department of the Interior standards for renovation.

The subject site is currently vacant and has no previous development history nor historical significance associated.

Based on the above justification and attached information, the petitioner respectfully requests approval of a Site Plan Approval, Rezoning from DR to DG, and Small Scale CPA from MF-20 to DMU.

For Staff Use Only

City of Riviera Beach Community Development Department 600 W. Blue Heron Boulevard Riviera Beach, Florida 33404 Phone: (561) 845-4060 Fax : (561) 845-4038	Date:	Case Number:
	Project Title:	
	Fee Paid:	Notices Mailed:
	1st Hearing:	2nd Hearing:
	Publication Dates (if required)	

UNIFORM LAND USE APPLICATION

(Please attach separate sheet of paper for required additional information)

Complete appropriate sections of Application and sign.

APPLICANT	Name of Property Owner(s):	EAST COAST PROPERTY INVESTMENT, LLC		
	Mailing Address:	PO BOX 540669 LAKE WORTH FL 33454 0669		
	Property Address:	3301 BROADWAY		
	Name of Applicant (if other than owner):	D.R. Horton, Inc		
	Home: (--)-----	Work: (561) 537-4532	Fax: (561) 687-1110	
	E-mail Address:	Doug.Murray@wginc.com (agent)		

PLEASE ATTACH LEGAL DESCRIPTION

PROPERTY	Future Land Use Map Designation:	DMU & MF-20	Current Zoning Classification:	DG & DR
	Square footage of site:	9.5 Acres	Property Control Number (PCN):	56-43-42-28-00-001-0120
	Type and gross area of any existing non residential uses on site:	N/A		
	Gross area of any proposed structure:	158,430 SF		
	Is there a current or recent use of the property that is/was in violation of City Ordinance?	[] Yes [x] No		
	If yes, please describe:	N/A		
	Have there been any land use applications concerning all or part of this property in the last 18 months?	[] Yes [x] No		
	If yes, indicate date, nature and applicant's name:	N/A		
	Briefly describe use of adjoining property: North:	Single-Family Residential		
	South:	Mobile Home Park		
East:	Broadway Ave ROW; Motel; Federal Government Office			
West:	Single-Family Residential			

REZONE	Requested Zoning Classification:	DR TO DG
	Is the requested zoning classification contiguous with existing?	Yes
	Is a Special Exception necessary for your intended use?	[] Yes [x] No
	Is a Variance necessary for your intended use?	[] Yes [x] No

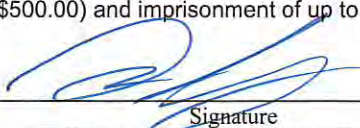

FUTURE LAND USE	Existing Use: Vacant	Proposed Use: Multi-family Residential (Townhomes)
	Land Use Designation: MF-20 & DMU	Requested Land Use: DMU
	Adjacent Land Uses: North: Single-Family Residential South: Mobile Home Park Broadway Ave ROW; East: Motel; Federal Government Office West: Single-Family Residential	
	Size of Property Requesting Land Use Change: 5.13 acres	

SPECIAL EXCEPTION	Describe the intended use requiring a Special Exception:
	Provide specific LDR ordinance section number and page number:
	How does intended use meet the standards in the Land Development Code?
	Demonstrate that proposed location and site is appropriate for requested use:
	Demonstrate how site and proposed building(s) have been designed so they are compatible with adjacent uses and neighborhoods:
	Demonstrate any landscaping techniques to visually screen use from adjacent uses:
	Demonstrate what is proposed to reduce the impact of any potential hazards, problems, public nuisances generated by use:
	Demonstrate how utilities and other service requirements of the use can be met:
	Demonstrate how the impact of traffic generated will be handled:
	On-site:
Off-Site:	
Other:	

VARIANCE	Describe the Variance sought:
	Demonstrate that the Variance is needed to overcome a hardship caused by the unique physical conditions of the site:
	Specify the minimum Variance requirements including: height, lot area, size of structure, size of yard, setback, buffer or open space:
	Other:

SITE PLAN	Describe proposed development: Multi-family residential development (89 town home units)
	Demonstrate that proposed use is appropriate to site: See provided justification statement
	Demonstrate how drainage and paving requirement will be met: See provided drainage statement.
	Demonstrate any landscaping techniques to visually screen use from adjacent uses: A proposed 10 landscape buffer and fence. See provided justification statement.
	Demonstrate what is proposed to reduce the impact of any potential hazards, problems, public nuisances generated by use: See provided justification statement.
	Demonstrate how utilities and other service requirements of the use can be met: See provided drainage statement.
	Demonstrate how the impact of traffic generated will be handled: On-site: See provided traffic statement. Off-site: See provided traffic statement.

OTHER	<u>COMMUNICATION TOWER CO-LOCATION REQUIREMENTS:</u>
	<ul style="list-style-type: none"> • Three sets of signed and sealed Construction documents, elevations and all equipment shelters, cabinets, Coax, telephone and power conduits identified. These plans will then be used to obtain the Building Permit. • Antenna manufacture cut sheets including antenna size and shape. • Zoning map of area with site clearly marked. • Photos of existing building or tower and surrounding uses. • Letter of non-interference and FCC compliance from applicant's Radio Frequency Professional. • Map of surrounding carrier existing locations in all directions with type i.e. Guyed, Self-Support, Monopole, Rooftop. • Letter of structural capacity and building code compliance. • Notes on plan or letter demonstrating floor area coverage not in excess of restrictions • Provide Photo Enhancements of proposal. • Statement that proposal is in compliance with Environmental Regulations prior to permit issue.

Confirmation of Information Accuracy	
<p>I hereby certify that the information on this application is correct. The information included in this application is for use by the City of Riviera Beach in processing my request. False or misleading information may be punishable by a fine of up to five hundred dollars (\$500.00) and imprisonment of up to thirty (30) days and may result in the summary denial of this application.</p>	
 _____ Signature	 _____ Date

AGENT AUTHORIZATION FORM

Owner(s) of Record: EAST COAST PROPERTY INVESTMENT, LLC

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority personally appeared GARY SMICIEL

MANAGING MEMBER

who, being first duly sworn upon oath and personal knowledge say(s) that they are the owner(s) of record of the following described real property:

28-42-43, S 225.8 FT OF GOV LT1 & N 124.2 FT OF N 1/2 OF GOV LT 2 LYG W OF SR 5 (LESS RD R/W)

the street address of which is: 3301 BROADWAY

and that we hereby appoint:

Name: Doug Murray/WGI

Address: 2035 Vista Parkway

West Palm Beach, FL 33411

Telephone: 561-537-4532

as our authorized agent, to file applications and papers with the City of Riviera Beach, and to represent me (us) at any Hearing regarding my (our) interest.

M. Smiciel (Seal)

____ (Seal)

____ (Seal)

Sworn to and subscribed before me this 22nd day of May, 2018.

Miranda Morales Seuss
Notary Public



SITE PLAN APPROVAL PROCEDURE

Application Information Sheet

STEP 1. PRELIMINARY REVIEW OF SUBMISSION

SIX (6) SETS OF A STAPLED AND FOLDED PACKAGE CONTAINING DRAWINGS TO SCALE AND DIMENSIONED

1. SITE PLAN

- a. Special site plan drawing with information block showing zoning, parking calculations, site area, building coverage, pervious/impervious areas, location map.
- b. Dimensions should include – lot, landscape strips, setbacks, roads, internal circulation areas, building(s), typical parking spaces, dumpster pads/enclosures, sign locations. It should be noted that sign approval requires separate building permit submission.
- c. Provide a digital copy of the site plan drawing with State Plan Coordinates in AutoCAD 2000 (.DWG) or Shapefile (.shp) format.

2. LANDSCAPE PLAN and ENVIRONMENTAL ASSESSMENT

- a. Show compliance with the City of Riviera Beach Land Development Code
- b. Drawings and/or narrative sufficient to describe the relevant flora and fauna which may be on the site. Tree survey may be required.

3. ARTERIAL ROAD DESIGN AND STANDARD

- a. Design standards for all non-residential properties fronting the following roads are required:
 - Dr. Martin Luther King, Jr. Boulevard
 - Old Dixie Highway
 - Blue Heron Boulevard
 - 13th Street
 - Military Trail
 - Congress Avenue
- b. Drawings indicating the appearance standards are required and addressed under Ordinance 2833.
- c. Only one monument sign is permitted per site with maximum square footage of 42 square feet.

4. UTILITY and DRAINAGE PLAN

- a. Conceptual plan, indicating location of lines and tie-ins, proposed hydrants, if applicable
- b. Conceptual plan to include existing and proposed major elevations.
- c. Show easement, existing and proposed.
- d. Show conceptually how retention area will provide treatment for one-hour storm.

5. TRAFFIC ASSESSMENT

- a. If traffic trip generation is under 500 T.P.D. then a properly formulated traffic statement is adequate. Traffic generation above this level will require a traffic engineer prepared traffic study. Provide total ADT (Average Daily Trips) for project [from Traffic Statement, Traffic Study or Table 1 in Sec. 23.AA – 28.3 of Code].

- b. Palm Beach County Traffic Assessment Requirements: Applicant must submit a Traffic Impact Study for Palm Beach County to receive concurrency approval in accordance with Sec. 23-131 of the Palm Beach County Traffic Performance Code.

6. BUILDING ELEVATIONS

- a. Front, rear, and both sides.
- b. Show finishes (color, materials).
- c. Elevators are required to be in color showing building finishes, lighting, canopies, etc. Plans shall have a minimum sheet size of 8 ½ "x 14". Plans larger than 8 ½ "x 14" shall be folded individually. Reduced copies of the site plan on 11" x 17" sheets are required for the City Council. (Note: Plans for submittal to the Planning and Zoning Board and City Council shall be provided after all comments and requirements by staff have been satisfied.

7. FLOOR PLAN

- a. Conceptual (construction details are not necessary).

8. NARRATIVE OR COVER LETTER

- a. Describe project purpose and details of intended use, including phasing and relationship to surrounding area.
- b. Include estimate of employment and student population generated by project, if applicable.

9. CONCURRENCE COMPLIANCE

- a. Traffic Generation: Total ADT (Average Daily Trips) for project [from Traffic Statement, Traffic Study or Table I in Sec. 31-715 of Code]
- b. Sanitary Sewer: Total gallons per day produced by project - [from calculations or Table III in Section 31-717 of Code]
- c. Potable Water: Total gallons per day required by project [from calculation or based on Table II in Section 31-716 of Code]
- d. Drainage: Does project detain on-site the first inch of run-off or run-off from a one-hour storm (3 year)? Note: All developments of one acre or more are required to obtain an NPDES permit prior to obtaining a City Building permit, and provide PPP and BMP plans.
- e. Solid Waste: Total pounds of waste generated per day by project [from calculations or based on Table IV in Section 31-718 of Code]
- f. Recreation: If a residential project, list proposed public recreational or park elements of project (in acres)
- g. School Concurrency: The School Concurrency Application and Service Provider Form must be completed and submitted with this application. Please refer to the attached School Concurrency Application and Service Provider Form for related fees.

STEP 2: DEPARTMENTAL REVIEW, COMMENTS TO APPLICANT AND REVISIONS TO PROJECT

After departmental review (approximately four weeks), the applicant will receive a letter from Community Development outlining department concerns and comments. The departmental review process repeats until staff is satisfied with revisions. Applicant will then provide six (6) full size packages of accordion folded, revised plans. These

must be provided to Staff a minimum of fourteen (14) days prior to the next Planning and Zoning Board Meeting in order to be included on the Agenda. The Board meets the second Thursday of each month. Staff comments to the Board are available for pickup the Monday prior to the Thursday Planning and Zoning Board meeting.

STEP 3: PLANNING AND ZONING BOARD MEETING

Applicant, or agent, **must** be in attendance to present their project and to address concerns of the Planning and Zoning Board. The City will provide a laptop, projector and video screen to be used in the presentation. Applicants intending to use these devices must inform Staff at least three business days in advance of the Planning and Zoning Board meeting. The Board may recommend the City Council approve, approve with conditions, deny, or table the project.

STEP 4: SUBMITTAL FOR COUNCIL MEETING

Any revisions required as a result of the Planning and Zoning Board's conditions, shall be incorporated (by applicant) into the package for submission to the City Council. Six (6) **reduced size copies** on 11" x 17" sheets of the final site plan must then be provided for the City Council agenda along with the other package items a minimum of twenty-one (21) days prior to meeting. The City Council meets the first and third Wednesday of each month.

A complete package for submission to the City Council includes the following items:

1. Uniform Land Use Application
2. Project Narrative
3. Response(s) to Departmental Comments
4. Site Plan
5. Landscape Plan
6. Elevations

Applicants seeking to expedite the approval process should submit revised packages as soon after the Planning and Zoning Board meeting as possible in order to have the project placed on the City Council Agenda.

STEP 5: COUNCIL MEETING

The project then goes before the City Council for decision. Applicant must be in attendance. Applicant will be allowed to make a brief presentation about the project. The City will provide a laptop, projector and video screen to be used in the presentation. Applicants intending to use these devices must inform Staff at least three business days in advance of the City Council meeting. The City Council may approve, approve with conditions, deny, or table the project.

STEP 6: UPON APPROVAL APPLICANT MAY APPLY FOR BUILDING PERMIT

Applicant will be formally notified of decision and any conditions which may be attached. Two (2) folded sets of the approved site plan complying with conditions shall be submitted to the Community Development Department within fifteen (15) days of the Council hearing. Plans must be submitted and approved by the Planning Division before building permits can be issued.



**CITY OF RIVIERA BEACH
RIVIERA COVE, REZONING
STAFF REPORT, RZ-18-01, MAY 23, 2019**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, AMENDING THE CITY'S ZONING MAP FROM DOWNTOWN RESIDENTIAL (DR) ZONING DESIGNATION (THE WESTERN 5.13 ACRES OF THE PROPERTY) TO A DOWNTOWN GENERAL (DG) ZONING DESIGNATION FOR THE PROPERTY LOCATED AT 3301 BROADWAY, TOTALING 9.50 ACRES OF LAND, TO FACILITATE THE DEVELOPMENT OF 89 TOWNHOMES REFERRED TO AS RIVIERA COVE; AND PROVIDING AN EFFECTIVE DATE.

A. Applicant: D. R. Horton, Inc
Authorized Agent: WGI

B. Request: The applicant is requesting an amendment to the City's Zoning Map from Downtown Residential (DR) Zoning District (the western 5.13 acres of the property) to Downtown General (DG) Zoning District in order to construct 89 townhouse units and to establish a consistent Zoning District on the entire 9.50 acres site.

C. Location: The proposed development is located at 3301 Broadway, approximately 0.02 miles south of West 34th Street and on the west side of Broadway (see attached location map).

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

Parcel Control Number: 56-43-42-28-00-001-0120;

Parcel Size: ±9.50 acres to be developed;

Existing Use: Currently vacant;

Zoning: Downtown General (DG) for 4.37 acres and Downtown Residential (DR) for 5.13 acres Zoning Districts; The applicant is proposing to amend the Downtown Residential (DR) portion of the property at 3301 Broadway to Downtown General (DG); and

Future Land Use: Downtown Mixed Used (DMU) and High Density Multiple Family Residential up to 20 du per acre (MF-20). (Proposed Amendment from MF-20 to DMU)

E. Adjacent Property Description and Uses:

North: Single-Family Residential; Single-Family Dwelling District (RS-6).

South: Mobile Home Park; Single-Family Dwelling District (RS-6) and Downtown General (DG).

East: Broadway ROW, Motel and Federal Government Office; Downtown General (DG).

West: Single-Family Residential; Single-Family Dwelling District (RS-6).

F. Background:

The Land Development Regulations associated with the City's Community Redevelopment Area are designed to promote redevelopment and revitalization of locations throughout the Broadway downtown corridor by allowing for mixed-use and infill development. The development proposal for the Riviera Cove Townhomes will transform an underutilized area into a functioning residential development, creating new housing opportunities within close proximity of employment opportunities, shopping areas and public transportation.

On June 1, 2018, WGI submitted the Riviera Cove Official Zoning Map amendment application (RZ-18-01) to Staff. City Departmental Staff reviewed the Zoning Map amendment application and provided corresponding comments to the applicant. All comments were addressed by the applicant and City Staff has no objections to the Zoning Map amendment application.

The Community Development Department reviewed the Zoning Map amendment application (RZ-18-01) for compatibility and consistency with the City's Comprehensive Plan and Land Development Regulations and found that the proposed amendment was in compliance.

An overview of Staff's analysis is featured below.

G. Staff Analysis:

Proposed Development/Use: The applicant is proposing a multi-family residential development consisting of 89 townhome units on 9.50 acres.

Zoning Regulations: The Downtown General (DG) Zoning District permits the requested use with site plan approval by City Council. A portion of the site, currently zoned Downtown Residential (DR) must be amended to Downtown General zoning designation in order to accommodate this request.

Comprehensive Plan: The proposed zoning amendment is consistent with the City's Comprehensive Plan, including the Downtown Mixed Use (DMU) Future Land Use designation.

Compatibility: The applicant's proposed zoning map amendment from Downtown Residential (DR) for the western portion of the property at 3301 Broadway to Downtown General (DG) which is compatible with the surrounding parcels.

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

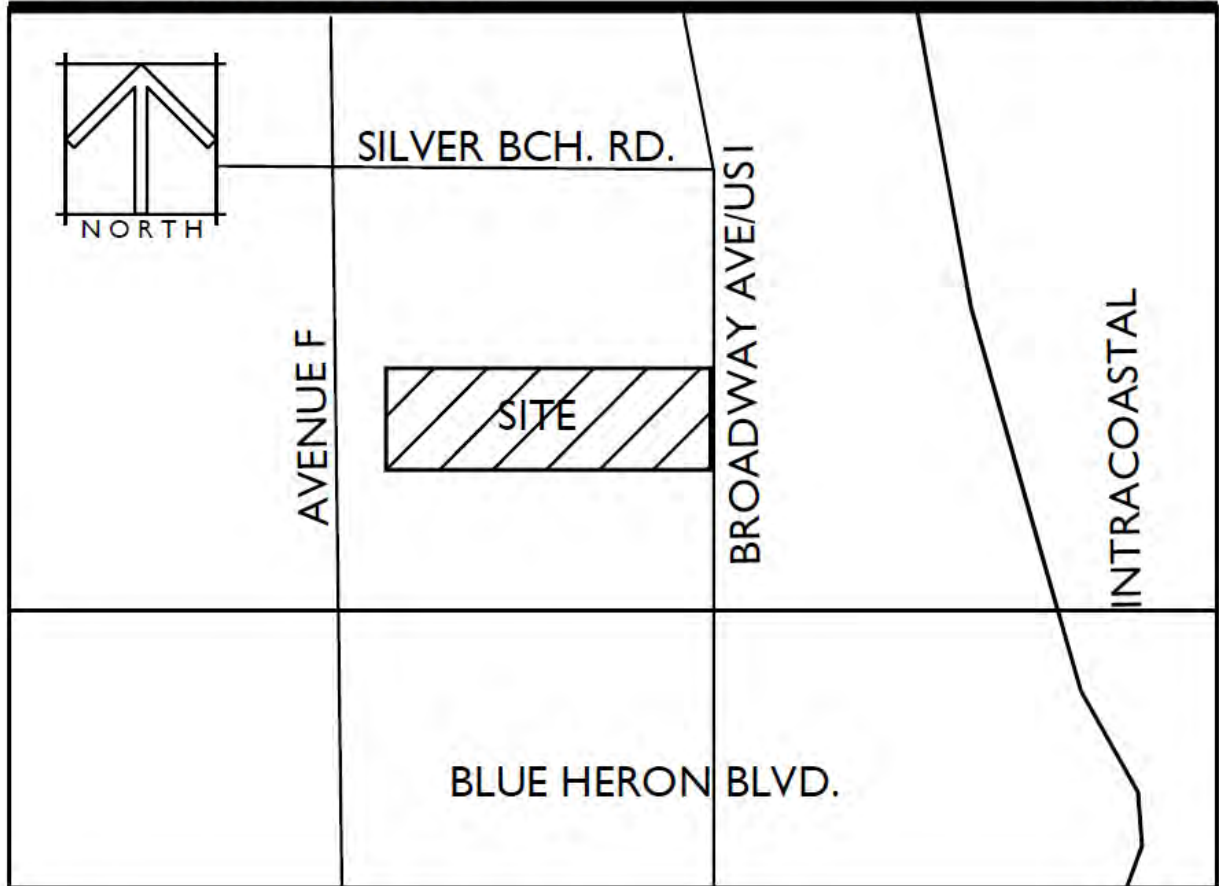
Landscaping: The applicant's proposed landscape plan is compatible with the City's Land Development Regulations.

Parking/Traffic: See associated staff report (SP-18-09). The applicant is providing more parking spaces than required by the City Code of Ordinances (178 spaces required / 278 provided). According to the Traffic Impact Analysis provided, this development proposal meets the Palm Beach County Traffic Performance Standards.

H. Recommendation: Staff recommends approval of the zoning amendment of the western portion of a parcel of land, totaling approximately 5.13 acres, from Downtown Residential (DR) zoning designation to Downtown General (DG) zoning designation to facilitate the residential development of sixteen (16) buildings, two stories in height, with 89 total residential townhome units, referred to as Riviera Cove, on 9.50 acres of land located at 3301 Broadway.

LOCATION MAP

N.T.S.



LEGAL DESCRIPTION

PARCEL 1 A parcel of land in Government Lots 1 and 2, Section 28, Township 42 South, Range 43 East, Palm Beach County Florida, bounded as follows: on the North by line parallel to and 1285 feet Southerly from measured at right angles to the North line of said Government Lot 1 on the South by a line parallel to and 1435 feet Southerly from measured at right angles to the North line of Government Lot 1, and on the West by the west line of said Government Lots 1 and 2 and on the East by the westerly right of way line of State Road #4 (U.S. Highway#1) above tract being 150 feet in width, North and South (measured at right angles between parallel lines) the northerly 25 feet, more or less, being in said Government Lot 1, and the remainder being in said Government Lot 2; (LESS lands as conveyed for right-of-way, described in Deed Book 803, Page 262). Said lands being in Palm Beach County, Florida.



AND

PARCEL 2 A tract of land in Government Lot 1, Section 28, Township 42 South, Range 43 East, Palm Beach County, Florida, bounded as follows: on the North, by a line parallel to, and 1085 feet Southerly from measured at right angles to, the North line of said Government Lot 1; on the South by a line parallel to and 1285 feet Southerly from, measured at right angles to, the North line of said Government Lot 1; on the West, by the West line of said Government Lot 1 and on the East by the Westerly right-of-way line of State Road No. 5 (U.S. Highway# 1), formerly State Road No. 4, the above described tract being 200 feet in width, North and South (measured at right angles between parallel lines), all of said tract being in said Government Lot 1. Said lands being in Palm Beach County, Florida.

3301 Broadway - Zoning Amendment: Downtown Residential to Downtown General



Legend

-  Subject Property
-  CRA Boundary

0 250 500
Feet

RZ-18-01
Riviera Cove
Curent and Proposed Zoning





RIVIERA COVE
Justification Statement
Site Plan Approval, Rezoning, &
Small Scale Comprehensive Plan Amendment
Initial Submittal: June 1, 2018

REQUEST

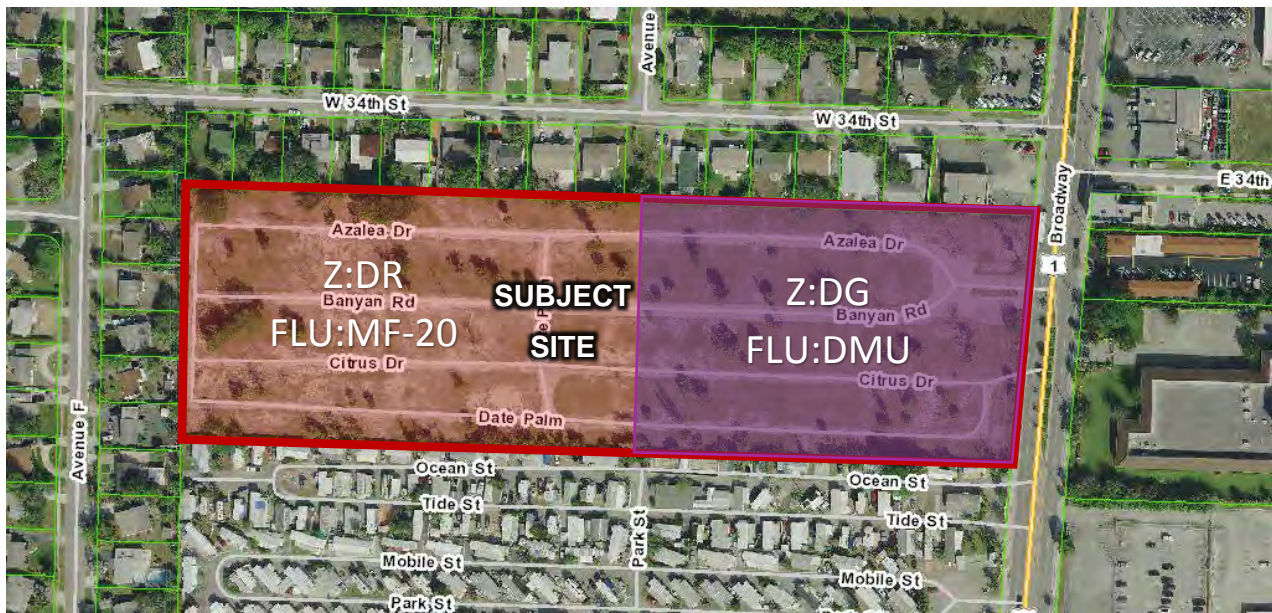
On behalf of the Applicant, WGI is requesting approval of the following:

- 1) **Site Plan Approval** to permit the development of 89 townhouse units.
- 2) **Rezoning** of 5.13 acres of Downtown Residential (DR) Zoning District (western half of the property) to the Downtown General (DG) Zoning District in order to accommodate the development of 89 townhouse units and establish a consistent Zoning District on the entire property.
- 3) **Small Scale Comprehensive Plan Amendment** from the existing 5.13 acres of High Density Multi-Family Residential (MF-20) to Downtown Mixed Use (DMU) establish a consistent Future Land Use on the entire property.

SITE CHARACTERISTICS

The subject site, known as "Riviera Cove", is currently vacant/undeveloped within the Community Redevelopment Area (CRA) Boundary and is located on the west side of Broadway Ave, approximately 0.35 miles north of the Blue Heron Boulevard and Broadway Ave intersection. The site is approximately 9.50 acres in size and is comprised of two Zoning Districts; Downtown General (DG) on the eastern half and Downtown Residential (DR) on the western half. The site contains two Future Land Use (FLU) designations of Downtown Mixed Use (DMU) and High Density Multi-Family Residential (MF-20). The site's parcel control number is as follows:

PARCEL CONTROL NUMBER	ADDRESS	EXISTING ZONING	EXISTING FLU
56-43-42-28-00-001-0120	3301 Broadway	DG (4.37 acres) DR (5.13 acres)	DMU (4.37 acres) MF-20 (5.13 acres)



DEVELOPMENT HISTORY

The subject site has no prior development approvals through the City of Riviera Beach.

SURROUNDING PROPERTIES

The following is a summary of the uses surrounding the subject site:

	FLU Designation	Zoning District	Existing Use
North	Single-Family Residential	Single-Family Dwelling District (RS-6)	Single-Family Residential
South	Single-Family Residential	Single-Family Dwelling District (RS-6); Downtown General (DG)	Mobile Home Park
East	Downtown Mixed Use	Downtown General (DG)	Broadway Ave ROW; Motel; Federal Government Office
West	Single-Family Residential	Single-Family Dwelling District (RS-6)	Single-Family Residential

North: Immediately north of the subject site are Single-Family Residential units, which retain a FLU designation of Single-Family Residential and a Zoning designation of Single-Family Dwelling District (RS-6).

South: Immediately south of the subject site is a Mobile Home Park, which retains an FLU designation of Single-Family Residential with a Zoning designation of Single-Family Dwelling District (RS-6) and Downtown General (DG).

East: Immediately east of the subject site is a Broadway Ave ROW. Further east is a Motel, known as the Travel Inn and a Federal Government Office, known as the US Border Patrol. Both uses retain a FLU designation of Downtown Mixed Use with Zoning designation of Downtown General (DG).

West: Immediately west of the subject site are Single-Family Residential units, which retain a FLU designation of Single-Family Residential and a Zoning designation of Single-Family Dwelling District (RS-6).

DEVELOPMENT PROGRAM

The following outlines the development program for the proposed multi-family residential development:

Townhomes

The proposed 158,430 sf multi-family residential development consist of 89 townhome units and encompasses a total of 16 buildings with the following unit count:

Building	Dwelling Unit Count
Townhome A	5
Townhome B	7
Townhome C	5
Townhome D	6
Townhome E	6
Townhome F	5
Townhome G	7
Townhome H	5
Townhome I	5
Townhome J	6
Townhome K	6
Townhome L	6
Townhome M	6
Townhome N	6
Townhome O	4
Townhome P	4
Total	89

Additionally, the development is visually screened by a fence towards all four sides of the development. There is a proposed 4' hedge which fronts Broadway Avenue and the development will provide a monument sign on the north side of the entrance from Broadway. This screening will reduce the risk of any potential adverse impacts from adjacent uses.

In order to comply with the goals of the DMU Zoning, a mail kiosk structure and 12' x 25' shade structure are proposed adjacent to Broadway, with a 10' setback from the ROW. The overall development has a total dry detention area of 1.31 acres, recreation area of 0.36 acres, and density of 9.3 DU/AC.

Access

The main access for the development will be Broadway Avenue, with a 50' ROW connection. There will also be future vehicular and pedestrian connections to Avenue E to the north and south property lines with a 50' ROW.

Height

Pursuant to Section 31-535, height of buildings shall be measured in and regulated by the number of stories. The maximum height for a residential building in a DG Zoning District is 3 stories. The proposed height is 2 stories, therefore this requirement is satisfied.

Setbacks

Pursuant to Table 31-536 (c), below outlines the required setbacks for the Downtown General Zoning District:

DG Setback Requirements				
DG ZONING DESIGNATION	Setbacks/Separation			
	Front	Side	Side Street	Rear
Required	10'	0	N/A	10'
Proposed	20	0	N/A	20

Parking

Pursuant to Table 31-539(a) of the City of Riviera Beach' Code of Ordinances, Townhouses shall have at least two parking spaces per unit. The proposed multi-family residential development requires 178 parking spaces and provides 188 parking spaces, as shown below:

Parking Type	# of Parking spaces
Driveway	118
Parking Lot	70
Total	188

REZONING

This proposal meets the following applicable requirements set forth in Section 31-536.B of the City of Riviera Beach's Code of Ordinances for Rezoning Approval.

Section 31-536.B.1 - Lot size, building placement, size, and height

Building Placement

Pursuant to Table 31-536 (c), the proposed development meets all setbacks for the Downtown General Zoning District as indicated in the above setbacks chart.

Height

Pursuant to Table 31-536 (c), height of buildings shall be measured in and regulated by the number of stories. The maximum height for a residential building in a DG Zoning District is 3 stories. The proposed height is XX stories, therefore this requirement is satisfied

Lot Size

Pursuant to Table 31-536 (c), below outlines the required lot size for the Downtown General Zoning District:

DG Lot Size Requirements			
DG ZONING DESIGNATION	Lot Size		
	Lot Width	Lot Area	Lot Coverage
Required	20'	2,000 sf	80%
Proposed	350'	413,820	21%

Section 31-536.B.2 -Use Regulations

Pursuant to Section 31-536.B.2.A.1, Residential uses are permitted by right. The proposed development meets this requirement as the request to rezone XX acres of existing DR Zoning District to DG Zoning District is to accommodate 89 townhome units.

Section 31-536.B.3 –Frontage Standards

a) The front setback and side setbacks facing streets shall be hardscaped. The hardscape design shall have the following characteristics:

- 1) Street trees shall be installed as set forth in subsection 31-537(c), consistent with the appropriate street design in section 29-65
- 2) A pedestrian walkway shall be accommodated as set forth in subsection 31-537(b).
- 3) Any setback area not used to accommodate a pedestrian walkway, may be landscaped adjacent to the building using potted plants in removable planters or ground planting that does not obstruct views into storefront windows, and may also be used to accommodate merchandise displays or outdoor dining areas

The proposed development meets the 3 above requirements. Canopy trees and a sidewalk are provided along Broadway Ave.

b) The main entrance(s) to ground story commercial space(s) shall be directly from and face a public right-of-way or civic open space. Doors allowing public access shall occur at intervals no greater than 75 feet.

The development program proposes multi-family residential units. Therefore, Section 31-536.B.3.B does not apply.

c) Building entrances shall use at least one of the following frontage types detailed in subsection 31-537(a):

- 1) Stoop
- 2) Forecourt
- 3) Bracketed balcony
- 4) Storefront
- 5) Arcade/colonnade

Pursuant to Section 31-537, the proposed development meets this requirement as a stoop is provided as the frontage type for the entirety of the development.

d) Buildings with more than 250 feet of street frontage shall provide a pedestrian accessway at least ten feet wide connecting the rear parking to the sidewalk area or establishing a cross-block connection.

The development program proposes multi-family residential units which are not facing the main street (Broadway Ave) and do not have parking in the rear, therefore this code section does not apply.

Section 31-536.B.4 –Architectural Standards

- a) An expression line shall be provided at the top of the first story.
- b) In the absence of a building façade, a streetwall is required along both primary and secondary streets. Streetwalls shall be three feet to three feet six inches in height, located in line with the building façade or the front setback. Streetwalls shall be composed of either an opaque wall using the same material and color as the building or of a continuous, maintained hedge. In addition, one shade tree per 20 lineal feet, uniformly spaced, shall be installed along the length the streetwall.
- c) An opaque, masonry wall six feet in height shall be built on the property line along all side and rear lot lines that abut single-family houses existing as of the date of this ordinance (date) or lots in residential zoning district. In addition, one shade tree per 20 lineal feet, uniformly spaced, shall be installed along the length the wall.

The development includes a fence and 4' hedge along Broadway Avenue along with street trees to satisfy item b). Items a) and c) do not apply as they are intended for commercial development.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The proposed future land use designation of Downtown Mixed Use (DMU) is consistent with the applicable Goals, Objectives, and Policies of the City of Riviera Beach Comprehensive Plan. The following provided responses support the proposed future land use designation of DMU:

FUTURE LAND USE ELEMENT

GOAL	<p>To protect and enhance the residential, commercial, industrial and natural resource areas of Riviera Beach</p> <p>The proposed future land use designation of Downtown Mixed Use (DMU) will accommodate the proposed development of multi-family residential. Through site design, the project will protect and enhance the community character and will not adversely impact the surrounding areas of Riviera Beach.</p>
OBJECTIVE 1.1	<p>The City shall continue to insure that all development and redevelopment is coordinated with the availability of facilities and services, and is compatible with soil conditions and topography.</p> <p>The site is currently vacant and proposes the development of multi-family residential units. The subject site is coordinated with the availability of facilities and services and is also compatible with the soil conditions and topography of the adjacent properties.</p>
POLICY 1.1.1	<p>As new development occurs within the City, continue to use the development code to require a tie-in to the sanitary sewer and public water systems</p> <p>The proposed development meets this requirement. Please refer to the Preliminary Civil Engineering Plans and Surface water management calculations that have been provided as part of this submittal.</p>
OBJECTIVE 1.2	<p>By 2010, the City shall reconsider revisions to the adopted Community Redevelopment Plan (CRA) by addressing issues and market conditions that have arisen since plan implementation was initiated</p> <p>The subject site is located within the boundaries of the Community Redevelopment Plan (CRA) and will meet all applicable requirements.</p>
POLICY 1.2.4	<p>By 2010 the revisions to the adopted Redevelopment Plan shall provide a mix of land uses that will create an environment conducive to development.</p>

The proposed future land use designation of Downtown Mixed Use (DMU) will accommodate the proposed development of multi-family residential and will create a conducive environment.

POLICY 1.2.6

By 2010 the revisions to the adopted Land Development Regulations will include design controls for all public and private development within the community redevelopment area. These controls will provide for a unique image and character with setbacks, height, parking, architectural elements/building facades, landscaping, and materials that ensure design excellence and quality in development projects

The proposed development meets all DG Zoning District and CRA design requirements found in the City of Riviera Beach's Code of Ordinances.

POLICY 1.2.7

To the maximum extent possible, the revisions to the adopted Redevelopment Plan shall provide for an active pedestrian and bicycle circulation environment linking the major neighborhoods within the community redevelopment area and stimulating continuity of the circulation system outside the community redevelopment area to existing neighborhoods and local area amenities.

The proposed development provides an active pedestrian and bicycle circulation environment linking the adjacent neighborhood within the CRA boundary. The main access for the development will be Broadway Avenue, with a 50' ROW connection. There will also be future vehicular and pedestrian connections to Avenue E to the north and south property lines with a 50' ROW connecting to the adjacent neighborhoods to the north and south.

POLICY 1.2.8

The revisions to the adopted Redevelopment Plan shall promote the creation of a public transportation system capable of providing convenient access to neighborhoods, parks, beaches, schools and commercial activities within and adjacent to the community redevelopment area.

The site currently has a bus stop fronting Broadway Avenue. Therefore, public transportation is conveniently located and easily accessible to the proposed multi-family residential development.

POLICY 1.2.18

In order to reduce greenhouse gas emissions and the potential for urban sprawl, the City will utilize the Redevelopment Plan and the CRA to encourage new development to locate within the under-utilized downtown area. By 2010, the City will revise the land development regulations to ensure the downtown area:

- a. Establishes an efficient land use pattern allowing mixed use development and the higher densities needed to support a viable transit system;**
- b. Creates a "park once" environment by providing a mix of uses within a pedestrian and bicycle-friendly environment of narrow streets with shaded sidewalks, appropriate landscaping and street details, and traffic calming measures such as on-street parking;**
- c. Promotes the optimum use of transit by maintaining and enhancing the walkable block structure and interconnected transportation network to effectively link transit station(s), bike paths, sidewalks, buildings, open spaces, and the waterfront.**

The subject site is located within the Downtown General (DG) Zoning District with the boundary of the CRA. The proposed development of multi-family residential provides the opportunity for an additional mix of housing types within the downtown area. Public transportation is easily accessible by the designated bus stop located on Broadway. The site design meets all required DG Zoning District and CRA requirements found in the City of Riviera Beach Code of Ordinances.

POLICY 1.2.19

Substantial redevelopment of the Community Redevelopment Area (CRA) is anticipated. The Redevelopment Plan describes the vision for the future of the downtown area. New development shall conform to the pattern of development set forth in the Redevelopment Plan, which has the following characteristics:

- 1. Provides a variety of housing types to accommodate a diverse population;**
- 2. Creates a “park once” environment by providing a mix of uses within a pedestrian friendly environment, whereby drivers are comfortable utilizing one parking space and walking to several destinations;**
- 3. Promotes the optimum use of transit by maintaining and enhancing an interconnected transportation network that effectively links transit station(s), bike paths, sidewalks, buildings, open spaces, and the waterfront;**
- 4. Maintains and enhances a continuous, inter-connected network of narrow pedestrian and bicycle-friendly streets with shaded sidewalks, appropriate landscaping and street details, and traffic calming measures such as on-street parking;**
- 5. Provides public open space in the form of civic parks, plazas, or greens;**
- 6. Maintains and enhances access to the waterfront; and**
- 7. Encourages investment by accommodating new development at a range of scales including individual infill buildings and large redevelopment projects.**

The subject site is located within the Downtown General (DG) Zoning District within the boundaries of the CRA. The proposed development provides the housing type opportunity of multi-family residential units to accommodate to the diverse population. The site design provides a “park once” environment and provides a total of 188 parking spaces, which meets the requirement set forth in the City of Riviera Beach’s Code of Ordinance. There are two proposed access within the development. The main access for the development will be Broadway Avenue, with a 50’ ROW connection. There will also be future vehicular and pedestrian connections to Avenue E to the north and south property lines with a 50’ ROW connecting to the adjacent neighborhoods to the north and south. The proposed development will enhance the proposed interconnected network with pedestrian and bicycle-friendly streets and landscaping techniques, in order to mitigate adverse impact upon the surrounding area.

Policy 1.2.21

The downtown area is composed of diverse areas with unique characteristics. The Land Development Regulations will reinforce these distinctions in scale, character, and intensity. As a general guide to future regulations, eleven sub-areas are shown on Figure FLU-B and are described below:

- 1) Riviera Beach Marina/Bicentennial Park: This is a vibrant, mixed-use regional waterfront destination centered about Bicentennial Park and the Riviera Beach Marina. Buildings in this area accommodate entertainment, retail, office, and residential uses. Signature sites, such as the intersection of 13th Street and Broadway (which serves as a gateway into the district) and land overlooking Bicentennial Park, will be designated for the tallest buildings in the downtown.**
- 2) Broadway Corridor: Broadway, the north-south corridor traversing the downtown, will be re-established as a pedestrian-friendly main street, with storefronts and arcades lining the streets. Roadway improvements will support revitalization of the downtown by improving the pedestrian environment with wide shaded sidewalks, on-street parking to support adjacent businesses, and a steady but calm flow of traffic. Mixed-use, mid-rise buildings will line the streets to create a safe, interesting area.**
- 3) Avenue E Corridor: Avenue E is a neighborhood main street accommodating small businesses, multi-family buildings, and single-family homes. Infrastructure improvements will establish a pleasant environment for drivers, cyclists, and pedestrians, and re-establish the missing link between 32nd Street and 34th Street. Mixed-use development in low-rise buildings will provide a harmonious**

transition between the Broadway Corridor and adjacent residential neighborhoods.

4) Riviera Heights: This district is predominantly residential, with some neighborhood commercial accommodated along Martin Luther King Boulevard. Infill development which is compatible in scale with the existing residential fabric is encouraged, such as new single-family houses and multi-family buildings including townhouses, courtyard apartment buildings, and apartment houses.

5) 13th Street: 13th Street will link a future rail station to the Riviera Beach Marina and Bicentennial Park. This area can accommodate mid-rise mixed-use infill development as a transition between the light industrial uses to the south and the neighborhood north of 13th Street. North of 13th street, infill development which is compatible in scale with the existing residential fabric is encouraged, such as new single-family houses and multi-family buildings including townhouses, courtyard apartment buildings, and apartment houses.

6) Blue Heron Corridor: The Blue Heron Corridor is the primary entrance to downtown and Singer Island. This corridor will accommodate mid-rise mixed-use development. Buildings must be placed on their sites in a manner that improves the pedestrian environment on the corridor.

7) Commercial Marine Area: The land development regulations will define appropriate transitions between marine industry and surrounding uses. Rather than relying solely on landscape buffers for separation, the land development regulations will include techniques which will regulate the edges of the lots using mixed use buildings with usable windows and doors to provide appropriate transitions. Residential uses, businesses, restaurants, and office functions can be located along these edges to provide an appropriate transition.

8) Industrial Transition Area: This area will provide a transition from the Port to the neighborhood to the north. Light industrial uses will be oriented along 10th Street, with buildings containing the office and support functions for the industrial uses, businesses, restaurants, and some residential uses can be located along 11th Street to provide an appropriate transition to adjoining neighborhood. Vehicular access for the industrial uses will be accommodated from 10th Street and the side streets whenever possible, so that 11th Street will have building façades with usable windows and pedestrian access facing the neighborhood.

9) Singer Island Area: This area can accommodate mixed-use development, with taller buildings located along Lake Worth, acting as a gateway into the area. Mid-rise mixed use buildings will be accommodated in the Ocean Mall, overlooking the public beach.

10) Near-Downtown Neighborhoods: These neighborhoods can accommodate infill development which is compatible in scale with the existing residential fabric, such as new single-family houses and multi-family buildings including townhouses, courtyard apartment buildings, and apartment houses.

11) Port: This area is comprised of the Port of Palm Beach.

The proposed multi-family residential development lies within the Avenue E corridor. The development program consists of future vehicular and pedestrian connections to the north and south, via Avenue E. These connections will provide a harmonious transition between the Broadway Corridor and adjacent residential neighborhoods.

POLICY 1.2.22

Provide in the Land Development Regulations a pre-approved option to encourage future redevelopment of mobile home/trailer park properties located within the CRA in a manner consistent with the city's vision of a mixed-use, sustainable, pedestrian-friendly environment that accommodates diverse housing options within an interconnected street and block structure. Conceptual redevelopment plans have been created to illustrate the intended pattern of redevelopment:

1) The City's preferred redevelopment plan for Chateau Circle, Ocean Tides, and Southern Park has the following characteristics (see conceptual plan in Figure FLU-C):

a. Avenue E is reconnected through the properties;

- b. A system of new streets, alleys, and pedestrian paths connect the adjacent parcels to each other and to Broadway;**
- c. Mixed-use buildings are located along Broadway;**
- d. Townhouses and low-rise multi-family buildings can provide a transition between the single-family houses located to the west and the mixed-use buildings facing Broadway;**
- e. The fronts of buildings face the fronts of buildings, the backs of buildings face the backs of buildings;**
- f. Green space is organized into public parks, plazas, or greens, lined by streets and the fronts of buildings; and**
- g. Off-street parking is accommodated in the rear of buildings.**

The proposed development of townhome units lies within the Avenue E corridor and fronts Broadway Avenue. The development program consists of future vehicular and pedestrian connections to the north and south, via Avenue E. This connection will provide a harmonious transition between the Broadway Corridor and adjacent residential neighborhoods.

OBJECTIVE 1.8

The City shall continue to ensure that its land development regulations are consistent with and further the provisions of the Comprehensive Plan, and shall incorporate densities and intensities of Future Land Use Categories into the Land Development Code

Pursuant to Objective 1.8 of Comprehensive Plan, a Downtown Mixed Use FLU designation must have a maximum floor area ratio (FAR) of 2.0. The proposed development meets the requirements as the provided FAR is 0.38.

Policy 1.8.1:

The Future Land Use Map designations shall include the following land use categories, densities and intensities, which shall be implemented through land development regulations. The City shall take the necessary actions to implement the categories in accordance with criteria described below:

Mixed Use

Downtown Mixed Use: The Downtown Mixed Use category provides for a wide range of uses including retail, commercial, residential, restaurant, entertainment, civic, parks, marinas, and boardwalks. The Land Development Regulations will ensure compatibility between the wide ranges of uses desirable in a successful downtown environment through the exclusive use of the Downtown Zoning Districts, which will:

- 1) Establish a vibrant, mixed-use regional waterfront destination around Bicentennial Park and the Riviera Beach Marina;**
- 2) Allow for intense mixed-use development along the Broadway corridor in the core of the downtown area;**
- 3) Allow for less intense mixed-use development along the Avenue E corridor;**
- 4) Provide for harmonious transitions in building scale and use between the predominantly single-family residential neighborhoods and mixed-use corridors;**
- 5) Ensure existing access and views of the Intercoastal waterway are retained and increased; and**
- 6) Ensure the street network is maintained and enhanced.**

The subject site proposes a FLU designation of DMU and permits residential uses. The proposed multi-family residential development lies within the Avenue E corridor. The development program consists of future vehicular and pedestrian connections to the north and south, via Avenue E. The townhomes will provide a gradual transition in the density and intensity from single-family to the north to more intense redevelopment to the south. The development will also provide an additional housing type to the immediate area.

Policy 1.11.1

The City (as well as within the CRA Redevelopment Area) shall assess all structures citywide to determine if any properties are of historic significance. If any significant structures are found, the City's planning staff shall establish restoration standards and review procedures consistent with the Department of the Interior standards for renovation.

The subject site is currently vacant and has no previous development history nor historical significance associated.

Based on the above justification and attached information, the petitioner respectfully requests approval of a Site Plan Approval, Rezoning from DR to DG, and Small Scale CPA from MF-20 to DMU.

For Staff Use Only

City of Riviera Beach Community Development Department 600 W. Blue Heron Boulevard Riviera Beach, Florida 33404 Phone: (561) 845-4060 Fax : (561) 845-4038	Date:	Case Number:
	Project Title:	
	Fee Paid:	Notices Mailed:
	1st Hearing:	2nd Hearing:
	Publication Dates (if required)	

UNIFORM LAND USE APPLICATION

(Please attach separate sheet of paper for required additional information)

Complete appropriate sections of Application and sign.

APPLICANT	Name of Property Owner(s):	EAST COAST PROPERTY INVESTMENT, LLC		
	Mailing Address:	PO BOX 540669 LAKE WORTH FL 33454 0669		
	Property Address:	3301 BROADWAY		
	Name of Applicant (if other than owner):	D.R. Horton, Inc		
	Home: (--)-----	Work: (561) 537-4532	Fax: (561) 687-1110	
	E-mail Address:	Doug.Murray@wginc.com (agent)		

PLEASE ATTACH LEGAL DESCRIPTION

PROPERTY	Future Land Use Map Designation:	DMU & MF-20	Current Zoning Classification:	DG & DR
	Square footage of site:	9.5 Acres	Property Control Number (PCN):	56-43-42-28-00-001-0120
	Type and gross area of any existing non residential uses on site:	N/A		
	Gross area of any proposed structure:	158,430 SF		
	Is there a current or recent use of the property that is/was in violation of City Ordinance?	[] Yes [✓] No		
	If yes, please describe:	N/A		
	Have there been any land use applications concerning all or part of this property in the last 18 months?	[] Yes [✓] No		
	If yes, indicate date, nature and applicant's name:	N/A		
	Briefly describe use of adjoining property: North:	Single-Family Residential		
		South: Mobile Home Park		
	East: Broadway Ave ROW; Motel; Federal Government Office			
	West: Single-Family Residential			

REZONE	Requested Zoning Classification:	DR TO DG
	Is the requested zoning classification contiguous with existing?	Yes
	Is a Special Exception necessary for your intended use?	[] Yes [x] No
	Is a Variance necessary for your intended use?	[] Yes [x] No

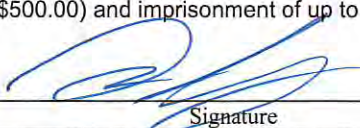

FUTURE LAND USE	Existing Use: Vacant	Proposed Use: Multi-family Residential (Townhomes)
	Land Use Designation: MF-20 & DMU	Requested Land Use: DMU
	Adjacent Land Uses: North: Single-Family Residential South: Mobile Home Park Broadway Ave ROW; East: Motel; Federal Government Office West: Single-Family Residential	
	Size of Property Requesting Land Use Change: 5.13 acres	

SPECIAL EXCEPTION	Describe the intended use requiring a Special Exception:
	Provide specific LDR ordinance section number and page number:
	How does intended use meet the standards in the Land Development Code?
	Demonstrate that proposed location and site is appropriate for requested use:
	Demonstrate how site and proposed building(s) have been designed so they are compatible with adjacent uses and neighborhoods:
	Demonstrate any landscaping techniques to visually screen use from adjacent uses:
	Demonstrate what is proposed to reduce the impact of any potential hazards, problems, public nuisances generated by use:
	Demonstrate how utilities and other service requirements of the use can be met:
	Demonstrate how the impact of traffic generated will be handled:
	On-site: Off-Site: Other:

VARIANCE	Describe the Variance sought:
	Demonstrate that the Variance is needed to overcome a hardship caused by the unique physical conditions of the site:
	Specify the minimum Variance requirements including: height, lot area, size of structure, size of yard, setback, buffer or open space:
	Other:

SITE PLAN	Describe proposed development: Multi-family residential development (89 town home units)
	Demonstrate that proposed use is appropriate to site: See provided justification statement
	Demonstrate how drainage and paving requirement will be met: See provided drainage statement.
	Demonstrate any landscaping techniques to visually screen use from adjacent uses: A proposed 10 landscape buffer and fence. See provided justification statement.
	Demonstrate what is proposed to reduce the impact of any potential hazards, problems, public nuisances generated by use: See provided justification statement.
	Demonstrate how utilities and other service requirements of the use can be met: See provided drainage statement.
	Demonstrate how the impact of traffic generated will be handled: On-site: See provided traffic statement. Off-site: See provided traffic statement.

OTHER	<u>COMMUNICATION TOWER CO-LOCATION REQUIREMENTS:</u>
	<ul style="list-style-type: none"> • Three sets of signed and sealed Construction documents, elevations and all equipment shelters, cabinets, Coax, telephone and power conduits identified. These plans will then be used to obtain the Building Permit. • Antenna manufacture cut sheets including antenna size and shape. • Zoning map of area with site clearly marked. • Photos of existing building or tower and surrounding uses. • Letter of non-interference and FCC compliance from applicant's Radio Frequency Professional. • Map of surrounding carrier existing locations in all directions with type i.e. Guyed, Self-Support, Monopole, Rooftop. • Letter of structural capacity and building code compliance. • Notes on plan or letter demonstrating floor area coverage not in excess of restrictions • Provide Photo Enhancements of proposal. • Statement that proposal is in compliance with Environmental Regulations prior to permit issue.

Confirmation of Information Accuracy	
<p>I hereby certify that the information on this application is correct. The information included in this application is for use by the City of Riviera Beach in processing my request. False or misleading information may be punishable by a fine of up to five hundred dollars (\$500.00) and imprisonment of up to thirty (30) days and may result in the summary denial of this application.</p>	
 _____ Signature	 _____ Date

AGENT AUTHORIZATION FORM

Owner(s) of Record: EAST COAST PROPERTY INVESTMENT, LLC

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority personally appeared GARY SMICIEL

MANAGING MEMBER

who, being first duly sworn upon oath and personal knowledge say(s) that they are the owner(s) of record of the following described real property:

28-42-43, S 225.8 FT OF GOV LT1 & N 124.2 FT OF N 1/2 OF GOV LT 2 LYG W OF SR 5 (LESS RD R/W)

the street address of which is: 3301 BROADWAY

and that we hereby appoint:

Name: Doug Murray/WGI
Address: 2035 Vista Parkway
West Palm Beach, FL 33411
Telephone: 561-537-4532

as our authorized agent, to file applications and papers with the City of Riviera Beach, and to represent me (us) at any Hearing regarding my (our) interest.

M. Smiciel (Seal)

____ (Seal)

____ (Seal)

Sworn to and subscribed before me this 22nd day of May, 2018.

Miranda Morales Seuss
Notary Public



SITE PLAN APPROVAL PROCEDURE

Application Information Sheet

STEP 1. PRELIMINARY REVIEW OF SUBMISSION

SIX (6) SETS OF A STAPLED AND FOLDED PACKAGE CONTAINING DRAWINGS TO SCALE AND DIMENSIONED

1. SITE PLAN

- a. Special site plan drawing with information block showing zoning, parking calculations, site area, building coverage, pervious/impervious areas, location map.
- b. Dimensions should include – lot, landscape strips, setbacks, roads, internal circulation areas, building(s), typical parking spaces, dumpster pads/enclosures, sign locations. It should be noted that sign approval requires separate building permit submission.
- c. Provide a digital copy of the site plan drawing with State Plan Coordinates in AutoCAD 2000 (.DWG) or Shapefile (.shp) format.

2. LANDSCAPE PLAN and ENVIRONMENTAL ASSESSMENT

- a. Show compliance with the City of Riviera Beach Land Development Code
- b. Drawings and/or narrative sufficient to describe the relevant flora and fauna which may be on the site. Tree survey may be required.

3. ARTERIAL ROAD DESIGN AND STANDARD

- a. Design standards for all non-residential properties fronting the following roads are required:
 - Dr. Martin Luther King, Jr. Boulevard
 - Old Dixie Highway
 - Blue Heron Boulevard
 - 13th Street
 - Military Trail
 - Congress Avenue
- b. Drawings indicating the appearance standards are required and addressed under Ordinance 2833.
- c. Only one monument sign is permitted per site with maximum square footage of 42 square feet.

4. UTILITY and DRAINAGE PLAN

- a. Conceptual plan, indicating location of lines and tie-ins, proposed hydrants, if applicable
- b. Conceptual plan to include existing and proposed major elevations.
- c. Show easement, existing and proposed.
- d. Show conceptually how retention area will provide treatment for one-hour storm.

5. TRAFFIC ASSESSMENT

- a. If traffic trip generation is under 500 T.P.D. then a properly formulated traffic statement is adequate. Traffic generation above this level will require a traffic engineer prepared traffic study. Provide total ADT (Average Daily Trips) for project [from Traffic Statement, Traffic Study or Table 1 in Sec. 23.AA – 28.3 of Code].

- b. Palm Beach County Traffic Assessment Requirements: Applicant must submit a Traffic Impact Study for Palm Beach County to receive concurrency approval in accordance with Sec. 23-131 of the Palm Beach County Traffic Performance Code.

6. BUILDING ELEVATIONS

- a. Front, rear, and both sides.
- b. Show finishes (color, materials).
- c. Elevators are required to be in color showing building finishes, lighting, canopies, etc. Plans shall have a minimum sheet size of 8 ½ "x 14". Plans larger than 8 ½ "x 14" shall be folded individually. Reduced copies of the site plan on 11" x 17" sheets are required for the City Council. (Note: Plans for submittal to the Planning and Zoning Board and City Council shall be provided after all comments and requirements by staff have been satisfied.

7. FLOOR PLAN

- a. Conceptual (construction details are not necessary).

8. NARRATIVE OR COVER LETTER

- a. Describe project purpose and details of intended use, including phasing and relationship to surrounding area.
- b. Include estimate of employment and student population generated by project, if applicable.

9. CONCURRENCE COMPLIANCE

- a. Traffic Generation: Total ADT (Average Daily Trips) for project [from Traffic Statement, Traffic Study or Table I in Sec. 31-715 of Code]
- b. Sanitary Sewer: Total gallons per day produced by project - [from calculations or Table III in Section 31-717 of Code]
- c. Potable Water: Total gallons per day required by project [from calculation or based on Table II in Section 31-716 of Code]
- d. Drainage: Does project detain on-site the first inch of run-off or run-off from a one-hour storm (3 year)? Note: All developments of one acre or more are required to obtain an NPDES permit prior to obtaining a City Building permit, and provide PPP and BMP plans.
- e. Solid Waste: Total pounds of waste generated per day by project [from calculations or based on Table IV in Section 31-718 of Code]
- f. Recreation: If a residential project, list proposed public recreational or park elements of project (in acres)
- g. School Concurrency: The School Concurrency Application and Service Provider Form must be completed and submitted with this application. Please refer to the attached School Concurrency Application and Service Provider Form for related fees.

STEP 2: DEPARTMENTAL REVIEW, COMMENTS TO APPLICANT AND REVISIONS TO PROJECT

After departmental review (approximately four weeks), the applicant will receive a letter from Community Development outlining department concerns and comments. The departmental review process repeats until staff is satisfied with revisions. Applicant will then provide six (6) full size packages of accordion folded, revised plans. These

must be provided to Staff a minimum of fourteen (14) days prior to the next Planning and Zoning Board Meeting in order to be included on the Agenda. The Board meets the second Thursday of each month. Staff comments to the Board are available for pickup the Monday prior to the Thursday Planning and Zoning Board meeting.

STEP 3: PLANNING AND ZONING BOARD MEETING

Applicant, or agent, **must** be in attendance to present their project and to address concerns of the Planning and Zoning Board. The City will provide a laptop, projector and video screen to be used in the presentation. Applicants intending to use these devices must inform Staff at least three business days in advance of the Planning and Zoning Board meeting. The Board may recommend the City Council approve, approve with conditions, deny, or table the project.

STEP 4: SUBMITTAL FOR COUNCIL MEETING

Any revisions required as a result of the Planning and Zoning Board's conditions, shall be incorporated (by applicant) into the package for submission to the City Council. Six (6) **reduced size copies** on 11" x 17" sheets of the final site plan must then be provided for the City Council agenda along with the other package items a minimum of twenty-one (21) days prior to meeting. The City Council meets the first and third Wednesday of each month.

A complete package for submission to the City Council includes the following items:

1. Uniform Land Use Application
2. Project Narrative
3. Response(s) to Departmental Comments
4. Site Plan
5. Landscape Plan
6. Elevations

Applicants seeking to expedite the approval process should submit revised packages as soon after the Planning and Zoning Board meeting as possible in order to have the project placed on the City Council Agenda.

STEP 5: COUNCIL MEETING

The project then goes before the City Council for decision. Applicant must be in attendance. Applicant will be allowed to make a brief presentation about the project. The City will provide a laptop, projector and video screen to be used in the presentation. Applicants intending to use these devices must inform Staff at least three business days in advance of the City Council meeting. The City Council may approve, approve with conditions, deny, or table the project.

STEP 6: UPON APPROVAL APPLICANT MAY APPLY FOR BUILDING PERMIT

Applicant will be formally notified of decision and any conditions which may be attached. Two (2) folded sets of the approved site plan complying with conditions shall be submitted to the Community Development Department within fifteen (15) days of the Council hearing. Plans must be submitted and approved by the Planning Division before building permits can be issued.



**CITY OF RIVIERA BEACH
RIVIERA COVE, SITE PLAN
STAFF REPORT, SP 18-09, MAY 23, 2019**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, APPROVING THE SITE PLAN APPLICATION (SP-18-09) FROM D. R. HORTON, INC., FOR THE REAL PROPERTY LOCATED AT 3301 BROADWAY, ASSOCIATED WITH PARCEL CONTROL NUMBER 56-43-42-28-00-001-0120; TOTALING 9.50 ACRES OF LAND IN ORDER TO FACILITATE THE DEVELOPMENT OF 89 NEW TOWNHOMES; AND PROVIDING FOR AN EFFECTIVE DATE.

A. Applicant: D. R. Horton, Inc
Authorized Agent: WGI

B. Request: The applicant is requesting site plan approval to construct sixteen (16) two stories buildings comprised of 89 residential townhome units, which is referred to as Riviera Cove, on 9.50 acres of vacant multi-family land.

C. Location: The proposed development is located at 3301 Broadway, approximately 0.02 miles south of West 34th Street and on the west side of Broadway (see attached location map).

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

Parcel Control Number: 56-43-42-28-00-001-0120

Parcel Size: ± 9.50 acres to be developed

Existing Use: Currently vacant;

Zoning: Downtown General (DG) for 4.37 acres and
Downtown Residential (DR) for 5.13 acres Zoning
Districts; and

Future Land Use: Downtown Mixed Used (DMU) for 4.37 acres and
High Density Multiple Family Residential up to 20 du
per acre (MF-20) for 5.13 acres.

E. Adjacent Property Description and Uses:

North: Single-Family Residential; Single-Family Dwelling District (RS-6).

South: Mobile Home Park; Single-Family Dwelling District (RS-6) and Downtown General (DG).

East: Broadway ROW, Motel and Federal Government Office; Downtown General (DG).

West: Single-Family Residential; Single-Family Dwelling District (RS-6)

F. Background:

The Land Development Regulations associated with the City's Community Redevelopment Area are designed to promote redevelopment and revitalization of locations throughout the Broadway downtown corridor by allowing for mixed-use and infill development. The development proposal for the Riviera Cove Townhomes will transform an underutilized area into a functioning residential development, creating new housing opportunities within close proximity of employment opportunities, shopping areas and public transportation.

On June 1, 2018, Wantman Group, Inc. (WGI) submitted the Riviera Cove official Site Plan application (SP-18-09) to Staff. City Departmental Staff reviewed the Site Plan application and provided corresponding comments to the applicant. All comments were addressed by the applicant and City Staff has no objections to the Site Plan application.

The Community Development Department reviewed the Site Plan application (SP-18-09) for compatibility and consistency with the City's Comprehensive Plan and Land Development Regulations and found the proposed plan was in compliance.

An overview of Staff's analysis is featured below.

G. Staff Analysis:

Proposed Development/Use: In total, there are 89 residential townhome units proposed within the Riviera Cove Townhome development on 9.50 acres of vacant land.

Zoning Regulations: This applicant's proposed use of 89 residential townhome development is consistent with the uses permitted in the Downtown General (DG) Zoning Districts as defined in the City's Land Development Regulations.

Comprehensive Plan: The applicant's proposed use is consistent with the permitted Downtown Mixed Use designation established in the City's Comprehensive Plan.

Compatibility: The applicant's proposed project is compatible with the surrounding parcels.

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

Landscaping: The applicant's proposed landscape plan is compatible with the City's Land Development Regulations.

Parking/Traffic: Adequate parking has been proposed by the applicant in accordance with the City's Land Development Regulations. The applicant is providing at least two parking spaces per unit with additional overflow parking available within the Development.

