

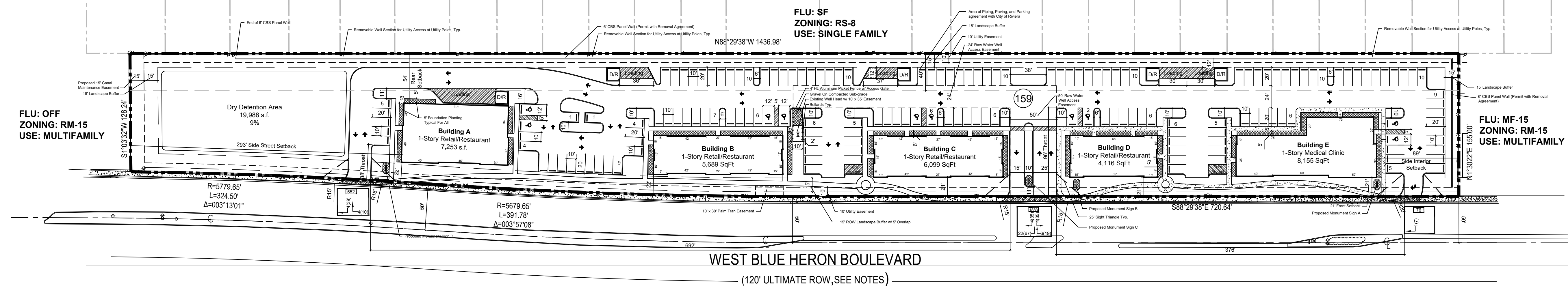


SCHMIDT NICHOLS
LANDSCAPE ARCHITECTURE AND URBAN PLANNING

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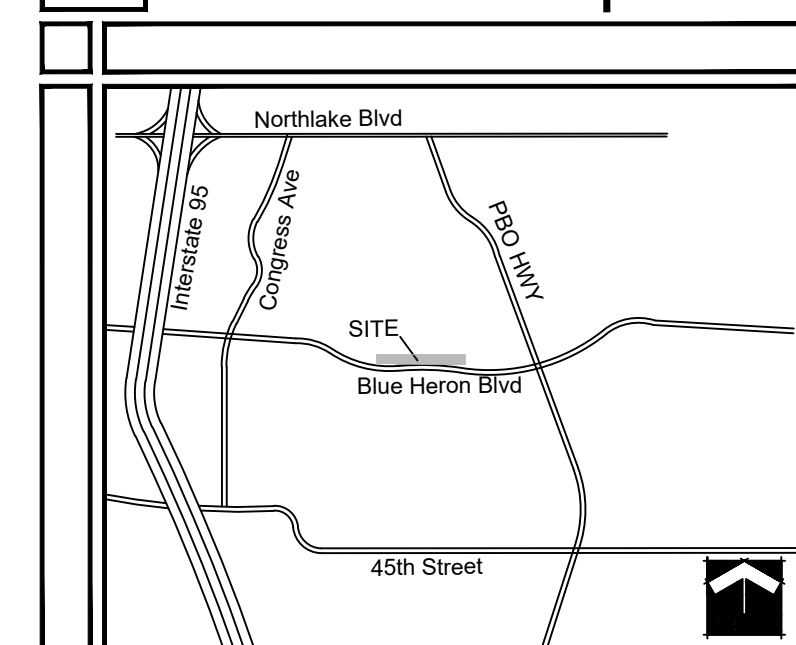
Blue Heron Commercial

Rivera Beach, Florida



WEST BLUE HERON BOULEVARD
(120' ULTIMATE ROW, SEE NOTES)

