

**LU- 23-0001**  
**Land Use**

**AGENT AUTHORIZATION FORM**

Owner(s) of Record: SHM NEW PORT COVE LLC & RBY LLC

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority personally appeared TIM SARGENT

who, being first duly sworn upon oath and personal knowledge say(s) that they are the owner(s) of record of the following described real property:

SEE ATTACHED PARCEL ID'S

the street address of which is: \_\_\_\_\_

and that we hereby appoint:

Name: Mike Spruce / Liam Sargent

Address: 1615 South Congress Ave, Suite 201

Telephone: 561-484-5257

as our authorized agent, to file applications and papers with the City of Riviera Beach, and to represent me (us) at any Hearing regarding my (our) interest.

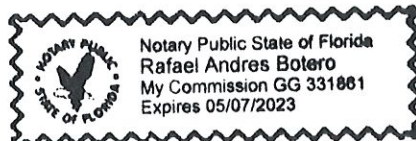
[Signature] (Seal)

\_\_\_\_\_ (Seal)

\_\_\_\_\_ (Seal)

Sworn to and subscribed before me this 29th day of March, 2023.

[Signature]  
Notary Public



<b>Number</b>	<b>Location</b>	<b>PCN</b>	<b>Owner</b>
1	1900 BROADWAY	56434228330000010	RBY LLC
2	1940 AVENUE C	56434228110020041	RBY LLC
3	2035 AVENUE C	56434228110070010	RBY LLC
4	156 E 20TH ST	56434228110050010	RBY LLC
5	2017 AVENUE B	56434228110050030	SHM NEW PORT COVE LLC
6	2100 AVENUE B	56434228110020030	RBY LLC
7	170 E 21ST ST	56434228110040010	SHM NEW PORT COVE LLC
8	AVENUE B	56434228110040020	SHM NEW PORT COVE LLC
9	AVENUE B	56434228110040030	SHM NEW PORT COVE LLC
10	E 22ND ST	56434228110040041	SHM NEW PORT COVE LLC
11	157 E 22ND ST	56434228110040042	RBY LLC
12	117 E 22ND ST	56434228110040150	RBY LLC
13	2160 AVENUE C	56434228110040130	RBY LLC
14	108 E 21ST ST	56434228110040110	RBY LLC
15	100 E 21ST ST	56434228110040120	RBY LLC
16	2101 AVENUE C	56434228110080010	RBY LLC
17	43 E 22ND ST	56434228110080130	RBY LLC
18	34 E 21ST ST	56434228110080030	RBY LLC
19	26 E 21ST ST	56434228110080040	RBY LLC
20	19 E 22ND CT	56434228110030161	RBY LLC
21	30 E 22ND ST	56434228110030150	RBY LLC
22	43 E 22ND CT	56434228110030140	RBY LLC
23	56 E 22ND ST	56434228110030130	RBY LLC
24	103 E 22ND CT	56434228110030101	RBY LLC
25	107 E 22ND CT	56434228110030090	RBY LLC
26	133 E 22ND CT	56434228110030070	RBY LLC
27	148 E 22ND ST	56434228110030050	RBY LLC
28	167 E 22ND CT	56434228110030040	SHM NEW PORT COVE LLC
29	156 E 22ND ST	56434228110030030	SHM NEW PORT COVE LLC
30	E 22ND CT	56434228110030020	SHM NEW PORT COVE LLC
31	E 22ND ST	56434228110030010	SHM NEW PORT COVE LLC

March 15<sup>th</sup>, 2023

Clarence Sirmons, Director of Development Services  
City of Riviera Beach  
600 West Blue Heron Blvd  
Riviera Beach, FL 33404

