



Florida's Dynamic
Waterfront Community

11th Street Townhouse and Infill Housing Update
October 14, 2020

**11th ST.
TOWNHOUSE
PROJECT**

- Construction of 12 Townhomes, For Sale
- Price Target: \$275,000+
- 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
- Includes local contractors and sub-contractors, suppliers, service providers, etc.
- 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
- Commitment to HOA development
- Approx. 1,584-1,814 SF
- *some require subsidies



120 W 11th Street



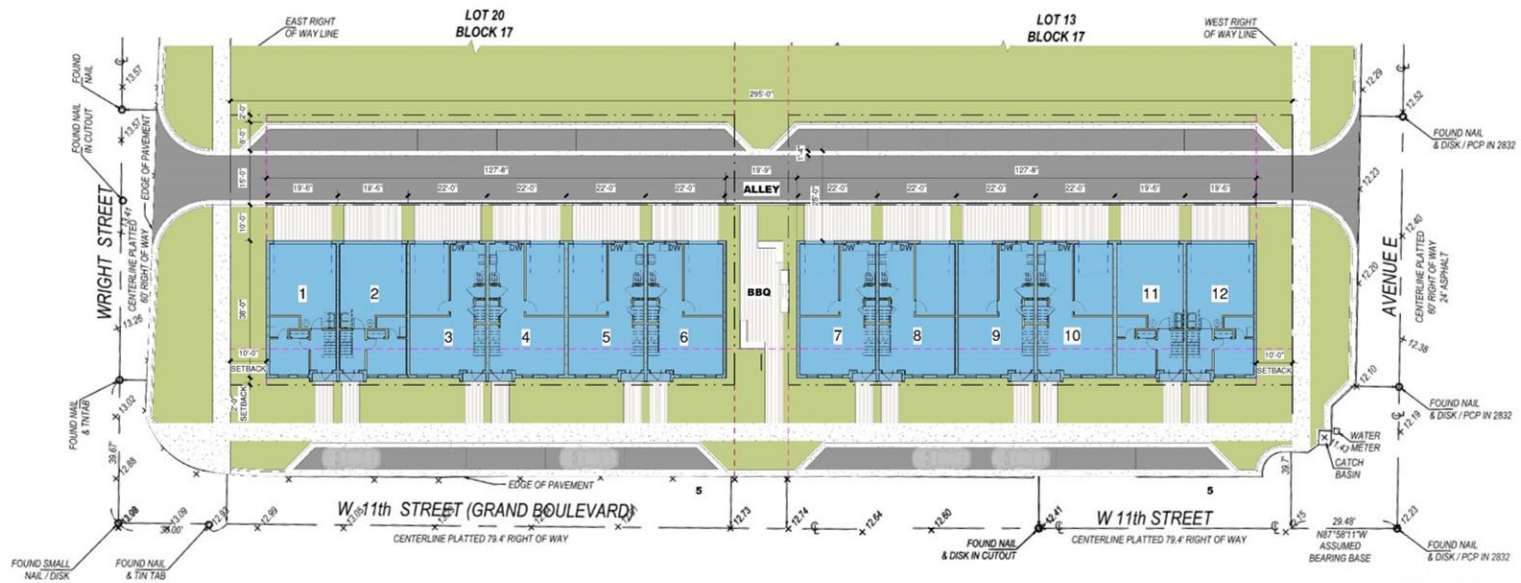
130 W 11th Street



1101 Avenue E



11th Street Townhouse Development



1 00-Site - Conceptual Plan
1/16" = 1'-0"





