



JUSTIFICATION STATEMENT
Carrington Pines
Plat

Initial Submittal: January 31, 2022

REQUEST

On behalf of the Applicant, WGI is submitting a Plat application for the proposed 63.58 acre Carrington Pines Development. The proposed subdivision is comprised of 162 townhouse dwelling units and 124 single family detached units.

Concurrent with this Plat application, the Applicant has filed the following applications which are being reviewed as Application #SP-20-08 & PA-20-04.

- 1) **Site Plan Approval** to permit development of a townhome development comprised of 286 units.
- 2) **Rezoning** of the subject parcel from Recreational to Residential Planned Unit Development (R-PUD)
- 3) **Comprehensive Plan Amendment** from Recreational (REC) to Single Family Residential for the proposed zero-lot line homes on the west of the subject property and Medium Density Multiple Family Residential for the proposed townhomes on the east of the subject property.

SITE CHARACTERISTICS

The subject property is located to the west of Military Trail in the City of Riviera Beach (see Figure 1). It consists of approximately 63.58 acres and is owned by Lone Pine Golf Club, Inc. The subject property has a Future Land Use (FLU) designation of Recreational (REC) and Zoning of Recreation and Open Space District (RO). The property is located in an area with a mix of uses with residential development to the north, south and west, and tourist attraction, industrial and vacant commercial uses to the east.

PARCEL CONTROL NUMBER	ADDRESS	EXISTING ZONING	EXISTING FLU
56-42-42-36-07-000-0010	6251 N Military Trail	Recreation and Open Space District (RO)	Recreational (REC)



Figure 1.- Subject property Area Map

DEVELOPMENT HISTORY

The subject property was platted in 1977 alongside five abutting residential subdivisions (platted between 1977 and 1979) commonly referred to as, "Lone Pine Estates". Palm Beach County Property Appraiser records indicate that there are four existing structures on the subject property:

- Country Club with Golf Course (1978)
- Warehouse Storage (1977)
- Warehouse Storage (1992)
- Warehouse Storage (1992)

As shown on Plats 1-5 of "Lone Pine Estates" and the golf course plat, there is no connection between the golf course and the other five platted parcels.

SURROUNDING PROPERTIES

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

	FLU Designation	Zoning District	Existing Use
North	Single-Family Residential: Up to 6 dwelling units per acre	RS-5: Single Family Dwelling District	Single Family
South	Single-Family Residential: Up to 6 dwelling units per acre	RS-5: Single Family Dwelling District	Single Family
East	Recreational	RO: Recreation and Open Space District	Tourist Attraction
	Commercial	CG: General Commercial District	Vacant Commercial
West	Single-Family Residential: Up to 6 dwelling units per acre	RS-5: Single Family Dwelling District	Single Family

North: Immediately north of the subject property are Single-Family Residential units, which retain a FLU of Single Family Residential and a Zoning designation of Single-Family Dwelling District (RS-5) and are part of Plat 5 of the Lone Pine Estates subdivision. Approximately 400 feet north of the subject property there is a development like the one proposed. This development is comprised of both single-family residential homes and townhomes all part of the "North County PUD" subdivision with zoning of Residential Planned Unit Development (R-PUD; Special Exception). The FLU on this R-PUD includes Single-Family Residential (the portion of the development occupied by single-family residences), and Medium Density Multiple Family Residential (the portion of the development occupied by townhomes). Of note are the comparatively narrow and shallow lot dimensions of the single-family residences (45-foot width, 100-foot depth) to those required for single-family residences (minimum 75' width, and 106' depth, according to Section 31-118).

South: Immediately south of the subject property are single-family residential homes located within Plat 1 and Plat 2 of the Lone Pine Estates subdivisions. These single-family homes retain a Future Land Use designation of Single Family Residential with a Zoning designation of RS-5.

