

**DEVELOPMENT DEPARTMENT
PLANNING AND ZONING DIVISION
MEMORANDUM NO. PZ 16-049
STAFF REPORT**

TO: Chair and Members
Planning and Development Board

THRU: Michael Rumpf *MR*
Planning and Zoning Director

FROM: Amanda Bassiely *MB*
Senior Planner - Urban Designer

DATE: December 15, 2016

PROJECT: Riverwalk Plaza
MSPM 16-002

REQUEST: Approve the Riverwalk Plaza Major Site Plan Modification for a mixed use development of 326 apartments and 51,220 square feet of commercial space.

PROJECT DESCRIPTION

Property Owner: Isram Riverwalk, LLC

Applicant: Shaul Rikman/ Isram Riverwalk, LLC

Agent: Steven S. Wherry/ Greenspoon Marder, P.A.

Location: 1532 South Federal Highway (Exhibit "A")

Existing Land Use/
Zoning: Local Retail Commercial (LRC)/C-3 (Community Commercial District)

Proposed Land Use/
Zoning: Mixed Use Core (MX-C)/MU-4 (Mixed Use 4 District)

Acreage: 9.78 acres

Adjacent Uses:
North: Right-of-way for Woolbright Road and farther north, a developed

commercial property (PNC bank) classified Local Retail Commercial (LRC) and zoned C-3 (Community Commercial); at the northeast, developed multifamily residential property (Bermuda Cay), classified High Density Residential (HDR) and zoned R-3, Multifamily Residential;

South: Undeveloped properties classified High Density Residential (HDR) with the Conservation Overlay designation and zoned R-3, Multifamily Residential; at the southwest, developed commercial property (McDonalds) classified Local Retail Commercial (LRC) and zoned C-3 (Community Commercial);

East: Right-of-way for the Intracoastal Waterway; farther east, developed residential properties in the Town of Ocean Ridge;

West: Right-of-way for South Federal Highway; farther west, developed commercial property (Sunshine Square), classified Local Retail Commercial (LRC) and zoned C-3 (Community Commercial).

PROPERTY OWNER NOTIFICATION

Owners of properties located within 400 feet of the subject site were mailed a notice of this request and its respective hearing dates. The applicant has certified that they posted signage and mailed notices in accordance with Ordinance No. 04-007.

BACKGROUND

The subject property covers most of the land within the Riverwalk Plaza shopping center, which contains a Wendy's restaurant, Wells Fargo bank, a multitenant building with Walgreens and Joann's Fabrics, the Prime Catch restaurant and a large vacant "big box" building formerly occupied by Winn Dixie grocery store.

The recently approved, Boynton Beach Community Redevelopment Plan recommends the establishment of a new Mixed-Use Zoning District, MU-4. The staff-initiated code review which creates MU-4 has been completed and is pending approval. The Land Use and Rezoning application (LUAR 16-003), Height Exception application (HTEX 16-002) and a Community Design Appeal application (CDPA 16-002) are being processed concurrently.

PROPOSAL

The Major Site Plan Modification proposes the development of a mixed use project with 326 apartments and 51,220 square feet of commercial space, including the Wendy's restaurant and a 41,970 sq. ft. multitenant building, but excludes the properties occupied by the Wells Fargo Bank and Prime Catch restaurant.

ANALYSIS

- Traffic:** A traffic statement was sent to the Palm Beach County Traffic Engineering Division for concurrency review. The Palm Beach County Traffic Engineering Division determined that the proposed redevelopment project is located within the Coastal Residential Exception Area (CREA), and that it meets the Traffic Performance Standards. Compared to the traffic generated from the existing shopping center (with an active big-box grocery tenant, the project would reduce daily trips by 213, while generating 118 more AM peak hour trips and 11 fewer PM peak hour trips. This analysis includes the Prime Catch and Wells Fargo businesses.
- School:** The applicant submitted a request for a School Capacity Availability Determination to the School District of Palm Beach County, who determined capacity is available for the project.
- Utilities:** The City's water capacity would meet the projected potable water for this project. Sufficient sanitary sewer and wastewater treatment capacity is also currently available to serve the project. Solid Waste disposal capacity has been confirmed through the issuance of an annual certificate of availability by Palm Beach County Solid Waste Authority.
- Police/Fire:** The Police Department and Fire Department note they will be able to provide an adequate level of service for this project with current or expected infrastructure and/or staffing levels. Further plan review by Police and Fire will occur during the building permit stage.
- Drainage:** Conceptual drainage information was provided for the City's review. The Engineering Division has found the conceptual information to be adequate and is recommending that the review of specific drainage solutions be deferred until time of permit review. All South Florida Water Management District permits and other drainage related permits must be submitted at time of building permit.
- Access:** As depicted on the Master Plan (Sheet AS-101), the site is proposed to have four access points, two, two-way driveways on Woolbright Road and two, two-way driveways on South Federal Highway. The proposed driveways provide adequate circulation through the site for residents, patrons, emergency services and waste removal.
- Parking:** According to Chapter 4, Article V, Section 3.G, Parking Reduction for Sustainability, the proposed site plan requires a total of 776 parking spaces, including 212 spaces for the commercial uses, 515 residential spaces, and 49 guest parking spaces. The project provides a total of 778

