

Avenue E Streetscape

Final Presentation

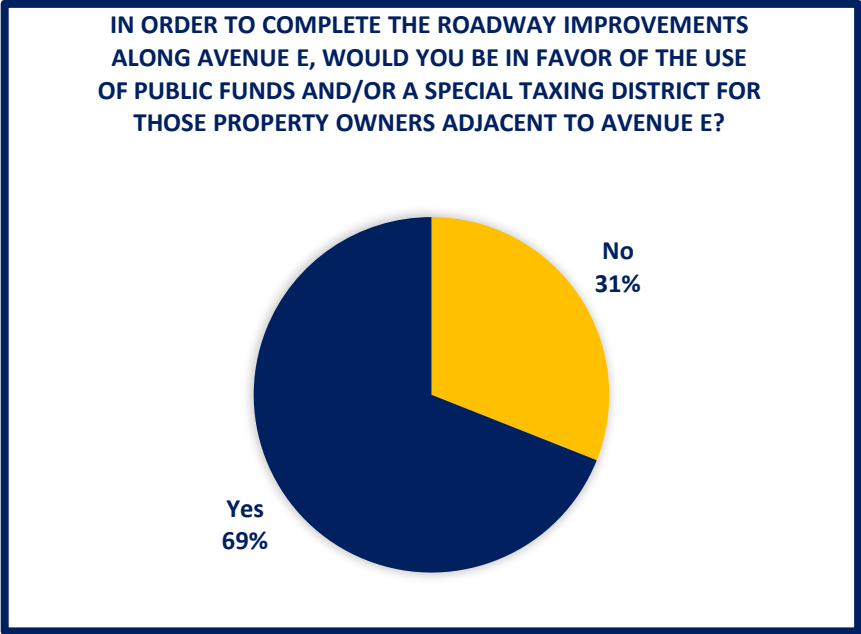
CRA Board of Commissioners

January 2021



Public Outreach

- Community Workshop – In-Person
 - November 5, 2019
 - Approximately 80 attendees
- Online Presentation and Survey
 - Spring 2020 – 1 month
 - Approximately 70 responses to post-presentation survey



- Significant Feedback that Should be Addressed
 - Valid concerns regarding gentrification
 - Concerns tied to architectural styles
 - Find opportunities for public art that reflects the culture of the community.
- Communicate that a potential special taxing district will not be imposed on the adjacent single-family home community or single-family homes along Avenue E corridor.

Current Conditions

- Vacant lots
- 90° Back-out parking
- Lack of sidewalk network
- Lack of buffering of intense uses and outdoor storage areas
- Non-conforming uses --- auto repair
- Inconsistent signage
- Retail Services not defined in regulations
- Residential uses (single-family homes) that may not be compatible with a more urban streetscape
- Multiple property owners



Water, Sewer, and Storm Drainage

The City of Riviera Beach owns and maintains water, sewer, and storm drainage utilities within the Avenue E corridor.

- Water main lines
- Gravity sewer
 - A sewer force main also crosses the Avenue E right-of-way at the W. 22nd Street intersection.
- City maintained storm drainage

Electric

Florida Power & Light (FPL) overhead electric distribution lines run along the Avenue E

Fiber Optic Utilities

Master Inc. owns and maintains fiber optic utilities within the Avenue E right-of-way (Underground)

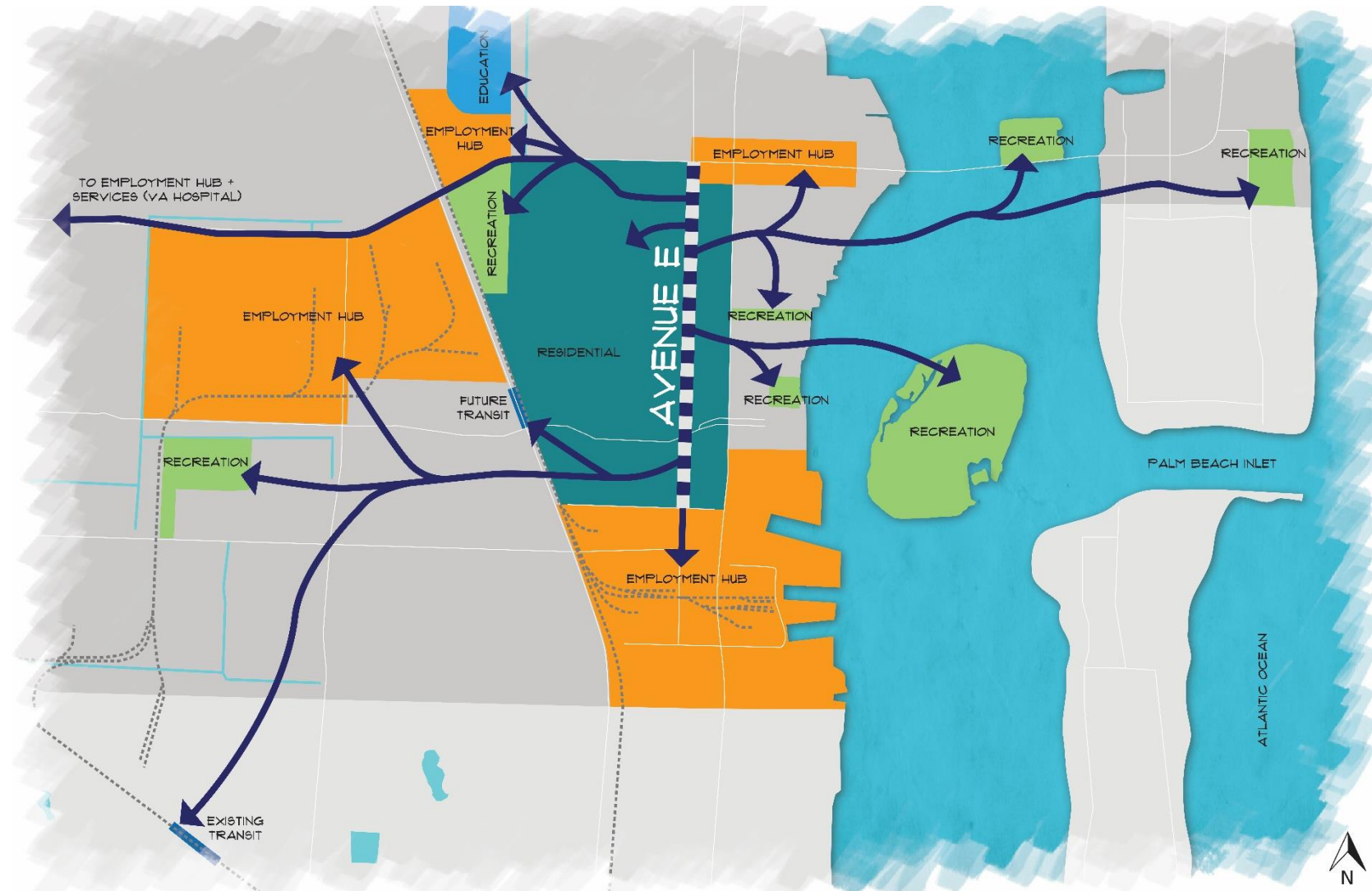
Recommended Changes -- CRA / City Programs