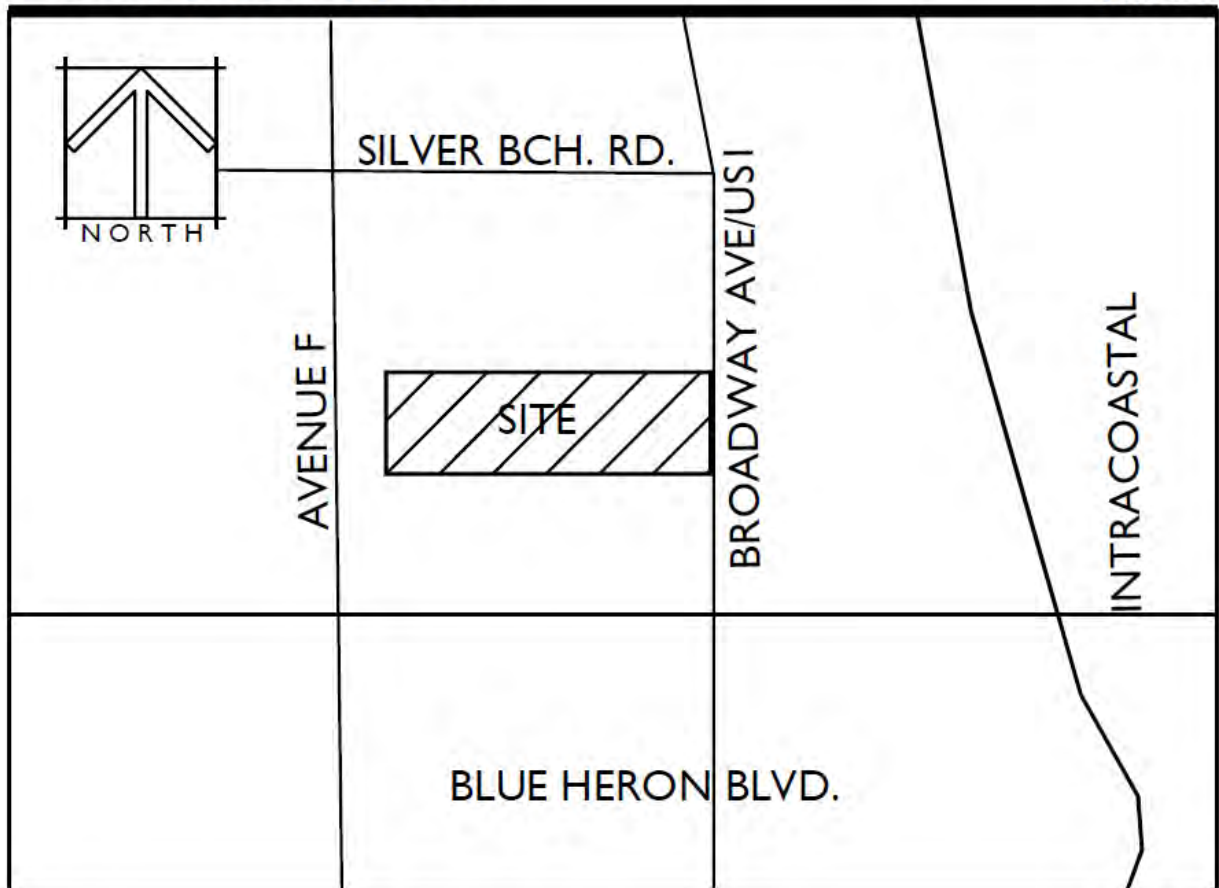
H. Recommendation: Staff believes that the Riviera Cove site plan application is consistent with the City's Comprehensive Plan, CRA Plan and Zoning Regulations and recommends consideration of this project proposal with the following conditions:

1. A two-year landscaping performance bond for 110% of the value of landscaping and irrigation shall be required before the certificate of occupancy is issued.
2. 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.
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.
5. Once approved, the adopting resolution shall supersede any previous site plan approval resolutions associated with this property, causing previous site plan approval resolutions to be null and void.
6. 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 five percent or 1,000 square feet increase, whichever is less, from the originally approved site plan. This condition of approval does not include an increase in the number of units.
7. Prior to receipt of Certificate of Occupancy or Certificate of Completion, applicant must provide 10' x 30' Palm Tran easement. Bus shelter installation and maintenance shall be required.
8. The property owner must record the associated plat within the Official Records of Palm Beach County prior to City issuance of a certificate of occupancy or certificate of completion.

9. In order to increase neighborhood stability, all units sold must be owner-occupied for the first year after the initial sales date.
10. The property owner is responsible for completion of the Avenue 'E' roadway extension to West 34th Street, located on the north side of this development, prior to City issuance of a certificate of occupancy or certificate of completion. This is identified on the Site Plan as, "Avenue to be extended to W. 34th St."
11. The property owner agrees to allow the completion of Avenue 'E' within the public Right-of-Way when the adjacent property to the south is redeveloped in the future. This is identified on the Site Plan as, "Future ROW to be constructed when adjacent property is re-developed."

LOCATION MAP

N.T.S.



LEGAL DESCRIPTION

PARCEL 1 A parcel of land in Government Lots 1 and 2, Section 28, Township 42 South, Range 43 East, Palm Beach County Florida, bounded as follows: on the North by line parallel to and 1285 feet Southerly from measured at right angles to the North line of said Government Lot 1 on the South by a line parallel to and 1435 feet Southerly from measured at right angles to the North line of Government Lot 1, and on the West by the west line of said Government Lots 1 and 2 and on the East by the westerly right of way line of State Road #4 (U.S. Highway#1) above tract being 150 feet in width, North and South (measured at right angles between parallel lines) the northerly 25 feet, more or less, being in said Government Lot 1, and the remainder being in said Government Lot 2; (LESS lands as conveyed for right-of-way, described in Deed Book 803, Page 262). Said lands being in Palm Beach County, Florida.

AND

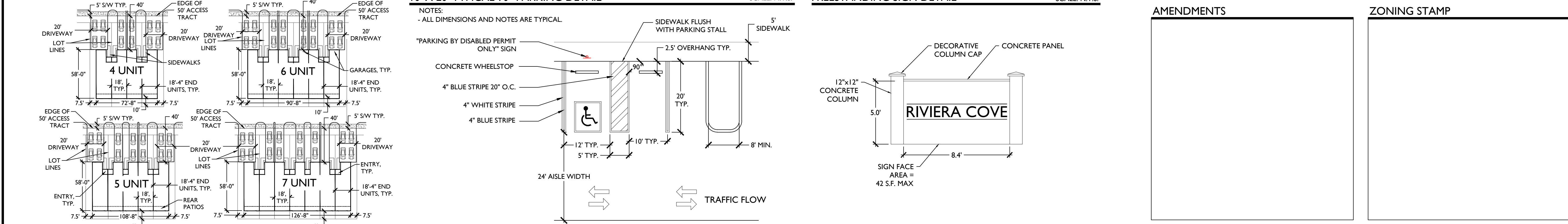
PARCEL 2 A tract of land in Government Lot 1, Section 28, Township 42 South, Range 43 East, Palm Beach County, Florida, bounded as follows: on the North, by a line parallel to, and 1085 feet Southerly from measured at right angles to, the North line of said Government Lot 1; on the South by a line parallel to and 1285 feet Southerly from, measured at right angles to, the North line of said Government Lot 1; on the West, by the West line of said Government Lot 1 and on the East by the Westerly right-of-way line of State Road No. 5 (U.S. Highway# 1), formerly State Road No. 4, the above described tract being 200 feet in width, North and South (measured at right angles between parallel lines), all of said tract being in said Government Lot 1. Said lands being in Palm Beach County, Florida.

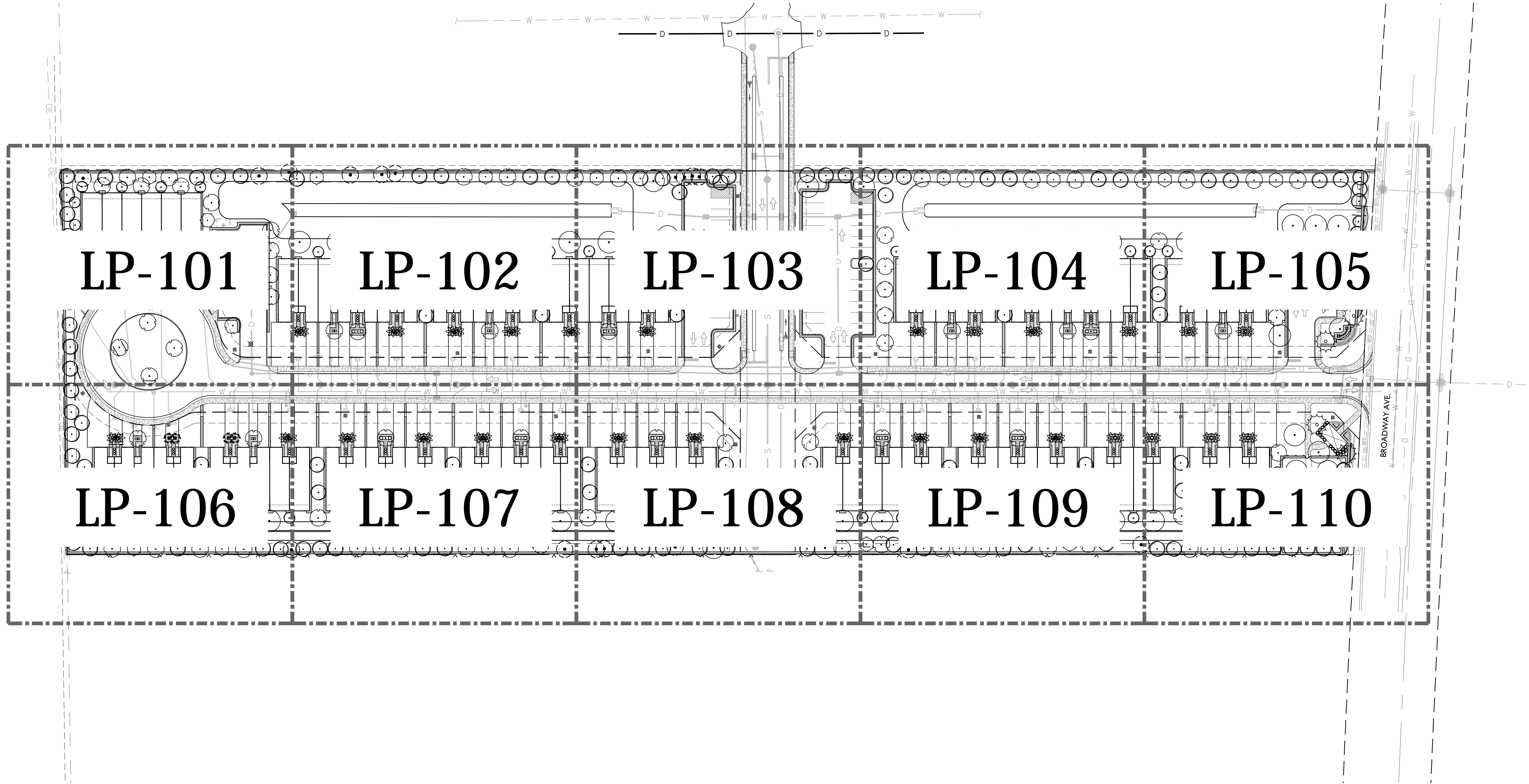
LEGEND

AC. = ACRES	S.F. = SQUARE FEET
C. = CENTERLINE	SP. SPACE
D.E. = DRAINAGE EASEMENT	S.W. = SIDEWALK
D.U. = DWELLING UNITS	TYP = TYPICAL
EX. = EXISTING	U. = UTILITY EASEMENT
FLU. = FUTURE LAND USE	Z. = ZONING
O.S. = OPEN SPACE	■ = POLE LIGHT A, 17FT. HT.
R. = RADIUS	■ = POLE LIGHT B, 20FT. HT.
R.O.W. = RIGHT-OF-WAY	



- * GARAGE SPACE MAY NOT BE USED TOWARDS REQUIRED PARKING.
- TRASH SERVICE TO BE CURBSIDE PICKUP.

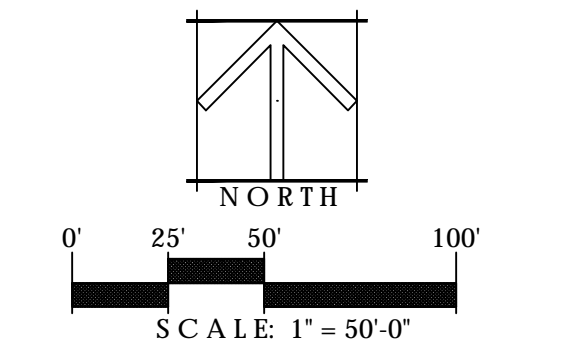
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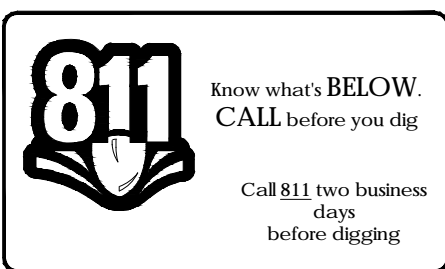
RIVIERA COVE
PREPARED FOR DR HORTON
RIVIERA BEACH, FLORIDA

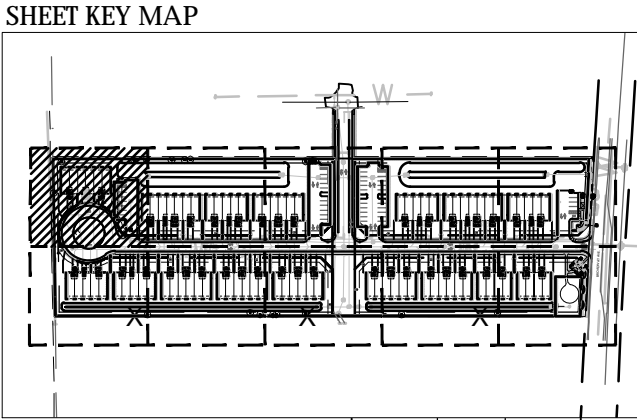
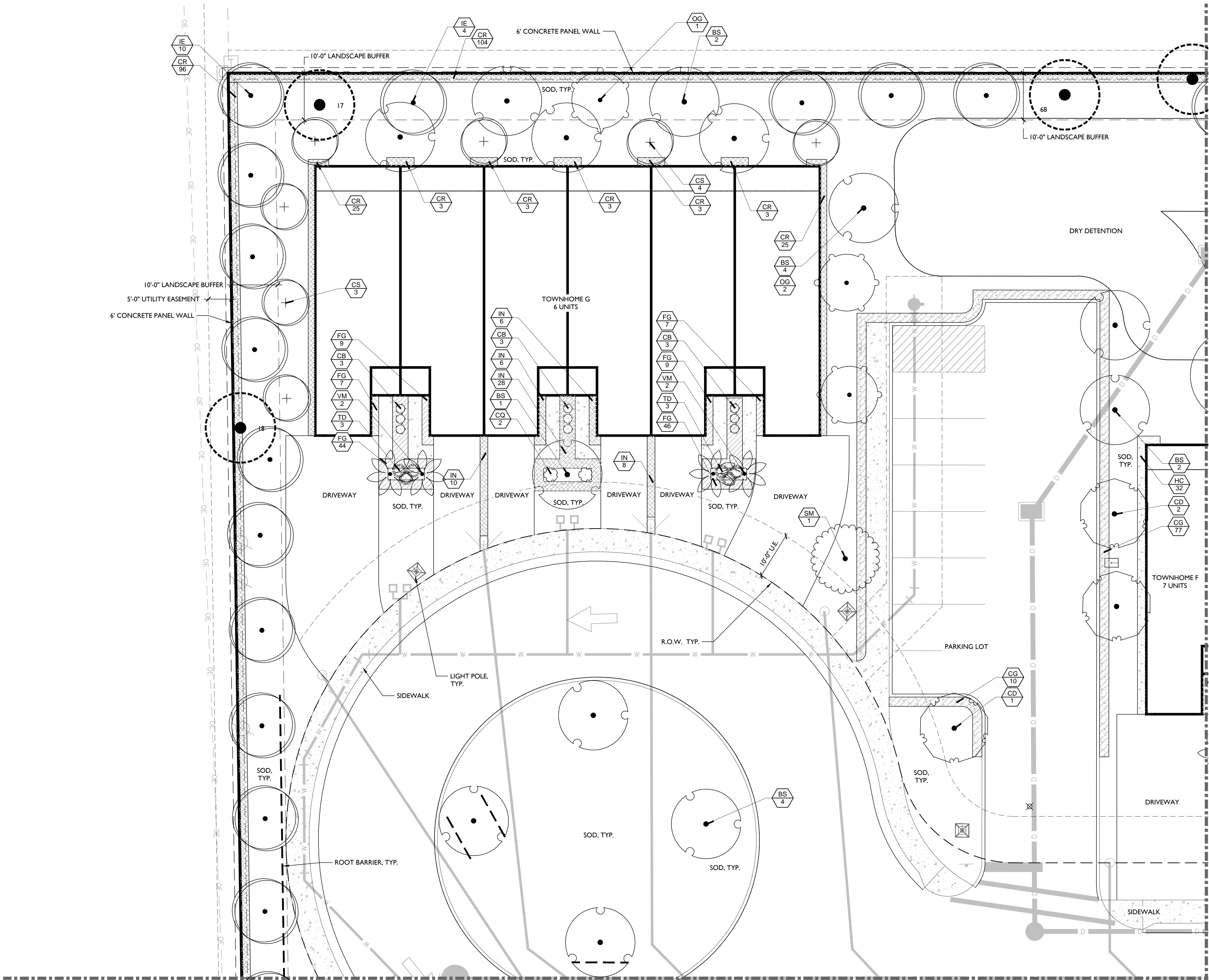
REVISION DATES		
DATE	APPROVAL	NOTES
06-01-18		SITE PLAN SUBMITTAL
08-01-18		RESUBMITTAL
11-09-18		RESUBMITTAL
01-29-19		RESUBMITTAL
03-20-19		RESUBMITTAL
04-25-19		RESUBMITTAL

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DRAWN BY: KS/BK/SW
PROJECT #: 2464
OVERALL LANDSCAPE PLAN





- LEGEND
- TREE/PALM TO REMAIN
 - ROOT BARRIER
 - ALL PLANTING ISLANDS TO HAVE SOD UNLESS OTHERWISE NOTED.

WGI

LAND DESIGN SERVICES DIVISION

LANDSCAPE ARCHITECTURE / PLANNING / ENVIRONMENTAL
TRANSPORTATION / ENGINEERING & SURVEYING
2005 West Coast Parkway, Suite 204
Phone: 561.887.2220 - Fax: 561.887.2221
www.wgilds.com

Land Design Services Division
Landscape Architecture / Planning / Environmental
Transportation / Engineering & Surveying
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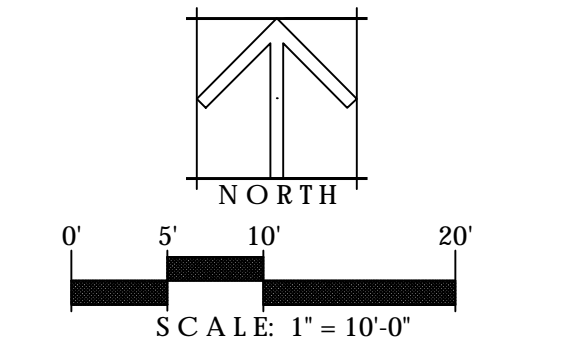
RIVIERA COVE

PREPARED FOR DR HORTON

RIVIERA BEACH, FLORIDA

REVISION DATES		
DATE	APPROVAL	NOTES
08-01-18		SITE PLAN SUBMITTAL
08-01-18		RESUBMITTAL
11-09-18		RESUBMITTAL
01-29-19		RESUBMITTAL
03-20-19		RESUBMITTAL
04-23-19		RESUBMITTAL

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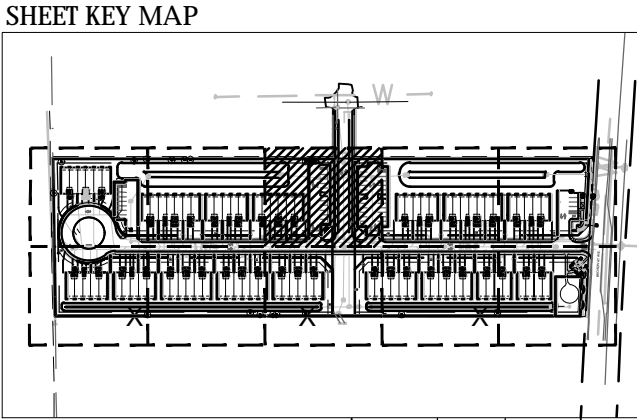
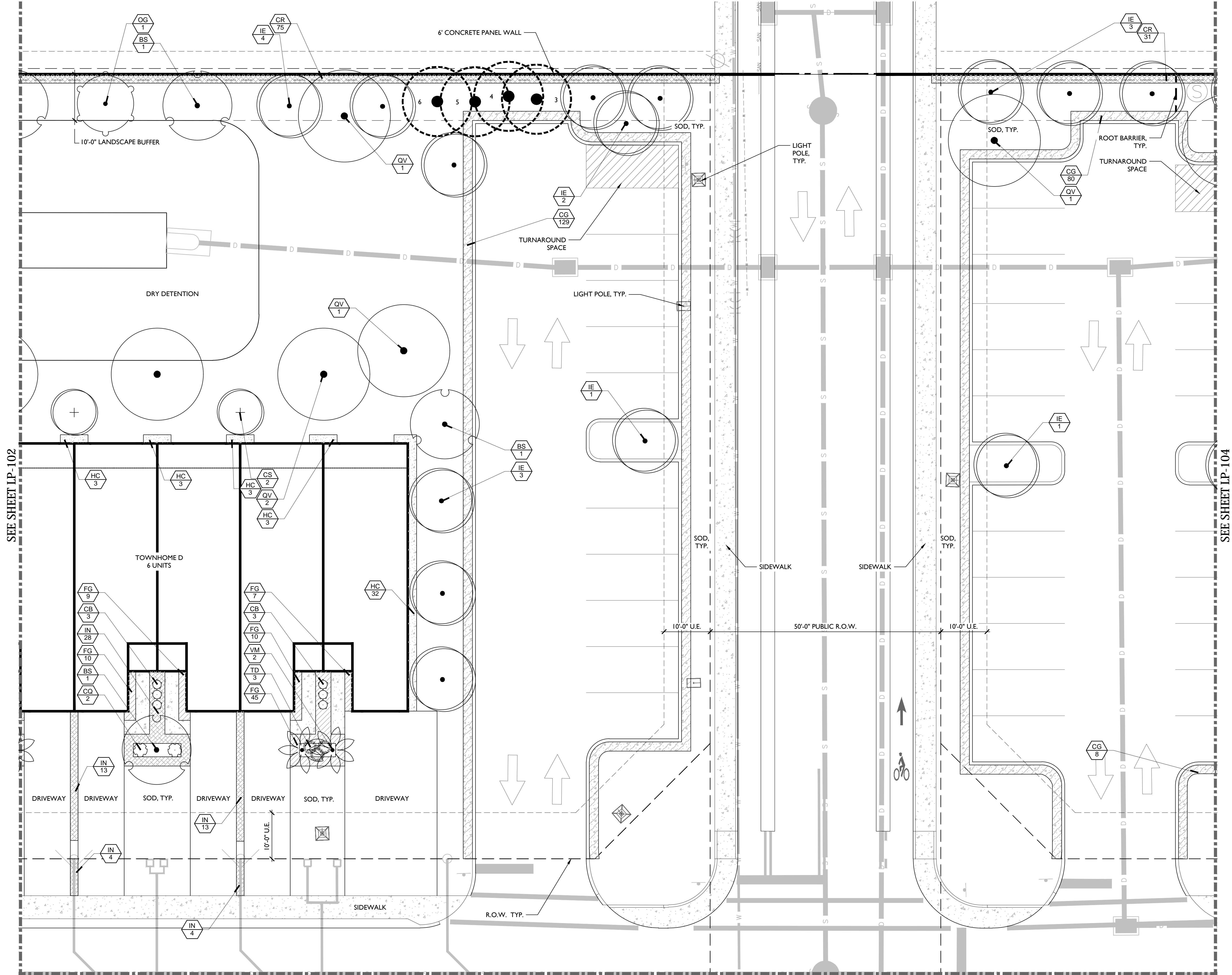


DRAWN BY: KS/BK/SW
PROJECT #: 2464
LANDSCAPE PLAN

811

Know what's BELOW.
CALL before you dig.

Call 811 two business days before digging



- LEGEND
- TREE/PALM TO REMAIN
 - ROOT BARRIER
 - ALL PLANTING ISLANDS TO HAVE SOD UNLESS OTHERWISE NOTED.

WGI

LAND DESIGN SERVICES DIVISION

LANDSCAPE ARCHITECTURE / PLANNING / ENVIRONMENTAL
TRANSPORTATION / ENGINEERING / SURVEYING & SITE / CREATIVE SERVICES

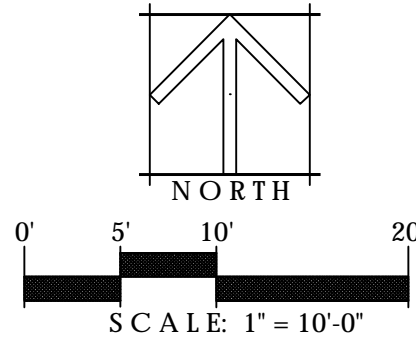
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RIVIERA COVE
PREPARED FOR DR HORTON
RIVIERA BEACH, FLORIDA

REVISION DATES		
DATE	APPROVAL	NOTES
08-01-18		SITE PLAN SUBMITTAL
08-01-18		RESUBMITTAL
11-09-18		RESUBMITTAL
01-29-19		RESUBMITTAL
03-20-19		RESUBMITTAL
04-23-19		RESUBMITTAL

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DRAWN BY: KS/BK/SW
PROJECT #: 2464
LANDSCAPE PLAN

SHEET #
LP-103

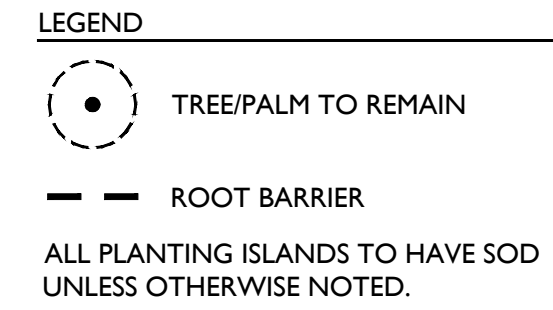
811

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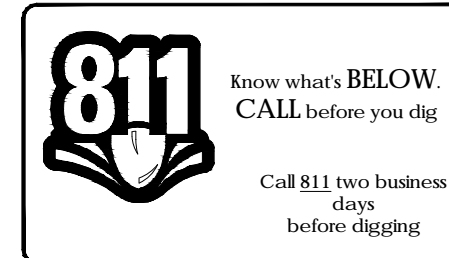
Site plan for a residential development showing townhome units, driveways, sidewalks, and landscaping. The plan includes labels for various plant types (e.g., HC 3, FG 7, IN 4) and structural elements (e.g., SOD, TYP., DRIVEWAY). A 10'-0" landscape buffer is indicated at the bottom.

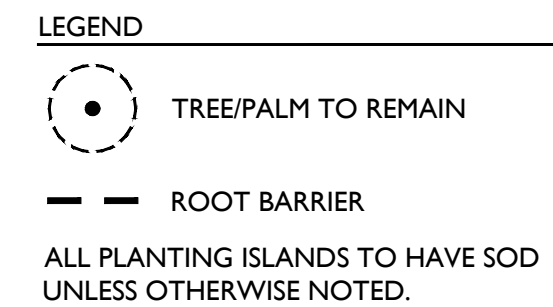


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[illegible]

SHEET #
LP-107

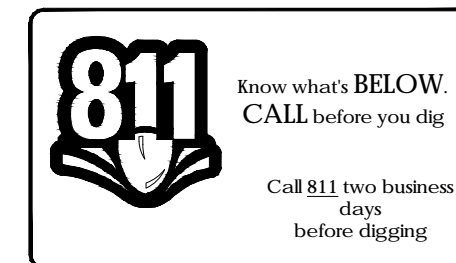




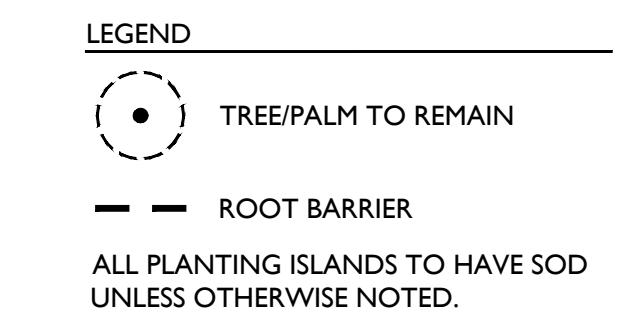
RIVIERA COVE
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SHEET #
LP-108



SEE SHEET LP-108

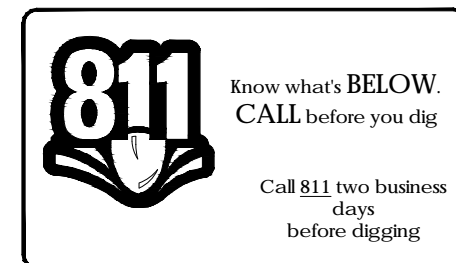


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[illegible]

The drawing shows a symmetrical building facade within a square frame. The facade features a central vertical element, possibly a door or window, flanked by two angled, wing-like structures. Below the drawing is a scale bar with markings at 0', 5', 10', and 20'. The text "NORTH" is centered below the drawing, and "SCALE: 1" = 10'-0"" is centered below the scale bar.

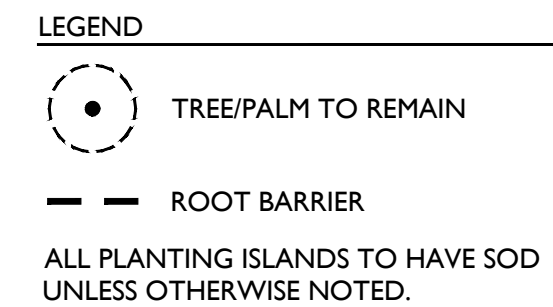
SHEET #
LP-109



This detailed site plan illustrates a residential development layout. The plan includes the following elements:


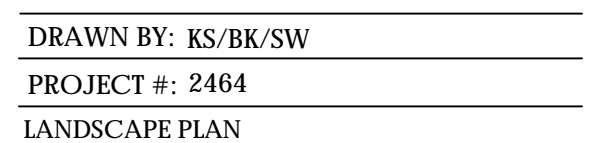
- Buildings:** Two main building footprints are shown. The left building is labeled "TOWNHOME O 4 UNITS" and the right building is labeled "TOWNHOME P 4 UNITS".
- Driveways and Access:** Multiple driveways are indicated, connecting the buildings to the surrounding areas. A "DRIVEWAY" label is present near the top center.
- Landscaping and Plantings:** The plan is heavily detailed with various plant species and quantities, represented by codes in hexagonal callouts. Examples include:
 - Top left: IN 17, HC 32, FG 45, CQ 1, VM 2, FG 7, CB 3, FG 9, HC 9.
 - Top right: FG 45, CQ 1, VM 2, FG 7, CB 3, FG 9, HC 32.
 - Bottom left: IE 7, CR 62, OG 1, BS 2.
 - Bottom right: IE 2, BS 2, HC 3, HC 11, CS 2, IE 5.
- Infrastructure and Features:**
 - Light Pole, TYP.:** Indicated at the top left and bottom right.
 - Shade Structure/Bus Shelter:** Located on the right side of the plan.
 - 6' Fence:** A dashed line indicating a boundary on the right.
 - 10'-0" Landscape Buffer:** Shaded areas along the bottom and right edges.
 - 10'-0" U.E. (Utility Easement):** Shaded areas along the top and right edges.
 - Root Barrier, TYP.:** Indicated near the bottom center.
 - Dry Detention:** A feature located at the bottom left.
 - TOT LOT:** A designated area on the right side.
 - Broadway Ave:** Labeled on the far right edge.
- Other Labels:** "SOD, TYP." (Soil Organic Deposit) is noted in several locations. "R.O.W. TYP." (Right of Way) is indicated at the top. "IN 4" and "IN 5" are also noted near the top.

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I. Description of Work

- A. Provide all exterior planting as shown on the drawings or inferable therefrom and/or as specified in accordance with the requirements of the Contract Documents. Landscape plans provided indicate the proposed location of living plant material only. Structural elements and hardscape features indicated on the landscape plans are for information purposes only. Landscape plans are not to be utilized for staking and layout or location of any structural site features including but not limited to, buildings, signage, pathways, easements, utilities or roadways.
- B. These specifications include standards necessary for and incidental to the execution and completion of planting as indicated on the prepared drawings and specified herein.
- C. All applicable federal, state and local permits shall be obtained prior to the removal, relocation, or installation of plant materials indicated within the plan documents.
- D. Protection of existing features. During construction, protect all existing trees, shrubs, and other specified vegetation, site features and improvements, structures, and utilities specified herein and/or on submitted drawings. Removal or destruction of existing plantings is prohibited unless specifically authorized by the owner, and with permit as required by associated federal, state and local government agencies.
- II. American National Standards
- A. American National Standards for Tree Care Operations, ANSI A300, American National Standards Institute, 11 West 42nd Street, New York, N.Y. 10036.
- B. American Standard for Nursery Stock, ANSI Z60.1, American Nursery and Landscape Association, 1250 Eye Street, NW, Suite 500, Washington, D.C. 20005.
- C. Hortus Third, The Staff of the L.H. Bailey Hortorium, 1978, MacMillan Publishing Co., New York.
- D. Florida Department of Agriculture "Grades and Standards for Nursery Plants", most recent addition.
- E. National Arborist Association- Pruning Standards and Standards for Shade Trees
- F. All standards shall include the latest additions and amendments as of the date of advertisement for bids

III. Qualifications

- A. Landscape planting and related work shall be performed by a firm with a minimum of five years experience specializing in this type of work. All contractors and their sub-contractors who are performing any landscape work indicated in this section of the specification shall be approved by the landscape architect.
- B. Landscape Contractor shall be licensed and shall carry any necessary insurance and shall protect the Landscape Architect and Owner against all liabilities, claims or demands for injuries or damage to any person or property growing out of the performance of the work under this contract. All workers shall be covered by Workman's Compensation Insurance.

IV. Requirements of Regulatory Agencies

- A. Certificates of inspection shall accompany the invoice for each shipment of plants as may be required by law for transportation. File certificates with the landscape architect prior to acceptance of the material. Inspection by federal or state authorities at place of growth does not preclude rejection of the plants at the site.

V. Submittals

- A. Manufacturer's Data: Submit copies of the manufacturer's and/or source data for all materials specified, including soils, soil amendments and fertilizer materials. Comply with regulations applicable to landscape materials.
- B. Samples: Submit samples of all topsoil, soil mixes, mulches, and organic materials. Samples shall weigh 1 kg (2 lb) and be packaged in plastic bags. Samples shall be typical of the lot of material to be delivered to the site and provide an accurate indication of color, texture, and organic makeup of the material.
- C. Nursery Sources: Submit a list of all nurseries that will supply plants, along with a list of the plants they will provide and the location of the nursery.
- D. Soil Test: Submit soil test analysis report for each sample of topsoil and planting mix from a soil testing laboratory approved by the landscape architect.
1. Provide a particle size analysis, including the following gradient of mineral content:
- | USDA Designation | Size in mm |
|------------------|--------------------|
| Gravel | +2 mm |
| Very Coarse Sand | 1-2 mm |
| Coarse Sand | 0.5-1 mm |
| Medium Sand | 0.25-0.5 mm |
| Fine Sand | 0.1-0.25 mm |
| Very fine sand | 0.05-0.1 mm |
| Silt | 0.002-0.05 mm |
| Clay | smaller than 0.002 |
2. Provide a chemical analysis, including the following:
- a. pH and buffer pH
- b. Percentage of organic content by oven-dried weight.
- c. Nutrient levels by parts per million, including phosphorus, potassium magnesium, manganese, iron, zinc, and calcium. Nutrient test shall include the testing laboratory recommendations for supplemental additions to the soil based on the requirements of horticultural plants.
- d. Soluble salt by electrical conductivity of a 1:2, soil: water, sample measured in millimho per cm.
- e. Cation exchange capacity (CEC).
- E. Material Testing: Submit the manufacturers particle size analysis, and the pH analysis and provide a description and source location for the content material of all organic materials.
- F. Maintenance Instructions: Prior to the end of maintenance period, Landscape Contractor shall furnish three copies of written maintenance instructions to the Landscape Architect for transmittal to the Owner for maintenance and care of installed plants through their full growing season.

VI. Utility Verification

- A. The contractor shall contact the local utility companies for verification of the location of all underground utility lines in the area of the work. The contractor shall be responsible for all damage resulting from neglect or failure to comply with this requirement.

Part 2. Materials

- I. Plants
- A. Plants shall be true to species and variety specified and nursery-grown in accordance with good horticultural practices under climatic conditions similar to those in the locality of the project for at least two years. They shall have been freshly dug.
1. All plant names and descriptions shall be as defined in Hortus Third.
2. All plants shall be grown and harvested in accordance with the American Standard for Nursery Stock and Florida Department of Agriculture Grades and Standards for Nursery Plants.
3. Unless approved by the landscape architect, plants shall have been grown at a latitude not more than 325 km (200 miles) north or south of the latitude of the project unless the provenance of the plant can be documented to be compatible with the latitude and cold hardiness zone of the planting location.
- B. Unless specifically noted, all plants shall be exceptionally heavy, symmetrical, and so trained or favored in development and appearance as to be unquestionably and outstandingly superior in form, compactness, and symmetry. They shall be sound, healthy, vigorous, well branched, and densely foliated when in leaf; free of disease and insects, eggs, or larvae; and shall have healthy, well-developed root systems. They shall be free from physical damage or other conditions that would prevent vigorous growth.
1. Trees with multiple leaders, unless specified, will be rejected. Trees with a damaged or crooked leader, bark abrasions, sunscald, disfiguring knots, insect damage, or cuts of limbs over 20 mm (3/4 in.) in diameter that are not completely closed will be rejected.
- C. Plants shall conform to the measurements specified, except that plants larger than those specified may be used if approved by the landscape architect. Use of larger plants shall not increase the contract price. If larger plants are approved, the root ball shall be increased in proportion to the size of the plant.
1. Caliper measurements shall be taken on the trunk 150 mm (6 in.) above the natural ground line for trees up to and including 100 mm (4 in.) in caliper, and 300 mm (12 in.) above the natural ground line for trees over 100 mm (4 in.) in caliper. Height and spread dimensions specified refer to the main body of the plant and not from branch tip to branch tip. Plants shall be measured when branches are in their normal position. If a range of sizes is given, no plant shall be less than the minimum size, and no less than 50 percent of the plants shall be as large as the maximum size specified. Measurements specified are minimum sizes acceptable after pruning, where pruning is required. Plants that meet measurements but do not possess a standard relationship between height and spread, according to the Florida Department of Agriculture Grades and Standards for Nursery Plants, shall be rejected.
- D. Substitutions of plant materials will not be permitted unless authorized in writing by the landscape architect. If proof is submitted in writing that a plant specified is not obtainable, consideration will be given to the nearest available size or similar variety, with a corresponding adjustment of the contract price.
- E. The plant schedule provided at the end of this section, or on the drawing, is for the contractor's information only, and no guarantee is expressed or implied that quantities therein are correct or that the list is complete. The contractor shall ensure that all plant materials shown on the drawings are included in his or her bid.
- F. All plants shall be labeled by plant name. Labels shall be attached securely to all plants, bundles, and containers of plant materials when delivered. Plant labels shall be durable and legible, with information given in weather-resistant ink or embossed process lettering.
- G. Selection and Tagging
1. Plants shall be subject to inspection for conformity to specification requirements and approval by the landscape architect at their place of growth and upon delivery. Such approval shall not impair the right of inspection and rejection during progress of the work.
2. A written request for the inspection of plant material at their place of growth shall be submitted to the landscape architect at least ten calendar days prior to digging. This request shall state the place of growth and the quantity of plants to be inspected. The landscape architect may refuse inspection at this time if, in his or her judgment, sufficient quantities of plants are not available for inspection or landscape architect deems inspection is not required.
3. All field grown deciduous trees shall be marked to indicate the trees north orientation in the nursery. Place a 1-in. diameter spot of white paint onto the north side of the tree trunk within the bottom 12 inches of the trunk.

- H. Anti-Desiccants
1. Anti-desiccants, if specified, are to be applied to plants in full leaf immediately before digging or as required by the landscape architect. Anti-desiccants are to be sprayed so that all leaves and branches are covered with a continuous protective film.
- I. Balled and Burlapped (B&B) Plant Materials
1. Trees designated B&B shall be properly dug with firm, natural balls of soil retaining as many fibrous roots as possible, in sizes and shapes as specified in the Florida Department of Agriculture Grades and Standards for Nursery Plants. Balls shall be firmly wrapped with synthetic, natural, or treated burlap, and/or wire. All synthetic burlap should be removed from the rootball prior to planting. True biodegradable burlap can be left around the root ball. The root collar shall be apparent at surface of ball. Trees with loose, broken, processed, or manufactured root balls will not be accepted, except with special written approval before planting.

- J. Container Plants
1. Plants grown in containers shall be of appropriate size for the container as specified in the most recent edition of the Florida Department of Agriculture Grades and Standards for Nursery Plants and be free of circling roots on the exterior and interior of the root ball.
2. Container plants shall have been grown in the container long enough to have established roots throughout the growing medium.
- K. Bareroot and Collected Plants
1. Plants designated as bareroot or collected plants shall conform to the American Standard for Nursery Stock.
2. Bareroot material shall not be dug or installed after bud break or before dormancy.
3. Collected plant material that has not been taken from active nursery operations shall be dug with a root ball spread at least 1/3 greater than nursery grown plants. When specified or approved, shall be in good health, free from disease, insect or weed infestation and shall not be planted before inspection and acceptance at the site. Testing may be required at the discretion of the Landscape Architect and/or the Owner and shall be provided at no additional cost.
- L. Specimen Material: Plant material specified as specimens are to be approved by the Landscape Architect before being brought to the site. Unless otherwise noted on the drawings, these plants shall be Florida Fancy.
- M. Palms
1. Coconut Palms shall be grown from a certified seed.
2. All palm species except Sabal palmetto shall have roots adequately wrapped before transporting.
3. Sabal palms shall have a hurricane cut. Sabal palms shall be installed on site at the earliest opportunity in the construction process. All Sabal palms shall be from Palm Beach County or other sandy soils. All Sabal palms shall be Florida Fancy.
4. For botted trunk palms, trunks shall have clean intact boots firmly attached to the palm trunk. For slick trunk palms, trunk shall be clear and free from defect and scars.
5. The Contractor shall treat all palms as required to prevent infestation by the palmetto weevil.

- N. SOD, TYP.
1. SOD, TYP. shall be graded #1 or better. SOD, TYP. shall be loam or muck grown with a firm, full texture and good root development. SOD, TYP. shall be thick, healthy and free from defects and debris including but not limited to dead thatch, insects, fungus, diseases and contamination by weeds, other grass varieties or objectionable plant material.
2. SOD, TYP. shall be sufficiently thick to insure a dense stand of live grass. SOD, TYP. shall be live, fresh, and uninjured at the time of planting. Plant SOD, TYP. within 48 hours after harvesting.
3. SOD, TYP. area shall be all areas not otherwise identified and shall include the area beyond the property line to the edge of pavement and/or edge of water.
- O. Immediately after harvesting plants, protect from drying and damage until shipped and delivered to the planting site. Rootballs shall be checked regularly and watered sufficiently to maintain root viability.
- P. Transportation and Storage of Plant Material
1. Branches shall be tied with rope or twine only, and in such a manner that no damage will occur to the bark or branches.
2. During transportation of plant material, the contractor shall exercise care to prevent injury and drying out of the trees. Should the trees be dried out, large branches broken, balls of earth broken or loosened, or areas of bark torn, the landscape architect may reject the injured tree(s) and order them replaced at no additional cost to the owner. All loads of plants shall be covered at all times with tarpaulin or canvas. Loads that are not protected will be rejected.
3. All bareroot stock sent from the storage facility shall be adequately covered with wet soil, sawdust, woodchips, moss, peat, straw, hay, or other acceptable moisture-holding medium, and shall be covered with a tarpaulin or canvas. Loads that are not protected in the above manner may be rejected.
4. Plants must be protected at all times from sun or drying winds. Those that cannot be planted immediately on delivery shall be kept in the shade, well protected with soil, wet mulch, or other acceptable material, and kept well watered. Plants shall not remain unplanted any longer than three days after delivery. Plants shall not be bound with wire or rope at any time so as to damage the bark or break branches. Plants shall be lifted and handled with suitable support of the soil ball to avoid damaging it.

Q. Mechanized Tree Spade Requirements

- Trees may be moved and planted with an approved mechanical tree spade. The tree spade shall move trees limited to the maximum size allowed for a similar B&B root-ball diameter according to the American Standard for Nursery Stock or the manufacturer's maximum size recommendation for the tree spade being used, whichever is smaller. The machine shall be approved by the landscape architect prior to use. Trees shall be planted at the designated locations in the manner shown in the plans and in accordance with applicable sections of the specifications.

II. Materials for Planting

- A. Mulch: Except as otherwise specified, mulch shall be shredded Melaleuca mulch - grade "A". All Melaleuca mulch shall be made entirely from the wood and bark of the Melaleuca quinquenervia tree. It shall not contain more than 10% bark (by volume). Shreds and chips shall not be larger the 3/4" diameter and 1 1/2" in length. Mulch shall be free of weeds, seeds, and any other organic or inorganic material other than Melaleuca wood and bark. It shall not contain stones or other foreign material that will prevent its eventual decay. This shall be applied to all planted areas where indicated so that, after installation, the mulch thickness will not be less than 3". Submit sample for approval.
- B. Peat: Shall be horticultural peat composed of not less than 60% decomposed organic matter by weight, on an oven dried basis. Peat shall be delivered to the site in a workable condition free from lumps.
- C. Gravel Mulch: Use only where specifically indicated on the plans of the size and type shown. Unless otherwise specified it shall be water-worn, hard durable gravel, washed free of loam, sand, clay and other foreign substances. It shall be a minimum of 3" deep and shall be contained with edging or other approved gravel stop as indicated on the plans. It shall be a maximum of 1 1/2", a minimum of 3/4" and of a readily-available natural gravel color range. Provide geotextile filter fabric below aggregate rock. Submit sample for approval.
- D. Root Barrier: Where specified, root barriers shall be installed on all tree and palm material in accordance with the root barrier detail provided within the plan drawings. Root barriers shall comply with all requirements of the municipality within which they are located as well as with any utility holder requirements of any affected utilities. In the event that conflicting requirements exist between the root barrier detail provided within the plan documents and the municipality/utility holder requirements, the more stringent of the requirements shall be applicable.
- E. Planter Edging: Use only where specifically indicated on plans. Edging shall be the color black.
- F. Anti-desiccant: shall be an emulsion specifically manufactured for agricultural use, which provides a protective film over plant surfaces. Anti-desiccants shall be delivered in containers of the manufacturer and shall be mixed according to the manufacturer's directions. Submit manufacturer literature for approval.

III. Materials for Soil Amendment

- A. Pine Bark: Horticultural-grade milled pine bark, with 80 percent of the material by volume sized between 0.1 and 15.0 mm.
1. Pine bark shall be aged sufficiently to break down all woody material. Pine bark shall be screened.
2. pH shall range between 4 and 7.0.
3. Submit manufacturer literature for approval.
- B. Organic Matter: Leaf matter and yard waste composted sufficiently to break down all woody fibers, seeds, and leaf structures, and free of toxic and nonorganic matter. Organic matter shall be commercially prepared compost. Submit 0.5 kg (1 lb) sample and suppliers literature for approval.
- C. Course Sand: Course concrete sand, ASTM C-33 Fine Aggregate, with a Fines Modulus Index of 2.75 or greater.
1. Sands shall be clean, sharp, natural sands free of limestone, shale and slate particles.
2. Provide the following particle size distribution:
- | Sieve | Percentage Passing |
|-------------------|--------------------|
| 3/8 in (9.5 mm) | 100 |
| No. 4 (4.75 mm) | 95-100 |
| No. 8 (2.36 mm) | 80-100 |
| No. 16 (1.18 mm) | 50-85 |
| No. 30 (0.60 mm) | 25-60 |
| No. 50 (0.30 mm) | 10-30 |
| No. 100 (0.15 mm) | 2-10 |
- D. Lime: shall be ground, palletized, or pulverized lime manufactured to meet agricultural standards and contain a maximum of 60 percent oxide (i.e. calcium oxide plus magnesium oxide). Submit manufacturer literature for approval.
- E. Sulfur: shall be flowers of sulfur, pelletized or granular sulfur, or iron sulfate. Submit manufacturer literature for approval.
- F. Fertilizer: Agricultural fertilizer of a formula indicated by the soil test. Fertilizers shall be organic, slow-release compositions whenever applicable. Submit manufacturer literature for approval.

IV. Planting Mix

- A. Planting Mix
1. Planting Mix for Trees, Shrubs, Groundcovers and vines: Check with landscape architect for appropriate mixture.
2. Planting Mix for Palms: Mixture of course sand and peat mixed to the following proportion:
- | Component | Percent by Volume |
|-------------|-------------------|
| Coarse Sand | 75% |
| Peat | 25% |
- B. Planting mix shall be thoroughly mixed, screened, and shredded.
- C. Prior to beginning the mixing process, submit a 1-kg (2-lb) sample of the proposed mix with soil test results that indicate the mix ratio and the results achieved.
- D. During the mixing process but prior to installing the mix, submit a 1-kg (2-lb) sample for each 200 cubic meters (250 cubic yards) of planting mix, taken randomly from the finished soil mix, with soil test results for approval. In the event that the test results do not meet the required particle size distribution, remix and resubmit a revised planting mix.
- E. Make all amendments of lime/sulfur and fertilizer indicated by the soil test results at the time of mixing.
- F. All mixing shall take place in the contractors yard, using commercial mixing equipment sufficient to thoroughly mix all components uniformly
- G. Protect the planting mix from erosion prior to installation.

Part 3. Execution

I. Excavation of Planted Areas

- A. Locations for plants and/or outlines of areas to be planted are to be staked out at the site. Locate and mark all subsurface utility lines. Approval of the stakeout by the landscape architect is required before excavation begins.
- B. Tree, shrub, and groundcover beds are to be excavated to the depth and widths indicated on the landscape plan detail drawings. If the planting area under any tree is initially dug too deep, the soil added to bring it up to the correct level should be thoroughly tamped.
1. The sides of the excavation of all planting areas shall be sloped at a 45 degrees. The bottom of all beds shall slope parallel to the proposed grades or toward any subsurface drain lines within the planting bed. The bottom of the planting bed directly under any tree shall be horizontal such that the tree sits plumb.
2. Maintain all required angles of repose of the adjacent materials as shown on the drawings. Do not excavate compacted subgrades of adjacent pavement or structures.
3. Subgrade soils shall be separated from the topsoil, removed from the area, and not used as backfill in any planted or lawn area. Excavations shall not be left uncovered or unprotected overnight.
- C. For trees and shrubs planted in individual holes in areas of good soil that is to remain in place and/or to receive amendment in the top 150-mm (6 in.) layer, excavate the hole to the depth of the root ball and to widths shown on the drawing. Slope the sides of the excavation at a 45 degree angle up and away from the bottom of the excavation.
1. In areas of slowly draining soils, the root ball may be set up to 75 mm (3 in.) or 1/8 of the depth of the root ball above the adjacent soil level.
2. Save the existing soil to be used as backfill around the tree.
3. On steep slopes, the depth of the excavation shall be measured at the center of the hole and the excavation dug as shown on the drawings.
- D. Detrimental soil conditions: The landscape architect is to be notified, in writing, of soil conditions encountered, including poor drainage, that the contractor considers detrimental to the growth of plant material. When detrimental conditions are uncovered, planting shall be discontinued until instructions to resolve the conditions are received from the landscape architect.
- E. Obstructions: If rock, underground construction work, utilities, tree roots, or other obstructions are encountered in the excavation of planting areas, alternate locations for any planting shall be determined by the landscape architect.

II. Installation of Planting Mix

- A. Prior to the installation of the planting mix, install subsurface drains, irrigation main lines, lateral lines, and irrigation risers shown on the drawings.
- B. The landscape architect shall review the preparation of subgrades prior to the installation of planting mix.
- C. Do not proceed with the installation of planting mix until all utility work in the area has been installed.
- D. Protect adjacent walls, walks, and utilities from damage or staining by the soil. Use 12-mm (1/2 in.) plywood and/or plastic sheeting as directed to cover existing concrete, metal, masonry work, and other items as directed during the progress of the work.
1. Clean up any soil or dirt spilled on any paved surface at the end of each working day.
2. Any damage to the paving or architectural work caused by the soils installation contractor shall be repaired by the general contractor at the soils installation contractors expense.
- E. Till the subsoil into the bottom layer of topsoil or planting mix.
1. Loosen the subsoil to the depth of the subgrade to a depth of 50 to 75 mm (2 to 3 in.) with a rototiller or other suitable device.
2. Spread a layer of the specified topsoil or planting mix 50 mm (2 in.) deep over the subgrade. Thoroughly till the planting mix and the subgrade together.
3. Immediately install the remaining topsoil or planting mix in accordance with the following specifications. Protect the tilled area from traffic. Do NOT allow the tilled subgrade to become compacted.
4. In the event that the tilled area becomes compacted, till the area again prior to installing the planting mix.
- F. Install the remaining topsoil or planting mix in 200- to 250-mm (8- to 10-in.) lifts to the depths and shown on the drawing details. The depths and grades shown on the drawings are the final grades after soil settlement and shrinkage of the organic material. The contractor shall install the soil at a higher level to anticipate this reduction of soil volume, depending on predicted settling properties for each type of soil.
1. Phase the installation of the soil such that equipment does not have to travel over already-installed topsoil or planting mixes.
2. Compact each lift sufficiently to reduce settling but not enough to prevent the movement of water and feeder roots through the soil. The soil in each lift should feel firm to the foot in all areas and make only slight heel prints. Overcompaction shall be determined by the following field percolation test.
- a. Dig a hole 250 mm (10 in.) in diameter and 250 mm (10 in.) deep.
- b. Fill the hole with water and let it drain completely. Immediately refill the hole with water, and measure the rate of fall in the water level.
- c. In the event that the water drains at a rate less than 25 mm (1 in.) per hour, till the soil to a depth required to break the overcompaction.
- d. The landscape architect shall determine the need for, and the number and location of percolation tests based on observed field conditions of the soil.
3. Maintain moisture conditions within the soils during installation to allow for satisfactory compaction. Suspend installation operations if the soil becomes wet. Do not place soils on wet subgrade.
4. Provide adequate equipment to achieve consistent and uniform compaction of the soils. Use the smallest equipment that can reasonably perform the task of spreading and compaction.
5. Add lime, sulfur, fertilizer, and other amendments during soil installation. Spread the amendments over the top layer of soil and till into the top 100 mm (4 in.) of soil. Soil amendments may be added at the same time that organic matter, when required, is added to the top layer of soil.
6. Protect soil from overcompaction after placement. An area that becomes overcompacted shall be tilled to a depth of 125 mm (6 in.). Uneven or settled areas shall be filled and reggraded.

III. Fine Grading

- All shall be the responsibility of the Contractor to finish grade (min. 6" below adjacent F.F.E.). Finish grades in planting areas shall be one inch lower than adjacent paving and are to include 3" of mulching. New earthwork shall blend smoothly into the existing earthwork, and grades shall pitch evenly between spot grades. All planted areas must pitch to drain at a minimum of 1/4" per foot. Any discrepancies not allowing this to occur shall be reported to the Landscape Architect prior to continuing work.
- B. Fill all dips and remove any bumps in the overall plane of the slope.
1. The tolerance for dips and bumps in lawn areas shall be a 12-mm (1/2 in.) deviation from the plane in 3,000 mm (10 ft).
2. The tolerance for dips and bumps in shrub planting areas shall be a 25-mm (1 in.) deviation from the plane in 3,000 mm (10 ft).
3. All fine grading shall be inspected and approved by the landscape architect prior to planting, mulching, SOD, TYP, dig, or seeding.
- C. Berming shall not be placed within 10' of any existing tree nor will it be allowed to encroach upon any utility, drainage, or maintenance easement. Berming shall not impede or obstruct any necessary swales needed to drain other areas for the property.

IV. Planting Operations

- A. Plants shall be set on flat-tamped or unexcavated pads at the same relationship to finished grade as they were to the ground from which they were dug, unless otherwise noted on the drawings. Plants shall be set plumb and braced in position until topsoil or planting mix has been placed and tamped around the base of the root ball. Improper compacting of the soil around the root ball may result in the tree settling or leaning. Plants shall be set so that they will be at the same depth and so that the root ball does not shift or move laterally one year later.
1. Determine the elevation of the root flare and ensure that it is planted at grade. This may require that the tree be set higher than the grade in the nursery.
2. If the root flare is less than 50 mm (2 in.) below the soil level of the root ball, plant the tree the appropriate level above the grade to set the flare even with the grade. If the flare is more than 50 mm (2 in.) at the center of the root ball the tree shall be rejected.
- B. Lift plants only from the bottom of the root balls or with belts or lifting harnesses of sufficient width not to damage the root balls. Do not lift trees by their trunk or use the trunk as a lever in positioning or moving the tree in the planting area.
- C. Remove plastic, paper, or fiber pots from containerized plant material. Pull roots out of the root mat. Loosen the potting medium and shake away from the root mat. Immediately after removing the container, install the plant such that the roots do not dry out. Pack planting mix around the exposed roots while planting.
- D. The roots of bare-root trees shall be pruned at the time of planting to remove damaged or undesirable roots (those likely to become a detriment to future growth of the root system). Bare-root trees shall have the roots spread to approximate the natural position of the roots and shall be centered in the planting pit. The planting-soil backfill shall be worked firmly into and around the roots, with care taken to fill in completely with no air pockets.
- E. Cut ropes or strings from the top of shrub root balls and trees smaller than 3 in. caliper after plant has been set. Remove burlap or cloth wrapping and any wire baskets from around top half of balls. Do not turn under and bury portions of burlap at top of ball.
1. Do not immediately remove the ropes and burlap from trees larger than 3 in. caliper. Return to each tree three months after planting and cut all ropes around the trunks and tops of the root balls of these trees.
2. Completely remove any waterproof or water-repellant strings or wrappings from the root ball and trunk before backfilling.
- F. Set balled and burlapped trees in the hole with the north mark facing north unless otherwise approved by the landscape architect.
- G. Place native soil, topsoil, or planting mix into the area around the tree, tamping lightly to reduce settlement.
1. For plants planted in individual holes in existing soil, add any required soil amendments to the soils, as the material is being backfilled around the plant. Ensure that the amendments are thoroughly mixed into the backfill.
2. For plants planted in large beds of prepared soil, add soil amendments during the soil installation process.
3. Ensure that the backfill immediately around the base of the root ball is tamped with foot pressure sufficient to prevent the root ball from shifting or leaning.

- H. Solid SOD, TYP. shall be laid with closely abutting joints with a tamped or rolled, even surface. Stagger strips to offset joints in adjacent courses. Bring the SOD, TYP. edge in a neat, clean manner to the edge of all paving and shrub areas. SOD, TYP. along slopes shall be pegged to hold SOD, TYP. in place along slopes or banks a wood peg acceptable to the Landscape Architect shall be used at no additional cost to the Owner. If, in the opinion of the Landscape Architect, top-dressing is necessary after rolling, clean sand will be evenly applied over the entire surface and thoroughly washed in without additional charge.
- I. Thoroughly water all plants immediately after planting. Apply water by hose directly to the root ball and the adjacent soil.
- J. Remove all tags, labels, strings, etc. from all plants.
- K. Remove any excess soil, debris, and planting material from the job site at the end of each workday.
- L. Form watering saucers 100 mm (4 in.) high immediately outside the area of the root ball of each tree as indicated on the drawings.

V. Relocation of Existing Material:

- A. Landscape Contractor shall root prune trees which are to be relocated in accordance with approved horticultural practices and the following procedures.
1. Select a healthy tree
2. Selectively trim the canopy removing dead limbs, cross branching over crowned areas, and lower undesirable limbs. Fertilize and water trees before pruning.
3. Root prune 50% of the root system approximately 18"-2" deep (depending upon species and size). This is done by hand with sharp hand tools or a root pruning saw. The diameter of the root ball to be pruned is 8-12 inches per every one inch of diameter at breast height of the tree.
4. Back fill the existing soil with peat moss to stimulate new root growth of the pruned roots.
5. Water in thoroughly and treat with a mycorrhizal and a low nitrogen fertilizer (so not to burn the pruned roots). Brace trees if deemed necessary.
6. The root pruned tree should be watered every day (especially during warm months of the season), the equivalent of 5 gallons for every DBH of tree per day.
7. Root pruned trees should be let to stand for a minimum of 6 weeks for trees less than 8" DBH and as long as 3 months for larger specimens prior to transplanting.
8. For best results and survivorship, new root growth should be evident on root pruned trees prior to transplanting.
9. Upon transplanting, water should be applied every day as outlined in step 6 for at least one year.

VI. Staking and Guying

- A. The Contractor shall stake all trees and palms in accordance with the tree and palm staking details provided within the plan drawings. Alternate methods of guying or staking may be employed with the prior approval of the Landscape Architect.
- B. The Contractor shall be responsible for the replacement or adjustment of all trees, palms or shrubs that fall or lean during the guarantee period. The Contractor shall be responsible for any damage caused by the falling or leaning of trees.
- C. Stakes and guys shall be installed immediately upon approval or planting, and shall be removed in accordance with the staking details provide within the plan drawings. Any tree that is not stable at the end of the warranty period shall be rejected.

VII. Pruning

- A. Plants shall not be heavily pruned at the time of planting. Pruning is required at planting time to correct defects in the tree structure, including removal of injured branches, watersprouts, suckers, and interfering branches. Healthy lower branches and interior small twigs should not be removed except as necessary to clear walks and roads. In no case should more than one-quarter of the branching structure be removed. Retain the normal or natural shape of the plant.
- B. All pruning shall be completed using clean, sharp tools. All cuts shall be clean and smooth, with the bark intact with no rough edges or tears.
- C. Pruning of large trees shall be done from a hydraulic man-lift such that it is not necessary to climb the tree.

VIII. Mulching

- A. All trees, palms, shrubs, and other plantings will be mulched with mulch previously approved by the landscape architect. The mulch shall be a minimum 3" thick layer over all tree, shrub and ground cover planting areas, unless otherwise specified. All mulch layers shall be of the specified thickness at the time of the final acceptance of the work. Mulch must not be placed within 3 inches of the trunks of trees, palms or shrubs.
- B. Place mulch at least 3" in depth in a circle around all trees located in lawn areas. The diameter of the circle shall be 18" in diameter larger than the ball of the plant provided. Mulch must not be placed within 3 inches of the trunks of trees, palms or shrubs.

IX. Maintenance of Trees, Shrubs, and Vines

- A. Maintenance shall begin immediately after each plant is planted and continue until its acceptance has been confirmed by the landscape architect.
- B. Maintenance shall consist of pruning, watering, cultivating, weeding, mulching, fertilizing, tightening and repairing guys and stakes, resetting plants to proper grades or upright position, restoring of the planting saucer, and furnishing and applying such sprays or other materials as necessary to keep plantings free of insects and diseases and in vigorous condition.
- C. Planting areas and plants shall be protected at all times against trespassing and damage of all kinds for the duration of the maintenance period. If a plant becomes damaged or injured, it shall be treated or replaced as directed by the landscape architect at no additional cost.
- D. Watering: Contractor shall irrigate as required to maintain vigorous and healthy tree growth. Overwatering or flooding shall not be allowed. The contractor shall monitor, adjust, and use existing irrigation facilities, if available, and furnish any additional material, equipment, or water to ensure adequate irrigation. Root balls of all trees and large shrubs shall be spot watered using handheld hoses during the first four months after planting, as required to ensure adequate water within the root ball.
- E. During periods of restricted water usage, all governmental regulations (permanent and temporary) shall be followed. The contractor may have to transport water from ponds or other sources, at no additional expense to the owner when irrigation systems are unavailable.
- F. Remove soil ridges from around watering basins prior to end of maintenance period, as directed by Landscape Architect

X. Acceptance

- A. The landscape architect shall inspect all work for acceptance upon written request of the contractor. The request shall be received at least ten calendar days before the anticipated date of inspection.
- B. Acceptance of plant material shall be for general conformance to specified size, character, and quality and shall not relieve the contractor of responsibility for full conformance to the contract documents, including correct species.
- C. Upon completion and re-inspection of all repairs or renewals necessary in the judgment of the landscape architect, the landscape architect shall certify in writing that the work has been accepted.