parking spaces, including 578 spaces in the garage and 200 surface spaces. In order to qualify for the Parking Reductions for Sustainability, there are several criteria that need to be met involving, in part, efficient parking design, the heat island effect, and operational programs for sustainability. These parking requirements allow a certain amount of motorcycle and scooter spaces to count towards the total parking requirement, and requires electric vehicle charging stations, additional green spaces, pedestrian connectivity and a parking contingency plan. This site plan proposes to increase the existing pervious space from 25,457 sq. ft. to 44,919 sq. ft., and provides 29 motorcycle parking spaces, nine (9) covered bicycle spaces, nine (9) electrical vehicle charging stations, and nine (9) fuel efficient car parking spaces. The project also proposes a two-part contingency parking plan if additional parking is needed. The contingency plan would change the garage from self-parking to a 100% valet parking operation, thereby allowing tandem parking spaces to be utilized which provides an additional 89 parking spaces within the garage. Also, an additional parking area would be constructed over the existing commercial building providing 122 parking spaces. The valet parking operation combined with the additional parking structure would fulfill the standard parking requirements.

A Declaration of Restrictive Covenant will need to be executed in order to approve the proposed contingency parking plan. The Agreement will have to outline the triggers which initiate 100% valet parking operations and the construction of the additional parking structure.

Landscape: The Proposed Landscape Plan (Sheet L-100) proposes a total of 252 canopy and palm trees, 11,247 shrubs, and 7,643 sq. ft. of groundcover plants. All plant materials to be used in the landscape design are required to be Florida number one grade and must be identified as having “low” or “medium” watering needs in the South Florida Water Management’s “Waterwise” publication. The proposed tree species would include the following: High Rise Live Oak, Gumbo Limbo, Orange Geiger, Crape Myrtle and Autograph Trees. Palm species would include Royal Palms, Wild Date Palms and Paurotis Palms.

This site plan proposes to increase the existing pervious space from 25,457 sq. ft. to 44,919 sq. ft. These areas include additional fifteen (15) foot wide islands in parking areas, landscaping between head-to-head parking rows, and lining the entry roadways with eight (8) foot wide landscaped areas. Other substantial green areas are located in front of the proposed buildings on South Federal Highway and along the Intracoastal promenade.

Buildings: The project site totals 426,257 square feet or 9.78 acres, with street rights-of-way on north and west sides of the property, and the Intracoastal

Waterway as the eastern boundary. The proposed mixed use development is comprised of four different structures including a new residential building with an integrated parking structure and waterfront commercial space, a new commercial building, a renovated commercial building and an existing fast-food building.

The largest component of the development is a new residential structure located on the eastern portion of the site, adjacent to the Intracoastal Waterway. The building would contain two floors of parking, a small waterfront commercial space and eight floors of residential units totaling 697,347 sq. ft. with a first floor footprint of 131,492 sq. ft. The proposed commercial space frames the urban plaza placed at the northeast corner of the building. This plaza acts as the entry point to the public water-front promenade.

A new 4,666 sq. ft. commercial building is proposed to front South Federal Highway which would provide a more urban streetscape and screen the corridor from existing parking fields. The building creates public active areas on both the north and south sides of the structure. These areas are directly accessible to pedestrians from the sidewalk and parking to the rear. There are shade structures throughout.

There is an existing commercial building on the south-west portion of the site. As a part of this project, the existing drive-thru which is currently visible from South Federal Highway will be concealed with the addition of a porte cochere. This proposal will also allow for additional building frontage along Federal Highway in compliance with the build-to-line provisions of the Land Development Regulations. The building will also be renovated to be architecturally consistent with the new buildings.

