

LOT 4
BLOCK 6

USE: SINGLE FAMILY RESIDENTIAL
Z:RE FLU: OFFICES

LOT 3
BLOCK 6

USE: SINGLE FAMILY RESIDENTIAL
Z:RE FLU: OFFICES

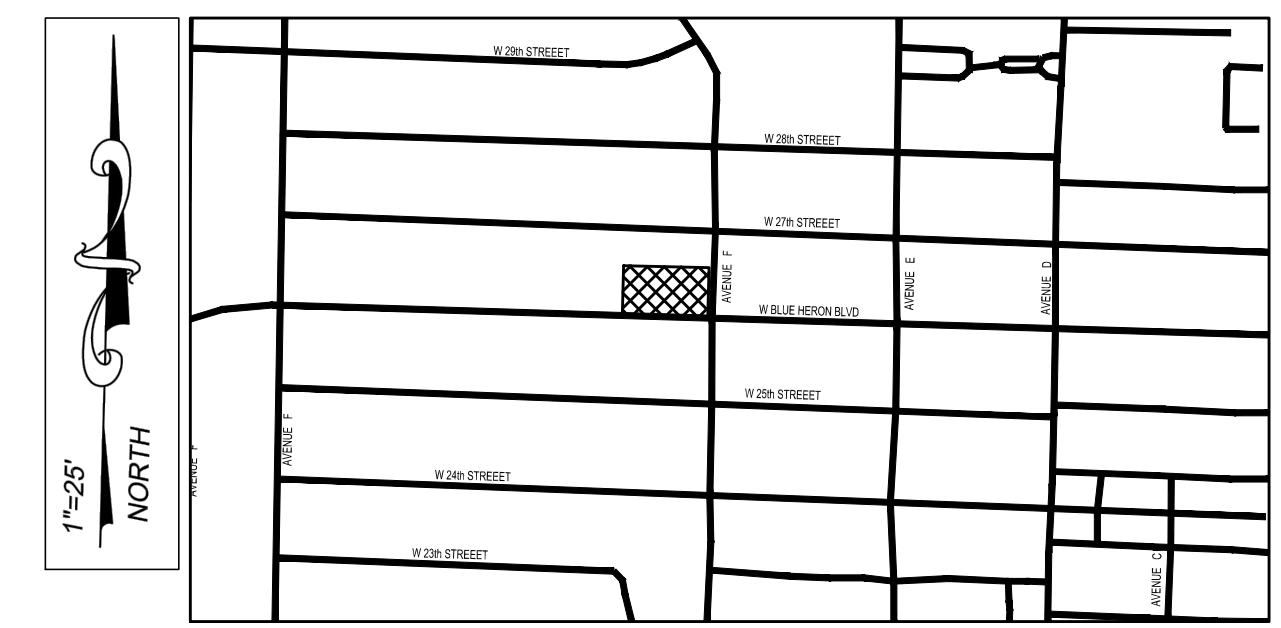
LOT 2
BLOCK 6

USE: SINGLE FAMILY RESIDENTIAL
Z:RE FLU: OFFICES

LOT 1
BLOCK 6

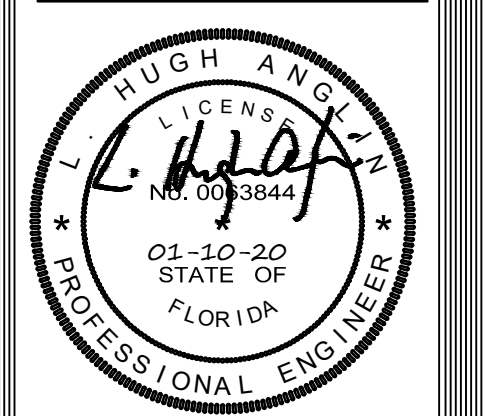
LOT 21
BLOCK 6

USE: SINGLE FAMILY RESIDENTIAL
Z:RE FLU: DMU



LOCATION MAP
SCALE: NTS

RODRIGUEZ & ANGLIN
PROFESSIONAL DESIGN, INC.
8404 NW 59th STREET
TAMARAC, FL 33321
MECHANICAL, PLUMBING, ELECTRICAL,
FIRE ALARM & FIRE PROTECTION.
Tel. 305-748-4813
E-Mail: rha@ra-inc.com