- Implement and construct the proposed streetscape using public funds and/or grant money
- Invest in identification and/or street signage
- CRA should incentivize the combining of parcels and developing on larger parcels.
- CRA should identify key parcels for purchase to enter into PPP
- Expand uses permitted by right to clearly reflect the vision for Avenue E
- Waivers as opposed to variances.
- Address abandoned properties and properties in poor condition that may or may not be a nuisance to public health

Recommended Changes – Regulatory / Enforcement

- Eliminate Back-out parking
- Require buffering of outdoor storage areas
- Sunset non-conforming uses such as auto repair
- Sunset inconsistent signage
- Limit intensification of single-family homes.
- All new developments should be 4 or more units -- Code allows “residential” in Downtown General zoning district.

OPPORTUNITIES FOR CONNECTIVITY



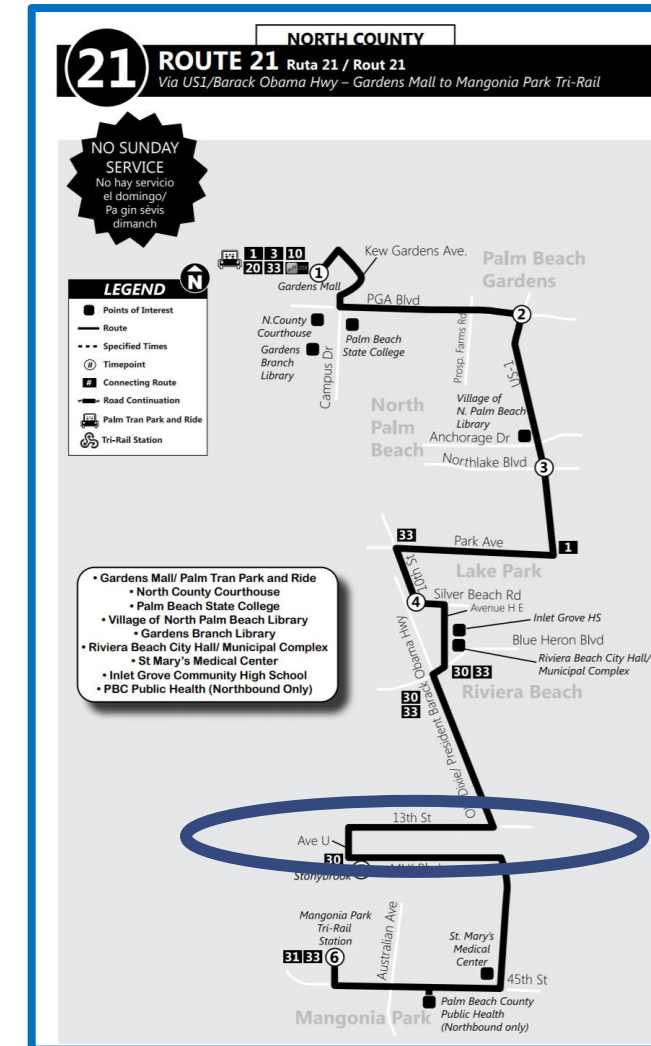
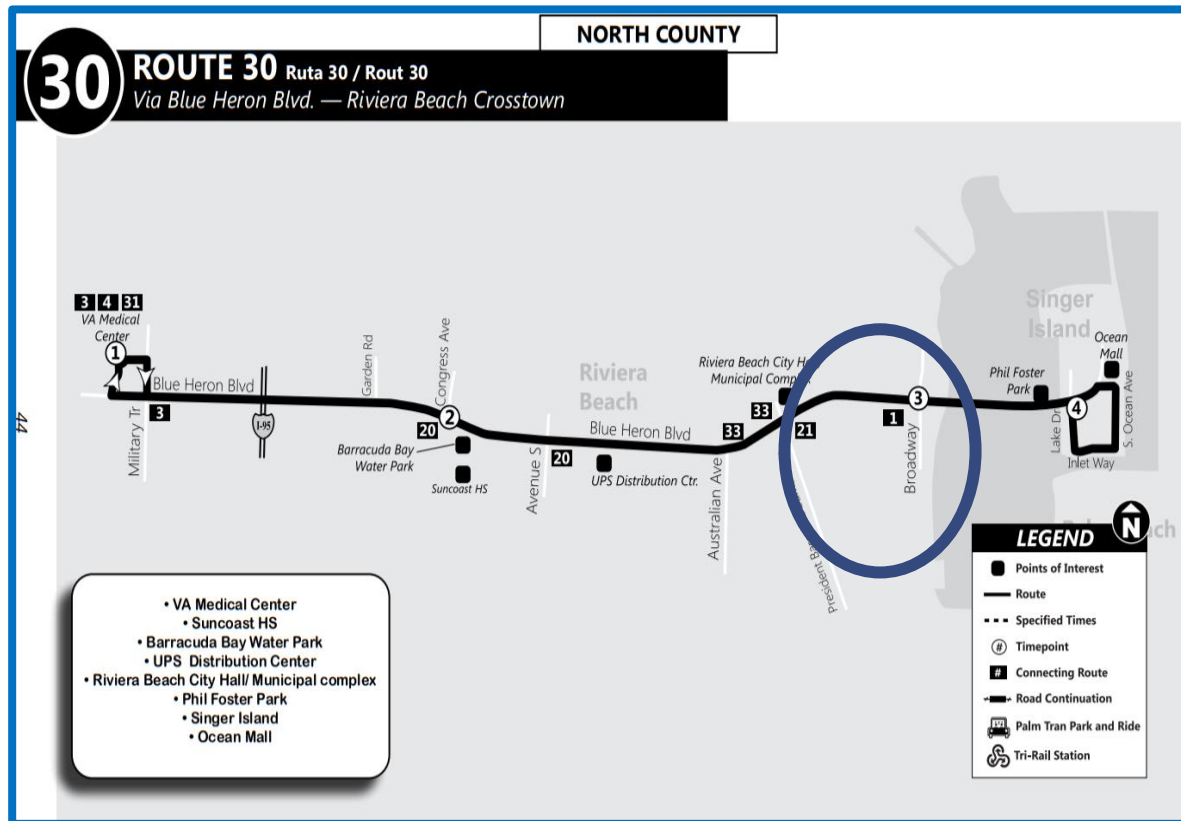
OPPORTUNITIES FOR CONNECTIVITY

