

Avenue E Streetscape

Update to CRA Board of Commissioners

May 13, 2020

via Communication Media Technology

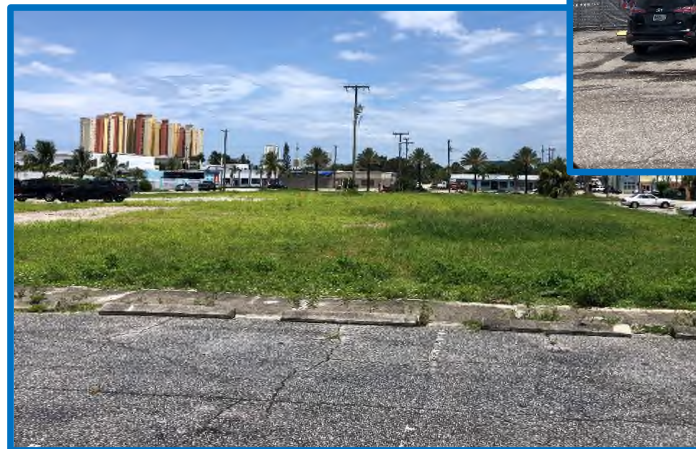


On-Site Reviews of Conditions



Regulatory Review

- The current built environment is not ideal for the actual redevelopment to occur
 - Vacant lots
 - 90° Back-out parking
 - Lack of sidewalk network



Regulatory Review

- Lack of buffering of intense uses and outdoor storage areas
- Non-conforming uses --- auto repair
- Inconsistent signage



Regulatory Review

- Retail Services not defined.
 - For example:
 - Commercial Neighborhood district (Not Avenue E)
- Residential uses (single-family homes) that may not be compatible with a more urban streetscape
- Multiple property owners
 - No majority property ownership



- (2) Retail uses, including any or several of the following:
- a. Bakery.
 - b. Bookstore.
 - c. Boutique.
 - d. Dairy products.
 - e. Druggist or pharmacy.
 - f. Florist.
 - g. Gift shop.
 - h. Home accessories, excluding furniture and major appliances.
 - i. Food store or delicatessen.
 - j. Hobby shop.
 - k. Music store.
 - l. Newsstand.
 - m. Pet supply shop.
 - n. Restaurant without drive-through facility or eating establishment without drive-through facility.
 - o. Stationery store.
 - p. Tobacco shop.
- (3) Service uses, including any or several of the following:
- a. Barber or beauty shop.
 - b. Coin laundry or dry cleaning substation.
 - c. Locksmith.
 - d. Photographer.
 - e. Shoe repair.
 - f. Travel agency.

Recommended Changes -- CRA / City Programs

- Implement and construct the proposed streetscape using public funds and/or grant money
 - This commitment from the City can go along way to improve property values and incentivize redevelopment
 - Create a fund that requires property owners to assist in the construction costs.
 - Sec. 29-92 states that “the city council **may** by resolution cause the construction of sidewalks along any street face where it is deemed in the interest of public safety, regardless of the nature or extent of existing development, and **may assess** adjoining property owners in accordance with F.S. ch. 170.”
 - Sec 29-93 ties the construction of a sidewalk along right-of-way frontage to the building permit and C.O. for “any structure”.
- Invest in identification and/or street signage
- CRA should incentivize the combining of parcels and developing on larger parcels.
 - Partial or full relief from setbacks or other development regulations adjacent to properties of similar use or where intent of the setback or regulation is achieved.
- CRA should identify key parcels for purchase to enter into PPP



Possible Key Parcels For Future PPP Or Assemblage



Recommended Changes – Regulatory / Enforcement

- Back-out parking
 - City should allow existing business to use proposed on-street parking to not delay streetscape and to mitigate business disruption.
- Require buffering of outdoor storage areas
 - Sunset outdoor storage areas
- Sunset non-conforming uses such as auto repair
- Sunset inconsistent signage
 - Northlake Boulevard Overlay Zoning District
- Limit intensification of single-family homes.
- All new developments should be 4 or more units -- Code allows “residential” in Downtown General zoning district.

