



**CITY OF RIVIERA BEACH, STAFF REPORT
CASE NUMBER AB-18-02
RIVIERA BEACH FIRE STATION # 2
JANUARY 24, 2019**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, ABANDONING THE UNDEVELOPED RIGHT-OF-WAY KNOWN AS PERRY AVENUE, A 40 FOOT WIDE STRIP OF LAND BEING A PORTION OF CORRECTED PLAT OF THE 3RD ACREHOME PARK ADDITION TO KELSEY CITY, AS RECORDED IN PLAT BOOK 15, PAGE 17 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND LYING IN SECTION 29, TOWNSHIP 42 SOUTH, RANGE 43 EAST, CONTAINING APPROXIMATELY 18,905.27 SQUARE FEET (0.434 ACRE), ADJACENT TO AND SURROUNDED BY THE REAL PROPERTY ADDRESSED AS 1621 WEST BLUE HERON BOULEVARD, PARCEL CONTROL NUMBER 56-43-42-29-04-007-0181; PROVIDING CONDITIONS; PROVIDING FOR SEVERABILITY AND CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

- A. Applicants:** City of Riviera Beach.
Authorized Agent: Don Hearing, Cotleur & Hearing
- B. Request:** The City is requesting the abandonment of an undeveloped right-of-way known as Perry Avenue, which runs east and west through the center of the existing Barracuda Bay Aquatic Complex, in order to construct a new 12,490 square-foot fire station and a 648 square-foot event building 2 in the Barracuda Bay Aquatic Complex. (See attached plans).
- C. Location:** The proposed development is located at 1621 W Blue Heron Blvd., southwest corner of W. Blue Heron Boulevard and Avenue S (see attached location map).
- D. Property Description and Uses:** The subject property description / uses are as follows:
- | | |
|--------------------------------|---|
| <u>Parcel Control Numbers:</u> | 56-43-42-29-04-007-0181 & 56-43-42-29-04-007-0010 |
| <u>Parcel Size:</u> | +/- 0.66; 1.63; 3.16 Acres (5.45 Total Acres) |
| <u>Existing Use:</u> | A 4,000 square-foot fire station and aquatic complex. |
| <u>Zoning:</u> | Community Facility |
| <u>Future Land Use:</u> | Community Facilities (CF) and Recreational (Rec) |
- E. Adjacent Property Description and Uses:**
- | | |
|---------------|--|
| <u>North:</u> | Single Family Residences / RS-8 Zoning Designation. |
| <u>South:</u> | John F. Kennedy Middle School, CF Zoning Designation. |
| <u>East:</u> | KFC Drive-thru restaurant and multi-family residential, CN Zoning Designation. |
| <u>West:</u> | John F. Kennedy Middle School, CF Zoning Designation. |

F. Background:

In August 2018, Cotleur & Hearing, authorized agent for the City of Riviera Beach, submitted an application for site plan approval. In order to implement the proposed site plan, the applicant needs to abandon Perry Avenue right-of-way 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 proposed use is consistent with the Comprehensive Plan, including the Community Facilities and Recreational Future Land Use Designation.