Location Map



Site Data

Application Name	Blue Heron Commercial
Application Number	SP-18-13, RZ-18-02, LU-18-02, AB-19-02
Proposed Use	Medical Clinic/Retail/Restaurant
Existing Future Land Use Designation	Office (OFF)
Proposed Future Land Use Designation	Commercial (COM)
Existing Zoning District	Office Professional (OP)
Proposed Zoning District	General Commercial (CG)
Section, Township, Range	29/42/43
Property Control Number	56-43-42-29-37-000-0030
Applicable Overlay(s)	Principal Arterial Design Standards Overlays
Total Gross Land Area	4.91 ac (213,901.39 s.f.)
Deeded Land Area	3.59 ac (156,422.19 s.f.)
Total Gross Floor Area	31,362 s.f.
Building A (Retail/Restaurant)	7,253 s.f.
Building B (Retail/Restaurant)	5,689 s.f.
Building C (Retail/Restaurant)	6,099 s.f.
Building D (Retail/Restaurant)	4,166 s.f.
Building E (Medical Clinic)	8,155 s.f.
Concurrency Approval*	
Retail/Restaurant	23,207 s.f.
Medical Clinic	8,155 s.f.
*Concurrency is approved for the above uses and amounts shown on this plan.	
Total Floor Area Ratio	.15
Total Building Coverage	15%
PerVIOUS Area	41%
Open Space 76,646 s.f.	
Landscape Area 10,424 s.f.	
Detention	45 a.c. (19,988 s.f.)
Building Height	32'-0"
Number of Stories	1
Parking Required	159 SPACES
Restaurant - 1 Space/150 s.f. @ 6,000 s.f. = 40 Spaces	
Medical Clinic - 1 Space/250 s.f. @ 8,155 s.f. = 33 Spaces	
Retail - 1 Space/200 s.f. @ 17,207 s.f. = 86 Spaces	
Proposed Parking	159 SPACES
Handicap Spaces Required	6
Handicap Spaces Proposed	10
Loading Required (12' x 30' Min.)*	3
Loading Provided	5
Traffic Analysis Zone	129

Development Regulations

CG PROPERTY DEVELOPMENT REQUIREMENTS											
ZONING DISTRICT	MINIMUM LOT DIMENSIONS	SIZE	WIDTH	FRONTAGE	DEPTH	MAX FAR	MAX BLDG COVER	MIN PERVIOUS	SETBACKS/SEPARATIONS		
									FRONT	SIDE INTERIOR	SIDE STREET
CG	10,000 S.F.	100'	100'	N/A	1.4	N/A	20%	20'	20'	15'	20'
CG	4.91 AC.	1,436.92'	1,436.92'	115'	.15	15%	41%	21'	89'	293'	54'

