

Riviera Beach Marina District Development Opportunity



68 West 11th Street, Riviera Beach, FL 33404



FOR MORE INFORMATION, PLEASE CONTACT:

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PROPERTY SUMMARY

Sale Price:	\$16,000,000
Lot Size:	4.4 Acres
APN #:	Un-Recorded Plat
Zoning:	DC—DOWNTOWN CORE
Cross Streets:	US 1 and W. 11th Street

PROPERTY OVERVIEW

Explore the exceptional investment potential of this prime property located at 68 West 11th Street, Riviera Beach, FL, 33404. Spanning an impressive zoned DC—DOWNTOWN CORE, this strategic location presents a rare opportunity for a variety of development options. Positioned within the thriving Riviera Beach Marina District, this property is marked by its advantageous zoning, offering the flexibility to explore diverse land uses and generate substantial returns. The zoned DC designation sets the stage for a host of ventures with its versatility and urban-centric positioning, making this property a compelling choice for visionary Developer/Investors looking to make a significant impact within the dynamic Riviera Beach landscape.

PROPERTY HIGHLIGHTS

- - Zoned DC—DOWNTOWN CORE for versatile development opportunities. The DC - downtown core district promotes redevelopment of the commercial center of downtown Riviera Beach. The existing commercial corridor and marina area will become a vibrant, pedestrian-friendly, mixed-use district that accommodates shops, businesses, residences, marine-related, and entertainment uses.
- - Prime location in the bustling Riviera Beach Marina District.
- - Potential for mixed-use, commercial, or residential projects.
- - Proximity to major transportation routes for accessibility.
- - Strategic positioning for urban-centric ventures.
- - Flexibility to explore diverse land uses within the IHC-PUD Inlet Harbor Center planned unit development.

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Zoning is DC-Downtown Core. This zoning allows for the use of the IHC-PUD Inlet Harbor Center Planned Unit Development

Sec. 31-490. Uses permitted in IHC-PUD Inlet Harbor Center planned unit development.

The following uses are permitted in the IHC-PUD Inlet Harbor Center planned unit development:

- (1) Any use permitted in the R-PUD residential planned unit development except single-family dwellings and duplexes.
- (2) Any use permitted in the CG general commercial; the CN neighborhood/commercial and the CM commercial marine district.
- (3) Any use permitted in the OP office professional district.
- (4) An IHC-PUD must include three or more significant revenue-producing uses such as retail, office, residential, institutional, hotel/motel and recreational.

(Ord. No. 2152, § 3(B)(23.AA-23.III.A.4), 3-17-82; Ord. No. 2313, § 5, 8-20-86)

Sec. 31-497. Property development standards for the Inlet Harbor Center planned unit development (IHC-PUD).

The property development standards in the IHC-PUD Inlet Harbor Center planned unit development are as follows:

- (1) Setbacks: There shall be a setback of not less than 25 feet on the entire perimeter of an IHC-PUD except where retail stores, offices, or residential common or amenity spaces front public or private streets; in such cases, the setback shall be not less than 12.5 feet. Except for accessways, no portion of this peripheral setback may be used for parking or other vehicular use area.
- (2) Height: maximum height shall not exceed 25 floors nor 300 feet. For projects proposed after December 1, 2021 the maximum height shall not exceed 20 floors or 240 feet. For height bonus, see Chapter 26.
- (3) Lot coverage: 70 percent.
- (4) Floor area ratio (FAR): the density and intensity of all IHC-PUDs shall be determined by the use of floor area ratio; the maximum FAR for IHC-PUDs is five. For projects proposed after December 1, 2021, parking structures shall be included in determining this ratio unless the structure is incorporated into the overall footprint of the primary building.
- (5) All IHC-PUDs must incorporate civic open space as part of their site design.

(Ord. No. 2152, § 3(B)(23.AA-23.IV.C), 3-17-82; Ord. No. 2313, § 6, 8-20-86; Ord. No. 4195, § 3, 8-17-22)

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Sec. 26-5. Bonuses offered.

- (a) *Generally.* One of the keys to the success of a voluntary program is the bonuses offered to the developer. These bonuses must be attractive enough so that even when something is demanded in return, the developer still desires to participate and utilize the bonus.
- (b) *Bonuses offered, by zoning district.* Table II lists the bonuses to be offered, by zoning district. Bonuses chosen relate to what has been determined as a financial incentive for a particular zoning district. These determinations were made based on staff experience in working with developers and site plans, and discussion with industrial and commercial developers. For example, excessive parking requirements relating to industrial uses are frequently cited by developers, so a reduction has been offered as an incentive.