Recommended Changes – Regulatory / Enforcement

- Expand uses permitted by right to clearly reflect the vision for Avenue E
- Waivers as opposed to variances.
 - Section 31-534: “The City Council may approve waivers for any of the requirements in this section provided the approved relief is mitigated through increases in landscaping, increases in architectural embellishments, or the like. Waivers will be reviewed and approved on a case-by-case basis. No increases in FAR or density allowed under this provision.”
- Address abandoned properties and properties in poor condition that may or may not be a nuisance to public health
 - City Code Enforcement / Building Official
 - Determine whether properties are a health, safety, welfare issue for the City and surrounding residents.
 - Legal process to demolish buildings either by individual property owners, or by City reimbursed by liens on property.

OPPORTUNITIES FOR CONNECTIVITY



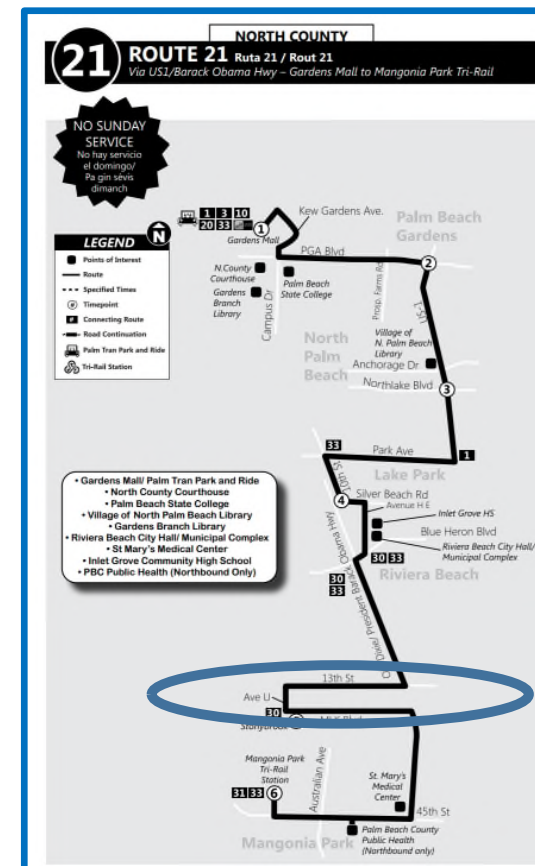
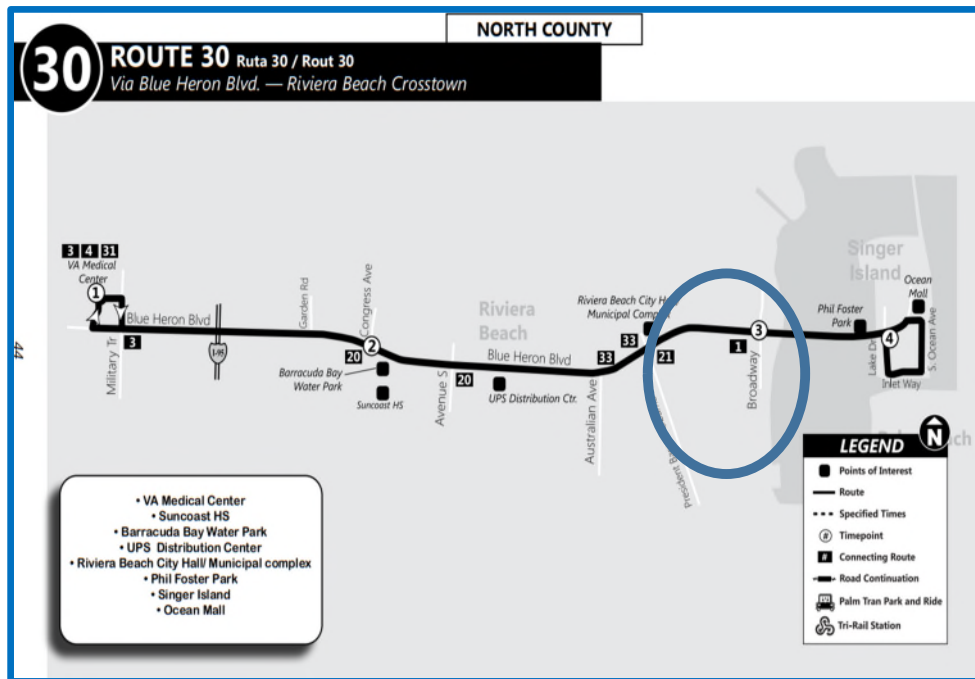
OPPORTUNITIES FOR CONNECTIVITY