- 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.



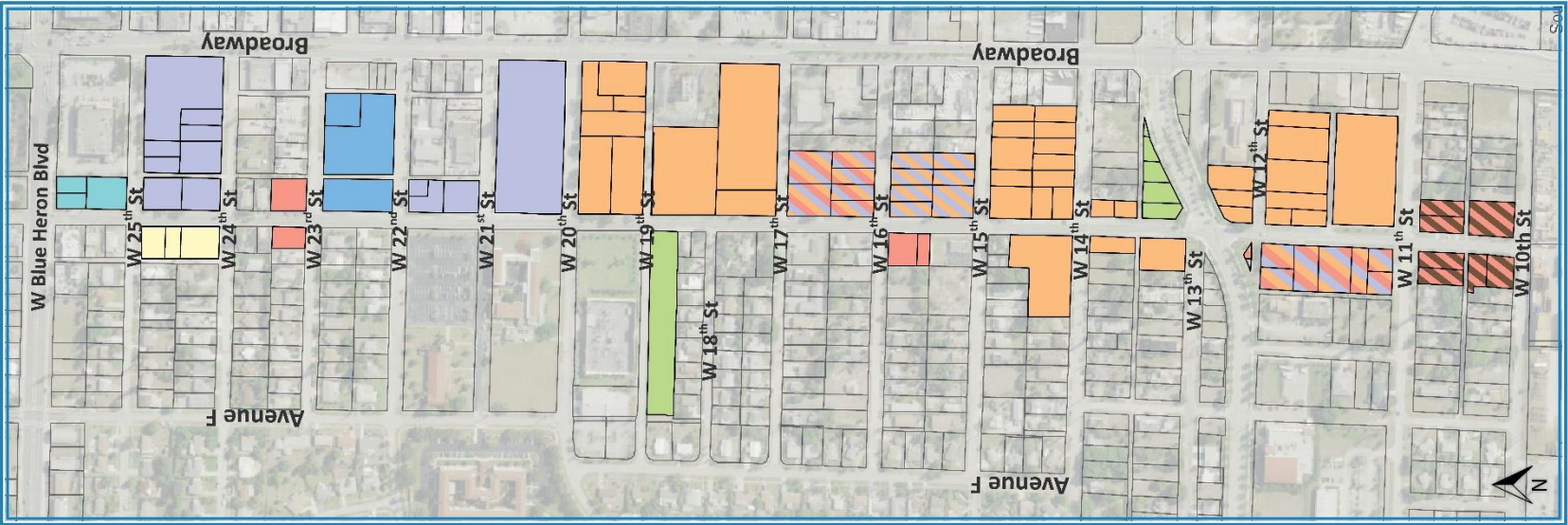
Final Proposed Streetscape

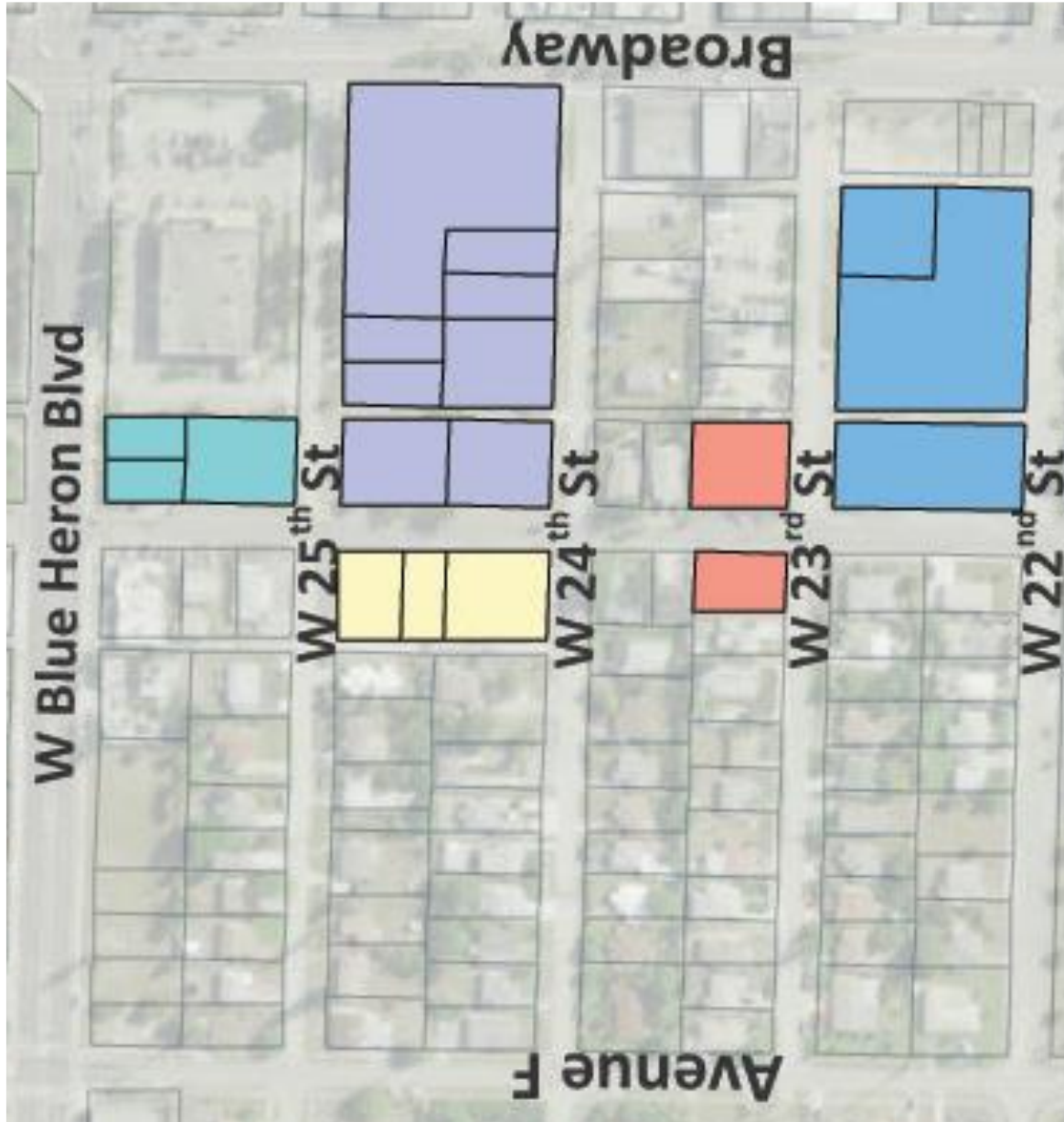
Proposed changes to uses of land

Avenue E Streetscape Corridor Proposed Uses

L E G E N D