***Re: Safe Harbor Rybovich Marina Expansion  
Comprehensive Plan Amendment***

Dear Mr. Sirmons,

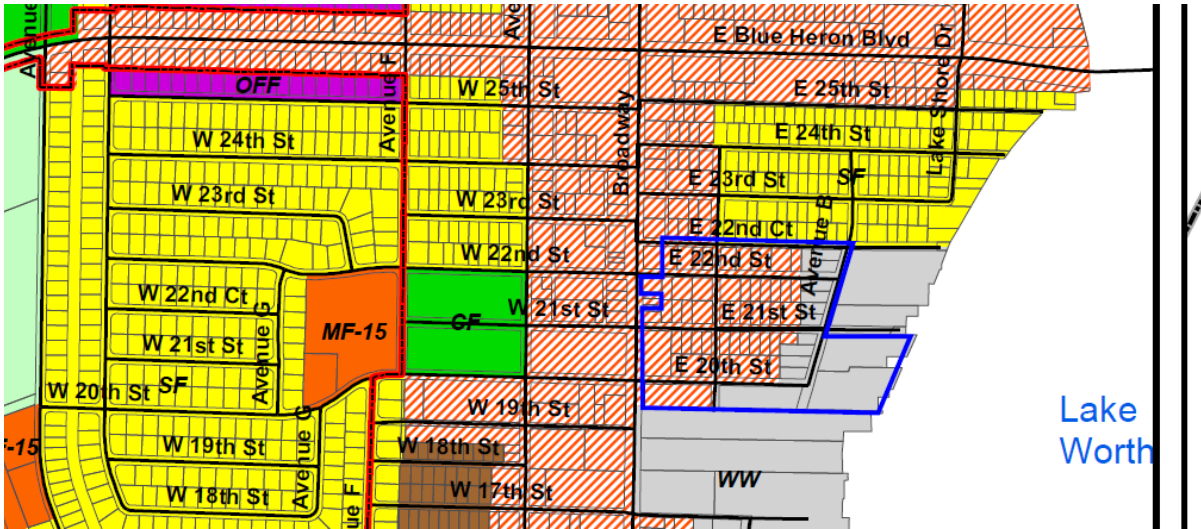
The applicant, Safe Harbor Marinas, represents a significant business investment in the growing city of Riviera Beach. The group has acquired what was previously known as the “Rybovich Marine Facility” and several additional parcels to the north for operational expansion. The facility and parcels are located off Broadway Street corridor, five (5) blocks south of Blue Heron Boulevard, with water access to the intracoastal.

The applicant’s expansion proposal targets the area from E 21<sup>st</sup> Street north to E 22<sup>nd</sup> Court, between Broadway Street in the west and Avenue B in the East. These two blocks are folded into the overall Safe Harbor Rybovich campus site plan and are expected include additional tender storage, marine service areas and contractor buildings.

Safe Harbor Marinas, as the "applicant", is proposing a footprint of the existing facility that will include current operations, as well as the ability to absorb the entire upland operations of the former Rybovich facility in West Palm Beach. As a result, the City of Riviera Beach will become the international focal point as the largest superyacht repair facility in the United States and the beneficiary of the global recognition that will come with that exposure.

As this expansion occurs, it is the request of the applicant to change the future land use of most of the overall site to remain contiguous and conforming with proposed zoning districts as part of the ZA-22-0002 application. As it exists today, shown by the figure below, the site is primarily split between the Working Waterfront (WW) and Downtown Mixed-Use (DMU) future land use designations as part of the comprehensive plan.



