



**VILLA L'ONZ:  
A TOWNHOUSE PROJECT**

**SITE PLAN REVIEW/ALLEY ABANDONMENT REQUEST  
CITY OF RIVERA BEACH  
PALM BEACH COUNTY, FLORIDA  
JANUARY 19, 2022**

**REQUEST/LOCATION**

On behalf of the Owner, Riviera Beach Community Development Corporation, Inc., 2GHO, Inc. acting as agent, requests review of the submitted site plan application to allow for a 12 unit multifamily townhome project within the Riviera Beach CRA. Additionally, the Owner is requesting an Alley Abandonment as well as a Replat **(submitted under separate cover)** in order to foster the proposed development.

The subject 0.51± acre site is located on 11<sup>th</sup> Street between Wright Street and Avenue E. Further, the site has a land use designation of Downtown Mixed Use, and a zoning designation of DG; Downtown General.

**COMPATIBILITY WITH SURROUNDING USES**

The site is located adjacent to vacant land, with an existing retail structure to the east of Avenue E. The addition of residential use will be consistent with the surrounding uses, and further the City's and the CRA's goal to add viable residential to the area, supporting the existing and future downtown uses in the CRA.

|                                           | <b>Existing Zoning</b>   | <b>Existing FLU</b> |
|-------------------------------------------|--------------------------|---------------------|
| <b>Subject Property:</b><br><i>Vacant</i> | DG – Downtown General    | Downtown Mixed Use  |
| <b>North:</b><br><i>Vacant</i>            | DG – Downtown General    | Downtown Mixed Use  |
| <b>South:</b><br><i>Residential</i>       | DI – Downtown Industrial | Industrial          |
| <b>East:</b><br><i>Retail Building</i>    | DG – Downtown General    | Downtown Mixed Use  |
| <b>West:</b><br><i>Single Family Res.</i> | DG – Downtown General    | Downtown Mixed Use  |

### **SITE HISTORY**

Palm Beach County Property Appraiser records show that the subject parcels were purchased by the CRA and the Community Development Corporation between the years of 2012, and 2021. Although there was evidence of an existing structure on one of the subject parcels, no viable development has occurred on the site.

### **CONSISTENCY WITH THE COMPREHENSIVE PLAN:**

- ❖ *First, the Owner's proposal of a residential townhomes is consistent with the Future Land Use element of the adopted Comprehensive Plan for the City of Riviera Beach. The overarching goal of the FLUE is to protect and enhance the residential, commercial, industrial, and natural resource areas of Riviera Beach.*
- ❖ *Next, the Downtown Mixed Use category provides for a wide range of uses, including residential. The Owner's project will aid in establishing a less intense use within the Avenue E corridor. Additionally, the proposed project design is within the threshold of the allowable Floor Area Ratio (FAR). Out of the maximum required 2.0, the proposed project only provides 0.91*
- ❖ *Finally, this project is within the Avenue E Sub-Area of Downtown Riviera Beach. Avenue E is considered a neighborhood main street accommodating uses like small businesses, multifamily structures, and single family dwellings. The proposed project will provide a harmonious transition between Broadway Corridor and adjacent residential neighborhoods.*

### **CONSISTENCY WITH THE ZONING CODE:**

Article III, Section 31-534(e) of the City of Riviera Beach zoning code which states that the purpose of the site plan review process in the City is to ascertain that the development described in the Community Redevelopment Area (CRA) Plan and conforms to all provisions of the Riviera Beach Comprehensive Plan, and this code.

- ❖ *The subject application request is standard site plan review which is allowed by Section 31-534(e)(2). This proposal will facilitate development within the Downtown area of Riviera Beach, and will be a viable addition to the existing community.*
- ❖ *This application is also consistent with the "Purpose and Intent" of Division 26 – Downtown zoning districts as it proposes a use that provides for a different housing type to the general population, while maintaining a safe walkable route to the existing Riviera Beach Marina*

*Village, US Highway One commercial uses, and the beautiful Riviera Beach waterfront which is in line with the goals of the Riviera Beach Community Redevelopment Agency (CRA).*

- ❖ *Consistent with Section 31-536(b), this project will actively promote redevelopment within the Avenue E corridor and adjacent areas by providing a housing type that is modest, compatible, and will accommodate the needs for the evolving downtown area.*
- ❖ *Proposes a use (residential) that is permitted by Section 31-536(b)(2), Use Regulations.*