- Lack of continuous sidewalk on both sides of the right-of-way
- Need enhanced pedestrian crosswalks (striping, accessible ramping & truncated domes)
 - The proposed streetscape has a strong emphasis on pedestrian and bicycle users
 - Enhancement of the existing need



OPPORTUNITIES FOR CONNECTIVITY

- Potential PalmTran bus extension to Avenue E corridor from PalmTran bus Routes 21 or 30



OPPORTUNITIES FOR CONNECTIVITY

In addition to job centers, opportunities to connect to community resources:

- Max M. Fisher Boys & Girls Club location at 221 W 13th St.
- Wells Recreation Center and Park – 2409 Avenue H West
- Bicentennial Park, Riviera Beach Marina Village Event Center, & Riviera Beach City Marina – 190 & 200 E 13th Street.



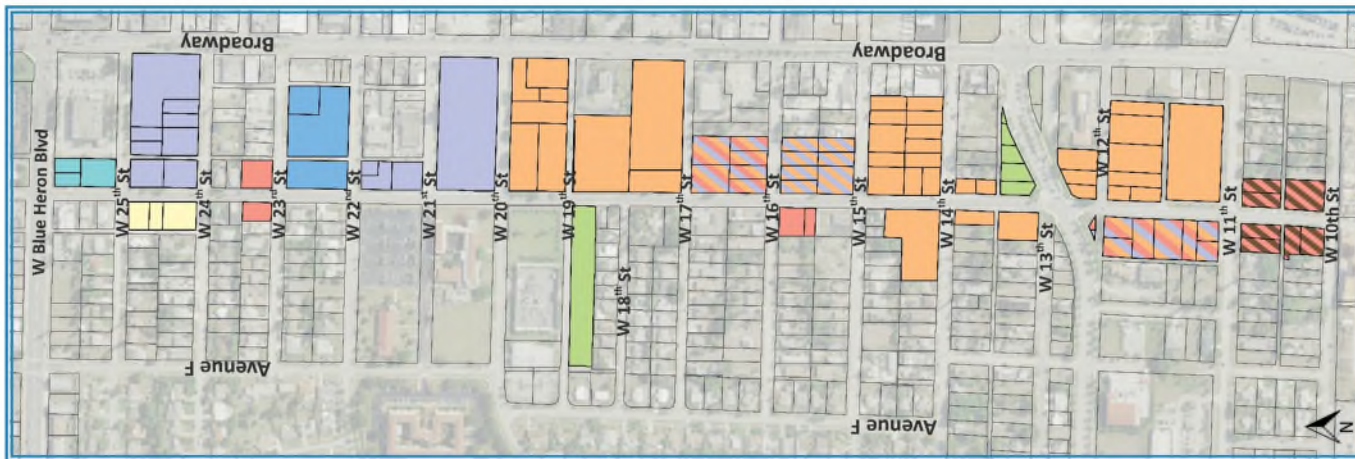
Making it Happen



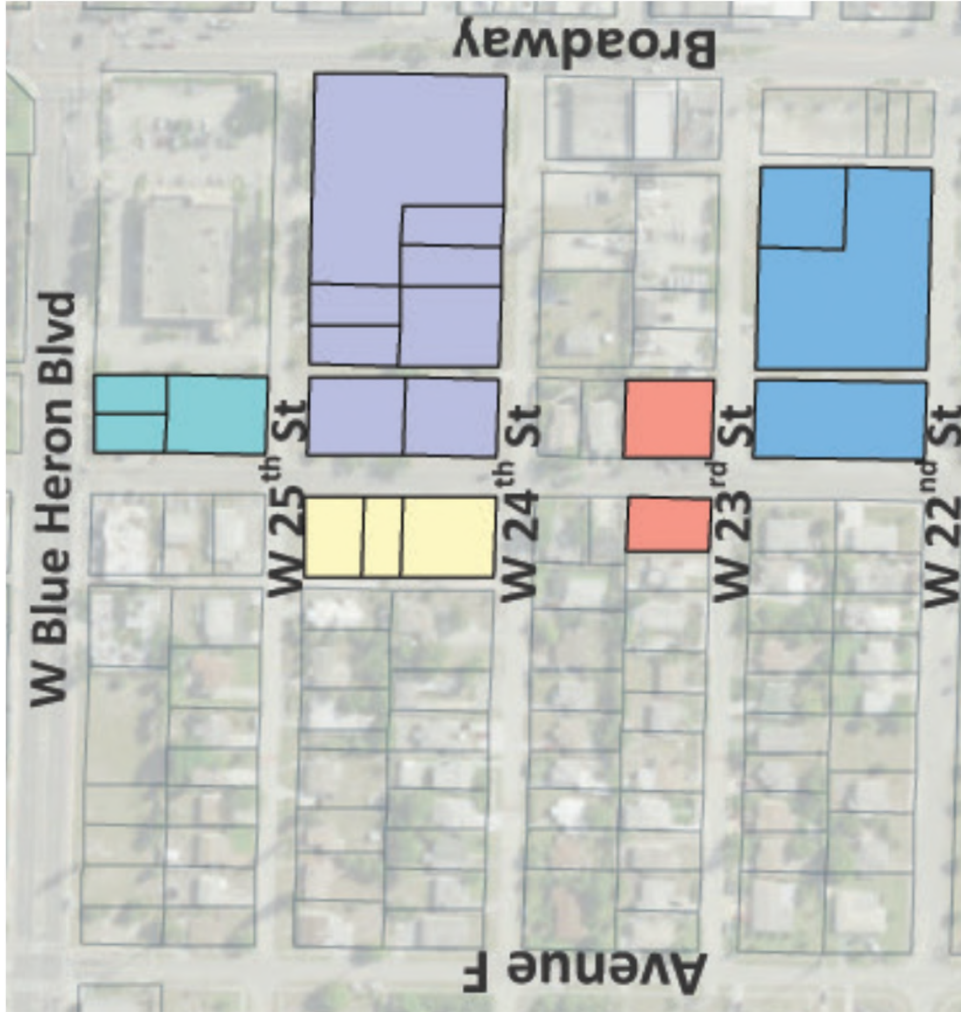
Proposed changes to uses of land

Avenue E Streetscape Corridor Proposed Uses

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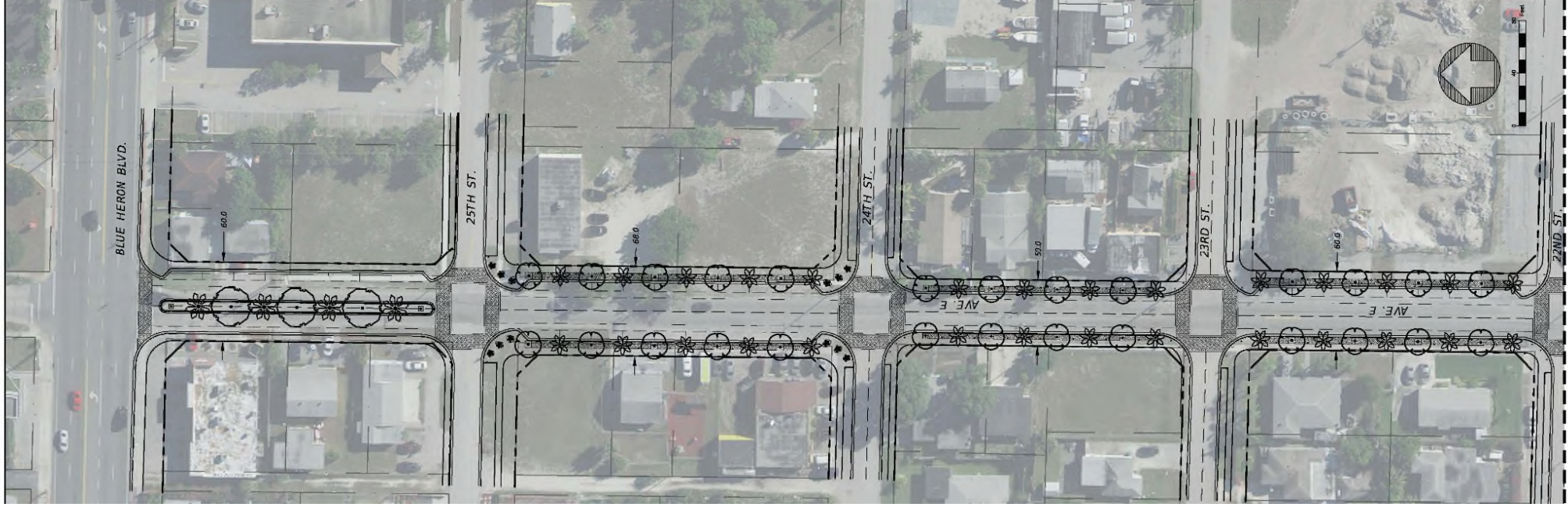