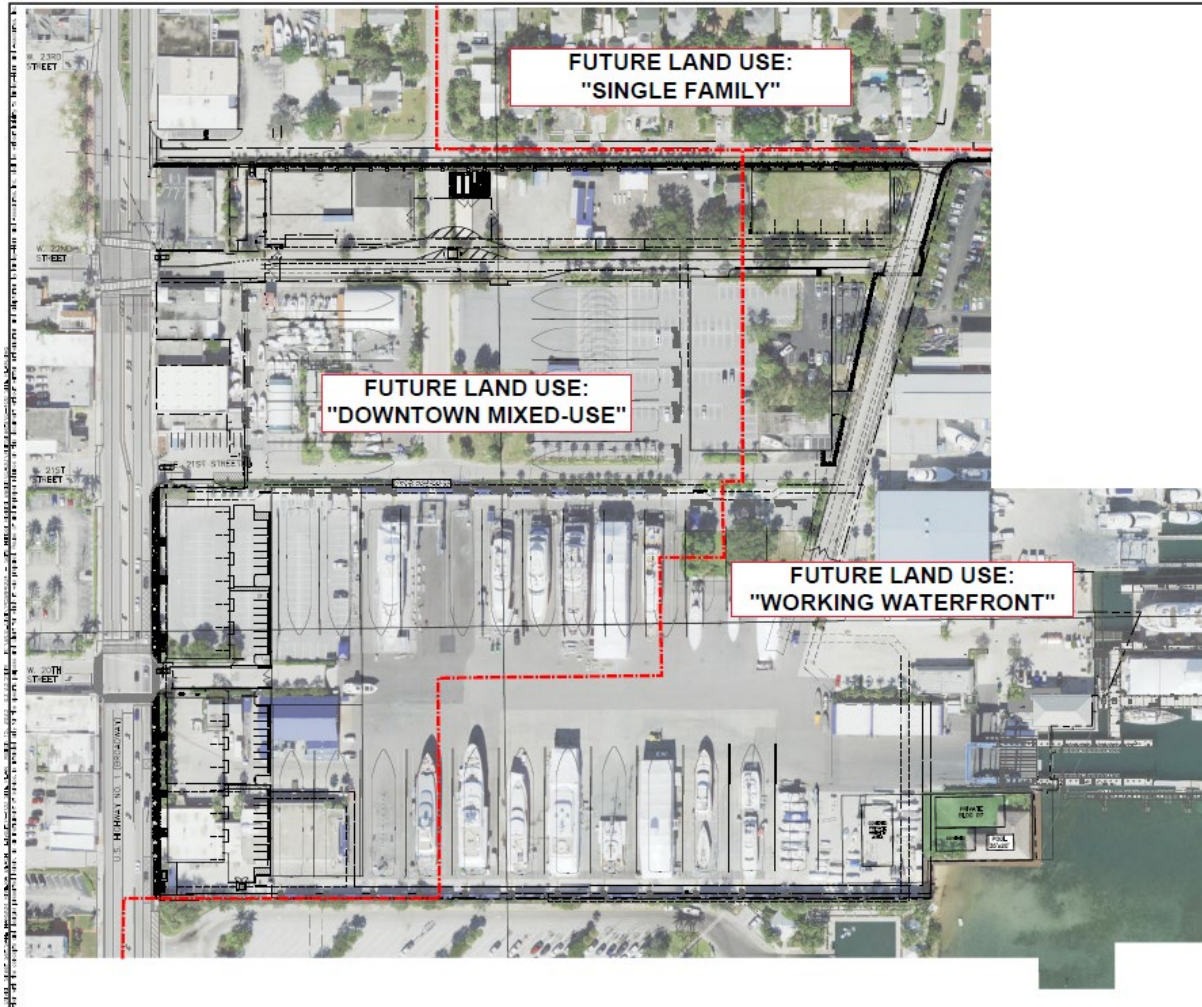


**Comprehensive Plan**

A formal land use change is requested to change a portion of the Downtown Mixed Use (DMU) designation to Working Waterfront (WW). Working Waterfront (WW) being a designation that is more compatible with the uses and proposed zoning district, Downtown Marine (DM) which constitutes a majority of the site. Excluded from this change are the minor areas along Broadway, which are encouraged by code to be Downtown Mixed Use in nature.

This is also in line with the proposed Zoning Text Amendment that provides a code change for a landscape requirement fee-in-lieu payment on large marine properties located within the Riviera Beach Working Waterfront designation. Having most of the site be considered Working Waterfront would allow the applicant to pursue the fee-in-lieu.