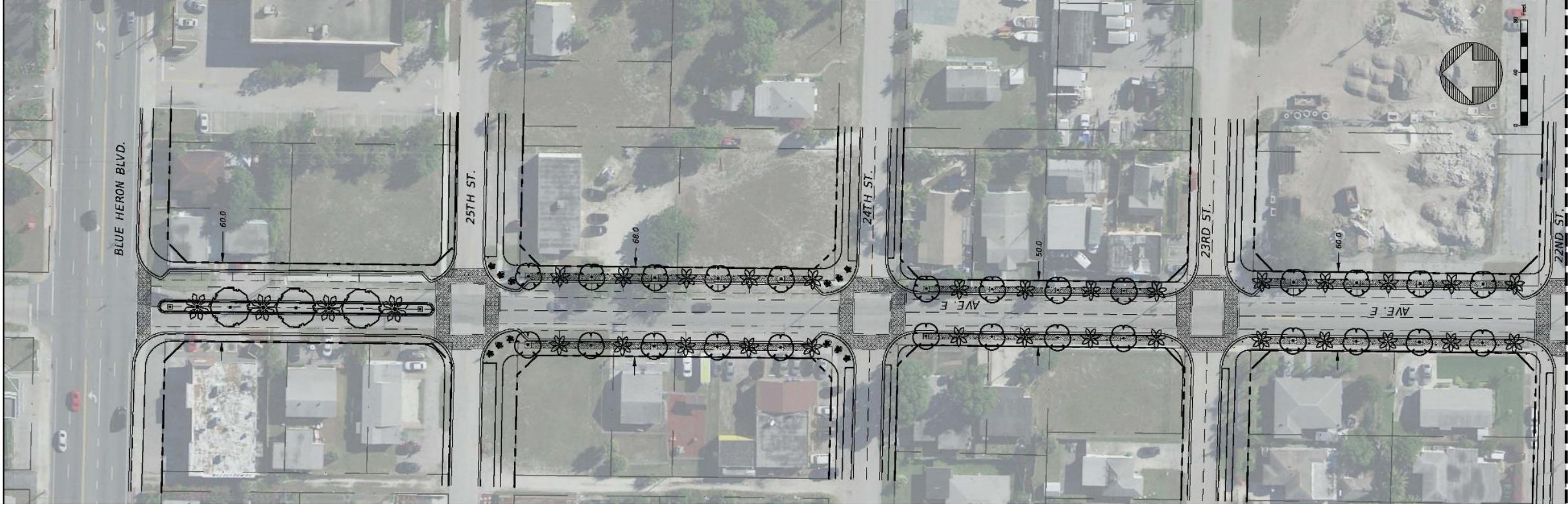
- Mixed Use
- Townhomes
- Townhomes (Rear Entry)
- Large Townhome Development
- Commercial
- Park
- Public-Private Partnership
- Commercial / Mixed Use / Townhomes
- Commercial / Mixed Use
- Townhomes / Multi-family



