



Florida's Dynamic Waterfront Community

# MEMORANDUM

**TO:** Honorable Chair and Members, CRA Board of Commissioners  
City of Riviera Beach, Florida

**FROM:**  Tony T. Brown, Executive Director, Riviera Beach CRA

**DATE:** May 19, 2016

**SUBJECT:** A Resolution finding that the Site Plan for the proposed single story Dollar General Retail Store on 0.64 (28,008 square foot) acres of land at 3701 Broadway, which is located west of Broadway, south of Silver Beach Road, and north of West 37<sup>th</sup> Street, is consistent with the CRA Plan and transmitting that recommendation to the City Council.

### Request for Board Action

The Agency is requesting the Board of Commissioners to approve a Resolution finding that the Site Plan for the proposed single story Dollar General Retail Store on 0.64 (28,008 square foot) acres of land at 3701 Broadway, which is located west of Broadway, south of Silver Beach Road, and north of West 37<sup>th</sup> Street, is consistent with the CRA Plan.



### Proposed Project:



Existing Conditions: Facing West on Broadway

The proposed 7,545 square foot Dollar General Retail Store will be located on the west side of Broadway, south of Silver Beach Road as shown above. The Dollar General Retail Store will redevelop a long vacant parcel at the entryway into Riviera Beach. The owners seek to redevelop the vacant former drive through bank building with a new commercial retail project that is consistent with the CRA Plan and the Downtown General (DG) Zoning Classification. The applicant's proposed use is consistent with the permitted Downtown Mixed Use designation established in the

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**Tony T. Brown, Executive Director**



**2012 Whole City Bronze Award Bursary Award Recipient**

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City's Comprehensive Plan. The project will bring retail options for modest, budget-conscious families in an area with few retail choices.

**Background**

On August 25, 2015, Stat Winds, LLC submitted the official Site Plan application (SP-15-13) to Staff. City Departmental Staff reviewed the Site Plan application and provided corresponding comments to the applicant. All comments were addressed by the applicant and City Staff has informed us that they have no objections to the Site Plan application. The Community Development Department reviewed the Site Plan application for compatibility and consistency with the City's Comprehensive Plan and Land Development Regulations and found that the proposed plan was in compliance. Additionally, City services such as roads, water, sewer, and garbage collection are currently available to the site. In reviewing the site plan, adequate parking has been proposed by the applicant.

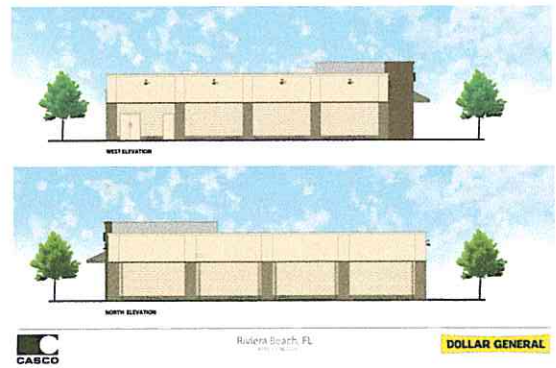
**CRA Plan**

Following the recommendation for approval provided by the Planning and Zoning Board, the CRA Board is required to review the project for consistency with the Redevelopment Plan. This project falls within the Blue Heron North sub-district, which has recently experienced the closing of the Winn Dixie grocery store. The proposed commercial retail store is located on a small commercial property, which is consistent with the CRA Plan which provides that neighborhood commercial development is appropriate for this area. The CRA Plan also provides that appropriately scaled buildings should be set close to the street to create a consistent development pattern and establish US 1 as a "Mainstreet" public place. The proposed project meets that design criteria. The property is adjacent to residential homes along 37<sup>th</sup> street, and will mitigate the projects impact on those by including a finished wall along the property line, providing new landscaping, and limiting the height of the new structure.

**Property Analysis**

- A. Applicant:** Stat Winds, LLC.  
Authorized Agent: Jonathan T. Ricketts, Inc.
  
- B. Request:** The applicant is requesting site plan approval to develop a single story 7,545 square foot Dollar General Store on 0.64 acre of land.
  
- C. Location:** The proposed development is located at 3701 Broadway, west of Broadway, south of Silver Beach Road, and north of West 37<sup>th</sup> Street (see attached location map).
  
- D. Property Description and Uses:**  
The subject property description and uses are as follow:

**Parcel Control Number:** 56-43-42-28-28-005-0170;  
**Parcel Size:** ±0.64 acre (28,008 square foot);  
**Existing Use:** Vacant commercial building; bank drive-thru;  
**Zoning:** Downtown General (DG) Zoning District; and  
**Future Land Use:** Downtown Mixed Use.



**E. Adjacent Property Description and Uses:**

- North: Commercial uses; Downtown General (DG) and Downtown Mixed Use Future Land Use.
- South: Commercial and single family uses; Downtown General (DG) and Single Family Dwelling District (RS-6) Zoning and Single Family Residential and Downtown Mixed Use Future Land Use.
- East: Commercial uses; Downtown General (DG) Zoning and Downtown Mixed Use Future Land Use.
- West: Single family uses; Single Family Dwelling District (RS-6) Zoning and Single Family Residential Future Land Use.

**Recommendation**

CRA Staff recommends approval of the Resolution finding that the Site Plan for the proposed single story Dollar General Retail Store on 0.64 (28,008 square foot) acres of land at 3701 Broadway, which is located west of Broadway, south of Silver Beach Road, and north of West 37<sup>th</sup> Street, is consistent with the CRA Plan.