#### **PROPOSED SITE PLAN:**

As previously mentioned, the nature of work proposed is to construct two residential townhome buildings with six units in each to total 22,047.64 square feet of gross floor area. The units will vary between 2 and 3 stories, all equipped with one and two car garages. Access to the garages will be provided via a westerly one way drive aisle from Avenue E. The code required property development regulations are met as demonstrated in the chart below.

|                 | Zoning District | Min. Property Size | Max. Building Height | GFA             | FAR  | Bldg. Coverage | Setbacks |        |        |        |
|-----------------|-----------------|--------------------|----------------------|-----------------|------|----------------|----------|--------|--------|--------|
|                 |                 |                    |                      |                 |      |                | Front    | Side E | Side W | Rear   |
| <b>Required</b> | DG              | 2,000 S.F.         | 3 Stories            | 20,760 S.F. MAX | 2.0  | 80%            | 10'      | 0      | 0      | 10'    |
| <b>Provided</b> | DG              | 20,998 S.F.        | 2 and 3 Stories      | 22,764.64 S.F.  | 0.91 | 45%            | 10'      | 10'    | 10.18  | 26.87' |

The proposed residential buildings are setback 10' from the south property line which fronts 11<sup>th</sup> street. While the previously mentioned garage spaces will count towards required parking for the residents, there are ten on street parking spaces adjacent to West 11<sup>th</sup> Street. To encourage walkability, a five foot concrete walk is provided along 11<sup>th</sup> Street with an 8' walk being provided along Avenue E, and Wright Street.

#### **ALLEY ABANDONMENT:**

In order to create a seamless development, the Owner requests the existing 15' alley in the center of the development be abandoned. Please note that the existing configuration of the subject alley does not function as a traditional alley would.

The abandonment of the subject alley will in no way pose a detriment to existing built environment. To the contrary, it will provide for the ability to create a residential townhome development that will improve the overall area.

The required items for the alley abandonment will be submitted under separate cover.

**LANDSCAPING:**

Landscaping of the site reflects the architecture; giving special considerations to creating feelings of welcome and comfort. Plantings are uniquely designed to be grouped at the entrances and exits of the buildings, and drive aisles which will greet tenants and their guests with shades of reds, greens, and yellows, as well as to provide a transitional space and circulation cues.

Trees are planted in appropriate places near the building to provide shade and vertical relief. The shared ally has clusters of palms and small trees near entrances, and single palms within to provide shade and greenery without compromising space, allowing users more movement and enjoyment within the space. The use of the same or similar plant material can be found throughout the site establishing repetition and unity creating a place that is whole and yet a part of the greater community.

**PARKING:**

Using the off-street parking ratios in Sec. 31-577 of the City's zoning code, the applicant is required to provide 2 spaces per unit. To that end, there are 24 spaces required for the 12 proposed units. The applicant is proposing to provide 10 off street spaces, and 14 garage spaces.

**ACCESS:**

Vehicular Ingress/Egress will be provided via a drive aisle in the rear of the development. Pedestrian access is provided via West 11<sup>th</sup> Street, Avenue E, and Wright Street

**ARCHITECTURE:**

The style of the proposed Villa L'Onz townhouses is characteristic of Dutch-Caribbean architecture. This style is marked by its lively color palate with prominently pastel tones. The proposed buildings feature many of the definitive design elements of the Dutch-Caribbean style. The parapet walls at the roofline along 11th Street for instance are consistent with the gable fronted building facades that are fundamental to this style. The incorporation of balconettes into the front and rear facades are evocative of the hot climate where this style originated and the desire for ventilation and letting the outdoors in. Lastly, the colors, shutters, and simple clean trims tie together the aesthetics of the facades emphasizing the individual townhomes within the overall massing of the buildings resulting in a cohesive design.

**CONCLUSION:**

This submitted site plan application seeks approval for two townhome buildings with 6 units in each building. Additionally, the Applicant is requesting an Alley Abandonment, and a replat (submitted under separate cover). This narrative has demonstrated that it is in compliance with the Rivera Beach Comprehensive Plan, and applicable sections of the City's zoning code. Additionally, there is no detriment to the surrounding area. With that, and on behalf of the applicant, 2GHO, Inc. respectfully requests review and approval of the submitted site plan application. The project team 2GHO, Inc. consists of Emily O'Mahoney, FASLA, Daniel Siemsen, PLA, and Alec Dickerson.