



Florida's Dynamic
Waterfront Community

Townhouse Project Presentation

Board of Commissioners Meeting – May 13, 2020

Townhouse Project

- The Agency is providing the Board of Commissioners an update on critical pieces for the proposed townhouse project, located on 11th Street between Wright Street and Avenue "E."



Townhouse Project

- The Agency has partnered with Riviera Beach CDC to create and expand homeownership for our residents.
- The Agency currently has site control over several parcels that are suited for multi-unit housing development. The RBCDC also has site control in the same area.



Proposed Site Located on the NW Corner of Ave E & 11th St



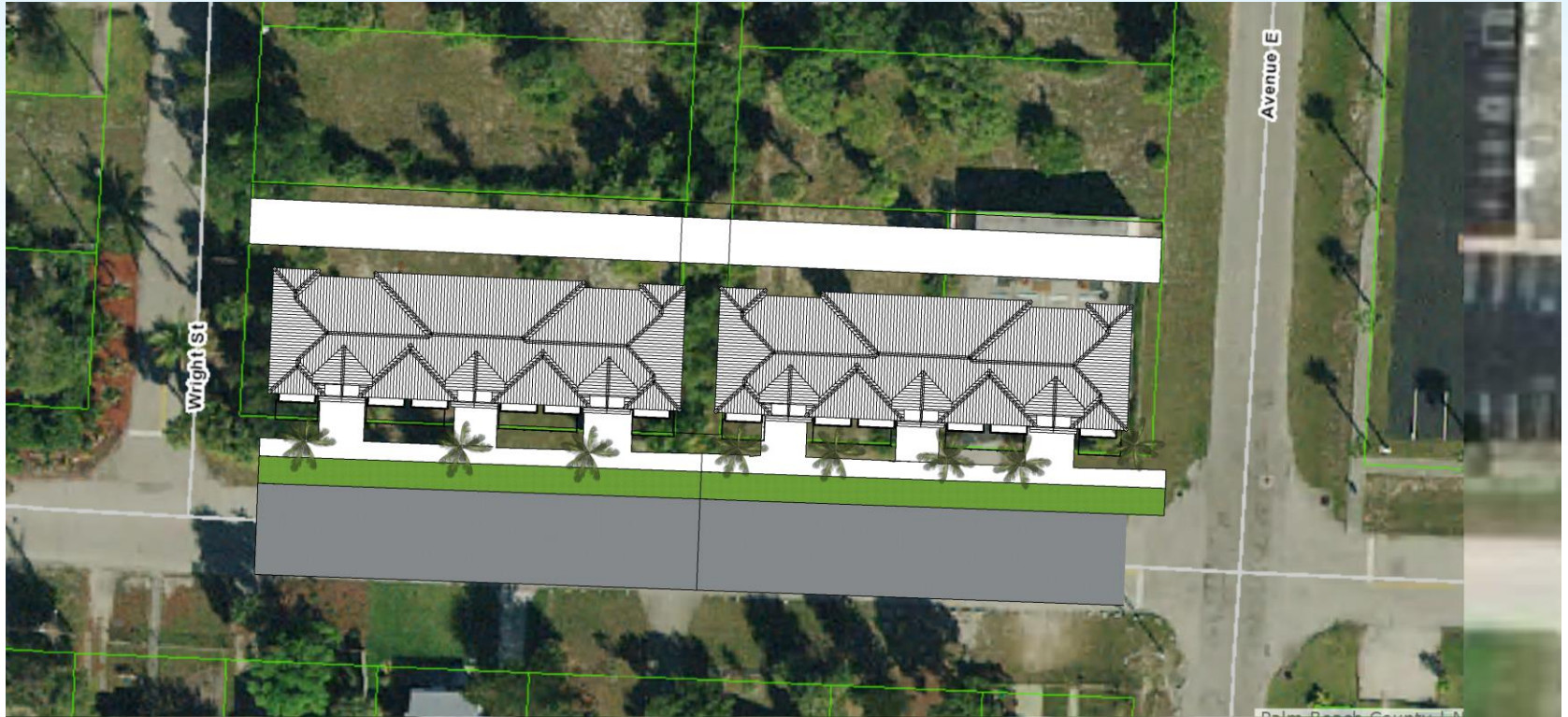
Townhouse Project



Proposed Site Located on the NW Corner of
Ave E & 11th St. – 3 Story



Townhouse Project



Proposed Site Located on the NW Corner of
Ave E & 11th St. – 2 Story



Townhouse Project

- We propose the following for Phase I:
 - Construction of 12-16 Townhomes, For Sale
 - Price Target: \$195,000
 - Ideal Workforce Project near to jobs centers
 - Down Payment Assistance available for qualified buyers
 - Available to affirmative market, with preference for Riviera Beach Homebuyers Club members
 - Pipeline of interested buyers
 - 45+ pre-qualified buyers*
 - Type: 3/2 ½ with garages, 3 story and 2 story
 - Attractive design that fits into desired downtown mixed-use zoning and that is compatible with the neighborhood
 - Energy efficient materials and appliances
 - Security features
 - Construction financing in underwriting
 - Commitment to HOA development
 - Approx. 1,584-1,814 SF
 - *some require subsidies



Townhouse Project



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Townhouse Project



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Townhouse Project Timeline

- February-March 2020: Engagement of A & E - DONE
- Preliminary marketing kickoff – Homeownership Rodeo on February 28, 2020 -DONE
- March-April: Conceptual drawings - DONE
- March-April: Phase I underway - DONE
- April-May: Community/Stakeholder Meetings
- April-May: Pre-development financing in underwriting
- July-August: Preliminary site plan approval
- August-September: Construction drawings completed
- October – Construction financing in underwriting
- October – Permit application
- November – Final site plan approval
- December – Construction to begin
- **QUESTIONS???**





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