IHC-PUD	1.	Height: additional 5 stories or 60 feet (additional floors are not included in FAR calculations)
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- (d) *Zoning-related incentives.* The intent of the bonuses is not to relax zoning restrictions indiscriminately, but to allow for additional leeway within the acceptable bounds of a zoning standard. For example, a developer cannot simply reduce parking by 20 percent. It must be demonstrated that the requirement is unnecessary for a particular use (i.e., based on number of employees) or that an alternative plan, such as park and ride, is available. Additionally, the development must demonstrate recognizable improvements and long-term beneficial effects to the community and city.

Sec. 26-6. Minority employment component.

- (a) The purpose of this section is to encourage the developer to hire minorities in various capacities of project development, from planning to final construction. This will enable the workforce of the city, which is predominately minority.
- (b) A zoning bonus, or bonuses, as set forth in this chapter shall be permitted where the applicant requesting the bonus enters into a written employment agreement with the city providing for the following:
 - (1) The party requesting the bonus shall employ on the job site at least 20 percent of its part-time and full-time general labor from minority groups;
 - (2) The party requesting the bonus enters into contracts for work or supplies to a job site with at least five subtrades or suppliers who are minority employers or minority businesses;
 - (3) Where the party requesting the bonus demonstrates through an approved minority participation plan, the hiring of eight minority professionals;
 - (4) The party requesting the bonus shall utilize a minimum of ten percent of laborers from apprentice programs in specialties for which there are programs. Such apprentices shall be students in a certified State of Florida pre-apprenticeship/apprenticeship program which is located in the city, and, if no interested persons can be located within the city limits, then such program or programs may be located in Palm Beach County.
- (c) While under the minority employment option, at least three components of subsection (b) of this section must be met to qualify for a bonus. Furthermore, the required employment must be maintained throughout the duration of property development.
- (d) A developer desiring more than one bonus to the employment option need only satisfy the requirement once to utilize multiple bonuses.

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- (e) Prior to project site plan approval, the party applying for the bonus shall submit a minority participation plan for council approval, as per administrative procedures. The minority participation plan must include at a minimum:
 - (1) A reporting component to monitor employment throughout construction duration.
 - (2) An affirmative marketing component which will identify how the project will target Riviera Beach residents for employment opportunities before opening those jobs to the general public.
- (f) Projects that receive bonuses in the form of additional condo/hotel/rental units must satisfy at least one of the components of subsection (b) of this section, subsection (e), as well as housing contribution per section 26-7.

(Ord. No. 3010, § 1, 7-9-06; Ord. No. 4228, § 2, 4-19-23)

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- (2) **Height:** maximum height shall not exceed 25 floors nor 300 feet. For projects proposed after December 1, 2021 the maximum height shall not exceed 20 floors or 240 feet. For height bonus, see Chapter 26.
- (3) **Lot coverage:** 70 percent.

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- (5) All IHC-PUDs must incorporate civic open space as part of their site design.

(Ord. No. 2152, § 3(B)(23.AA-23.IV.C), 3-17-82; Ord. No. 2313, § 6, 8-20-86; Ord. No. 4195, § 3, 8-17-22)

Sec. 31-499. Open space requirements and computations.

Planned unit developments shall exhibit and maintain a total open space requirement at least equal to 35 percent of the gross area of the PUD. The following areas qualify wholly or partially as open space:

- (1) If the major recreation facility is concentrated in a localized section of the PUD with less than 30 percent of the residential dwelling units abutting it, only 50 percent of the area contained in the facility may count toward the open space requirement.
- (2) If, however, the major recreation facility is dispersed throughout the PUD with between 30 percent and 60 percent of the residential dwelling units abutting it, 75 percent of the area contained therein may count toward the open space requirement.
- (3) If more than 60 percent of the residential dwelling units abut the major recreation facility, 100 percent of the area contained therein may count toward the open space requirement.
- (4) Fifty percent of the area contained in manmade water bodies and canals with average water widths less than 60 feet, or 100 percent of the area if the canal or water body has an average water width wider than 60 feet, may count toward the open space requirement.
- (5) If the water body is natural and the shoreline vegetation will not be disturbed by the development, the total area contained therein may be counted as open space.
- (6) If natural habitats of unique and significant value are determined to exist, the director of CDEC shall require the area so defined to be left in an undisturbed state and adequately protected or incorporated into the design of the PUD as a passive recreation area with a minimum of improvements permitted. In either case the total area contained therein may be counted as open space.
- (7) The area contained in a continuous open space pedestrian system, consisting of permanently maintained walks and trails offering intradevelopment communication that is divorced from roads and streets may be counted as open space.
- (8) The area contained in miniparks which may or may not be a part of the open space system but contain at least one acre and have a minimum dimension of 100 feet, together with but not limited to benches, may be counted as open space.

