



**CITY OF RIVIERA BEACH STAFF REPORT
CASE NUMBER AB-18-01
ABANDONMENT FOR OLD EAST 13th STREET
AUGUST 22, 2019**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, ABANDONING A PORTION OF (OLD) EAST 13th STREET (FLAGLER AVENUE PER PLAT) AS SHOWN ON RIVIERA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 90 AND 91 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID PORTION LYING BETWEEN BLOCK 2 AND BLOCK 14 OF SAID PLAT, BOUNDED ON THE EAST BY THE WEST RIGHT-OF-WAY LINE OF AVENUE C AND BOUNDED ON THE WEST BY THE EAST RIGHT-OF-WAY LINE OF BROADWAY (U.S. 1/STATE ROAD NO. 5) AND SAID LANDS LYING AND BEING IN SECTION 33, TOWNSHIP 42 SOUTH, RANGE 43 EAST, LOCATED WITHIN THE CITY OF RIVIERA BEACH, FLORIDA, CONTAINING 25,508 SQUARE FEET (0.5856 ACRE) MORE OR LESS; PROVIDING CONDITIONS; PROVIDING FOR SEVERABILITY AND CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

- A. Applicants:** Riviera Beach Community Redevelopment Agency
Authorized Agent: Gentile Glas Holloway O'Mahoney & Associates, Inc.
- B. Request:** The applicant is requesting the abandonment of a portion of Old East 13th Street.
- C. Location:** The subject area is portions of Right of Way named Old East 13th Street, as depicted on Exhibit 'A'.
- D. Property Description and Uses:** The subject property description and uses are as follows:
- Parcel Control Numbers: N/A
- Area: 0.5856 Acres (total combined)
- Existing Use: Right of Way (Old E. 13th St.)
- Zoning: Downtown Core (DC) Zoning District
- Future Land Use: Downtown Mixed Uses (DMU) Future Land Use
- E. Adjacent Property Description and Uses:**
- North: Downtown Core (DC) Zoning District: Vacant Lots
- South: Downtown Core (DC) Zoning District: Vacant Lots
- East: Downtown Core (DC) Zoning District: Avenue C, City Marina
- West: Downtown Core (DC) Zoning District: Broadway Avenue, Commercial Development

F. Background:

The City Council approved the Marina District Master Plan in February of 2013 after the Planning and Zoning Board recommended approval. The abandonment of the existing Right of Way is necessary to allow for the reconfiguration of the Marina District Uplands and to allow for a replat of the Marina District, including a relocated roadway system. This is all in accordance with the Marina District Master Plan and the Site Plan approval request that will enable the implementation of specific elements within the Master Plan. These elements include, vacate and abandon rights of way throughout the development.

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 abandonment is consistent with the City's regulations. Additionally, it is consistent with the City's Comprehensive Plan, improving public space and facilities.

Levels of Service: Phase 1 marina development meets required levels of service. There will be an increased police presence, updated fire safety apparatuses on site, increased pedestrian and vehicular access to the Marina site upon completion compared to its current configuration.

