

Island Plaza Shopping Center

Site Plan Review

Project Narrative

February 1st, 2022

I. INTRODUCTION

Randall Granberry of RDG Development Group, LLC, on behalf of RMS Properties X LLC., (Owner/Applicant), is requesting approval for a Site Plan Review application. The affected parcel is under Parcel Control Number: 56-43-42-28-19-000-0170 and located at 2900 Broadway Avenue, Riviera Beach, FL 33404 within the City of Riviera Beach. The parcel size is +/- 6.33 AC, it possesses Downtown Residential (DR), Downtown General (DG), and Downtown Central (DC) zoning designations, Downtown Mixed Use (DMU) Land Use Designation, and is within the Community Redevelopment Area (CRA). It is important to state that the affected area is under the Downtown Residential (DR) zoning designation.

II. REQUEST

To demolish the existing 10,240 square feet building to construct 53 multi-family units in the northeast corner of the existing Island Plaza Shopping Center.

III. HISTORY

There are three existing buildings on the property totaling 66,711 square feet built in 1956. The two western buildings in the plaza, which are medical and commercial buildings, are currently occupied while the former office space in the northeastern building remains vacant. The plaza is surrounded by several fences, including chain-link, concrete, and wood picket fences. There is also an existing monument sign on the East entrance of the shopping center.

IV. DEVELOPMENT PROGRAM

One of the buildings will be located with the existing commercial and medical buildings located to the east of the parcel, which currently exists as the shopping plaza. The proposed Mixed-Use Development is composed of two existing commercial buildings with the three proposed buildings consisting of 53 multi-family residential units.

The plaza has two right of ways with Broadway Avenue to the east as the main entrance for the commercial uses and Lake Shore Drive to the west as the main entrance to the proposed residential use.

Each of the three proposed buildings will be three stories high composed of one and two bedroom apartments. The architecture will remain consistent with the existing buildings of the shopping center while complementing the surrounding buildings.

The apartment's ground floor starts with stone tile veneer, with different textures and colors shifting as you look up the building. Classic brick tiles are also designed into the face of the building, contrasting with the light yellow and brown colors which most of the exterior of the building is consistent with. The materials used are intended to look natural and clean, with the open aired hallways in between each of the apartments.