XI. Acceptance in Part

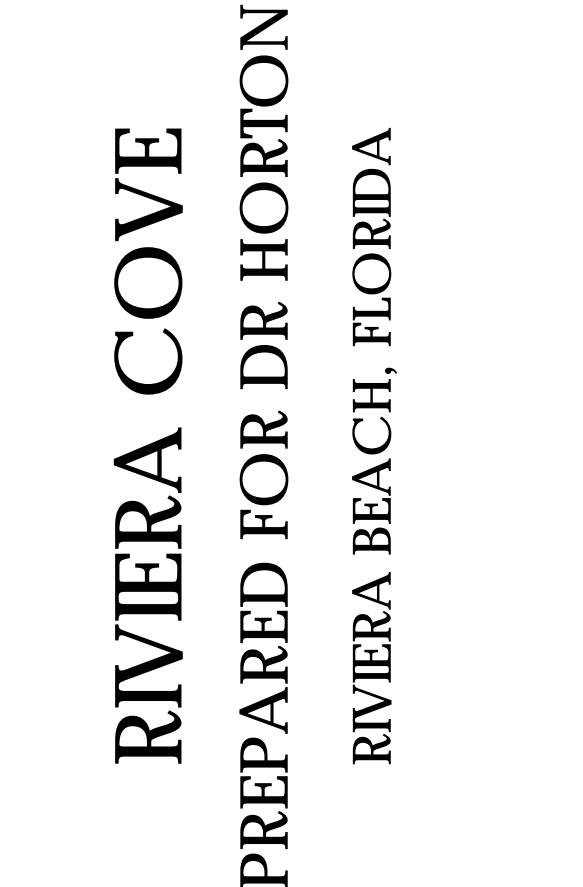
- A. Work may be accepted in parts when the landscape architect and contractor deem that practice to be in their mutual interest. Approval must be given in writing by the landscape architect to the contractor verifying that the work is to be completed in parts. Acceptance of work in parts shall not waive any other provision of this contract.

XII. Guarantee Period and Replacements

- A. The guarantee period for trees and shrubs shall begin at the date of acceptance.
- B. The contractor shall guarantee all plant material to be in healthy and flourishing condition for a period of one year from the date of acceptance.
- C. When work is accepted in parts, the guarantee periods extend from each of the partial acceptances to the terminal date of the guarantee of the last acceptance. Thus, all guarantee periods terminate at one time.
- D. The contractor shall replace, without cost, as soon as weather conditions permit, and within a specified planting period, all plants determined by the landscape architect to be dead or in an unacceptable condition during and at the end of the guarantee period. To be considered acceptable, plants shall be free of dead or dying branches and branch tips and shall bear foliage of normal density, size, and color. Replacements shall closely match adjacent specimens of the same species. Replacements shall be subject to all requirements stated in this specification.
- E. The guarantee of all replacement plants shall extend for an additional period of one year from the date of their acceptance after replacement. In the event that a replacement plant is not acceptable during or at the end of said extended guarantee period, the landscape architect may elect subsequent replacement or credit for that item.
- F. At the end of the guarantee, the contractor shall reset grades that have settled below the proposed grades on the drawings.
- G. The contractor shall make periodic inspections, at no extra cost, during the guarantee period to determine what changes, if any, should be made in the maintenance program. If changes are recommended, they shall be submitted in writing to the landscape architect. Claims by the contractor that the owners maintenance practices or lack of maintenance resulted in dead or dying plants will not be considered if such claims have not been documented by the contractor during the guarantee period.

XIII. Final Inspection and Final Acceptance

- At the end of the guarantee period and upon written request of the contractor, the landscape architect will inspect all guaranteed work for final acceptance. The request shall be received at least ten calendar days before the anticipated date for final inspection. Upon completion and re-inspection of all repairs or renewals necessary in the judgment of the landscape architect at that time, the landscape architect shall certify, in writing, that the project has received final acceptance.



REVISION DATES		
DATE	APPROVAL	NOTES
06-01-18		SHE PLAN SUBMITTAL
08-01-18		RESUBMITTAL
11-09-18		RESUBMITTAL
01-29-19		RESUBMITTAL
03-20-19		RESUBMITTAL
04-23-19		RESUBMITTAL

Town Homes AT RIVIERA COVE FLORIDA

4-UNIT BUILDING

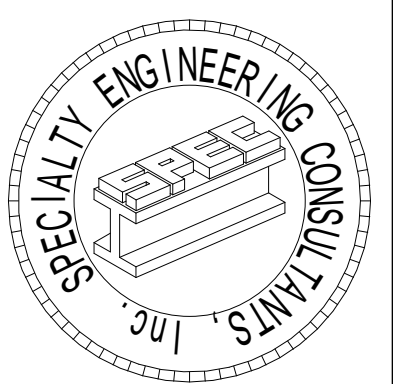


4-UNIT BUILDING

DR HORTON

6123 LYONS ROAD
COCONUT CREEK, FLORIDA

CLIENT INFORMATION

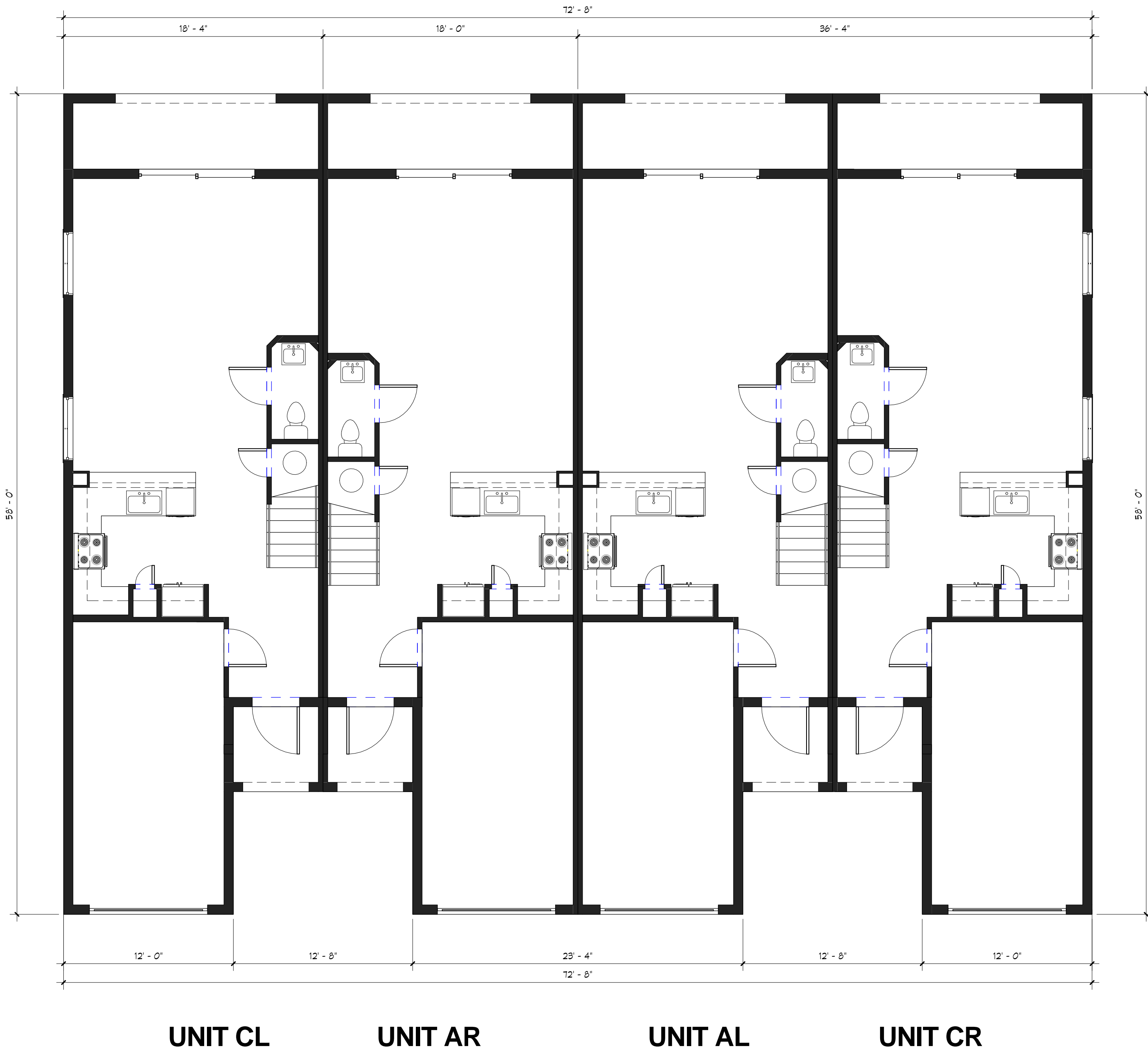


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SUITE #20
BOYNTON BEACH, FL 33426

DADE - BROWARD - PALM BEACH
FL, CA #000217

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561 - 752 - 5542 FAX

I:\DR HORTON\RIVIERA COVE\BUILDING 4-FLX.F4



① 1st Flr
3/16" = 1'-0"

1ST FLOOR BUILDING PLANS

SHEET INFORMATION

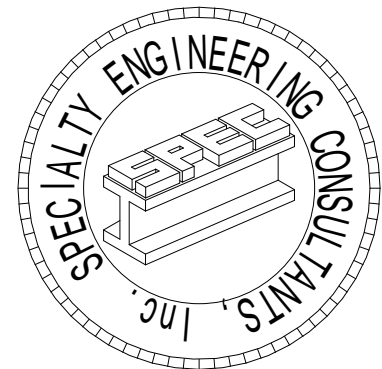
4- UNIT
BUILDING

PROJECT INFORMATION

RIVIERA COVE
PALM BEACH COUNTY,
FLORIDA

CLIENT INFORMATION

DR HORTON
AMERICA'S BUILDER
6123 LYONS ROAD,
COCONUT CREEK, FL 33013



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FILE NAME:

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DATE 05/11/2018

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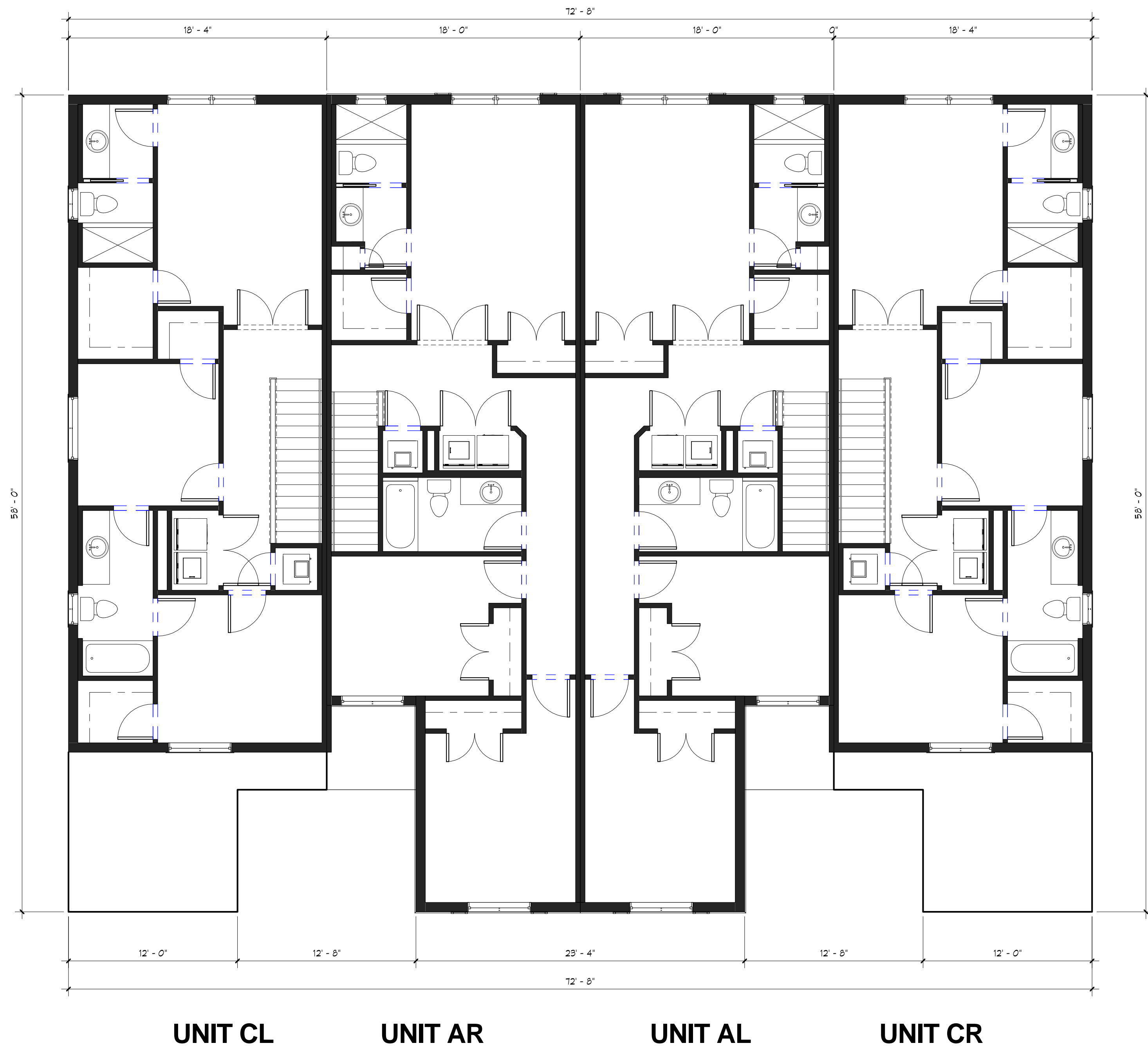
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D. ADAM LeBLANC, PE FL #77012

SHEET #

A-1

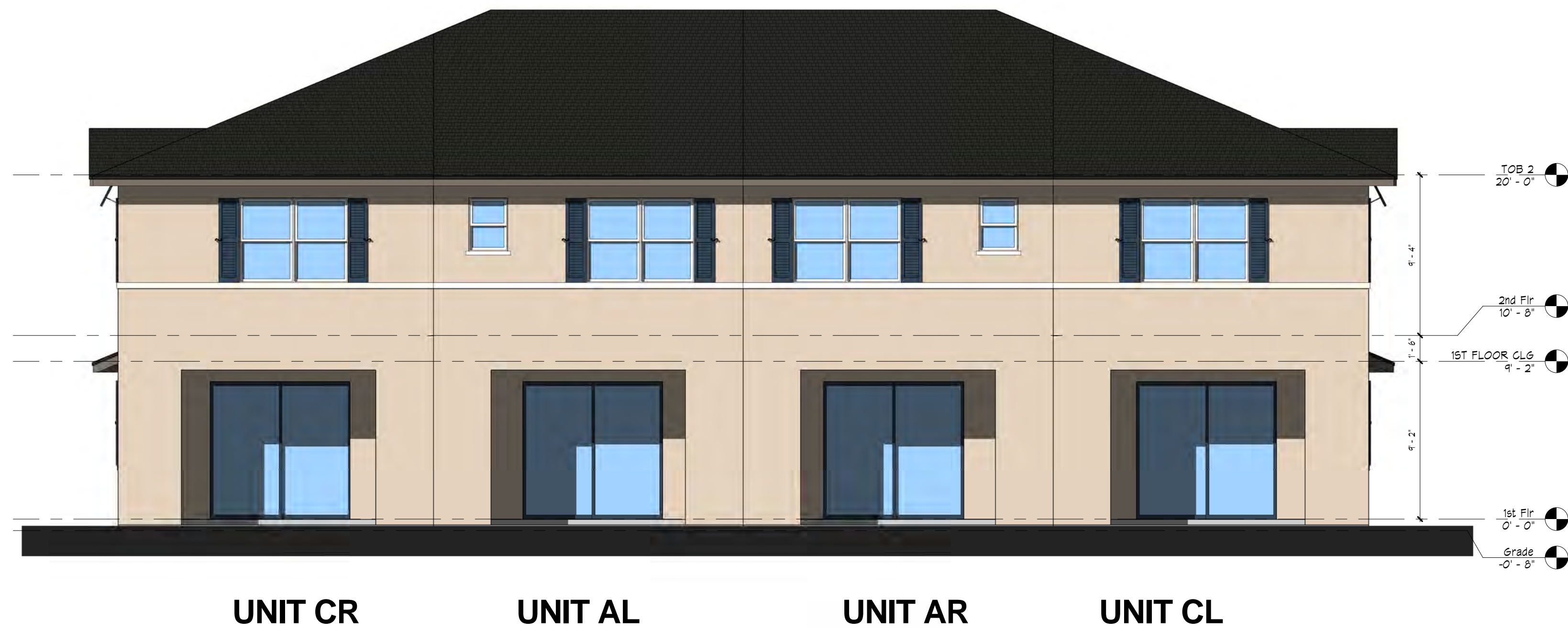
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① 2nd Flr
3/16" = 1'-0"

2ND FLOOR BUILDING PLANS	
PROJECT INFORMATION RIVIERA COVE PALM BEACH COUNTY, FLORIDA	SHEET INFORMATION 4- UNIT BUILDING
DR HORTON AMERICA'S BUILDER 6123 LYONS ROAD, COCONUT CREEK, FL 33013	
 SPECIALTY ENGINEERING CONSULTANTS, Inc. 1599 SW 30th AVE. SUITE #20 BOYNTON BEACH, FL 33426 DADE - BROWARD - PALM BEACH FL, CA. #009217 561 - 752 - 5440 OFFICE 561 - 752 - 5542 FAX	
FILE NAME:	
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DATE 05/11/2018	
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SEAL D. ADAM LeBLANC, PE, FL #77012	
SHEET # A-2	

1: DR HORTON RIVIERA COVE BUILDING 4- PLEX.PLT



② REAR ELEVATION
3/16" = 1'-0"



④ RIGHT SIDE
3/16" = 1'-0"



③ LEFT SIDE
3/16" = 1'-0"



① FRONT ELEVATION
3/16" = 1'-0"

ELEVATIONS

SHEET INFORMATION

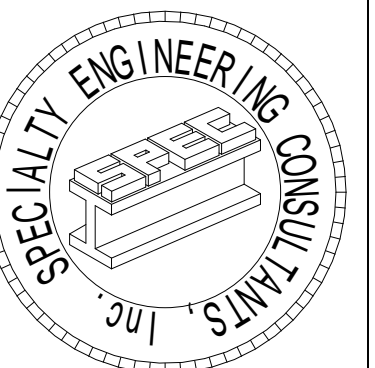
4- UNIT
BUILDING

PROJECT INFORMATION

RIVIERA COVE
PALM BEACH COUNTY,
FLORIDA

CLIENT INFORMATION

DR HORTON
AMERICA'S BUILDER
6123 LYONS ROAD,
COCONUT CREEK, FL 33073



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SHEET #

A-3

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RENDERING

SHEET INFORMATION

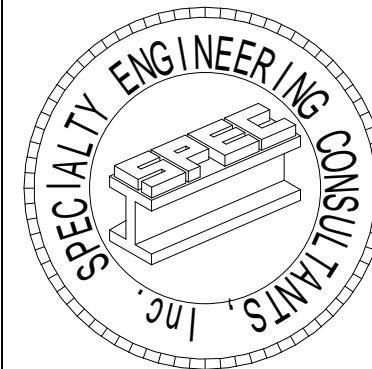
4- UNIT
BUILDING

PROJECT INFORMATION

RIVIERA COVE
PALM BEACH COUNTY,
FLORIDA

CLIENT INFORMATION

DR HORTON
AMERICA'S BUILDER
6123 LYONS ROAD,
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FILE NAME:

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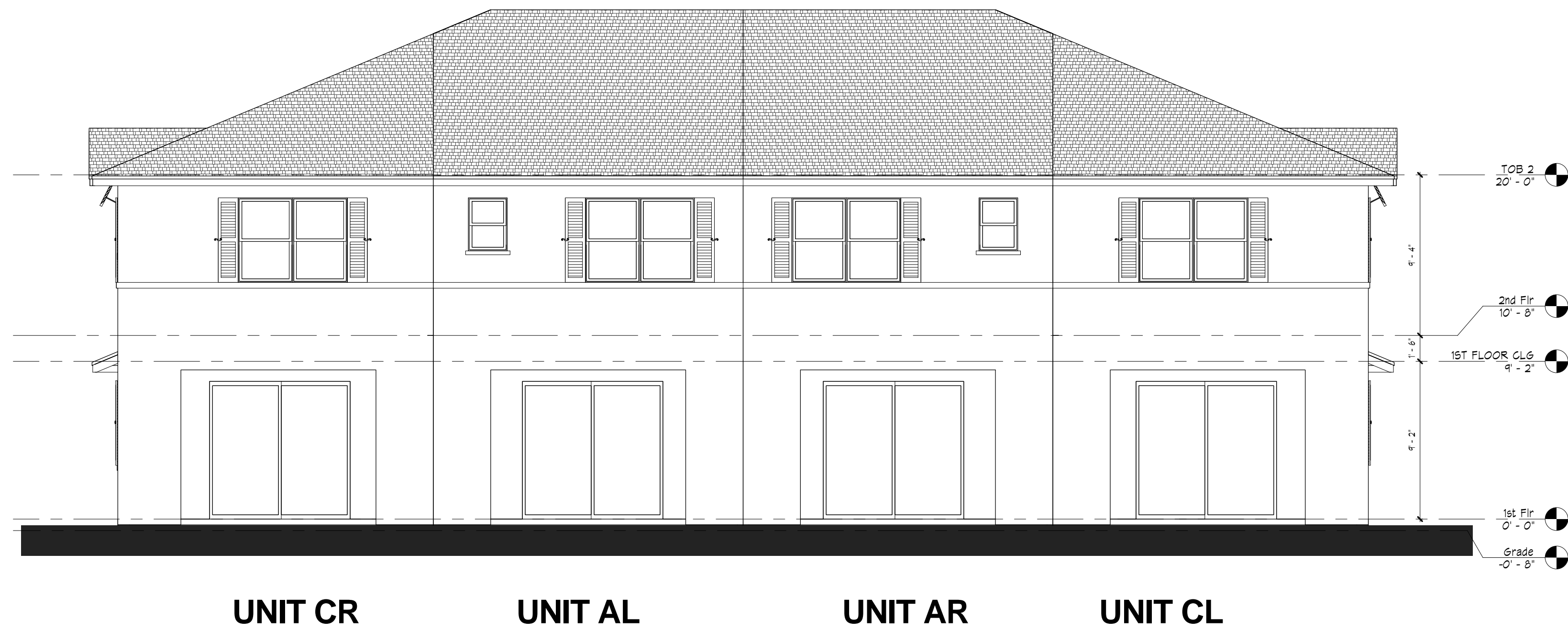
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SHEET #

A-4

1: DR HORTON RIVIERA COVE BUILDING 4-plex.mxd



② REAR ELEVATION
3/16" = 1'-0"



④ RIGHT SIDE
3/16" = 1'-0"



③ LEFT SIDE
3/16" = 1'-0"



① FRONT ELEVATION
3/16" = 1'-0"

ELEVATIONS

SHEET INFORMATION

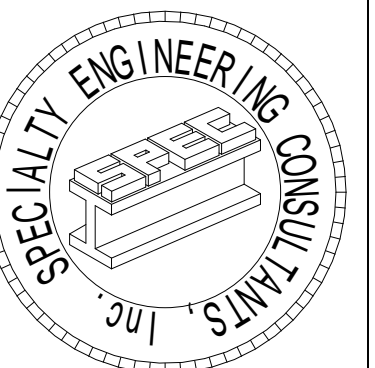
4- UNIT
BUILDING

PROJECT INFORMATION

RIVIERA COVE
PALM BEACH COUNTY,
FLORIDA

CLIENT INFORMATION

DR HORTON
AMERICA'S BUILDER
6123 LYONS ROAD,
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FILE NAME:

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DATE 05/11/2018

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SHEET #

A-3

Town Homes AT RIVIERA COVE FLORIDA

5-UNIT BUILDING

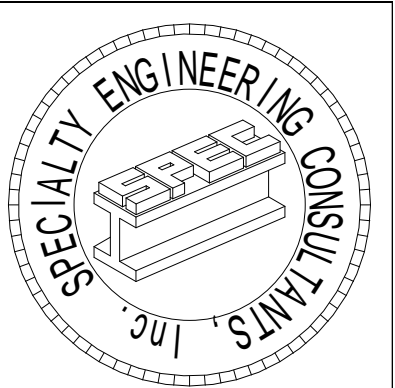


5-UNIT BUILDING

DR HORTON

6123 LYONS ROAD
COCONUT CREEK, FLORIDA

CLIENT INFORMATION

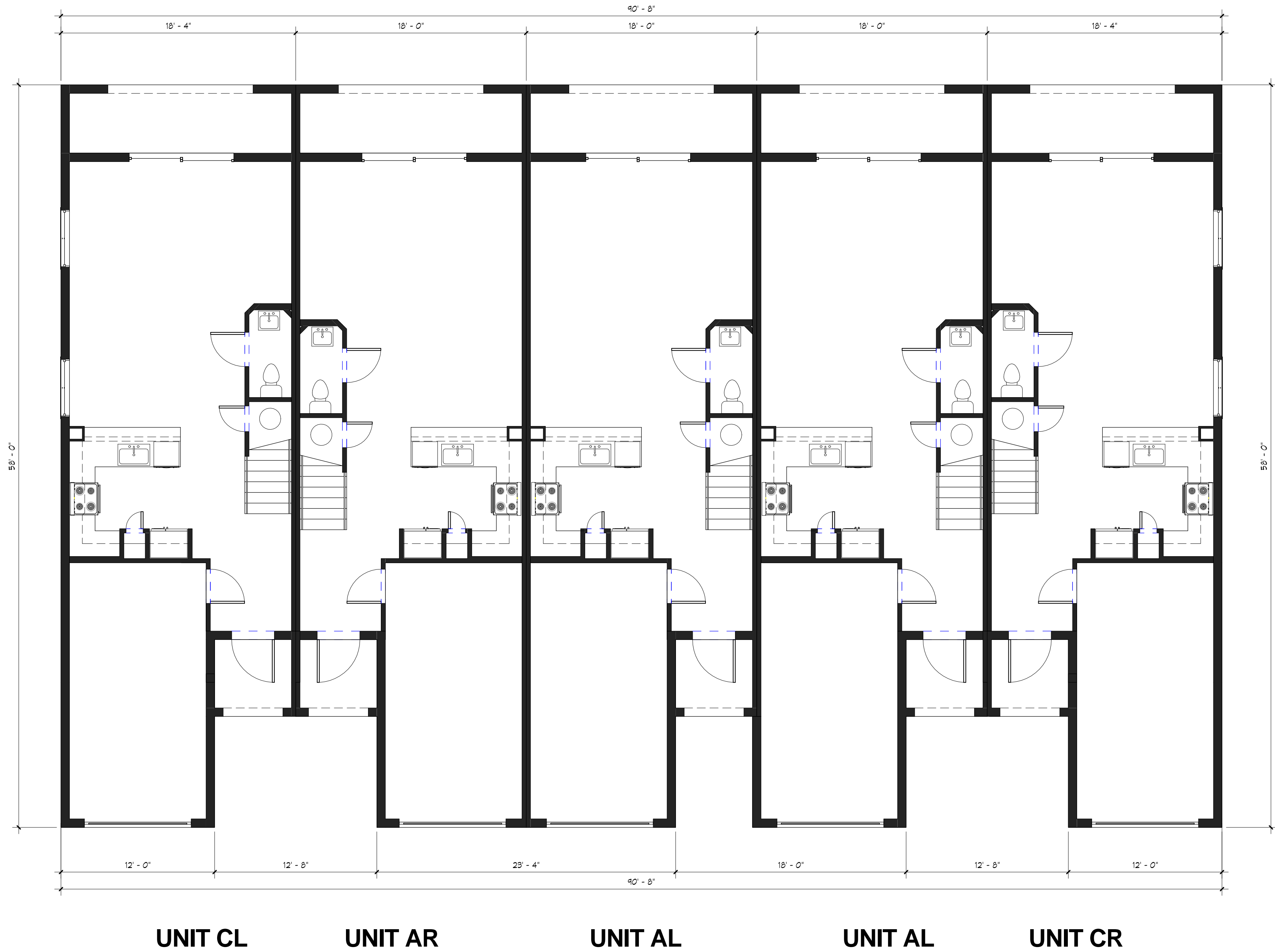


SPECIALTY ENGINEERING
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I:\DR HORTON\RIVIERA COVE\BUILDING 5\FLEX-B.MXD



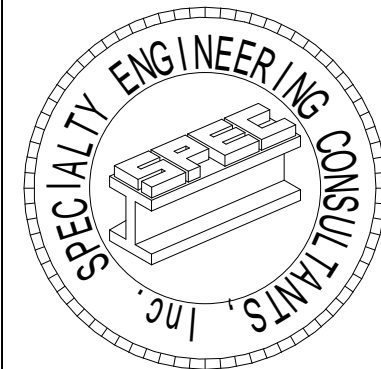
1 1st Flr
3/16" = 1'-0"

1ST FLOOR BUILDING PLANS

SHEET INFORMATION
5- UNIT
BUILDING

PROJECT INFORMATION
RIVIERA COVE
PALM BEACH COUNTY,
FLORIDA

CLIENT INFORMATION
DR HORTON
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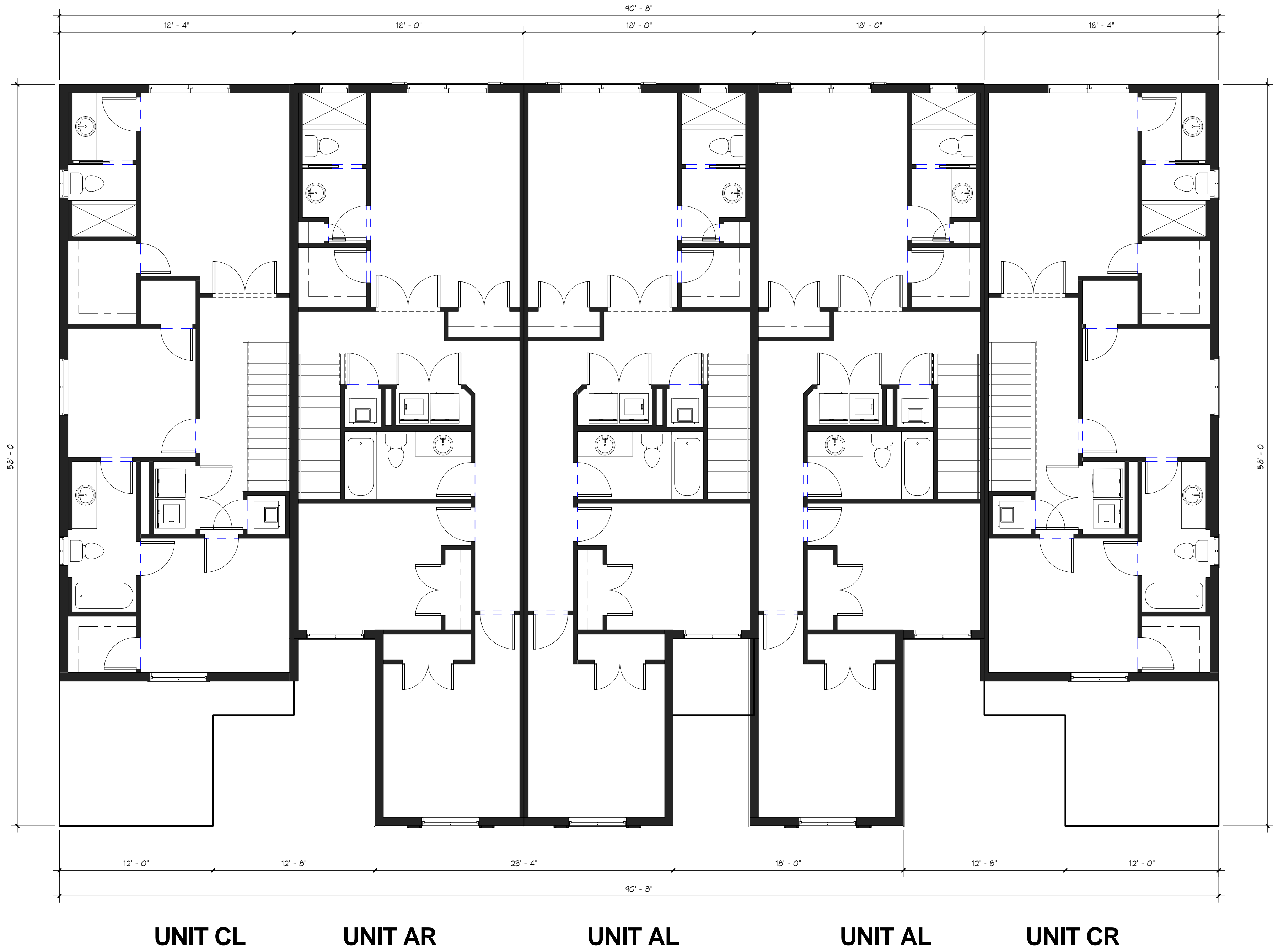
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SHEET #
A-1

1: DR HORTON RIVIERA COVE BUILDING 5-FLEX-B.M.F.



① 2nd Flr
3/16" = 1'-0"

2ND FLOOR BUILDING PLANS

SHEET INFORMATION

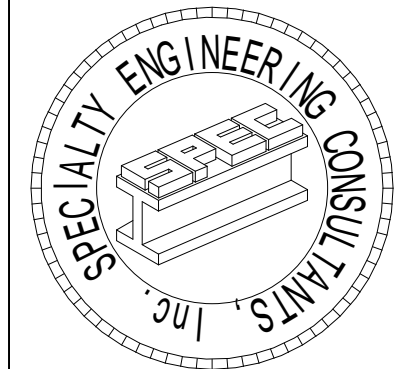
5- UNIT
BUILDING

PROJECT INFORMATION

RIVIERA COVE
PALM BEACH COUNTY,
FLORIDA

CLIENT INFORMATION

DR HORTON
AMERICA'S BUILDER
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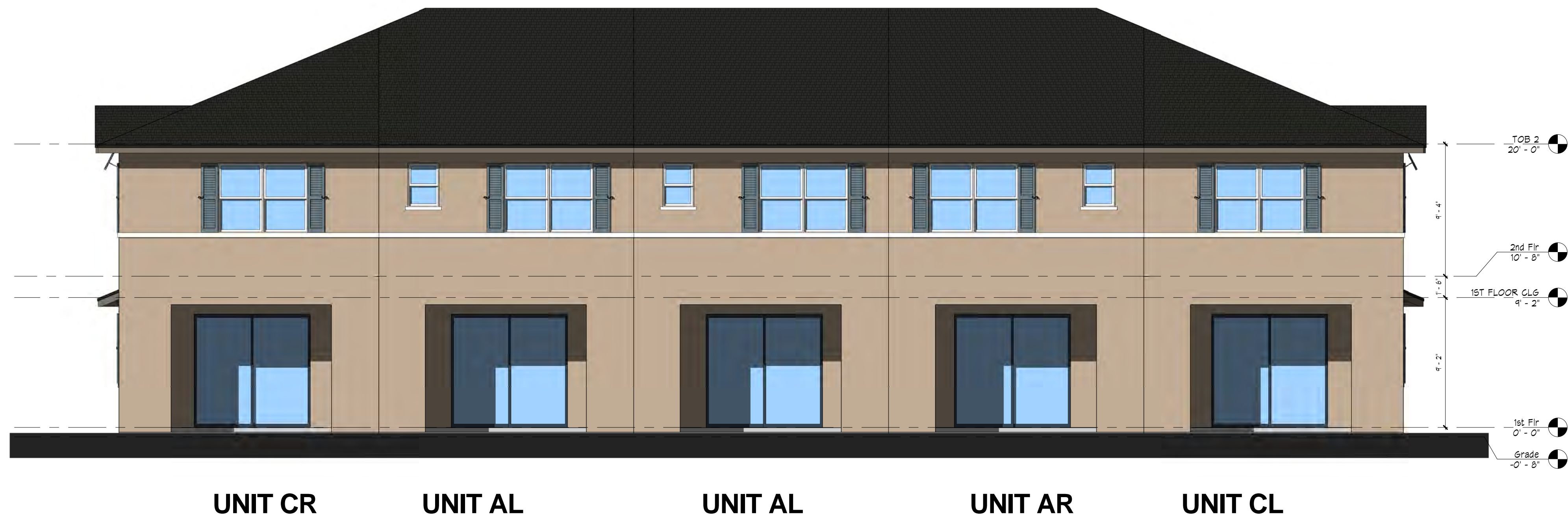
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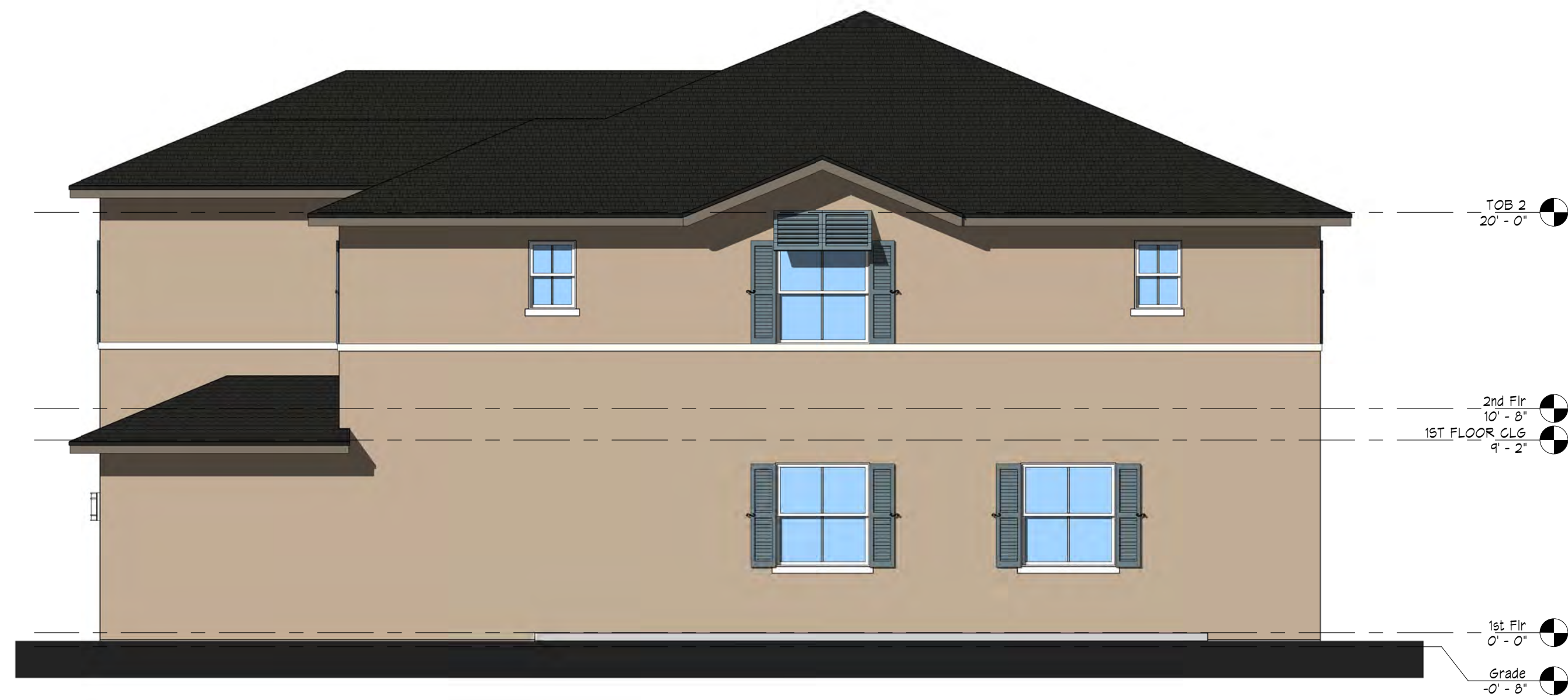
SHEET #

A-2

1:\DR HORTON\RIVIERA COVE\BUILDING 5\FLEX-B.MXD



② REAR ELEVATION
3/16" = 1'-0"



④ RIGHT SIDE
3/16" = 1'-0"



③ LEFT SIDE
3/16" = 1'-0"



① FRONT ELEVATION
3/16" = 1'-0"

ELEVATIONS

SHEET INFORMATION

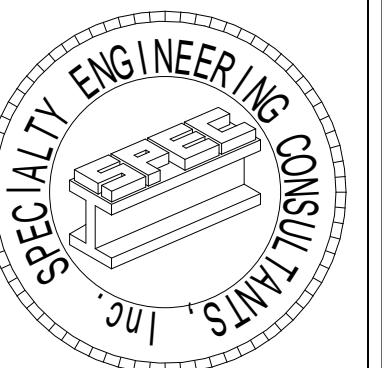
5- UNIT
BUILDING

PROJECT INFORMATION

RIVIERA COVE
PALM BEACH COUNTY,
FLORIDA

CLIENT INFORMATION

DR HORTON
AMERICA'S BUILDER
6123 LYONS ROAD,
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SHEET #

A-3

1: DR HORTON RIVIERA COVE BUILDING 5- FLEX-B.M.V.



RENDERING

SHEET INFORMATION

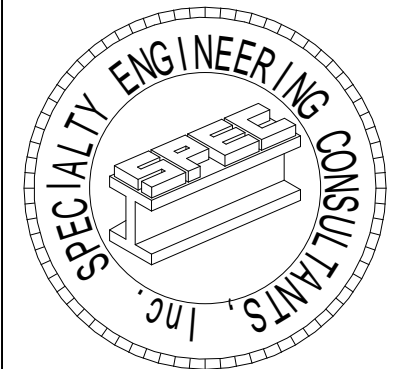
5- UNIT
BUILDING

PROJECT INFORMATION

RIVIERA COVE
PALM BEACH COUNTY,
FLORIDA

CLIENT INFORMATION

DR HORTON
AMERICA'S BUILDER
6123 LYONS ROAD,
COCONUT CREEK, FL 33073



SPECIALTY ENGINEERING
CONSULTANTS, Inc

1599 SW 30th AVE.
SUITE #20
BOYNTON BEACH, FL 33426

DADE - BROWARD - PALM BEACH
FL, CA #009217

561 - 752 - 5440 OFFICE
561 - 752 - 5542 FAX

FILE NAME:

SCALE

DATE 05/11/2018

RVD. BY Checker

DRWN. BY Author

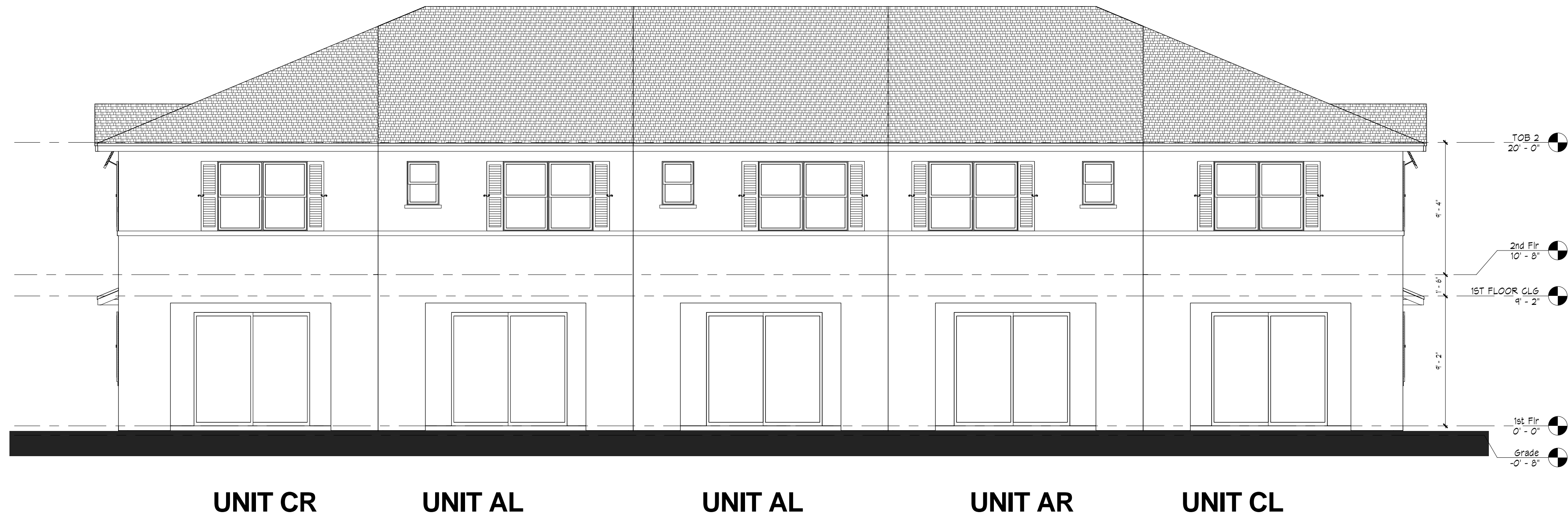
REVISION

SEAL
D. ADAM LeBLANC, PE, FL #77012

SHEET #

A-4

1:DR HORTON RIVIERA COVE BUILDING 5-FLX.PLT



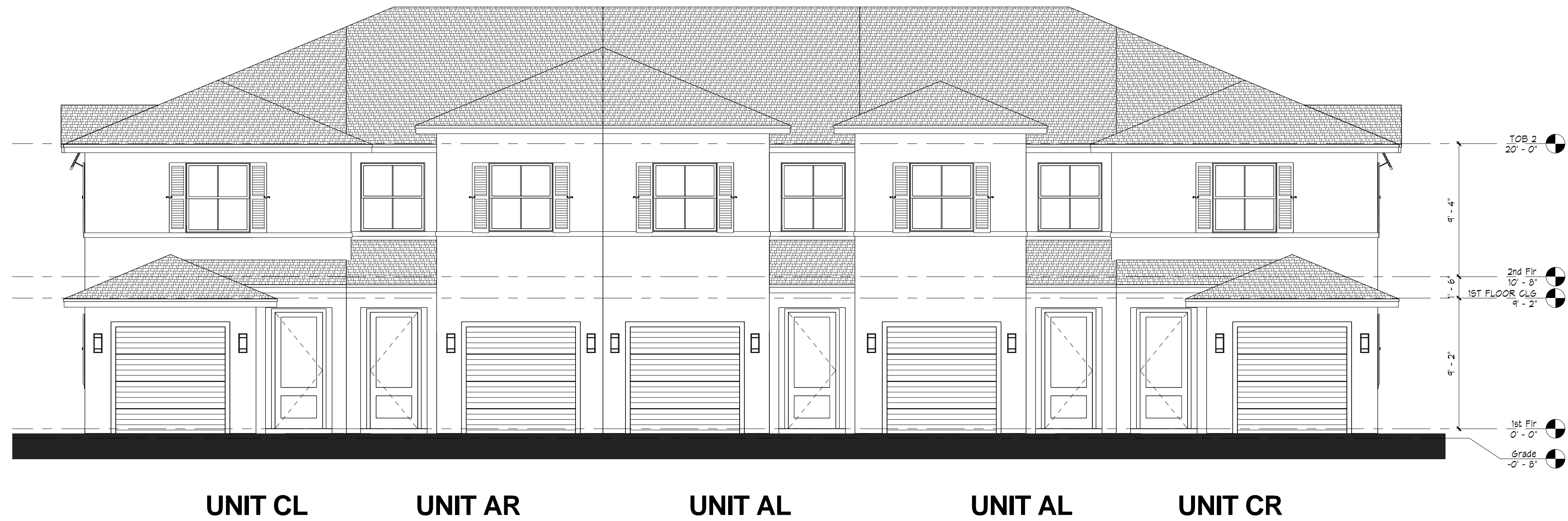
② REAR ELEVATION
3/16" = 1'-0"



④ RIGHT SIDE
3/16" = 1'-0"



③ LEFT SIDE
3/16" = 1'-0"



① FRONT ELEVATION
3/16" = 1'-0"

ELEVATIONS

SHEET INFORMATION

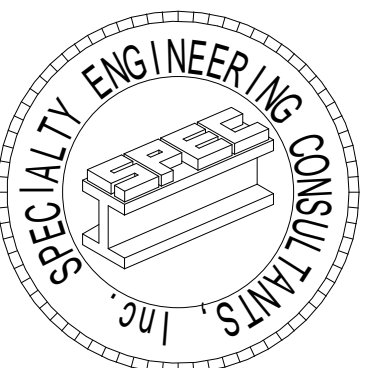
5- UNIT
BUILDING

PROJECT INFORMATION

RIVIERA COVE
PALM BEACH COUNTY,
FLORIDA

CLIENT INFORMATION

DR HORTON
AMERICA'S BUILDER
6123 LYONS ROAD,
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FILE NAME:

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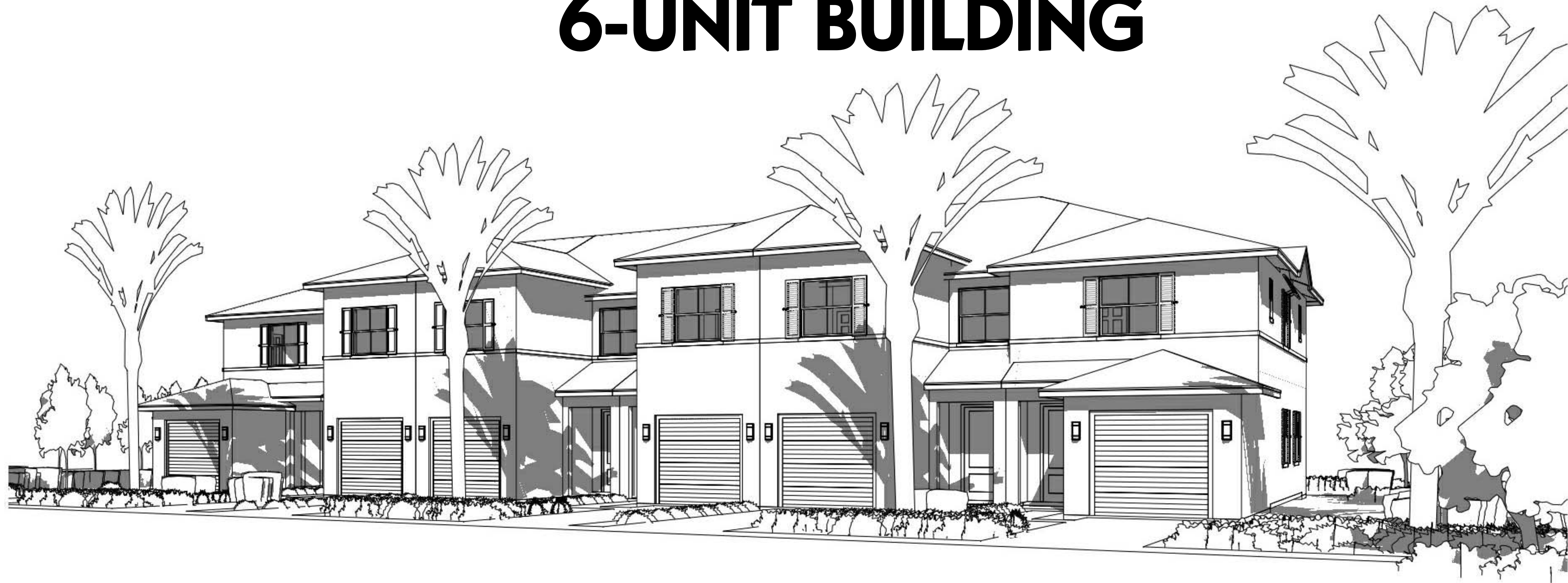
SEAL
D. ADAM LeBLANC, PE, FL #77012

SHEET #

A-3

Town Homes AT RIVIERA COVE FLORIDA

6-UNIT BUILDING

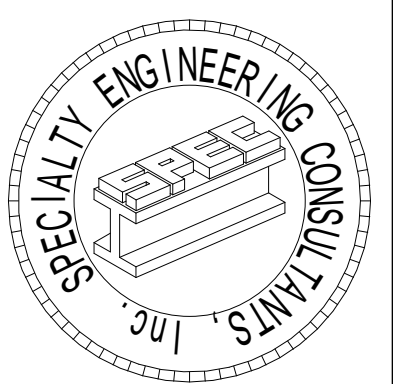


6-UNIT BUILDING

DR HORTON

6123 LYONS ROAD
COCONUT CREEK, FLORIDA

CLIENT INFORMATION

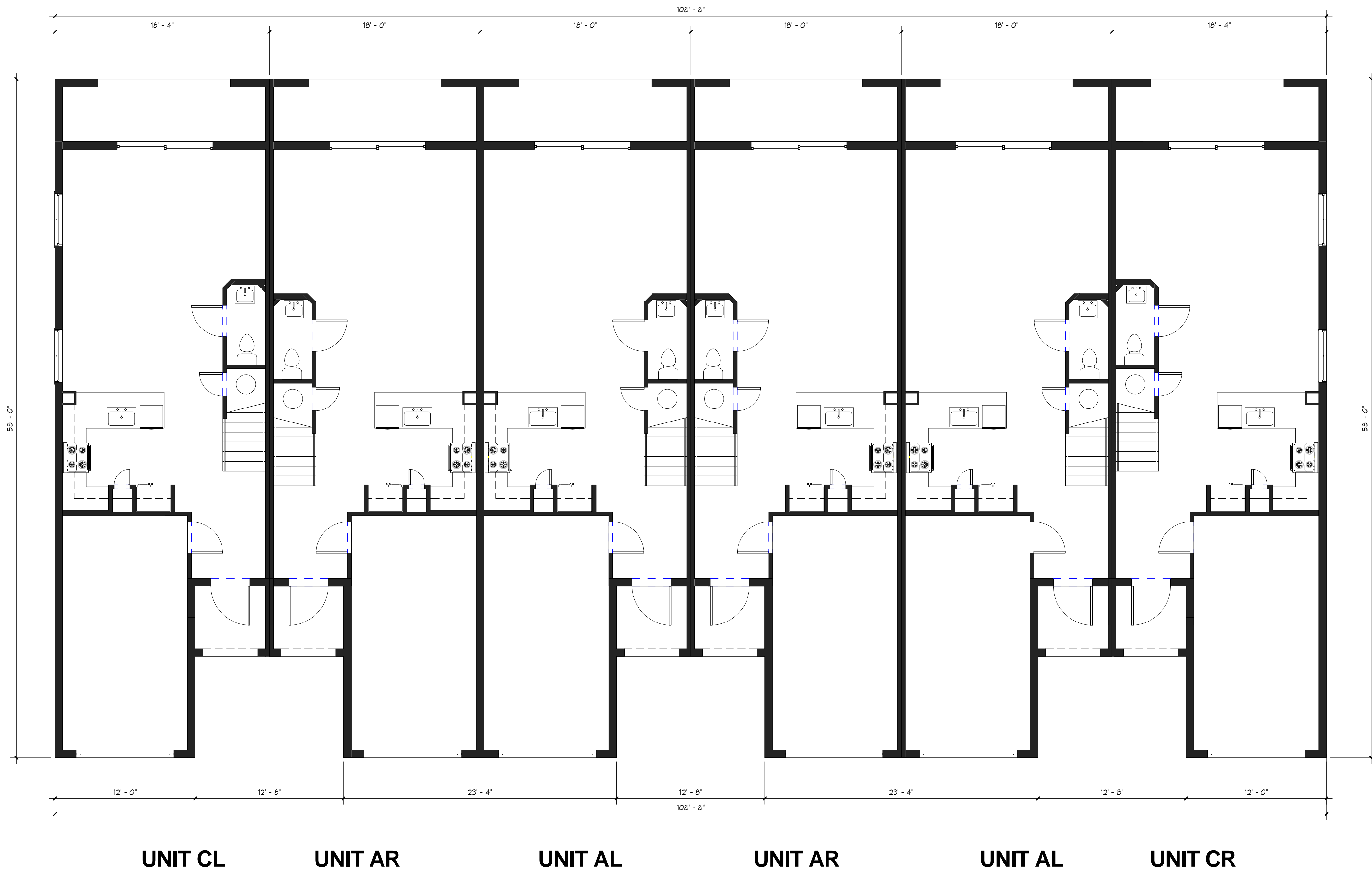


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SUITE #20
BOYNTON BEACH, FL 33426

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FL, CA #000217

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561 - 752 - 5542 FAX

1: DR HORTON RIVIERA COVE BUILDING 6- FLEX PLAN



1 1st Flr
3/16" = 1'-0"

1ST FLOOR BUILDING PLANS

PROJECT INFORMATION

RIVIERA COVE
PALM BEACH COUNTY,
FLORIDA

SHEET INFORMATION

6- UNIT
BUILDING

CLIENT INFORMATION

DR HORTON
AMERICA'S BUILDER
6123 LYONS ROAD,
COCONUT CREEK, FL 33013



SPECIALTY ENGINEERING
CONSULTANTS, Inc.
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DADE - BROWARD - PALM BEACH
FL, CA. #009217

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FILE NAME:

SCALE

DATE 05/11/2018

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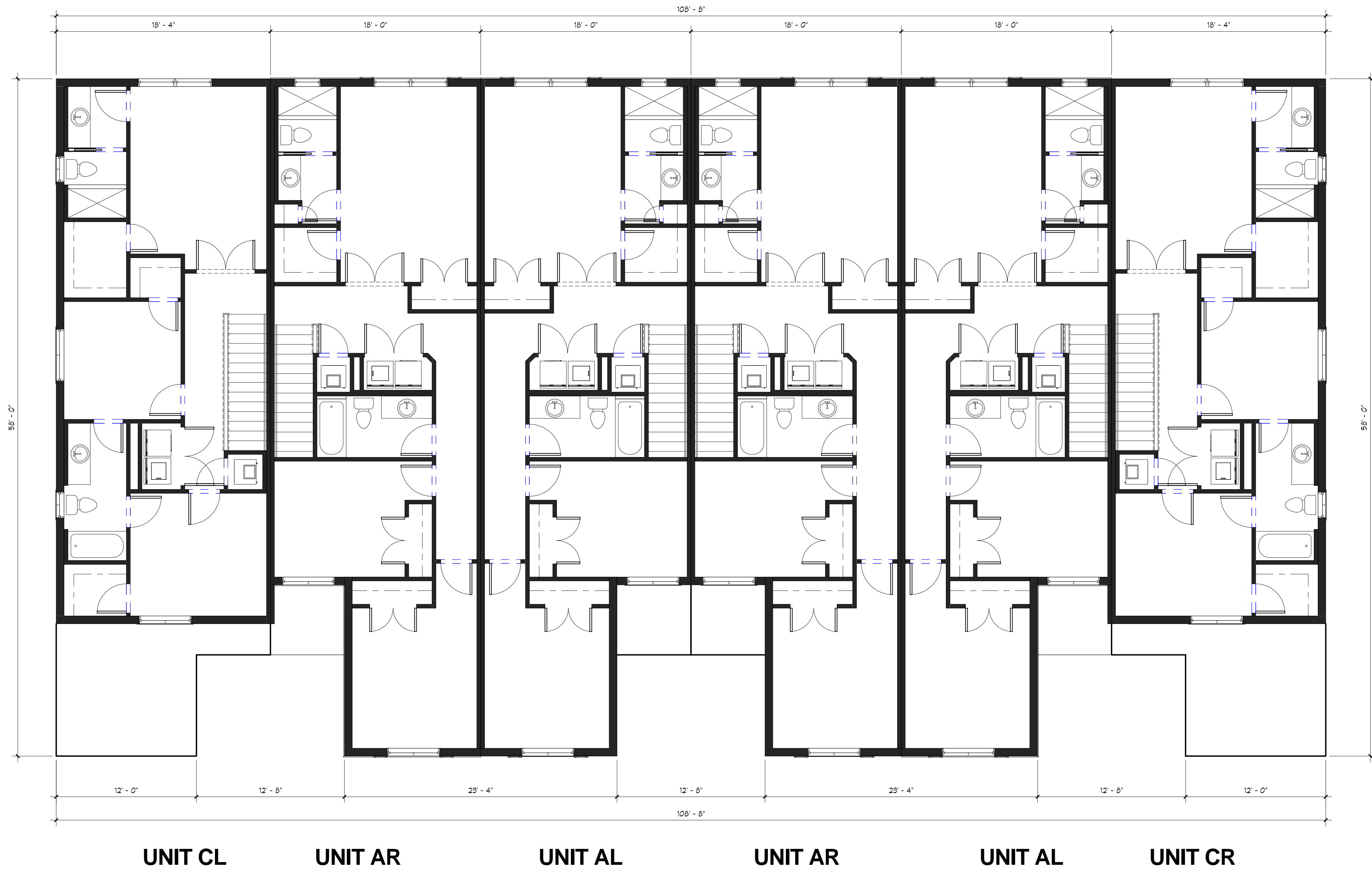
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D. ADAM LeBLANC, PE FL #77012

SHEET #
A-1

I:\DR HORTON\RIVIERA COVE\BUILDING 6\FLEX.PLT



1 2nd Flr
3/16" = 1'-0"

2ND FLOOR BUILDING PLANS

SHEET INFORMATION

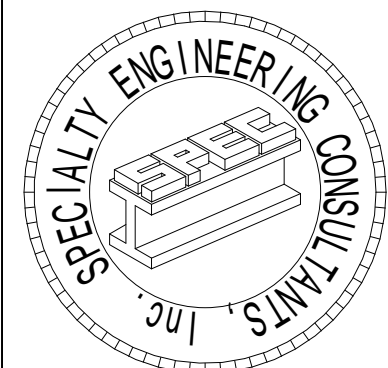
6- UNIT
BUILDING

PROJECT INFORMATION

RIVIERA COVE
PALM BEACH COUNTY,
FLORIDA

CLIENT INFORMATION

DR HORTON
AMERICA'S BUILDER
6123 LYONS ROAD,
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FILE NAME:

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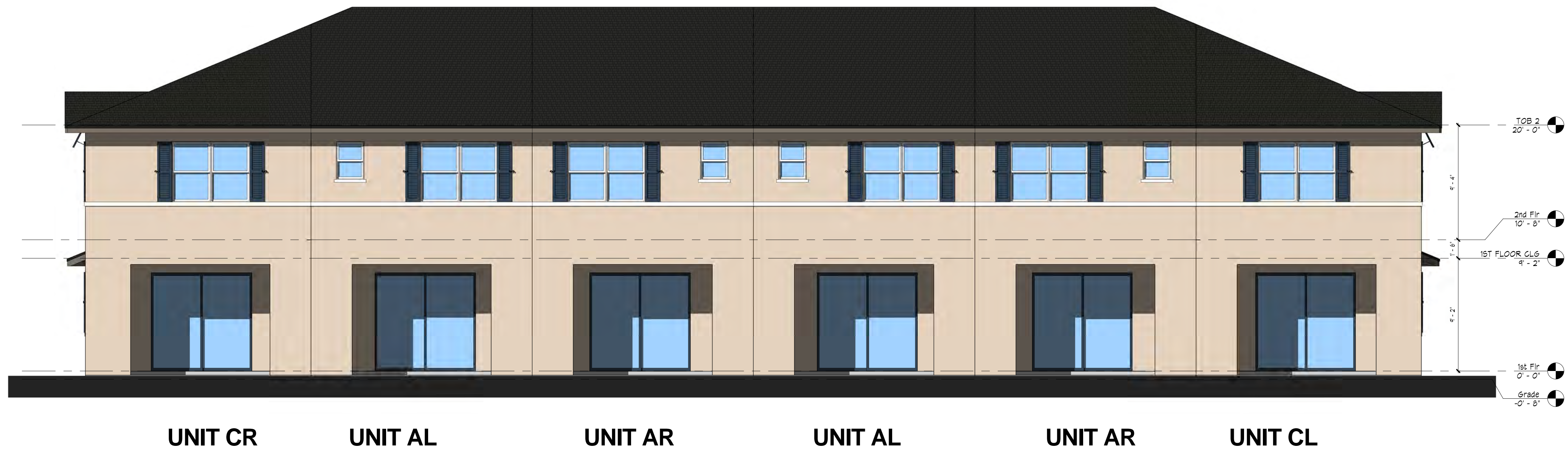
REVISION

SEAL
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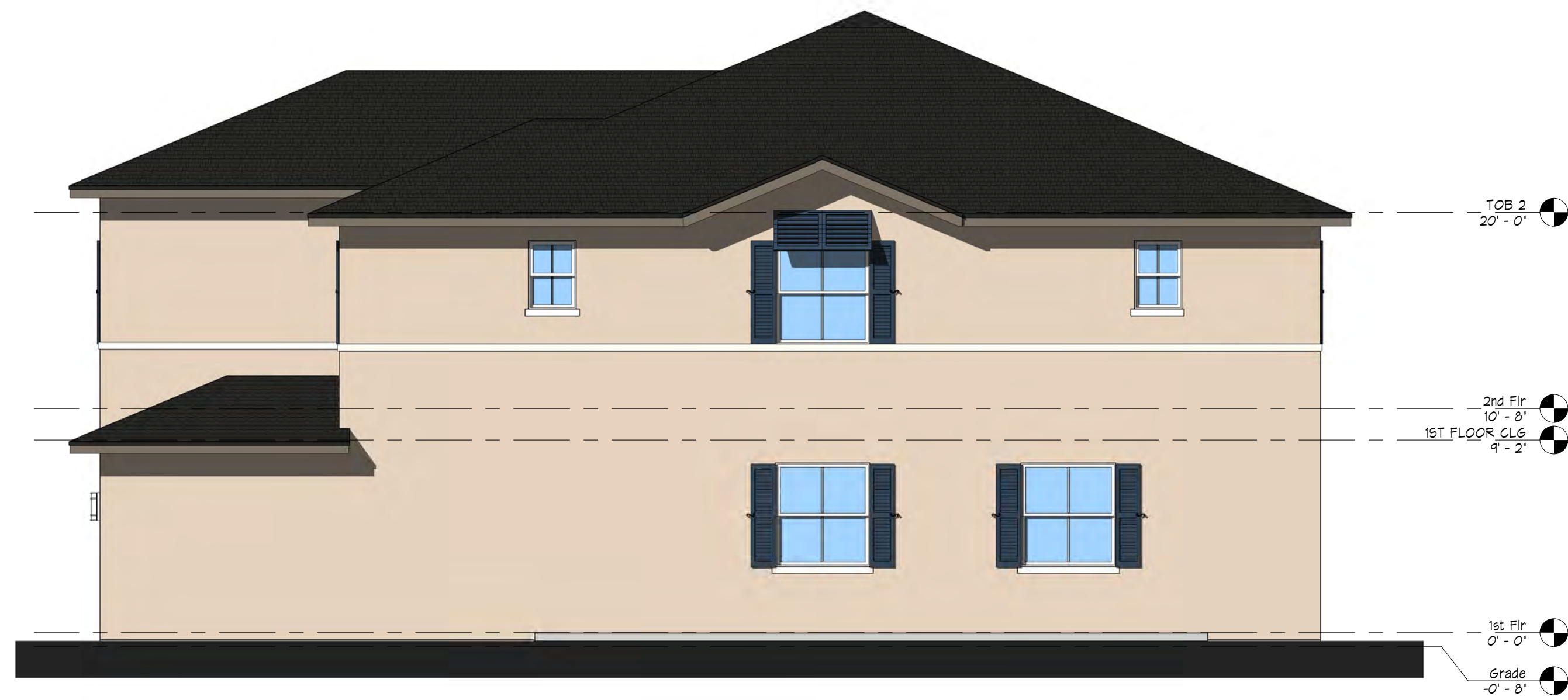
SHEET #

A-2

1:DR HORTON RIVIERA COVE BUILDING 6- FLEX.PLT



② REAR ELEVATION
3/16" = 1'-0"



④ RIGHT SIDE
3/16" = 1'-0"



③ LEFT SIDE
3/16" = 1'-0"



① FRONT ELEVATION
3/16" = 1'-0"

ELEVATIONS

SHEET INFORMATION

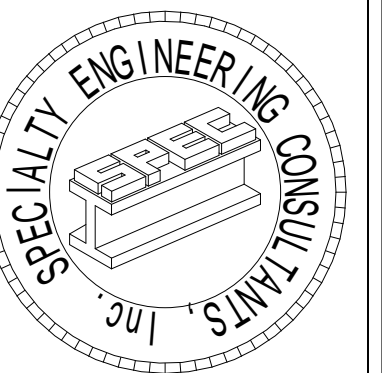
6- UNIT
BUILDING

PROJECT INFORMATION

RIVIERA COVE
PALM BEACH COUNTY,
FLORIDA

CLIENT INFORMATION

DR HORTON
AMERICA'S BUILDER
6123 LYONS ROAD,
COCONUT CREEK, FL 33073



SPECIALTY ENGINEERING
CONSULTANTS, Inc.