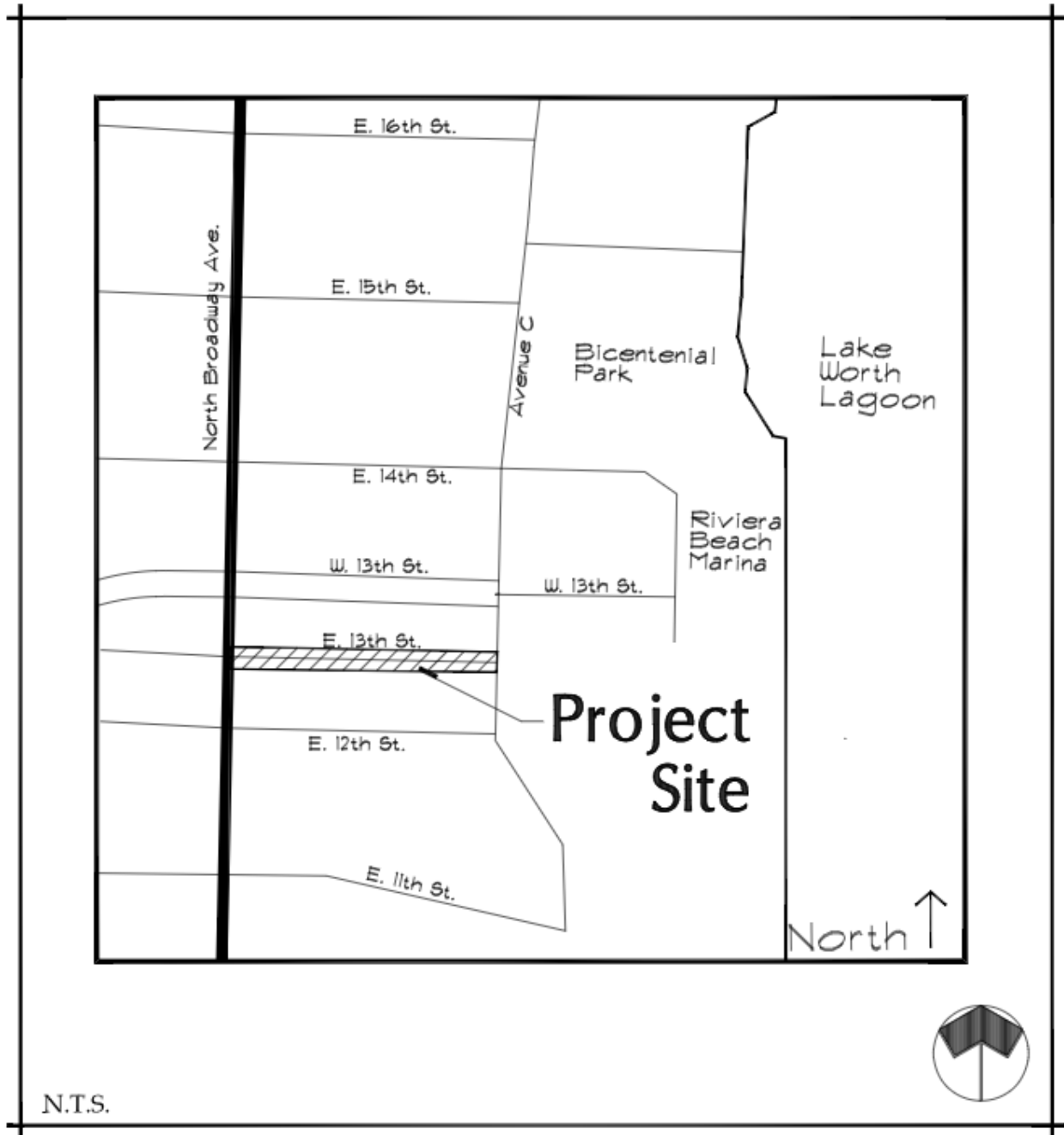
Landscaping: New landscaping is not required nor proposed with this abandonment request.

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, however as development occurs in the future, additional parking will be needed. This may include the construction of a parking garage, additional surface parking or active management strategies for our existing spaces.

H. Recommendation:

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

Location Map



N.T.S.

13th Street Abandonment

Legal Description

R/W ABANDONMENT – 13TH STREET

LEGAL DESCRIPTION:

A PORTION OF EAST 13th STREET (FLAGLER AVENUE PER PLAT) AS SHOWN ON RIVIERA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 90 AND 91 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID PORTION LYING BETWEEN BLOCK 2 AND BLOCK 14 OF SAID PLAT, BOUNDED ON THE EAST BY THE WEST RIGHT-OF-WAY LINE OF AVENUE C AND BOUNDED ON THE WEST BY THE EAST RIGHT-OF-WAY LINE OF BROADWAY (U.S. 1/STATE ROAD No. 5) SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID BLOCK 14; THENCE, ALONG THE EASTERLY EXTENSION OF THE NORTH LINE OF SAID BLOCK 14, NORTH 88°17'30" WEST A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING ON THE WEST RIGHT-OF-WAY LINE OF AVENUE C; THENCE, CONTINUE ALONG SAID NORTH LINE OF BLOCK 14 AND DEPARTING SAID WEST RIGHT-OF-WAY LINE, NORTH 88°17'30" WEST A DISTANCE OF 425.29 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF BROADWAY (U.S. 1/S.R. No. 5); THENCE, ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 00°48'59" EAST A DISTANCE OF 60.01 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF; THENCE ALONG THE SOUTH LINE OF SAID BLOCK 2, SOUTH 88°17'30" EAST A DISTANCE OF 424.97 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID AVENUE C; THENCE, ALONG SAID WEST RIGHT-OF-WAY LINE, SOUTH 00°30'23" WEST A DISTANCE OF 60.01 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN SECTION 33, TOWNSHIP 42 SOUTH, RANGE 43 EAST, CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, AND CONTAINING 25,508 SQUARE FEET (0.5856 ACRE) MORE OR LESS.