The existing fast-food building is located on Woolbright Road and is to remain. This application does not include modifications to the structure; however the applicant has stated that a separate application will be filled in order to renovate the façade of the building.

Height: The two proposed buildings that front South Federal Highway are one-story restaurant and measure thirty feet in height. The existing building occupied by the fast-food structure which fronts Woolbright Road measures approximately eighteen feet in height. The new residential structure is proposed to be ten stories and measures a total of 105 feet. The roof deck is currently proposed at 95 feet, with the top of the parapet at 100 feet, and the top of the stair tower, which is the tallest portion of the structure, at 105 feet. The maximum height permitted in a MU-4 zoning district is 100 feet. In order to allow addition height that is specifically for screening or architectural design a Height Exception must be approved. Please see corresponding application (HTEX 16-002).

Design: The proposed buildings are designed in a modern style with the use of grey tones, glazing, wood accents, and the selective use of vivid colors. The buildings have parapet roofs with tower elements and modulated facades. The residential building predominantly has clear float glass for the balconies. Green walls and wooden trellises are used on the lower level of the building to add shade and interest. The use of patterns on the site materials help distinguish pedestrian areas from vehicular areas and also work to lead the pedestrians to the proposed public spaces.

Setbacks: Currently the Land Development Regulations require Urban Mixed Use zoning districts to have a build-to-line of zero to fifteen feet, with specific permitted exceptions. However, the Boynton Beach Redevelopment Plan outlines recommendations which add the requirement of a “pedestrian zone”. The pedestrian zone consists of a minimum of an 8 foot sidewalk and an 8 foot active area.

There are two proposed buildings that front South Federal Highway. The new commercial building has a setback of two feet and seven inches. The building placement accommodates the active area requirement by creating two urban plazas on either side of the structure. The urban plazas are adjacent to the sidewalk, contain shade structures and may accommodate outdoor dining and/or display space for the future tenants. The existing commercial structure is proposed to have an addition of a portechere with a setback of zero feet to approximately fifteen feet.

The residential building is proposed to have a setback of approximately 415 feet from South Federal Highway and 139 feet from Woolbright Road. An application for Community Design Appeal (16-002) has been filed for the residential building, as the setback from Woolbright Road exceeds the requirement of a zero to fifteen foot build-to-line. The residential building is proposed to have a setback from the Intracoastal Waterway that ranges from 14’9” to 45’3”.

Amenities: An integral component of mixed use developments are the public amenities it provides. The proposed site plan contains several public areas including the creation of a waterfront promenade along the Intracoastal, an urban plaza at the entry point of the promenade, two urban plazas fronting South Federal Highway, and the use of art throughout the site which helps define the public path from the right-of-way to the waterfront boardwalk. The proposed residential building also houses the private amenities for its residents. The amenities deck is located on top of the second floor of the building and includes a swimming pool, sun deck, gardens, trellises, and seating areas.

Lighting: The photometric plan (Sheet AS-905) proposes the use of twenty-nine (29) pole mounted LED light fixtures on 25 foot tall concrete poles in parking areas. Additionally, forty-nine (49) ceiling mounted fixtures will be used throughout the garage and twenty-six (26) wall mounted fixtures are proposed at twelve (12) feet in height on the façades of the buildings. The lighting levels depicted are in compliance with the code maximum of 5.9 foot-candle spot readings.

Signage: The proposed monument sign is designed to match the character and color of the buildings within the mixed use project. It is proposed to be located at the northernmost entrance on South Federal Highway. Dimensions and details of all signage will be submitted with a sign plan at the time of permitting.

Art: The public art portion of the project is comprised of four distinct “art zones”. This first art zone would use glass and light art installations and is located along Federal Highway and through the spine of the site. The second art zone is a kinetic wall that would be installed along the southern façade of the residential building. The third zone would be comprised of water and kinetic sculptures which will be used along the Intracoastal Waterway (eastern façade). The last art zone is a green wall that is proposed along the north façade of the residential building and along the pedestrian walkway from Woolbright Road to the public plaza and promenade. The Arts Commission will be responsible for review and approval of the ultimate pieces, which is all in fulfillment of the City’s Art in Public Places program requirements for the proposed development.

RECOMMENDATION

As indicated herein, staff has reviewed the proposed Major Site Plan Modification and determined that it is consistent with the Land Development Regulations. Staff’s recommendation for the approval of the subject request is contingent on the approval of the three concurrent requests and satisfying all conditions of approval.