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FILE NAME:

SCALE

DATE 05/11/2018

RVD. BY Checker

DRWN. BY Author

REVISION

SEAL
D. ADAM LeBLANC, PE, FL #77012

SHEET #

A-3

1: DR HORTON RIVIERA COVE BUILDING 6- FLEX.P4

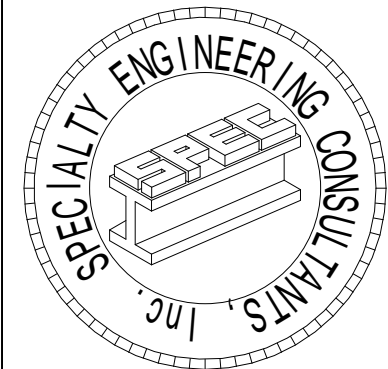


RENDERING

PROJECT INFORMATION
RIVIERA COVE
PALM BEACH COUNTY,
FLORIDA

SHEET INFORMATION
6- UNIT
BUILDING

CLIENT INFORMATION
DR HORTON
AMERICA'S BUILDER
6123 LYONS ROAD,
COCONUT CREEK, FL 33013



SPECIALTY ENGINEERING
CONSULTANTS, Inc.
1599 SW 30th AVE.
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FL, CA #009217

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FILE NAME:

SCALE

DATE 05/11/2018

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REVISION

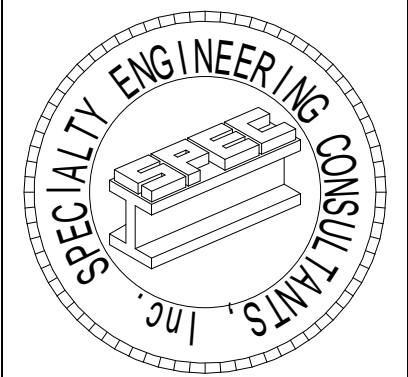
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SHEET #

A-4

FRONT ELEVATION

REAR ELEVATION



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FL, CA. #009217

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FILE NAME:

SCALE

DATE 04/12/18

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DRWN. BY Author

REVISION

SEAL
D. ADAM LeBLANC, PE FL #77012

SHEET #
A-10

CLIENT INFORMATION

DR HORTON
AMERICA'S BUILDER
6123 LYONS ROAD,
COCONUT CREEK, FL 33013

PROJECT INFORMATION

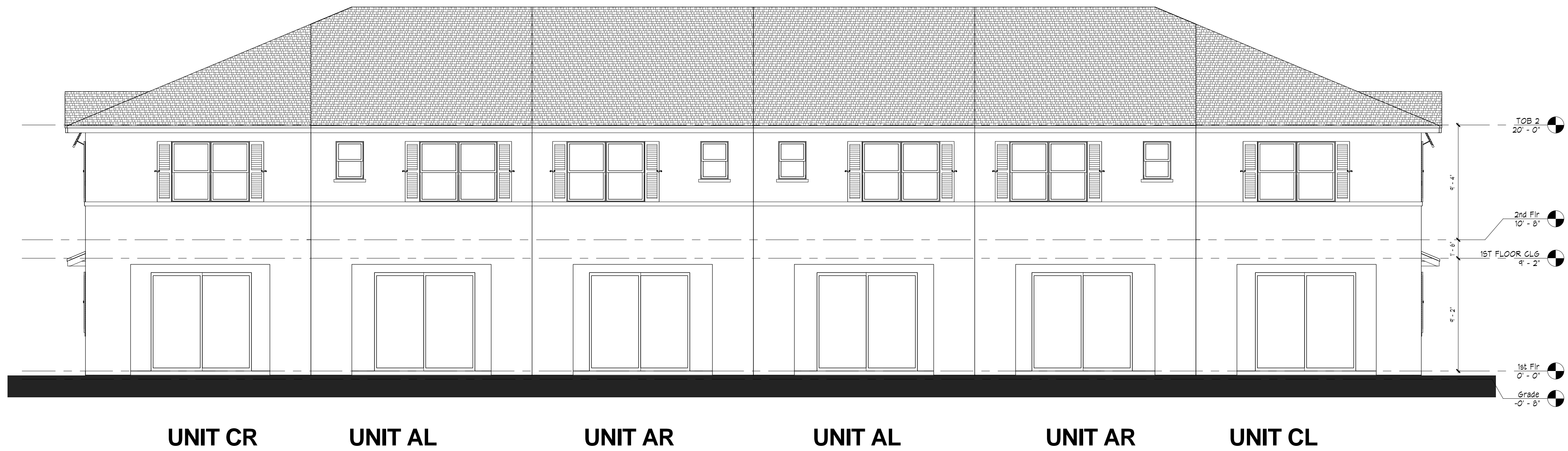
RIVIERA COVE
PALM BEACH COUNTY,
FLORIDA

SHEET INFORMATION

8- UNIT
BUILDING

8-UNIT BUILDING

1: DR HORTON RIVIERA COVE BUILDING 6- FLEX.PLT



2 REAR ELEVATION
3/16" = 1'-0"



4 RIGHT SIDE
3/16" = 1'-0"



3 LEFT SIDE
3/16" = 1'-0"



1 FRONT ELEVATION
3/16" = 1'-0"

ELEVATIONS

SHEET INFORMATION

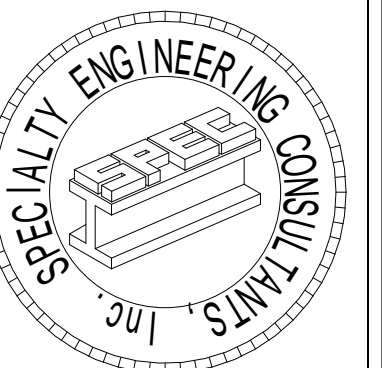
6- UNIT
BUILDING

PROJECT INFORMATION

RIVIERA COVE
PALM BEACH COUNTY,
FLORIDA

CLIENT INFORMATION

DR HORTON
AMERICA'S BUILDER
6123 LYONS ROAD,
COCONUT CREEK, FL 33073



SPECIALTY ENGINEERING
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FILE NAME:

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DATE 05/11/2018

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REVISION

SEAL
D. ADAM LeBLANC, PE, FL #77012

SHEET #

A-3

Town Homes AT RIVIERA COVE FLORIDA 7-UNIT BUILDING

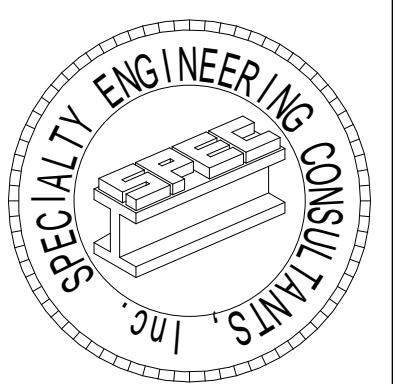


7-UNIT BUILDING

CLIENT INFORMATION

DR HORTON

6123 LYONS ROAD
COCONUT CREEK, FLORIDA

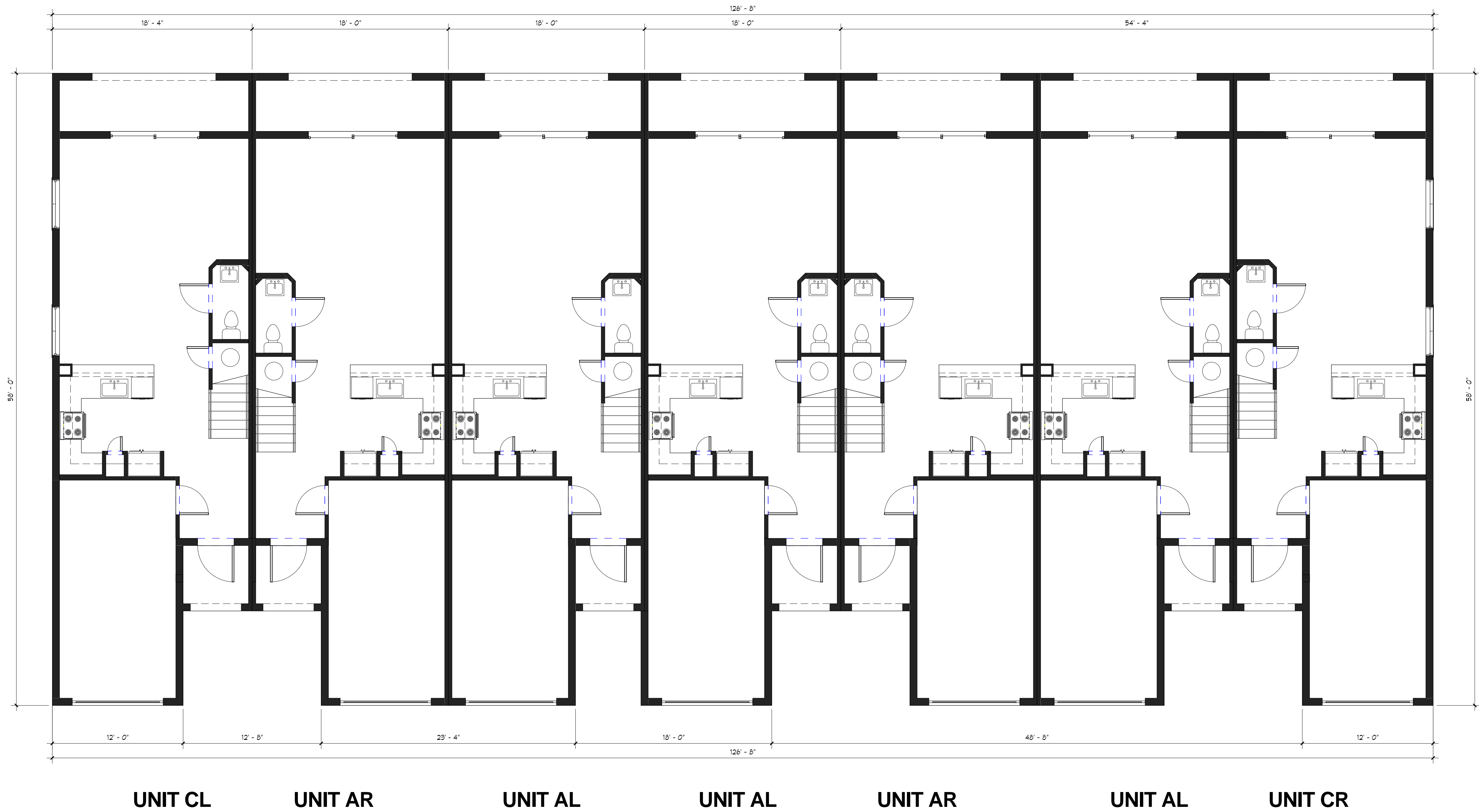


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FL, CA #00217

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561 - 752 - 5542 FAX

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1 1st Flr
3/16" = 1'-0"

1ST FLOOR BUILDING PLANS

SHEET INFORMATION

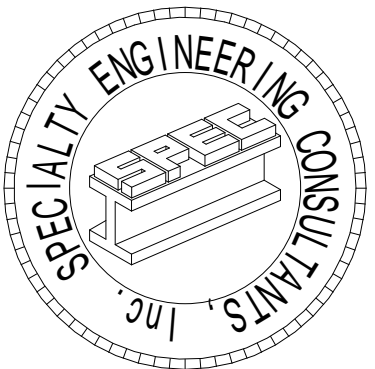
7- UNIT
BUILDING

PROJECT INFORMATION

RIVIERA COVE
PALM BEACH COUNTY,
FLORIDA

CLIENT INFORMATION

DR HORTON
AMERICA'S BUILDER
6123 LYONS ROAD,
COCONUT CREEK, FL 33073



SPECIALTY ENGINEERING
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DADE - BROWARD - PALM BEACH
FL, CA. #009217

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FILE NAME:

SCALE

DATE 05/11/2018

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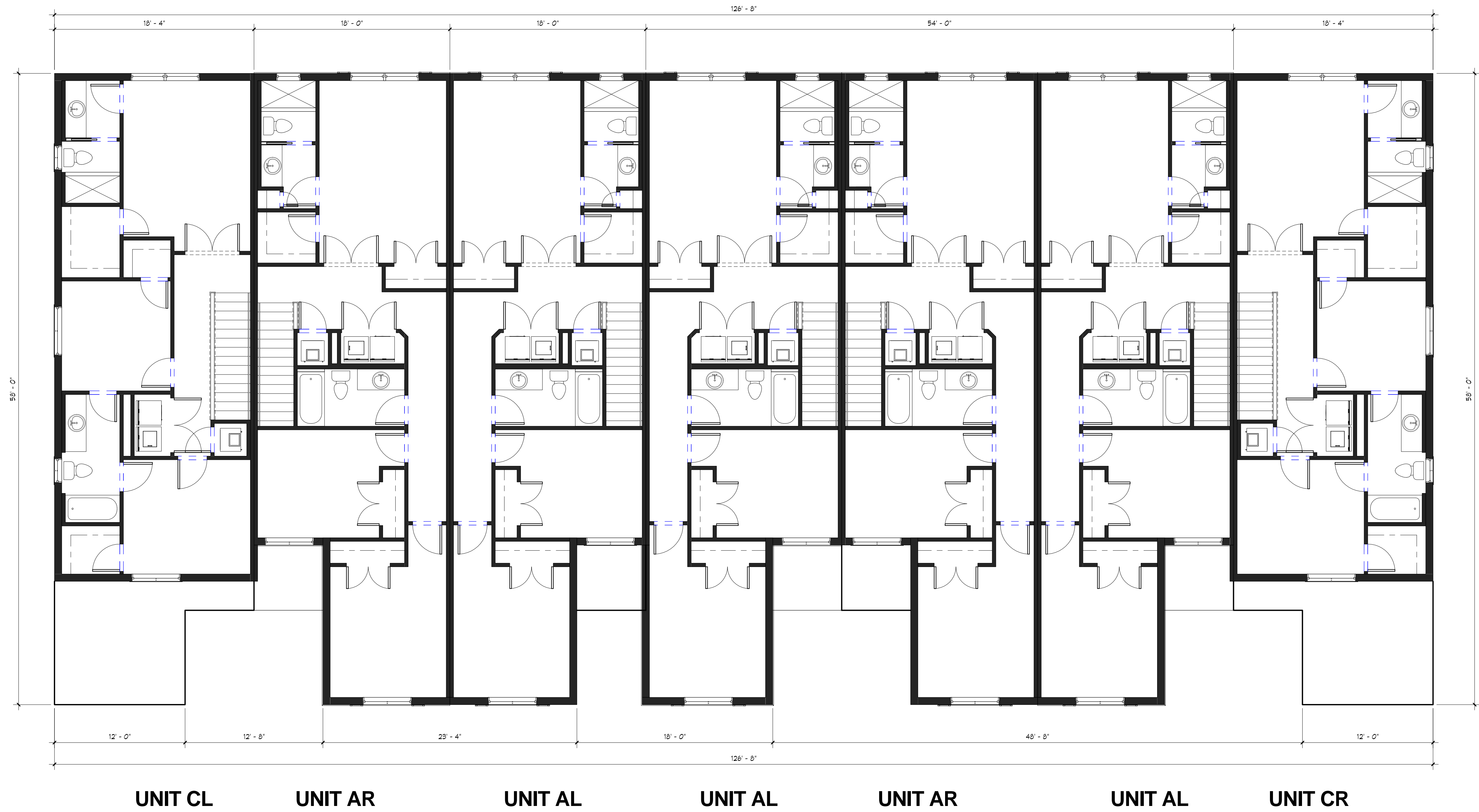
REVISION

SEAL
D. ADAM LeBLANC, PE, FL #77012

SHEET #

A-1

1: DR HORTON RIVIERA COVE BUILDING T-FLEX 146



① 2nd Flr
3/16" = 1'-0"

2ND FLOOR BUILDING PLANS

SHEET INFORMATION

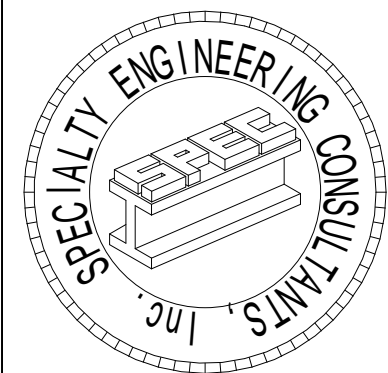
7- UNIT
BUILDING

PROJECT INFORMATION

RIVIERA COVE
PALM BEACH COUNTY,
FLORIDA

CLIENT INFORMATION

DR HORTON
AMERICA'S BUILDER
6123 LYONS ROAD,
COCONUT CREEK, FL 33013



SPECIALTY ENGINEERING
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SCALE

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REVISION

SEAL
D. ADAM LeBLANC, PE, FL #77012

SHEET #

A-2



② REAR ELEVATION
3/16" = 1'-0"



④ RIGHT SIDE
3/16" = 1'-0"



③ LEFT SIDE
3/16" = 1'-0"



① FRONT ELEVATION
3/16" = 1'-0"

ELEVATIONS

SHEET INFORMATION

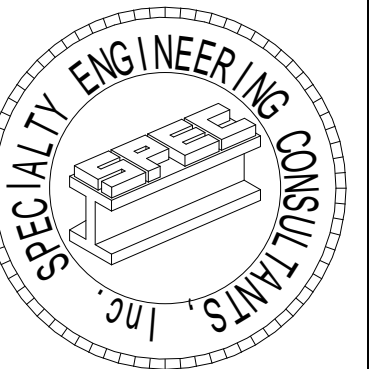
7- UNIT
BUILDING

PROJECT INFORMATION

RIVIERA COVE
PALM BEACH COUNTY,
FLORIDA

CLIENT INFORMATION

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SHEET #

A-3

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RENDERING

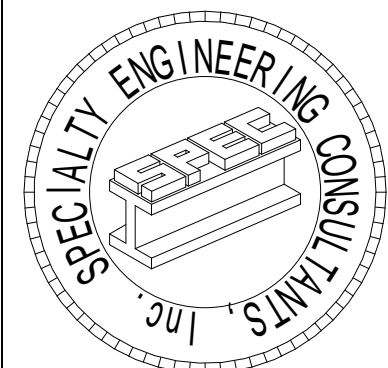
SHEET INFORMATION

PROJECT INFORMATION
RIVIERA COVE
PALM BEACH COUNTY,
FLORIDA

7- UNIT
BUILDING

CLIENT INFORMATION

DR HORTON
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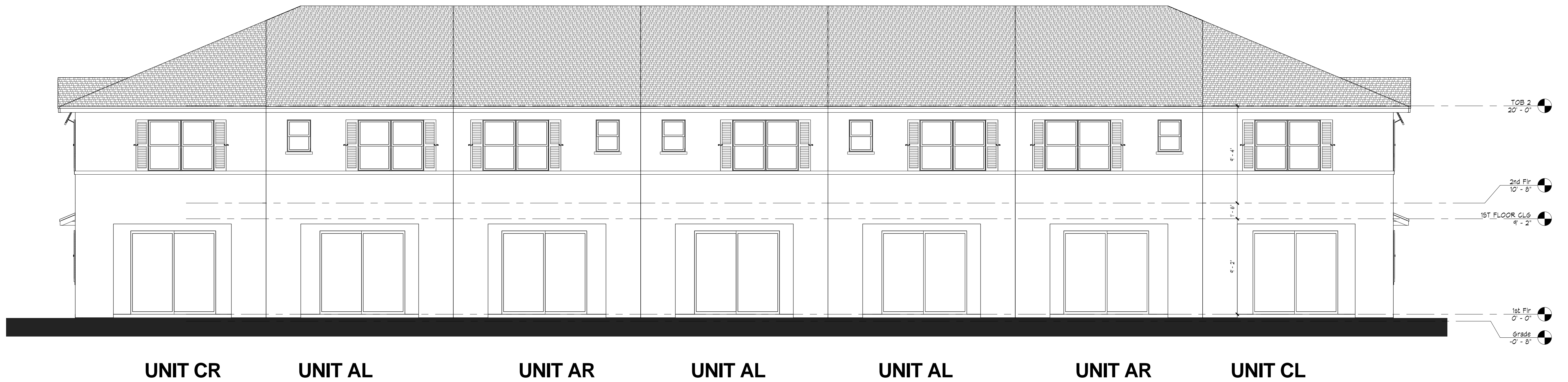
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REVISION

SEAL
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SHEET #

A-4



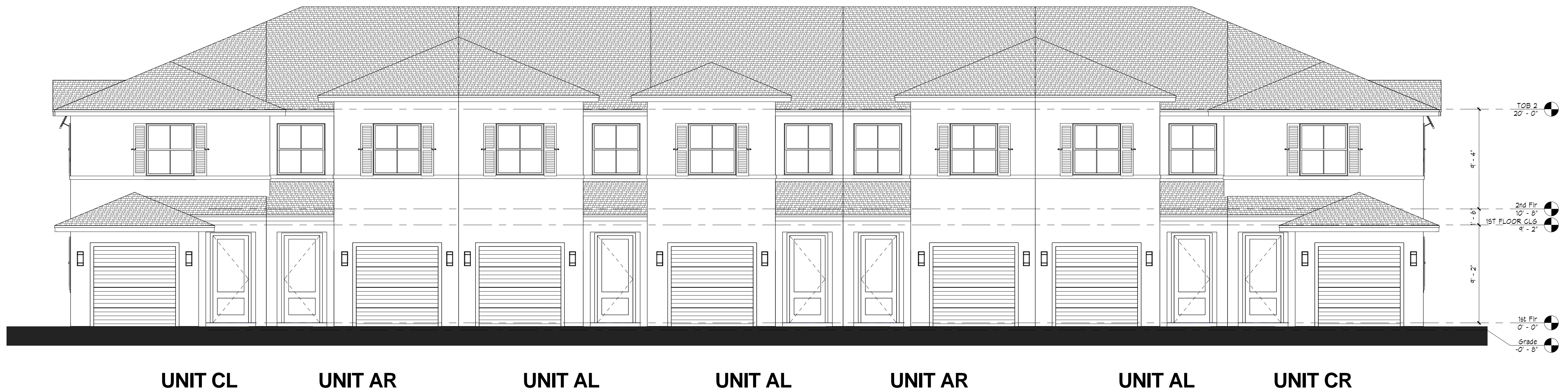
② REAR ELEVATION
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④ RIGHT SIDE
3/16" = 1'-0"



③ LEFT SIDE
3/16" = 1'-0"



① FRONT ELEVATION
3/16" = 1'-0"

ELEVATIONS

SHEET INFORMATION

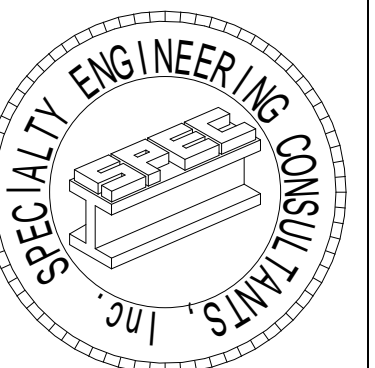
7- UNIT
BUILDING

PROJECT INFORMATION

RIVIERA COVE
PALM BEACH COUNTY,
FLORIDA

CLIENT INFORMATION

DR HORTON
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6123 LYONS ROAD,
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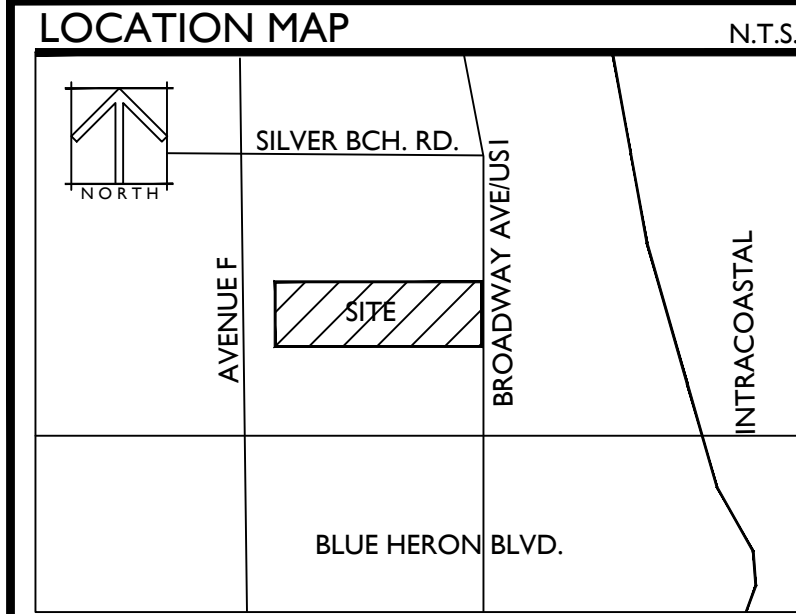
DRWN. BY Author

REVISION

SEAL
D. ADAM LeBLANC, PE, FL #77012

SHEET #

A-3



PARKING CHART

TYPE OF CAR	CAR LOCATION	TOTAL # EACH TYPE OF CAR
RESIDENT	DRIVEWAY 171 PARKING LOT 7	178
GUEST	61 39	100
TOTAL # OF CARS	232 46	278

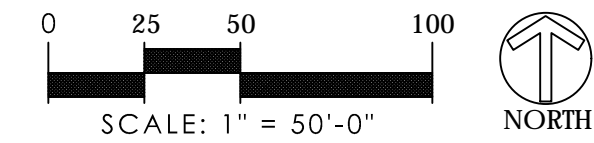
PROPERTY DEVELOPMENT REGULATION CHART

ZONING DISTRICT	MINIMUM LOT AREA	MAX. LOT COVERAGE	MIN. BUILDING SETBACKS		
			FRONT	SIDE	REAR
DOWNTOWN GENERAL	2,000 S.F.	80%	10'	0'	10'
DOWNTOWN GENERAL	9.50 AC.	53%	30'	0'	10'

LEGEND

AC. = ACRES
C = CENTERLINE
D.E. = DRAINAGE EASEMENT
D.U. = DWELLING UNITS
EX. = EXISTING
FLU. = FUTURE LAND USE
O.S. = OPEN SPACE
R = RADIUS
R.O.W. = RIGHT-OF-WAY

S.F. = SQUARE FEET
SP. = SPACE
S.W. = SIDEWALK
TYP. = TYPICAL
U.E. = UTILITY EASEMENT
Z = ZONING
■ = POLE LIGHT A, 17FT. HT.
■ = POLE LIGHT B, 20FT. HT.



SITE DATA

NAME OF APPLICATION	RIVIERA COVE
APPLICATION NUMBER	18-09
EXISTING FUTURE LAND USE	DOWNTOWN MIXED USED & HIGH DENSITY MULTI-FAMILY RESIDENTIAL
PROPOSED FUTURE LAND USE	DOWNTOWN MIXED USED
EXISTING ZONING DISTRICT	DOWNTOWN GENERAL & DOWNTOWN RESIDENTIAL
PROPOSED ZONING DISTRICT	DOWNTOWN GENERAL
PROPERTY CONTROL NUMBER (PCN)	56-43-42-28-00-01-0120
EXISTING USE	VACANT
PROPOSED USE	TOWNHOMES
SITE AREA	(415,022 SF) 9.5 AC.
TOTAL DWELLING UNITS (TOWNHOMES)	89
DENSITY	9.3 D.U./AC.
DRY DETENTION	1.56 AC.
PERVIOUS	(184,591.94 S.F.) 4.21 AC. (44%)
IMPERVIOUS	(230,430.06 S.F.) 5.29 AC. (56%)
TOTAL BUILDING SQUARE FOOTAGE	158,430 S.F.
BUILDING COVERAGE	21.35%
FAR	.38
BUILDING HEIGHT (3 STORIES MAX.)	(2 STORIES) 30'
REQUIRED PARKING (2* SP./D.U.)	178 SP.
PROPOSED PARKING	278 SP.
DRIVEWAY	232 SP.
PARKING LOTS	46 SP.
PROPOSED RECREATION	0.38 AC.
TAZ	127

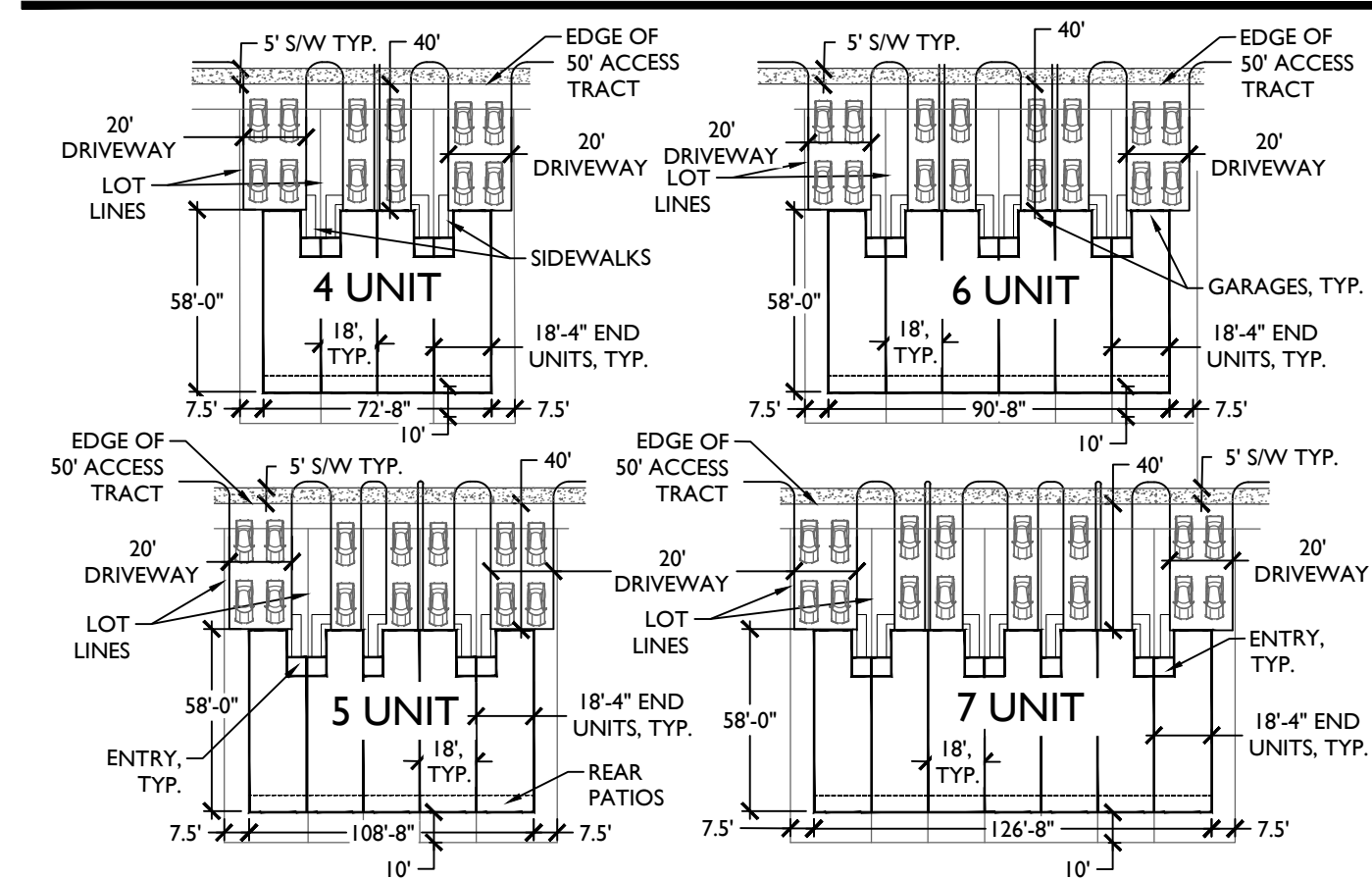
NOTES

* GARAGE SPACE MAY NOT BE USED TOWARDS REQUIRED PARKING.

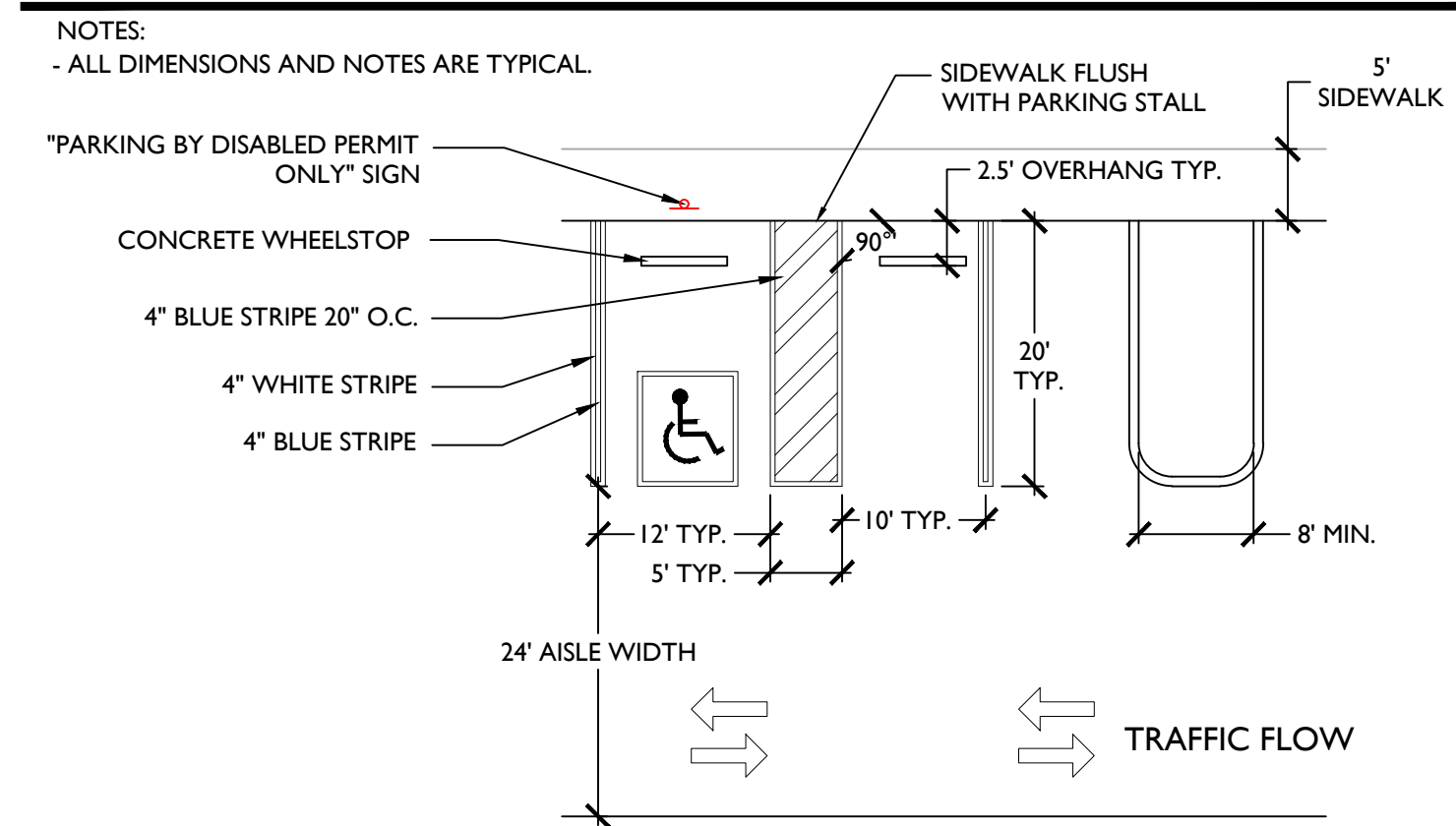
- TRASH SERVICE TO BE CURBSIDE PICKUP.



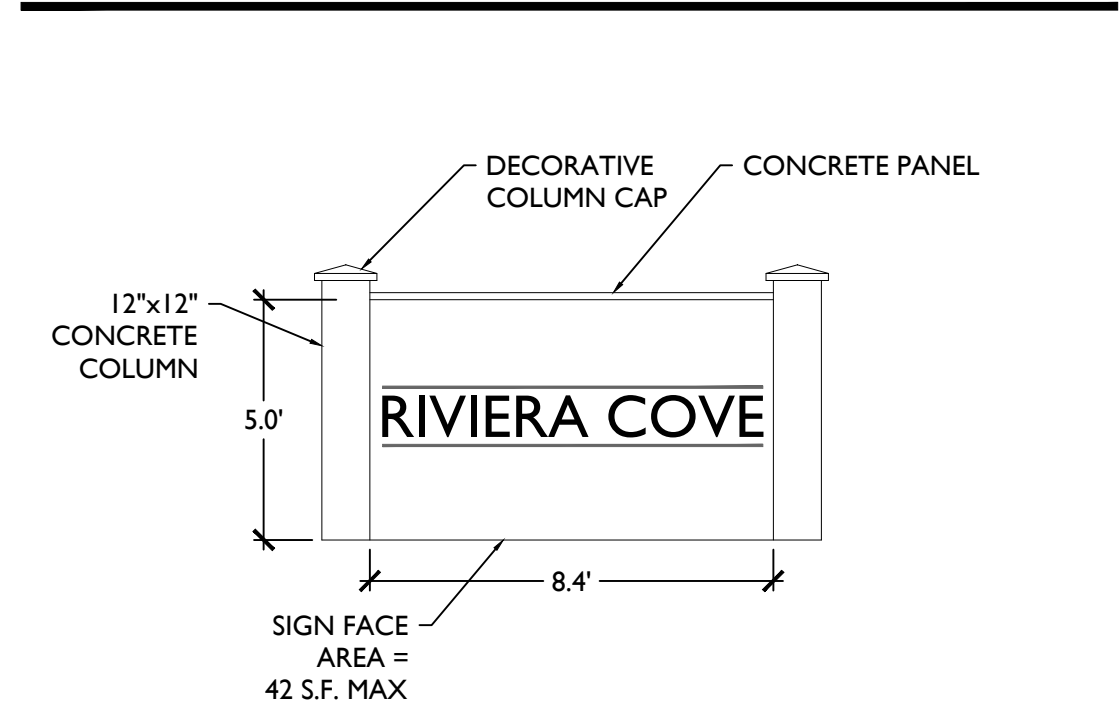
TYPICAL UNIT DETAILS



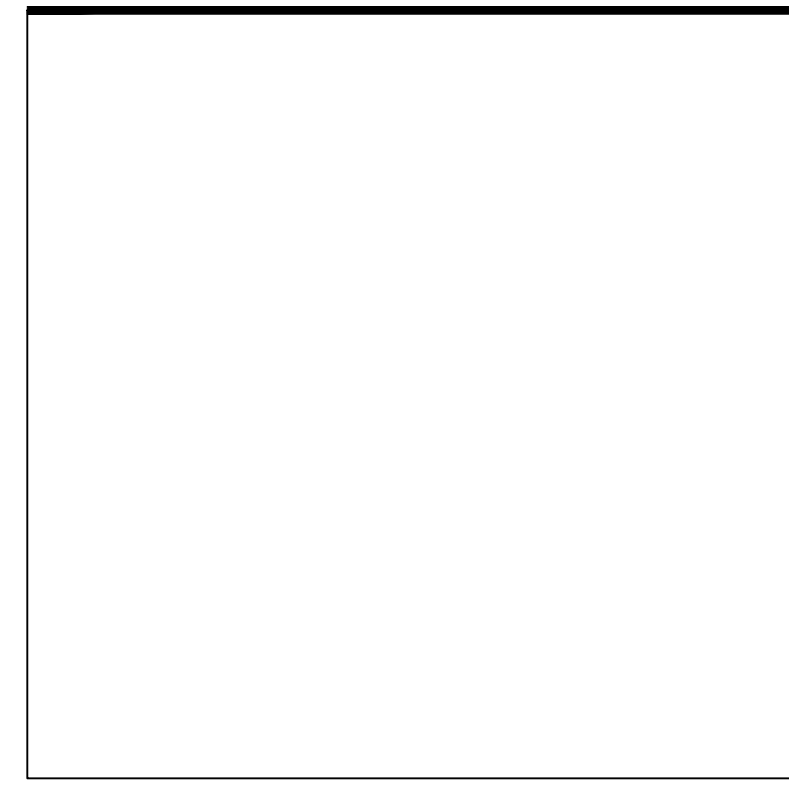
10' X 20' TYPICAL 90° PARKING DETAIL



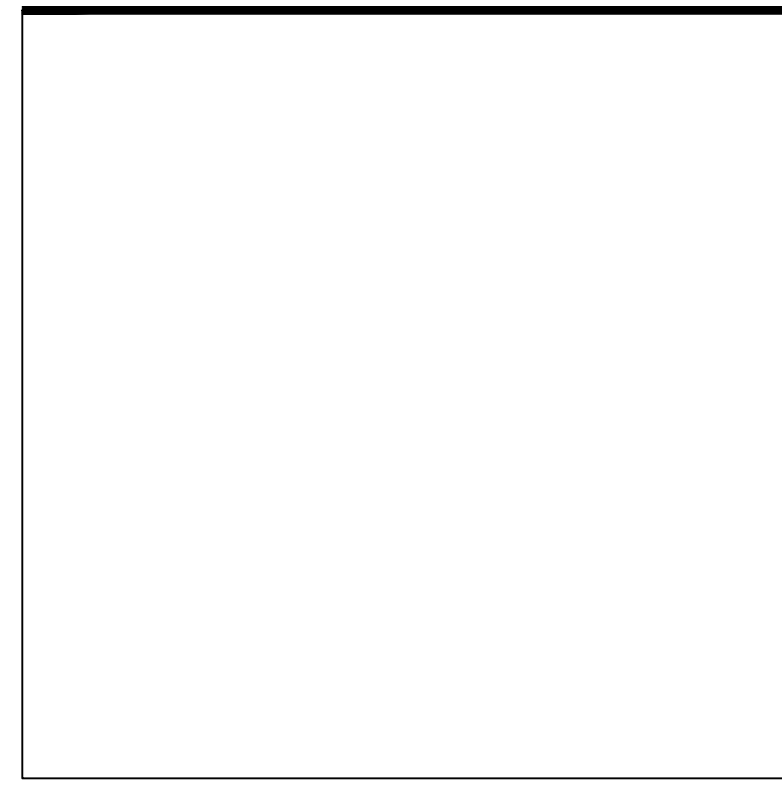
FREESTANDING SIGN DETAIL



AMENDMENTS



ZONING STAMP



WGI

2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 866.909.2220 www.wginc.com
Cert No. 6091 - LB No. 7055

PROJECT: RIVIERA COVE
PREPARED FOR DR HORTON
CITY OF RIVIERA BEACH, FL.

TASK: SITE PLAN

SHEET: SP.1

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	08-01-18	REZONE - LAND USE SUBMITTAL	
2	08-02-18	SITE PLAN RESUBMITTAL/PLAT INTAKE	
3	11-09-18	SITE PLAN RESUBMITTAL	
4	03-22-18	SITE PLAN RESUBMITTAL	

CAD SP_2444_2.DWG

DRAWN/DESIGNED RAM

CHECKED/OC DH

JOB NO. 24440

DATE 3/26/2019

LANDSCAPE ARCHITECT OF RECORD
DOUG MURRAY, PLA DIRECTOR, SITE PLANNING
LA# 6667151
3/26/2019



RIVIERA COVE
Justification Statement
Site Plan Approval, Rezoning, &
Small Scale Comprehensive Plan Amendment
Initial Submittal: June 1, 2018

REQUEST

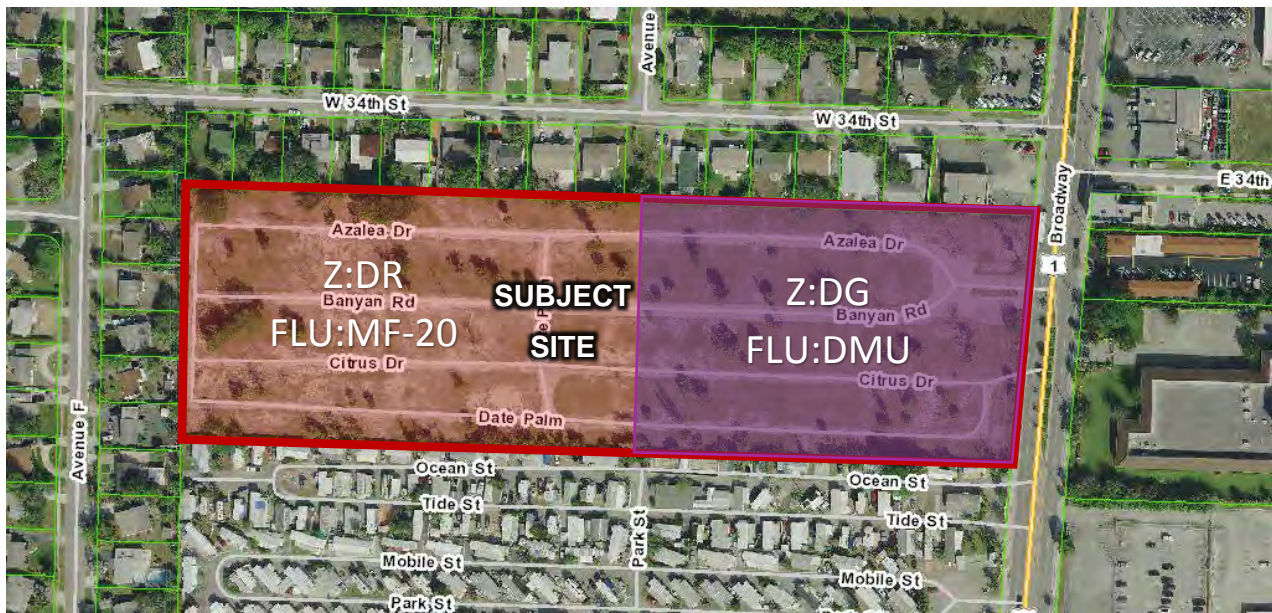
On behalf of the Applicant, WGI is requesting approval of the following:

- 1) **Site Plan Approval** to permit the development of 89 townhouse units.
- 2) **Rezoning** of 5.13 acres of Downtown Residential (DR) Zoning District (western half of the property) to the Downtown General (DG) Zoning District in order to accommodate the development of 89 townhouse units and establish a consistent Zoning District on the entire property.
- 3) **Small Scale Comprehensive Plan Amendment** from the existing 5.13 acres of High Density Multi-Family Residential (MF-20) to Downtown Mixed Use (DMU) establish a consistent Future Land Use on the entire property.

SITE CHARACTERISTICS

The subject site, known as "Riviera Cove", is currently vacant/undeveloped within the Community Redevelopment Area (CRA) Boundary and is located on the west side of Broadway Ave, approximately 0.35 miles north of the Blue Heron Boulevard and Broadway Ave intersection. The site is approximately 9.50 acres in size and is comprised of two Zoning Districts; Downtown General (DG) on the eastern half and Downtown Residential (DR) on the western half. The site contains two Future Land Use (FLU) designations of Downtown Mixed Use (DMU) and High Density Multi-Family Residential (MF-20). The site's parcel control number is as follows:

PARCEL CONTROL NUMBER	ADDRESS	EXISTING ZONING	EXISTING FLU
56-43-42-28-00-001-0120	3301 Broadway	DG (4.37 acres) DR (5.13 acres)	DMU (4.37 acres) MF-20 (5.13 acres)



DEVELOPMENT HISTORY

The subject site has no prior development approvals through the City of Riviera Beach.

SURROUNDING PROPERTIES

The following is a summary of the uses surrounding the subject site:

	FLU Designation	Zoning District	Existing Use
North	Single-Family Residential	Single-Family Dwelling District (RS-6)	Single-Family Residential
South	Single-Family Residential	Single-Family Dwelling District (RS-6); Downtown General (DG)	Mobile Home Park
East	Downtown Mixed Use	Downtown General (DG)	Broadway Ave ROW; Motel; Federal Government Office
West	Single-Family Residential	Single-Family Dwelling District (RS-6)	Single-Family Residential

North: Immediately north of the subject site are Single-Family Residential units, which retain a FLU designation of Single-Family Residential and a Zoning designation of Single-Family Dwelling District (RS-6).

South: Immediately south of the subject site is a Mobile Home Park, which retains an FLU designation of Single-Family Residential with a Zoning designation of Single-Family Dwelling District (RS-6) and Downtown General (DG).

East: Immediately east of the subject site is a Broadway Ave ROW. Further east is a Motel, known as the Travel Inn and a Federal Government Office, known as the US Border Patrol. Both uses retain a FLU designation of Downtown Mixed Use with Zoning designation of Downtown General (DG).

West: Immediately west of the subject site are Single-Family Residential units, which retain a FLU designation of Single-Family Residential and a Zoning designation of Single-Family Dwelling District (RS-6).

DEVELOPMENT PROGRAM

The following outlines the development program for the proposed multi-family residential development:

Townhomes

The proposed 158,430 sf multi-family residential development consist of 89 townhome units and encompasses a total of 16 buildings with the following unit count:

Building	Dwelling Unit Count
Townhome A	5
Townhome B	7
Townhome C	5
Townhome D	6
Townhome E	6
Townhome F	5
Townhome G	7
Townhome H	5
Townhome I	5
Townhome J	6
Townhome K	6
Townhome L	6
Townhome M	6
Townhome N	6
Townhome O	4
Townhome P	4
Total	89

Additionally, the development is visually screened by a fence towards all four sides of the development. There is a proposed 4' hedge which fronts Broadway Avenue and the development will provide a monument sign on the north side of the entrance from Broadway. This screening will reduce the risk of any potential adverse impacts from adjacent uses.

In order to comply with the goals of the DMU Zoning, a mail kiosk structure and 12' x 25' shade structure are proposed adjacent to Broadway, with a 10' setback from the ROW. The overall development has a total dry detention area of 1.31 acres, recreation area of 0.36 acres, and density of 9.3 DU/AC.

Access

The main access for the development will be Broadway Avenue, with a 50' ROW connection. There will also be future vehicular and pedestrian connections to Avenue E to the north and south property lines with a 50' ROW.

Height

Pursuant to Section 31-535, height of buildings shall be measured in and regulated by the number of stories. The maximum height for a residential building in a DG Zoning District is 3 stories. The proposed height is 2 stories, therefore this requirement is satisfied.

Setbacks

Pursuant to Table 31-536 (c), below outlines the required setbacks for the Downtown General Zoning District:

DG Setback Requirements				
DG ZONING DESIGNATION	Setbacks/Separation			
	Front	Side	Side Street	Rear
Required	10'	0	N/A	10'
Proposed	20	0	N/A	20

Parking

Pursuant to Table 31-539(a) of the City of Riviera Beach' Code of Ordinances, Townhouses shall have at least two parking spaces per unit. The proposed multi-family residential development requires 178 parking spaces and provides 188 parking spaces, as shown below:

Parking Type	# of Parking spaces
Driveway	118
Parking Lot	70
Total	188

REZONING

This proposal meets the following applicable requirements set forth in Section 31-536.B of the City of Riviera Beach's Code of Ordinances for Rezoning Approval.

Section 31-536.B.1 - Lot size, building placement, size, and height

Building Placement

Pursuant to Table 31-536 (c), the proposed development meets all setbacks for the Downtown General Zoning District as indicated in the above setbacks chart.

Height

Pursuant to Table 31-536 (c), height of buildings shall be measured in and regulated by the number of stories. The maximum height for a residential building in a DG Zoning District is 3 stories. The proposed height is XX stories, therefore this requirement is satisfied

Lot Size

Pursuant to Table 31-536 (c), below outlines the required lot size for the Downtown General Zoning District:

DG Lot Size Requirements			
DG ZONING DESIGNATION	Lot Size		
	Lot Width	Lot Area	Lot Coverage
Required	20'	2,000 sf	80%
Proposed	350'	413,820	21%

Section 31-536.B.2 -Use Regulations

Pursuant to Section 31-536.B.2.A.1, Residential uses are permitted by right. The proposed development meets this requirement as the request to rezone XX acres of existing DR Zoning District to DG Zoning District is to accommodate 89 townhome units.

Section 31-536.B.3 –Frontage Standards

a) The front setback and side setbacks facing streets shall be hardscaped. The hardscape design shall have the following characteristics:

- 1) Street trees shall be installed as set forth in subsection 31-537(c), consistent with the appropriate street design in section 29-65
- 2) A pedestrian walkway shall be accommodated as set forth in subsection 31-537(b).
- 3) Any setback area not used to accommodate a pedestrian walkway, may be landscaped adjacent to the building using potted plants in removable planters or ground planting that does not obstruct views into storefront windows, and may also be used to accommodate merchandise displays or outdoor dining areas

The proposed development meets the 3 above requirements. Canopy trees and a sidewalk are provided along Broadway Ave.

b) The main entrance(s) to ground story commercial space(s) shall be directly from and face a public right-of-way or civic open space. Doors allowing public access shall occur at intervals no greater than 75 feet.

The development program proposes multi-family residential units. Therefore, Section 31-536.B.3.B does not apply.

c) Building entrances shall use at least one of the following frontage types detailed in subsection 31-537(a):

- 1) Stoop
- 2) Forecourt
- 3) Bracketed balcony
- 4) Storefront
- 5) Arcade/colonnade

Pursuant to Section 31-537, the proposed development meets this requirement as a stoop is provided as the frontage type for the entirety of the development.

d) Buildings with more than 250 feet of street frontage shall provide a pedestrian accessway at least ten feet wide connecting the rear parking to the sidewalk area or establishing a cross-block connection.

The development program proposes multi-family residential units which are not facing the main street (Broadway Ave) and do not have parking in the rear, therefore this code section does not apply.

Section 31-536.B.4 –Architectural Standards

- a) An expression line shall be provided at the top of the first story.
- b) In the absence of a building façade, a streetwall is required along both primary and secondary streets. Streetwalls shall be three feet to three feet six inches in height, located in line with the building façade or the front setback. Streetwalls shall be composed of either an opaque wall using the same material and color as the building or of a continuous, maintained hedge. In addition, one shade tree per 20 lineal feet, uniformly spaced, shall be installed along the length the streetwall.
- c) An opaque, masonry wall six feet in height shall be built on the property line along all side and rear lot lines that abut single-family houses existing as of the date of this ordinance (date) or lots in residential zoning district. In addition, one shade tree per 20 lineal feet, uniformly spaced, shall be installed along the length the wall.

The development includes a fence and 4' hedge along Broadway Avenue along with street trees to satisfy item b). Items a) and c) do not apply as they are intended for commercial development.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The proposed future land use designation of Downtown Mixed Use (DMU) is consistent with the applicable Goals, Objectives, and Policies of the City of Riviera Beach Comprehensive Plan. The following provided responses support the proposed future land use designation of DMU:

FUTURE LAND USE ELEMENT

GOAL	<p>To protect and enhance the residential, commercial, industrial and natural resource areas of Riviera Beach</p> <p>The proposed future land use designation of Downtown Mixed Use (DMU) will accommodate the proposed development of multi-family residential. Through site design, the project will protect and enhance the community character and will not adversely impact the surrounding areas of Riviera Beach.</p>
OBJECTIVE 1.1	<p>The City shall continue to insure that all development and redevelopment is coordinated with the availability of facilities and services, and is compatible with soil conditions and topography.</p> <p>The site is currently vacant and proposes the development of multi-family residential units. The subject site is coordinated with the availability of facilities and services and is also compatible with the soil conditions and topography of the adjacent properties.</p>
POLICY 1.1.1	<p>As new development occurs within the City, continue to use the development code to require a tie-in to the sanitary sewer and public water systems</p> <p>The proposed development meets this requirement. Please refer to the Preliminary Civil Engineering Plans and Surface water management calculations that have been provided as part of this submittal.</p>
OBJECTIVE 1.2	<p>By 2010, the City shall reconsider revisions to the adopted Community Redevelopment Plan (CRA) by addressing issues and market conditions that have arisen since plan implementation was initiated</p> <p>The subject site is located within the boundaries of the Community Redevelopment Plan (CRA) and will meet all applicable requirements.</p>
POLICY 1.2.4	<p>By 2010 the revisions to the adopted Redevelopment Plan shall provide a mix of land uses that will create an environment conducive to development.</p>

The proposed future land use designation of Downtown Mixed Use (DMU) will accommodate the proposed development of multi-family residential and will create a conducive environment.

POLICY 1.2.6

By 2010 the revisions to the adopted Land Development Regulations will include design controls for all public and private development within the community redevelopment area. These controls will provide for a unique image and character with setbacks, height, parking, architectural elements/building facades, landscaping, and materials that ensure design excellence and quality in development projects

The proposed development meets all DG Zoning District and CRA design requirements found in the City of Riviera Beach's Code of Ordinances.

POLICY 1.2.7

To the maximum extent possible, the revisions to the adopted Redevelopment Plan shall provide for an active pedestrian and bicycle circulation environment linking the major neighborhoods within the community redevelopment area and stimulating continuity of the circulation system outside the community redevelopment area to existing neighborhoods and local area amenities.

The proposed development provides an active pedestrian and bicycle circulation environment linking the adjacent neighborhood within the CRA boundary. The main access for the development will be Broadway Avenue, with a 50' ROW connection. There will also be future vehicular and pedestrian connections to Avenue E to the north and south property lines with a 50' ROW connecting to the adjacent neighborhoods to the north and south.

POLICY 1.2.8

The revisions to the adopted Redevelopment Plan shall promote the creation of a public transportation system capable of providing convenient access to neighborhoods, parks, beaches, schools and commercial activities within and adjacent to the community redevelopment area.

The site currently has a bus stop fronting Broadway Avenue. Therefore, public transportation is conveniently located and easily accessible to the proposed multi-family residential development.

POLICY 1.2.18

In order to reduce greenhouse gas emissions and the potential for urban sprawl, the City will utilize the Redevelopment Plan and the CRA to encourage new development to locate within the under-utilized downtown area. By 2010, the City will revise the land development regulations to ensure the downtown area:

- a. Establishes an efficient land use pattern allowing mixed use development and the higher densities needed to support a viable transit system;**
- b. Creates a "park once" environment by providing a mix of uses within a pedestrian and bicycle-friendly environment of narrow streets with shaded sidewalks, appropriate landscaping and street details, and traffic calming measures such as on-street parking;**
- c. Promotes the optimum use of transit by maintaining and enhancing the walkable block structure and interconnected transportation network to effectively link transit station(s), bike paths, sidewalks, buildings, open spaces, and the waterfront.**

The subject site is located within the Downtown General (DG) Zoning District with the boundary of the CRA. The proposed development of multi-family residential provides the opportunity for an additional mix of housing types within the downtown area. Public transportation is easily accessible by the designated bus stop located on Broadway. The site design meets all required DG Zoning District and CRA requirements found in the City of Riviera Beach Code of Ordinances.