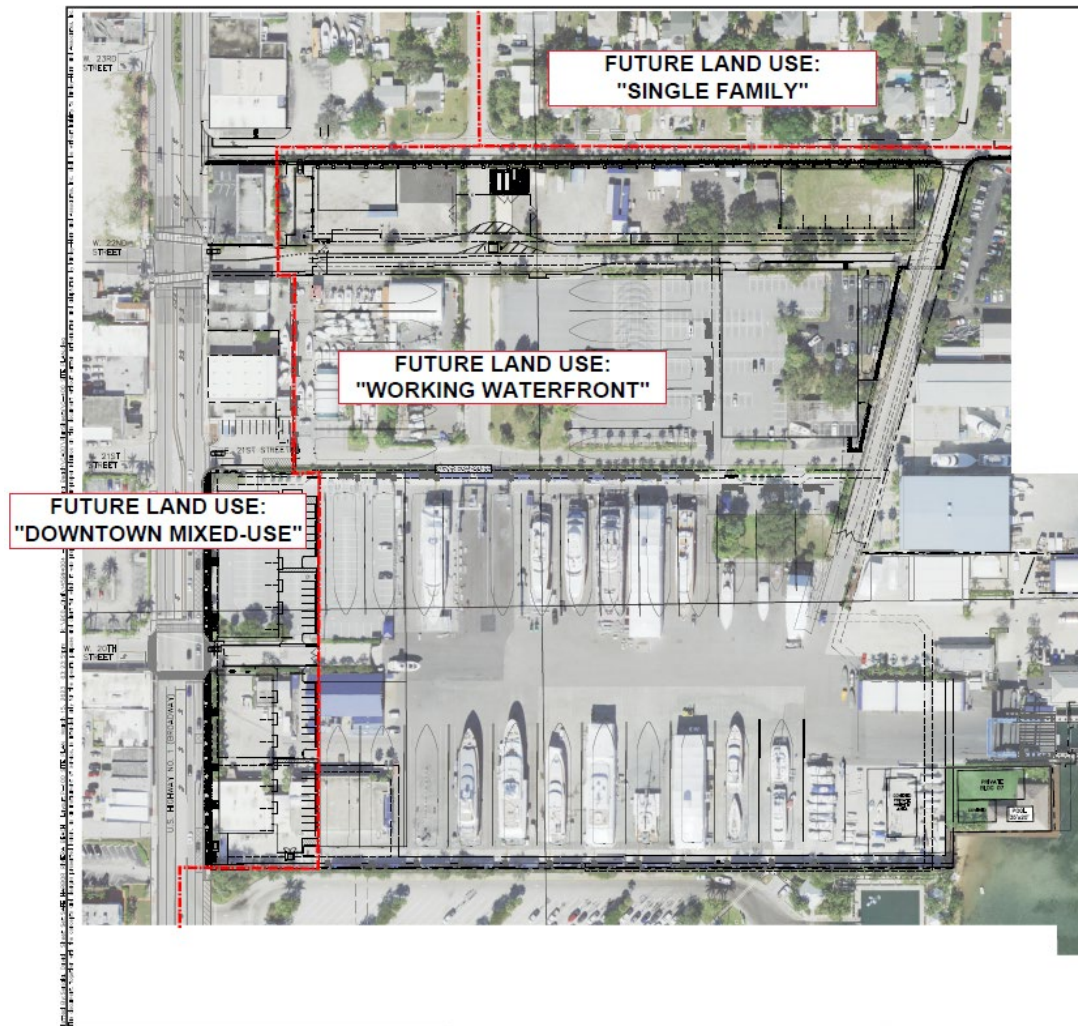
Existing:



Looking to the map above, many of the parcels composing the project area are Downtown Mixed Use. The intent of the Downtown Mixed-Use designation is to encourage proper development within the corridor oriented towards a healthy mixed-use area that will be a core part of the Riviera Beach Downtown. The Downtown Core (DC) district within this Downtown Mixed-Use designation is expected to be an efficient buffer, maximizing the potential of uses while maintaining an overall less intense façade and sightline as compared to other potential uses. The new designation will assist in buffering the single family residential to the north through height transitions and opaque buffers. The proposed buildings complete and incorporate themselves with the existing commercial and marine related uses associated along Broadway and within the Safe Harbor Marina campus.

An exhibit has been provided which shows the expected future land use change from an aerial and map perspective, extending the Working Waterfront (WW) section to cover most of the campus in replacement of the Downtown Mixed-Use (DMU) future land use. This creates a more whole and complete campus and designation, avoiding the fragmentation of any future land use designations and providing an efficient buffer to the complete residential single-family designation to the north.

Proposed:





We appreciate your consideration of this application package and are available for discussion or meetings to discuss particular aspects of the exhibits if that would be helpful.

Best Regards;

Liam Sargent

*Attachments*

*Cc: Client*



## PLAN CORRECTIONS REPORT LU-23-0001 FOR CITY OF RIVIERA BEACH

**PLAN ADDRESS:** 1900 Broadway, A  
Riviera Beach

**PARCEL:** 56434228330000010

**APPLICATION DATE:** 03/15/2023      **SQUARE FEET:** 0.00      **DESCRIPTION:** A Land Use Change to Allow the SHM Rybovich Site to meet the standards of working water front exemptions proposed by the associated Zoning Text Amendment. The change also updates the FLU to be more consistent site-wide with the proposed rezoning application.