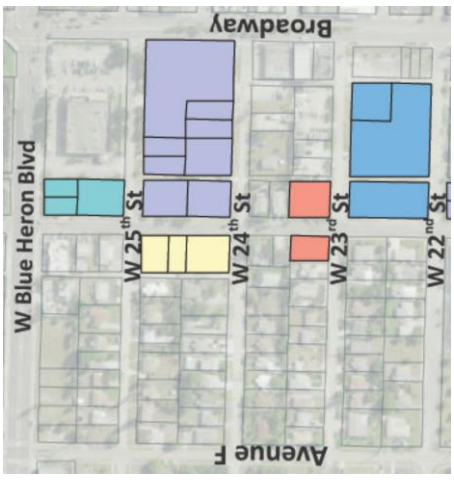


LEGEND

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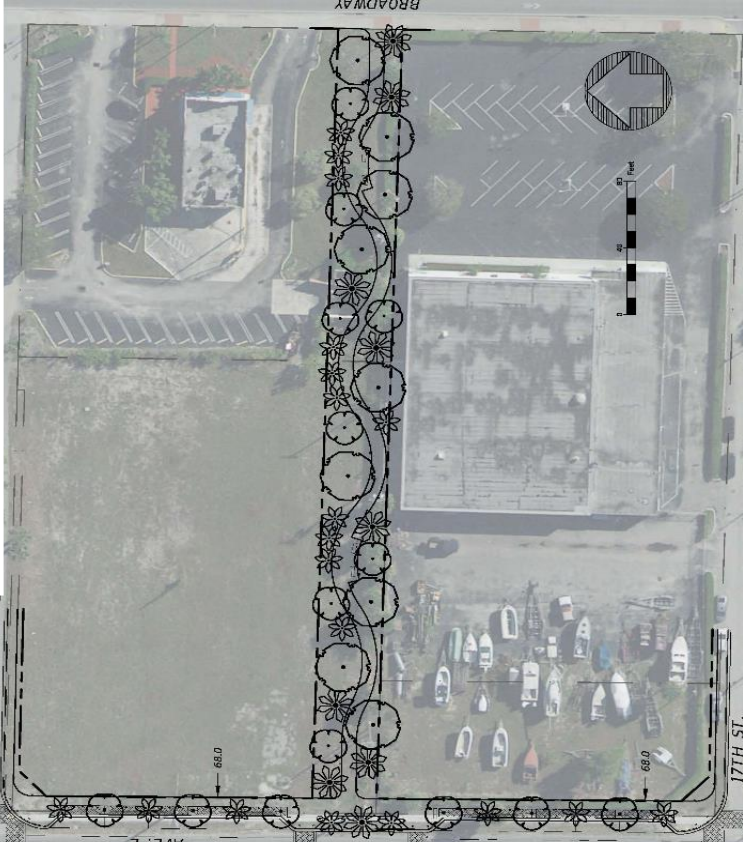
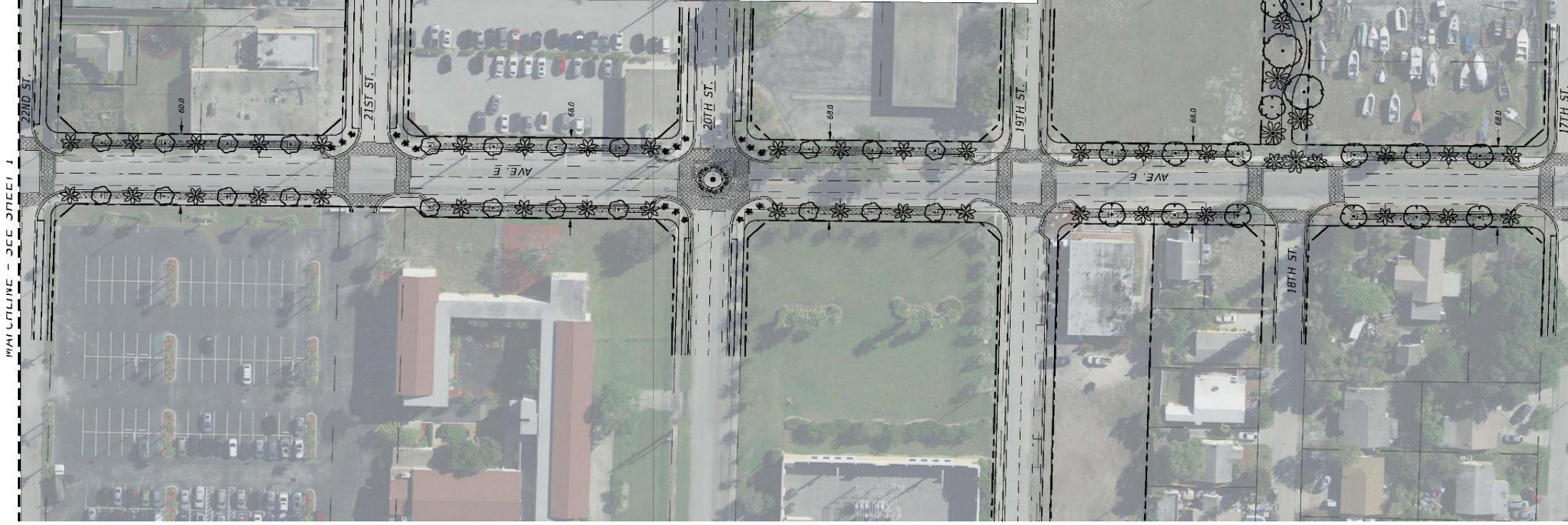
MATCHLINE - SEE SHEET 2