- Mixed Use
- Townhomes
- Townhomes (Rear Entry)
- Large Townhome Development
- Commercial
- Park
- Public-Private Partnership
- Commercial / Mixed Use / Townhomes
- Commercial / Mixed Use
- Townhomes / Multi-family



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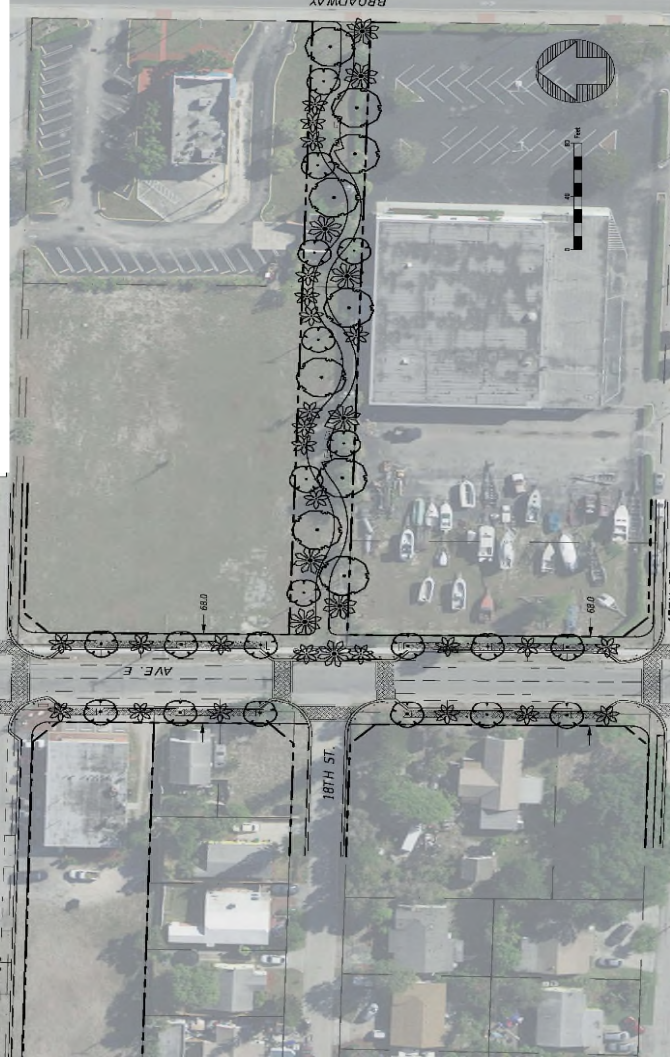
MATCHLINE - SEE SHEET 2

