



# CITY OF RIVIERA BEACH

600 WEST BLUE HERON BLVD. • RIVIERA BEACH, FLORIDA 33404  
PHONE (561) 845-4060 FAX (561) 845-4038

DEVELOPMENT SERVICES DEPARTMENT

March 26, 2018

*Sent by email only*

Riviera Beach Community Redevelopment Agency  
ATTN: Scott Evans, CRA Interim Executive Director  
2001 Broadway, Suite 300  
Riviera Beach, FL 33404

Re: Request for Abandonment, Rybovich (AB-17-02).

Following the February 28, 2018 Community Redevelopment Agency Board of Commissioners Meeting, the Development Services Department received your letter identifying questions associated with the request for abandonment of portions of East 20<sup>th</sup> Street, portions of Avenue 'B' and portions of Avenue 'C'. Questions and responses have been provided below:

1. *How many residents / homes are in the area which may be affected by this abandonment request?*
  - o There are 53 parcels within a 300 foot radius of the subject area. The Rybovich Service facility is under the ownership of RBY LLC as well as approximately 23 of the parcels within the affected radius. Most of the parcels in this area are vacant or are serving nearby marine uses. The applicant plans to submit a Master Site Plan in the near future which would unify the area into one large development site.
2. *Have the residents been contacted about the request and explained the planned changes to the roadway including the proposed new street light and related changes to local vehicle routes?*
  - o City staff has provided legal notice of the Planning and Zoning Board Meeting (January 25, 2018) and City Council Meeting (April 4, 2018) in addition to distributing postcards to all property owners within 300 feet of the proposed abandonment area. The meetings and associated information was also available on the City's website. A majority of the affected properties are owned by the applicant. A new traffic light will be required at at East 22<sup>nd</sup> Street and Broadway in order to facilitate southbound traffic onto US1 to those residents north of East 22<sup>nd</sup> Court.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Jeff Gagnon'.

Jeff Gagnon, AICP, Acting Director of Community Development

C: Yoan Machado, Senior Planner/ GIS Specialist



Florida's Dynamic  
Waterfront Community

## RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY

2001 BROADWAY, SUITE 300  
RIVIERA BEACH, FL 33404  
PHONE: 561-844-3408  
FAX: 561-881-8043  
Website: [www.rbkra.com](http://www.rbkra.com)

March 13, 2018

City of Riviera Beach  
Mr. Jeff Gagnon, AICP  
Acting Director of Community Development  
600 West Blue Heron Blvd  
Riviera Beach, FL 33404

**Subject: Request for Street Abandonment**

Dear Mr. Gagnon:

The CRA Board reviewed the Request for Street Abandonment submitted by the Rybovich Service Facility, (RBY LLC.) on February 24, 2018. The Board discussed the proposed request and provided the following comments for your review and to be forwarded to the City Council:

- How many residents and homes are in the area and will be affected by this request for abandonment?
- Have the residents been contacted about the request and explained the planned changes to the roadway including the proposed new street light and related changes to local vehicle routes? This is an important task that should be completed.

The comments were provided by Commissioner Tonya Davis Johnson. CRA staff summarized that the request is to allow Rybovich to make a capital investment of approximately 10 million dollars in a mega yacht lift that would allow them to grow and expand the operations of their existing service facility. The Working Waterfront Industry in the City is a major employer and source of future job growth and new economic redevelopment. A portion of the street related to the request has already been abandoned and supporting the expansion of the Marine Industry is a priority for the prosperity of the City.

Sincerely,

Scott Evans, AICP  
Interim Executive Director