




Florida's Dynamic
Waterfront Community

RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY

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MEMORANDUM

TO: Honorable Chair and Members, CRA Board of Commissioners
City of Riviera Beach, Florida

FROM:  Scott Evans, Interim Executive Director, Riviera Beach CRA

DATE: June 12, 2019

SUBJECT: Request for Board Comments Regarding a Development Application for a New 89-Unit Townhome Development Located at 3301 Broadway

Request for Board Comments

The Agency is requesting the Board of Commissioners to review the proposed Site Plan for construction of the "Riviera Cove," 89-unit townhome project located on the West side of Broadway on 9.5 acres of vacant property. The comments provided by the CRA Board will be forwarded to the City Council.

Proposed Project:

The development application is for vacant property located at 3301 Broadway. (The location map is provided on page two.)

The proposed development will include the following amenities: a tot lot, 12' x 25' shade structure, benches, bike path, and bike racks. They are all located east of the development and will be utilized by the residents. A six-foot wall will be built on the property line abutting single-family residential to the west. There are a total of two proposed points of access. The main access is a connection off Broadway. The secondary access will be a 50' public Right-of-Way (ROW) connection along Avenue E, which provides future vehicular and pedestrian connections to the north and south property lines. This ROW will be dedicated to the city for use as an extension of Avenue E, upon the future redevelopment of the mobile home park located to the south. The Development Plan is attached as Exhibit "A."



The developer of the proposed 89-unit townhome project is also requesting a land use change and rezoning. The eastern half of the property adjacent to Broadway has a mixed use "Downtown General" zoning district,

and a Mixed-Use Downtown land use. The land use and rezoning request is to assign the same classifications to the western half of the property which is currently multi-family residential. The applicant's proposed use is consistent with the existing and requested Downtown Mixed-Use designation established in the City's Comprehensive Plan. A final site plan is attached as Exhibit "B."

The Community Development Department reviewed the Site Plan application for compatibility and consistency with the City's Comprehensive Plan and Land Development Regulations and found that the proposed plan was in compliance. Additionally, City services such as roads, water, sewer, and garbage collection are currently available to the site.

Site Location Map (below)

CRA Plan & Development Review

The 89-unit townhome project was reviewed by the Planning and Zoning Board on May 23, 2019. The Planning and Zoning Board recommended for the City Council to approve the project. The CRA Board comments will be forwarded along with the Planning and Zoning Board recommendation to the City Council. The City Council is the approval authority for development applications.

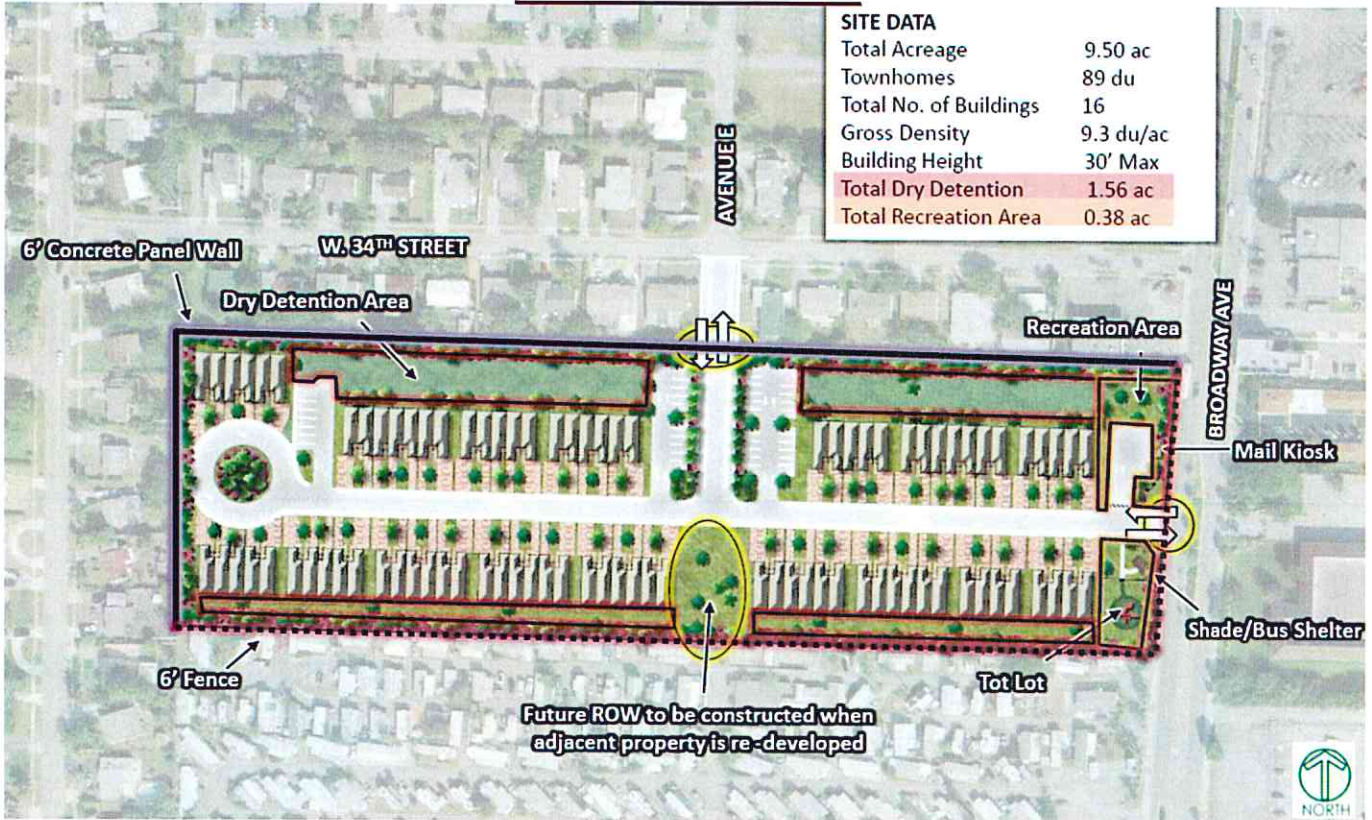
The project is consistent with the Land Development Regulations that were adopted by the City based on the updated Community Redevelopment Plan. The zoning code is designed to promote redevelopment and revitalization along the Broadway downtown corridor by allowing for mixed-use and infill development. The CRA Plan identifies the need for new residential development within the Broadway corridor. Staff finds that this project is consistent with the CRA Plan.