L E G E N D

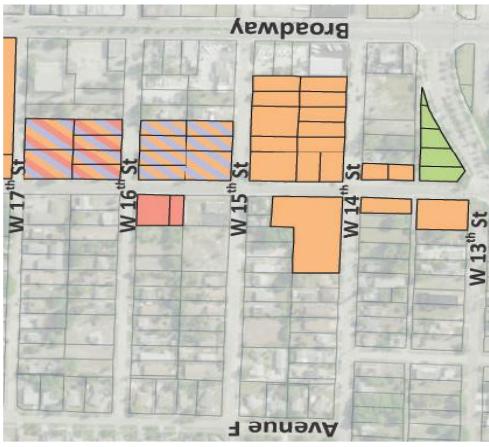
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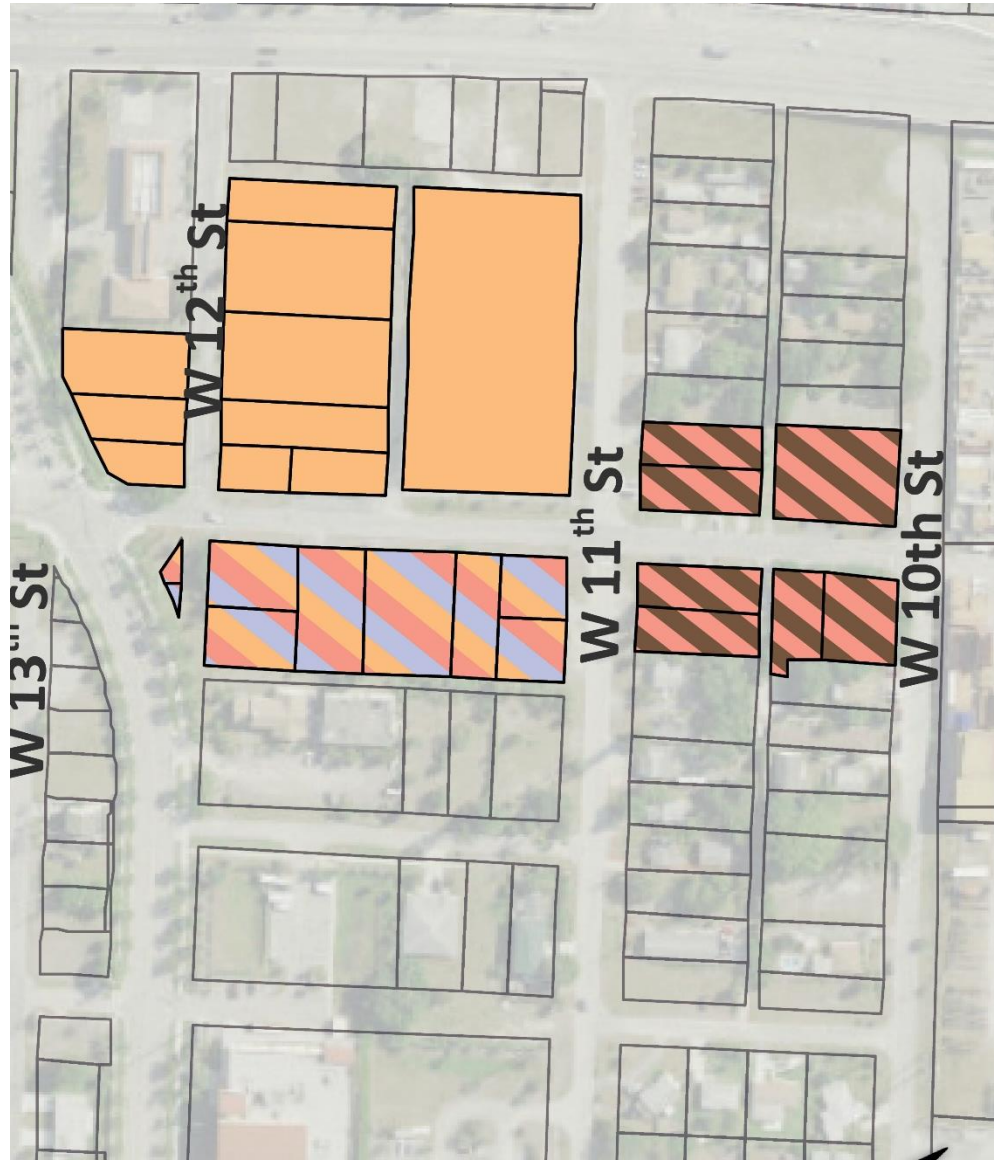




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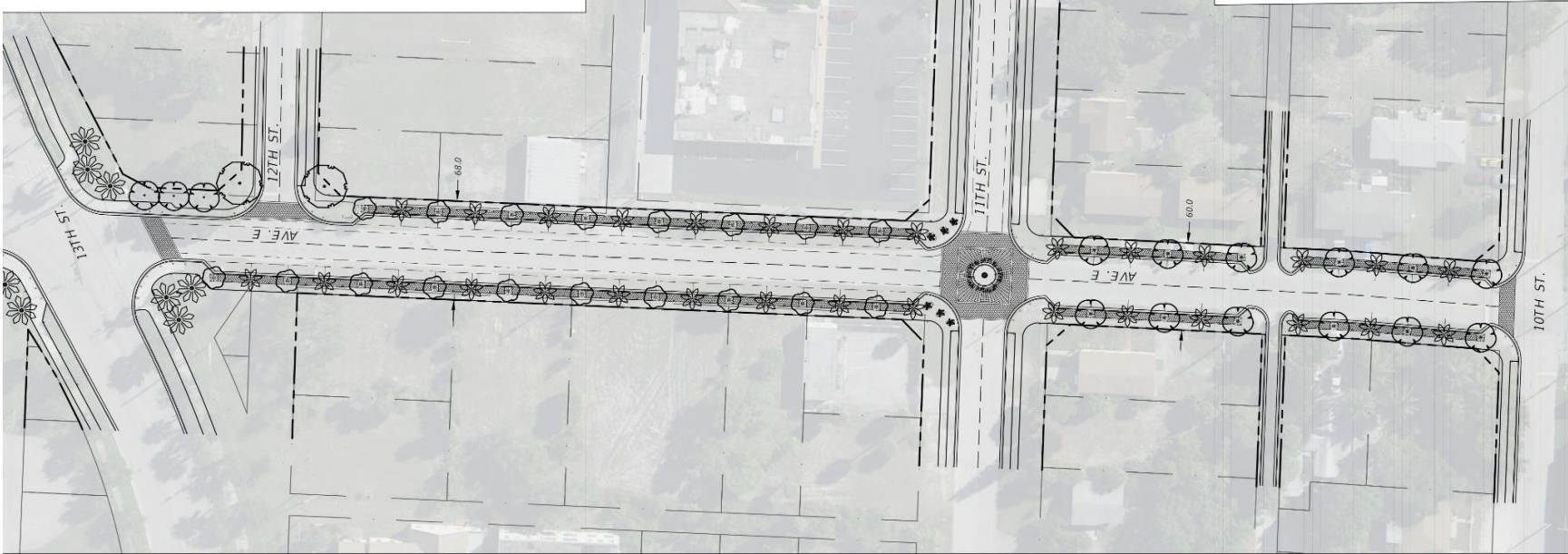
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Public Art




