

February 16, 2018

VIA HAND DELIVERY

Yoan Machado
Senior Planner / GIS Specialist
City of Riviera Beach
Community Development Department
600 West Blue Heron Blvd.
Riviera Beach, FL 33404

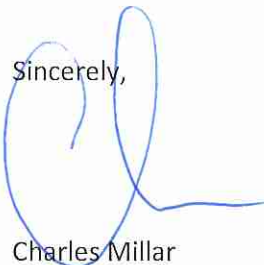
**RE: Rybovich Marina
Resubmittal Materials
Abandonment Application (AB-17-02)**

Yoan:

Pursuant to your request and at the direction of the City's Planning and Zoning Board, enclosed herewith please find the following revised materials with respect to the above captioned matter:

1. Revised sketch and legal description (signed & sealed) for that portion of the proposed abandonment of Avenue B, Avenue C and 20th Street;
2. Revised exhibit to the proposed abandonment which reflects the intended right-of-way to be abandoned.

Please schedule this matter for February 28, 2018 public meeting of the City's CRA Board. The Rybovich Development Team stands ready to answer and address any further questions. Thank you.

Sincerely,


Charles Millar
Senior Project Manager
Kimley-Horn & Associates, Inc.

Enclosures

cc: Development Team

THE RYBOVICH COMPANY VALUES:

Our Customers

We strive to understand the challenges faced by our customers and we offer innovative but realistic solutions. As we provide our service, we inspire confidence by placing the needs of our customers first. We always remember that our customer's complete experience and perception is just as important as the eventual result. Ultimately, our success is predicated upon the integrity of the human connection between our customer and us.

Our Service

Our service is the precise fulfillment of a promise. We embody our promise in a contract that clearly defines the expectation for quality, timeliness and price. We strive not only to meet each commitment with precision but also to deliver our service with a reassuring style and integrity that is uniquely identifiable as Rybovich.

Our Team Members

We consider ourselves team members because we know that our role and responsibility is more than just a job. We have careers that require integrity, cooperation and continuous improvement from each one of us. Together, we embrace diversity and creativity because it fosters the proper environment where we can enjoy personal respect and dignity while we contribute to our collective success.

Our Facilities

At Rybovich, our buildings and equipment inspire a confidence that can only come from optimal facilities offered in a controlled and properly maintained environment. Our customers feel at home and free from the industry worries, pressures and solicitation that exists outside our premises. Rybovich is an oasis where guests feel comfortable living and interacting with our team members, colleagues and friends.

Our Community

Rybovich is part of the community with a responsibility to be a good neighbor. We are a positive force for career creation, business opportunity and community advancement. In this effort, we lead by example through our interaction with our team members, our customers, our industry and our neighbors.

Our Stakeholders

We believe that as we live by our values, we will be blessed with the kind of success that will reward our stakeholders. As stewards of a great opportunity, we will guide our actions consistent with our values so that every life that Rybovich touches may have their own opportunity to attain their God given potential.

ABANDONMENT JUSTIFICATION REQUEST:

The Riviera Beach City Council maintains the sole discretion to vacate, abandon, discontinue and close any existing public street within the corporate limits of the City of Riviera Beach.

The purpose and intent of the requested abandonment is to allow Rybovich to make a substantial capital investment of over \$10 million in a mega yacht lift. As a component of the redevelopment and advancement of the Riviera Beach facility, a substantial portion of the West Palm Beach shipyard operations are intended to be relocated to the Riviera Beach site. To provide the much-needed boat service area for the larger vessels, portions of Avenue B, Avenue C and 20th Street, which are already within the fenced area, need to be abandoned. This will allow the new mega yacht lift to turn within its designed radius and operate safely and efficiently.

The requested abandonment is justified and should be approved for the following reasons:

- The abandonment request is in compliance with the City's Comprehensive Plan
- The abandonment request with further the goals and objectives of the CRA
- The abandonment request will allow for a \$10 million capital investment in the City's working waterfront
- The ongoing redevelopment and infill of the Rybovich facility will continue to be a value-added addition to the City of Riviera Beach's economic engine
- The continued investment into the City of Riviera Beach will offer an expanded facility and will provide more maritime job opportunities

For Staff Use Only

City of Riviera Beach Community Development Department 600 W. Blue Heron Boulevard Riviera Beach, Florida 33404 Phone: (561) 845-4060 Fax : (561) 845-4038	Date: _____ Case Number: _____
	Project Title: _____
	Fee Paid: _____ Notices Mailed: _____
	1 st Hearing: _____ 2 nd Hearing: _____
	Publication Dates (if required) _____

UNIFORM LAND USE APPLICATION

*(Please attach separate sheet of paper for required additional information)
 Complete appropriate sections of Application and sign.*

APPLICANT	Name of Property Owner(s): RBY, LLC
	Mailing Address: 7900 Glades Rd Suite 402 Boca Raton, FL 33434
	Property Address: Abandomnet of a portion of Ave. B, Ave. C & 20th St.
	Name of Applicant (if other than owner): Kimley-Horn & Associates, Inc. (Mike Spruce & Chuck Millar)
	Home: () Work: (561) 270-6980 Fax: ()
	E-mail Address: charles.millar@kimley-horn.com / mike.spruce@kimley-horn.com