BUCKLE
VANN

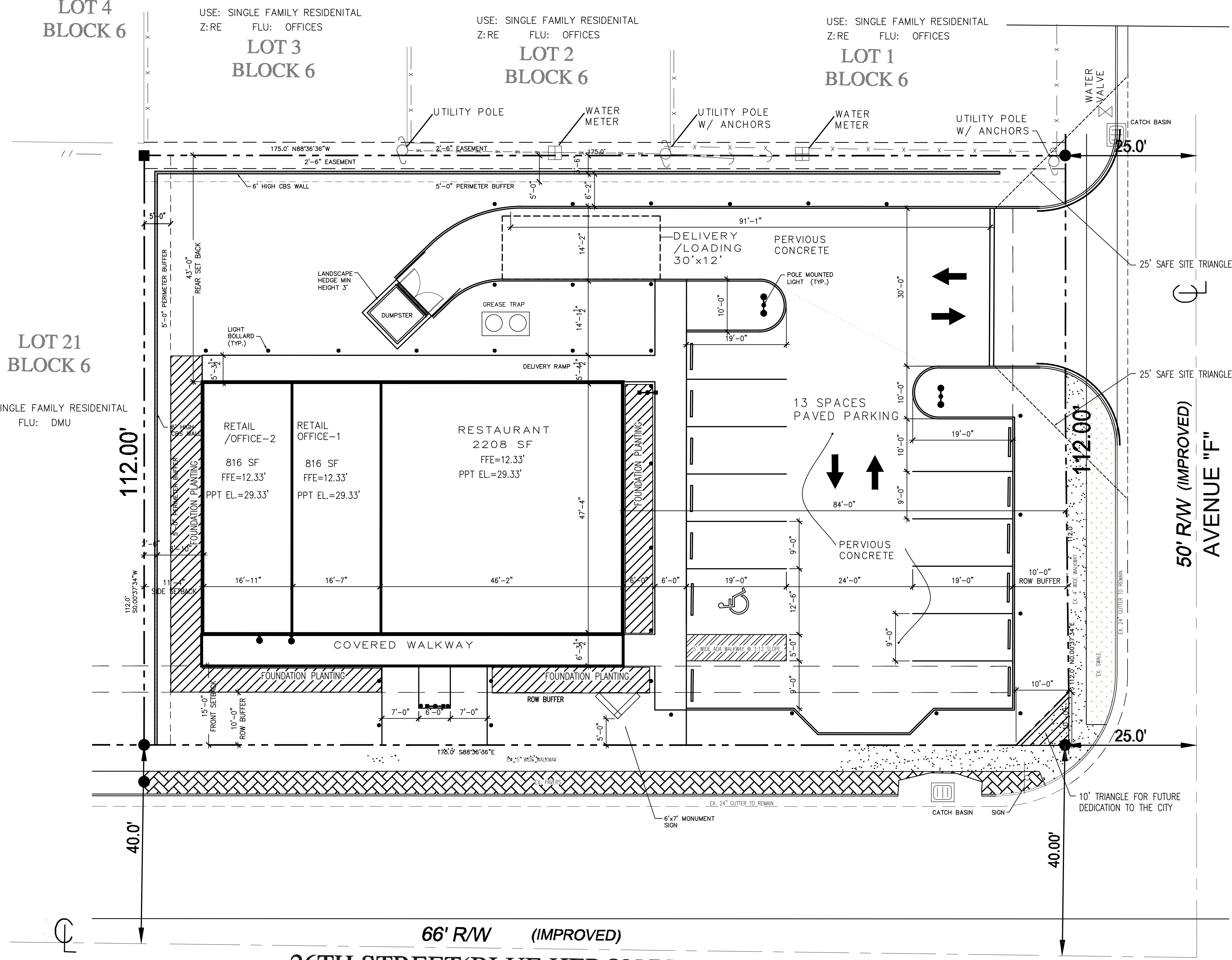
BLUE LAGOON PLAZA
AT
200 WEST BLUE HERON BOULEVARD
RIVIERA BEACH, FL 33404

Project Name and Address :