Architectural Standards

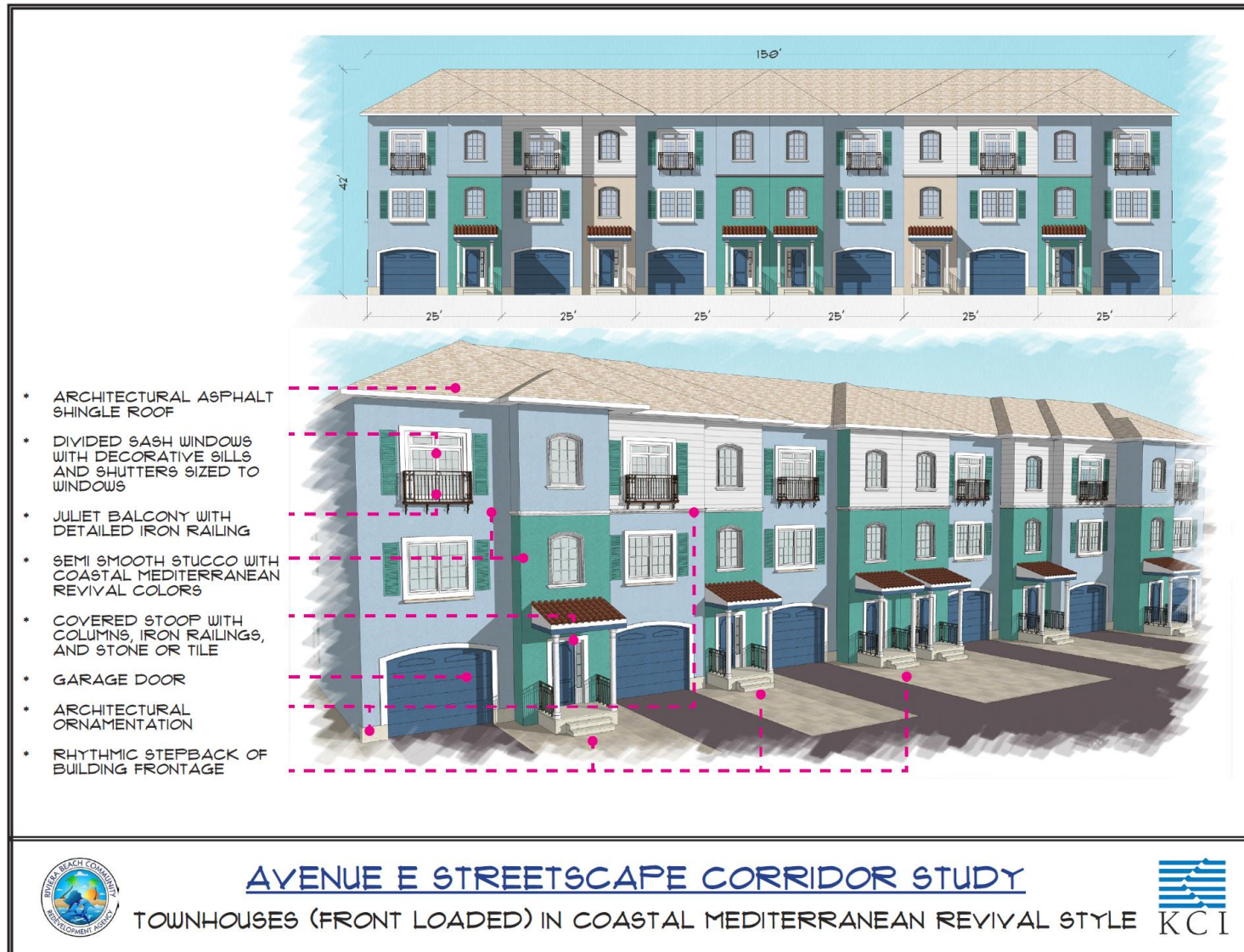


- ALTERNATING VIBRANT COASTAL COLORS
- METAL OR ARCHITECTURAL ASPHALT SHINGLE ROOF
- FRONT GABLE WITH ARCHITECTURAL DETAILS
- ARCHITECTURAL ORNAMENTATION
- DIVIDED SASH WINDOWS WITH DECORATIVE SILLS AND SHUTTERS SIZED TO WINDOWS
- HORIZONTAL SIDING
- ATTACHED REAR PORCH
- DETAILED WOODEN RAILING
- ATTACHED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

