

Riviera Beach Community Redevelopment Agency



The Villas of Solana – A RBCDC Update
May 23, 2018

The Villas of Solana

- A stalled project, rescued
- Currently has 4 townhouse units, rented
- RBCDC has secured site control
- In predevelopment
- Will start taking reservations in Summer 2018





The Villas of Solana

- 28 new, family, senior and veterans townhomes
- Two and three bedrooms, up to 1400 sq. ft.
- Impact resistant windows and doors
- Backyard patio and balcony
- Custom cabinetry
- Wired security systems
- Energy-efficient appliances
- Children's play area
- Community picnic pavilion
- Lushly landscaped community with sidewalks and walking trails
- Starting prices: \$225,000 est.

The Villas of Solana



GROUNDBREAKING: Winter 2018

The Villas of Solana



01 SITE PLAN
A-100 SCALE: 1"=20'

Draft Site Plan

ZONING DATA	
PROJECT ADDRESS:	3201 AVENUE J RIVIERA BEACH, FL 33404
LEGAL DESCRIPTION:	LOTS 17 AND 18, SILVER BEACH ACRES, PLAT No. 2, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 20, PAGE 25. SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA.
FLOOD ZONE:	ZONE X, PER F.I.S.M. (FLOOD INSURANCE RATE MAP) OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN. MAP NO. L209F00587F EFFECTIVE DATED 10.05.2017
ZONING CLASSIFICATION:	RM-15, MULTI-FAMILY DWELLING DISTRICT
FUTURE LAND USE:	MF-15, MEDIUM DENSITY MULTI-FAMILY
TOTAL LOT AREA:	87,495 SF (2.01 ACRES)
BUILDING/SITE DATA	
INTENDED USE:	MULTI-FAMILY DWELLING UNITS
LOT COVERAGE:	23.2% (20,320 SF)
PROPERTY DENSITY:	ALLOWED: 15 PER ACRE X 2.01 ACRES = 30 UNITS ACTUAL: 28 UNITS, 12 x 2BR UNITS, 16 x 3 BR UNITS
PARKING:	REQUIRED: 2 PARKING SPACES PER UNIT X 28 = 56 ACTUAL: 56 PARKING, W/ 9 VISITOR PARKING, TOTAL= 64
LOT WIDTH:	REQUIRED: 70' MINIMUM ACTUAL: 365'
FRONT SETBACK(EAST):	REQUIRED: 20' MINIMUM ACTUAL: 20'
SIDE SETBACK(NORTH):	REQUIRED: 7' MINIMUM ACTUAL: 12'
SIDE SETBACK(SOUTH):	REQUIRED: 7' MINIMUM ACTUAL: 12'
REAR SETBACK(WEST):	REQUIRED: 20' MINIMUM ACTUAL: VARIES, FOR THAN 20' PROVIDED

DEAD END FIRE DEPARTMENT ACCESS ROADS EXCEEDING 150 FEET SHALL BE PROVIDED WITH APPROVED PROVISIONS FOR THE TURNING AROUND OF FIRE APPARATUS PER THE FLORIDA FIRE PREVENTION CODE NFPA 1:18.2.3.4.4. TURNING RADIUS SHALL BE APPROVED BY AHJ

RIVIERA BEACH COMMUNITY DEVELOPMENT CORP. (CDC) BOUGAINVILLE DEVELOPMENT			
DRAWN BY: AL	3201 AVENUE J RIVIERA BEACH, FL 33404	NO.	REVISIONS
CHECKED BY: DD	AND 3211 AVENUE J RIVIERA BEACH, FL 33404	DATE	
DGS PNR: 1221			
DATE: XX.XX.18			
		CONCEPTUAL SITE PLAN (OPTION B3)	
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Front Elevation



Front Elevation, Side View



Florida's Dynamic
Waterfront Community