POLICY 1.2.19

Substantial redevelopment of the Community Redevelopment Area (CRA) is anticipated. The Redevelopment Plan describes the vision for the future of the downtown area. New development shall conform to the pattern of development set forth in the Redevelopment Plan, which has the following characteristics:

- 1. Provides a variety of housing types to accommodate a diverse population;**
- 2. Creates a “park once” environment by providing a mix of uses within a pedestrian friendly environment, whereby drivers are comfortable utilizing one parking space and walking to several destinations;**
- 3. Promotes the optimum use of transit by maintaining and enhancing an interconnected transportation network that effectively links transit station(s), bike paths, sidewalks, buildings, open spaces, and the waterfront;**
- 4. Maintains and enhances a continuous, inter-connected network of narrow pedestrian and bicycle-friendly streets with shaded sidewalks, appropriate landscaping and street details, and traffic calming measures such as on-street parking;**
- 5. Provides public open space in the form of civic parks, plazas, or greens;**
- 6. Maintains and enhances access to the waterfront; and**
- 7. Encourages investment by accommodating new development at a range of scales including individual infill buildings and large redevelopment projects.**

The subject site is located within the Downtown General (DG) Zoning District within the boundaries of the CRA. The proposed development provides the housing type opportunity of multi-family residential units to accommodate to the diverse population. The site design provides a “park once” environment and provides a total of 188 parking spaces, which meets the requirement set forth in the City of Riviera Beach’s Code of Ordinance. There are two proposed access within the development. The main access for the development will be Broadway Avenue, with a 50’ ROW connection. There will also be future vehicular and pedestrian connections to Avenue E to the north and south property lines with a 50’ ROW connecting to the adjacent neighborhoods to the north and south. The proposed development will enhance the proposed interconnected network with pedestrian and bicycle-friendly streets and landscaping techniques, in order to mitigate adverse impact upon the surrounding area.

Policy 1.2.21

The downtown area is composed of diverse areas with unique characteristics. The Land Development Regulations will reinforce these distinctions in scale, character, and intensity. As a general guide to future regulations, eleven sub-areas are shown on Figure FLU-B and are described below:

- 1) Riviera Beach Marina/Bicentennial Park: This is a vibrant, mixed-use regional waterfront destination centered about Bicentennial Park and the Riviera Beach Marina. Buildings in this area accommodate entertainment, retail, office, and residential uses. Signature sites, such as the intersection of 13th Street and Broadway (which serves as a gateway into the district) and land overlooking Bicentennial Park, will be designated for the tallest buildings in the downtown.**
- 2) Broadway Corridor: Broadway, the north-south corridor traversing the downtown, will be re-established as a pedestrian-friendly main street, with storefronts and arcades lining the streets. Roadway improvements will support revitalization of the downtown by improving the pedestrian environment with wide shaded sidewalks, on-street parking to support adjacent businesses, and a steady but calm flow of traffic. Mixed-use, mid-rise buildings will line the streets to create a safe, interesting area.**
- 3) Avenue E Corridor: Avenue E is a neighborhood main street accommodating small businesses, multi-family buildings, and single-family homes. Infrastructure improvements will establish a pleasant environment for drivers, cyclists, and pedestrians, and re-establish the missing link between 32nd Street and 34th Street. Mixed-use development in low-rise buildings will provide a harmonious**

transition between the Broadway Corridor and adjacent residential neighborhoods.

4) Riviera Heights: This district is predominantly residential, with some neighborhood commercial accommodated along Martin Luther King Boulevard. Infill development which is compatible in scale with the existing residential fabric is encouraged, such as new single-family houses and multi-family buildings including townhouses, courtyard apartment buildings, and apartment houses.

5) 13th Street: 13th Street will link a future rail station to the Riviera Beach Marina and Bicentennial Park. This area can accommodate mid-rise mixed-use infill development as a transition between the light industrial uses to the south and the neighborhood north of 13th Street. North of 13th street, infill development which is compatible in scale with the existing residential fabric is encouraged, such as new single-family houses and multi-family buildings including townhouses, courtyard apartment buildings, and apartment houses.

6) Blue Heron Corridor: The Blue Heron Corridor is the primary entrance to downtown and Singer Island. This corridor will accommodate mid-rise mixed-use development. Buildings must be placed on their sites in a manner that improves the pedestrian environment on the corridor.

7) Commercial Marine Area: The land development regulations will define appropriate transitions between marine industry and surrounding uses. Rather than relying solely on landscape buffers for separation, the land development regulations will include techniques which will regulate the edges of the lots using mixed use buildings with usable windows and doors to provide appropriate transitions. Residential uses, businesses, restaurants, and office functions can be located along these edges to provide an appropriate transition.

8) Industrial Transition Area: This area will provide a transition from the Port to the neighborhood to the north. Light industrial uses will be oriented along 10th Street, with buildings containing the office and support functions for the industrial uses, businesses, restaurants, and some residential uses can be located along 11th Street to provide an appropriate transition to adjoining neighborhood. Vehicular access for the industrial uses will be accommodated from 10th Street and the side streets whenever possible, so that 11th Street will have building façades with usable windows and pedestrian access facing the neighborhood.

9) Singer Island Area: This area can accommodate mixed-use development, with taller buildings located along Lake Worth, acting as a gateway into the area. Mid-rise mixed use buildings will be accommodated in the Ocean Mall, overlooking the public beach.

10) Near-Downtown Neighborhoods: These neighborhoods can accommodate infill development which is compatible in scale with the existing residential fabric, such as new single-family houses and multi-family buildings including townhouses, courtyard apartment buildings, and apartment houses.

11) Port: This area is comprised of the Port of Palm Beach.

The proposed multi-family residential development lies within the Avenue E corridor. The development program consists of future vehicular and pedestrian connections to the north and south, via Avenue E. These connections will provide a harmonious transition between the Broadway Corridor and adjacent residential neighborhoods.

POLICY 1.2.22

Provide in the Land Development Regulations a pre-approved option to encourage future redevelopment of mobile home/trailer park properties located within the CRA in a manner consistent with the city's vision of a mixed-use, sustainable, pedestrian-friendly environment that accommodates diverse housing options within an interconnected street and block structure. Conceptual redevelopment plans have been created to illustrate the intended pattern of redevelopment:

1) The City's preferred redevelopment plan for Chateau Circle, Ocean Tides, and Southern Park has the following characteristics (see conceptual plan in Figure FLU-C):

a. Avenue E is reconnected through the properties;

- b. A system of new streets, alleys, and pedestrian paths connect the adjacent parcels to each other and to Broadway;**
- c. Mixed-use buildings are located along Broadway;**
- d. Townhouses and low-rise multi-family buildings can provide a transition between the single-family houses located to the west and the mixed-use buildings facing Broadway;**
- e. The fronts of buildings face the fronts of buildings, the backs of buildings face the backs of buildings;**
- f. Green space is organized into public parks, plazas, or greens, lined by streets and the fronts of buildings; and**
- g. Off-street parking is accommodated in the rear of buildings.**

The proposed development of townhome units lies within the Avenue E corridor and fronts Broadway Avenue. The development program consists of future vehicular and pedestrian connections to the north and south, via Avenue E. This connection will provide a harmonious transition between the Broadway Corridor and adjacent residential neighborhoods.

OBJECTIVE 1.8

The City shall continue to ensure that its land development regulations are consistent with and further the provisions of the Comprehensive Plan, and shall incorporate densities and intensities of Future Land Use Categories into the Land Development Code

Pursuant to Objective 1.8 of Comprehensive Plan, a Downtown Mixed Use FLU designation must have a maximum floor area ratio (FAR) of 2.0. The proposed development meets the requirements as the provided FAR is 0.38.

Policy 1.8.1:

The Future Land Use Map designations shall include the following land use categories, densities and intensities, which shall be implemented through land development regulations. The City shall take the necessary actions to implement the categories in accordance with criteria described below:

Mixed Use

Downtown Mixed Use: The Downtown Mixed Use category provides for a wide range of uses including retail, commercial, residential, restaurant, entertainment, civic, parks, marinas, and boardwalks. The Land Development Regulations will ensure compatibility between the wide ranges of uses desirable in a successful downtown environment through the exclusive use of the Downtown Zoning Districts, which will:

- 1) Establish a vibrant, mixed-use regional waterfront destination around Bicentennial Park and the Riviera Beach Marina;**
- 2) Allow for intense mixed-use development along the Broadway corridor in the core of the downtown area;**
- 3) Allow for less intense mixed-use development along the Avenue E corridor;**
- 4) Provide for harmonious transitions in building scale and use between the predominantly single-family residential neighborhoods and mixed-use corridors;**
- 5) Ensure existing access and views of the Intercoastal waterway are retained and increased; and**
- 6) Ensure the street network is maintained and enhanced.**

The subject site proposes a FLU designation of DMU and permits residential uses. The proposed multi-family residential development lies within the Avenue E corridor. The development program consists of future vehicular and pedestrian connections to the north and south, via Avenue E. The townhomes will provide a gradual transition in the density and intensity from single-family to the north to more intense redevelopment to the south. The development will also provide an additional housing type to the immediate area.

Policy 1.11.1

The City (as well as within the CRA Redevelopment Area) shall assess all structures citywide to determine if any properties are of historic significance. If any significant structures are found, the City's planning staff shall establish restoration standards and review procedures consistent with the Department of the Interior standards for renovation.

The subject site is currently vacant and has no previous development history nor historical significance associated.

Based on the above justification and attached information, the petitioner respectfully requests approval of a Site Plan Approval, Rezoning from DR to DG, and Small Scale CPA from MF-20 to DMU.

For Staff Use Only

City of Riviera Beach Community Development Department 600 W. Blue Heron Boulevard Riviera Beach, Florida 33404 Phone: (561) 845-4060 Fax : (561) 845-4038	Date:	Case Number:
	Project Title:	
	Fee Paid:	Notices Mailed:
	1st Hearing:	2nd Hearing:
	Publication Dates (if required)	

UNIFORM LAND USE APPLICATION

(Please attach separate sheet of paper for required additional information)

Complete appropriate sections of Application and sign.

APPLICANT	Name of Property Owner(s):	EAST COAST PROPERTY INVESTMENT, LLC		
	Mailing Address:	PO BOX 540669 LAKE WORTH FL 33454 0669		
	Property Address:	3301 BROADWAY		
	Name of Applicant (if other than owner):	D.R. Horton, Inc		
	Home: (--)-----	Work: (561) 537-4532	Fax: (561) 687-1110	
	E-mail Address:	Doug.Murray@wginc.com (agent)		

PLEASE ATTACH LEGAL DESCRIPTION

PROPERTY	Future Land Use Map Designation:	DMU & MF-20	Current Zoning Classification:	DG & DR
	Square footage of site:	9.5 Acres	Property Control Number (PCN):	56-43-42-28-00-001-0120
	Type and gross area of any existing non residential uses on site:	N/A		
	Gross area of any proposed structure:	158,430 SF		
	Is there a current or recent use of the property that is/was in violation of City Ordinance?	[] Yes [✓] No		
	If yes, please describe:	N/A		
	Have there been any land use applications concerning all or part of this property in the last 18 months?	[] Yes [✓] No		
	If yes, indicate date, nature and applicant's name:	N/A		
	Briefly describe use of adjoining property: North:	Single-Family Residential		
		South: Mobile Home Park		
	East: Broadway Ave ROW; Motel; Federal Government Office			
	West: Single-Family Residential			

REZONE	Requested Zoning Classification:	DR TO DG
	Is the requested zoning classification contiguous with existing?	Yes
	Is a Special Exception necessary for your intended use?	[] Yes [x] No
	Is a Variance necessary for your intended use?	[] Yes [x] No

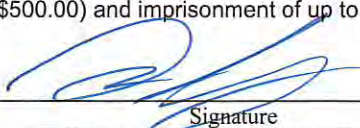

FUTURE LAND USE	Existing Use: Vacant	Proposed Use: Multi-family Residential (Townhomes)
	Land Use Designation: MF-20 & DMU	Requested Land Use: DMU
	Adjacent Land Uses: North: Single-Family Residential South: Mobile Home Park Broadway Ave ROW; East: Motel; Federal Government Office West: Single-Family Residential	
	Size of Property Requesting Land Use Change: 5.13 acres	

SPECIAL EXCEPTION	Describe the intended use requiring a Special Exception:
	Provide specific LDR ordinance section number and page number:
	How does intended use meet the standards in the Land Development Code?
	Demonstrate that proposed location and site is appropriate for requested use:
	Demonstrate how site and proposed building(s) have been designed so they are compatible with adjacent uses and neighborhoods:
	Demonstrate any landscaping techniques to visually screen use from adjacent uses:
	Demonstrate what is proposed to reduce the impact of any potential hazards, problems, public nuisances generated by use:
	Demonstrate how utilities and other service requirements of the use can be met:
	Demonstrate how the impact of traffic generated will be handled:
	On-site: Off-Site: Other:

VARIANCE	Describe the Variance sought:
	Demonstrate that the Variance is needed to overcome a hardship caused by the unique physical conditions of the site:
	Specify the minimum Variance requirements including: height, lot area, size of structure, size of yard, setback, buffer or open space:
	Other:

SITE PLAN	Describe proposed development: Multi-family residential development (89 town home units)
	Demonstrate that proposed use is appropriate to site: See provided justification statement
	Demonstrate how drainage and paving requirement will be met: See provided drainage statement.
	Demonstrate any landscaping techniques to visually screen use from adjacent uses: A proposed 10 landscape buffer and fence. See provided justification statement.
	Demonstrate what is proposed to reduce the impact of any potential hazards, problems, public nuisances generated by use: See provided justification statement.
	Demonstrate how utilities and other service requirements of the use can be met: See provided drainage statement.
	Demonstrate how the impact of traffic generated will be handled: On-site: See provided traffic statement. Off-site: See provided traffic statement.

OTHER	<u>COMMUNICATION TOWER CO-LOCATION REQUIREMENTS:</u>
	<ul style="list-style-type: none"> • Three sets of signed and sealed Construction documents, elevations and all equipment shelters, cabinets, Coax, telephone and power conduits identified. These plans will then be used to obtain the Building Permit. • Antenna manufacture cut sheets including antenna size and shape. • Zoning map of area with site clearly marked. • Photos of existing building or tower and surrounding uses. • Letter of non-interference and FCC compliance from applicant's Radio Frequency Professional. • Map of surrounding carrier existing locations in all directions with type i.e. Guyed, Self-Support, Monopole, Rooftop. • Letter of structural capacity and building code compliance. • Notes on plan or letter demonstrating floor area coverage not in excess of restrictions • Provide Photo Enhancements of proposal. • Statement that proposal is in compliance with Environmental Regulations prior to permit issue.

Confirmation of Information Accuracy	
<p>I hereby certify that the information on this application is correct. The information included in this application is for use by the City of Riviera Beach in processing my request. False or misleading information may be punishable by a fine of up to five hundred dollars (\$500.00) and imprisonment of up to thirty (30) days and may result in the summary denial of this application.</p>	
 _____ Signature	 _____ Date

AGENT AUTHORIZATION FORM

Owner(s) of Record: EAST COAST PROPERTY INVESTMENT, LLC

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority personally appeared GARY SMICIEL

MANAGING MEMBER

who, being first duly sworn upon oath and personal knowledge say(s) that they are the owner(s) of record of the following described real property:

28-42-43, S 225.8 FT OF GOV LT1 & N 124.2 FT OF N 1/2 OF GOV LT 2 LYG W OF SR 5 (LESS RD R/W)

the street address of which is: 3301 BROADWAY

and that we hereby appoint:

Name: Doug Murray/WGI

Address: 2035 Vista Parkway

West Palm Beach, FL 33411

Telephone: 561-537-4532

as our authorized agent, to file applications and papers with the City of Riviera Beach, and to represent me (us) at any Hearing regarding my (our) interest.

M. Smiciel (Seal)

____ (Seal)

____ (Seal)

Sworn to and subscribed before me this 22nd day of May, 2018.

Miranda Morales Seuss
Notary Public



May 21, 2018



Michael A. Caputo
 Division Land Acquisitions Manager
 D R Horton
 6123 Lyons Road, Suite 100
 Coconut Creek, FL 33073
 macaputo@drhorton.com

Re: Riviera Cove – Traffic Analysis
PCN 56-43-42-28-00-001-0120

Dear Michael,

JFO Group Inc. has been retained to evaluate a traffic impact analysis to determine compliance with the *Palm Beach County (PBC) - Traffic Performance Standards (TPS) - Article 12 of the PBC Unified Land Development Code (ULDC)*. This traffic statement is associated with the Site Plan application for the Riviera Cove property. The property is located on the west side of Broadway, about 0.4 miles north of Blue Heron Blvd in Riviera Beach, Florida. Property Control Number associated with this project is 56-43-42-28-00-001-0120. A copy of the property appraiser information is included as Exhibit 1. Project buildout is expected in the year 2022.

The proposed development is within both Riviera Beach and the Coastal Residential Traffic Concurrency Exception Area (TCEA). Exhibit 2 shows the site location in relation to the Riviera Beach TCEA.

The Riviera Cove project is proposing 89 Townhomes. Exhibit 2 includes a copy of a preliminary site plan. Project trip generation rates used for this analysis were based on *PBC Trip Generation Rates* dated August 13, 2014. Table 1 shows the rates used in order to determine the trip generation for Daily, AM, and PM peak hour conditions.



Figure 1 : Project Location

Table 2 summarizes the net Daily, AM, and PM peak trips potentially generated by the proposed development. According to Table 2, the net Daily, AM and PM peak trips potentially generated due to the proposed development are 592, 47 and 55 trips respectively. According to *Table 12.b.2.D-7 3A* from the *PBC – TPS* and given the trip generation characteristics from Table 2, a 1-mile Radius of Development Influence (RDI) needs to be considered for traffic impact analysis.

Table 1: Trip Generation Rates

Land Use	ITE Code	Daily	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Townhomes	230	6.65	17%	83%	$\text{Ln(T)} = 0.80 \text{ Ln(X)} + 0.26$	67%	33%	$\text{Ln(T)} = 0.82 \text{ Ln(X)} + 0.32$

Table 2: Trip Generation

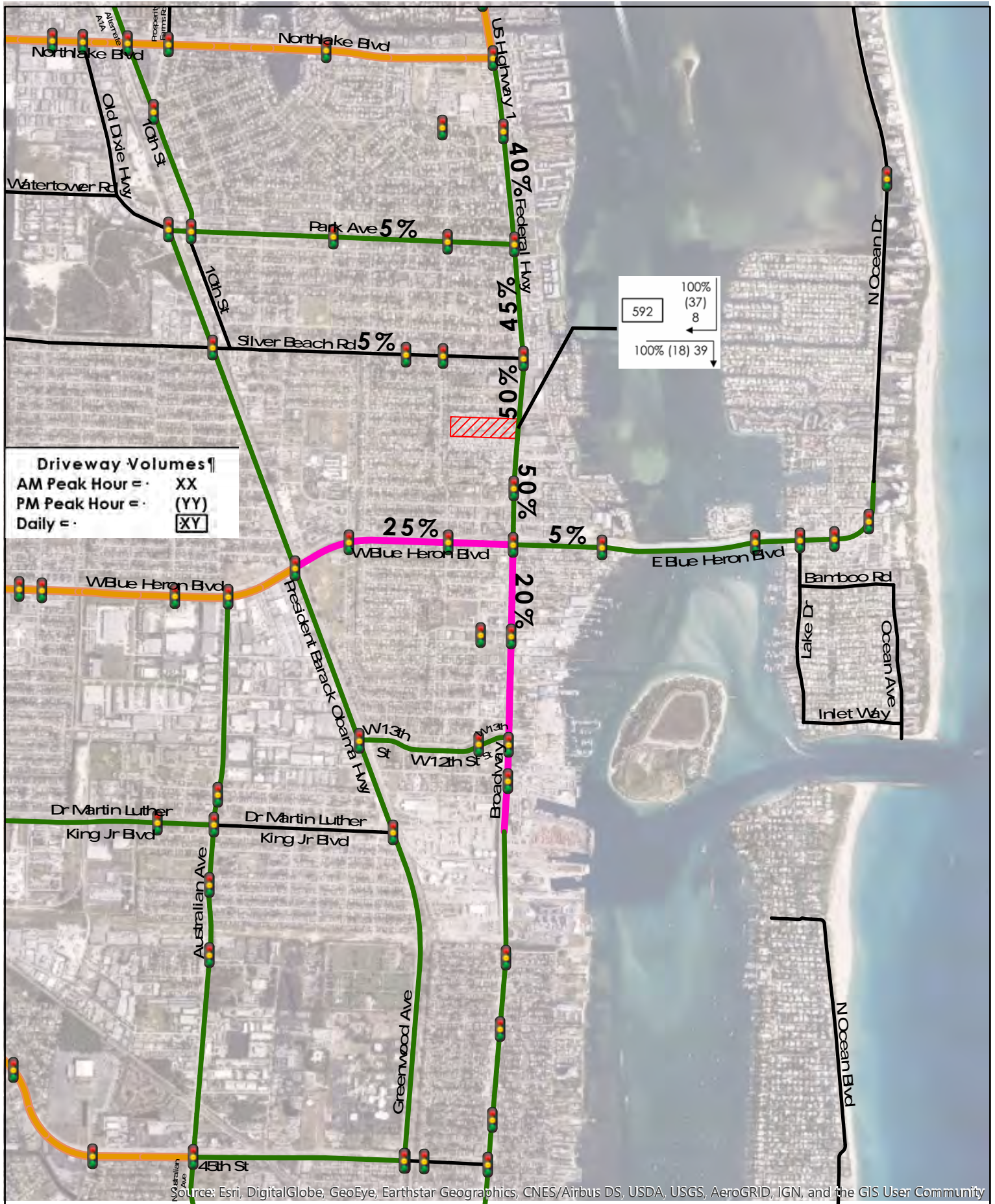
Land Use	Intensity	Daily Traffic	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Townhomes	89 DU	592	8	39	47	37	18	55
Net Traffic		592	8	39	47	37	18	55

Based on *Article 12 of the PBC ULDC – Chapter K. Section Five*, a traffic study providing Traffic Generation, Assignment throughout the Test 1 Radius of Development Influence (RDI) and Projections of future traffic at the site access must be submitted to PBC for the proposed Project. Figure 3 shows the project trip distribution and assignment as well as the signalized intersections and roadway geometry within the RDI used to determine the functional classification of the impacted roadways. Table 3 includes the traffic assignment within Test 1 RDI while Table 4 and Table 5 show the future traffic in front of the site access.

Table 3: Project Impact

Roadway	From	To	Ln	Number of Existing and Proposed Traffic Signals - 1	Length (miles)	Signalized intersections per mile	Class	LOS Capacity	Traffic Assignment	Project Traffic
Broadway	45th St	59th St	4D	3	0.70	4.29	Class II	1,770	20%	8
Broadway	59th St	Mlk Blvd	5	0	0.42	0.00	Class I	1,960	20%	8
Broadway	Mlk Blvd	Blue Heron Blvd	5	3	0.99	3.03	Class II	3,720	20%	8
Broadway	Blue Heron Blvd	Site	4D	2	0.63	3.17	Class II	1,770	50%	20
Broadway	Site	Silver Beach Road							50%	20
Federal Hwy	Silver Beach Road	Park Ave	4D	1	0.38	2.63	Class II	1,770	45%	18
Us-1	Park Ave	Northlake Blvd	4D	2	0.64	3.13	Class II	1,770	40%	16
Park Ave	Federal Hwy	10th St	2	3	1.10	2.73	Class II	810	5%	2
Silver Beach Rd	Old Dixie Hwy	Us-1	2	3	1.05	2.86	Class II	810	5%	2
Blue Heron Blvd	Old Dixie Hwy	Us 1	5	3	0.76	3.95	Class II	1,770	25%	10
A1A	US 1	S Harbor Dr	4D	5	1.33	3.76	Class II	1,770	5%	2

Based on the *PBC – TPS* and the *Land Development Design Standards Manual*, a left-turn lane is required at each driveway where inbound peak hour left-turning traffic is equal or greater than 30 vehicles. A right-turn lane is required at each driveway where street Average Daily Traffic (ADT) volumes exceed 10,000 vehicles per day, and driveway daily volume is greater than 1,000 trips, with inbound peak hour right-turning traffic being at least 75 vehicles. Figure 3 provides Daily, AM and PM peak hour driveway volumes for the Riviera Cove property. Based on the information presented in Figure 3, *PBC - TPS*, and the *Land Development Design Standards Manual*, turn lanes are not warranted at the project driveways.



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



Table 4: AM Future Traffic

Road	From	To	Ln	AM 2018 Traffic ¹		2022 Background Traffic ²		Approved Projects		2022 Background Traffic (1%) + Approved		Project Assignment	Project Traffic		Total Traffic		Peak Direction Service Volume
				NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB		NB/EB	SB/WB	NB/EB	SB/WB	
Broadway	Blue Heron Blvd	Site	4D	840	1,257	937	1,402	73	81	947	1,389	50%	4	20	951	1,422	1,770
Broadway	Site	Silver Beach Road	4D	769	1,269	857	1,415	73	81	873	1,402	50%	20	4	893	1,419	1,770

In	Out	Total
8	39	47

Table 5: PM Future Traffic

Road	From	To	Ln	PM 2018 Traffic ¹		2022 Background Traffic ²		Approved Projects		2022 Background Traffic (1%) + Approved		Project Assignment	Project Traffic		Total Traffic		Peak Direction Service Volume
				NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB		NB/EB	SB/WB	NB/EB	SB/WB	
Broadway	Blue Heron Blvd	Site	4D	1,271	1,023	1,417	1,141	107	99	1,430	1,164	50%	19	9	1,449	1,173	1,770
Broadway	Site	Silver Beach Road	4D	1,304	1,021	1,454	1,138	107	99	1,464	1,161	50%	9	19	1,473	1,180	1,770

In	Out	Total
37	18	55

¹ Calculated from Turning Movement Counts at Broadway and W 34th Street, and, Broadway and Park Street

² A 2.76% Area Growth Rate has been used in this analysis. Exhibit 5 includes Area Growth Rate calcs within the RDI.

Adequacy of the northbound and southbound Left/U-turn storage length at the intersections of Broadway and 34th Street, and, Broadway and Park Street were evaluated using HCS methodology. Exhibit 4 includes HCS calculations while Table 6 summarizes the results of these analyses. As shown in Table 6, existing northbound and southbound Left/U-turn storage length at the intersections of Broadway and 34th Street, and, Broadway and Park Street will be sufficient to accommodate existing and future Left/U-turn traffic.

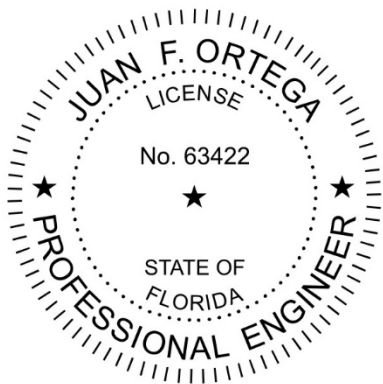
Table 6: Left Turn Analyses

Northbound Left/U-Turn Analysis- Broadway and 34th Street		
	AM	PM
2022 Total Traffic	41	56
95% Queue Length, Q ₉₅ (Veh)	0.3	0.4
95% Queue Length, Q ₉₅ (Feet)	7.5	10.0
Existing Turn Lane (Feet)	325 = 150 (storage) + 175 (taper)	
Southbound Left/U-Turn Analysis - Broadway and Park Street		
	AM	PM
2022 Total Traffic	24	26
95% Queue Length, Q ₉₅ (Veh)	0.1	0.2
95% Queue Length, Q ₉₅ (Feet)	2.5	5.0
Existing Turn Lane (Feet)	375 = 200 (storage) + 175 (taper)	

The proposed Riviera Cove development has been evaluated following the *PBC TPS - Article 12 of the PBC ULDC*. As required in *Article 12 of the PBC ULDC – Chapter K. Section Five*, a traffic study providing Traffic Generation, Assignment throughout the Test 1 Radius of Development Influence and projections of future traffic at the site access is being submitted to PBC for the proposed project. Therefore, the proposed development will be in compliance with the *PBC TPS - Article 12 of the PBC ULDC*.

Sincerely,

JFO GROUP INC
COA Number 32276



- Enclosures:
- Exhibit 1: Property Appraiser Information
 - Exhibit 2: TCEA Map
 - Exhibit 3: Preliminary Site Plan
 - Exhibit 4: Vested Traffic
 - Exhibit 5: Area Growth Rate
 - Exhibit 6: HCS Analysis

This item has been electronically signed and sealed by Dr. Juan F. Ortega, PE on May 21, 2018 using a Digital Signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

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Property Detail

Location Address 3301 BROADWAY
 Municipality RIVIERA BEACH
 Parcel Control Number 56-43-42-28-00-001-0120
 Subdivision
 Official Records Book 27373 Page 1851
 Sale Date FEB-2015
 Legal Description 28-42-43, S 225.8 FT OF GOV LT1 & N 124.2 FT OF N 1/2 OF GOV LT 2 LYG W OF SR 5 (LESS RD R/W)

Owner Information**Owners**

EAST COAST PROPERTY INVESTMEO

Mailing address

PO BOX 540669
LAKE WORTH FL 33454 0669

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
JUN-2015	\$10	27692 / 00628	REP DEED	
FEB-2015	\$1,237,604	27373 / 01851	WARRANTY DEED	EAST COAST PROPERTY INVESTMEO
MAR-1982	\$1,745,000	03690 / 01633	WARRANTY DEED	GIOVANIS CHRISTOS
JAN-1974	\$100	02286 / 00174		
JAN-1973	\$925,000	02259 / 00474	WARRANTY DEED	

Exemption Information

No Exemption information available

Property Information

Number of Units 0
 *Total Square Feet 0
 Acres 9.5006
 Use Code 1000 - VACANT COMMERCIAL
 Zoning DG - DOWNTOWN GENERAL (56-RIVIERA BEACH)

Appraisals

Tax Year	2017	2016	2015
Improvement Value	\$0	\$0	\$148,444
Land Value	\$2,069,240	\$2,015,440	\$2,015,440
Total Market Value	\$2,069,240	\$2,015,440	\$2,163,884

*All values are as of January 1st each year***Assessed and Taxable Values**

Tax Year	2017	2016	2015
Assessed Value	\$2,069,240	\$2,015,440	\$2,163,884
Exemption Amount	\$0	\$0	\$0
Taxable Value	\$2,069,240	\$2,015,440	\$2,163,884

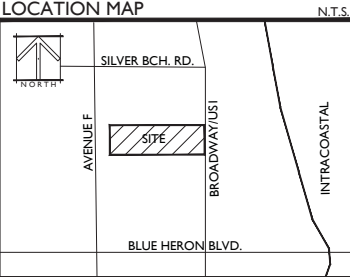
Taxes

Tax Year	2017	2016	2015
Ad Valorem	\$45,327	\$45,109	\$49,746
Non Ad Valorem	\$0	\$0	\$0
Total tax	\$45,327	\$45,109	\$49,746

Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER www.pbcgov.org/PAPA

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SITE DATA	
APPLICATION NAME	3301 BROADWAY
EXISTING ZONING	DOWNTOWN GENERAL & DOWNTOWN RESIDENTIAL
EXISTING FUTURE LAND USE	DOWNTOWN MIXED USED & HIGH DENSITY MULTI-FAMILY RESIDENTIAL
PROPOSED USE	TOWNHOMES
PROPERTY CONTROL NUMBER	56-43-42-28-00-001-0120
SITE AREA	9.5 AC. (415,022 S.F.)
TOTAL TOWNHOMES	89
DENSITY	9.3 DU/AC.
DRY DETENTION	1.31 AC.
RECREATION AREA	0.36 AC.
PARKING REQUIRED (2* SPACES/UNIT)	178 SPACES
PARKING PROVIDED	148 SPACES
DRIVEWAY	89 SPACES
PARKING LOT	59 SPACES

*NOTE: GARAGE SPACE MAY NOT BE USED TOWARDS REQUIRED PARKING.



WGITM

LAND DESIGN SERVICES DIVISION

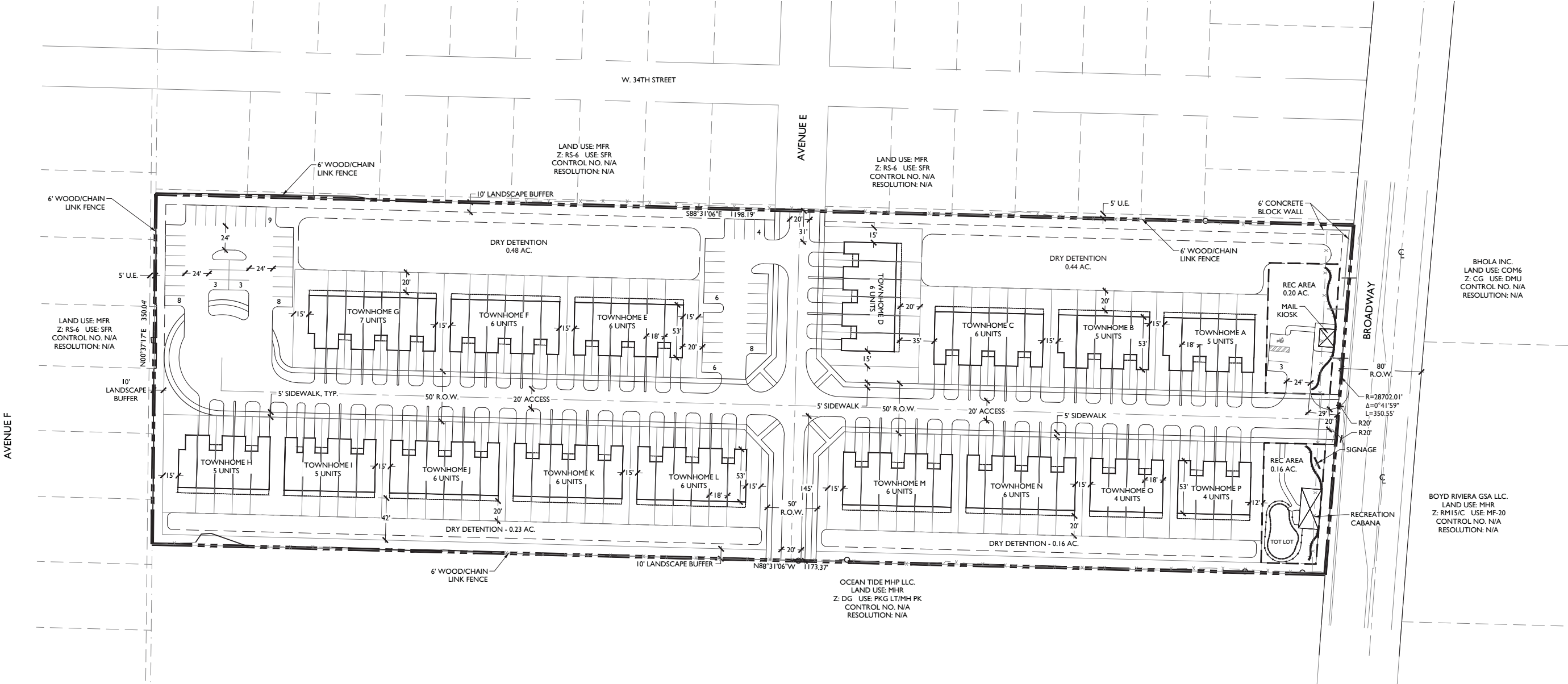
LANDSCAPE ARCHITECTURE // PLANNING // ENVIRONMENTAL

TRANSPORTATION // ENGINEERING // SURVEYING & SUE // CREATIVE SERVICES

2035 Vista Parkway, West Palm Beach, FL 33411

Phone 561.687.2220 - www.WGILDS.com

Cert No. 6091 - LE No. 7055



RIVIERA COVE

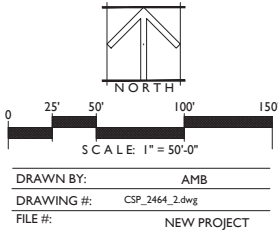
CONCEPTUAL SITE PLAN

PREPARED FOR DR HORTON

RIVIERA BEACH, FLORIDA

REVISION DATES		
DATE	APPROVAL	NOTES
05.16.18		CONCEPTUAL SITE PLAN

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Input Data

ROAD NAME: Broadway STATION: 2800 Report Created
 CURRENT YEAR: 2016 FROM: Blue Heron Blvd W 5/8/2018
 ANALYSIS YEAR: 2022 TO: Midpoint
 GROWTH RATE: 10.19% COUNT DATE: 2/29/2016
 PSF: 1

	Link Analysis					
	AM			PM		
Time Period	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Direction	2353	1269	1104	2667	1314	1353
Existing Volume	2353	1269	1104	2667	1314	1353
Peak Volume	2353	1269	1104	2667	1314	1353
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	2353	1269	1104	2667	1314	1353

Committed Developments							Type	% Complete
The Island Spa	0	0	0	0	0	0	NR	100%
Sierra Bay Apartments	0	0	0	0	0	0	Res	100%
EZ Weld	3	0	2	3	3	1	NR	0%
Northlake Promenade	0	0	0	0	0	0	NR	64%
Wellness Resort	14	4	10	18	10	8	NR	0%
Stewart Toyota Expansion	26	18	8	34	16	18	NR	62%
Village Shoppes II	33	14	18	70	36	34	NR	30%
Palm Beach Outlets	3	1	2	16	8	8	NR	72%
Avenue L Retail	0	0	0	6	3	3	NR	0%
Public Safety & Public Works Complex	4	1	4	5	3	1	NR	30%
7-Eleven Blue Heron	41	21	21	39	19	20	NR	0%
Champs Charter School	21	9	12	9	6	3	NR	0%
Dairy Queen	9	5	4	7	3	3	NR	50%
Total Committed Developments	154	73	81	207	107	99		
Total Committed Residential	0	0	0	0	0	0		
Total Committed Non-Residential	154	73	81	207	107	99		
Double Count Reduction	0	0	0	0	0	0		

Total Discounted Committed Developments 154 73 81 207 107 99

Historical Growth	1858	1002	872	2106	1038	1069
Comm Dev+1% Growth	299	151	149	371	188	182
Growth Volume Used	1858	1002	872	2106	1038	1069
Total Volume	4211	2271	1976	4773	2352	2422

Lanes	4LD					
LOS D Capacity	3220	1960	1960	3220	1960	1960
Link Meets Test 1?	NO	NO	NO	NO	NO	NO
LOS E Capacity	3400	1960	1960	3400	1960	1960
Link Meets Test 2?	NO	NO	NO	NO	NO	NO

Input Data

ROAD NAME: Broadway STATION: 2800 Report Created
 CURRENT YEAR: 2016 FROM: Midpoint 5/8/2018
 ANALYSIS YEAR: 2022 TO: Silver Beach Rd
 GROWTH RATE: 10.19% COUNT DATE: 2/29/2016
 PSF: 1

	Link Analysis					
	AM			PM		
Time Period	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Direction	2353	1269	1104	2667	1314	1353
Existing Volume	2353	1269	1104	2667	1314	1353
Peak Volume	2353	1269	1104	2667	1314	1353
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	2353	1269	1104	2667	1314	1353

Committed Developments							Type	% Complete
The Island Spa	0	0	0	0	0	0	NR	100%
Sierra Bay Apartments	0	0	0	0	0	0	Res	100%
EZ Weld	3	0	2	3	3	1	NR	0%
Northlake Promenade	0	0	0	0	0	0	NR	64%
Wellness Resort	14	4	10	18	10	8	NR	0%
Stewart Toyota Expansion	26	18	8	34	16	18	NR	62%
Village Shoppes II	33	14	18	70	36	34	NR	30%
Palm Beach Outlets	3	1	2	16	8	8	NR	72%
Avenue L Retail	0	0	0	6	3	3	NR	0%
Public Safety & Public Works Complex	4	1	4	5	3	1	NR	30%
7-Eleven Blue Heron	41	21	21	39	19	20	NR	0%
Champs Charter School	21	9	12	9	6	3	NR	0%
Dairy Queen	9	5	4	7	3	3	NR	50%
Total Committed Developments	154	73	81	207	107	99		
Total Committed Residential	0	0	0	0	0	0		
Total Committed Non-Residential	154	73	81	207	107	99		
Double Count Reduction	0	0	0	0	0	0		

Total Discounted Committed Developments 154 73 81 207 107 99

Historical Growth	1858	1002	872	2106	1038	1069
Comm Dev+1% Growth	299	151	149	371	188	182
Growth Volume Used	1858	1002	872	2106	1038	1069
Total Volume	4211	2271	1976	4773	2352	2422

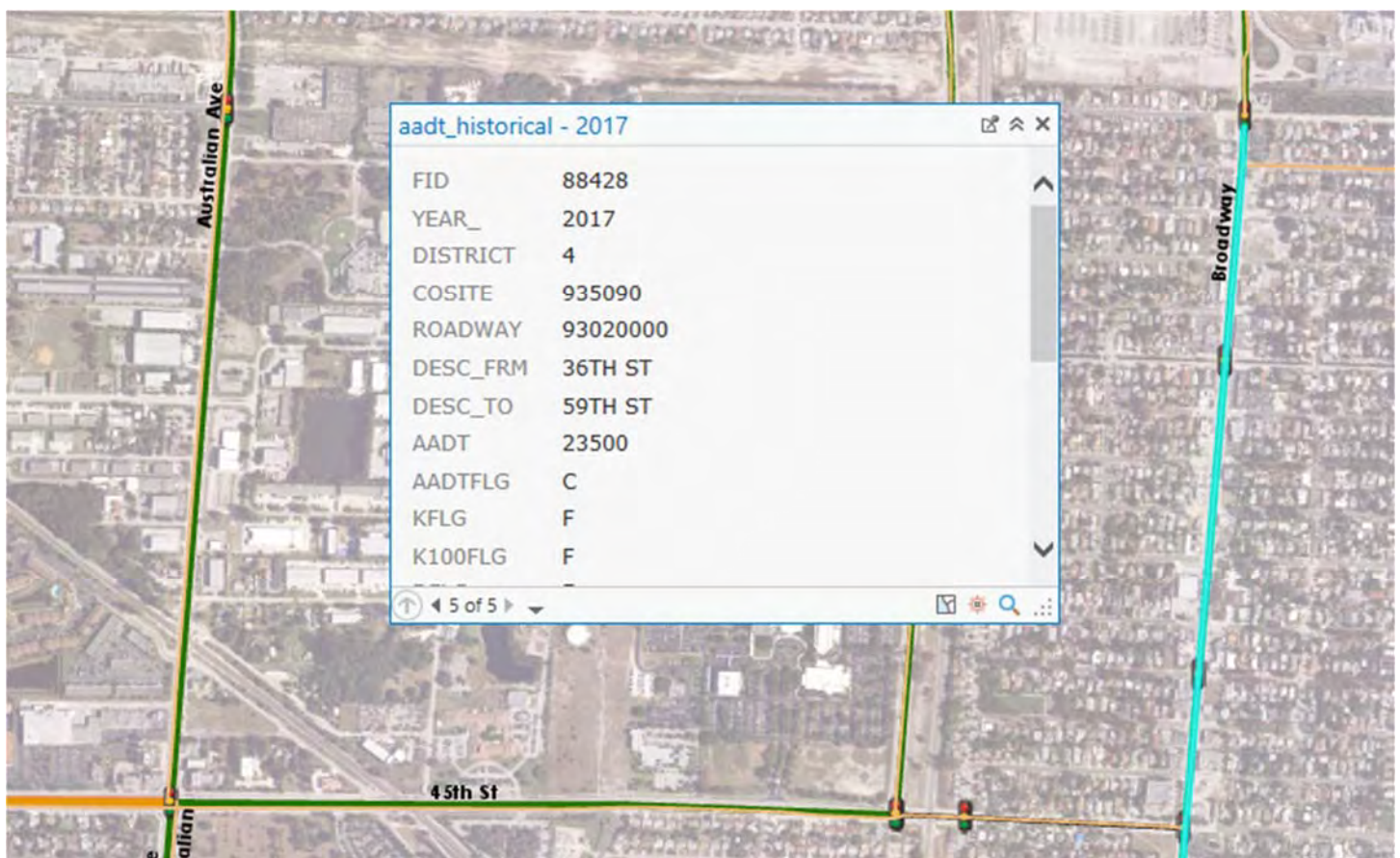
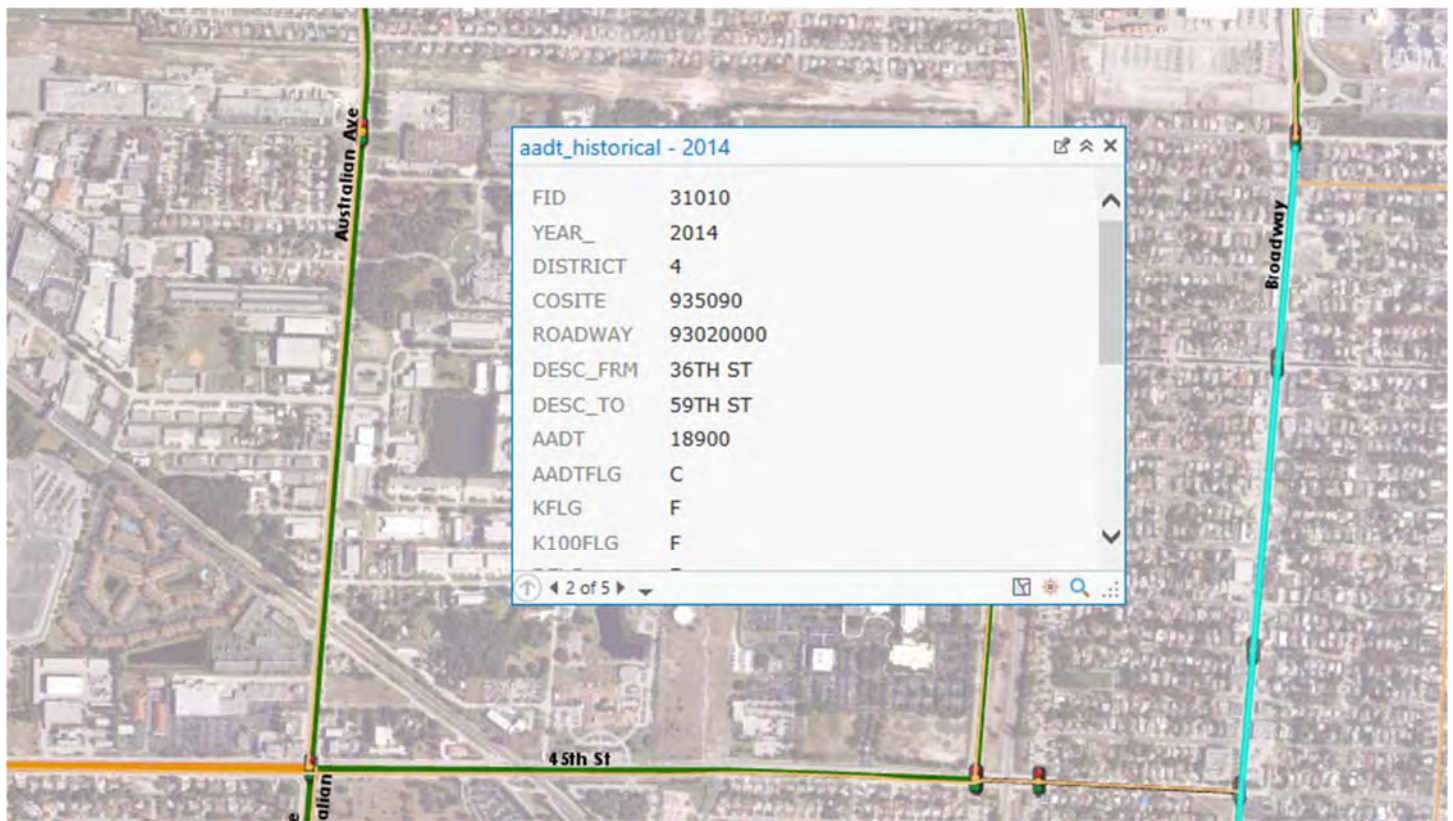
Lanes	4LD					
LOS D Capacity	3220	1960	1960	3220	1960	1960
Link Meets Test 1?	NO	NO	NO	NO	NO	NO
LOS E Capacity	3400	1960	1960	3400	1960	1960
Link Meets Test 2?	NO	NO	NO	NO	NO	NO

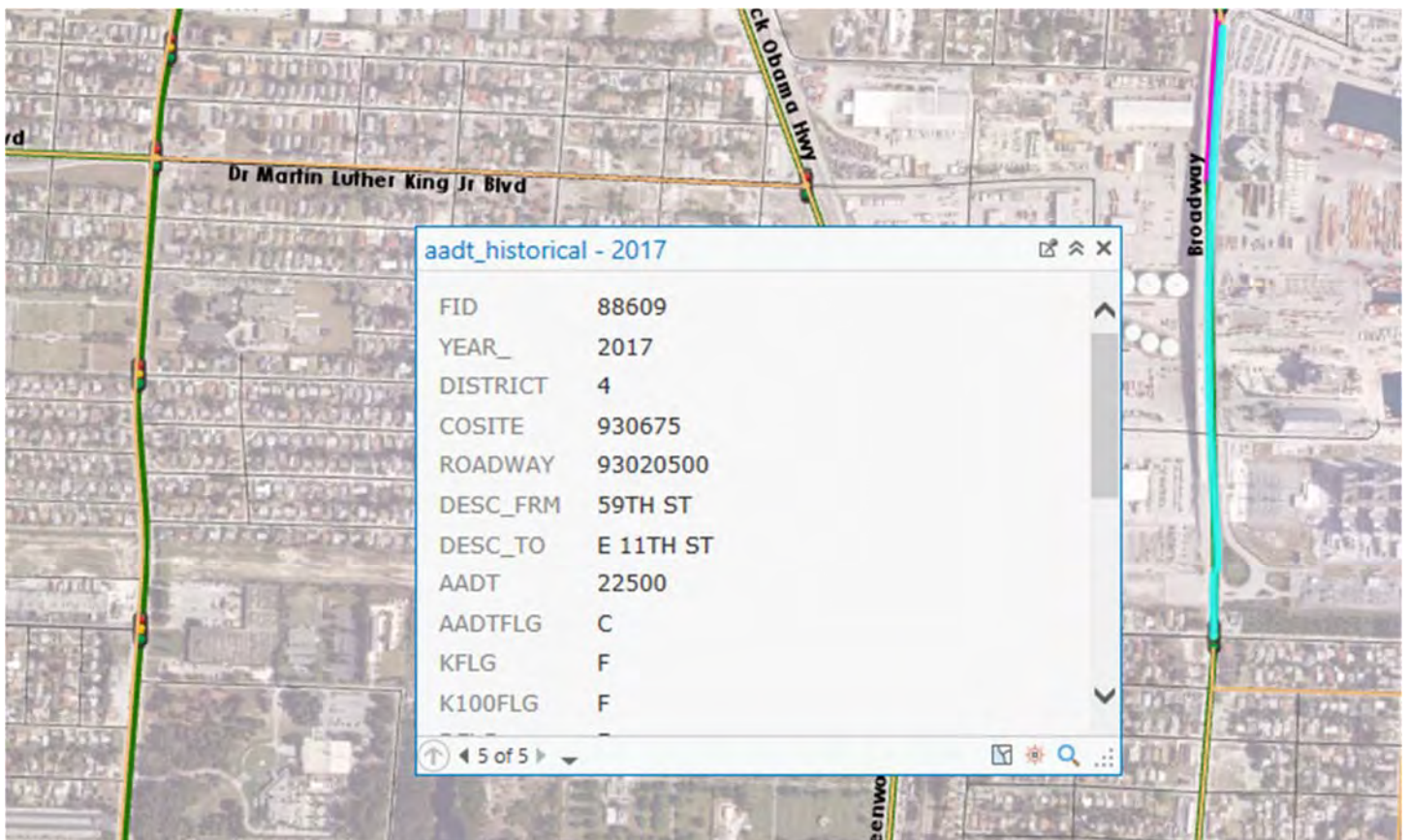
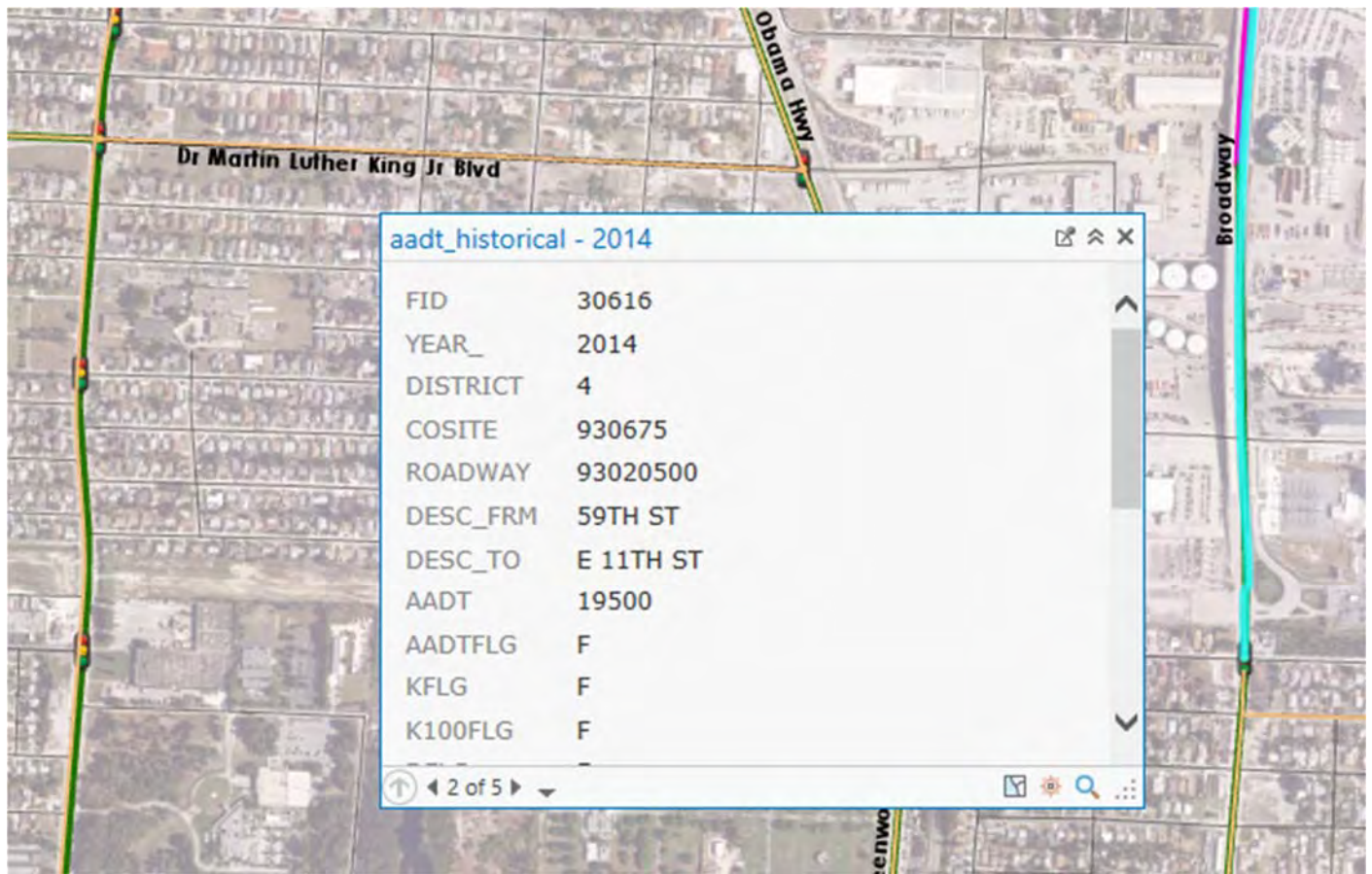
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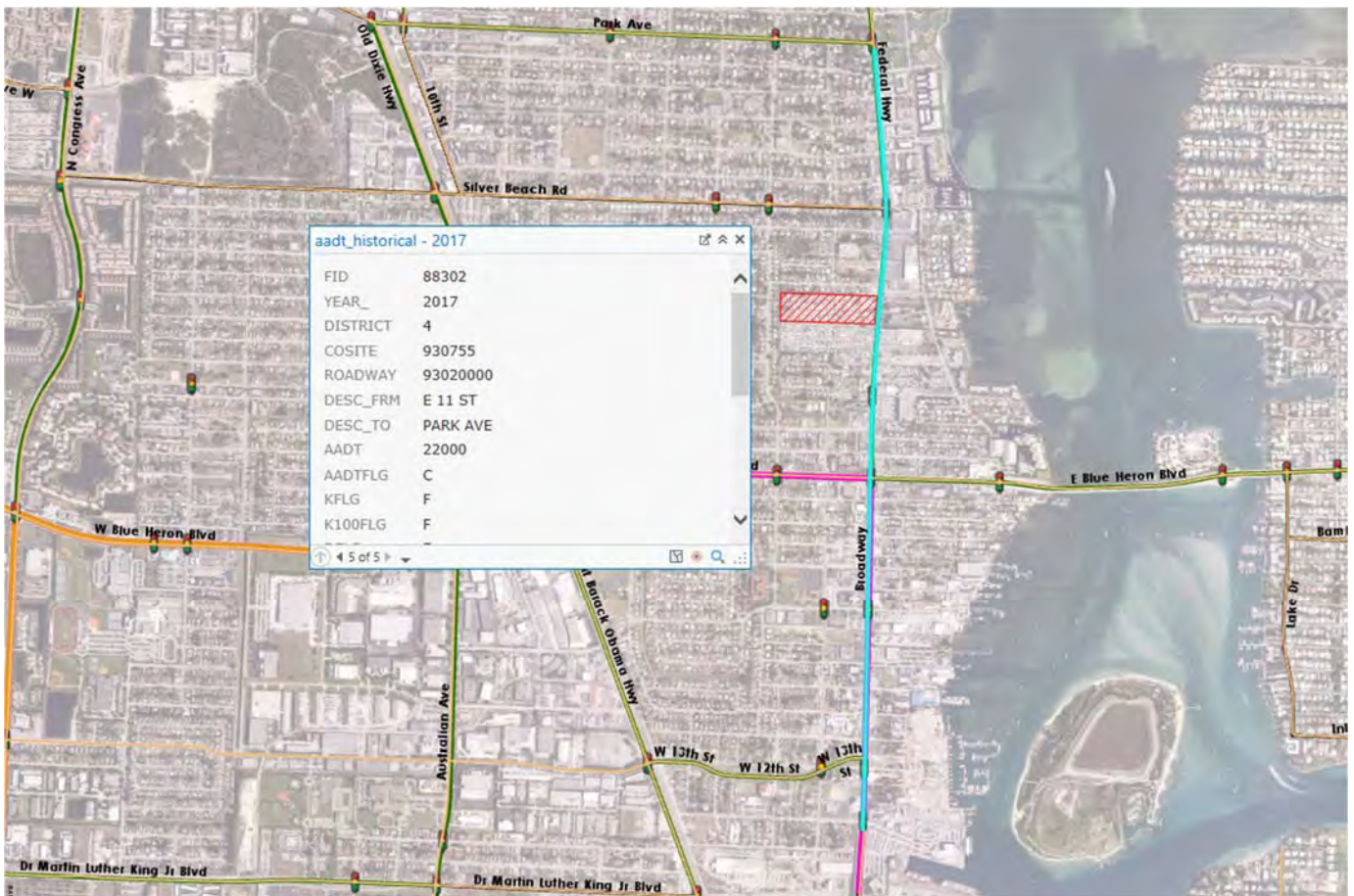
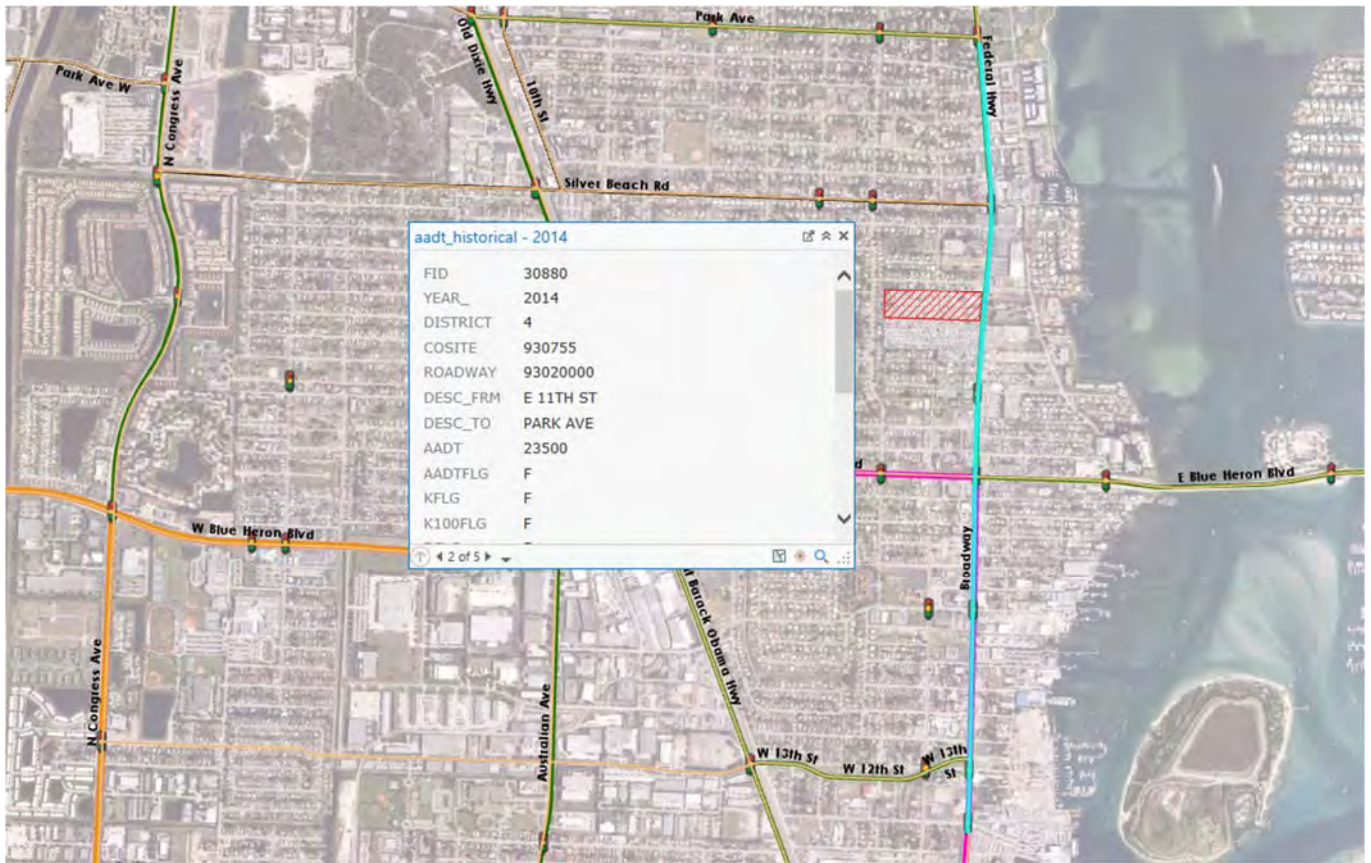
Riviera Cove Area Wide Growth Rate