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- (9) The area occupied by a multiple use recreation building and its attendant outdoor recreation facilities may be counted as open space.
- (10) Any privately maintained or owned exterior open space adjacent to and for the exclusive use by the residents of the individual dwelling unit, enclosed or partially enclosed by walls, hedges, buildings or structures, including but not limited to balconies, terraces, porches, decks, patios and atriums, may be counted towards the total open space requirement, provided the total area contained therein does not exceed five percent of the gross area of the PUD, nor decrease the amount of ground level open space below that acreage equal to 30 percent of the gross area of the PUD.
- (11) All pervious land areas between the property or lot lines and the building or buildings thereon shall count as open space, except as herein otherwise provided.
- (12) The area contained in public and private streets is not considered as open space and receives no credit toward the open space requirement.
- (13) In all IHC-PUDs the area contained in all decks, plazas, roof gardens, open recreation areas and manmade waterways shall be counted in the computation of open space, regardless of standards set forth in subsections (1) through (11) of this section.

(Ord. No. 2152, § 3(B)(23.AA-23.IV.F), 3-17-82; Ord. No. 2313, § 6, 8-20-86)

Sec. 31-500. Amenity package component.

As a condition of PUD approval, the following minimum package of amenities are required to be provided as an integral component of the PUD. The required amenity types and standards may be modified, and substitutions made depending on the age group profile of the PUD population.

- (1) Small park-tot lot: one park per 125 dwelling units, minimum 0.25 acre.
- (2) PUD park: one park at 0.13 acre per 100 dwelling units, minimum 1.0 acre.
- (3) Swimming pool (number of pools relate to number of dwelling units):
Minimum pool size: 25 feet by 40 feet/100—150 dwelling units.
Minimum pool size: 30 feet by 60 feet/150—200 dwelling units.
Pool for 0—100 dwelling units may be required depending on general distribution of required pools as above.
- (4) Tennis courts: one per 300 dwelling units.
- (5) Recreation building: 150 square feet per 100 dwelling units.
- (6) Walkway system: this shall be a comprehensive project-wide system, linking all the elements of the PUD in an attractive and convenient manner.

(Ord. No. 2529, § 4, 3-20-91)