East: Immediately east of the subject property is Military Trail (CR-809; a county-maintained roadway). Farther east of the subject property is a water park, vacant commercial land, and industrial facilities. These properties retain Future Land Use designations of REC, Commercial (COM), and Industrial (IND). The corresponding zoning on these properties are Recreation and Open Space (RO), General Commercial (CG), and General Industrial (IG).

West: Immediately west of the subject property are single-family residential homes located within Plat 2, Plat 3, Plat 4, and Plat 5 of the Lone Pine Estates subdivisions. These single-family homes retain a Future Land Use designation of Single Family Residential with a Zoning designation of RS-5.

Figure 2 provides a map of the Zoning of the subject property as well as that of the surrounding properties for parcels located within the City of Riviera Beach. Figure 3 illustrates the Future Land Use of the subject property as well as that of the surrounding properties in a similar fashion. Figures 4 and 5 depict the proposed Future Land Use and Zoning Map amendments.

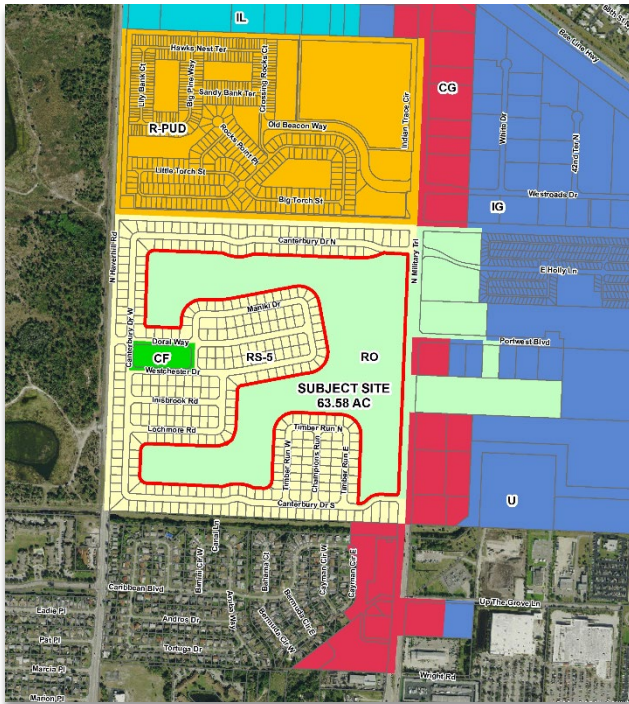


Figure 2.- 2017 Zoning Map, City of Riviera Beach

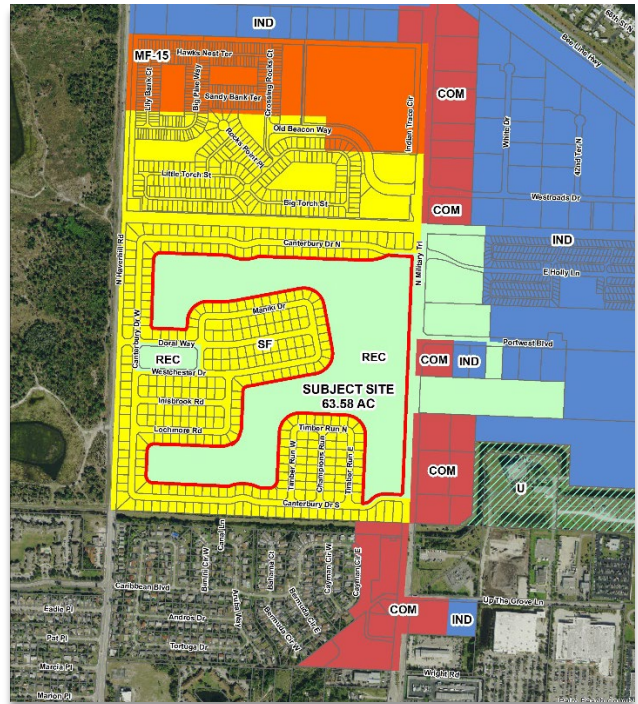


Figure 3.- 2017 Future Land Use Map, City of Riviera Beach

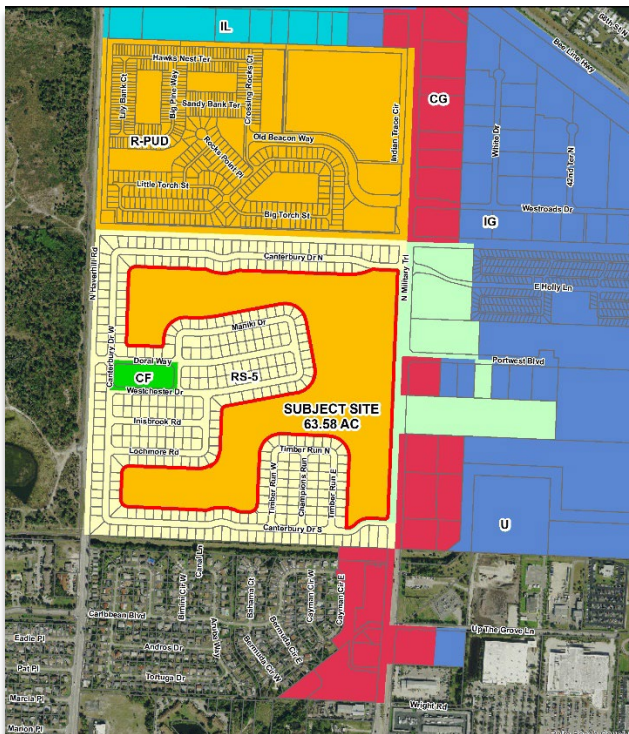


Figure 4.- Proposed Amendment to Zoning Map

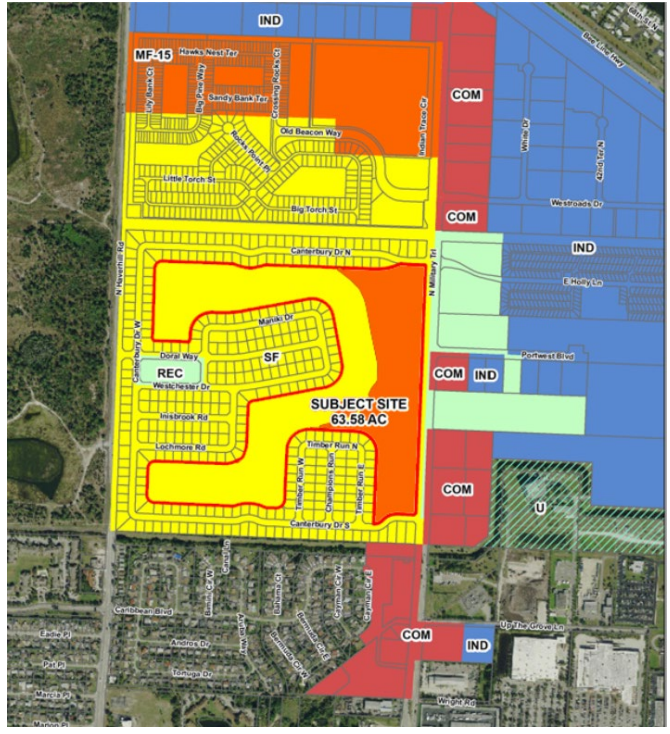


Figure 5.- Proposed Amendment to Future Land Use Map

DEVELOPMENT PROGRAM

The Applicant is proposing development of a new 286-unit residential development including detached single-family homes and townhomes. The development consists of 124 single family residential homes, and 162 townhome units.

Section 31.494 of the Riviera Beach code of ordinances provides property development standards for cluster housing which are inclusive of townhomes and zero-lot line homes. The following table outlines requirements within this section for townhomes and zero-lot line homes alongside information concerning the proposed townhomes on the subject property.