**11th Street Townhouse Project –
Florida Craftsman Style Rendering**



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



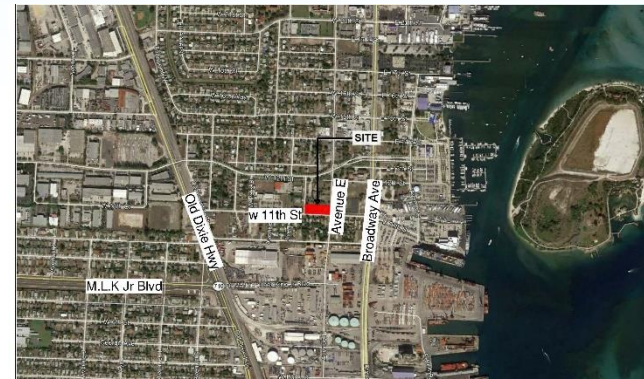
11th Street Townhouse Development



W 11th Street Schematic South Elevation



Location Map



Vicinity Map



11th Street Townhouse Development

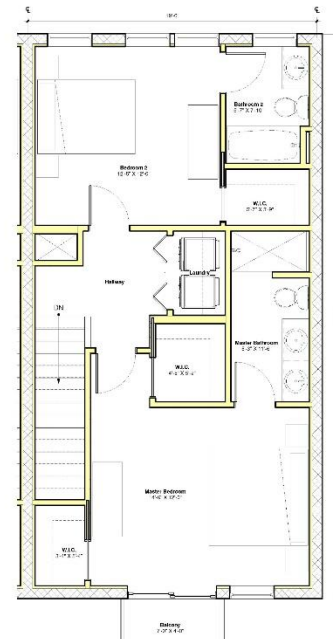
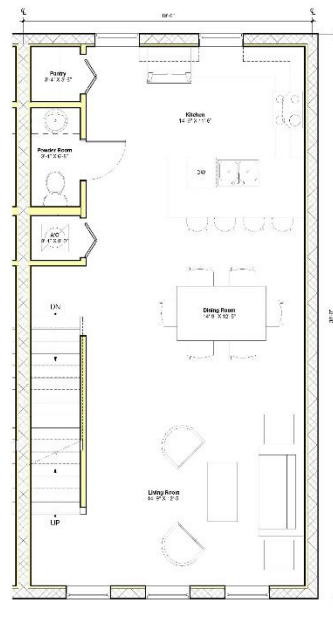
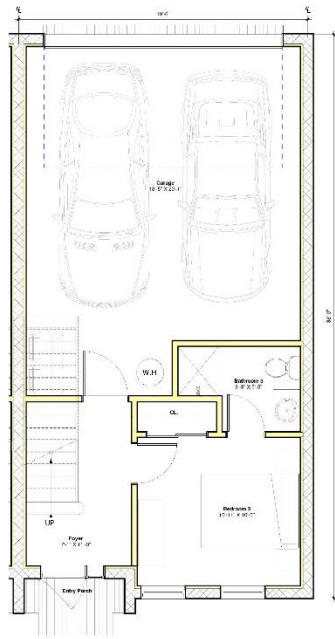
120 W 11th Street



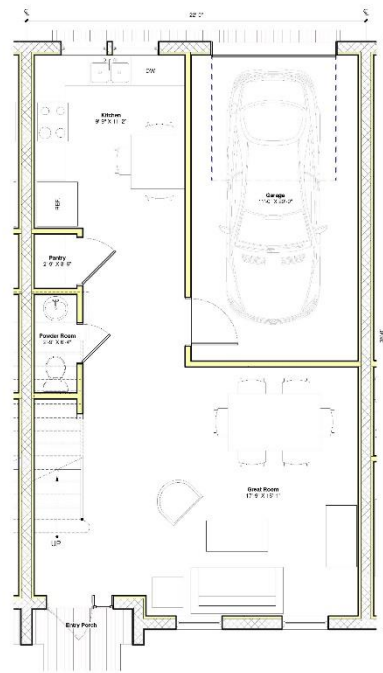
Dutch Caribbean Style Elevation Option D



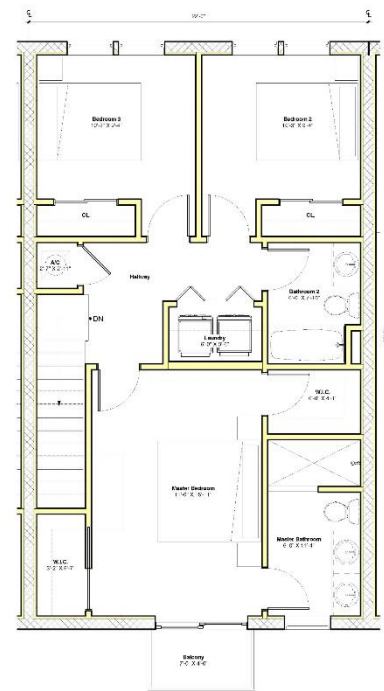
11th Street Townhouse Development



11th Street Townhouse Development



1 01-Level 1 - 2-Story Unit
3/8" = 1'-0"



2 02-Level 2 - 2-Story Unit
3/8" = 1'-0"



Next Step: Demolition of 1101 Avenue "E"