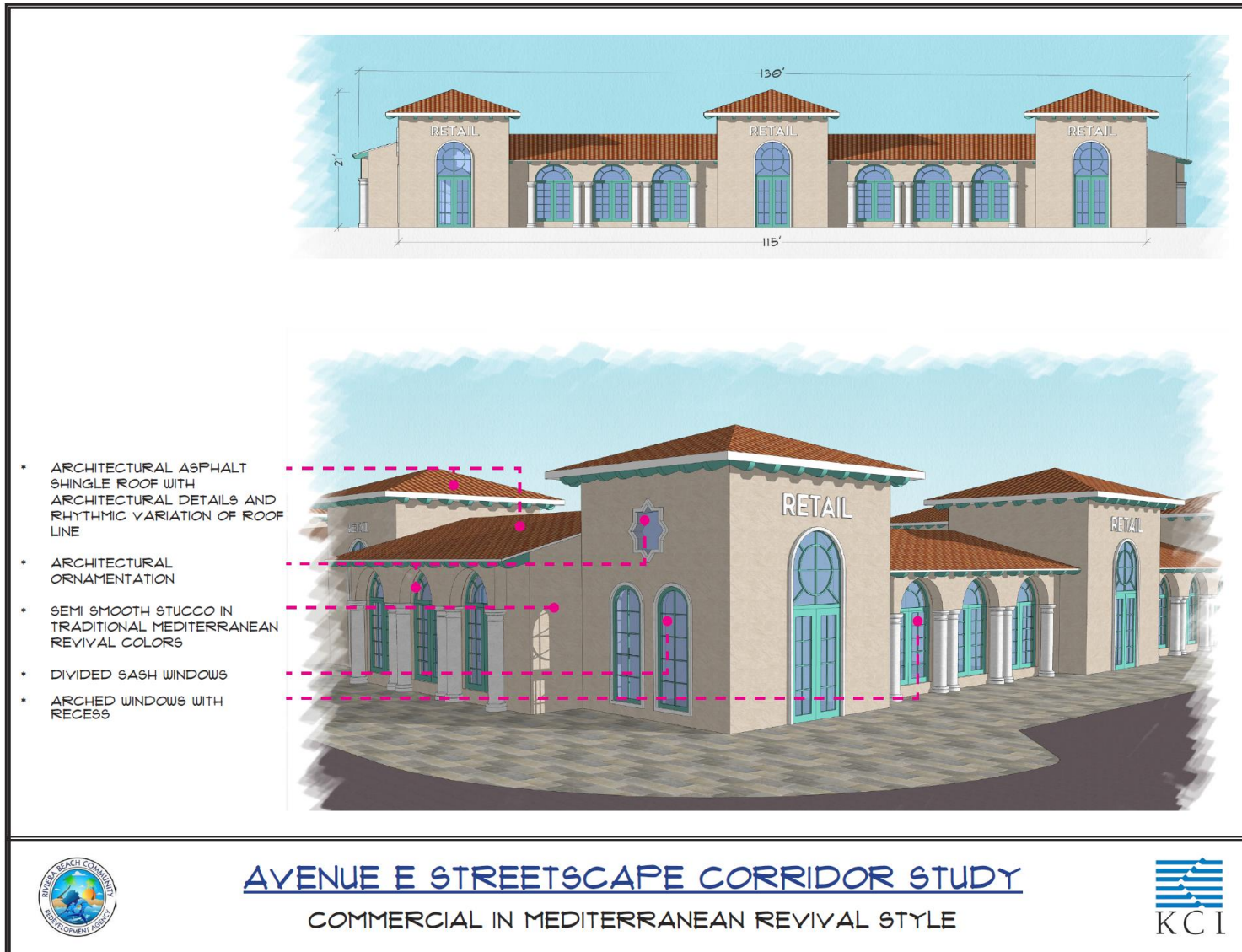
 **AVENUE E STREETSCAPE CORRIDOR STUDY**
TOWNHOUSES (REAR ENTRY) IN FLORIDA COASTAL STYLE

 KCI

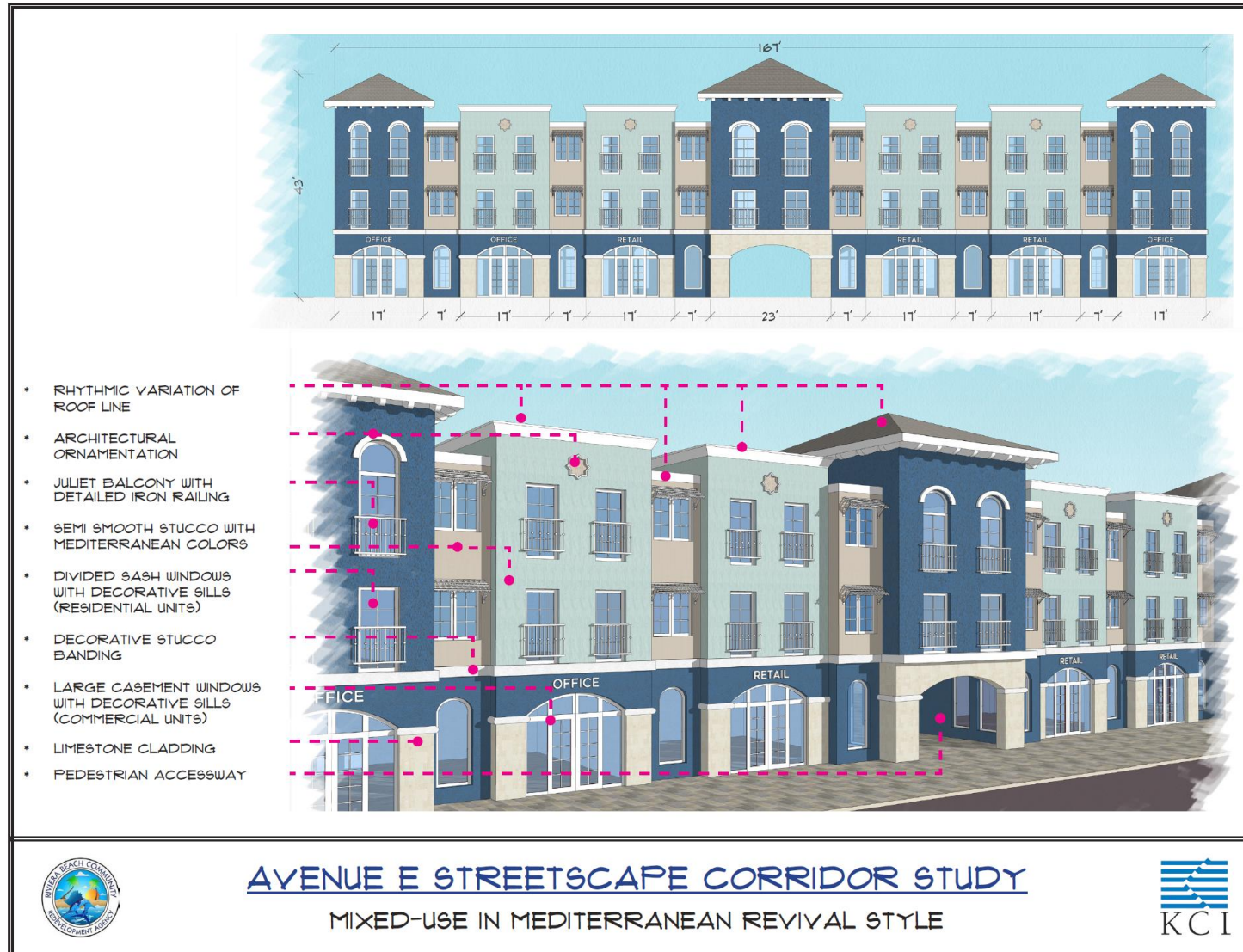
Architectural Standards



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Architectural Standards



Putting it all together....



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Thank you

January 2021

