

DKK CONSULTING INC.

Civil Engineering ♦ Agent Representation ♦ Infrastructure ♦ Resource Management

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October 26, 2021

Son Shine Builders

Attn: **Carlos Ramirez**
6755 Wilson Road
West Palm Beach, FL 33413
E: sonshinebuildersgrouppllc@gmail.com
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**RE: JUSTIFICATION STATEMENT - TRIPLEX
PCN: 56-43-42-320-1022-0070
AVENUE I
RIVIERA BEACH, FL 33461
DKK PROJECT No. 21-02003.02**

INTRODUCTION:

The following Justification Statement is based on the Certification Standards outlined in Article 2.C.5.A.2

BACKGROUND AND REQUEST:

The property is located on the intersection of Dr. Martin Luther King Jr. Boulevard and Avenue I in Lots 7 & 8, Block 22, in the City of Riviera Beach, Florida.

The property consists of one parcel, PCN 56-43-42-32-01-022-0070. It is currently undeveloped and is bordered to the North and West by Residential Lots, to the East by Avenue I and to the South by Dr. Martin Luther King Boulevard. The total site area is 8,744+/- sq. ft. (0.20+/- ac.) and approximately 33% of the total site is proposed to be pervious.

1. CONSISTENCY WITH THE PLAN

The subject property has a Future Land Use (FLU) designation of MF-5, therefore the requested density and site plan are therefore consistent with The Plan.

2. CONSISTENCY WITH THE CODE

Approval of the site plan is consistent with the policies and standards of the Code in terms of design, location, setbacks, intensity, recreational amenities and other requirements. Proposed Building on this vacant lot is the subject of this conversation and is established with the following setbacks:

- A. Front = 12.00'
- B. Side = 5.00'
- C. Rear = 20.00'

a. **ACCESS**

Access is proposed via one (1) driveway connection from Avenue I.

b. **SIGNAGE**

No signage is proposed.

c. **PARKS AND RECREATION REQUIREMENTS**

Pursuant to the Riviera Beach Land Development Code this project does not meet the thresholds of requiring on-site amenities.

d. **LANDSCAPE BUFFERS**

Pursuant to the Riviera Beach Land Development Code this project does not require landscape buffers.

e. **PARKING**

Per Riviera Land Development Code, Table 31-539 (a), there are 3 units x 2 Parking Spaces/Unit = 6 Parking Spaces. This Project Design includes the provision for a total of six (6) on-site parking spaces.

3. **ADEQUATE PUBLIC FACILITIES**

It is anticipated that the site and proposed development will meet all standards for the provision of facilities including, traffic, drainage, sanitary sewer, water, electricity, fire rescue, etc. during the concurrency review process.

DKK Consulting, Inc. appreciates this opportunity to be of assistance in providing a Justification Statement for the construction of a duplex on the above mentioned address. Contact our office if there are any further questions and/or clarification that is required.

Respectfully,
DKK CONSULTING, INC.

Derek Schenavar, P.E. 63858
President

cc: 21-02003.02

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