

# Fontaine Subdivision

Six proposed duplex located in Riviera Beach, FL 33404

May 20<sup>th</sup>, 2021

05/20/2021

**RE: Fontaine Subdivision – Site Plan Application**

Dear Riviera Beach review committee,

Please find enclosed complete package application for our proposed *Fontaine Subdivision*, which consists of separating a currently vacant parcel off W 26<sup>th</sup> Ct between Avenue S and R.J. Hendley Ave into 6 lots for duplex construction. The parcel's Property Control Number is 56-43-42-29-01-000-0552.

The parcel measures 491.00' wide X 72.50' deep, has a total acreage area of 0.817 or 35,598 square feet, and originates from the Acrehome Park Plat from 1916 - created more than 100 years ago. It has never been built on and our proposed subdivision would allow the construction of 6 brand new duplexes, for a total of 12 units. The current zoning future land use of the parcel is MF-15 (RM-15), which allows for a maximum of 12 units based on the total size. We have opted for multifamily rather than single family dwellings so that we can maximize the parcel's density. Based on zoning requirements, only 7 single family dwelling could be built on the property. By constructing duplexes rather than single families, we are maximizing the number of people that will enjoying our new builds in the area.

As per the Riviera Beach Code of Ordinances Sec. 31-196, the purpose of the RM-15 multifamily dwelling district is "intended to provide for development of multifamily dwellings, and allows a medium density of population." Multifamily dwelling units are indeed allowed. The minimum property size/density for a "two-family dwelling - equivalent of duplex, is 5,500 square feet. The lots that we are proposing range from 5,800 - 6,563 square feet. The minimum property width for "one-family and two-family is 50 feet at the building line." Again, our 6 proposed lots range from 80.00' - 90.52' in frontage, all with a depth of 72.50'.

In terms of our proposed dwellings, all of them would measure 60.00' wide X 40.00 deep, for a total of 2,400 square feet per duplex. Each side would be 3-bedroom, 2 bathrooms with a total living area of 1,200 square feet. We are complying with minimum building setback requirements of; 20 feet in the front, 7 feet on side/12.5 on street side, and 15% of the length of the lot. The minimum floor area requirement for "two-bedroom apartments is 750 square feet, and 100 more for an additional bedroom". This is also met since our proposed units are 1,200 in size. We are also providing 2 parking spots per unit, for a total of 4 per duplex.

We plan on making the *right* unit of lot 6 duplex ADA compliant. The latter has a larger setback, and we want to make the entire unit compliant with ADA standards. We also plan on providing lush landscaping throughout all lots/buildings, maximizing green areas as much as possible.

The attached documents are submitted, along with this letter of transmittal, in support of our application for plat and site plan approval:

- Uniform Land Use Application
- Proposed Site plan
- Proposed Plat
- Architectural Elevations, Floor Plan & Renderings
- Proof of Ownership
- Civil Plans
- Any other relevant document required by the City.

We hope that the City of Rivera Beach's counsel will be in agreement with our project, which we believe will a big enhancement for the community. Please do not hesitate to contact us with any questions and/or comments. We are grateful for the opportunity.

Best regards,



Philippe O Boucher, President and CEO