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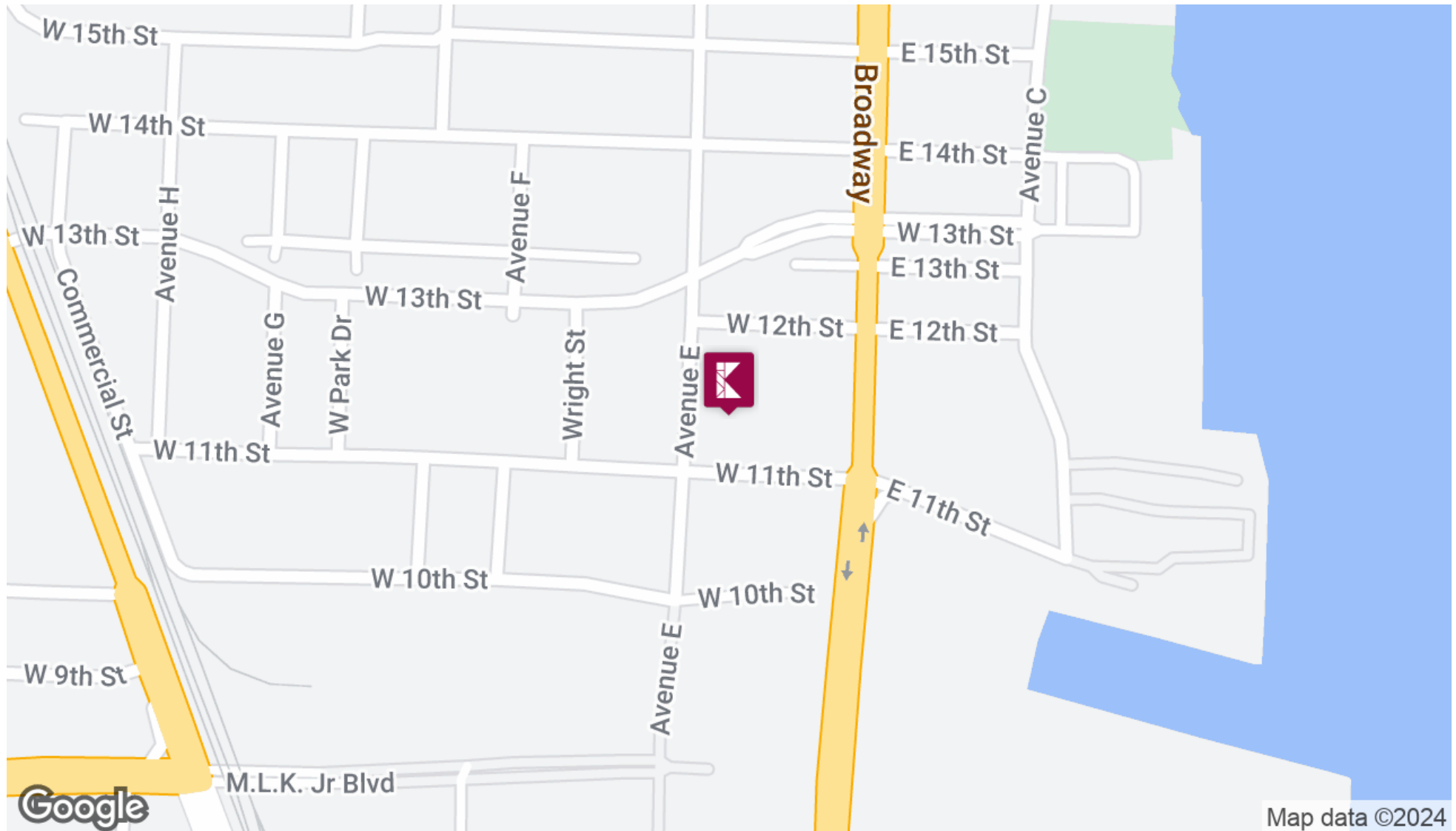
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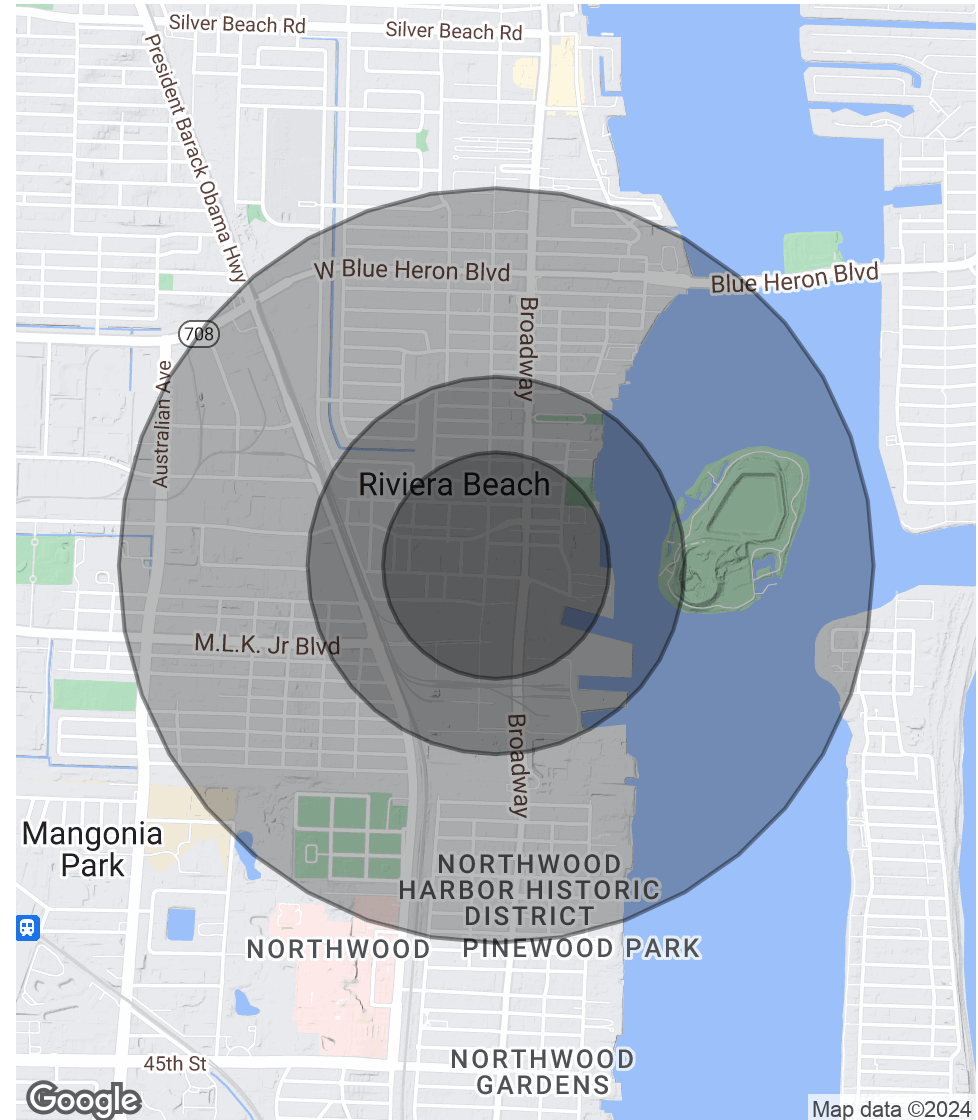
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	0.3 MILES	0.5 MILES	1 MILE
POPULATION			
Total Population	327	1,471	9,671
Average Age	41	40	40
Average Age (Male)	40	38	40
Average Age (Female)	42	41	41
HOUSEHOLDS & INCOME			
Total Households	126	543	3,584
# of Persons per HH	2.6	2.7	2.7
Average HH Income	\$57,516	\$55,847	\$70,330
Average House Value	\$404,445	\$312,304	\$326,564