REVISIONS

SHEET
SP-1
1 OF 2
PROJECT # RAPD-1801-6

SP-1



SITE DATA:

APPLICATION NAME	BLUE LAGOON PLAZA
APPLICATION NO.	SP-19-27
FUTURE LAND USE	(DMU) DOWNTOWN MIXED USE
ZONING DISTRICT	DG-DOWNTOWN GENERAL
APPLICABLE OVERLAY DISTRICT	C.R.A.
PROPERTY CONTROL NUMBER	56-43-42-28-04-006-0220
PROPOSED USE	RESTAURANT-RETAIL/OFFICE
TRAFFIC ANALYSIS ZONE	
BUILDING SQUARE FOOTAGE	
A - RESTAURANT	2208 S.F.
B - RETAIL SPACE-1	816 S.F.
C - RETAIL SPACE-2	816 S.F.

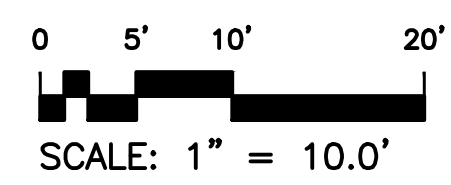
REQUIRED PARKING

RESTAURANT - 2,208 S.F. @ 1/300 S.F.	8 SP
RETAIL/OFFICE - 816 S.F. @ 1/300 S.F.	3 SP
RETAIL/OFFICE - 816 S.F. @ 1/300 S.F.	3 SP
TOTAL PARKING SPACES REQUIRED	14 SP
TOTAL PARKING SPACES PROVIDED	13 SP
HANDICAPPED SPACES REQUIRED	1 SP
HANDICAPPED SPACES PROVIDED	1 SP
LOADING SPACES REQUIRED	1 SP
LOADING SPACES PROVIDED	1 SP
TOTAL LOT AREA	19,600 S.F.
BUILDING	3,840 S.F.
DRIVEWAY/PARKING	2,086 S.F.
WALKWAYS	1,250 S.F.
GARBAGE PAD	96 S.F.
PARKING LOT (PERVIOUS CONCRETE)	4,335 S.F.
TOTAL IMPERVIOUS AREA (59.21%)	11,607 S.F.
SODDED & LANDSCAPED AREAS	7,474 S.F.
TOTAL PERVIOUS AREA (60.34%)	7,474 S.F.

PROPERTY DEVELOPMENT REGULATIONS

ZONING DISTRICT	MINIMUM LOT DIMENSIONS			BLDG. HEIGHT	FAR	BLDG. COVER	BLDG. FRONTAGE %	SETBACKS/SEPARATION				
	SIZE	WIDTH	DEPTH					FRONT	SIDE	SIDE ST.	REAR	
REQUIRED	2000 SF min/ No Max	20 Ft Min/ No Max		3 Storeys Max	2.0 Max	80.00% Max	80.00% Max	10' Min-15' Max	0'	10' Min	10' Min	
PROPOSED ACTUAL	.47 AC	175.0'	112.0'	19'	0.2	19.59%	19.59%	15'	11'	59'	59'	

GENERAL PLAN NOTES
BASE INFORMATION FOR THIS PROJECT WAS OBTAINED FROM A BOUNDARY SURVEY PREPARED BY COMPASS SURVEYING, INC. DATED 2019, OCTOBER 16



SITE PLAN
SCALE: 1" = 10'-0"

NON-CONFORMITY CHART				
CODE SECTION	REQUIRED	PROVIDED	NON-CONFORMITY	RESOLUTION
TABLE 31.536.C	Storefront Width MIN 65% FRONTAGE MAX 100% FRONTAGE	45.7%	19.3%	Verbal Agreement from the Zoning Department
TABLE 31.539.(a)	Restaurants 1/300 sf Retail Establishments 1/300 sf Office Buildings 1/300 sf TOTAL REQUIRED = 14	13	1	(Permission letter from the CRA.)
	Clear 10' Right of Way buffer	Intrusion into the 10' ROW buffer	8'	Permission letter from the CRA.

AMENDMENT STAMPS

ZONING STAMPS