Staff Summary

Redevelopment of the Broadway Corridor is a high priority for the City. This project will redevelop a vacant site, providing new home ownership opportunities within the City and bringing a high-quality residential project to the corridor. Providing new home ownership within the corridor provides more pedestrians on the street to enhance safety and provides more patrons to encourage local commercial businesses to move into adjacent properties. This project is a very positive addition to the future redevelopment of Broadway.

EXHIBIT A DEVELOPMENT PLAN



SURROUNDING USES

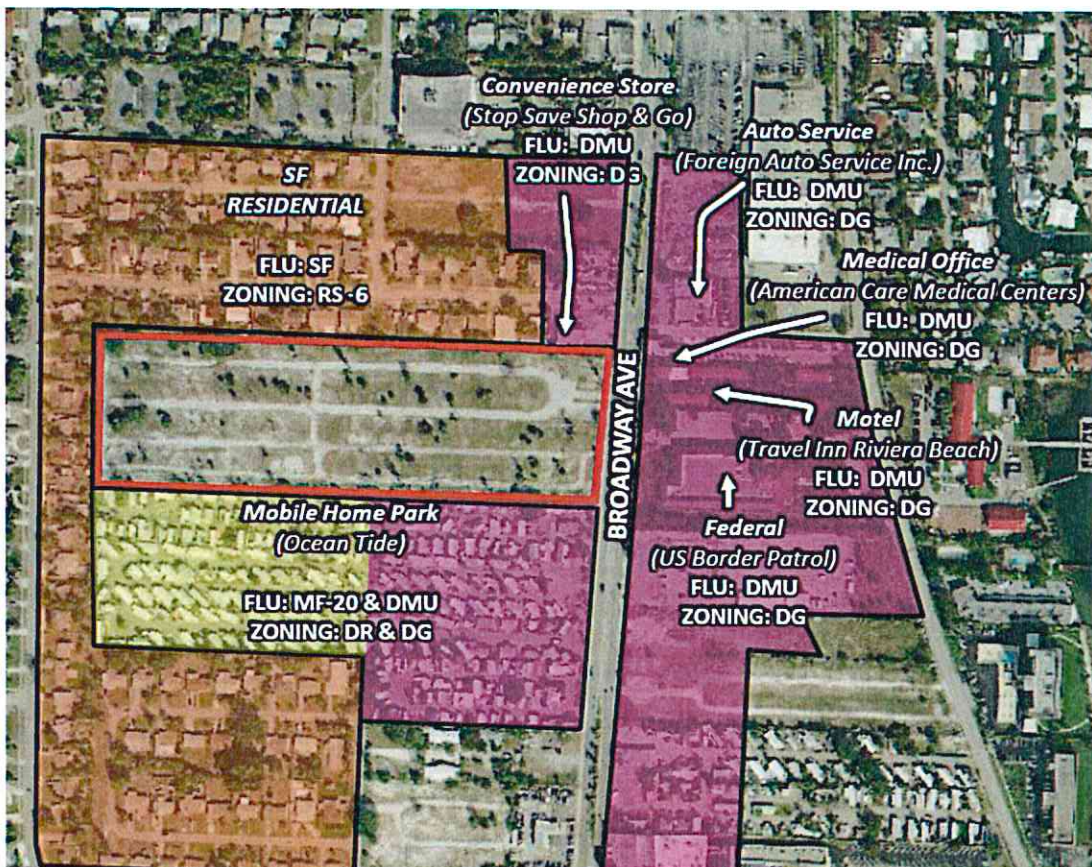


EXHIBIT B
SITE PLAN