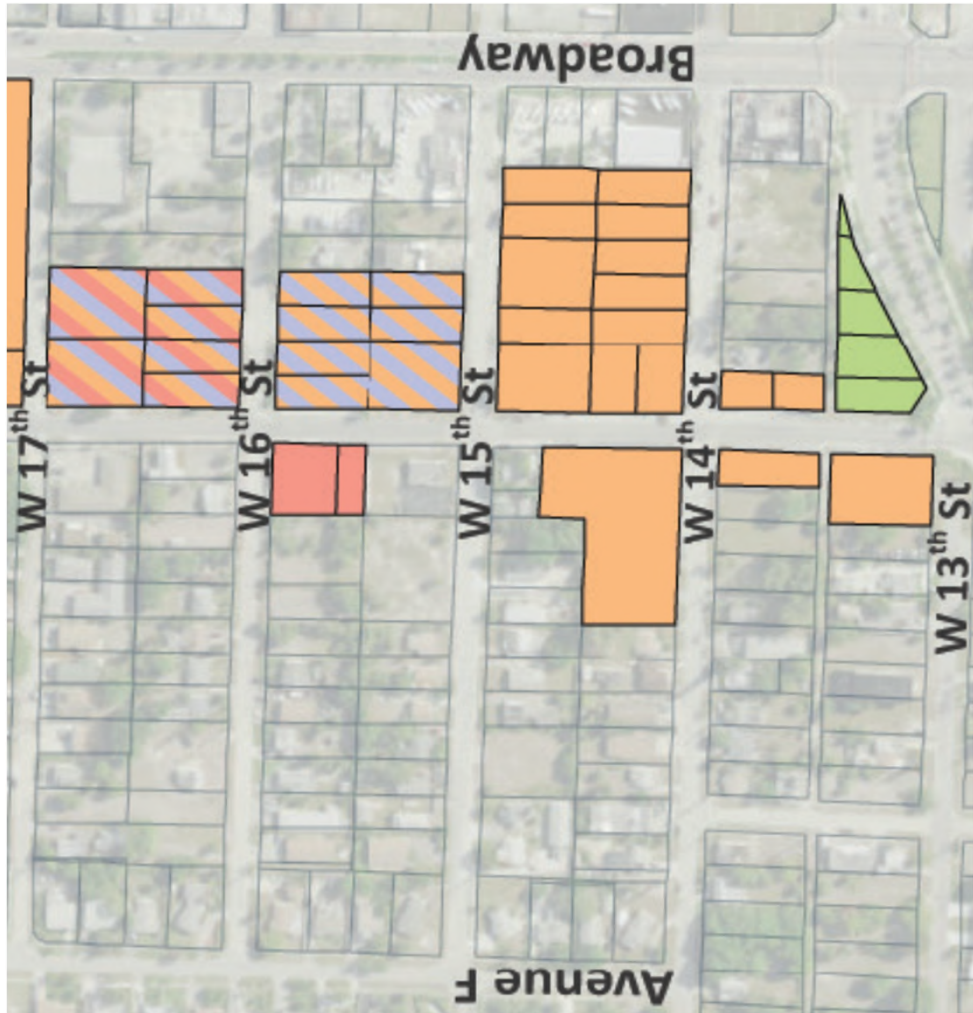




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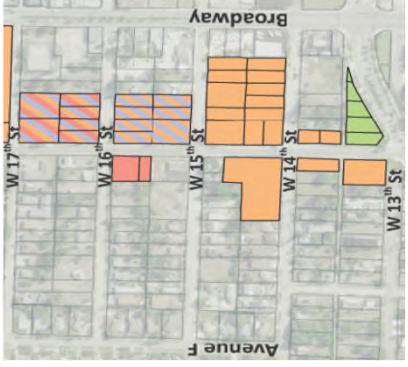
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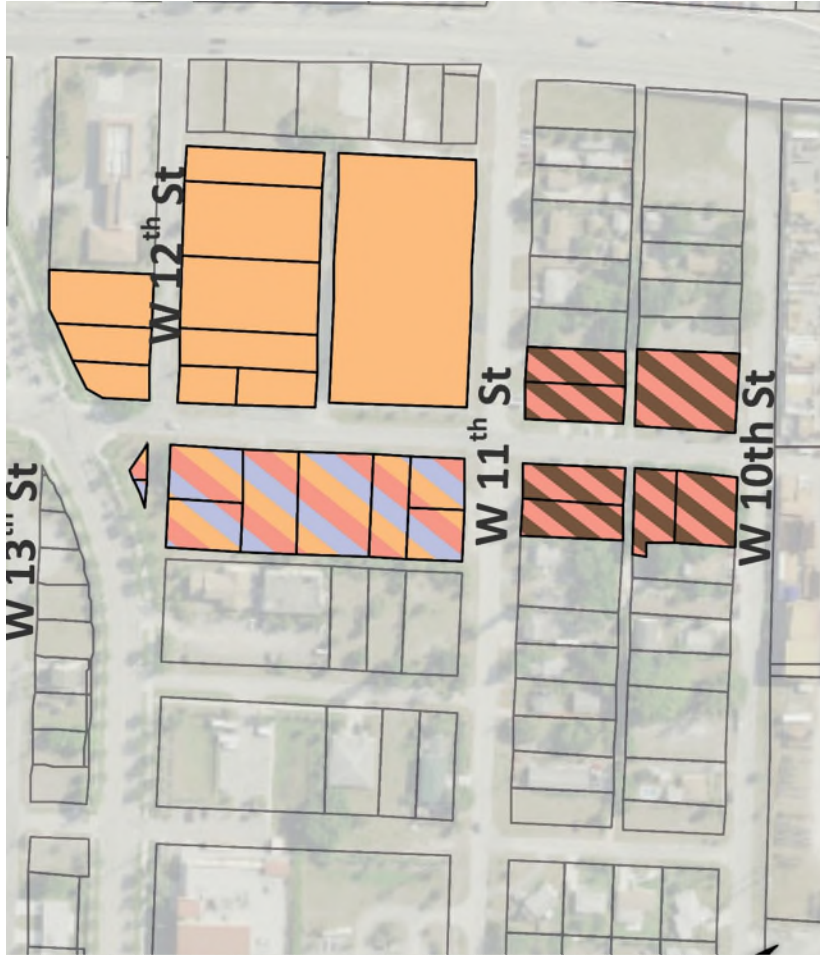