PLEASE ATTACH LEGAL DESCRIPTION

PROPERTY	Future Land Use Map Designation: DMU/WW Current Zoning Classification: DC/DM
	Square footage of site: +/- 13 acres Property Control Number (PCN): right-of-way, NO PCN available
	Type and gross area of any existing non residential uses on site: +/- 13 acres
	Gross area of any proposed structure: No new structures are proposed. Abandonment only.
	Is there a current or recent use of the property that is/was in violation of City Ordinance? [] Yes [✓] No
	If yes, please describe: N/A
	Have there been any land use applications concerning all or part of this property in the last 18 months? [] Yes [✓] No
	If yes, indicate date, nature and applicant's name: N/A
	Briefly describe use of adjoining property: North: Rybovich working waterfront
	South: Rybovich working waterfront
East: Rybovich working waterfront	
West: Rybovich working waterfront	

REZONE	Requested Zoning Classification: no changes in zoning is requested. Abandonment only.
	Is the requested zoning classification contiguous with existing? no change in zoning is requested.
	Is a Special Exception necessary for your intended use? [] Yes [✓] No
	Is a Variance necessary for your intended use? [] Yes [✓] No

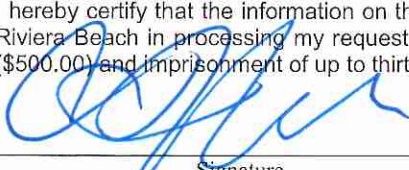
FUTURE LAND USE	Existing Use: Rybovich working waterfront	Proposed Use: Rybovich working waterfront
	Land Use Designation: DMU/WW (no change)	Requested Land Use: DWU/WW (no change)
	Adjacent Land Uses: North: DMU/WW	South: DMU/WW
	East: DMU/WW	West: DWU/WW
Size of Property Requesting Land Use Change: No change is requested. Abandonment only.		

SPECIAL EXCEPTION	Describe the intended use requiring a Special Exception: No special exception is requested. Abandonment only.
	Provide specific LDR ordinance section number and page number: N/A
	How does intended use meet the standards in the Land Development Code? N/A
	Demonstrate that proposed location and site is appropriate for requested use: N/A
	Demonstrate how site and proposed building(s) have been designed so they are compatible with adjacent uses and neighborhoods: N/A
	Demonstrate any landscaping techniques to visually screen use from adjacent uses: N/A
	Demonstrate what is proposed to reduce the impact of any potential hazards, problems, public nuisances generated by use: N/A
	Demonstrate how utilities and other service requirements of the use can be met: N/A
	Demonstrate how the impact of traffic generated will be handled: On-site: N/A
	Off-Site: N/A
Other: N/A	

VARIANCE	Describe the Variance sought: No variances are requested. Abandonment only.
	Demonstrate that the Variance is needed to overcome a hardship caused by the unique physical conditions of the site: N/A
	Specify the minimum Variance requirements including: height, lot area, size of structure, size of yard, setback, buffer or open space: N/A
	Other: N/A

SITE PLAN	Describe proposed development: No new site plan is requested or proposed. Abandonment only.
	Demonstrate that proposed use is appropriate to site: N/A
	Demonstrate how drainage and paving requirement will be met: N/A
	Demonstrate any landscaping techniques to visually screen use from adjacent uses: N/A
	Demonstrate what is proposed to reduce the impact of any potential hazards, problems, public nuisances generated by use: N/A
	Demonstrate how utilities and other service requirements of the use can be met: N/A
	Demonstrate how the impact of traffic generated will be handled: On-site: N/A Off-site: N/A

OTHER	<p><u>COMMUNICATION TOWER CO-LOCATION REQUIREMENTS:</u></p> <ul style="list-style-type: none"> • Three sets of signed and sealed Construction documents, elevations and all equipment shelters, cabinets, Coax, telephone and power conduits identified. These plans will then be used to obtain the Building Permit. • Antenna manufacture cut sheets including antenna size and shape. • Zoning map of area with site clearly marked. • Photos of existing building or tower and surrounding uses. • Letter of non-interference and FCC compliance from applicant's Radio Frequency Professional. • Map of surrounding carrier existing locations in all directions with type i.e. Guyed, Self-Support, Monopole, Rooftop. • Letter of structural capacity and building code compliance. • Notes on plan or letter demonstrating floor area coverage not in excess of restrictions • Provide Photo Enhancements of proposal. • Statement that proposal is in compliance with Environmental Regulations prior to permit issue.
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Confirmation of Information Accuracy	
<p>I hereby certify that the information on this application is correct. The information included in this application is for use by the City of Riviera Beach in processing my request. False or misleading information may be punishable by a fine of up to five hundred dollars (\$500.00) and imprisonment of up to thirty (30) days and may result in the summary denial of this application.</p>	
 _____ Signature	9-5-17 _____ Date