



Florida's Dynamic
Waterfront Community

11th Street Townhouse Update
April 14, 2021

Special Initiatives

- CRA will acquire vacant, derelict, donated properties to be developed in partnership with joint venture partners--- Riviera Beach CDC—and others, pursuant to a negotiated development agreement that meets the goals of the CRA.
- Additionally, Riviera Beach CRA may contribute project and subsidy funds to be used for development and purchase subsidy.
- Budget: \$925,000



11th Street Townhouse Development

120 W 11th Street



130 W 11th Street



1101 Avenue E



11th Street Townhouse Development

11th ST. TOWNHOUSE PROJECT

- Construction of 12-16 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
- 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



11th Street Townhouse Development



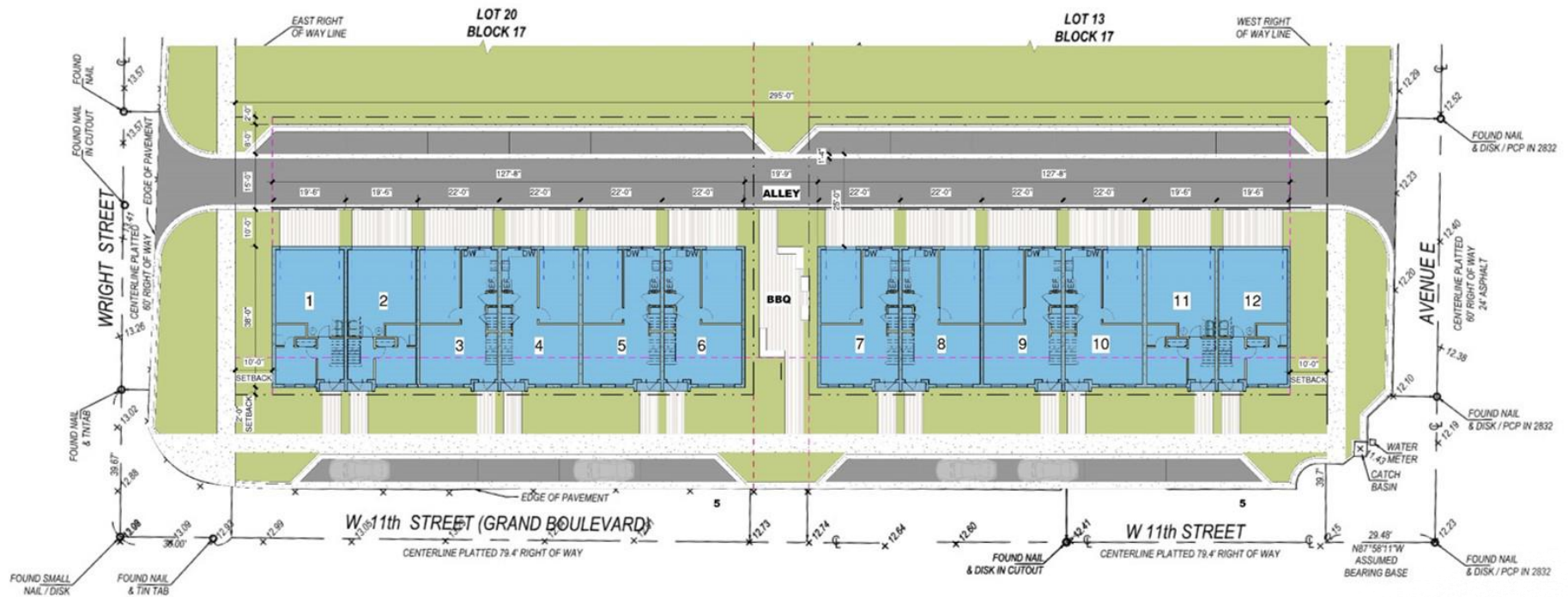
**11th Street Townhouse Project –
Dutch Caribbean Style Rendering**



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



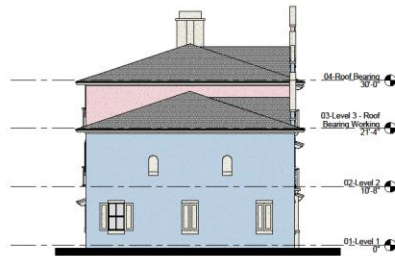
11th Street Townhouse Development



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



11th Street Townhouse Development



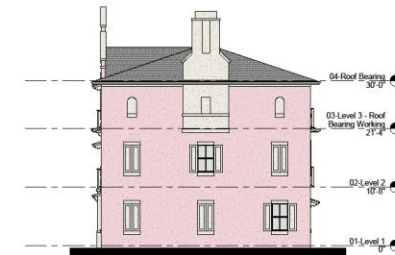
③ Side Elevation - B
1/8" = 1'-0"

MIRROR IMAGE OCCURS



① North Elevation
1/8" = 1'-0"

MIRROR IMAGE OCCURS



④ Side Elevation - A
1/8" = 1'-0"

MIRROR IMAGE OCCURS



② Front Elevation
1/8" = 1'-0"

MIRROR IMAGE OCCURS

REG
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RBC CDC

Riviera Beach
11th Street
Townhouse
Development
122 W 11th St, Riviera
Beach, FL 33404

PROGRESS

NO. DATE DESCRIPTION

DATE	09/10/2020
DESIGNER	REG
DRAWN	RB
CHECKED	CM
REV#	20008

REVISIONS

NO.	DATE	DESCRIPTION
1	09/10/2020	CONCEPTUAL AND 3D OF THESE CONCEPTS IS PROVIDED FOR THE CITY OF RIVIERA BEACH. THESE CONCEPTS ARE NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN PERMISSION OF REG ARCHITECTS. ANY CHANGES TO THESE CONCEPTS WILL BE MADE AT THE CLIENT'S RISK AND WITHOUT ADDITIONAL CHARGE.

Conceptual Elevations
6 Unit Building Option
"D"

Schematic Design
A-2



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