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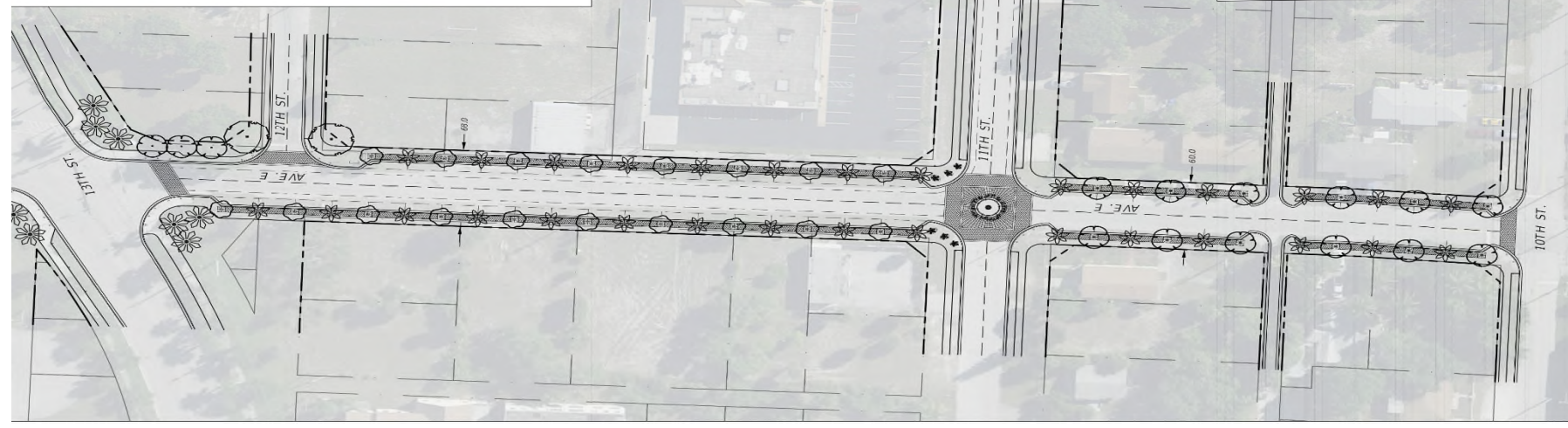
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Public Art