**EXPIRATION DATE:**      **VALUATION:** \$0.00

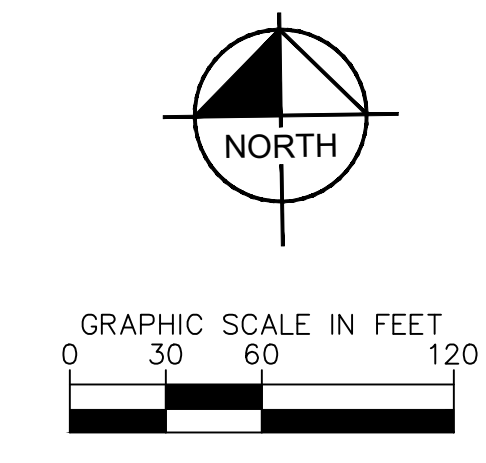
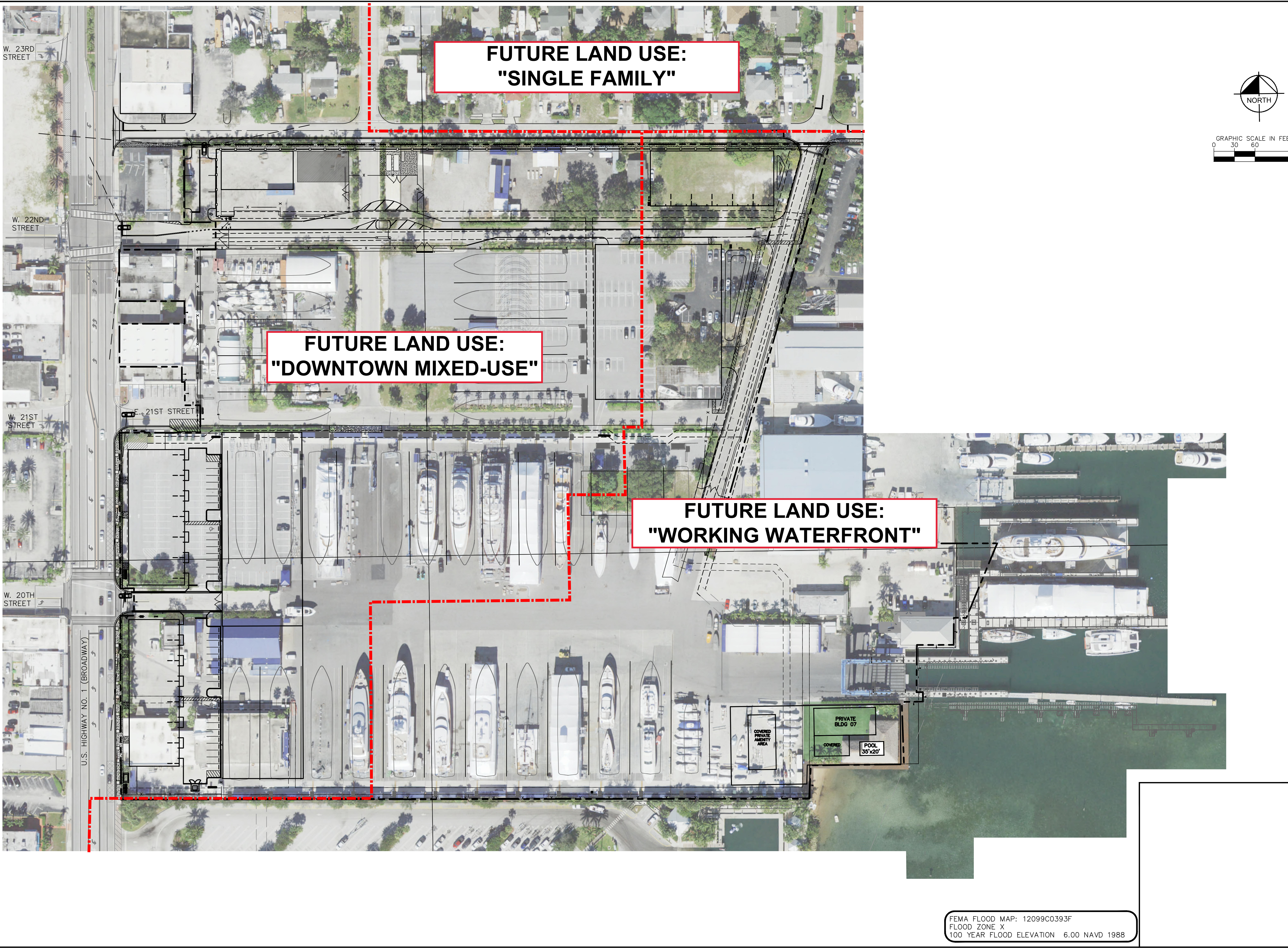
<b>CONTACTS</b>	<b>Name</b>	<b>Company</b>	<b>Address</b>
Applicant	Liam Sargent	Kimley-Horn & Associates	1615 South Congress Avenue Suite 201 , Suite 201 Delray Beach, FL 33445
Owner	ANTHONY LACAVALLA	RBY LLC	