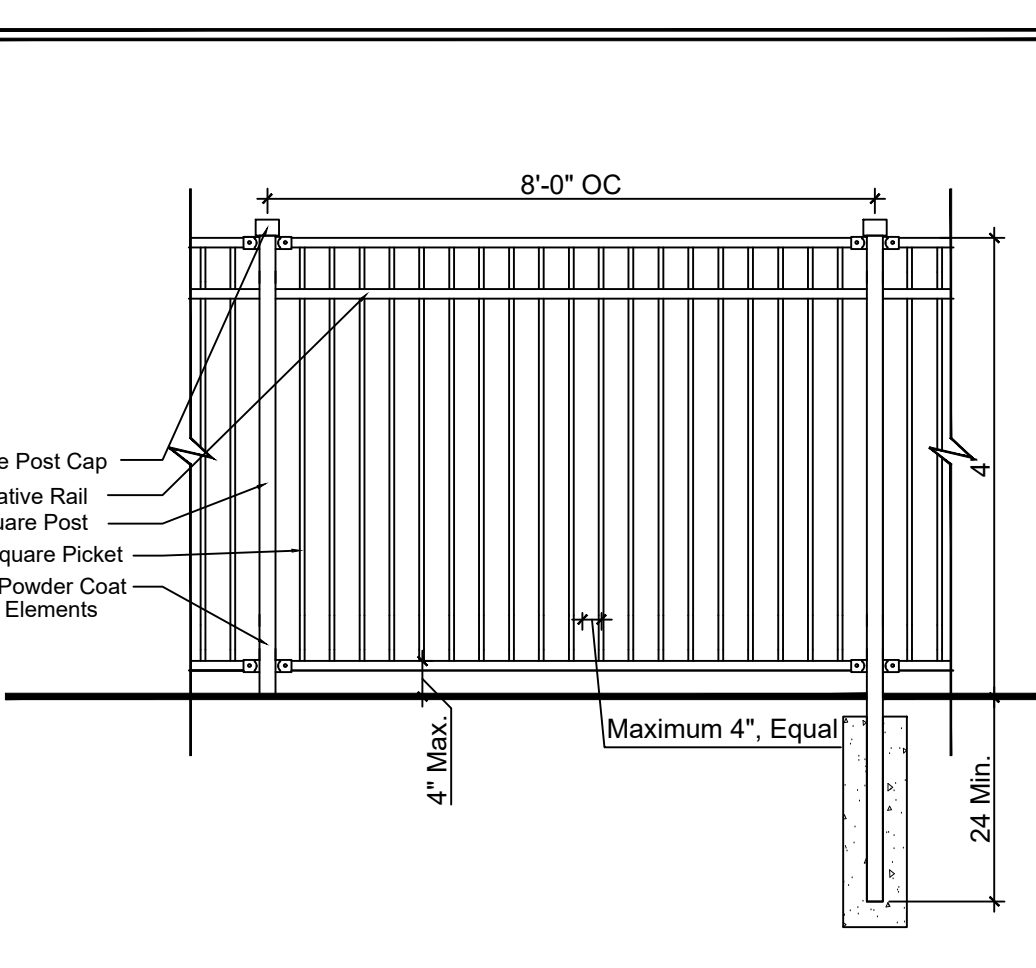
Development Team

DEVELOPER:	BLP BLUE HERON LLC 741 N MILITARY TRIAL, SUITE 1 PALM BEACH GARDENS, FLORIDA 33410 (561) 684-6141
ARCHITECT:	GLIDDEN SPINA & PARTNERS ARCHITECTURE 207 6TH STREET WEST PALM BEACH, FLORIDA 33401 (561) 684-6844
CIVIL/TRAFFIC ENGINEER:	SIMMONS & WHITE 2581 METROCENTRE BLVD, SUITE 3 WEST PALM BEACH, FLORIDA 33407 (561) 478-7848
PLANNER:	SCHMIDT NICHOLS 1551 N. FLAGLER DR. SUITE 102 WEST PALM BEACH, FLORIDA 33401 (561) 684-6141
SURVEYOR:	GEOPOINT SURVEY, INC 4152 W BLUE HERON BLVD, SUITE 105 RIVERIA BEACH, FLORIDA 33404 (561) 444-2720