Demographics data derived from AlphaMap



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CHIP ARMSTRONG

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PROFESSIONAL BACKGROUND

Chip brings over thirty years of sales and marketing experience to the Florida real estate market. He also volunteers in many local civic, business, and governmental organizations. This volunteer work and local affiliations have given him an immense knowledge about residential and commercial real estate as well as marine elements of development.

Chip has been very successful in his years at the Keyes Company; a family owned and operated real estate Company that began in 1926! He reached the Chairman's Circle in his first year due to his high volume of sales and consistently ranks amongst the top producers within the company's 2500 sale associates for over 10 years. Chip inspires and manages The Armstrong Group at The Keyes Company.

Born and raised in Palm Beach County, Chip lives with his wife, Trina in Northern Palm Beach County where he continues to spend his free time with family in or near the water.

MEMBERSHIPS

Broward, Palm Beaches, Broward and St Lucie Realtors, Member
Broward, Palm Beaches, Broward and St Lucie Realtors, Palm Beach Regional Board Member
Broward, Palm Beaches, Broward and St Lucie Realtors, Governmental Affairs Committee, Member
Realtors Commercial Alliance, Member
Florida Realtors®, Director
Palm Beach North Chamber of Commerce Member
Palm Beach North Chamber of Commerce, Economic Development Committee, Chairman
Palm Beach North Chamber of Commerce, Government Affairs Committee, Member
NorthPAC Trustee, Chairman
Riviera Beach Tourism Task Force, Member

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PROFESSIONAL BACKGROUND

Legacy Group Co-Founder Liz Nunes, formerly Armstrong, is a second-generation Realtor and South Florida native. Liz has served on the leadership teams at Illustrated Properties and The Keyes Company for the last 11 years, managing several offices and heading up the luxury marketing division. As Director of Luxury Sales, she is responsible for managing the family of companies' relationships with global luxury affiliations Luxury Portfolio International and Forbes Global Properties. Her knowledge of the local luxury market, as well as understanding of global trends in the luxury space, keep the team relevant in an ever-changing real estate landscape.

MEMBERSHIPS

Broward, Palm Beaches, and St Lucie Realtors | Member
Palm Beach North Chamber of Commerce | Member

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