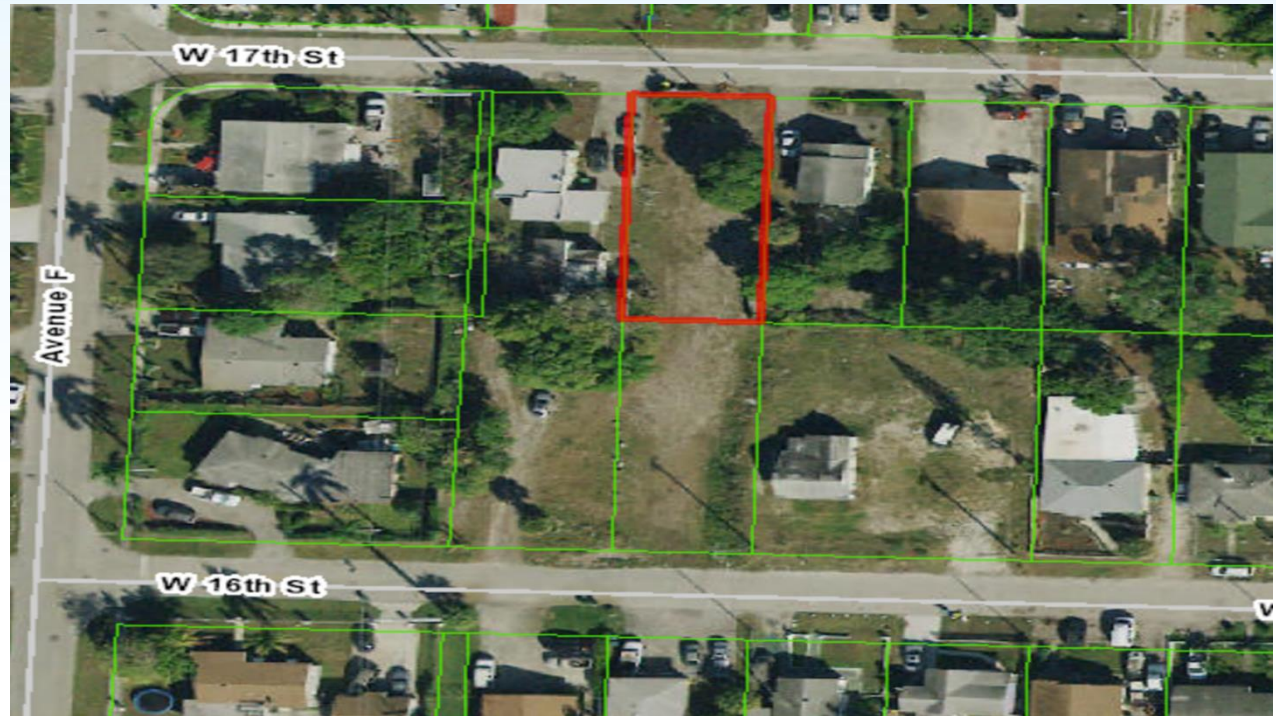
The existing building will need to be demolished and the site prepped for development. The company BG Group has provided a quote of \$12,968.00 to complete the following:

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- Demolition, removal, and disposal of one-story building including slabs and foundations
- Removal and disposal of asphalt pavement
- Removal and disposal of concrete slabs and curbs
- Asbestos survey
- Freon abatement, bulbs, ballasts, mercury switches, etc., removal
- Rough grading of demolition area
- Application of grass seed over lot