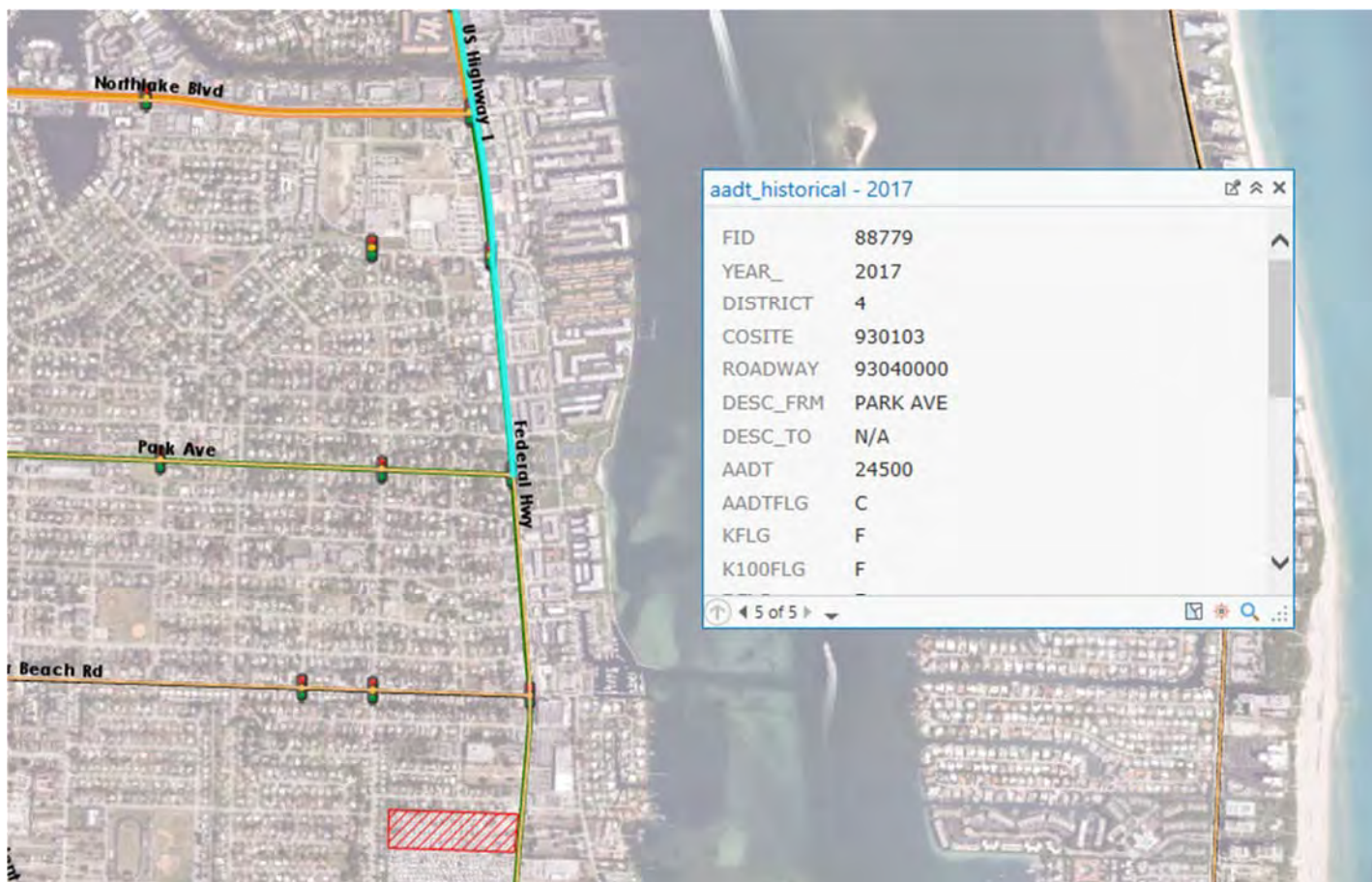
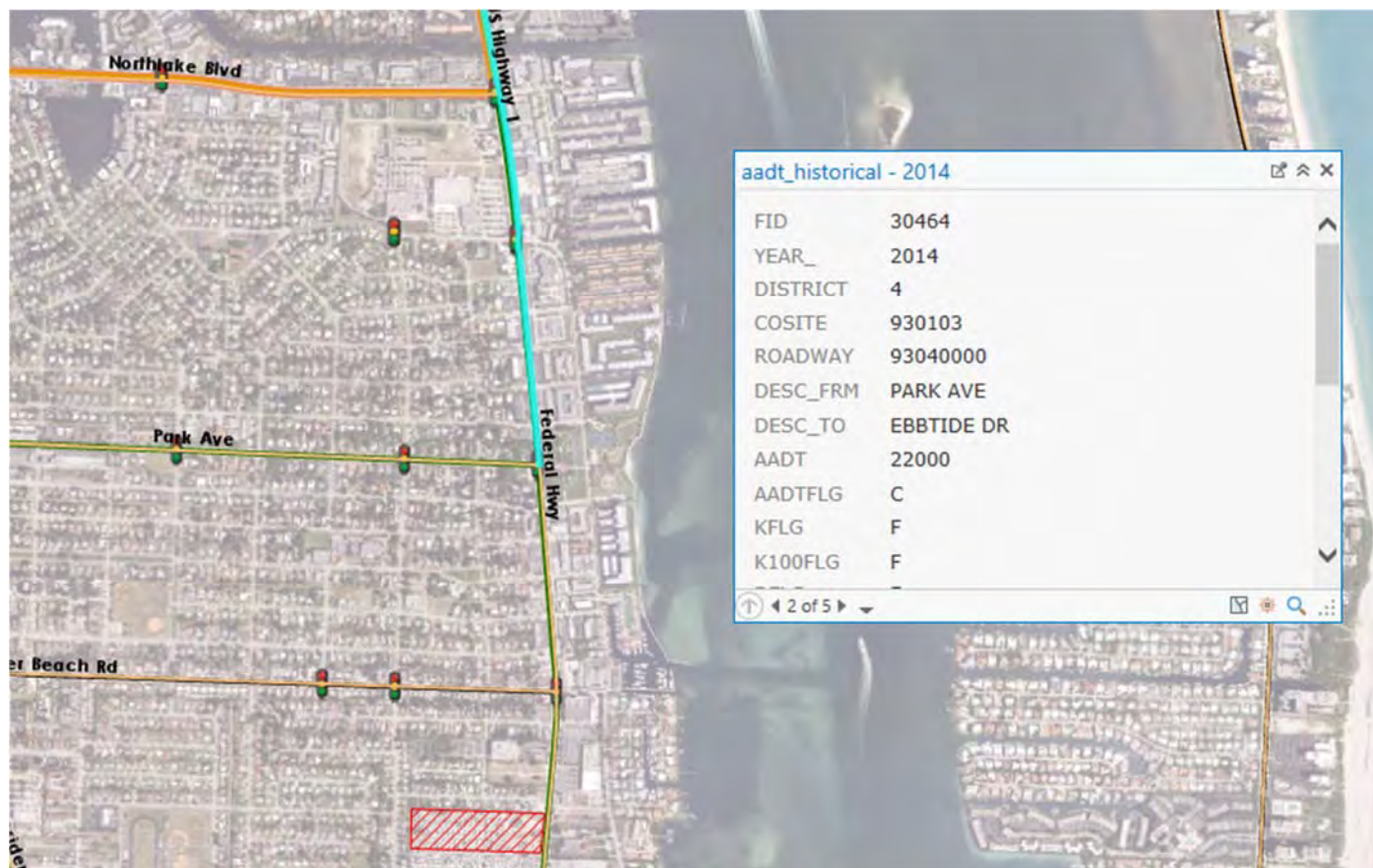
Roadway	From	To	FDOT		PBC	
			2014	2017	2014	2017
Broadway	45th St	59th St	18,900	23,500	-	-
Broadway	59th St	MLK Blvd	19,500	22,500	-	-
Broadway	MLK Blvd	Blue Heron Blvd	23,500	22,000	-	-
Broadway	Blue Heron Blvd	Site			-	-
Broadway	Site	Silver Beach Road			-	-
Federal Hwy	Silver Beach Road	Park Ave			-	-
US-1	Park Ave	Northlake Blvd	22,000	24,500	-	-
Park Ave	Federal Hwy	10th St	-	-	5,431	5,668
Silver Beach Rd	Old Dixie Hwy	US-1	-	-	11,939	13,754
Blue Heron Blvd	Old Dixie Hwy	US 1	16,600	19,000	-	-
A1A	US 1	S Harbor Dr	17,700	16,200	-	-
		Σ	118,200	127,700	17,370	19,422

Base Year (Σ 2014 from F-DOT + Σ 2014 from PBC)	135,570
Future Year (Σ 2017 from F-DOT + Σ 2017 from PBC)	147,122
Area Wide Growth	2.76%



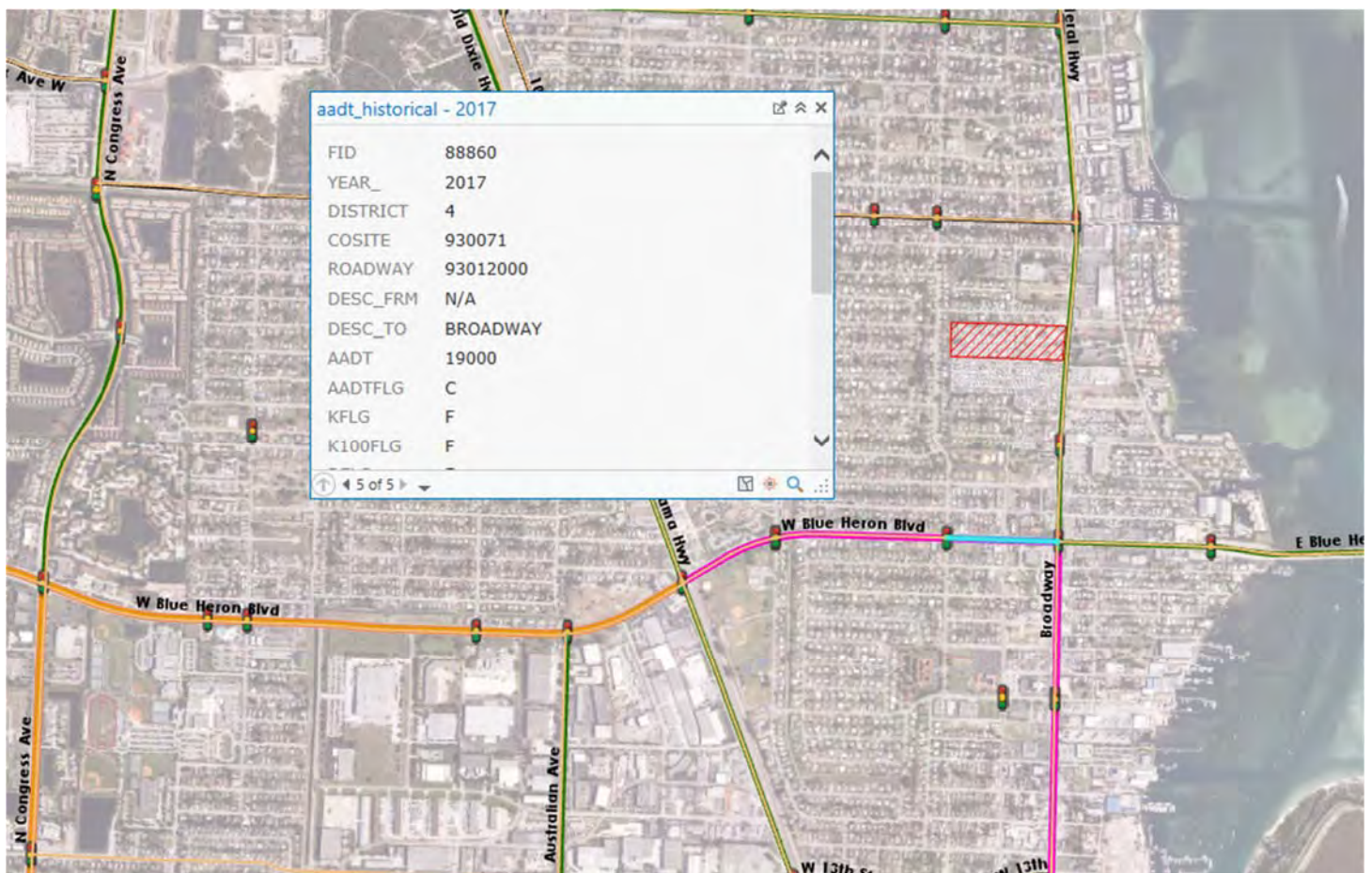
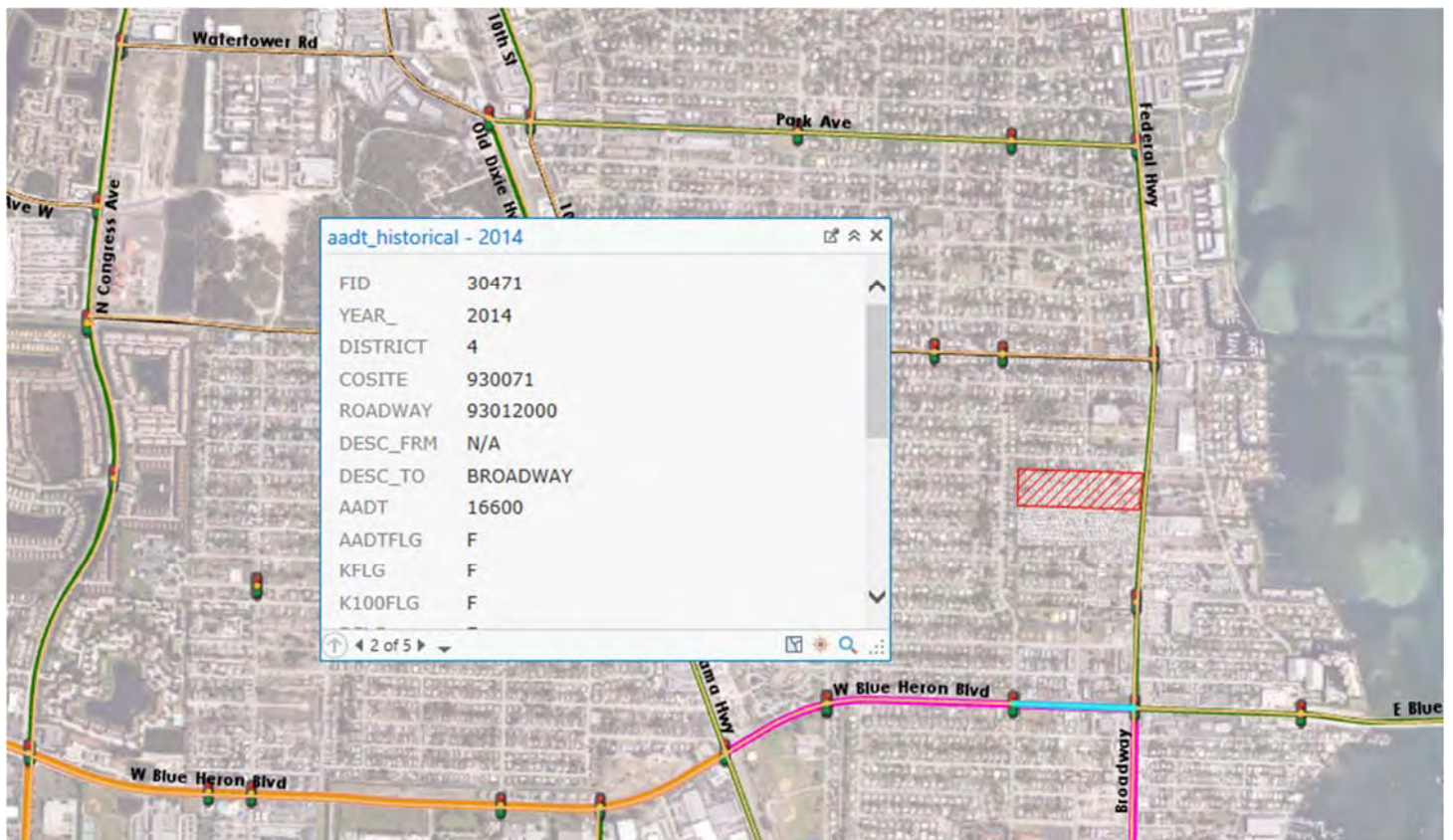


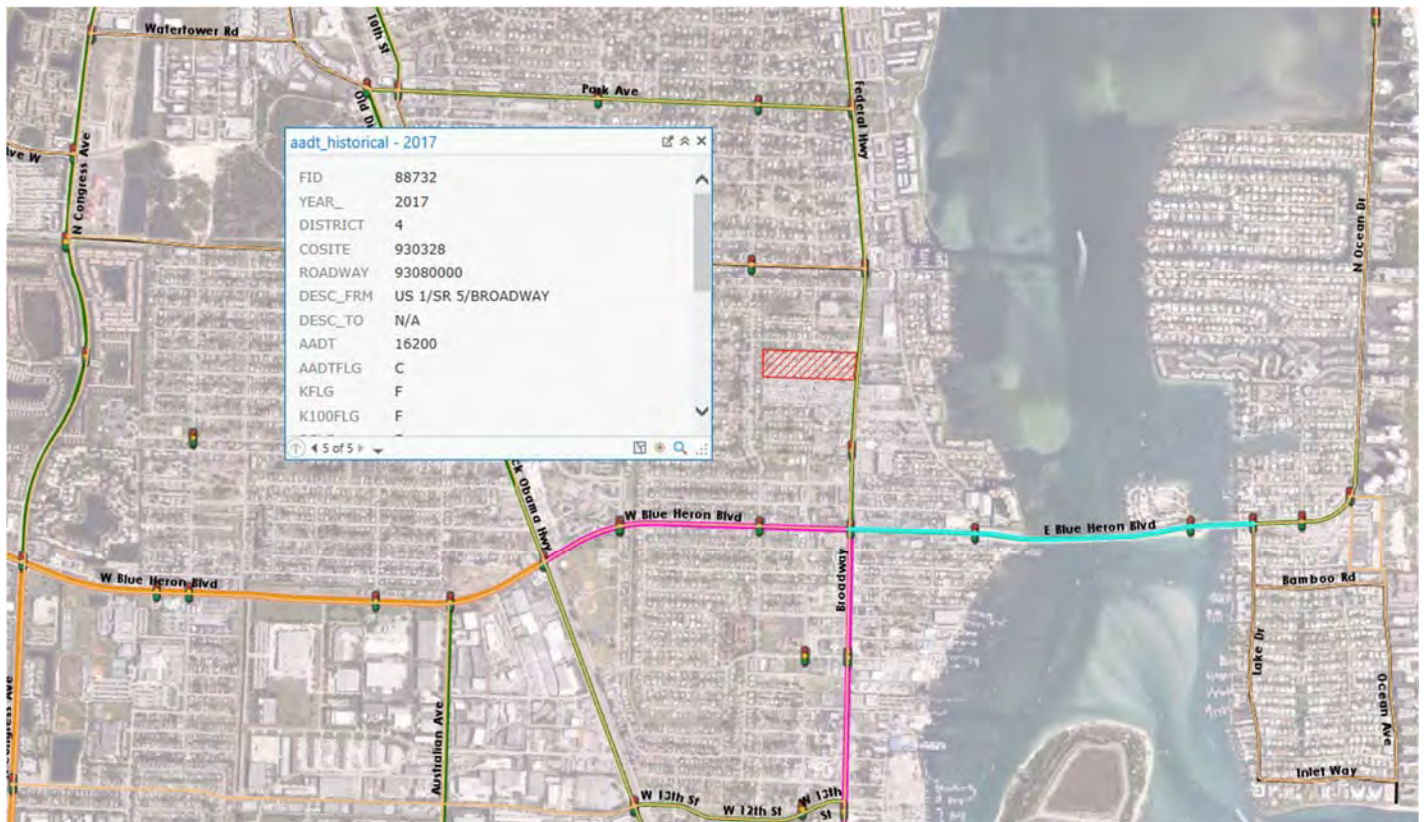
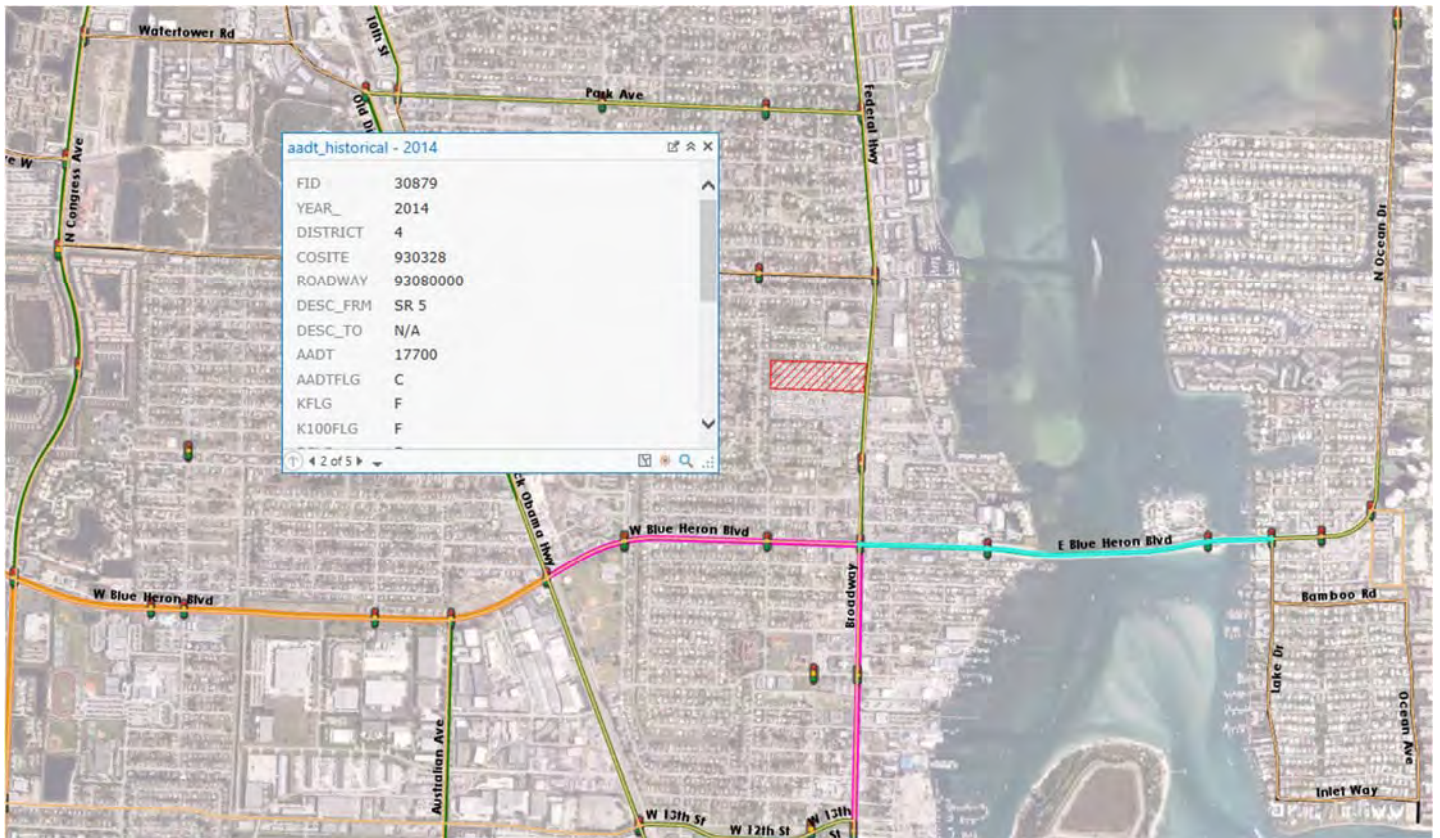




STN#	ROAD	FROM	TO	LANES	PK HR LOS	DAILY TRAFFIC VOLUMES					2017 DAILY		16-17 GR	3YR GR	2017 AM PEAK HOUR			2017 PM PEAK HOUR		
						2012	2013	2014	2015	2016	DATE	VOL			2-WAY	NB/EB	SB/WB	2-WAY	NB/EB	SB/WB
3847	PALM BEACH LAKES BL	Congress Ave	Australian Ave	6D	2680	40001	39788	40574	42040	43815	3/13/2017	41508	-5.27%	0.76%	3433	2184	1456	2916	1575	1464
3809	PALM BEACH LAKES BL	PB Mall Main Entrance	Congress Ave	6D	2680	42279	43356	45007	44795	46212	3/13/2017	43928	-4.94%	-0.81%	3373	2248	1184	3191	1353	1864
6431	PALMETTO PARK RD	Glades Rd	Ponderosa Dr	4D	1960	13017	13080	14030	13689	13868	1/23/2017	13180	-4.96%	-2.06%	1279	804	490	1184	519	704
6803	PALMETTO PARK RD	NE 5th Ave	ICWW Bridge	4D	1770	14304	14725	13533	15848		2/7/2017	15233		4.02%	857	401	456	1224	604	632
6409	PALMETTO PARK RD	Ponderosa Dr	SR-7	4D	1960	21429	22903	21872	23105	23470	1/23/2017	22278	-5.08%	0.61%	2059	1491	569	1942	772	1256
6405	PALMETTO PARK RD	SR-7	Lyons Rd	6D	2940	30379	28897	29747	32587	34584	1/23/2017	33154	-4.13%	3.68%	2747	1716	1031	2739	1153	1660
6871	PALMETTO PARK RD	12th St	Boca Raton Blvd	4D	1770	36851	38124	37697	37862		2/7/2017	40974		2.82%	2721	1547	1177	3256	1348	1969
6425	PALMETTO PARK RD	Lyons Rd	Boca Rio Rd	6D	2940	41613	41227	41885	43242	44917	1/23/2017	43527	-3.09%	1.29%	3699	2536	1166	3799	1273	2536
6617	PALMETTO PARK RD	Powerline Rd	St Andrews Blvd	6D	2940	45172	44403	47262	44178		1/23/2017	44537		-1.96%	3268	2303	1001	3640	1374	2282
6211	PALMETTO PARK RD	Boca Rio Rd	Powerline Rd	6D	2940	45287	44644	47837	47717	47872	1/23/2017	47621	-0.52%	-0.15%	3843	2619	1231	4314	1454	2860
6609	PALMETTO PARK RD	St Andrews Blvd	Military Tr	6D	2680	50149	50371	51342	55317		3/7/2017	51088		-0.17%	3900	2614	1286	4138	1633	2513
1310	PALMWOOD AVE	Frederick Small Rd	Donald Ross Rd	2	880	4200	4108	3437	4294	4691	1/25/2017	4688	-0.06%	10.90%	429	171	265	423	266	179
2833	PARK AVE	Federal Hwy	10TH St	2	880	5343	4817	5431	5427	5561	2/22/2017	5668	1.92%	1.43%	368	143	225	462	223	247
2108	PGA BLVD	Ryder Cup/Jog Rd	Mirasol Dr - Ave of t	4D	3320						4/13/2017	12121			771	347	418	1308	495	837
2103	PGA BLVD	Mirasol Dr - Ave of the	Florida Turnpike	4D	1960	21862	22859	25572	26216	26718	4/13/2017	23210	-13.13%	-3.18%	1660	793	915	2160	946	1231
2837	PGA BLVD	Ellison Wilson Rd	Federal Hwy	6D	2680	26830	25880	26974	28710	29161	2/15/2017	27771	-4.77%	0.98%	1745	1154	606	2166	1069	1134
2805	PGA BLVD	Gardens Mall	Prosperity Farms Rd	6D	2680	37764	37346	45028	41615	44377	3/28/2017	41096	-7.39%	-3.00%	2540	1841	847	3074	1496	1578
2609	PGA BLVD	Central Blvd	Military Tr	6D	2940	47150	43414	47278	48298	50202	3/28/2017	50162	-0.08%	1.99%	3898	2200	1698	4301	1986	2331
3450	PIKE RD	Fla Turnpike Entrance	Belvedere Rd	2	810	4633	4942	5638	5212	5759	2/6/2017	5954	3.39%	1.83%	642	276	386	476	254	227

STN#	ROAD	FROM	TO	LANES	PK HR LOS	DAILY TRAFFIC VOLUMES					2017 DAILY		16-17 GR	3YR GR	2017 AM PEAK HOUR			2017 PM PEAK HOUR		
						2012	2013	2014	2015	2016	DATE	VOL			2-WAY	NB/EB	SB/WB	2-WAY	NB/EB	SB/WB
3681	ROEBUCK RD	Haverhill Rd	Military Trail	2	810	9305	9334	9390	9916	9454	2/1/2017	9998	5.75%	2.11%	916	504	423	925	419	506
3107	ROEBUCK RD	Jog Rd	Haverhill Rd	2	880	18395	18295	18539	19457	20463	2/1/2017	22244	8.70%	6.26%	1966	1129	837	2217	866	1362
3426	ROYAL PALM BEACH BL	60th St	Persimmon Bl	4D	1960	14297	14621	14030	13868	13516	2/1/2017	15053	11.37%	2.37%	1132	482	659	1391	699	703
2402	ROYAL PALM BEACH BL	Orange Blvd	M Canal	2	880	15740	16300	15932	15664		2/1/2017	17556		3.29%	1354	542	856	1600	926	701
3454	SANSBURYS WAY	Okeechobee Bl	Belvedere Rd	2	880	10427	6287	6835	6607	7270	2/6/2017	7283	0.18%	2.14%	763	352	432	739	448	293
3414	SANSBURYS WAY	Belvedere Rd	Southern Blvd	2	880	6280	10945	11970	11057	12961	4/19/2017	14006	8.06%	5.38%	1049	610	456	1249	645	610
5800	SEACREST BLVD	Boynton Beach Blvd	Woolbright Rd	5	1960	12263	12680	11793	12985	13234	1/17/2017	13453	1.65%	4.49%	954	413	556	1241	693	554
4806	SEACREST BLVD	Hypoluxo Rd	Gateway Blvd	5	1960	12101	11543	11046	11738	13461	2/13/2017	13611	1.11%	7.21%	807	469	444	1199	691	519
5302	SEACREST BLVD	Gateway Blvd	Boynton Beach Blvd	5	1960	11566	11621	11423	13215	13466	1/17/2017	13782	2.35%	6.46%	953	381	573	1320	832	505
5802	SEACREST BLVD	Woolbright Rd	23rd Ave	4	1860	20933	19995	20566	21450	21630	1/17/2017	21735	0.49%	1.86%	1742	668	1074	1787	964	857
2406	SEMINOLE PRATT-WHIT	Northlake Blvd	Orange Bl	2	1140	10118	11479	10460	11577	12585	2/13/2017	13655	8.50%	9.29%	1003	567	533	1255	625	630
2408	SEMINOLE PRATT-WHIT	Orange Bl	60Th St N	4D	1960	12152	12959		13600	14873	2/12/2017	16514	11.03%		1289	849	590	1467	722	752
3420	SEMINOLE PRATT-WHIT	Okeechobee Blvd	Southern Blvd	4D	1960		14444	13400	14153	15965	2/1/2017	17000	6.48%	8.26%	1347	423	929	1492	929	576
3424	SEMINOLE PRATT-WHIT	Sycamore Dr E	Okeechobee Blvd	4D	3320				18026	18997	4/17/2017	20942	10.24%		1896	741	1273	1713	1068	648
4200	SHERWOOD FOREST BL	Forest Hill Blvd	Cresthaven Blvd	2	880	6431		6751	7078	7360	3/1/2017	7652	3.97%	4.26%	576	269	312	684	262	428
4644	SHERWOOD FOREST BL	10th Ave N	Lake Worth Rd	2	880	6461	7391	7699	7925	7883	2/8/2017	8213	4.19%	2.18%	564	155	418	728	387	349
4654	SHERWOOD FOREST BL	Cresthaven Blvd	10th Ave N	2	810	7909	8145	8622	8499	9108	2/21/2017	10064	10.50%	5.29%	946	418	528	870	454	421
2807	SILVER BEACH RD	Old Dixie Hwy	US-1	2	880	10996	10795	11939	12264	12967	4/3/2017	13754	6.07%	4.83%	975	491	500	1137	567	576
2615	SILVER BEACH RD	Congress Ave	Old Dixie Hwy	2	880	12250	11598	13490	13765	14485	3/6/2017	15103	4.27%	3.84%	1055	548	533	1329	648	690





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HCS7 Two-Way Stop-Control Report

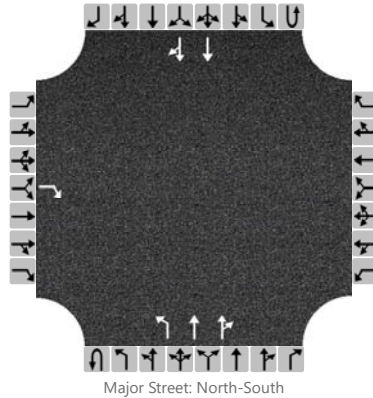
General Information

Analyst	JF
Agency/Co.	JFO GROUP INC
Date Performed	5/12/2018
Analysis Year	2022
Time Analyzed	AM
Intersection Orientation	North-South
Project Description	Riviera Cove

Site Information

Intersection	Broadway & W 34 St
Jurisdiction	Palm Beach County
East/West Street	W 34th Street
North/South Street	Broadway
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	1		0	0	0	0	1	2	0	0	0	2	0
Configuration				R						L	T	TR			T	TR
Volume, V (veh/h)				12						41	845	14			1400	19
Percent Heavy Vehicles (%)				2						2						
Proportion Time Blocked																
Percent Grade (%)	0															
Right Turn Channelized	No				No				No				No			
Median Type/Storage	Left Only								1							

Critical and Follow-up Headways

Base Critical Headway (sec)				6.9						4.1						
Critical Headway (sec)				6.94						4.14						
Base Follow-Up Headway (sec)				3.3						2.2						
Follow-Up Headway (sec)				3.32						2.22						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)				13						43						
Capacity, c (veh/h)				356						445						
v/c Ratio				0.04						0.10						
95% Queue Length, Q ₉₅ (veh)				0.1						0.3						
Control Delay (s/veh)				15.5						13.9						
Level of Service, LOS				C						B						
Approach Delay (s/veh)	15.5								0.6							
Approach LOS	C															

HCS7 Two-Way Stop-Control Report

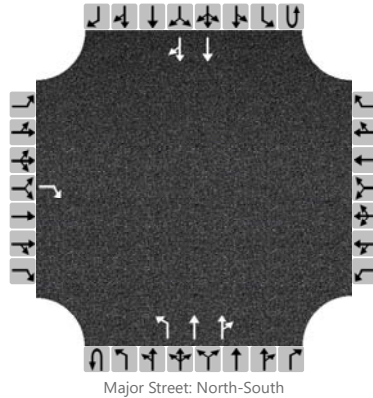
General Information

Analyst	JF
Agency/Co.	JFO GROUP INC
Date Performed	5/12/2018
Analysis Year	2022
Time Analyzed	PM
Intersection Orientation	North-South
Project Description	Riviera Cove

Site Information

Intersection	Broadway & W 34 St
Jurisdiction	Palm Beach County
East/West Street	W 34th Street
North/South Street	Broadway
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	1		0	0	0	0	1	2	0	0	0	2	0
Configuration				R						L	T	TR			T	TR
Volume, V (veh/h)				14						56	1431	8			1163	19
Percent Heavy Vehicles (%)				2						2						
Proportion Time Blocked																
Percent Grade (%)	0															
Right Turn Channelized	No				No				No				No			
Median Type/Storage	Left Only								1							

Critical and Follow-up Headways

Base Critical Headway (sec)				6.9						4.1						
Critical Headway (sec)				6.94						4.14						
Base Follow-Up Headway (sec)				3.3						2.2						
Follow-Up Headway (sec)				3.32						2.22						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)				15						59						
Capacity, c (veh/h)				430						556						
v/c Ratio				0.03						0.11						
95% Queue Length, Q ₉₅ (veh)				0.1						0.4						
Control Delay (s/veh)				13.7						12.2						
Level of Service, LOS				B						B						
Approach Delay (s/veh)	13.7								0.5							
Approach LOS	B															

Intersection Volume Development



Broadway and W 34th Street
Riviera Cove

Input Data

GR	=	2.76%
Peak Season	=	1.02
Traffic Count Year	=	2018
Buildout Year	=	2022
Years	=	4

AM Peak Hour		PM Peak Hour		Proposed Development
In	Out	In	Out	
8	39	37	18	89 Townhomes

AM Peak Hour

AM	Eastbound			Westbound			Northbound			Southbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Volume 10-May-18	-	-	11	1	2	13	32	709	13	-	1,227	17
Peak Season Volume	-	-	11	1	2	13	33	723	13	-	1,252	17
2022 Historic Growth	-	-	12	1	2	14	37	806	14	-	1,396	19
Major Project Traffic	-	-	-	-	-	-	-	73	-	-	81	-
Major Project Traffic + 1% growth	-	-	11	1	2	14	34	825	14	-	1,384	18
% Project Traffic	-	-	-	-	-	-	50%	50%	-	-	50%	-
Project Traffic Direction	-	-	-	-	-	-	IN	OUT	-	-	IN	-
Project Traffic	-	-	-	-	-	-	4	20	-	-	4	-
2022 Total Traffic ¹	-	-	12	1	2	14	41	845	14	-	1,400	19

PM Peak Hour

PM	Eastbound			Westbound			Northbound			Southbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Volume 10-May-18	-	-	13	13	3	16	32	1,239	7	-	984	17
Peak Season Volume	-	-	13	13	3	16	33	1,264	7	-	1,004	17
2022 Historic Growth	-	-	14	14	3	18	37	1,409	8	-	1,120	19
Major Project Traffic	-	-	-	-	-	-	-	107	-	-	99	-
Major Project Traffic + 1% growth	-	-	14	14	3	17	34	1,422	7	-	1,144	18
% Project Traffic	-	-	-	-	-	-	50%	50%	-	-	50%	-
Project Traffic Direction	-	-	-	-	-	-	IN	OUT	-	-	IN	-
Project Traffic	-	-	-	-	-	-	19	9	-	-	19	-
2022 Total Traffic ¹	-	-	14	14	3	18	56	1,431	8	-	1,163	19

Manual Traffic Count - All Traffic
Broadway and 34th
Riviera Beach, FL

File Name : 34thAMPKppd
Site Code : JO1809
Start Date : 5/9/2018
Page No : 1

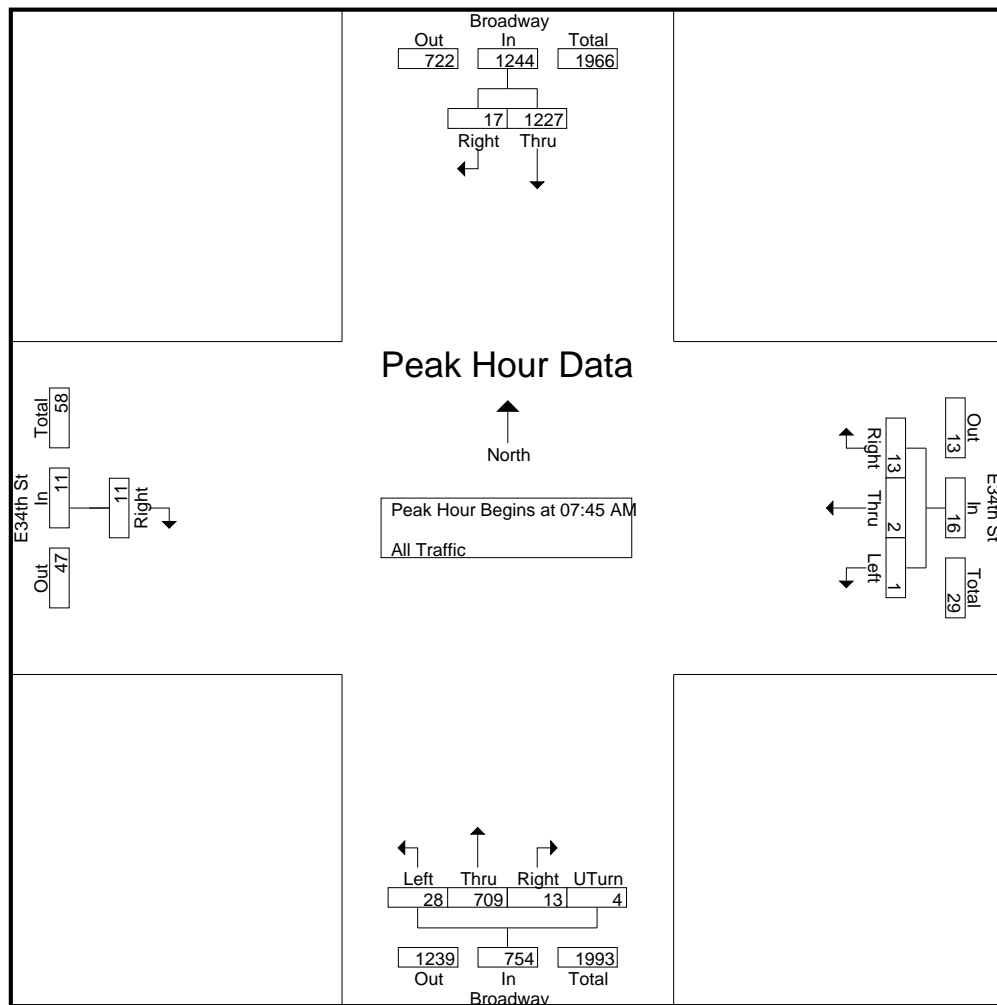
Groups Printed- All Traffic

Start Time	Broadway NB					Broadway SB			E34th St EB		E34th St WB				Int. Total
	Right	Thru	Left	UTurn	App. Total	Right	Thru	App. Total	Right	App. Total	Right	Thru	Left	App. Total	
07:00 AM	0	84	3	0	87	1	196	197	4	4	2	0	0	2	290
07:15 AM	3	116	4	1	124	4	238	242	4	4	3	2	0	5	375
07:30 AM	3	173	4	0	180	7	296	303	2	2	2	0	1	3	488
07:45 AM	5	172	1	2	180	4	302	306	5	5	5	1	0	6	497
Total	11	545	12	3	571	16	1032	1048	15	15	12	3	1	16	1650
08:00 AM	3	181	4	0	188	3	309	312	1	1	3	0	1	4	505
08:15 AM	3	184	11	1	199	1	286	287	4	4	3	0	0	3	493
08:30 AM	2	172	12	1	187	9	330	339	1	1	2	1	0	3	530
08:45 AM	3	175	14	1	193	1	263	264	6	6	2	0	1	3	466
Total	11	712	41	3	767	14	1188	1202	12	12	10	1	2	13	1994
*** BREAK ***															
04:00 PM	2	234	2	1	239	7	212	219	5	5	3	1	4	8	471
04:15 PM	2	254	2	0	258	4	218	222	6	6	6	5	6	17	503
04:30 PM	2	279	8	1	290	4	230	234	3	3	2	1	1	4	531
04:45 PM	1	298	11	0	310	3	245	248	3	3	5	0	4	9	570
Total	7	1065	23	2	1097	18	905	923	17	17	16	7	15	38	2075
05:00 PM	4	311	7	2	324	6	250	256	4	4	5	2	3	10	594
05:15 PM	0	323	6	1	330	4	245	249	4	4	3	0	4	7	590
05:30 PM	2	307	5	0	314	4	244	248	2	2	3	1	2	6	570
05:45 PM	2	250	9	1	262	4	233	237	6	6	2	4	3	9	514
Total	8	1191	27	4	1230	18	972	990	16	16	13	7	12	32	2268
Grand Total	37	3513	103	12	3665	66	4097	4163	60	60	51	18	30	99	7987
Apprch %	1	95.9	2.8	0.3		1.6	98.4		100		51.5	18.2	30.3		
Total %	0.5	44	1.3	0.2	45.9	0.8	51.3	52.1	0.8	0.8	0.6	0.2	0.4	1.2	

Manual Traffic Count - All Traffic
Broadway and 34th
Riviera Beach, FL

File Name : 34thAMPKppd
Site Code : JO1809
Start Date : 5/9/2018
Page No : 2

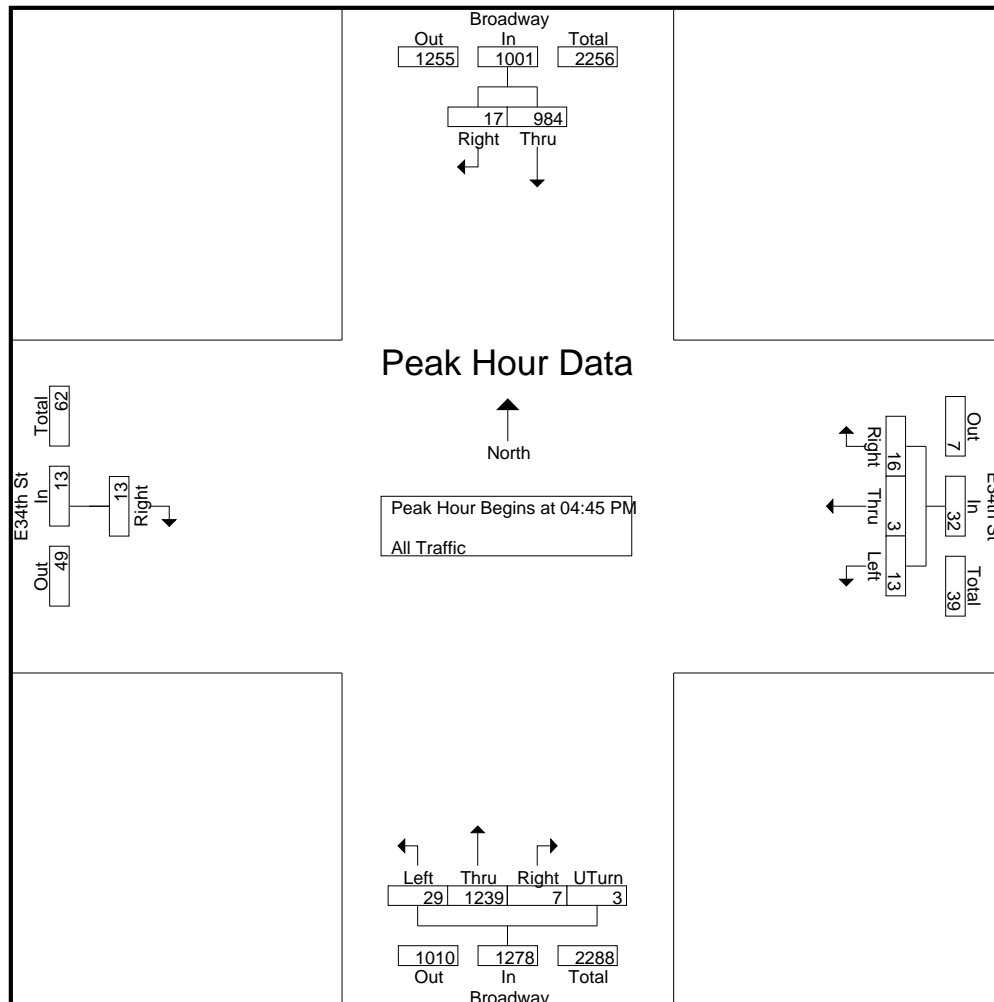
	Broadway NB					Broadway SB			E34th St EB		E34th St WB				
Start Time	Right	Thru	Left	UTurn	App. Total	Right	Thru	App. Total	Right	App. Total	Right	Thru	Left	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1															
Peak Hour for Entire Intersection Begins at 07:45 AM															
07:45 AM	5	172	1	2	180	4	302	306	5	5	5	1	0	6	497
08:00 AM	3	181	4	0	188	3	309	312	1	1	3	0	1	4	505
08:15 AM	3	184	11	1	199	1	286	287	4	4	3	0	0	3	493
08:30 AM	2	172	12	1	187	9	330	339	1	1	2	1	0	3	530
Total Volume	13	709	28	4	754	17	1227	1244	11	11	13	2	1	16	2025
% App. Total	1.7	94	3.7	0.5		1.4	98.6		100		81.2	12.5	6.2		
PHF	.650	.963	.583	.500	.947	.472	.930	.917	.550	.550	.650	.500	.250	.667	.955



Manual Traffic Count - All Traffic
Broadway and 34th
Riviera Beach, FL

File Name : 34thAMPKppd
Site Code : JO1809
Start Date : 5/9/2018
Page No : 3

	Broadway NB					Broadway SB			E34th St EB		E34th St WB				
Start Time	Right	Thru	Left	UTurn	App. Total	Right	Thru	App. Total	Right	App. Total	Right	Thru	Left	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1															
Peak Hour for Entire Intersection Begins at 04:45 PM															
04:45 PM	1	298	11	0	310	3	245	248	3	3	5	0	4	9	570
05:00 PM	4	311	7	2	324	6	250	256	4	4	5	2	3	10	594
05:15 PM	0	323	6	1	330	4	245	249	4	4	3	0	4	7	590
05:30 PM	2	307	5	0	314	4	244	248	2	2	3	1	2	6	570
Total Volume	7	1239	29	3	1278	17	984	1001	13	13	16	3	13	32	2324
% App. Total	0.5	96.9	2.3	0.2		1.7	98.3		100		50	9.4	40.6		
PHF	.438	.959	.659	.375	.968	.708	.984	.978	.813	.813	.800	.375	.813	.800	.978



HCS7 Two-Way Stop-Control Report

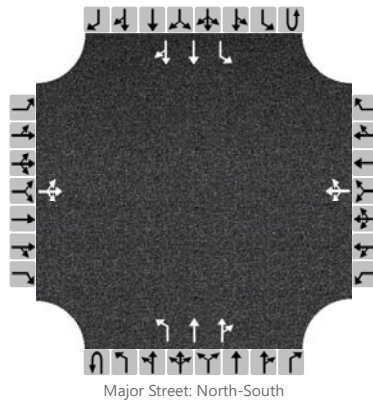
General Information

Analyst	JF
Agency/Co.	JFO GROUP INC
Date Performed	5/12/2018
Analysis Year	2022
Time Analyzed	AM
Intersection Orientation	North-South
Project Description	Riviera Cove

Site Information

Intersection	Broadway and Park
Jurisdiction	Palm Beach County
East/West Street	Park Street
North/South Street	Broadway
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	1	0	0	1	2	0	0	1	2	0
Configuration			LTR				LTR			L	T	TR		L	T	TR
Volume, V (veh/h)		4	0	6		0	0	0		32	921	0		24	1416	1
Percent Heavy Vehicles (%)		2	2	2		2	2	2		2				2		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized	No				No				No				No			
Median Type/Storage	Left Only								2							

Critical and Follow-up Headways

Base Critical Headway (sec)		7.5	6.5	6.9		7.5	6.5	6.9		4.1				4.1		
Critical Headway (sec)		6.84	6.54	6.94		7.54	6.54	6.94		4.14				4.14		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.52	4.02	3.32		3.52	4.02	3.32		2.22				2.22		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			10				0			34				25		
Capacity, c (veh/h)			227				0			446				707		
v/c Ratio			0.04							0.08				0.04		
95% Queue Length, Q ₉₅ (veh)			0.1							0.2				0.1		
Control Delay (s/veh)			21.6				5.0			13.7				10.3		
Level of Service, LOS			C				A			B				B		
Approach Delay (s/veh)	21.6				5.0				0.5				0.2			
Approach LOS	C				A											

HCS7 Two-Way Stop-Control Report

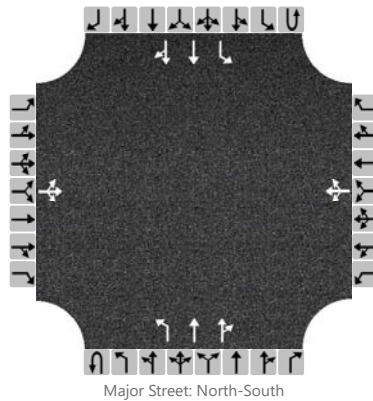
General Information

Analyst	JF
Agency/Co.	JFO GROUP INC
Date Performed	5/12/2018
Analysis Year	2022
Time Analyzed	PM
Intersection Orientation	North-South
Project Description	Riviera Cove

Site Information

Intersection	Broadway and Park
Jurisdiction	Palm Beach County
East/West Street	Park Street
North/South Street	Broadway
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	1	0	0	1	2	0	0	1	2	0
Configuration			LTR				LTR			L	T	TR		L	T	TR
Volume, V (veh/h)		4	0	1		1	0	0		49	1403	0		26	1152	6
Percent Heavy Vehicles (%)		2	2	2		2	2	2		2				2		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized	No				No				No				No			
Median Type/Storage	Left Only								2							

Critical and Follow-up Headways

Base Critical Headway (sec)		7.5	6.5	6.9		7.5	6.5	6.9		4.1				4.1		
Critical Headway (sec)		7.54	6.54	6.94		7.54	6.54	6.94		4.14				4.14		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.52	4.02	3.32		3.52	4.02	3.32		2.22				2.22		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			5				1			52				27		
Capacity, c (veh/h)			157				94			568				452		
v/c Ratio			0.03				0.01			0.09				0.06		
95% Queue Length, Q ₉₅ (veh)			0.1				0.0			0.3				0.2		
Control Delay (s/veh)			28.7				43.7			12.0				13.5		
Level of Service, LOS			D				E			B				B		
Approach Delay (s/veh)	28.7				43.7				0.4				0.3			
Approach LOS	D				E											

Intersection Volume Development



Broadway and Park Street Riviera Cove

Input Data

GR	=	2.76%
Peak Season	=	1.02
Traffic Count Year	=	2018
Buildout Year	=	2022
Years	=	4

AM Peak Hour		PM Peak Hour		Proposed Development
In	Out	In	Out	
8	39	37	18	89 Townhomes

AM Peak Hour

AM	Eastbound			Westbound			Northbound			Southbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Volume 10-May-18	4	0	5	0	0	0	28	795	0	4	1,227	1
Peak Season Volume	4	0	5	0	0	0	29	811	0	4	1,252	1
2022 Historic Growth	4	0	6	0	0	0	32	904	0	4	1,396	1
Major Project Traffic	-	-	-	-	-	-	-	73	-	-	81	-
Major Project Traffic + 1% growth	4	0	5	0	0	0	30	917	0	4	1,384	1
% Project Traffic	-	-	-	-	-	-	-	50%	-	50%	50%	-
Project Traffic Direction	-	-	-	-	-	-	-	IN	-	OUT	OUT	-
Project Traffic	-	-	-	-	-	-	-	4	-	20	20	-
2022 Total Traffic ¹	4	0	6	0	0	0	32	921	0	24	1,416	1

PM Peak Hour

PM	Eastbound			Westbound			Northbound			Southbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Volume 10-May-18	4	0	1	1	0	0	43	1,203	0	15	983	5
Peak Season Volume	4	0	1	1	0	0	44	1,227	0	15	1,003	5
2022 Historic Growth	4	0	1	1	0	0	49	1,368	0	17	1,118	6
Major Project Traffic	-	-	-	-	-	-	-	107	-	-	99	-
Major Project Traffic + 1% growth	4	0	1	1	0	0	46	1,384	0	16	1,143	5
% Project Traffic	-	-	-	-	-	-	-	50%	-	50%	50%	-
Project Traffic Direction	-	-	-	-	-	-	-	IN	-	OUT	OUT	-
Project Traffic	-	-	-	-	-	-	-	19	-	9	9	-
2022 Total Traffic ¹	4	0	1	1	0	0	49	1,403	0	26	1,152	6

Manual Traffic Count - All Traffic
Broadway and Park St/ATT south driveway
Riviera Beach, FL

File Name : PARBRO
Site Code : JO1809
Start Date : 5/9/2018
Page No : 1

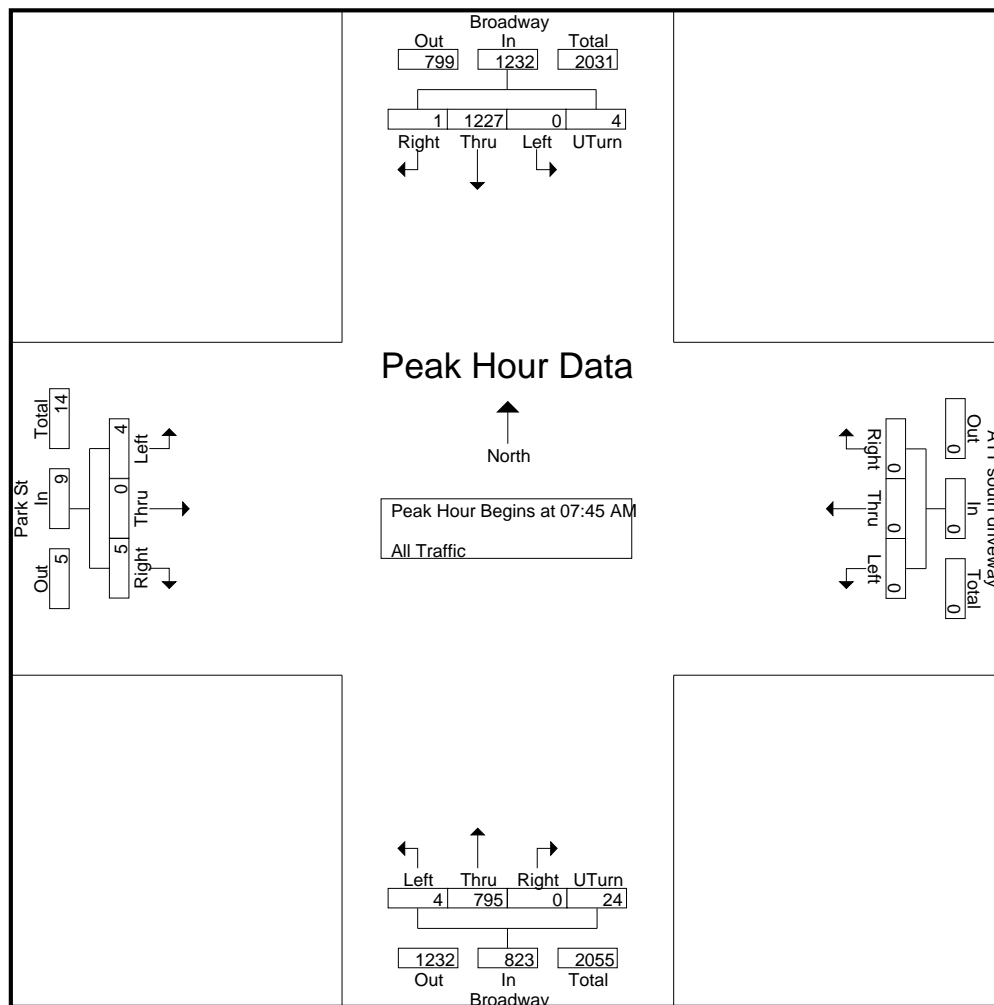
Groups Printed- All Traffic

	Broadway NB					Broadway SB					Park St EB				ATT south driveway WB				
Start Time	Right	Thru	Left	UTurn	App. Total	Right	Thru	Left	UTurn	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
07:00 AM	0	107	0	5	112	1	196	0	1	198	2	0	1	3	0	0	0	0	313
07:15 AM	0	167	0	8	175	1	238	1	3	243	1	0	1	2	0	0	0	0	420
07:30 AM	0	185	1	6	192	1	296	1	1	299	0	0	4	4	0	0	0	0	495
07:45 AM	0	229	3	10	242	0	302	0	2	304	1	0	2	3	0	0	0	0	549
Total	0	688	4	29	721	3	1032	2	7	1044	4	0	8	12	0	0	0	0	1777
08:00 AM	0	175	1	5	181	0	309	0	1	310	2	0	1	3	0	0	0	0	494
08:15 AM	0	190	0	3	193	1	286	0	0	287	0	0	0	0	0	0	0	0	480
08:30 AM	0	201	0	6	207	0	330	0	1	331	2	0	1	3	0	0	0	0	541
08:45 AM	0	188	1	7	196	1	263	0	3	267	1	0	0	1	0	0	0	0	464
Total	0	754	2	21	777	2	1188	0	5	1195	5	0	2	7	0	0	0	0	1979
*** BREAK ***																			
04:00 PM	0	235	0	7	242	4	202	0	2	208	0	0	2	2	0	0	0	0	452
04:15 PM	0	244	3	10	257	2	214	1	1	218	0	0	2	2	0	0	0	0	477
04:30 PM	0	279	4	11	294	23	228	0	1	252	0	0	1	1	0	0	1	1	548
04:45 PM	0	287	2	6	295	0	243	0	3	246	0	0	0	0	0	0	0	0	541
Total	0	1045	9	34	1088	29	887	1	7	924	0	0	5	5	0	0	1	1	2018
05:00 PM	0	302	0	12	314	1	245	0	9	255	0	0	1	1	0	0	0	0	570
05:15 PM	0	313	3	4	320	1	255	0	2	258	0	0	1	1	0	0	0	0	579
05:30 PM	0	301	7	9	317	3	240	0	1	244	1	0	2	3	0	0	1	1	565
05:45 PM	0	243	2	14	259	2	233	1	4	240	0	0	1	1	0	0	0	0	500
Total	0	1159	12	39	1210	7	973	1	16	997	1	0	5	6	0	0	1	1	2214
Grand Total	0	3646	27	123	3796	41	4080	4	35	4160	10	0	20	30	0	0	2	2	7988
Apprch %	0	96	0.7	3.2		1	98.1	0.1	0.8		33.3	0	66.7		0	0	100		
Total %	0	45.6	0.3	1.5	47.5	0.5	51.1	0.1	0.4	52.1	0.1	0	0.3	0.4	0	0	0	0	

Manual Traffic Count - All Traffic
Broadway and Park St/ATT south driveway
Riviera Beach, FL

File Name : PARBRO
Site Code : JO1809
Start Date : 5/9/2018
Page No : 2

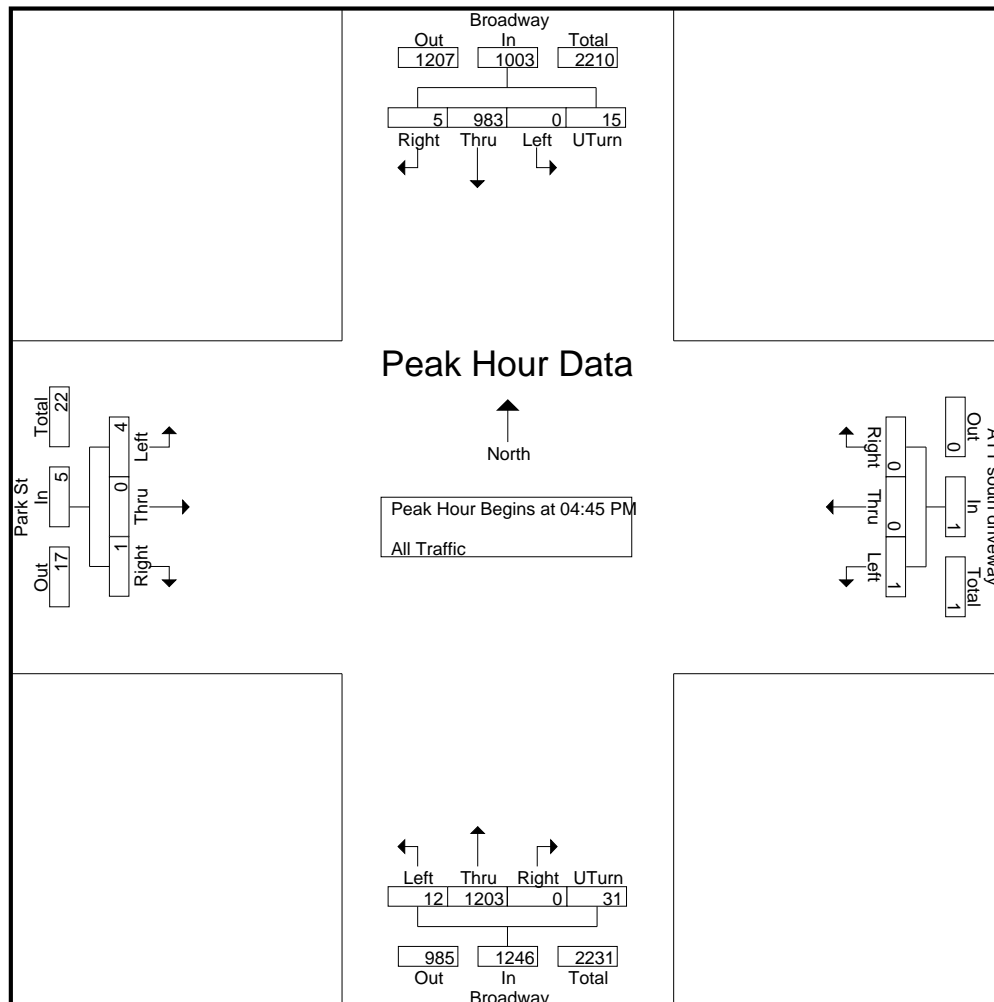
	Broadway NB					Broadway SB					Park St EB				ATT south driveway WB				
Start Time	Right	Thru	Left	UTurn	App. Total	Right	Thru	Left	UTurn	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																			
Peak Hour for Entire Intersection Begins at 07:45 AM																			
07:45 AM	0	229	3	10	242	0	302	0	2	304	1	0	2	3	0	0	0	0	549
08:00 AM	0	175	1	5	181	0	309	0	1	310	2	0	1	3	0	0	0	0	494
08:15 AM	0	190	0	3	193	1	286	0	0	287	0	0	0	0	0	0	0	0	480
08:30 AM	0	201	0	6	207	0	330	0	1	331	2	0	1	3	0	0	0	0	541
Total Volume	0	795	4	24	823	1	1227	0	4	1232	5	0	4	9	0	0	0	0	2064
% App. Total																			
PHF	.000	.868	.333	.600	.850	.250	.930	.000	.500	.931	.625	.000	.500	.750	.000	.000	.000	.000	.940



Manual Traffic Count - All Traffic
Broadway and Park St/ATT south driveway
Riviera Beach, FL