### Plan Review

<b>REVIEW ITEM</b>	<b>STATUS</b>	<b>REVIEWER</b>
Community Redevelopment Agency v.1 Community Redevelopment Agency	In Review	Scott Evans email: sevans@rbcr.com
Zoning v.1 Zoning	Approved	Clarence Sirmons Ph: 561-845-4062 email: CSirmons@rivierabeach.or



CASE: SP-22-0014  
 Page 9 of 10  
 Plotted By: Sybil, David - Sheet: SAFE HARBOR RIVERA BEACH - Layout: P-100 SITE PLAN - March 15, 2023 - 03:23:51pm - K:\BCD\_Civil\145994004 - Safe Harbor Rivera Beach\CADD\PlanSheets\C-400 SITE PLAN.dwg  
 This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



**FUTURE LAND USE:  
"SINGLE FAMILY"**

**FUTURE LAND USE:  
"DOWNTOWN MIXED-USE"**

**FUTURE LAND USE:  
"WORKING WATERFRONT"**

COVERED PRIVATE AMENITY AREA  
PRIVATE BLDG 07  
COVERED  
POOL 35'x20'

FEMA FLOOD MAP: 12099C0393F  
FLOOD ZONE X  
100 YEAR FLOOD ELEVATION 6.00 NAVD 1988

No.	REVISIONS	DATE	BY

**Kimley»Horn**  
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**Song + Associates, Inc.**  
 Architecture • Planning • Interior Design