Section 31-494 - Cluster Housing Property Development Standards			
	Required	Townhomes (Provided)	Single-Family (Provided)
Minimum Lot Size	700 sf (Townhouse) 4,000 sf (Single-Family)	1,700 sf (typical)	5,250 sf (typical)
Minimum Lot Width	15' (Townhouse) 48' (Single Family)	18' (typical)	50' (typical)
Maximum Building Height	35' or three stories maximum	30' or two stories maximum	
Distance Between Buildings	5'	The minimum distance between buildings as specified in this section will be met at the time of approval	
Minimum Floor Area	Varies	Refer to architectural plan set included in this submittal package	
Setbacks	25' min. abutting all public road ROW 25' min. peripheral setback from boundary lines for parking or other vehicular use area	25' (Public ROW) 25' (Property line)	20' Front 6' Side 12.5' Side Corner 15' Rear

Density

The subject property retains a FLU designation of REC which does not allow for residential development. The current development proposal includes a request to amend the City of Riviera Beach Future Land Use Map (FLUM) to reflect a district designation of Single Family Residential (up to 6 du/ac permitted) for the western single-family residences and Low Density Mixed Type Multifamily Residential (MF-15) for the eastern townhome units (up to 10 du/ac permitted). The total acreage on the subject property is approximately 63.58 acres. Containing 286 units, the proposed development will result in a total density of 4.64 dwelling units per acre which falls below the threshold for even the Single Family Residential district maximum of 6 dwelling units per acre. Furthermore, the proposed development is dependent on approval of a request for rezoning from Recreational Open Space to Residential Planned Unit Development (R-PUD) which allows for a gross residential density of 15 du/ac—substantially more than the 4.64 du/ac that is proposed.

Lot Type Descriptions

Townhome lots on the subject property are grouped in buildings containing a range of four to eight units. Townhomes are located to the east of the subject property along Military Trail from north to south. Detached single-family homes are located to the west of the proposed townhomes, separated by lakes and recreation areas. According to Section 31.494 of the Riviera Beach code of ordinances, single-family homes within the R-PUD must be a minimum of 4,000 square feet with a minimum width of 48 feet. In accordance with these requirements, all lots containing single-family homes specify a typical lot size of 5,250 square feet and a typical lot width of 50 feet.

Townhomes within the R-PUD district are similarly compliant with requirements specified in the Riviera Beach code of ordinances (see Section 31.494). These homes are required to have a minimum lot size of 700 square feet, and minimum lot width of 15 feet. The townhomes shown on the site plan for the proposed development specify a minimum lot size (1,700 square feet) and minimum lot width (18 feet) in excess of the code minimums.

Pervious/Impervious Area

The residential development provides a pervious area of 62% (39.31 ac) and an impervious area of 38% (24.27 ac).

Open Space

The total open space required for development within the R-PUD district is a minimum of 35% of the gross area of the PUD. Open space requirements will be met at the time of approval of the development request.

The table below details land area and open space requirements according to Section 31.498 of the City of Riviera Beach code of ordinances as well as land area and open space provided as part of the proposed development.

Section 31.498 Minimum and Maximum Area Limitations		
	Required	Provided
Maximum Land Area	65% of gross area	40% of gross area (25.44 ac)
Open Space Minimum	35% of gross area (22.25 ac)	Proposed Lake: 13.69 ac Proposed Dry Detention: 1.95 ac Proposed Landscape Buffer: 6.08 ac Proposed Recreation: 1.46 ac Proposed Pocket Parks: 1.17 ac Remaining Open Space: 0.25 ac

* Open space calculated according to guidelines within Section 31.499.