File Name : PARBRO
Site Code : JO1809
Start Date : 5/9/2018
Page No : 3

	Broadway NB					Broadway SB					Park St EB				ATT south driveway WB				
Start Time	Right	Thru	Left	UTurn	App. Total	Right	Thru	Left	UTurn	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																			
Peak Hour for Entire Intersection Begins at 04:45 PM																			
04:45 PM	0	287	2	6	295	0	243	0	3	246	0	0	0	0	0	0	0	0	541
05:00 PM	0	302	0	12	314	1	245	0	9	255	0	0	1	1	0	0	0	0	570
05:15 PM	0	313	3	4	320	1	255	0	2	258	0	0	1	1	0	0	0	0	579
05:30 PM	0	301	7	9	317	3	240	0	1	244	1	0	2	3	0	0	1	1	565
Total Volume	0	1203	12	31	1246	5	983	0	15	1003	1	0	4	5	0	0	1	1	2255
% App. Total																			
PHF	.000	.961	.429	.646	.973	.417	.964	.000	.417	.972	.250	.000	.500	.417	.000	.000	.250	.250	.974



A **B** **C** **D** **E** **F** **G** **H** **I**

Input Data

ROAD NAME: Broadway STATION: 2800 Report Created

CURRENT YEAR: 2016 FROM: Blue Heron Blvd W 5/8/2018

ANALYSIS YEAR: 2022 TO: Midpoint

GROWTH RATE: 10.19% COUNT DATE: 2/29/2016

PSF: 1

	Link Analysis					
	AM			PM		
Time Period	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Direction	2353	1269	1104	2667	1314	1353
Existing Volume	2353	1269	1104	2667	1314	1353
Peak Volume	0	0	0	0	0	0
Diversion(%)	2353	1269	1104	2667	1314	1353
Volume after Diversion	2353	1269	1104	2667	1314	1353

Committed Developments							Type	% Complete
The Island Spa	0	0	0	0	0	0	NR	100%
Sierra Bay Apartments	0	0	0	0	0	0	Res	100%
EZ Weld	3	0	2	3	3	1	NR	0%
Northlake Promenade	0	0	0	0	0	0	NR	64%
Wellness Resort	14	4	10	18	10	8	NR	0%
Stewart Toyota Expansion	26	18	8	34	16	18	NR	62%
Village Shoppes II	33	14	18	70	36	34	NR	30%
Palm Beach Outlets	3	1	2	16	8	8	NR	72%
Avenue L Retail	0	0	0	6	3	3	NR	0%
Public Safety & Public Works Complex	4	1	4	5	3	1	NR	30%
7-Eleven Blue Heron	41	21	21	39	19	20	NR	0%
Champs Charter School	21	9	12	9	6	3	NR	0%
Dairy Queen	9	5	4	7	3	3	NR	50%
Total Committed Developments	154	73	81	207	107	99		
Total Committed Residential	0	0	0	0	0	0		
Total Committed Non-Residential	154	73	81	207	107	99		
Double Count Reduction	0	0	0	0	0	0		
Total Discounted Committed Developments	154	73	81	207	107	99		
Historical Growth	1858	1002	872	2106	1038	1069		
Comm Dev+1% Growth	299	151	149	371	188	182		
Growth Volume Used	1858	1002	872	2106	1038	1069		
Total Volume	4211	2271	1976	4773	2352	2422		

Lanes	4LD					
LOS D Capacity	3220	1960	1960	3220	1960	1960
Link Meets Test 1?	NO	NO	NO	NO	NO	NO
LOS E Capacity	3400	1960	1960	3400	1960	1960
Link Meets Test 2?	NO	NO	NO	NO	NO	NO

Input Data

ROAD NAME: Broadway STATION: 2800 Report Created

CURRENT YEAR: 2016 FROM: Midpoint 5/8/2018

ANALYSIS YEAR: 2022 TO: Silver Beach Rd

GROWTH RATE: 10.19% COUNT DATE: 2/29/2016

PSF: 1

	Link Analysis					
	AM			PM		
Time Period	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Direction	2353	1269	1104	2667	1314	1353
Existing Volume	2353	1269	1104	2667	1314	1353
Peak Volume	0	0	0	0	0	0
Diversion(%)	2353	1269	1104	2667	1314	1353
Volume after Diversion	2353	1269	1104	2667	1314	1353

Committed Developments							Type	% Complete
The Island Spa	0	0	0	0	0	0	NR	100%
Sierra Bay Apartments	0	0	0	0	0	0	Res	100%
EZ Weld	3	0	2	3	3	1	NR	0%
Northlake Promenade	0	0	0	0	0	0	NR	64%
Wellness Resort	14	4	10	18	10	8	NR	0%
Stewart Toyota Expansion	26	18	8	34	16	18	NR	62%
Village Shoppes II	33	14	18	70	36	34	NR	30%
Palm Beach Outlets	3	1	2	16	8	8	NR	72%
Avenue L Retail	0	0	0	6	3	3	NR	0%
Public Safety & Public Works Complex	4	1	4	5	3	1	NR	30%
7-Eleven Blue Heron	41	21	21	39	19	20	NR	0%
Champs Charter School	21	9	12	9	6	3	NR	0%
Dairy Queen	9	5	4	7	3	3	NR	50%
Total Committed Developments	154	73	81	207	107	99		
Total Committed Residential	0	0	0	0	0	0		
Total Committed Non-Residential	154	73	81	207	107	99		
Double Count Reduction	0	0	0	0	0	0		
Total Discounted Committed Developments	154	73	81	207	107	99		
Historical Growth	1858	1002	872	2106	1038	1069		
Comm Dev+1% Growth	299	151	149	371	188	182		
Growth Volume Used	1858	1002	872	2106	1038	1069		
Total Volume	4211	2271	1976	4773	2352	2422		

Lanes	4LD					
LOS D Capacity	3220	1960	1960	3220	1960	1960
Link Meets Test 1?	NO	NO	NO	NO	NO	NO
LOS E Capacity	3400	1960	1960	3400	1960	1960
Link Meets Test 2?	NO	NO	NO	NO	NO	NO

2017 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
 CATEGORY: 9301 CEN.-W OF US1 TO SR7

				MOCF: 0.96
WEEK	DATES	SF	PSCF	
1	01/01/2017 - 01/07/2017	0.98	1.02	
2	01/08/2017 - 01/14/2017	0.98	1.02	
3	01/15/2017 - 01/21/2017	0.98	1.02	
4	01/22/2017 - 01/28/2017	0.98	1.02	
* 5	01/29/2017 - 02/04/2017	0.97	1.01	
* 6	02/05/2017 - 02/11/2017	0.96	1.00	
* 7	02/12/2017 - 02/18/2017	0.95	0.99	
* 8	02/19/2017 - 02/25/2017	0.95	0.99	
* 9	02/26/2017 - 03/04/2017	0.95	0.99	
*10	03/05/2017 - 03/11/2017	0.95	0.99	
*11	03/12/2017 - 03/18/2017	0.94	0.98	
*12	03/19/2017 - 03/25/2017	0.95	0.99	
*13	03/26/2017 - 04/01/2017	0.95	0.99	
*14	04/02/2017 - 04/08/2017	0.96	1.00	
*15	04/09/2017 - 04/15/2017	0.96	1.00	
*16	04/16/2017 - 04/22/2017	0.97	1.01	
*17	04/23/2017 - 04/29/2017	0.97	1.01	
18	04/30/2017 - 05/06/2017	0.98	1.02	
19	05/07/2017 - 05/13/2017	0.98	1.02	
20	05/14/2017 - 05/20/2017	0.99	1.03	
21	05/21/2017 - 05/27/2017	1.00	1.04	
22	05/28/2017 - 06/03/2017	1.01	1.05	
23	06/04/2017 - 06/10/2017	1.02	1.06	
24	06/11/2017 - 06/17/2017	1.03	1.07	
25	06/18/2017 - 06/24/2017	1.04	1.08	
26	06/25/2017 - 07/01/2017	1.05	1.09	
27	07/02/2017 - 07/08/2017	1.05	1.09	
28	07/09/2017 - 07/15/2017	1.06	1.10	
29	07/16/2017 - 07/22/2017	1.05	1.09	
30	07/23/2017 - 07/29/2017	1.04	1.08	
31	07/30/2017 - 08/05/2017	1.03	1.07	
32	08/06/2017 - 08/12/2017	1.02	1.06	
33	08/13/2017 - 08/19/2017	1.02	1.06	
34	08/20/2017 - 08/26/2017	1.05	1.09	
35	08/27/2017 - 09/02/2017	1.09	1.14	
36	09/03/2017 - 09/09/2017	1.12	1.17	
37	09/10/2017 - 09/16/2017	1.15	1.20	
38	09/17/2017 - 09/23/2017	1.12	1.17	
39	09/24/2017 - 09/30/2017	1.09	1.14	
40	10/01/2017 - 10/07/2017	1.05	1.09	
41	10/08/2017 - 10/14/2017	1.02	1.06	
42	10/15/2017 - 10/21/2017	0.99	1.03	
43	10/22/2017 - 10/28/2017	0.99	1.03	
44	10/29/2017 - 11/04/2017	0.99	1.03	
45	11/05/2017 - 11/11/2017	0.99	1.03	
46	11/12/2017 - 11/18/2017	0.99	1.03	
47	11/19/2017 - 11/25/2017	0.99	1.03	
48	11/26/2017 - 12/02/2017	0.98	1.02	
49	12/03/2017 - 12/09/2017	0.98	1.02	
50	12/10/2017 - 12/16/2017	0.98	1.02	
51	12/17/2017 - 12/23/2017	0.98	1.02	
52	12/24/2017 - 12/30/2017	0.98	1.02	
53	12/31/2017 - 12/31/2017	0.98	1.02	

* PEAK SEASON

02-MAR-2018 15:35:06

830UPD

4_9301_PKSEASON.TXT



CITY OF RIVIERA BEACH

600 WEST BLUE HERON BLVD. • RIVIERA BEACH, FLORIDA 33404
PHONE (561) 845-4060 FAX (561) 845-4038

DEVELOPMENT SERVICES DEPARTMENT

April 12, 2019

Sent by email: Doug.Murray@wginc.com

Douglas Murray/WGI
2035 Vista Parkway
West Palm Beach, FL 33411

RE: Riviera Beach Site Plan Application (SP-18-09)
3301 Broadway Avenue

Dear Mr. Murray,

The intent of this letter is to inform you that City staff has completed departmental 4th review for Riviera Cove Site Plan Application (SP-18-09). The City is responding to the SP-18-09 application with the following comments:

Building Department – no further comments.

Engineering/Public Works Department – see attached comments.

Police Department – no further comments.

Code Enforcement Department – no comments.

Fire Department – no further comments.

Utility District Department – see attached comments.

Plat Comments – see attached comments.

Planning and Zoning Department – no further comments.

1. Submit proposed lighting plans and details. **RESOLVED**
2. Show limits & maximum depth (4') for dry detention. **RESOLVED**
3. Add to site data: building height, TAZ and impervious area %. **RESOLVED**
4. Show an opaque masonry wall six foot in height. **RESOLVED**
5. Show bike racks. **RESOLVED**
6. Provide sign details. **RESOLVED**
7. Provide School Concurrency approval letter. **RESOLVED**
8. Correct building letters on sheet PGD-1 to match SP-1. **RESOLVED**
9. PGD-2 sheet show fence in buffer r-o-w, but site plan does not. Please correct. **RESOLVED**
10. Add to PDR chart the max lot coverage. **RESOLVED**

11. Please review the Florida Friendly Landscape regulations for landscaping requirements. **RESOLVED**
12. On sheet LP -500 – call for minimum trunk diameter of two inches DBH. **RESOLVED**
13. Accent trees shall meet minimum trunk diameter of 1.5 inches DBH. **RESOLVED**
14. Sign is too big. **RESOLVED**
15. Sheet SWPP-1 correct to show wall and not fence. **RESOLVED**
16. PGD-1 & PGD-2, WS-1, & WS-2, the incorrect project name please correct to show Riviera Cove and not Village on the Green. **RESOLVED**
17. Light poles, fire hydrants, lift stations, etc. shall not to interfere with required trees. **RESOLVED**
18. Cross section required when locating fence in perimeter buffer (fence in row buffer). **RESOLVED**
19. Application # is 18-09. **RESOLVED**
20. Please verify with Public Works if project needs parking tract: and garage with back out onto parking tract not permitted. **RESOLVED**
21. How does parking lay-out work on cul-de-sac and provide detail for parking. **RESOLVED**
22. Please comply with Florida Friendly sections 31-609 and 31-605 – at least 60% of all required trees shall consist of native, shade tree species. Also, please indicate the minimum # of shade tree species. Shade tree species required/provided in chart. **RESOLVED**
23. Foot-candles can be no more than 0.3 at a residential property line. Foot-candles reading must extend to all property lines. **RESOLVED**
24. Please explain why the following trees can't be preserve in the proposed dry detention area. **RESOLVED**
25. The first page of the plat should include a tabular area with: name of project, total acreage, and number of units, density, and type of units. **RESOLVED**
26. Provide Palm Tran letter. **RESOLVED**

Please respond to the above comments in writing and submit the revised documents as necessary. It is important to note that a detailed narrative addressing each comment must be included when submitting the revised documents. Any revisions submitted without a detailed narrative shall be returned to the applicant without any further processing by the City.

Please feel free to contact me at (561) 845-3427 or by email at aharper@rivierabch.com should you have any questions or concerns.

Sincerely,



Andrea Harper
Principal Planner

Cc: Jeff Gagnon, AICP-Acting Director of Development Services



COMMENT RESPONSE LETTER

4TH Resubmittal: Riviera Cove-Site Plan Review/Plat Review (Application #: SP-18-09)

Planning & Zoning

1. Update plat to reflect the new mayor's name "Ronnie L. Felder."
2. **Response: Plat has been revised with new mayor's name "Ronnie L. Felder."**

Public Works & Engineering

1. Sheet LP103 there are trees in the safe sight triangle.

Response: Sheet LP103 has been revised accordingly.

2. LP105 does not reflect the 10' x 30' PalmTran easement

Response: Sheet LP105 has been revised accordingly.

3. The enclosed shall be added to the plans as the typical section for Avenue E

Response: The typical section for Avenue E has been provided.

Utility District

1. Plan sheet WS-1 shows a proposed 22.5 degree fitting on the water main to the south connecting to existing ductile iron pipe. Utility District records indicate that the existing pipe is asbestos cement pipe. If the Engineer has not verified the material of the existing pipe, plans shall call out and show the proposed 22.5-degree fitting being properly restrained and connecting to a proposed new 20 foot stick of ductile iron pipe. A Hymax fitting shall be used to connect at the transition point between the proposed new DIP and the existing AC pipe.

Response: Sheet WS-1 has been revised to include a Hymax fitting and 20 LF of DIP for the connection to the AC water main.

2. As the roadway that runs east-west is to be private and the potable water and sanitary sewer are to be publically owned and maintained, please revise the plans to include a note that indicates the aforementioned road is to be private and a utility easement is to be provided for the potable water and sanitary sewer are to be publically owned and maintained within the right-of way shown on the plans.

Response: A note has been added to the water and sewer plans. In addition, a water and sanitary sewer easement has been added to the water and sewer lines located within the private road right-of-way.

3. Certification of Completion will be contingent on the owner/developer supplying proper documentation for the utility easements, proper documentation and conveyance of this easements including documentation that all required easements have been recorded.

Response: Acknowledged

4. The Utility District may require an easement if one is nonexistent for the utilities shown running through the property.

Response: Acknowledged

Comments on the plat include the following:

1. In note No. 8 on sheet 1 of the plat, please replace "City of Riviera Beach Utilities Department" with "City of Riviera Beach Utility Special District".

Response: Name has been revised.

2. In note No. 1 on sheet 1 of the plat, please add "and City of Riviera Beach Utility Special District".

Response: Name has been added.

3. On sheet 2 of the plat, please add the 12-foot water utility easement that is located north of the private road and north of the cul-de- sac.

Response: Added to the map and as Dedications #9.

PLAT (3RD Round Resubmittal)

1. Per Chapter 177.091 (14) F.S. – All section lines and quarter section lines should be labeled and dimensional ties to the north line of Government Lot 1, as called in the legal descriptions, should be shown and labeled (same as the Boundary Survey provided). [For clarification of comment, still missing 1085.00', 1285.00' and 1435.00' dimensional tie from north line of Government Lot 1, the west line of the Plat should be labeled as west line of Government Lots 1 and 2. The line delineating Parcel 1 and Parcel 2 should be shown, and State Road 5 should also be labeled formerly State Road 4. This info is called out in the legal description and should be shown]. [Comment: Dimension tie lines should be shown on both Sheets 2 & 3 of 3. The dimension to the old parcel line is called out in the legal description and should therefore be represented on the Plat. These dimension lines could possibly be added to the Key Sheets on each page to avoid confusion.]

Response: Line and Dimension shown.

2. Attempt was made to verify PRMs on 1/04/2019, PRMs were not set at that time. Need to be notified when they are set and can be verified as set. PRMs will need to be verified before signature.

Response: The PRMs are scheduled to be set the week of April 29th.



**CITY OF RIVIERA BEACH
RIVIERA COVE, PLAT
STAFF REPORT, PA-18-02, MAY 23, 2019**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, APPROVING THE PLAT APPLICATION (PA-18-02) FROM D. R. HORTON, INC., FOR THE REAL PROPERTY LOCATED AT 3301 BROADWAY, ASSOCIATED WITH PARCEL CONTROL NUMBER 56-43-42-28-00-001-0120; TOTALING 9.50 ACRES OF LAND IN ORDER TO FACILITATE THE DEVELOPMENT OF 89 NEW TOWNHOMES; AND PROVIDING FOR AN EFFECTIVE DATE.

A. Applicant: D. R. Horton, Inc
Authorized Agent: WGI

B. Request: The applicant is requesting a plat approval in conjunction with the request for site plan approval for a residential development consisting of 89 new townhomes.

C. Location: The proposed plat application is located at 3301 Broadway, approximately 0.02 miles south of West 34th Street and on the west side of Broadway (see attached location map).

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

<u>Parcel Control Number:</u>	56-43-42-28-00-001-0120;
<u>Parcel Size:</u>	±9.50 acres to be developed;
<u>Existing Use:</u>	Currently vacant;
<u>Zoning:</u>	Downtown General (DG) for 4.37 acres and Downtown Residential (DR) for 5.13 acres Zoning Districts; and
<u>Future Land Use:</u>	Downtown Mixed Used (DMU) for 4.37 acres and High Density Multiple Family Residential up to 20 du per acre (MF-20) for 5.13 acres.

E. Adjacent Property Description and Uses:

North: Single-Family Residential; Single-Family Dwelling District (RS-6).

South: Mobile Home Park; Single-Family Dwelling District (RS-6) and Downtown General (DG).

East: Broadway ROW, Motel and Federal Government Office; Downtown General (DG).

West: Single-Family Residential; Single-Family Dwelling District (RS-6)

F. Background:

The Applicant originally submitted Site Plan Application (SP-18-09) on June 1, 2018. In order to implement the proposed site plan, a new plat is required and is being presented concurrently with the site plan.

City Departmental Staff reviewed the Plat Application (PA-18-02) and provided corresponding comments to the applicant. All comments were addressed by the applicant and City Staff has no objections to the Plat application.

An overview of Staff's analysis is featured below.

G. Staff Analysis:

Proposed Development/Use: In total, there are 89 residential townhome units proposed within the Riviera Cove Townhomes development on 9.50 acres of vacant land.

Zoning Regulations: The proposed plat is consistent with the City's Land Development Regulations.

Comprehensive Plan: The proposed plat is consistent with the City's Comprehensive Plan.

Compatibility: N/A, This plat is required in order to implement the proposed site plan.

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

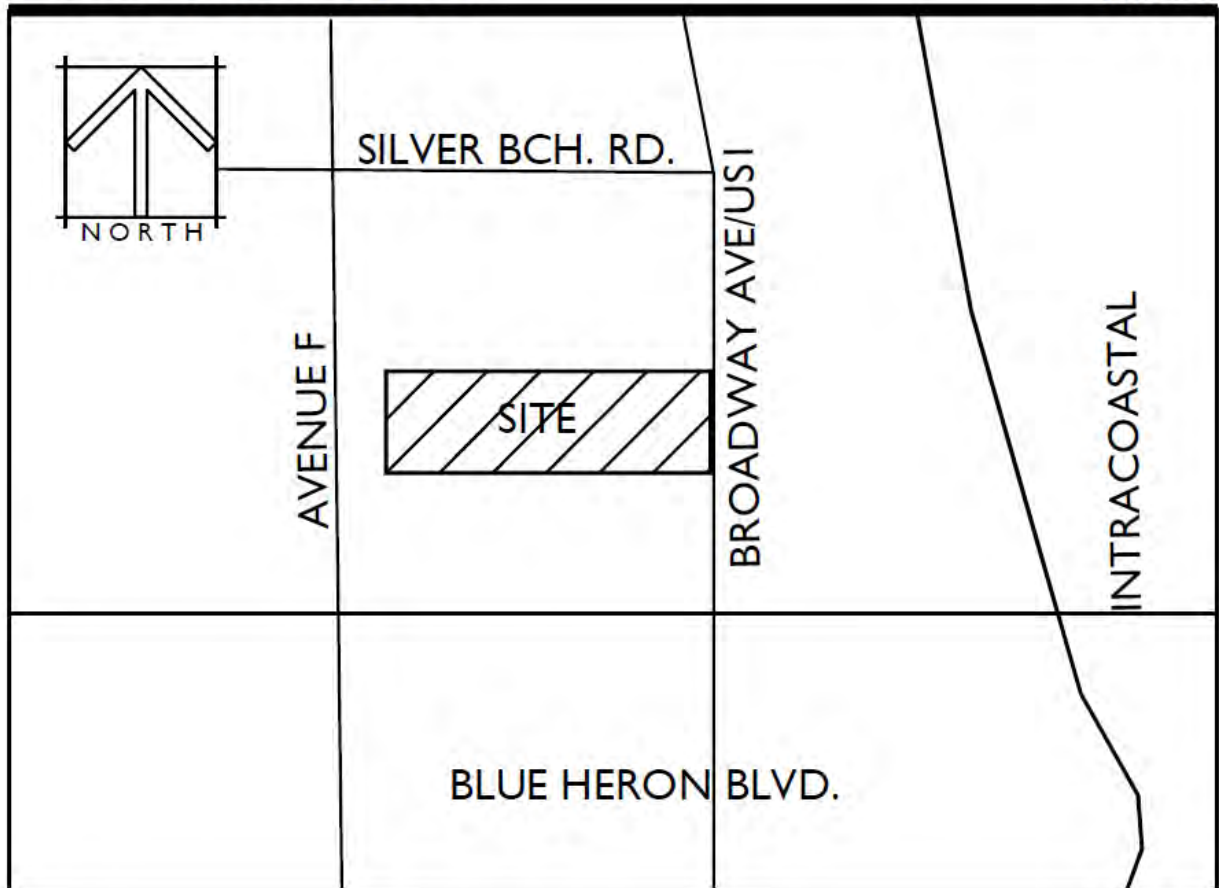
Landscaping: N/A.

Parking/Traffic: N/A.

H. Recommendation: Staff recommends approval of the plat application from D. R. Horton, Inc, to facilitate the development of 89 new townhomes, referred to as Riviera Cove, on 9.50 acres of land located at 3301 Broadway.

LOCATION MAP

N.T.S.

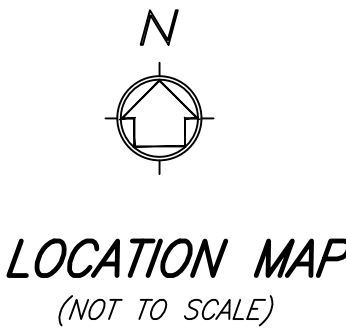
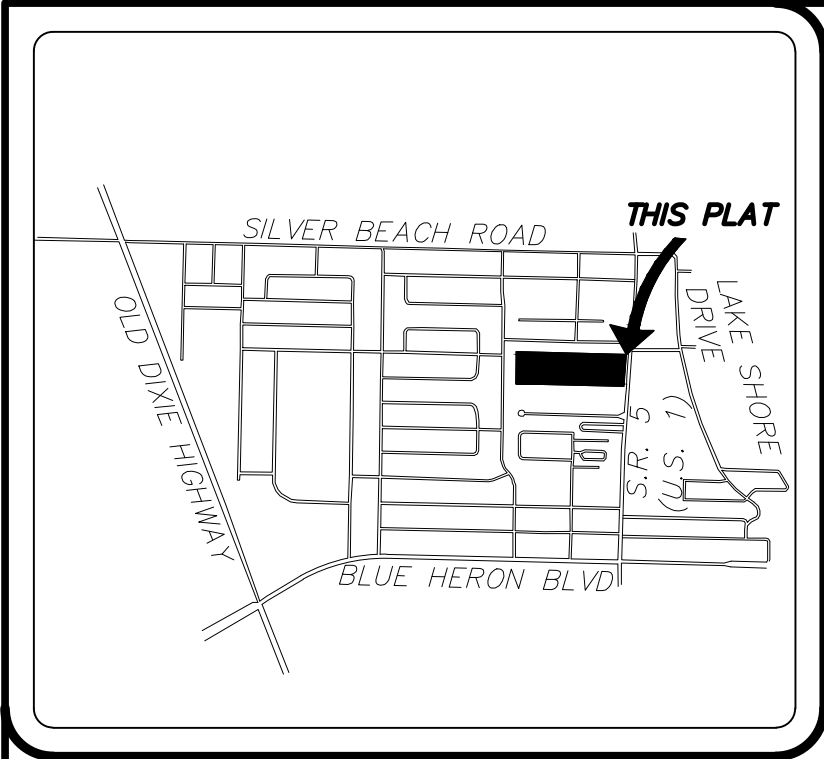


LEGAL DESCRIPTION

PARCEL 1 A parcel of land in Government Lots 1 and 2, Section 28, Township 42 South, Range 43 East, Palm Beach County Florida, bounded as follows: on the North by line parallel to and 1285 feet Southerly from measured at right angles to the North line of said Government Lot 1 on the South by a line parallel to and 1435 feet Southerly from measured at right angles to the North line of Government Lot 1, and on the West by the west line of said Government Lots 1 and 2 and on the East by the westerly right of way line of State Road #4 (U.S. Highway#1) above tract being 150 feet in width, North and South (measured at right angles between parallel lines) the northerly 25 feet, more or less, being in said Government Lot 1, and the remainder being in said Government Lot 2; (LESS lands as conveyed for right-of-way, described in Deed Book 803, Page 262). Said lands being in Palm Beach County, Florida.

AND

PARCEL 2 A tract of land in Government Lot 1, Section 28, Township 42 South, Range 43 East, Palm Beach County, Florida, bounded as follows: on the North, by a line parallel to, and 1085 feet Southerly from measured at right angles to, the North line of said Government Lot 1; on the South by a line parallel to and 1285 feet Southerly from, measured at right angles to, the North line of said Government Lot 1; on the West, by the West line of said Government Lot 1 and on the East by the Westerly right-of-way line of State Road No. 5 (U.S. Highway# 1), formerly State Road No. 4, the above described tract being 200 feet in width, North and South (measured at right angles between parallel lines), all of said tract being in said Government Lot 1. Said lands being in Palm Beach County, Florida.



DEDICATION AND RESERVATION

Know all men by these presents that D.R. Horton, Inc. a Delaware corporation, owner of the land shown hereon as RIVIERA COVE, being a portion of Government Lots 1 and 2 of Section 28, Township 42 South, Range 43 East, The City of Riviera Beach, Palm Beach County, Florida. and being more particularly described as follows:

A parcel of land in Government Lots 1 and 2, Section 28, Township 42 South, Range 43 East, Palm Beach County, Florida, bounded as follows: on the North by line parallel to and 1285 feet Southerly from measured at right angles to the North line of said Government Lot 1 on the South by a line parallel to and 1435 feet Southerly from measured at right angles to the North line of Government Lot 1, and on the West by the West line of said Government Lots 1 and 2 and on the East by the Westerly right of way line of State Road #4 (U.S. Highway #1), the above tract being 150 feet in width, North and South (measured at right angles between parallel lines), the Northerly 25 feet, more or less, being in said Government Lot 1, and the remainder being in said Government Lot 2; (LESS lands as conveyed for right-of-way, described in Deed Book 803, Page 262). Said lands being in Palm Beach County, Florida.

AND

A tract of land in Government Lot 1, Section 28, Township 42 South, Range 43 East, Palm Beach County, Florida, bounded as follows: on the North, by a line parallel to, and 1085 feet Southerly from measured at right angles to, the North line of said Government Lot 1; on the South by a line parallel to and 1285 feet Southerly from, measured at right angles to, the North line of said Government Lot 1; on the West, by the West line of said Government Lot 1; and on the East by the Westerly right-of-way line of State Road No. 5 (U.S. Highway # 1), formerly State Road No. 4, the above described tract being 200 feet in width, North and South (measured at right angles between parallel lines), all of said tract being in said Government Lot 1. Said lands being in Palm Beach County, Florida.

Have caused the same to be surveyed and platted as shown hereon and does hereby dedicate as follows:

1. Tract A, as shown hereon is hereby dedicated to the City of Riviera Beach Utility Special District and the City of Riviera Beach, Florida, for the perpetual use of the public for public street and public utility purposes.
2. Tracts B and C, as shown hereon are hereby dedicated to Riviera Cove Homeowners' Association, Inc., a Florida corporation not for profit, its successors and assigns, for private street purposes and other purposes not inconsistent with this dedication and are the perpetual maintenance obligation of said association, its successors and assigns, without recourse to the City of Riviera Beach, Florida.

All tracts for private street purposes, as shown hereon, are hereby subject to an overlying non-exclusive easement dedicated in perpetuity to the public for the installation, operation, maintenance, repair, expansion and replacement of utilities, both public and private, including, but not limited to stormwater facilities, potable water pipelines, raw water pipelines, wastewater pipelines, reclaimed water pipelines, electric power lines, telecommunication lines, cable television lines, gas lines, and related appurtenances. No buildings, structures, improvements, trees, walls or fences shall be installed within these tracts without the prior written approval of the City of Riviera Beach and Riviera Beach Special Utility District, its successors and assigns.

3. Tracts OS-1, OS-2 and OS-3 (Open Space Tracts), as shown hereon, are hereby dedicated to Riviera Cove Homeowners' Association, Inc., a Florida corporation not for profit, its successors and assigns, for open space purposes including stormwater management & drainage and parking purposes not inconsistent with this dedication, and are the perpetual maintenance obligation of said association, its successors and assigns, without recourse to the City of Riviera Beach, Florida.

4. Tract OS-4 (Open Space Tract), as shown hereon, is hereby dedicated to Riviera Cove Homeowners' Association, Inc., a Florida corporation not for profit, its successors and assigns, for open space purposes including parking and recreational purposes not inconsistent with this dedication, and are the perpetual maintenance obligation of said association, its successors and assigns, without recourse to the City of Riviera Beach, Florida.

5. Tract R-1 (Recreation Tract), as shown hereon, is hereby dedicated to Riviera Cove Homeowners' Association, Inc., a Florida corporation not for profit, its successors and assigns, for recreational purposes and other purposes not inconsistent with this dedication, and are the perpetual maintenance obligation of said association, its successors and assigns, without recourse to the City of Riviera Beach, Florida.

6. Mass Transit Easement (MTE), as shown hereon, is hereby dedicated in perpetuity to the Board of County Commissioners of Palm Beach County, its successors and assigns, for the construction, installation, maintenance and use of a public transit boarding and alighting area, which use includes but is not limited to a public transit bus shelter, transfer station, and advertising. Riviera Cove Homeowners' Association, Inc., a Florida corporation not for profit, its successors and assigns, shall maintain the easement area until such time as the county constructs improvements in the easement area for its intended use and purposes, at which time the county will assume maintenance of the easement area so long as the improvements are located thereon and the county uses the easement area for its intended purposes. The maintenance obligation shall automatically revert to said association, upon the county's temporary or permanent cessation of use of the improvements or removal of the improvements.

7. Buffer Easements (BE), as shown hereon, are hereby dedicated to Riviera Cove Homeowners' Association, Inc., a Florida corporation not for profit, its successors and assigns, for landscape, buffer purposes not inconsistent with this dedication, and are the perpetual maintenance obligation of said association, its successors and assigns, without recourse to the City of Riviera Beach, Florida.

RIVIERA COVE

A PORTION OF GOVERNMENT LOTS 1 AND 2, SECTION 28, TOWNSHIP 42 SOUTH, RANGE 43 EAST, THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA.

8. The Utility Easements as shown hereon, are non-exclusive easements and are hereby dedicated in perpetuity to the public for the installation, operation, maintenance, repair, expansion and replacement of utilities, both public and private, including, but not limited to, potable water pipelines, raw water pipelines, wastewater pipelines, reclaimed water pipelines, electric power lines, telecommunications lines, cable television lines, gas lines, and related appurtenances. The installation of cable television systems shall not interfere with the construction and maintenance of other utilities. In the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages. No buildings, structures, improvements, trees, walls or fences shall be installed within these easements without the prior written approval of the City of Riviera Beach Utility Special District, its successors and assigns.

9. The Water Line Easement as shown hereon, is an exclusive easement and is hereby dedicated in perpetuity to City of Riviera Beach Utility Special District, its successors and assigns for the installation, operation, maintenance, repair, expansion and replacement of potable water supply and related appurtenances. If otherwise approved, no buildings, structures, improvements, trees, walls or fences shall be installed within this easement without the prior written approval of the City of Riviera Beach Utility Special District, its successors and assigns.

IN WITNESS WHEREOF, the above-named corporation, has caused these presents to be signed by its Vice President and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this _____ Day of _____ 2019.

D.R. Horton, Inc.,
a Delaware corporation

Witness: _____

By: _____

(Print Name)

Rafael Roca
Vice President

Witness: _____

(Print Name)

ACKNOWLEDGMENT

State of Florida }
County of Palm Beach } SS

Before me personally appeared Rafael Roca who is personally known to me, or has produced _____ as identification, and who executed the foregoing instrument as Vice President of D.R. Horton, Inc., a Delaware corporation, and severally acknowledged to and before me that he executed such instrument as such officer of said corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that it was affixed to said instrument by due and regular corporate authority, and that said instrument is the free act and deed of said corporation.

Witness my hand and official seal this _____ day of _____, 2019.

My commission expires: _____

(Date)

Notary Stamp

By: _____

Notary Public

Print Name: _____

Commission Number: _____

ACCEPTANCE OF RESERVATIONS

State of Florida }
County of Palm Beach } SS

Riviera Cove Homeowners Association, Inc., a Florida corporation not for profit, hereby accepts the dedications or reservations to said Association as stated and shown hereon, and hereby accepts its maintenance obligations for same as stated hereon, dated this _____ day of _____, 2019.

Riviera Cove Homeowners Association,
Inc., a Florida corporation not for profit

Witness: _____

By: _____

Karl Albertson, President

(Print Name)

Witness: _____

(Print Name)

D.R. HORTON, INC.,
A DELAWARE
CORPORATION

RIVIERA COVE
HOMEOWNERS'
ASSOCIATION, INC.

CITY OF
RIVIERA BEACH

REVIEWING
SURVEYOR

PROFESSIONAL
SURVEYOR AND
MAPPER

PE # 60706

Date : _____

ACKNOWLEDGMENT

State of Florida }
County of Palm Beach } SS

Before me personally appeared Karl Albertson who is personally known to me, or has produced _____ as identification, and who executed the foregoing instrument as the President of Riviera Cove Homeowners Association, Inc., a Florida corporation not for profit, and acknowledged to and before me that he executed such instrument as such officer of said corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that it was affixed to said instrument by due and regular corporate authority, and that said instrument is the free act and deed of said corporation.

WITNESS my hand and official seal this _____ day of _____, 2019.

My commission expires: _____

(Date)

Notary Stamp

By: _____

Notary Public

Print Name: _____

Commission Number: _____

TITLE CERTIFICATION

State of Florida }
County of Palm Beach } SS

I, Nelson Mullins, a duly licensed attorney in the State of Florida, do hereby certify that I have examined the title to the hereon described property; that I find the title to the property is vested in D.R. Horton, Inc., a Delaware corporation; that the current taxes have been paid; and that all Palm Beach County special assessment items, and all other items held against said lands have been satisfied; that all mortgages not satisfied or released of record nor otherwise terminated by law are shown hereon; and that there are encumbrances of record but those encumbrances do not prohibit the creation of the subdivision depicted by this plat.

Date: _____

By: _____

Nelson Mullins
Attorney-at-Law
Broad and Cassel
Licensed in Florida
Florida Bar No. 0668230

REVIEWING SURVEYOR APPROVAL

On behalf of the City of Riviera Beach, in accordance with Chapter 177.081 (1) Florida Statutes, this plat has been reviewed for conformity to Chapter 177, Part 1, Florida Statutes, and the ordinances of the City of Riviera Beach. This review does not include the verification of the geometric data, or the field verification of the permanent control points (P.C.P.'s) and monuments at lot corners.

This _____ day of _____, 2019.

By: _____

Donald A. Spicer
Professional Surveyor and Mapper,
License No. LS4677
State of Florida

CITY OF RIVIERA BEACH APPROVALS

State of Florida }
County of Palm Beach } SS

It is hereby certified that this plat of Riviera Cove has been officially approved for record by the City of Riviera Beach, Florida, this _____ day of _____, 2019.

By: _____

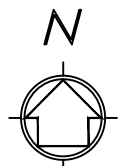
Ronnie L. Felder, Mayor

By: _____

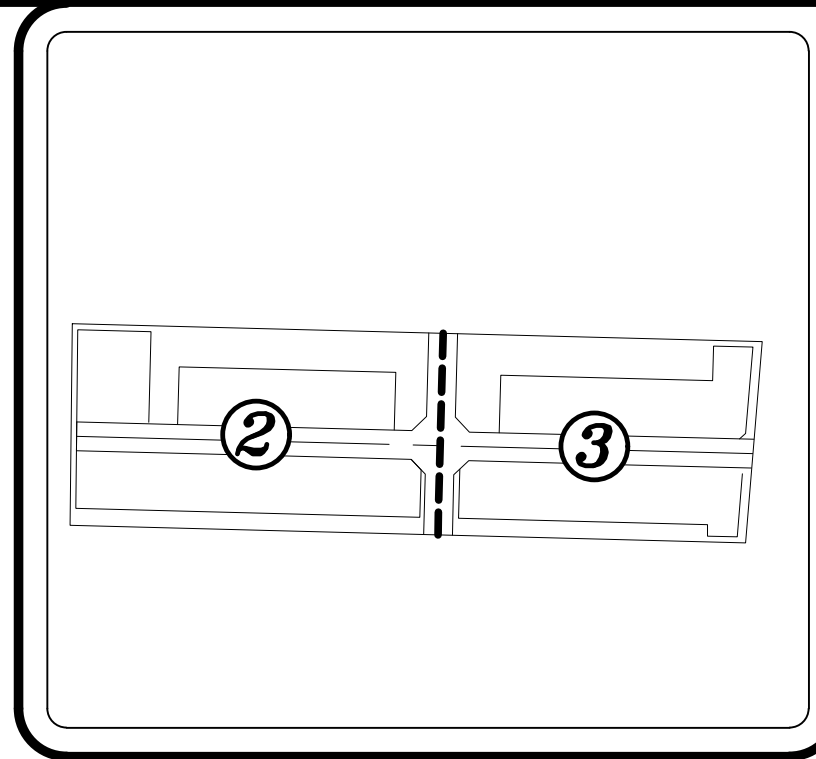
Claudene L. Anthony, CMC, City Clerk

By: _____

Terrence N. Bailey, P.E., City Engineer



KEY MAP
(NOT TO SCALE)



State of Florida }
County of Palm Beach } SS

THIS PLAT WAS FILED FOR
RECORD AT _____ M.

THIS _____ DAY OF _____
A.D. 2019 AND DULY RECORDED

IN PLAT BOOK _____ ON
PAGES _____ THROUGH _____

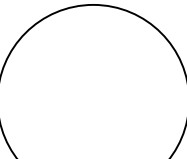
SHARON R. BOCK
CLERK AND COMPTROLLER

By: _____
DEPUTY CLERK

TABULAR DATA:

RIVIERA COVE	
Total Area of Plat:	= 9.525 Acres±
Tract A (Ave. E R/W)	= 0.402 Acres±
Tract B	= 0.623 Acres±
Tract C	= 0.894 Acres±
Tract OS-1	= 1.551 Acres±
Tract OS-2	= 0.374 Acres±
Tract OS-3	= 0.952 Acres±
Tract OS-4	= 0.233 Acres±
Tract R-1	= 0.151 Acres±
Buildable Area (Lots 1-89)	= 4.345 Acres±
Number of Units	= 89
Type of Units	= Townhomes
Density	= 9.3 Dwelling Units per Acre

SHEET 1 OF 3 SHEETS



CLERK

SURVEYOR'S NOTES

1.) NOTICE: This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of Palm Beach County.

2.) The bearings shown hereon are and based on the North line of Government Lot 1, Section 28, Township 42 South, Range 43 East, said line bears South 88°31'06" East and all other bearings shown hereon are relative thereto.

3.) The coordinate values shown hereon are State Plane Coordinates (Transverse Mercator Projection), Florida East Zone, North American Datum (NAD) 1983, (1990 adjustment). Control measurements meet or exceed closure for Suburban: Linear: 1 foot in 7,500 feet horizontally and were verified through a redundancy of measurements. All distances are grid distances in U.S. Survey Feet unless otherwise noted.
Scale Factor = 1.000049407
Ground Distance x Scale Factor = Grid Distance

4.) In those cases where easements of different types cross or otherwise coincide, drainage easements shall have first priority, utility easements shall have second priority, access easements shall have third priority, and all other easements shall be subordinate to these with their priorities being determined by use rights granted.

5.) There shall be no building or any kind of construction or trees or shrubs placed on any easement without prior written consent of all easement beneficiaries and all applicable City of West Palm Beach approvals or permits, as required for such encroachment.

6.) The building setbacks shall be as required by current City of Riviera Beach, Florida Zoning and Land Development Regulations.

7.) Original tract line dividing Parcels 1 and 2, being the deeds comprising the limits of this plat as recorded in ORB 27692, PG. 628, PBCR as requested to be shown by the City's Reviewing Surveyor. This demarcation line in no way depicts areas pertaining to this plat once recorded. Line is shown for reference only.

SURVEYOR & MAPPER'S CERTIFICATE

This is to certify that the Plat shown hereon is a true and correct representation of a survey made under my responsible direction and supervision; that said survey is accurate to the best of my knowledge and belief; that Permanent Reference Monuments ("P.R.M.'s") have been placed as required by law, and that Permanent Control Points ("P.C.P.'s") and monuments according to Section 177.091(9), Florida Statutes, will be set under the guarantees posted with the City of Riviera Beach, Florida for the required improvements; and further, that the survey data complies with all the Survey requirements of Chapter 177, Florida Statutes, as amended, and Ordinances of the City of Riviera Beach, Florida.

This _____ day of _____, 2019.

Jim Sullivan
Professional Surveyor and Mapper,
License No. LS6889
State of Florida

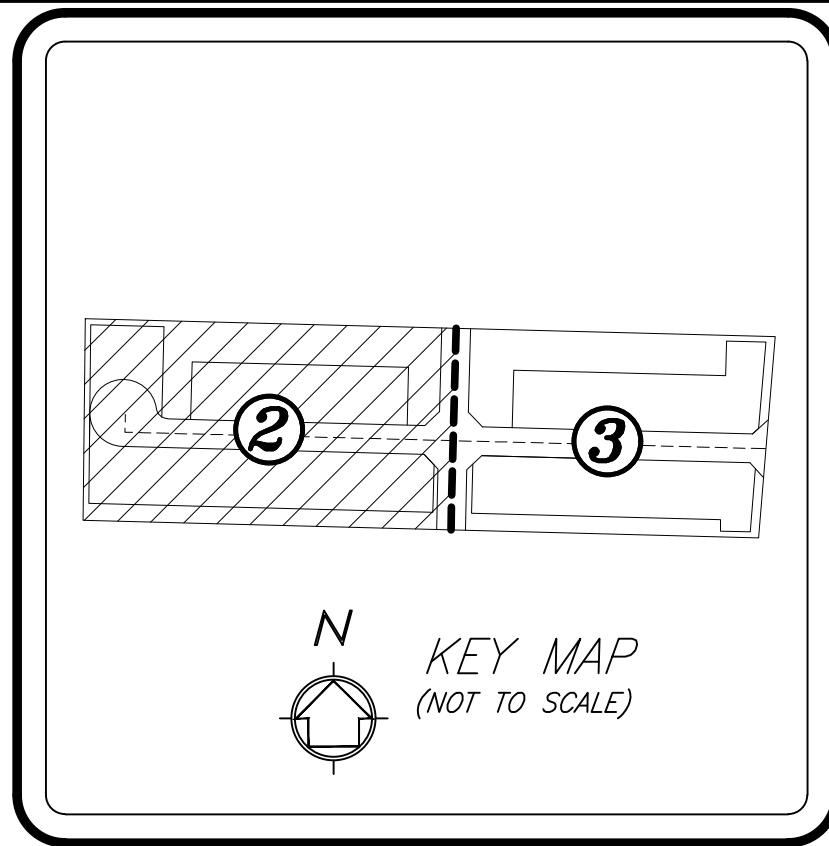
WGI

2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 866.909.2220 www.wginc.com
Cert No. 6091 - LB No. 7055

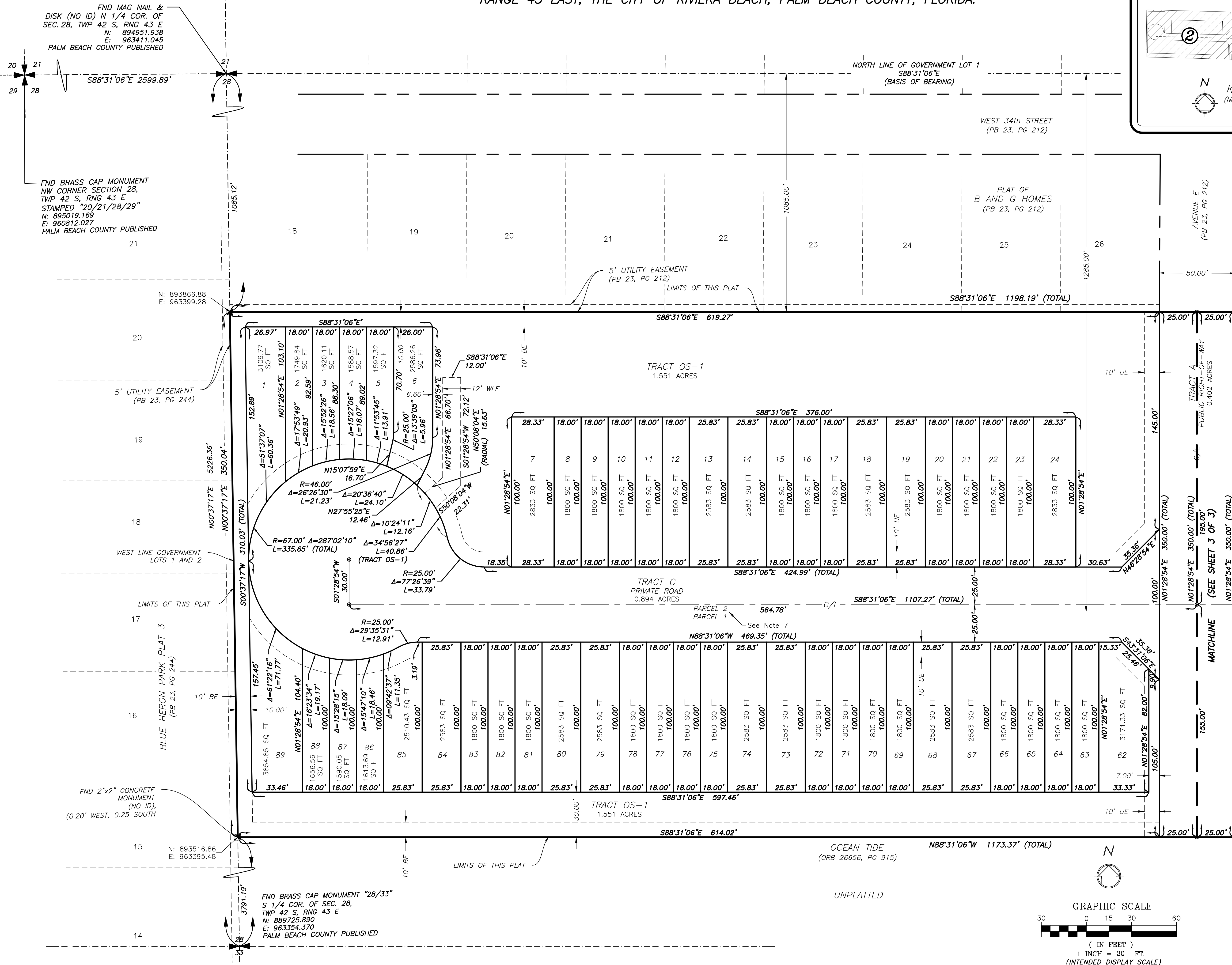
THIS INSTRUMENT WAS PREPARED BY JIM SULLIVAN, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER, LICENSE NO. 6889
FOR THE FIRM: WANTMAN GROUP, INC.

RIVIERA COVE

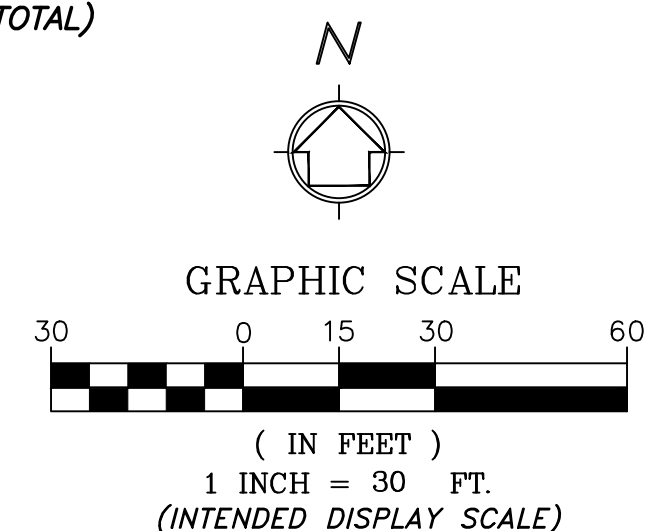
A PORTION OF GOVERNMENT LOTS 1 AND 2, SECTION 28, TOWNSHIP 42 SOUTH,
RANGE 43 EAST, THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA.



SHEET 2 OF 3 SHEETS

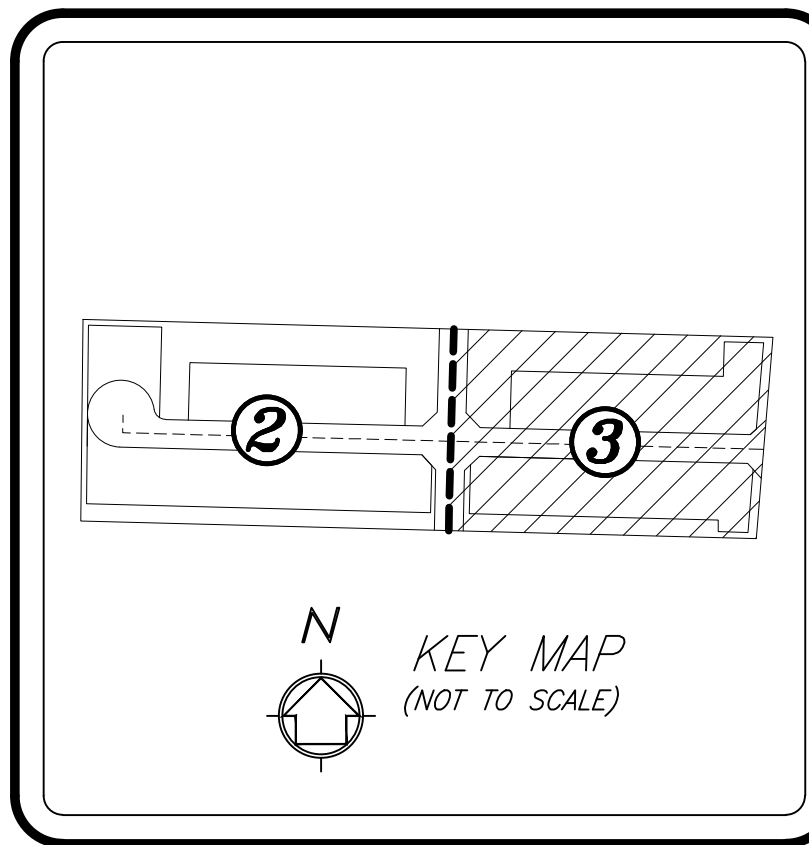


- LEGEND:**
- BE = LANDSCAPE BUFFER EASEMENT
 - C/L = CENTER LINE
 - COR. = CORNER
 - Δ = DELTA/CENTRAL ANGLE (CURVE)
 - FND = FOUND
 - ID = IDENTIFICATION
 - L = ARC LENGTH (CURVE)
 - LB = LICENSED BUSINESS
 - MTE = MASS TRANSIT EASEMENT
 - ORB = OFFICIAL RECORDS BOOK
 - PG = PAGE
 - PBCR = PALM BEACH COUNTY RECORDS
 - PB = PLAT BOOK
 - = PERMANENT CONTROL POINT (PCP), SET NAIL & BRASS DISC STAMPED "LB 7055 PCP"
 - PRM = PERMANENT REFERENCE MONUMENT
 - R = RADIUS
 - RNG = RANGE
 - R/W = RIGHT-OF-WAY
 - SEC. = SECTION
 - SQ. FT. = SQUARE FEET
 - TWP = TOWNSHIP
 - UE = UTILITY EASEMENT
 - WLE = WATER LINE EASEMENT
 - = SET 4"x4" CONCRETE PRM & ALUMINUM DISC STAMPED "LB 7055 PRM" UNLESS OTHERWISE NOTED
 - ① = SHEET NUMBER

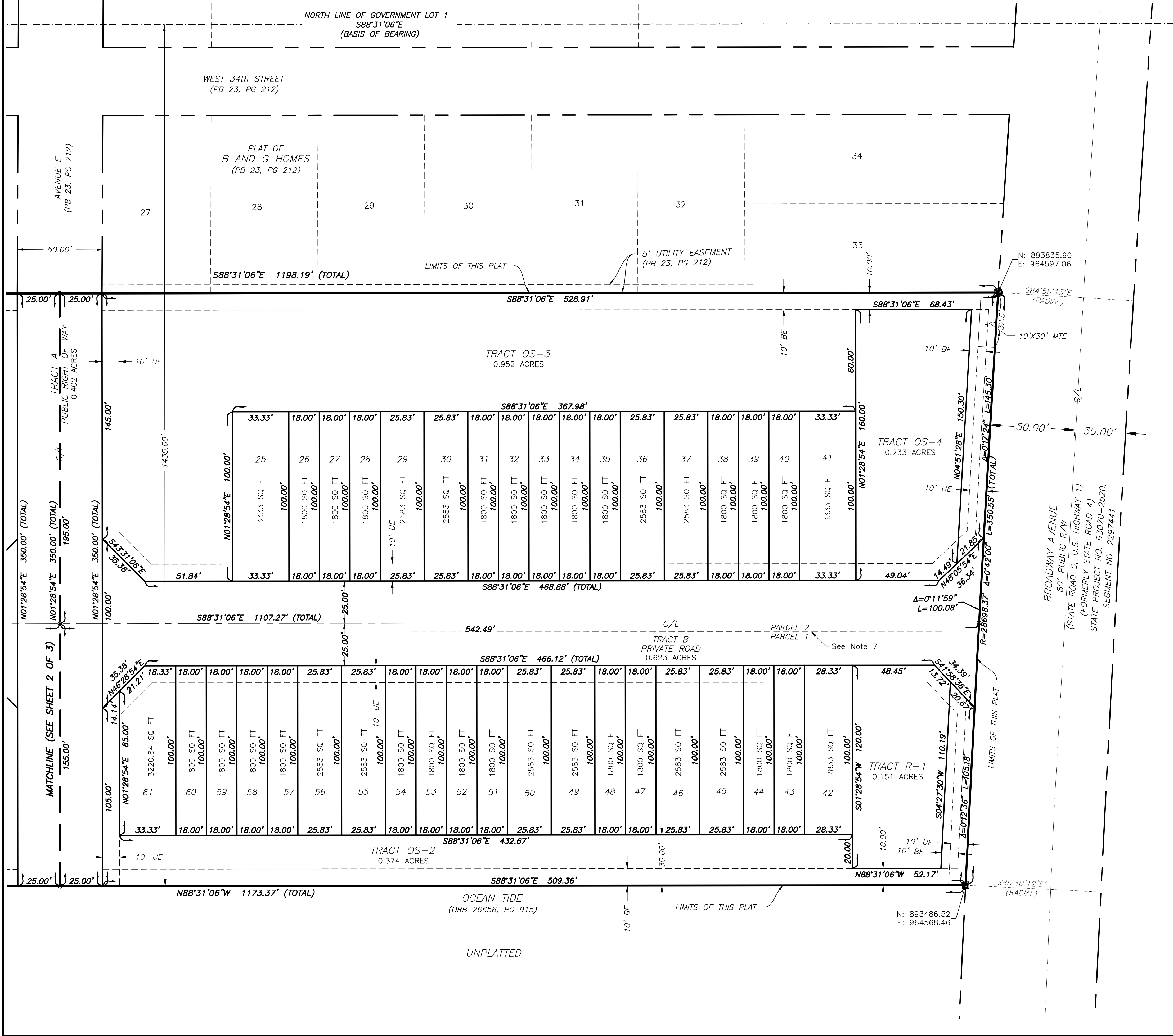


RIVIERA COVE

A PORTION OF GOVERNMENT LOTS 1 AND 2, SECTION 28, TOWNSHIP 42 SOUTH,
RANGE 43 EAST, THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA.

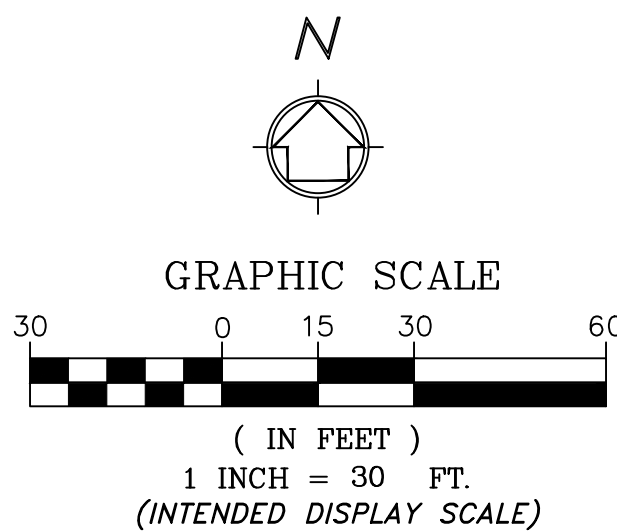


SHEET 3 OF 3 SHEETS



LEGEND:

- BE = LANDSCAPE BUFFER EASEMENT
- C/L = CENTER LINE
- COR. = CORNER
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- UE = UTILITY EASEMENT
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- = SET 4"x4" CONCRETE PRM & ALUMINUM DISC STAMPED "LB 7055 PRM" UNLESS OTHERWISE NOTED
- ① = SHEET NUMBER



WGI

2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 866.909.2220 www.wginc.com
Cert No. 6091 - LB No. 7055

THIS INSTRUMENT WAS PREPARED BY JIM SULLIVAN, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER, LICENSE NO. 6889
FOR THE FIRM: WANTMAN GROUP, INC.



RIVIERA COVE
Justification Statement
Site Plan Approval, Rezoning, &
Small Scale Comprehensive Plan Amendment
Initial Submittal: June 1, 2018

REQUEST

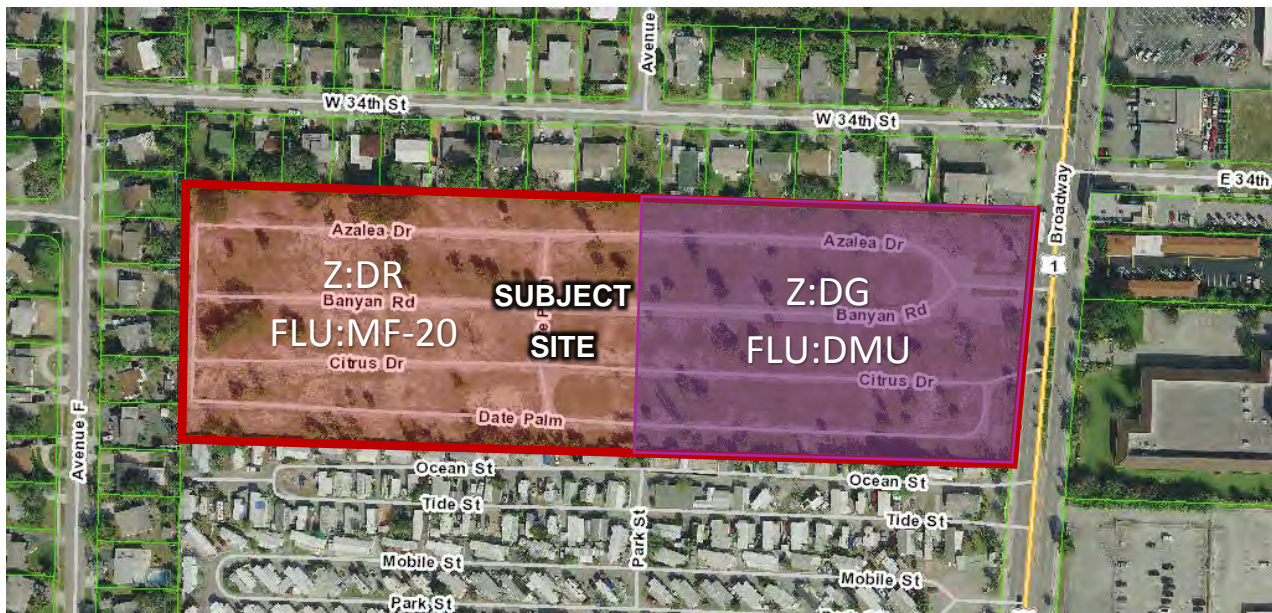
On behalf of the Applicant, WGI is requesting approval of the following:

- 1) **Site Plan Approval** to permit the development of 89 townhouse units.
- 2) **Rezoning** of 5.13 acres of Downtown Residential (DR) Zoning District (western half of the property) to the Downtown General (DG) Zoning District in order to accommodate the development of 89 townhouse units and establish a consistent Zoning District on the entire property.
- 3) **Small Scale Comprehensive Plan Amendment** from the existing 5.13 acres of High Density Multi-Family Residential (MF-20) to Downtown Mixed Use (DMU) establish a consistent Future Land Use on the entire property.

SITE CHARACTERISTICS

The subject site, known as "Riviera Cove", is currently vacant/undeveloped within the Community Redevelopment Area (CRA) Boundary and is located on the west side of Broadway Ave, approximately 0.35 miles north of the Blue Heron Boulevard and Broadway Ave intersection. The site is approximately 9.50 acres in size and is comprised of two Zoning Districts; Downtown General (DG) on the eastern half and Downtown Residential (DR) on the western half. The site contains two Future Land Use (FLU) designations of Downtown Mixed Use (DMU) and High Density Multi-Family Residential (MF-20). The site's parcel control number is as follows:

PARCEL CONTROL NUMBER	ADDRESS	EXISTING ZONING	EXISTING FLU
56-43-42-28-00-001-0120	3301 Broadway	DG (4.37 acres) DR (5.13 acres)	DMU (4.37 acres) MF-20 (5.13 acres)



DEVELOPMENT HISTORY

The subject site has no prior development approvals through the City of Riviera Beach.

