



**City of Riviera Beach**

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**To:** Honorable Mayor, Chairperson and City Councilmembers

**From:** Clarence Sirmons, Director of Development Services, AICP

**Through:** Jonathan E. Evans, City Manager, MPA, MBA, FRA-RA, ICMA-CM

**Subject:** **Ordinance Number 4277: An Ordinance Of The City Council Of Riviera Beach, Palm Beach County, Florida, Approving A Request From Safe Harbor Marinas Requesting An Abandonment (AB-24-0002) Of The Following Right-Of-Way Segments: First, A Portion Of Avenue C; Second, A Portion Of East 21st Street, In Riviera Beach, Florida (“Attachment A”); And Providing For An Effective Date And For Other Purposes.**

**Date:** February 05, 2025

**CC:** General Public

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**Background:**

Safe Harbor respectfully submits a significantly reduced site plan to address legacy code violations. The site plan only includes needed improvements to their existing boatyard operations to absorb the upland operations of the former Safe Harbor Marinas facility in West Palm Beach. Safe Harbor Marinas, as the "applicant," designates on the proposed site plan a "Safe Harbor Campus Boundary," which is a combination of the existing and operating facility, and the area represented in their improvement applications known as the "Project Limits."

The primary improvement elements include:

1. Northern Boundary: Safe Harbor will be stopping their northern boatyard boundary at E. 22nd Street, no longer at E. 22nd Court. As a result, there will be no boatyard operations, storage of materials, or any other temporary use of the land between E. 22nd Street and E. 22nd Court, providing a block-wide buffer between the boatyard and the Lakeview Park residential neighborhood.

2. Road Abandonment: Safe Harbor is reducing their Petition for Abandonment to only those portions of E. 21st Street and Avenue “C” that fall within the current boatyard operations, with all abutting parcels owned by Safe Harbor. This area will be integrated into the vessel work area to create a contiguous and safe operating campus east of Broadway.
3. Trade Building: The project consolidates current marine and maintenance work areas into a modern, two-story (with mezzanine) building. This building is intended to help reduce noise, provide an additional buffer for the neighborhood, and improve the streetscape along E. 22nd Street. The work areas currently covered by temporary canopies will be conveyed into their new trade building structure.
4. East 22nd Street: Will be enhanced along the northern boatyard boundary at E. 22nd Street by improving the street’s drainage and adding curb and gutter, sidewalks on both sides of the street, an inviting streetscape, and 19 public, parallel parking spaces. No zoning or land use changes are being requested.

This abandonment request triggers a privilege fee of \$861,612.24.

**City Goals:**

The City-wide Goal is to Build Great Neighborhoods.

**Fiscal/Budget Impact:**

There is no fiscal impact.

**Recommendation:**

Staff recommends a Motion to approve Ordinance Number 4277.

**Attachments:**

1. [Abandonment\\_ordinance\\_Safe\\_harbor\\_4277.v7 \(1\).docx](#)
2. [Safe\\_Harbor-Staff\\_Report.v4.docx](#)
3. [UNIFORM\\_LAND\\_USE\\_APPLICATION\\_SAFE HARBOR SITE PLAN 092324\\_V1.PDF](#)
4. [SAFE HARBOR MARINAS ABANDONMENT NARRATIVE LETTER 091724\\_V1 \(2\).PDF](#)
5. [SAFE HARBOR MARINAS 300' AGGREGATED MAILING LIST 091224\\_V1 \(1\).XLSX](#)
6. [2024.09.23\\_SAFE HARBOR\\_SITE PLAN P-100\\_V1.PDF](#)
7. [2024-09-20 - TRAFFIC Letter PBC\\_V1.PDF](#)
8. [LEGAL DESCRIPTION - ROAD ABANDONMENT AB-24-0002\\_V1 \(1\).DOCX](#)
9. [Palm Beach Post notice DEC24.pdf](#)
10. [Safe Harbor Abandonment Request - 2024.pdf](#)
11. [SAFE HARBOR MARINAS ROAD ABANDONMENT SKETCH AND LEGAL DESCRIPTION 2024\\_V1 \(1\).PDF](#)
12. [SAFE HARBOR RYBOVICH NEIGHBORHOOD MEETING SUMMARY - CITY](#)

090624\_V1.PDF

13. SAFE HARBOR RYBOVICH WARRANTY DEEDS UPDATED 100824\_V1 (1).pdf

14. Survey of Abandonment Area.docx

15. NOI ABANDONMENT AFFIDAVIT 090324\_V1 (1).PDF

16.

SAFE\_HARBOR\_MARINAS\_ROAD\_ABANDONMENT\_PETITION\_\_LIST\_OF\_ABUTTI

17. RYBOVICH ABUTTING PROPERTY LIST - PREPARER AFFIDAVIT NOTARIZED

091224\_V1.PDF

18. SAFE HARBOR - NOTICE OF INTENT TO ABANDON 2024\_V1.PDF

19. AGENT\_AUTHORIZATION\_FORM - COLBY COOPER EXECUTED

071224\_V1.PDF

20. SAFE HARBOR MARINAS ROAD ABANDONMENT PETITION PRIVILEGE FEE  
CALCULATION 091224.pdf

21. Mailer affidavit JAN25.pdf

22. Affidavit of installation of Notification signs JAN25 update.pdf