Recreation

The proposed development on the subject property provides a total of 1.46 acres of recreation area. This area is located to the east of the site and is accessible to residents of both the townhomes and zero-lot line homes. The area is divided by a proposed right-of-way providing access to the southern townhomes with 0.67 acres allocated to the recreation area to the west and 0.79 acres allocated to the recreation area to the east. The eastern recreation area will be screened from view from Military Trail by landscape buffering as required by the Riviera Beach code of ordinances and other applicable policies and regulations. Furthermore, the eastern recreation area will feature a pool while the western recreation area will feature a tot lot. A direct result of input from City staff, the site plan has been to provide ample recreation and open space areas throughout the site, as well as pocket parks strategically located throughout the development. As result of these changes the Carrington Pines residents will have easily accessible recreation areas and the Lone Pine residents benefit because we have maintained open space tracts and lake areas adjacent to the existing residences to preserve views and mitigate any negative impacts. A graphic representation of the numerous recreation area/pocket parks within the proposed site plan has been provided below.

as provided in Chapter 31, Article V, Division 23 of the City of Riviera Beach code of ordinances, structures within the proposed development will maintain a maximum height of 30 feet or two stories.

Buffering

While the R-PUD does not provide district-specific buffering requirements, the proposed development will include adequate buffering along Military Trail and along adjacent residential properties according to buffering requirements outlined in Chapter 31, Article VIII of the City of Riviera Beach code of ordinances. A landscape buffer of varied width is provided along the perimeter of the proposed development. Along Military Trail, and on lots directly abutting Lone Pine Estate lots, this buffer has a width of 30 feet. To enhance vistas from neighboring properties while simultaneously producing separation between the Lone Pine Estates subdivisions and the proposed Carrington Pines development, an additional five feet of landscape buffer is provided along the perimeter of proposed lakes where they are bordered by the single family lots of Lone Pine Estates.

Setbacks

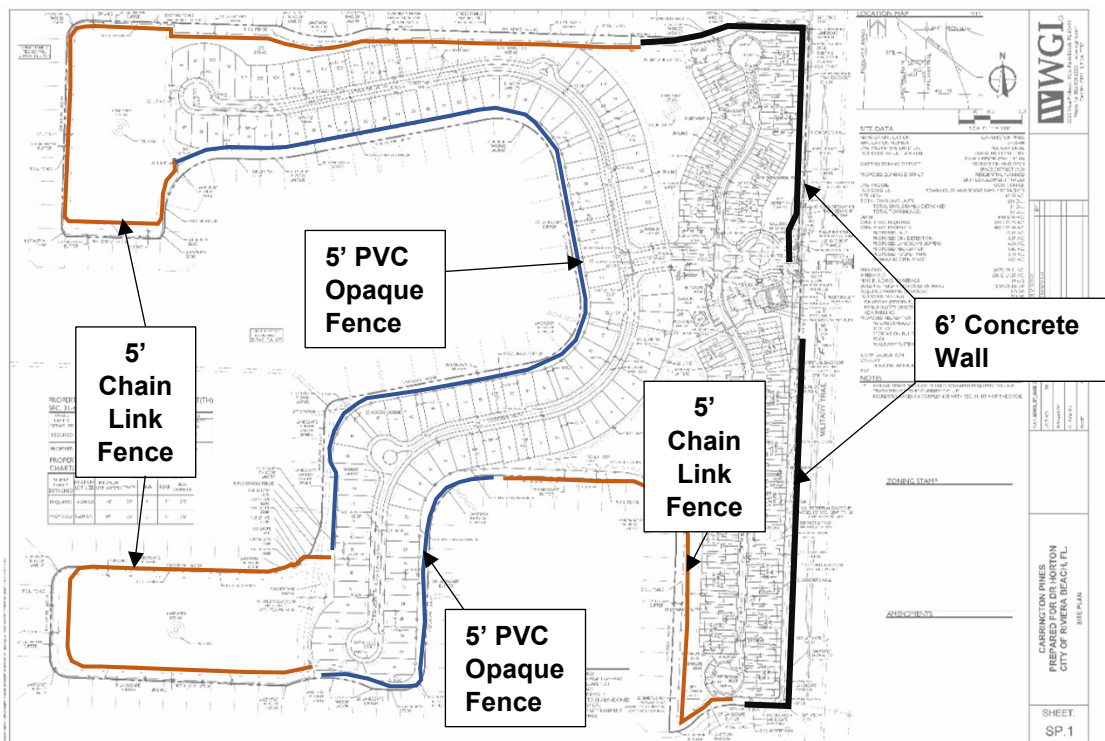
Section 31.494(2)(f) of the Riviera Beach code of ordinances states the following regarding minimum setback and yard requirements for the R-PUD district:

- f. Setbacks: There are no required setbacks or yards except for the following:*
- 1. All setbacks shall be approved by the planning board and city council through the site plan review process.*
 - 2. There shall be a setback or yard of not less than 25 feet in depth abutting all public road rights-of-way within or abutting a planned unit development district.*
 - 3. There shall be a peripheral setback from boundary lines of the PUD of not less than 25 feet in depth. Except for accessways, no portion of this peripheral setback may be used for parking or other vehicular use area.*

As such, the proposed development will provide, at a minimum, a 25-foot setback along Military Trail as well as a setback of at least 25 feet along the perimeter of the site.

Fencing/Walls

The proposed development provides for adequate barriers around the perimeter of the site for security and screening purposes. A concrete wall is proposed along North Military Trail to ensure screening of the townhomes from the street. Chain link fencing is proposed at the perimeter of the site in areas which have open space, to maintain views. PVC opaque fencing is proposed along areas directly adjacent to the existing residences of Lone Pine for privacy. The fence has been placed on the inside edge of the buffer to continue to provide as much open space as possible between property lines. A graphic representation of the proposed mix of fencing and walls for the proposed development has been provided below.



Parking

Proposed parking in the attached site plan is in conformance with requirements for single and multifamily residential development according to Chapter 31, Article VII of the City of Riviera Beach code of ordinances. To this end, the proposed development provides 739 parking spaces, in excess of the minimum requirement of two parking spaces per dwelling unit (600 spaces required). Of the spaces provided, 678 spaces are driveway spaces, and 61 are parking lot/on-street guest parking spaces.

Phasing

The table below details the phasing schedule for the proposed development.

Provided Per Phase	Phase 1	Phase 2
Townhouses	105 D.U.	162 D.U.
Zero-lot Lines	65 D.U.	124 D.U.
Lake Acreage	7.78 ac.	13.69 ac.
Recreation Acreage	1.46 ac.	1.46 ac.

Development Costs

The estimated project value has been provided below.

Land Development costs :	\$ 9,897,123.00
Base Sticks & Bricks (cost to build homes)	\$ 32,641,670.00
Home Options	\$ 464,750.00
Estimated Permit & Impact Fees	\$ 6,154,673.00
TOTAL PROJECT VALUE:	\$ 49,158,216.00 before land acquisition price

SUBDIVISION STANDARDS

The proposed subdivision is consistent with the considerations outlined in Section 30-4, Administration of the Subdivision Chapter. An outline of the consistency with these considerations has been provided below.

1. The public health, safety and welfare.

Response: The proposed subdivision has been reviewed in detail under the concurrent Site Plan, Rezoning, and Comprehensive Plan Amendment applications. It has been deemed to satisfy the technical requirements of the City's code which ensure it will not adversely impact the public health, safety, and welfare of the city and its residents.

2. The comfort and convenience of the public in general and of the residents of the proposed development in particular.

Response: The proposed subdivision has been reviewed in detail under the concurrent Site Plan, Rezoning, and Comprehensive Plan Amendment applications. It has been deemed to satisfy the technical requirements of the City's code which ensure it will not adversely impact the public health, safety, and welfare of the city and its residents.

3. Consistency with the immediate surrounding area.

Response: The proposed subdivision is consistent with the immediate surrounding area. The surrounding area is primarily comprised of residential that is of a consistent density and pattern. This development will not adversely impact the surrounding area.