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

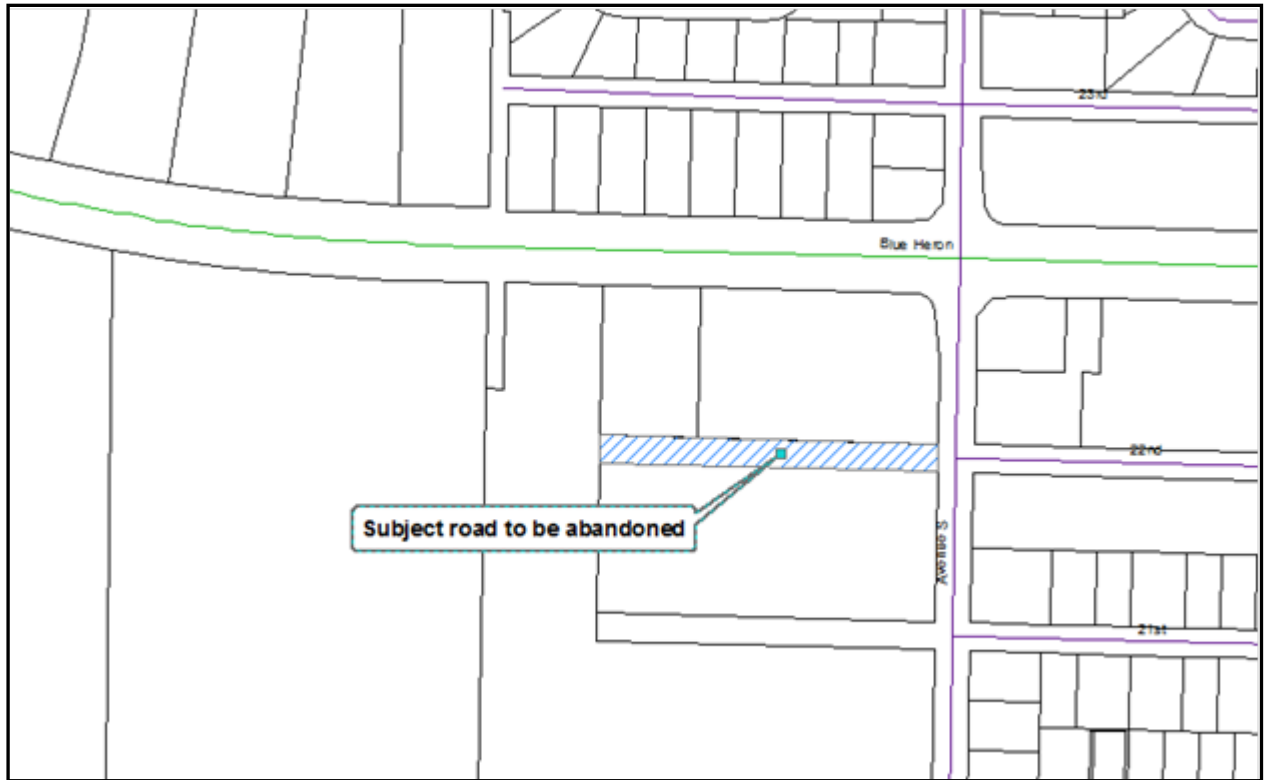
Landscaping: New landscaping is not required nor proposed with this abandonment request. A landscape plan will be required to be submitted concurrently with Site Plan application.

Parking/Traffic: A parking analysis of the site has been performed. Currently, there is adequate parking provided per the City's Code for the elements currently proposed.

H. Recommendation:

Staff recommends that the Planning and Zoning Board recommend approval of the abandonment proposal to the City Council.

LOCATION MAP:



LEGAL DESCRIPTION:

A 40.00 FOOT WIDE STRIP OF LAND BEING A PORTION OF CORRECTED PLAT OF THE 3RD ACREHOME PARK ADDITION TO KELSEY CITY, AS RECORDED IN PLAT BOOK 15, PAGE 17 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND LYING IN SECTION 29, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA. SAID 40.00 FOOT WIDE STRIP OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1, BLOCK 7, SAID CORRECTED PLAT OF THE 3RD ACREHOME PARK ADDITION TO KELSEY CITY; THENCE ALONG THE SOUTHERLY LINE OF LOT 1, BLOCK 7 AND THE SOUTHERLY LINE OF LOTS 34 THROUGH 48 INCLUSIVE, BLOCK 7, N88°24'01"W A DISTANCE OF 472.50 FEET TO THE SOUTHWEST CORNER OF SAID LOT 34; THENCE LEAVING SAID SOUTHERLY LINE, S01°35'59"W A DISTANCE OF 40.00 FEET TO THE NORTHWEST CORNER OF LOT 23, BLOCK 8; THENCE ALONG THE NORTHERLY LINE OF LOTS 8 THROUGH 23 INCLUSIVE, BLOCK 8, S88°24'01"E A DISTANCE OF 472.76' TO THE NORTHEAST CORNER OF SAID LOT 8; THENCE LEAVING SAID NORTHERLY LINE, ALONG THE WESTERLY LINE OF AVENUE S 50.00 FOOT WIDE RIGHT-OF-WAY, AS RECORDED IN PLAT BOOK 15, PAGE 17, N01°13'21"E A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 18,905.27 SQUARE FEET, OR 0.434 ACRES MORE OR LESS.