



Florida's Dynamic
Waterfront Community

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MEMORANDUM

TO: HONORABLE CHAIR AND MEMBERS, CRA BOARD OF COMMISSIONERS, RIVIERA BEACH, FLORIDA

FROM: JONATHAN EVANS, MBA, MPA, ICMA-CM
EXECUTIVE DIRECTOR, CRA

COPY: J. MICHAEL HAYGOOD, CRA ATTORNEY

DATE: MAY 5, 2021

SUBJECT: REQUEST FOR BOARD COMMENTS ON SITE PLAN APPLICATION
SUBMITTED FOR 47 WEST 14TH STREET

REQUEST FOR BOARD ACTION

The Agency is requesting the Board of Commissioners review the proposed new project located at 47 West 14th Street to provide comments to the City Council. Applications for new development within the community redevelopment area are required to be reviewed by both the Planning and Zoning Board and the CRA Board. The comments made by those Boards are provided to the City Council as a part of their consideration for final approval for new development applications submitted to the Development Services Department.

SUMMARY

The City Development Services Department has received a site plan application for a proposed 25-bed detox facility. The proposed substance abuse detox facility will have average stays of between 7-45 days for their patients. The project is located within the Avenue "E" Neighborhood.

The attached CRA Plan excerpt provides the following recommendations for the area:

"As buildings are replaced and lots infilled, the buildings should be mixed-use, offering an array of uses needed to help the neighborhood retail thrive. Types of uses should be single-family and multifamily residential, retail and office. A proper mix of uses can create a synergy in the area. Residential provides homes for workers, commercial provides jobs, and the retail has customers. The area becomes sustainable and thrives."

Staff is recommending that the Board approves providing comments to the City Council that find that the proposed 25-bed detox facility would not create that proper mix of uses that would create

a synergy in the area and promote future redevelopment of the Avenue “E” corridor and neighborhoods.

NEXT STEPS

The City’s Land Development Code provides that the project be reviewed next by the Planning and Zoning Board, followed by final consideration of the site plan application by the City Council.

RECOMENDATION

CRA staff recommends that the CRA Board provides the following comments to the City Council:

The CRA Board finds that locating a detox facility within the neighborhood will not be complementary to the mix of desired uses within the Avenue E Corridor and surrounding neighborhoods, and recommends that the City Council not approve the project, deeming that the location of a 25-bed detox facility will have significant impacts to the local residential and commercial mix of uses in the surrounding area.

Staff also recommends that the CRA Board consider holding a neighborhood public meeting to review the project with the local community and receive their feedback on the proposed project.

ATTACHMENTS

- Site plan and elevation for proposed new project
- Location map
- Narrative submitted by the applicant
- Avenue “E” Corridor/Neighborhood excerpt from CRA Plan