

Project Information

Project Name: Azure Estates (currently known as Stonybrook Apartments)

Applicant/Grant Recipient: Azure Estates FL TC, LP

Estimated Total Project Cost: \$47,835,000

Project Location: 1555 MLK Jr. Blvd, Palm Beach County, Riviera Beach, FL 33404

Description of the Proposed Project:

Azure Estates, currently known as Stonybrook Apartments, is a two-hundred and sixteen (216) unit affordable apartment community located in the Riviera Beach Florida. Built in 1972 it has 14 two-story buildings consists of 108 2-bedroom units and 108 3-bedroom units. The community is sited on approximately 8.632 acres of land that fronts Dr. Martin Luther King Jr. Boulevard to its north and is bordered to the West by Avenue "S" (FKA Acrehome Boulevard) and by a vacant undeveloped parcel of land to the East; and, to the South by parcels of land used as warehouses, storage, and manufacturing.

Applicant is proposing a substantial rehabilitation of Azure Estates amounting to the total development costs of roughly \$47,835,000. The scope of rehabilitation/construction includes, but is not limited to: The parking lot reconstruction for the new construction of the community building; complete apartment renovation of bathrooms, including removing and replacing existing flooring, installation of new commodes, tub/shower, vanities, faucets, medicine cabinets and exhaust fans; complete paint of the units; complete renovation of kitchens, including removing and replacing existing flooring, installation of new laminate countertops, base cabinets, wall cabinets, sinks and faucets, refrigerators, microwave range hoods and some new stoves; Light fixtures replaced throughout new smoke detectors throughout; and, new carpeting installed.

Exterior improvements will include: Grind and resurface asphalt; Remove and replace concrete sidewalks as needed; Dumpster enclosures, Landscape improvements; Install property camera surveillance system; New exterior lighting; and, The installation of new, heavy duty entrance doors.

Aforementioned improvements will be completed in one phase of development.

Statement of Purpose and Need for the Proposal:

Currently there is an unnamed public right-of-way that originates from Dr. Martin Luther King Jr. Boulevard, runs southbound through the center of the project site and terminates at the southern lot line of the subject property. This public right-of-way essentially only serves as a point of ingress and egress to the property and is presently gated at the entrance.

This existing multi-family, affordable housing community consists of 14 buildings that are effectively split into two sites by the unnamed public roadway. In order to effectively manage

this housing community and bring cohesiveness to the project site, the Applicant requests that the City abandon this roadway to the property so that it can utilize its location at the center of the project site to construct a community building and property management offices in which to better serve the residents of this apartment community. The proposed plans and specifications submitted with this request will illustrate the positive impact that relocating the community building and management offices to the center of the site. Further the elimination of this underutilized public right-of-way will eliminate the burden of the City to maintain this roadway.