LICENSED PROFESSIONAL  
 MICHAEL D. SPRUCE, P.E.  
 FL LICENSE NUMBER 52776  
 DATE: \_\_\_\_\_

KHA PROJECT 145994004  
 DATE MARCH 2023  
 SCALE AS SHOWN  
 DESIGNED BY JPL  
 DRAWN BY AMS  
 CHECKED BY MDS

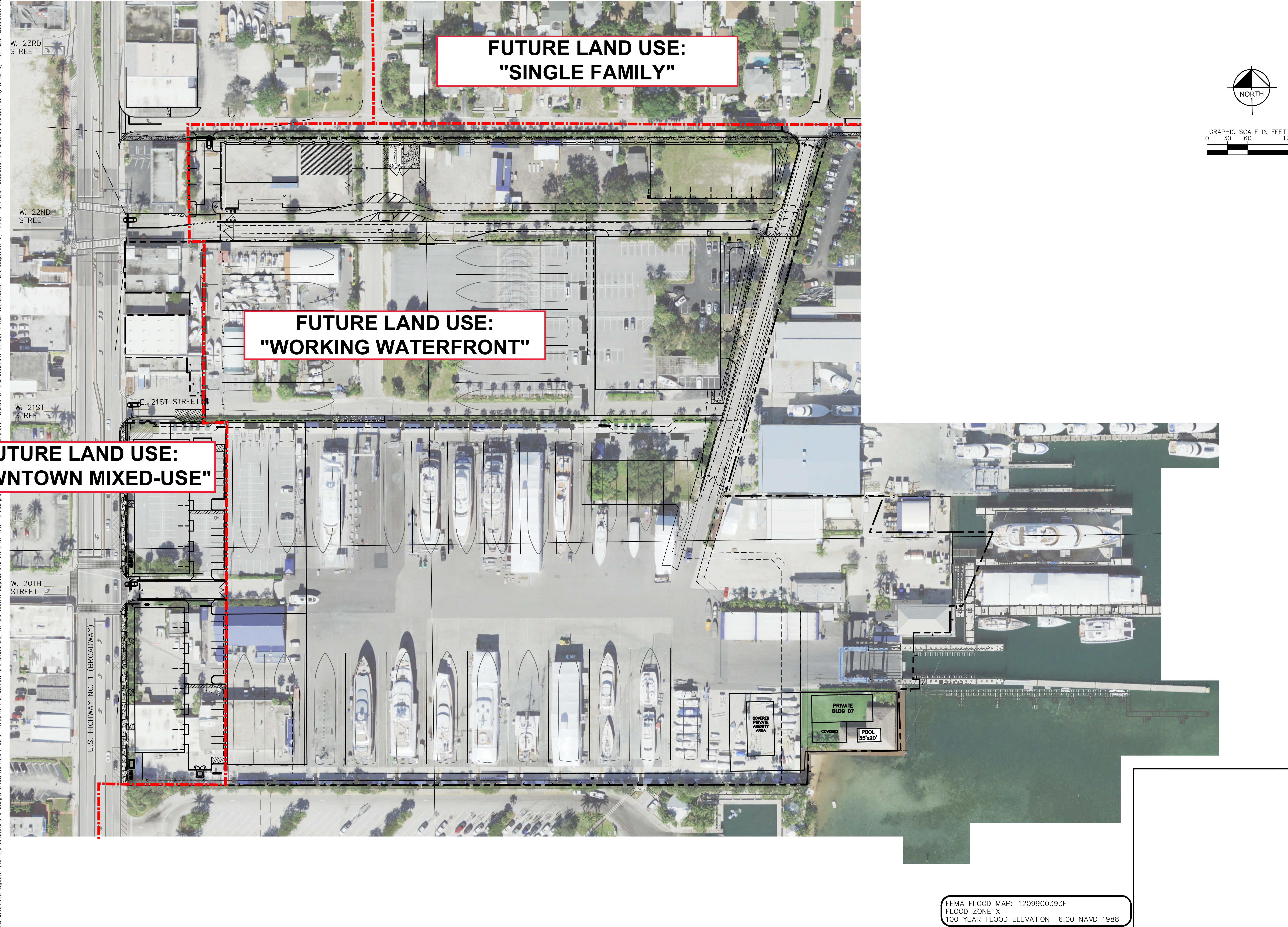
**EXISTING FLU EXHIBIT**

**SAFE HARBOR RIVERA BEACH**  
 PREPARED FOR  
**SAFE HARBOR MARINAS**  
 RIVERA BEACH, FL

SHEET NUMBER  
**P-100**



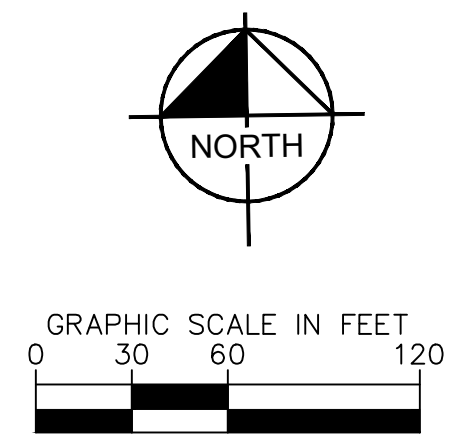
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**FUTURE LAND USE:  
"DOWNTOWN MIXED-USE"**

**FUTURE LAND USE:  
"WORKING WATERFRONT"**

**FUTURE LAND USE:  
"SINGLE FAMILY"**



FEMA FLOOD MAP: 12099C0393F  
 FLOOD ZONE X  
 100 YEAR FLOOD ELEVATION 6.00 NAVD 1988

<b>SAFE HARBOR RIVERA BEACH</b> PREPARED FOR <b>SAFE HARBOR MARINAS</b> <small>RIVERA BEACH FL</small>	<b>PROPOSED FLU EXHIBIT</b>	SHEET NUMBER <b>P-100</b>
KHA PROJECT 145994004 DATE MARCH 2023 SCALE AS SHOWN DESIGNED BY JPL DRAWN BY AMS CHECKED BY MDS	LICENSED PROFESSIONAL MICHAEL D. SPRUCE, P.E. FL LICENSE NUMBER 52776	REVISIONS No. _____ DATE _____ BY _____
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