



January 24, 2022

City of Riviera Beach
Department of Development Services
Attn: Mary Savage-Dunham, AICP
600 W. Blue Heron Blvd
Riviera Beach FL, 33404

Subject: Villa L'onz: Request for Alley Abandonment

Dear Mary:

On behalf of the Owners, Riviera Beach Community Development Corporation, and the Riviera Beach Community Redevelopment Agency, 2GHO Inc. respectfully requests your review of the subject proposal to abandon an existing 15' alley (approximately 1,138 sf) that bisects the properties located at 130 W. 11th Street, and 120 W. 11th Street; Riviera Beach, FL

As you are aware, the need for this abandonment is companion to replat and site plan applications that will yield an urban form townhome project in addition to providing the City of Riviera Beach a dynamic development that will provide consistency with the surrounding uses, and the opportunity to promote pedestrian walkability, and community redevelopment. The Owner's complete development proposal is provided below:

- 1) a site plan for 12 multifamily units;
- 2) a replat for the parcels;
- 3) a request for an alley abandonment.

In order to bring the above development program into fruition, the Owner submits these applications concurrently for consideration by the Development Services Department, Planning and Zoning Board, CRA Board, and City Council.

Justification for Alley Abandonment:

Over the last few years, the Owner has diligently researched the housing market in the City of Riviera Beach, and has determined that the current market trends are ripe to offer a well-designed townhouse product that provides an opportunity to promote growth in the area. As Riviera Beach continues to distinguish itself as a premier destination in northern Palm Beach County for potential homebuyers, the applicant is excited to bring this project to into consideration for the City Council's approval.

Currently, the portion of the "alley" subject to the abandonment request isn't functioning, as it is overgrown with vegetation, and doesn't operate as an alley traditionally would within the urban context.

Villa L'onz
Alley Abandonment
January 24, 2022

Benefits to the City of Riviera Beach:

The applicant stresses that the benefit to the City of Riviera Beach is paramount, as it will

- 1) Offer a safer alternative allowing the opportunity for the Owner to provide a development that features a safe mechanism for pedestrians and vehicular traffic to gather across the site;
- 2) The City's abandonment of the subject alley will in turn provide a residential project that will expand on the City's tax base;
- 3) Improvement of a non-functioning (non-maintained) alley at no cost to the City of Riviera Beach

Conclusion:

The applicant is requesting an alley abandonment in order to develop the subject property, based on the aforementioned development program. The request for the alley abandonment will not cause any detriment to the public interest; on the contrary it will provide a safer mechanism for pedestrian and vehicular access, thus furthering public safety and welfare.

With this letter, we have provided a list of the property owners that abut the property, Additionally, a survey of the area to be abandoned with a complete legal description has been included in addition to the project site plan (currently under review). On behalf of the applicant 2GHO, Inc., respectfully requests review and approval of the alley abandonment.

Respectfully,
2GHO, Inc.



Daniel S. Siemsen, PLA, ASLA
Associate/Sr. Landscape Architect