



**CITY OF RIVIERA BEACH, STAFF REPORT
CASE NUMBER AB-17-01, ABANDONMENT OF RIGHT-OF-WAY
ADJACENT TO STONYBROOK (AZURE ESTATES)
APRIL 26, 2018**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, ABANDONING AN UNNAMED ROAD RIGHT-OF-WAY LOCATED WITHIN THE CITY, APPROXIMATELY 50 FEET WIDE, ADJACENT TO AND SURROUNDED BY THE REAL PROPERTY ADDRESSED AS 1555 DR. MARTIN LUTHER KING JR. BLVD., PARCEL CONTROL NUMBER 56-43-42-06-000-0090, AS RECORDED IN PLAT BOOK 5, PAGE 67 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AS "WILLIAM TAYLOR'S SUBDIVISION", CONTAINING APPROXIMATELY 30,000 SQUARE FEET, 0.68 ACRE, MORE OR LESS; PROVIDING CONDITIONS; PROVIDING FOR SEVERABILITY AND CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

A. Applicants: Property Owner: GMF - Stonybrook, LLC.
Authorized Agent: Mr. William R. Hockensmith, Florida Engineering Group, Inc.

B. Request: The applicant is requesting the abandonment of an unnamed public roadway, which runs north and south through the center of the existing Stonybrook Apartments, in order to facilitate the construction of a new 4,482 square foot community center and property management office.

C. Location: The subject project is located at the southeast corner of Dr. Martin Luther King Jr. Blvd (SR 710) and Sam Copper Way (AKA Ave. 'S') (see attached location map), addressed as 1555 Dr. Martin Luther King Jr. Blvd.

D. Property Description and Uses: The subject property description and uses are as follows:

Parcel Control Numbers: 56-43-42-32-06-000-0090

Parcel Size: 9.33 Acres

Existing Use: Apartment Complex

Zoning: Multiple Family Residential (RM-20) Zoning District

Future Land Use: Multiple Family Residential (MF-20) Future Land Use

E. Adjacent Property Description and Uses:

North: Single-Family Residences (RS-6) Zoning District (SR 710)

South: General Industrial (IG) Zoning District: Industrial Uses

East: General Industrial (IG) Zoning District: Vacant Lots

West: General Industrial (IG) Zoning District: Industrial Use and FDOT Retention Area

F. Background:

In August 2017, Florida Engineering Group, Inc submitted an application for site plan approval. In order to implement the proposed site plan, the applicant must abandon this unnamed roadway concurrently with the site plan. The following staff analysis has been prepared for your review:

G. Staff Analysis:

Proposed Use: N/A

Zoning Regulations: Section 29-66 of the City's Code of Ordinance provides criteria to be reviewed and considered by the City Council in order to approve the requested abandonment. The Applicant has addressed all applicable elements.

Comprehensive Plan: The proposal is consistent with the City's Comprehensive Plan, including the Working Waterfront Future Land Use category.

Levels of Service: Customary services such as water, sewer, roads and garbage collection are currently available to the site.

Landscaping: New landscaping is not required nor proposed with this abandonment request. A landscape plan will be required to be submitted concurrently with a future Site Plan application.

Parking/Traffic: The number of parking spaces proposed (232 spaces) is not in compliance with the City's Land Development Regulations for off-street parking. The City Code requires 2 spaces per residential unit x 216 units = 432 and applicant only provided 232 parking spaces which will cause a negative traffic impact within the community.

H. Recommendation: City staff advises that the Planning and Zoning Board review and consider all information presented and provide a recommendation to the City Council. If the Planning and Zoning Board chooses to recommend approval, City staff recommends including the following conditions of approval:

1. Water and sewer utilities within the abandonment area will become private. A master meter with backflow assembly is required at the property line. Until provided, in order to provide for continued City access to maintain, repair and replace City water, sewer and other utility infrastructure, the applicant agrees to provide for City utility access as required, from time to time, until said utility easement(s) are recorded within the Official Records of Palm Beach County.
2. The applicant, (or future property owner), shall be responsible for the cost associated with relocating existing City water, sewer or other City utility lines if future owner-initiated construction within the abandonment area impacts City utilities within the abandonment area. New utility easements may be required accordingly.

Location Map