SURROUNDING PROPERTIES

The following is a summary of the uses surrounding the subject site:

	FLU Designation	Zoning District	Existing Use
North	Single-Family Residential	Single-Family Dwelling District (RS-6)	Single-Family Residential
South	Single-Family Residential	Single-Family Dwelling District (RS-6); Downtown General (DG)	Mobile Home Park
East	Downtown Mixed Use	Downtown General (DG)	Broadway Ave ROW; Motel; Federal Government Office
West	Single-Family Residential	Single-Family Dwelling District (RS-6)	Single-Family Residential

North: Immediately north of the subject site are Single-Family Residential units, which retain a FLU designation of Single-Family Residential and a Zoning designation of Single-Family Dwelling District (RS-6).

South: Immediately south of the subject site is a Mobile Home Park, which retains an FLU designation of Single-Family Residential with a Zoning designation of Single-Family Dwelling District (RS-6) and Downtown General (DG).

East: Immediately east of the subject site is a Broadway Ave ROW. Further east is a Motel, known as the Travel Inn and a Federal Government Office, known as the US Border Patrol. Both uses retain a FLU designation of Downtown Mixed Use with Zoning designation of Downtown General (DG).

West: Immediately west of the subject site are Single-Family Residential units, which retain a FLU designation of Single-Family Residential and a Zoning designation of Single-Family Dwelling District (RS-6).

DEVELOPMENT PROGRAM

The following outlines the development program for the proposed multi-family residential development:

Townhomes

The proposed 158,430 sf multi-family residential development consist of 89 townhome units and encompasses a total of 16 buildings with the following unit count:

Building	Dwelling Unit Count
Townhome A	5
Townhome B	7
Townhome C	5
Townhome D	6
Townhome E	6
Townhome F	5
Townhome G	7
Townhome H	5
Townhome I	5
Townhome J	6
Townhome K	6
Townhome L	6
Townhome M	6
Townhome N	6
Townhome O	4
Townhome P	4
Total	89

Additionally, the development is visually screened by a fence towards all four sides of the development. There is a proposed 4' hedge which fronts Broadway Avenue and the development will provide a monument sign on the north side of the entrance from Broadway. This screening will reduce the risk of any potential adverse impacts from adjacent uses.

In order to comply with the goals of the DMU Zoning, a mail kiosk structure and 12' x 25' shade structure are proposed adjacent to Broadway, with a 10' setback from the ROW. The overall development has a total dry detention area of 1.31 acres, recreation area of 0.36 acres, and density of 9.3 DU/AC.

Access

The main access for the development will be Broadway Avenue, with a 50' ROW connection. There will also be future vehicular and pedestrian connections to Avenue E to the north and south property lines with a 50' ROW.

Height

Pursuant to Section 31-535, height of buildings shall be measured in and regulated by the number of stories. The maximum height for a residential building in a DG Zoning District is 3 stories. The proposed height is 2 stories, therefore this requirement is satisfied.

Setbacks

Pursuant to Table 31-536 (c), below outlines the required setbacks for the Downtown General Zoning District:

DG Setback Requirements				
DG ZONING DESIGNATION	Setbacks/Separation			
	Front	Side	Side Street	Rear
Required	10'	0	N/A	10'
Proposed	20	0	N/A	20

Parking

Pursuant to Table 31-539(a) of the City of Riviera Beach' Code of Ordinances, Townhouses shall have at least two parking spaces per unit. The proposed multi-family residential development requires 178 parking spaces and provides 188 parking spaces, as shown below:

Parking Type	# of Parking spaces
Driveway	118
Parking Lot	70
Total	188

REZONING

This proposal meets the following applicable requirements set forth in Section 31-536.B of the City of Riviera Beach's Code of Ordinances for Rezoning Approval.

Section 31-536.B.1 - Lot size, building placement, size, and height

Building Placement

Pursuant to Table 31-536 (c), the proposed development meets all setbacks for the Downtown General Zoning District as indicated in the above setbacks chart.

Height

Pursuant to Table 31-536 (c), height of buildings shall be measured in and regulated by the number of stories. The maximum height for a residential building in a DG Zoning District is 3 stories. The proposed height is XX stories, therefore this requirement is satisfied

Lot Size

Pursuant to Table 31-536 (c), below outlines the required lot size for the Downtown General Zoning District:

DG Lot Size Requirements			
DG ZONING DESIGNATION	Lot Size		
	Lot Width	Lot Area	Lot Coverage
Required	20'	2,000 sf	80%
Proposed	350'	413,820	21%

Section 31-536.B.2 -Use Regulations

Pursuant to Section 31-536.B.2.A.1, Residential uses are permitted by right. The proposed development meets this requirement as the request to rezone XX acres of existing DR Zoning District to DG Zoning District is to accommodate 89 townhome units.

Section 31-536.B.3 –Frontage Standards

a) The front setback and side setbacks facing streets shall be hardscaped. The hardscape design shall have the following characteristics:

- 1) Street trees shall be installed as set forth in subsection 31-537(c), consistent with the appropriate street design in section 29-65
- 2) A pedestrian walkway shall be accommodated as set forth in subsection 31-537(b).
- 3) Any setback area not used to accommodate a pedestrian walkway, may be landscaped adjacent to the building using potted plants in removable planters or ground planting that does not obstruct views into storefront windows, and may also be used to accommodate merchandise displays or outdoor dining areas

The proposed development meets the 3 above requirements. Canopy trees and a sidewalk are provided along Broadway Ave.

b) The main entrance(s) to ground story commercial space(s) shall be directly from and face a public right-of-way or civic open space. Doors allowing public access shall occur at intervals no greater than 75 feet.

The development program proposes multi-family residential units. Therefore, Section 31-536.B.3.B does not apply.

c) Building entrances shall use at least one of the following frontage types detailed in subsection 31-537(a):

- 1) Stoop
- 2) Forecourt
- 3) Bracketed balcony
- 4) Storefront
- 5) Arcade/colonnade

Pursuant to Section 31-537, the proposed development meets this requirement as a stoop is provided as the frontage type for the entirety of the development.

d) Buildings with more than 250 feet of street frontage shall provide a pedestrian accessway at least ten feet wide connecting the rear parking to the sidewalk area or establishing a cross-block connection.

The development program proposes multi-family residential units which are not facing the main street (Broadway Ave) and do not have parking in the rear, therefore this code section does not apply.

Section 31-536.B.4 –Architectural Standards

- a) An expression line shall be provided at the top of the first story.
- b) In the absence of a building façade, a streetwall is required along both primary and secondary streets. Streetwalls shall be three feet to three feet six inches in height, located in line with the building façade or the front setback. Streetwalls shall be composed of either an opaque wall using the same material and color as the building or of a continuous, maintained hedge. In addition, one shade tree per 20 lineal feet, uniformly spaced, shall be installed along the length the streetwall.
- c) An opaque, masonry wall six feet in height shall be built on the property line along all side and rear lot lines that abut single-family houses existing as of the date of this ordinance (date) or lots in residential zoning district. In addition, one shade tree per 20 lineal feet, uniformly spaced, shall be installed along the length the wall.

The development includes a fence and 4' hedge along Broadway Avenue along with street trees to satisfy item b). Items a) and c) do not apply as they are intended for commercial development.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The proposed future land use designation of Downtown Mixed Use (DMU) is consistent with the applicable Goals, Objectives, and Policies of the City of Riviera Beach Comprehensive Plan. The following provided responses support the proposed future land use designation of DMU:

FUTURE LAND USE ELEMENT

GOAL	<p>To protect and enhance the residential, commercial, industrial and natural resource areas of Riviera Beach</p> <p>The proposed future land use designation of Downtown Mixed Use (DMU) will accommodate the proposed development of multi-family residential. Through site design, the project will protect and enhance the community character and will not adversely impact the surrounding areas of Riviera Beach.</p>
OBJECTIVE 1.1	<p>The City shall continue to insure that all development and redevelopment is coordinated with the availability of facilities and services, and is compatible with soil conditions and topography.</p> <p>The site is currently vacant and proposes the development of multi-family residential units. The subject site is coordinated with the availability of facilities and services and is also compatible with the soil conditions and topography of the adjacent properties.</p>
POLICY 1.1.1	<p>As new development occurs within the City, continue to use the development code to require a tie-in to the sanitary sewer and public water systems</p> <p>The proposed development meets this requirement. Please refer to the Preliminary Civil Engineering Plans and Surface water management calculations that have been provided as part of this submittal.</p>
OBJECTIVE 1.2	<p>By 2010, the City shall reconsider revisions to the adopted Community Redevelopment Plan (CRA) by addressing issues and market conditions that have arisen since plan implementation was initiated</p> <p>The subject site is located within the boundaries of the Community Redevelopment Plan (CRA) and will meet all applicable requirements.</p>
POLICY 1.2.4	<p>By 2010 the revisions to the adopted Redevelopment Plan shall provide a mix of land uses that will create an environment conducive to development.</p>

The proposed future land use designation of Downtown Mixed Use (DMU) will accommodate the proposed development of multi-family residential and will create a conducive environment.

POLICY 1.2.6

By 2010 the revisions to the adopted Land Development Regulations will include design controls for all public and private development within the community redevelopment area. These controls will provide for a unique image and character with setbacks, height, parking, architectural elements/building facades, landscaping, and materials that ensure design excellence and quality in development projects

The proposed development meets all DG Zoning District and CRA design requirements found in the City of Riviera Beach's Code of Ordinances.

POLICY 1.2.7

To the maximum extent possible, the revisions to the adopted Redevelopment Plan shall provide for an active pedestrian and bicycle circulation environment linking the major neighborhoods within the community redevelopment area and stimulating continuity of the circulation system outside the community redevelopment area to existing neighborhoods and local area amenities.

The proposed development provides an active pedestrian and bicycle circulation environment linking the adjacent neighborhood within the CRA boundary. The main access for the development will be Broadway Avenue, with a 50' ROW connection. There will also be future vehicular and pedestrian connections to Avenue E to the north and south property lines with a 50' ROW connecting to the adjacent neighborhoods to the north and south.

POLICY 1.2.8

The revisions to the adopted Redevelopment Plan shall promote the creation of a public transportation system capable of providing convenient access to neighborhoods, parks, beaches, schools and commercial activities within and adjacent to the community redevelopment area.

The site currently has a bus stop fronting Broadway Avenue. Therefore, public transportation is conveniently located and easily accessible to the proposed multi-family residential development.

POLICY 1.2.18

In order to reduce greenhouse gas emissions and the potential for urban sprawl, the City will utilize the Redevelopment Plan and the CRA to encourage new development to locate within the under-utilized downtown area. By 2010, the City will revise the land development regulations to ensure the downtown area:

- a. Establishes an efficient land use pattern allowing mixed use development and the higher densities needed to support a viable transit system;**
- b. Creates a "park once" environment by providing a mix of uses within a pedestrian and bicycle-friendly environment of narrow streets with shaded sidewalks, appropriate landscaping and street details, and traffic calming measures such as on-street parking;**
- c. Promotes the optimum use of transit by maintaining and enhancing the walkable block structure and interconnected transportation network to effectively link transit station(s), bike paths, sidewalks, buildings, open spaces, and the waterfront.**

The subject site is located within the Downtown General (DG) Zoning District with the boundary of the CRA. The proposed development of multi-family residential provides the opportunity for an additional mix of housing types within the downtown area. Public transportation is easily accessible by the designated bus stop located on Broadway. The site design meets all required DG Zoning District and CRA requirements found in the City of Riviera Beach Code of Ordinances.

POLICY 1.2.19

Substantial redevelopment of the Community Redevelopment Area (CRA) is anticipated. The Redevelopment Plan describes the vision for the future of the downtown area. New development shall conform to the pattern of development set forth in the Redevelopment Plan, which has the following characteristics:

- 1. Provides a variety of housing types to accommodate a diverse population;**
- 2. Creates a “park once” environment by providing a mix of uses within a pedestrian friendly environment, whereby drivers are comfortable utilizing one parking space and walking to several destinations;**
- 3. Promotes the optimum use of transit by maintaining and enhancing an interconnected transportation network that effectively links transit station(s), bike paths, sidewalks, buildings, open spaces, and the waterfront;**
- 4. Maintains and enhances a continuous, inter-connected network of narrow pedestrian and bicycle-friendly streets with shaded sidewalks, appropriate landscaping and street details, and traffic calming measures such as on-street parking;**
- 5. Provides public open space in the form of civic parks, plazas, or greens;**
- 6. Maintains and enhances access to the waterfront; and**
- 7. Encourages investment by accommodating new development at a range of scales including individual infill buildings and large redevelopment projects.**

The subject site is located within the Downtown General (DG) Zoning District within the boundaries of the CRA. The proposed development provides the housing type opportunity of multi-family residential units to accommodate to the diverse population. The site design provides a “park once” environment and provides a total of 188 parking spaces, which meets the requirement set forth in the City of Riviera Beach’s Code of Ordinance. There are two proposed access within the development. The main access for the development will be Broadway Avenue, with a 50’ ROW connection. There will also be future vehicular and pedestrian connections to Avenue E to the north and south property lines with a 50’ ROW connecting to the adjacent neighborhoods to the north and south. The proposed development will enhance the proposed interconnected network with pedestrian and bicycle-friendly streets and landscaping techniques, in order to mitigate adverse impact upon the surrounding area.

Policy 1.2.21

The downtown area is composed of diverse areas with unique characteristics.

The Land Development Regulations will reinforce these distinctions in scale, character, and intensity. As a general guide to future regulations, eleven sub-areas are shown on Figure FLU-B and are described below:

- 1) Riviera Beach Marina/Bicentennial Park: This is a vibrant, mixed-use regional waterfront destination centered about Bicentennial Park and the Riviera Beach Marina. Buildings in this area accommodate entertainment, retail, office, and residential uses. Signature sites, such as the intersection of 13th Street and Broadway (which serves as a gateway into the district) and land overlooking Bicentennial Park, will be designated for the tallest buildings in the downtown.**
- 2) Broadway Corridor: Broadway, the north-south corridor traversing the downtown, will be re-established as a pedestrian-friendly main street, with storefronts and arcades lining the streets. Roadway improvements will support revitalization of the downtown by improving the pedestrian environment with wide shaded sidewalks, on-street parking to support adjacent businesses, and a steady but calm flow of traffic. Mixed-use, mid-rise buildings will line the streets to create a safe, interesting area.**
- 3) Avenue E Corridor: Avenue E is a neighborhood main street accommodating small businesses, multi-family buildings, and single-family homes. Infrastructure improvements will establish a pleasant environment for drivers, cyclists, and pedestrians, and re-establish the missing link between 32nd Street and 34th Street. Mixed-use development in low-rise buildings will provide a harmonious**

transition between the Broadway Corridor and adjacent residential neighborhoods.

4) Riviera Heights: This district is predominantly residential, with some neighborhood commercial accommodated along Martin Luther King Boulevard. Infill development which is compatible in scale with the existing residential fabric is encouraged, such as new single-family houses and multi-family buildings including townhouses, courtyard apartment buildings, and apartment houses.

5) 13th Street: 13th Street will link a future rail station to the Riviera Beach Marina and Bicentennial Park. This area can accommodate mid-rise mixed-use infill development as a transition between the light industrial uses to the south and the neighborhood north of 13th Street. North of 13th street, infill development which is compatible in scale with the existing residential fabric is encouraged, such as new single-family houses and multi-family buildings including townhouses, courtyard apartment buildings, and apartment houses.

6) Blue Heron Corridor: The Blue Heron Corridor is the primary entrance to downtown and Singer Island. This corridor will accommodate mid-rise mixed-use development. Buildings must be placed on their sites in a manner that improves the pedestrian environment on the corridor.

7) Commercial Marine Area: The land development regulations will define appropriate transitions between marine industry and surrounding uses. Rather than relying solely on landscape buffers for separation, the land development regulations will include techniques which will regulate the edges of the lots using mixed use buildings with usable windows and doors to provide appropriate transitions. Residential uses, businesses, restaurants, and office functions can be located along these edges to provide an appropriate transition.

8) Industrial Transition Area: This area will provide a transition from the Port to the neighborhood to the north. Light industrial uses will be oriented along 10th Street, with buildings containing the office and support functions for the industrial uses, businesses, restaurants, and some residential uses can be located along 11th Street to provide an appropriate transition to adjoining neighborhood. Vehicular access for the industrial uses will be accommodated from 10th Street and the side streets whenever possible, so that 11th Street will have building façades with usable windows and pedestrian access facing the neighborhood.

9) Singer Island Area: This area can accommodate mixed-use development, with taller buildings located along Lake Worth, acting as a gateway into the area. Mid-rise mixed use buildings will be accommodated in the Ocean Mall, overlooking the public beach.

10) Near-Downtown Neighborhoods: These neighborhoods can accommodate infill development which is compatible in scale with the existing residential fabric, such as new single-family houses and multi-family buildings including townhouses, courtyard apartment buildings, and apartment houses.

11) Port: This area is comprised of the Port of Palm Beach.

The proposed multi-family residential development lies within the Avenue E corridor. The development program consists of future vehicular and pedestrian connections to the north and south, via Avenue E. These connections will provide a harmonious transition between the Broadway Corridor and adjacent residential neighborhoods.

POLICY 1.2.22

Provide in the Land Development Regulations a pre-approved option to encourage future redevelopment of mobile home/trailer park properties located within the CRA in a manner consistent with the city's vision of a mixed-use, sustainable, pedestrian-friendly environment that accommodates diverse housing options within an interconnected street and block structure. Conceptual redevelopment plans have been created to illustrate the intended pattern of redevelopment:

1) The City's preferred redevelopment plan for Chateau Circle, Ocean Tides, and Southern Park has the following characteristics (see conceptual plan in Figure FLU-C):

a. Avenue E is reconnected through the properties;

- b. A system of new streets, alleys, and pedestrian paths connect the adjacent parcels to each other and to Broadway;**
- c. Mixed-use buildings are located along Broadway;**
- d. Townhouses and low-rise multi-family buildings can provide a transition between the single-family houses located to the west and the mixed-use buildings facing Broadway;**
- e. The fronts of buildings face the fronts of buildings, the backs of buildings face the backs of buildings;**
- f. Green space is organized into public parks, plazas, or greens, lined by streets and the fronts of buildings; and**
- g. Off-street parking is accommodated in the rear of buildings.**

The proposed development of townhome units lies within the Avenue E corridor and fronts Broadway Avenue. The development program consists of future vehicular and pedestrian connections to the north and south, via Avenue E. This connection will provide a harmonious transition between the Broadway Corridor and adjacent residential neighborhoods.

OBJECTIVE 1.8

The City shall continue to ensure that its land development regulations are consistent with and further the provisions of the Comprehensive Plan, and shall incorporate densities and intensities of Future Land Use Categories into the Land Development Code

Pursuant to Objective 1.8 of Comprehensive Plan, a Downtown Mixed Use FLU designation must have a maximum floor area ratio (FAR) of 2.0. The proposed development meets the requirements as the provided FAR is 0.38.

Policy 1.8.1:

The Future Land Use Map designations shall include the following land use categories, densities and intensities, which shall be implemented through land development regulations. The City shall take the necessary actions to implement the categories in accordance with criteria described below:

Mixed Use

Downtown Mixed Use: The Downtown Mixed Use category provides for a wide range of uses including retail, commercial, residential, restaurant, entertainment, civic, parks, marinas, and boardwalks. The Land Development Regulations will ensure compatibility between the wide ranges of uses desirable in a successful downtown environment through the exclusive use of the Downtown Zoning Districts, which will:

- 1) Establish a vibrant, mixed-use regional waterfront destination around Bicentennial Park and the Riviera Beach Marina;**
- 2) Allow for intense mixed-use development along the Broadway corridor in the core of the downtown area;**
- 3) Allow for less intense mixed-use development along the Avenue E corridor;**
- 4) Provide for harmonious transitions in building scale and use between the predominantly single-family residential neighborhoods and mixed-use corridors;**
- 5) Ensure existing access and views of the Intercoastal waterway are retained and increased; and**
- 6) Ensure the street network is maintained and enhanced.**

The subject site proposes a FLU designation of DMU and permits residential uses. The proposed multi-family residential development lies within the Avenue E corridor. The development program consists of future vehicular and pedestrian connections to the north and south, via Avenue E. The townhomes will provide a gradual transition in the density and intensity from single-family to the north to more intense redevelopment to the south. The development will also provide an additional housing type to the immediate area.

Policy 1.11.1

The City (as well as within the CRA Redevelopment Area) shall assess all structures citywide to determine if any properties are of historic significance. If any significant structures are found, the City's planning staff shall establish restoration standards and review procedures consistent with the Department of the Interior standards for renovation.

The subject site is currently vacant and has no previous development history nor historical significance associated.

Based on the above justification and attached information, the petitioner respectfully requests approval of a Site Plan Approval, Rezoning from DR to DG, and Small Scale CPA from MF-20 to DMU.

For Staff Use Only

City of Riviera Beach Community Development Department 600 W. Blue Heron Boulevard Riviera Beach, Florida 33404 Phone: (561) 845-4060 Fax : (561) 845-4038	Date:	Case Number:
	Project Title:	
	Fee Paid:	Notices Mailed:
	1st Hearing:	2nd Hearing:
	Publication Dates (if required)	

UNIFORM LAND USE APPLICATION

(Please attach separate sheet of paper for required additional information)

Complete appropriate sections of Application and sign.

APPLICANT	Name of Property Owner(s):	EAST COAST PROPERTY INVESTMENT, LLC		
	Mailing Address:	PO BOX 540669 LAKE WORTH FL 33454 0669		
	Property Address:	3301 BROADWAY		
	Name of Applicant (if other than owner):	D.R. Horton, Inc		
	Home: (--)-----	Work: (561) 537-4532	Fax: (561) 687-1110	
	E-mail Address:	Doug.Murray@wginc.com (agent)		

PLEASE ATTACH LEGAL DESCRIPTION

PROPERTY	Future Land Use Map Designation:	DMU & MF-20	Current Zoning Classification:	DG & DR
	Square footage of site:	9.5 Acres	Property Control Number (PCN):	56-43-42-28-00-001-0120
	Type and gross area of any existing non residential uses on site:	N/A		
	Gross area of any proposed structure:	158,430 SF		
	Is there a current or recent use of the property that is/was in violation of City Ordinance?	[] Yes [x] No		
	If yes, please describe:	N/A		
	Have there been any land use applications concerning all or part of this property in the last 18 months?	[] Yes [x] No		
	If yes, indicate date, nature and applicant's name:	N/A		
	Briefly describe use of adjoining property: North:	Single-Family Residential		
		South: Mobile Home Park		
	East: Broadway Ave ROW; Motel; Federal Government Office			
	West: Single-Family Residential			

REZONE	Requested Zoning Classification:	DR TO DG
	Is the requested zoning classification contiguous with existing?	Yes
	Is a Special Exception necessary for your intended use?	[] Yes [x] No
	Is a Variance necessary for your intended use?	[] Yes [x] No

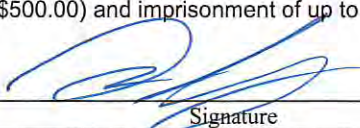

FUTURE LAND USE	Existing Use: Vacant	Proposed Use: Multi-family Residential (Townhomes)
	Land Use Designation: MF-20 & DMU	Requested Land Use: DMU
	Adjacent Land Uses: North: Single-Family Residential South: Mobile Home Park Broadway Ave ROW; East: Motel; Federal Government Office West: Single-Family Residential	
	Size of Property Requesting Land Use Change: 5.13 acres	

SPECIAL EXCEPTION	Describe the intended use requiring a Special Exception:
	Provide specific LDR ordinance section number and page number:
	How does intended use meet the standards in the Land Development Code?
	Demonstrate that proposed location and site is appropriate for requested use:
	Demonstrate how site and proposed building(s) have been designed so they are compatible with adjacent uses and neighborhoods:
	Demonstrate any landscaping techniques to visually screen use from adjacent uses:
	Demonstrate what is proposed to reduce the impact of any potential hazards, problems, public nuisances generated by use:
	Demonstrate how utilities and other service requirements of the use can be met:
	Demonstrate how the impact of traffic generated will be handled:
	On-site: Off-Site: Other:

VARIANCE	Describe the Variance sought:
	Demonstrate that the Variance is needed to overcome a hardship caused by the unique physical conditions of the site:
	Specify the minimum Variance requirements including: height, lot area, size of structure, size of yard, setback, buffer or open space:
	Other:

SITE PLAN	Describe proposed development: Multi-family residential development (89 town home units)
	Demonstrate that proposed use is appropriate to site: See provided justification statement
	Demonstrate how drainage and paving requirement will be met: See provided drainage statement.
	Demonstrate any landscaping techniques to visually screen use from adjacent uses: A proposed 10 landscape buffer and fence. See provided justification statement.
	Demonstrate what is proposed to reduce the impact of any potential hazards, problems, public nuisances generated by use: See provided justification statement.
	Demonstrate how utilities and other service requirements of the use can be met: See provided drainage statement.
	Demonstrate how the impact of traffic generated will be handled: On-site: See provided traffic statement. Off-site: See provided traffic statement.

OTHER	<u>COMMUNICATION TOWER CO-LOCATION REQUIREMENTS:</u>
	<ul style="list-style-type: none"> • Three sets of signed and sealed Construction documents, elevations and all equipment shelters, cabinets, Coax, telephone and power conduits identified. These plans will then be used to obtain the Building Permit. • Antenna manufacture cut sheets including antenna size and shape. • Zoning map of area with site clearly marked. • Photos of existing building or tower and surrounding uses. • Letter of non-interference and FCC compliance from applicant's Radio Frequency Professional. • Map of surrounding carrier existing locations in all directions with type i.e. Guyed, Self-Support, Monopole, Rooftop. • Letter of structural capacity and building code compliance. • Notes on plan or letter demonstrating floor area coverage not in excess of restrictions • Provide Photo Enhancements of proposal. • Statement that proposal is in compliance with Environmental Regulations prior to permit issue.

Confirmation of Information Accuracy	
<p>I hereby certify that the information on this application is correct. The information included in this application is for use by the City of Riviera Beach in processing my request. False or misleading information may be punishable by a fine of up to five hundred dollars (\$500.00) and imprisonment of up to thirty (30) days and may result in the summary denial of this application.</p>	
 _____ Signature	 _____ Date

AGENT AUTHORIZATION FORM

Owner(s) of Record: EAST COAST PROPERTY INVESTMENT, LLC

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority personally appeared GARY SMICIEL

MANAGING MEMBER

who, being first duly sworn upon oath and personal knowledge say(s) that they are the owner(s) of record of the following described real property:

28-42-43, S 225.8 FT OF GOV LT1 & N 124.2 FT OF N 1/2 OF GOV LT 2 LYG W OF SR 5 (LESS RD R/W)

the street address of which is: 3301 BROADWAY

and that we hereby appoint:

Name: Doug Murray/WGI

Address: 2035 Vista Parkway

West Palm Beach, FL 33411

Telephone: 561-537-4532

as our authorized agent, to file applications and papers with the City of Riviera Beach, and to represent me (us) at any Hearing regarding my (our) interest.

M. Smiciel (Seal)

____ (Seal)

____ (Seal)

Sworn to and subscribed before me this 22nd day of May, 2018.

Miranda Morales Seuss
Notary Public



SITE PLAN APPROVAL PROCEDURE

Application Information Sheet

STEP 1. PRELIMINARY REVIEW OF SUBMISSION

SIX (6) SETS OF A STAPLED AND FOLDED PACKAGE CONTAINING DRAWINGS TO SCALE AND DIMENSIONED

1. SITE PLAN

- a. Special site plan drawing with information block showing zoning, parking calculations, site area, building coverage, pervious/impervious areas, location map.
- b. Dimensions should include – lot, landscape strips, setbacks, roads, internal circulation areas, building(s), typical parking spaces, dumpster pads/enclosures, sign locations. It should be noted that sign approval requires separate building permit submission.
- c. Provide a digital copy of the site plan drawing with State Plan Coordinates in AutoCAD 2000 (.DWG) or Shapefile (.shp) format.

2. LANDSCAPE PLAN and ENVIRONMENTAL ASSESSMENT

- a. Show compliance with the City of Riviera Beach Land Development Code
- b. Drawings and/or narrative sufficient to describe the relevant flora and fauna which may be on the site. Tree survey may be required.

3. ARTERIAL ROAD DESIGN AND STANDARD

- a. Design standards for all non-residential properties fronting the following roads are required:
 - Dr. Martin Luther King, Jr. Boulevard
 - Old Dixie Highway
 - Blue Heron Boulevard
 - 13th Street
 - Military Trail
 - Congress Avenue
- b. Drawings indicating the appearance standards are required and addressed under Ordinance 2833.
- c. Only one monument sign is permitted per site with maximum square footage of 42 square feet.

4. UTILITY and DRAINAGE PLAN

- a. Conceptual plan, indicating location of lines and tie-ins, proposed hydrants, if applicable
- b. Conceptual plan to include existing and proposed major elevations.
- c. Show easement, existing and proposed.
- d. Show conceptually how retention area will provide treatment for one-hour storm.

5. TRAFFIC ASSESSMENT

- a. If traffic trip generation is under 500 T.P.D. then a properly formulated traffic statement is adequate. Traffic generation above this level will require a traffic engineer prepared traffic study. Provide total ADT (Average Daily Trips) for project [from Traffic Statement, Traffic Study or Table 1 in Sec. 23.AA – 28.3 of Code].

- b. Palm Beach County Traffic Assessment Requirements: Applicant must submit a Traffic Impact Study for Palm Beach County to receive concurrency approval in accordance with Sec. 23-131 of the Palm Beach County Traffic Performance Code.

6. BUILDING ELEVATIONS

- a. Front, rear, and both sides.
- b. Show finishes (color, materials).
- c. Elevators are required to be in color showing building finishes, lighting, canopies, etc. Plans shall have a minimum sheet size of 8 ½ "x 14". Plans larger than 8 ½ "x 14" shall be folded individually. Reduced copies of the site plan on 11" x 17" sheets are required for the City Council. (Note: Plans for submittal to the Planning and Zoning Board and City Council shall be provided after all comments and requirements by staff have been satisfied.

7. FLOOR PLAN

- a. Conceptual (construction details are not necessary).

8. NARRATIVE OR COVER LETTER

- a. Describe project purpose and details of intended use, including phasing and relationship to surrounding area.
- b. Include estimate of employment and student population generated by project, if applicable.

9. CONCURRENCE COMPLIANCE

- a. Traffic Generation: Total ADT (Average Daily Trips) for project [from Traffic Statement, Traffic Study or Table I in Sec. 31-715 of Code]
- b. Sanitary Sewer: Total gallons per day produced by project - [from calculations or Table III in Section 31-717 of Code]
- c. Potable Water: Total gallons per day required by project [from calculation or based on Table II in Section 31-716 of Code]
- d. Drainage: Does project detain on-site the first inch of run-off or run-off from a one-hour storm (3 year)? Note: All developments of one acre or more are required to obtain an NPDES permit prior to obtaining a City Building permit, and provide PPP and BMP plans.
- e. Solid Waste: Total pounds of waste generated per day by project [from calculations or based on Table IV in Section 31-718 of Code]
- f. Recreation: If a residential project, list proposed public recreational or park elements of project (in acres)
- g. School Concurrency: The School Concurrency Application and Service Provider Form must be completed and submitted with this application. Please refer to the attached School Concurrency Application and Service Provider Form for related fees.

STEP 2: DEPARTMENTAL REVIEW, COMMENTS TO APPLICANT AND REVISIONS TO PROJECT

After departmental review (approximately four weeks), the applicant will receive a letter from Community Development outlining department concerns and comments. The departmental review process repeats until staff is satisfied with revisions. Applicant will then provide six (6) full size packages of accordion folded, revised plans. These

must be provided to Staff a minimum of fourteen (14) days prior to the next Planning and Zoning Board Meeting in order to be included on the Agenda. The Board meets the second Thursday of each month. Staff comments to the Board are available for pickup the Monday prior to the Thursday Planning and Zoning Board meeting.

STEP 3: PLANNING AND ZONING BOARD MEETING

Applicant, or agent, **must** be in attendance to present their project and to address concerns of the Planning and Zoning Board. The City will provide a laptop, projector and video screen to be used in the presentation. Applicants intending to use these devices must inform Staff at least three business days in advance of the Planning and Zoning Board meeting. The Board may recommend the City Council approve, approve with conditions, deny, or table the project.

STEP 4: SUBMITTAL FOR COUNCIL MEETING

Any revisions required as a result of the Planning and Zoning Board's conditions, shall be incorporated (by applicant) into the package for submission to the City Council. Six (6) **reduced size copies** on 11" x 17" sheets of the final site plan must then be provided for the City Council agenda along with the other package items a minimum of twenty-one (21) days prior to meeting. The City Council meets the first and third Wednesday of each month.

A complete package for submission to the City Council includes the following items:

1. Uniform Land Use Application
2. Project Narrative
3. Response(s) to Departmental Comments
4. Site Plan
5. Landscape Plan
6. Elevations

Applicants seeking to expedite the approval process should submit revised packages as soon after the Planning and Zoning Board meeting as possible in order to have the project placed on the City Council Agenda.

STEP 5: COUNCIL MEETING

The project then goes before the City Council for decision. Applicant must be in attendance. Applicant will be allowed to make a brief presentation about the project. The City will provide a laptop, projector and video screen to be used in the presentation. Applicants intending to use these devices must inform Staff at least three business days in advance of the City Council meeting. The City Council may approve, approve with conditions, deny, or table the project.

STEP 6: UPON APPROVAL APPLICANT MAY APPLY FOR BUILDING PERMIT

Applicant will be formally notified of decision and any conditions which may be attached. Two (2) folded sets of the approved site plan complying with conditions shall be submitted to the Community Development Department within fifteen (15) days of the Council hearing. Plans must be submitted and approved by the Planning Division before building permits can be issued.



2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 866.909.2220 www.wginc.com
Cert No. 6091 - LB No. 7055

DESCRIPTION & SKETCH

PREPARED FOR:

D. R. HORTON, INC.

LEGAL DESCRIPTION:

A PORTION OF THE LANDS RECORDED IN OFFICIAL RECORDS BOOK 27692, AT PAGE 628, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LANDS LYING AND SITUATED ON A PORTION OF GOVERNMENT LOTS 1 AND 2, SECTION 28, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF LOT 18, PLAT OF B AND G HOMES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 23, AT PAGE 212, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 88°31'06" EAST ALONG THE SOUTH LINE OF SAID PLAT, FOR 641.50 FEET; THENCE SOUTH 01°33'31" WEST, FOR 350.00 FEET; THENCE NORTH 88°31'06" WEST, FOR 635.77 FEET TO A POINT ON THE WEST LINE OF SAID GOVERNMENT LOTS 1 AND 2; THENCE NORTH 00°37'17" EAST ALONG SAID WEST LINE, FOR 350.04 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAIN 5.131 ACRES, MORE OR LESS.

SURVEYOR'S NOTES:

(NOT A SURVEY-DESCRIPTION AND SKETCH ONLY)

1. DATA SHOWN HEREON WAS COMPILED FROM OTHER INSTRUMENTS AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.

2. THE BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF GOVERNMENT LOTS 1 & 2, SECTION 28, TOWNSHIP 42 SOUTH, RANGE 43 EAST, SAID LINE BEARS NORTH 00°37'17" EAST AND ALL OTHER BEARINGS SHOWN HEREON ARE RELATIVE THERETO.

For The Firm:
Wantman Group, Inc.

BY: _____ DATE: _____

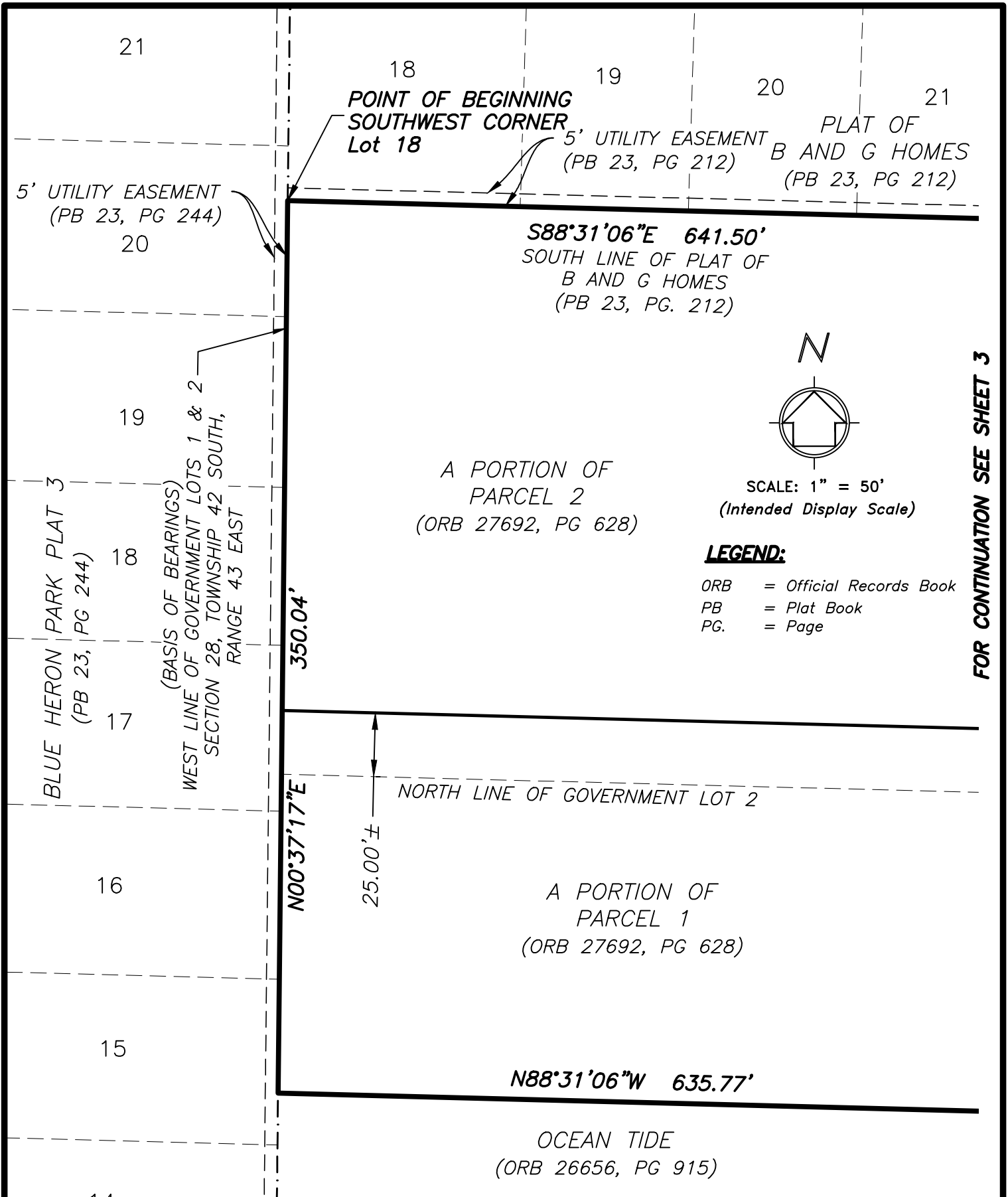
JIM SULLIVAN, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LICENSE NO. 6889

DATE:

REVISION:

BY:

			OFFICE	MRG	DATE	05/29/18	JOB	07162464.02
			CHECKED	JES	SHEET	1 OF 3	DWG	246402_Zoning



FOR CONTINUATION SEE SHEET 3

DATE:	REVISION:	BY:	(NOT A SURVEY-DESCRIPTION AND SKETCH ONLY)					
			OFFICE	MRG	DATE	05/29/18	JOB	07162464.02
			CHECKED	JES	SHEET	2 OF 3	DWG	246402_Zoning

C:\pwworking\wgj\mike\01097850\246402_Zoning.dwg Sh 2 Aug 02, 2018;

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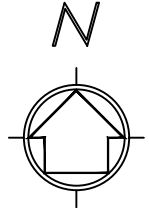
5' UTILITY EASEMENT
(PB 23, PG 212)

PLAT OF
B AND G HOMES
(PB 23, PG 212)

AVENUE E
(PB 23, PG 212)

S88°31'06"E 641.50'
SOUTH LINE OF PLAT OF
B AND G HOMES
(PB 23, PG. 212)

A PORTION OF
PARCEL 2
(ORB 27692, PG 628)



SCALE: 1" = 50'
(Intended Display Scale)

LEGEND:

ORB = Official Records Book
PB = Plat Book
PG. = Page

PARCEL 2
(ORB 27692, PG 628)

350.00'

25.00'±

NORTH LINE OF GOVERNMENT LOT 2

A PORTION OF
PARCEL 1
(ORB 27692, PG 628)

S01°33'31"W

PARCEL 1
(ORB 27692, PG 628)

N88°31'06"W 635.77'

OCEAN TIDE
(ORB 26656, PG 915)

FOR CONTINUATION SEE SHEET 2

DATE:

REVISION:

BY:

(NOT A SURVEY-DESCRIPTION AND SKETCH ONLY)

			OFFICE	MRG	DATE	05/29/18	JOB	07162464.02
			CHECKED	JES	SHEET	3 OF 3	DWG	246402_Zoning



COMMENT RESPONSE LETTER

4TH Resubmittal: Riviera Cove-Site Plan Review/Plat Review (Application #: SP-18-09)

Planning & Zoning

1. Update plat to reflect the new mayor's name "Ronnie L. Felder."
2. **Response: Plat has been revised with new mayor's name "Ronnie L. Felder."**

Public Works & Engineering

1. Sheet LP103 there are trees in the safe sight triangle.

Response: Sheet LP103 has been revised accordingly.

2. LP105 does not reflect the 10' x 30' PalmTran easement

Response: Sheet LP105 has been revised accordingly.

3. The enclosed shall be added to the plans as the typical section for Avenue E

Response: The typical section for Avenue E has been provided.

Utility District

1. Plan sheet WS-1 shows a proposed 22.5 degree fitting on the water main to the south connecting to existing ductile iron pipe. Utility District records indicate that the existing pipe is asbestos cement pipe. If the Engineer has not verified the material of the existing pipe, plans shall call out and show the proposed 22.5-degree fitting being properly restrained and connecting to a proposed new 20 foot stick of ductile iron pipe. A Hymax fitting shall be used to connect at the transition point between the proposed new DIP and the existing AC pipe.

Response: Sheet WS-1 has been revised to include a Hymax fitting and 20 LF of DIP for the connection to the AC water main.

2. As the roadway that runs east-west is to be private and the potable water and sanitary sewer are to be publically owned and maintained, please revise the plans to include a note that indicates the aforementioned road is to be private and a utility easement is to be provided for the potable water and sanitary sewer are to be publically owned and maintained within the right-of way shown on the plans.

Response: A note has been added to the water and sewer plans. In addition, a water and sanitary sewer easement has been added to the water and sewer lines located within the private road right-of-way.

3. Certification of Completion will be contingent on the owner/developer supplying proper documentation for the utility easements, proper documentation and conveyance of this easements including documentation that all required easements have been recorded.

Response: Acknowledged

4. The Utility District may require an easement if one is nonexistent for the utilities shown running through the property.

Response: Acknowledged

Comments on the plat include the following:

1. In note No. 8 on sheet 1 of the plat, please replace "City of Riviera Beach Utilities Department" with "City of Riviera Beach Utility Special District".

Response: Name has been revised.

2. In note No. 1 on sheet 1 of the plat, please add "and City of Riviera Beach Utility Special District".

Response: Name has been added.

3. On sheet 2 of the plat, please add the 12-foot water utility easement that is located north of the private road and north of the cul-de- sac.

Response: Added to the map and as Dedications #9.

PLAT (3RD Round Resubmittal)

1. Per Chapter 177.091 (14) F.S. – All section lines and quarter section lines should be labeled and dimensional ties to the north line of Government Lot 1, as called in the legal descriptions, should be shown and labeled (same as the Boundary Survey provided). [For clarification of comment, still missing 1085.00', 1285.00' and 1435.00' dimensional tie from north line of Government Lot 1, the west line of the Plat should be labeled as west line of Government Lots 1 and 2. The line delineating Parcel 1 and Parcel 2 should be shown, and State Road 5 should also be labeled formerly State Road 4. This info is called out in the legal description and should be shown]. [Comment: Dimension tie lines should be shown on both Sheets 2 & 3 of 3. The dimension to the old parcel line is called out in the legal description and should therefore be represented on the Plat. These dimension lines could possibly be added to the Key Sheets on each page to avoid confusion.]

Response: Line and Dimension shown.

2. Attempt was made to verify PRMs on 1/04/2019, PRMs were not set at that time. Need to be notified when they are set and can be verified as set. PRMs will need to be verified before signature.

Response: The PRMs are scheduled to be set the week of April 29th.

RIVIERA COVE

(4th Submittal Plat Review: 5-14-19)

Per Chapter 177.081 (1) F.S. – Revise the name of the City’s reviewing surveyor to:

DONALD A. SPICER

FLORIDA CERTIFICATE NO. LS4677

[Revision made, comment satisfied]

Per Chapter 177.091 (3) F.S. – All match lines should indicate a total of 3 sheets.

[Revision made, comment satisfied]

Per Chapter 177.091 (14) F.S. – All section lines and quarter section lines should be labeled and dimensional ties to the north line of Government Lot 1, as called in the legal descriptions, should be shown and labeled (same as the Boundary Survey provided).

[For clarification of comment, still missing 1085.00’, 1285.00’ and 1435.00’ dimensional tie from north line of Government Lot 1, the west line of the Plat should be labeled as west line of Government Lots 1 and 2. The line delineating Parcel 1 and Parcel 2 should be shown, and State Road 5 should also be labeled formerly State Road 4. This info is called out in the legal description and should be shown] (WGI Response: A dimension is shown from Gov. lot line to the north and south lines of the plat. Showing a tie to an old parcel line would just cause more confusion when recreating the plat by others.) [Comment: Dimension tie lines should be shown on both Sheets 2 & 3 of 3. The dimension to the old parcel line is called out in the legal description and should therefore be represented on the Plat. These dimension lines could possibly be added to the Key Sheets on each page to avoid confusion.] (WGI Response: Line and Dimension Shown.) [Comment satisfied].

Per Chapter 177.091 (17) F.S. – The adjacent property to the south should be designated as Unplatted.

[Revision made, comment satisfied]

MISCELLANEOUS COMMENTS:

- 1.) Curve data along Broadway Avenue does not match Boundary Survey curve data.

[Comment withdrawn]

- 2.) Plat lines should be labeled as “Limits of this Plat”.

[Revision made, comment satisfied]

- 3.) On the Sheet 1, under TABULAR DATA: TARA COVE is be revised to RIVIERA COVE.

[Revision made, comment satisfied]

4.) On the Sheet 1 Tract OS-2 is labeled as 0.374 Acres and on Sheet 3 is labeled as 0.374 Acres.

[Revision made to Sheet 3, comment satisfied]

5.) NOTE: The 5-foot Limited Access Strip dedicated to the Board of County Commissions by the Westside Estates plat is not shown on this replat.

[Comment withdrawn]

6.) The following items should be added to the Legend:

COR.	CORNER [labeled COR, should be COR.]
ID	IDENTIFICATION
SEC.	SECTION
TWP	TOWNSHIP
RNG	RANGE
	DELTA/CENTRAL ANGLE (CURVE)
L	ARC LENGTH (CURVE) [add L to legend]
R	RADIUS

[Revisions made, comments satisfied]

7.) The following items should be amended in the Legend

FND. should be FND
PG. should be PG
CCR is not used and can be removed
CONC. is not used and can be removed
(R) is not used and can be removed

[Revisions made, comments satisfied]

PERMANENT REFERENCE MONUMENTS (P.R.M.s) HAVE NOT BEEN FIELD VERIFIED AS OF 12/17/2018.

8.) **New comment: Attempt was made to verify PRMs on 1/04/2019, PRMs were not set at that time. Need to be notified when they are set and can be verified as set.** (WGI Response: PRMs & PCPs will be set prior to recording.) **[Comment: PRMs will need to be verified before signature]** (WGI Response: *The PRMs are scheduled to be set the week of April 29th.*) **[PRMs verified on 5/14/2019, comment satisfied.]**



**CITY OF RIVIERA BEACH
1100 EAST BLUE HERON BOULEVARD,
REQUEST FOR OFF-SITE VALET PARKING
STAFF REPORT, MAY 23, 2019**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, APPROVING THE APPLICATION FOR OFF-SITE VALET PARKING PER CITY CODE SECTION 31-580, AT 1100 EAST BLUE HERON BOULEVARD FOR USE BY THE BUCCANEER RESTAURANT, LOCATED AT 142 LAKE DRIVE, WITHIN THE TOWN OF PALM BEACH SHORES; AND PROVIDING FOR AN EFFECTIVE DATE.

- A. Applicant:** Island Chapel LLC; Benjamin Sharfi / Agent: Shutts & Bowen LLP
- B. Request:** The applicant is requesting City Council approval for Off-Site Valet Parking per City Code Sec. 31-580.
- C. Location:** The location proposed for valet parking is 1100 East Blue Heron Boulevard, for use by the Buccaneer Restaurant, located at 142 Lake Drive, within the Town of Palm Beach Shores.
- D. Property Description and Uses:** The subject property description and uses are as follows:

Parcel Control Number: 56-43-42-27-04-000-5150

Parcel Size: +/- 0.88 acre

Existing Use: Structure is currently vacant; formerly a bank.

Zoning: Downtown General (DG)

Future Land Use: Downtown Mixed Used (DMU)

E. Adjacent Property Description and Uses:

North: Office Professional District

South: Blue Heron Boulevard; Downtown General District

East: Downtown General and Office Professional District

West: Downtown General and Multiple Family Hotel District

F. Background:

City staff received the attached request letter from Mr. Edwin J. Stacker, with Shutts & Bowen (agent to the owner) requesting City Council consideration of Off-Site Valet Parking at 1100 East Blue Heron Boulevard, per City Code Sec. 31-580 (attached). Sec. 31-580 provides specific criteria for City Council consideration in making the decision to grant or deny a request for Off-Site Valet Parking, which are outlined within the staff analysis below.

G. Staff Analysis:

Off-Site Parking: The amount of off-site parking in relation to demands created by the business wanting to use property in the city for additional parking; the adverse impact on adjacent residential areas of any illegal or hazardous parking.

The applicant has stated that the current business location has no other on-site parking options available since the site is fully developed. The valet parking proposal is not anticipated to have any additional impacts to adjacent property owners or residents than when the site was previously used as a bank or a similar use as permitted by the City's Code of Ordinances.

Law Enforcement Activities: The amount and degree of law enforcement activities generated by operating the off-site valet parking business.

The applicant will be responsible for securing and monitoring vehicles. Installation of a security camera system is recommended. The valet parking proposal is not anticipated to generate greater impacts than the previous bank use or a similar use as permitted by the City's Code of Ordinances.

Effect on Neighboring Properties: The adverse effects, if any, that the off-site valet parking will have on neighboring properties, especially with respect to the effects of noise, parking and glare from headlights on nearby residential properties.

This site is adjacent to East Blue Heron Boulevard, one of the City's major arterial roadways; vehicular traffic impacts currently exist. The valet parking proposal is not anticipated to generate greater impacts than the previous bank use or a similar use as permitted by the City's Code of Ordinances.

Noise: Such approvals shall be granted only to those businesses that will not disturb the peace and quiet of the surrounding neighborhood.

The valet parking proposal is not anticipated to generate greater noise impacts than the previous bank use or a similar use as permitted by the City's Code of Ordinances.

Vehicle Route: The business requesting to use properties within the city for off-site valet parking must provide a detailed vehicle route that will not create hazardous conditions to neighboring properties or to the city's residents.

The shortest vehicular route is on Lake Drive; approximately 1750 feet from site to site. Use of this existing route will not create hazardous conditions.

H. Recommendation: City staff recommends review and consideration of the request for Off-Site Valet Parking. If approval is desired, City staff recommends the following conditions of approval:

1. Drive aisles at 1100 East Blue Heron Boulevard must remain open, accessible and must not be utilized for parking, in order to ensure that code required site circulation is maintained for emergency purposes.
2. Per City Code Sec. 31-580, Illegal or hazardous parking is prohibited, which includes, but is not limited to, on-street parking (within City Right-of-Way) or parking within designated fire lanes.
3. A continuous hedge of shrubs, no less than three feet in height, shall be maintained as a landscape buffer along East Blue Heron Boulevard, Lake Drive and West Way.
4. Additional signage promoting the Buccaneer Restaurant or another off-site use is prohibited.
5. Approval for Off-Site Valet Parking may only be utilized by the Buccaneer Restaurant.
6. Annual renewal is required per City Code Sec. 31-580.



EDWIN J. STACKER
PARTNER
Shutts & Bowen LLP
200 East Broward Boulevard
Suite 2100
Fort Lauderdale, Florida 33301
DIRECT (954) 847-3839
FAX (954) 527-7915
EMAIL EStacker@shutts.com

RECEIVED

February 27, 2019

MAR 04 2019

COMMUNITY DEVELOPMENT
DEPARTMENT

VIA U.S. MAIL AND E-MAIL

Mr. Jeff Gagnon, AICP
Acting Director of Development Services
City of Riviera Beach
600 West Blue Heron Blvd.
Riviera Beach, FL 33404

**RE: Off-Site Valet Parking Application from the Buccaneer Restaurant
to Use 60 Parking Spaces and 35 Valet Parking Spaces Located on
the Parcel Located at 1100 E. Blue Heron Blvd.**

Dear Mr. Gagnon:

This letter is being written on behalf of our Client, Benjamin Sharfi, whose related entity, Island Chapel LLC, is the owner of the vacant former bank property located at 1100 East Blue Heron Blvd., in the City of Riviera Beach ("Vacant Property", see attached Exhibit "1"), and on behalf of the Benjamin K. Sharfi 2002 Trust, the owner of that certain property located at 142 Lake Dr., Palm Beach Shores, commonly known as, and historically operated as, the Buccaneer Restaurant and Lounge ("Buccaneer Property", see attached Exhibit "2").

The Vacant Property was acquired by Island Chapel LLC from Wells Fargo Bank in September, 2017, and has continued to remain vacant up until this time. The Buccaneer Property is in need of additional parking in order to facilitate certain future renovations and is desirous of utilizing the 60 available parking spaces and 35 valet parking spaces at the Vacant Property (see attached Exhibit "3" site layout prepared by Granfield Architects) for off-site valet parking for so long as the Vacant Property remains unoccupied.

FTLDOCS 7599244 1 47264.0001

The Buccaneer Property, as depicted on the attached aerial, is a unique rectangular parcel fronting on both Lake Dr. and the Intracoastal Waterway, and is situated approximately seven (7) blocks south of E. Blue Heron Blvd. The existing buildings are configured in a manner so as to make it impractical to construct additional on-site parking, and, thus, there is a need to provide additional parking off-site. The Vacant Property is located on the northeast corner of E. Blue Heron Blvd. and Lake Dr., and is ideally situated so as to afford its utilization for off-site valet parking for patrons of the Buccaneer Property. Ingress and egress to and from the Vacant Property can be easily afforded by both patrons and valet parking attendants without the need to intrude into the residential areas north of E. Blue Heron Blvd, and by a direct vehicular route due south on Lake Dr. directly to the Buccaneer property.

As mentioned above, both the Vacant Property and the Buccaneer Property are under the ownership and control of our Client, and our Client is prepared to enter into an appropriate joint agreement for the utilization of the Vacant Property for off-site valet parking for the Buccaneer Property for so long as the Vacant Property remains unoccupied, and to modify such joint agreement, as may be necessary, at such time as the Vacant Property may be renovated and utilized for appropriate business use.

Accordingly, please accept this letter as a formal request that you place this petition before the City Council for consideration of an off-site valet parking agreement pursuant to Sec. 31-580, Riviera Beach Code of Ordinances.

Thank you in advance for your cooperation in this matter, and we look forward to hearing back from you in the near future. If there is any additional information or documentation which you believe constitutes a prerequisite to the consideration of this matter by the City Council, kindly so advise at your earliest convenience.

Sincerely,

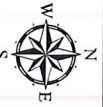
Shutts & Bowen LLP



Edwin J. Stacker

EJS/MS5

EXHIBIT "1"



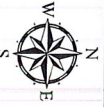
Created by: Palm Beach County

February 27, 2019

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0 0.005 0.01 0.02 km
Palm Beach County
None

EXHIBIT "2"



Created by: Palm Beach County

February 27, 2019

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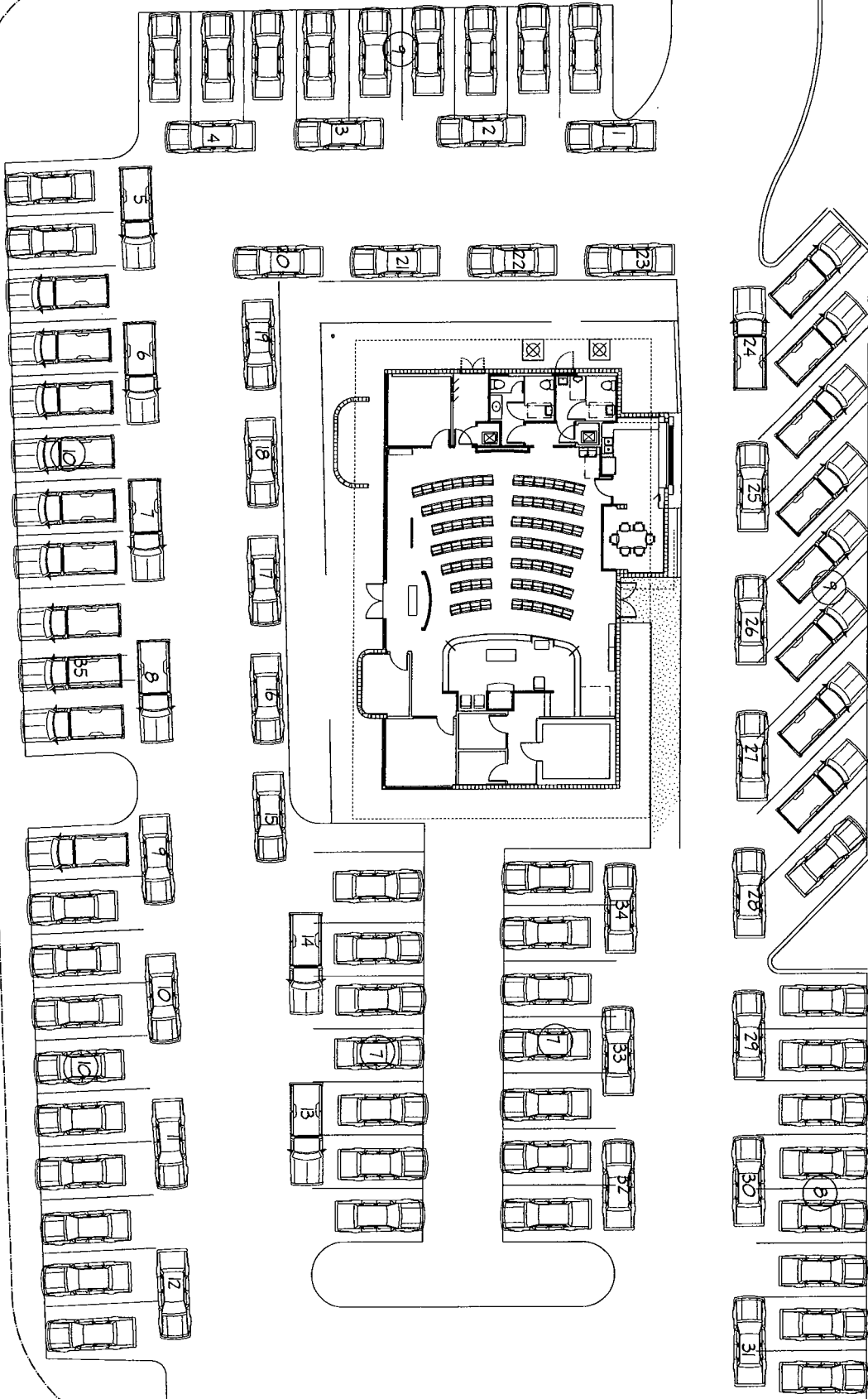
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Palm Beach County
None

EXHIBIT "3"

60 STANDARD PARKING SPACES
35 ADDITIONAL VALET PARKING SPACES

VALET PARKING LAYOUT - ISLAND CHAPEL
RIVERA BEACH - FLORIDA

8-22-18



PROPOSED TENANT IMPROVEMENTS FOR THE:

ISLAND CHAPEL

300 EAST BLUE HERON BLVD.

PALM BEACH COUNTY, FLORIDA

ARRANFIELD ARCHITECTS

COMMERCIAL - RESIDENTIAL - INSTITUTIONAL - DESIGN

800 N.E. ZEPHYRUS BLVD.
Ft. Lauderdale, FL 33304

PHONE: 772-382-6291
FAX: 772-382-6600

DATE	11-14-18
DESIGNED BY	SWG
CHECKED BY	SWG
SHEET	OF 1

City of Riviera Beach Code of Ordinances; Chapter 31, Zoning; Article VII, Off-Street Parking and Loading

Sec. 31-580. - Off-site valet parking.

- (a) Off-site valet parking may be allowed by petition to the City of Riviera Beach City Council from a business that is located within the Town of Palm Beach Shores limits, who is requesting to use an existing parking facility within the City of Riviera Beach.
- (b) Off-site valet parking may be allowed only in nonresidential zoning districts and only when it is not practical to provide required parking on-site. The applicant is required to demonstrate that special circumstances exist which limit the number of on-site parking spaces.
- (c) Off-site parking shall be provided only on existing parking lots within the City of Riviera Beach, which have parking spaces that are not in use during the determined time of valet use, and can be reserved for such purposes.
- (d) The approval of off-site valet parking shall be through a joint agreement by a business located within the Town of Palm Beach Shores and the business or property owner of the off-site parking lot located within the City of Riviera Beach. The City of Riviera Beach's public parking lots may not be used for off-site valet parking.
- (e) All requests for off-site valet parking shall be considered for approval by the city council, after receiving an advisory recommendation from the planning and zoning board.
- (f) Approved off-site valet parking agreements are required to be renewed by the city council annually. Application for renewal will be considered for approval by the city council annually. The granting of off-site valet parking shall be construed as a privilege subject to modification or termination by the city council each year at renewal time, and no person may reasonably rely on a continuation of that privilege. The city council reserves the right to revoke the joint parking agreement at any time.
- (g) The off-site valet parking application fee shall be \$1,200.00 for each request and \$1,000.00 for annual renewal.
- (h) If, prior to renewal time, the city manager determines that the business has either violated a condition of renewal or is operating in a manner harmful to the public health, safety or welfare based upon the criteria specified in this section, the city manager may place on the city council agenda the matter of revoking the joint parking agreement.
- (i) The specific criteria for city council consideration in making the decision to grant or deny off-site valet parking are as follows:
 - (1) *Off-site parking.* The amount of off-site parking in relation to demands created by the business wanting to use property in the city for additional parking; the adverse impact on adjacent residential areas of any illegal or hazardous parking.
 - (2) *Law enforcement activities.* The amount and degree of law enforcement activities generated by operating the off-site valet parking business.
 - (3) *Effect on neighboring properties.* The adverse effects, if any, that the off-site valet parking will have on neighboring properties, especially with respect to the effects of noise, parking and glare from headlights on nearby residential properties.
 - (4) *Noise.* Such approvals shall be granted only to those businesses that will not disturb the peace and quiet of the surrounding neighborhood.
 - (5) *Vehicle route.* The business requesting to use properties within the city for off-site valet parking must provide a detailed vehicle route that will not create hazardous conditions to neighboring properties or to the city's residents.
- (j) The owner or owners of record of a property for which joint valet parking is requested shall be responsible for preparing a written agreement between the owner or owners of the parking areas to be used indicating the terms under which the joint parking shall be used. The agreement shall be

approved by the city attorney before final approval is given by the city council and the agreement shall include the following:

- (1) A list of the names and ownership interest of all parties to the agreement and contain the signature of those parties.
 - (2) A site plan showing the area of proposed parking and the proposed vehicle route.
 - (3) A description of the area of joint parking, specifically reserving the area for such use and leaving it unencumbered by any conditions which would interfere with that use.
 - (4) A demonstration as to how the joint parking arrangement will not negatively affect residential property in the area.
- (k) Any changes in uses or other conditions must be reviewed and approved by the city council. The applicant shall:
- (1) Submit new joint parking use parameters, and an application to officially amend the agreement approval for the property, as appropriate; or
 - (2) Revise or nullify the joint parking agreement, as appropriate.

(Ord. No. 2890, § 2, 1-3-01)