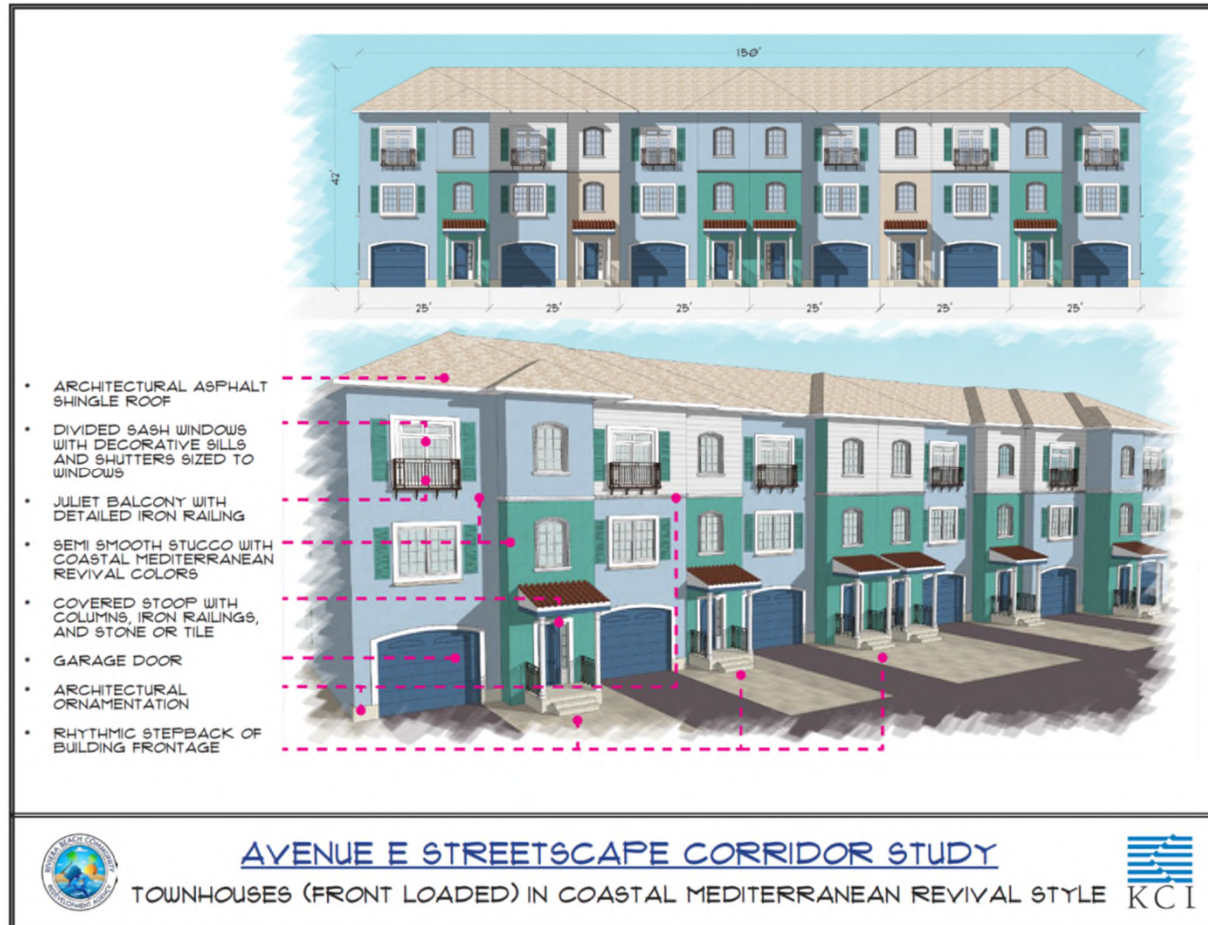
Architectural Standards




- ALTERNATING VIBRANT COASTAL COLORS
- METAL OR ARCHITECTURAL ASPHALT SHINGLE ROOF
- FRONT GABLE WITH ARCHITECTURAL DETAILS
- ARCHITECTURAL ORNAMENTATION
- DIVIDED SASH WINDOWS WITH DECORATIVE SILLS AND SHUTTERS SIZED TO WINDOWS
- HORIZONTAL SIDING
- ATTACHED REAR PORCH
- DETAILED WOODEN RAILING
- ATTACHED FRONT PORCH
- RHYTHMIC STEPBACK OF BUILDING FRONTAGE

 AVENUE E STREETSCAPE CORRIDOR STUDY
TOWNHOUSES (REAR ENTRY) IN FLORIDA COASTAL STYLE 

Architectural Standards




Architectural Standards



- ARCHITECTURAL ASPHALT SHINGLE ROOF WITH ARCHITECTURAL DETAILS AND RHYTHMIC VARIATION OF ROOF LINE
- ARCHITECTURAL ORNAMENTATION
- SEMI SMOOTH STUCCO IN TRADITIONAL MEDITERRANEAN REVIVAL COLORS
- DIVIDED SASH WINDOWS
- ARCHED WINDOWS WITH RECESS

AVENUE E STREETScape CORRIDOR STUDY
COMMERCIAL IN MEDITERRANEAN REVIVAL STYLE



Putting it all together....



Next Steps...

- Feedback from City Staff
- Finalize draft report document
- Public engagement



Public Engagement Process Options

- Option 1 – Delay until in-person gatherings are allowed
- Option 2 – Create project online platform and received comments
- Option 3 – Create an interactive online live forum (Zoom) with posting of content online.
 - Designate an outdoor venue for livestreaming with social distancing