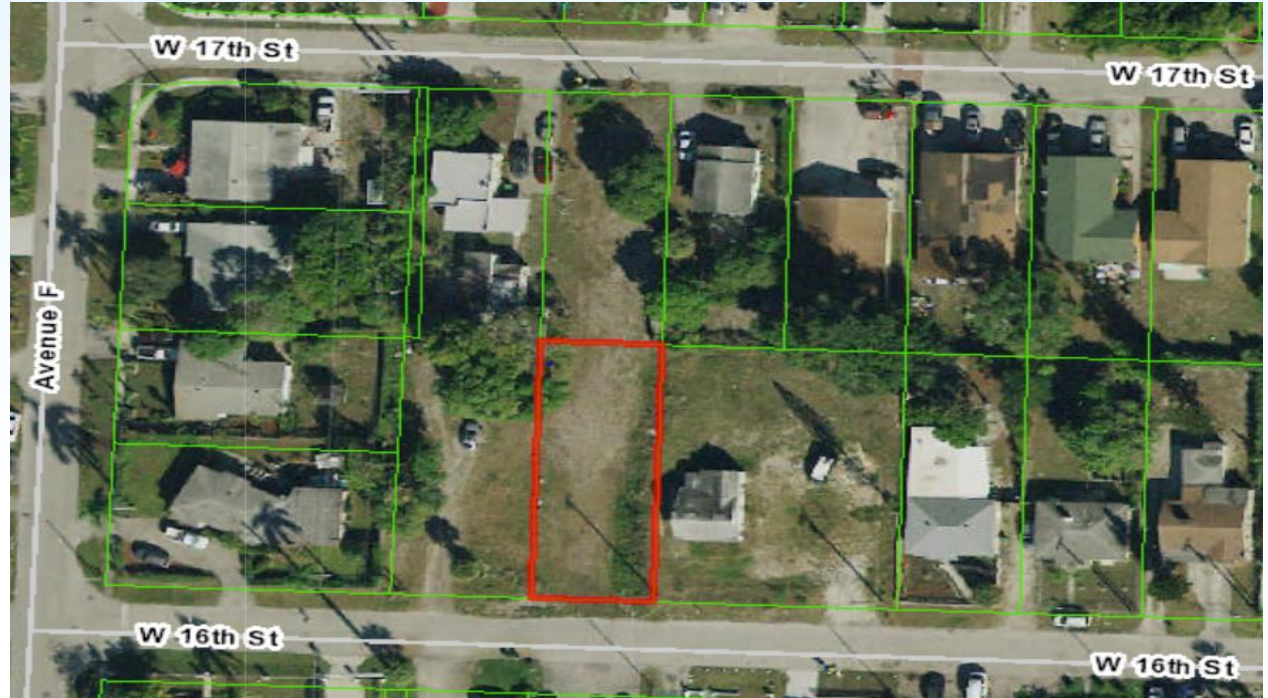
Single-Family Home Site

West 17th Street



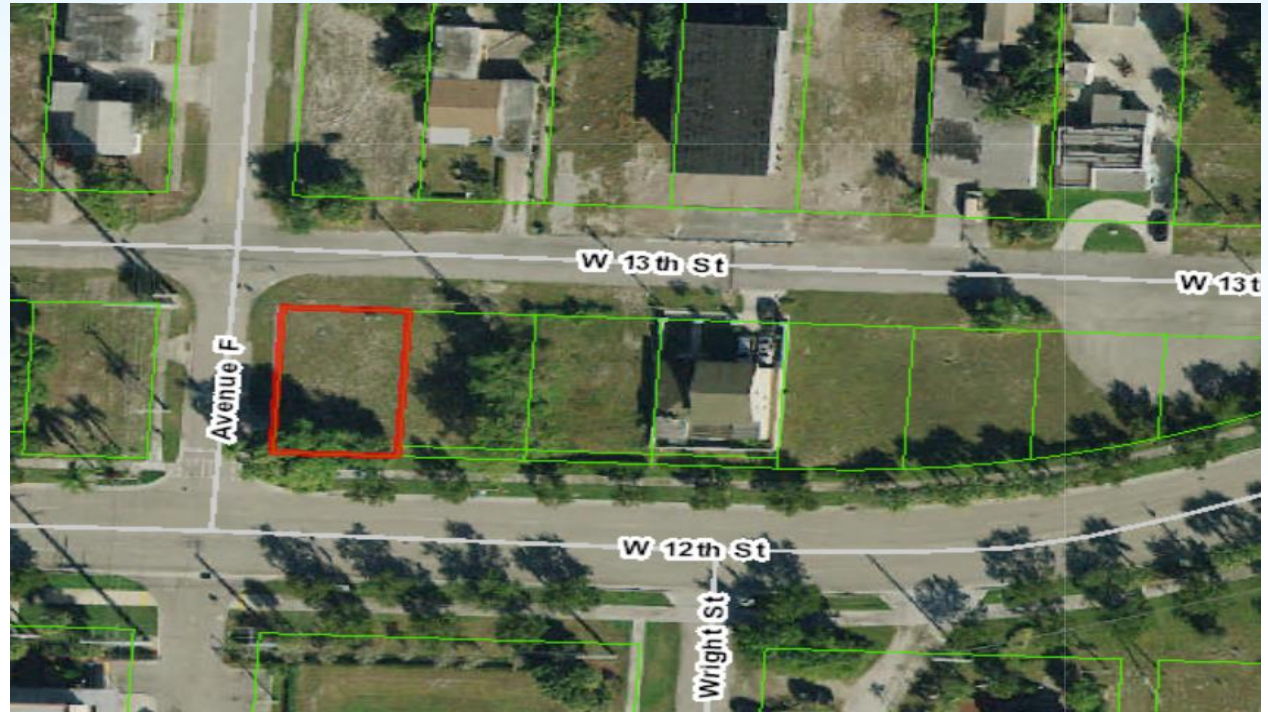
Single-Family Home Site

West 16th Street



Single-Family Home Site

Old 13th Street



Single-Family Home Site

Old 13th Street



Next Step:

Development of Four Infill Lots

- Creation of development plan, budgets
- Establishment of construction process
- Creation of timelines
- Approval of new home construction agreement with CDC
- Secure construction team
- Marketing of housing opportunity





Questions?????

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