

**2GHO, Inc.**

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# Villa L'Onz

A Townhouse Project  
City of Riviera Beach, Florida

Preliminary Site Plan

Designed: REG  
Drawn: PSS  
Approved: GGG/EOM/MTB  
Date: 8-15-21  
Job no: 20-0808  
Revisions: 8-20-21

LA 0000530

Sheet Title:  
**Preliminary Site Plan**

Scale: 1"=20'

Sheet No.

**PSP-1**

13-0000

**Location Map**



**Site Data**

APPLICATION NUMBER	SP-20-05
NAME OF PROJECT	11TH ST. TOWNHOMES
FUTURE LAND USE DESIGNATION	DOWNTOWN MIXED USE
ZONING DISTRICT	DG, DOWNTOWN GENERAL RESIDENTIAL
PROPOSED USE(S):	
SECTION, TOWNSHIP 4 RANGE	33/42/43
PCN(S):	56-43-42-33-06-011-0110 56-43-42-33-06-011-0142 56-43-42-33-06-011-0141
TAZ	144
TOTAL GROSS ACREAGE	0.51 ACRE (22,156.21 SF.)
NET PARCEL AREA:	0.48 ACRE (20,938.02 SF.)
PUBLIC OWNED ALLEY:	0.03 ACRE (1,965.57 SF.)
TOTAL GROSS FLOOR AREA (GFA)	201,164 SF. (100%)

CONCURRENCY APPROVAL*	
RESIDENTIAL	12 UNITS (22,047.64 SF.)

\*Concurrency is approved for the above uses and amounts shown on this plan.

IMPERVIOUS SURFACE AREA	10,267.26 SF.	16%
BUILDINGS	5,942.01 SF.	
PAVEMENT/WALKS		
PERVIOUS SURFACE AREA	4,988.75 SF.	24%
OPEN SPACE		
IMPERVIOUS SURFACE AREA ALLY	538.58 SF.	46%
PAVEMENT/WALKS		
PERVIOUS SURFACE AREA ALLY	619.67 SF.	54%
ALLY OPEN SPACE		
BUILDING HEIGHT	APPROX. 30'-0"	
NUMBER OF STORIES	2-4-3	

**Parking & Loading**

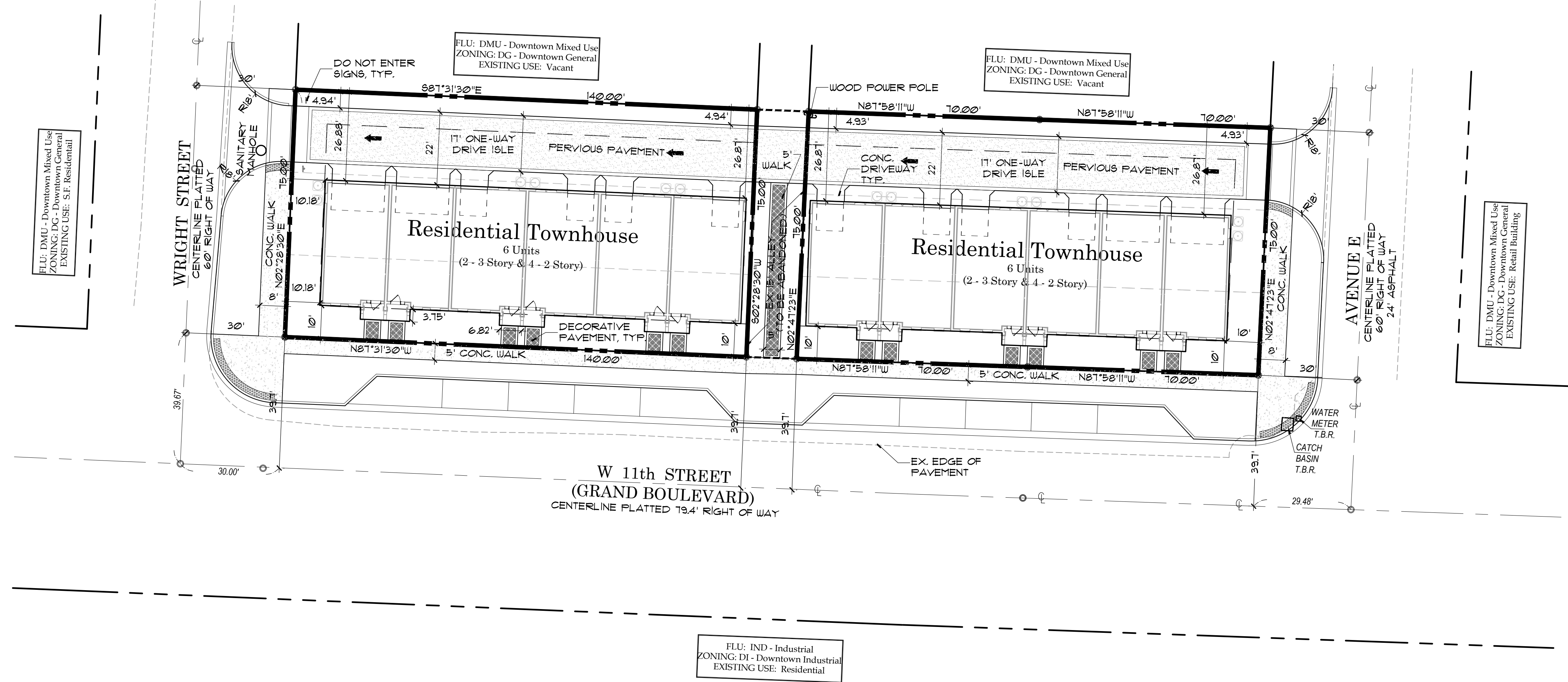
PARKING REQUIRED	24 SPACES
RESIDENTIAL: 2 PER UNIT	
PARKING PROVIDED	24 SPACES
GARAGE SPACES: 14	
ADJACENT ON-STREET: 10	

**Notes:**

- ALL CONNECTION TO THE UTILITY DISTRICT WATER AND SEWER SHALL BE MADE DIRECTION UNDER THE SUPERVISION OF UTILITY DISTRICT PERSONNEL.
- BASE INFORMATION FOR THIS PROJECT WAS OBTAINED FROM A SURVEY PREPARED BY PRINCIPAL MERIDIAN SURVEYING, INC. DATED 1-20-20.

**Property Development Regulations**

	ZONING DISTRICT	MIN. PROPERTY SIZE	MAX. BLDG. HEIGHT	GFA	FAR/DENSITY	LOT COVERAGE	MIN. SETBACKS			
							FRONT	SIDE E.	SIDE W.	REAR
REQUIRED	DG	2,000 SF.	3 STORIES	20,160 SF. MAX	2.0	80%	10'	0'	0'	10'
PROPOSED	DG	20,938.02 SF.	2-4-3 STORIES	20,047.64 SF.	0.91	45%	10'	10'	10.18'	26.81'



**Development Team:**

**DEVELOPER:**  
RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY  
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**ARCHITECT:**  
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**PLANNER:**  
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**LANDSCAPE ARCHITECT:**  
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**TRAFFIC ENGINEER:**  
T.B.D.

**SURVEYOR:**  
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FILE: C:\BDRCA\11th STREET TOWNHOMES #20-0808\DRAWINGS\CURRENT\11TH STREET TOWNHOMES PSP-1\_REV 5.DWG  
PLOTTED: 11/3/22 AT 14:27:41 BY: ANGELINA XREFFS