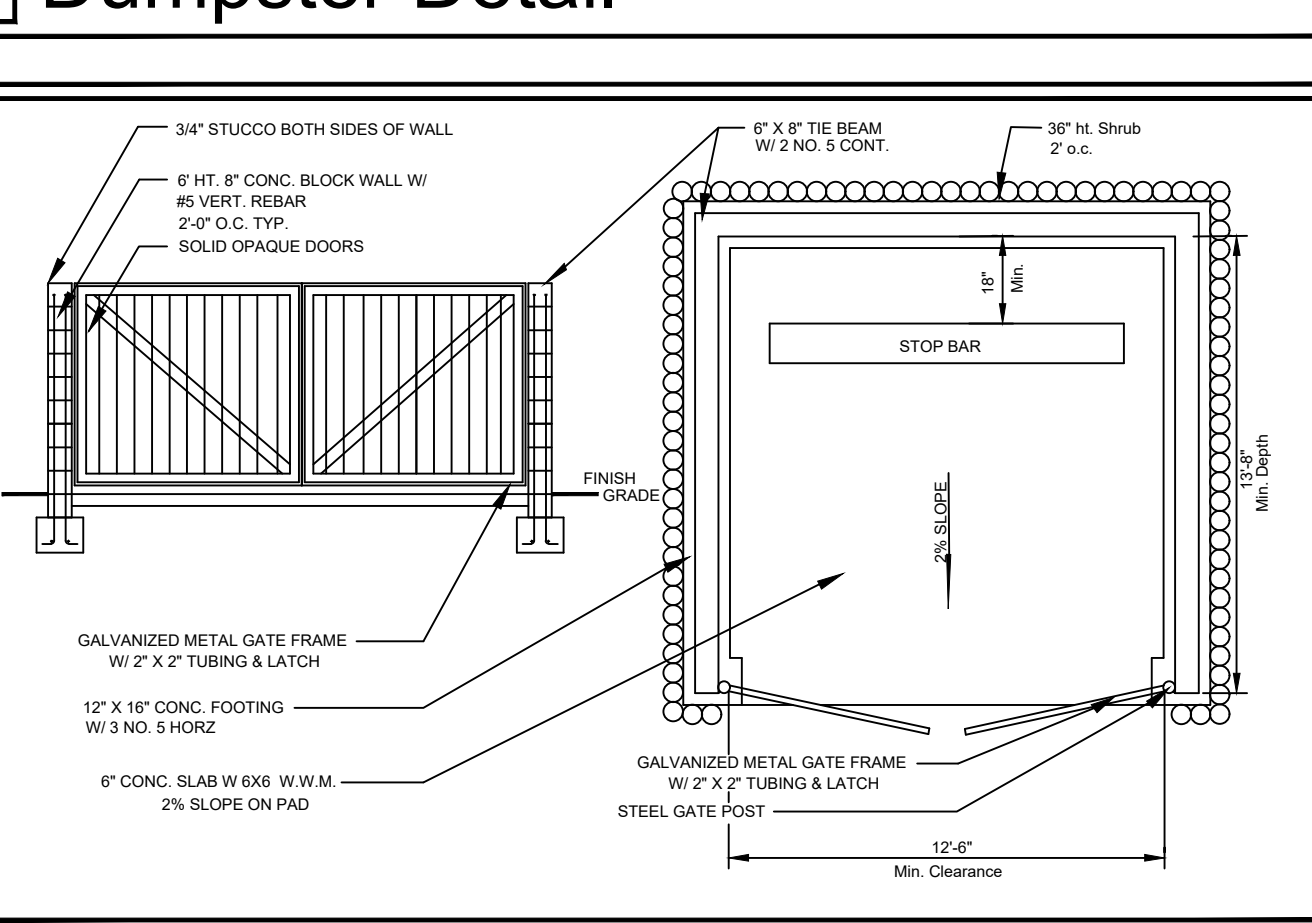
Notes

- BASE INFORMATION FOR THIS PROJECT WAS OBTAINED FROM A SURVEY PREPARED BY GEOPOINT SURVEYING, INC. DATED 07/05/2017
- LIGHTING LOCATIONS ARE CONCEPTUAL AND ARE SUBJECT TO FINAL PHOTOMETRICS.
- PBC TRAFFIC HAS CONFIRMED NO ADDITIONAL ROW IS NECESSARY. BLUE HERON BLVD WILL REMAIN AS A 100' ROW
- THE LANDSCAPING IN THE MEDIANS ADJACENT TO THIS PROJECT WILL BE INSTALLED AND MAINTAINED BY THE PROPERTY OWNER

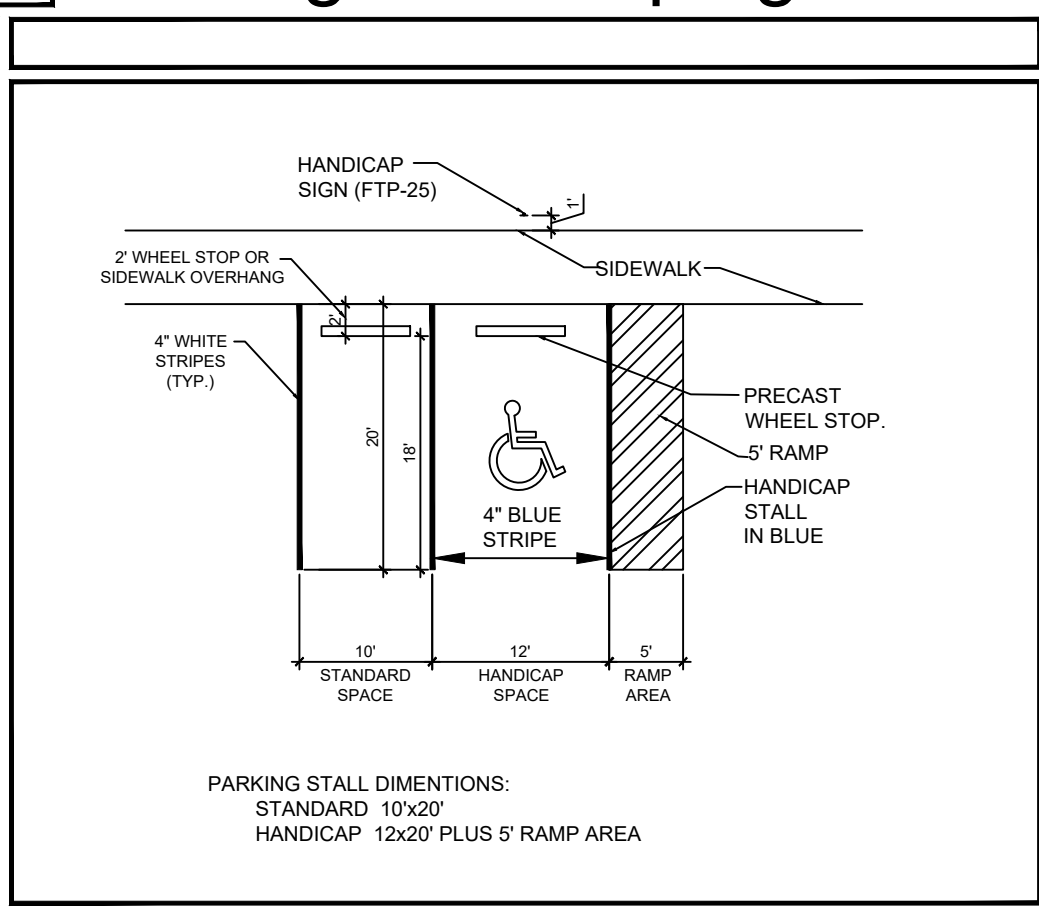
ALUMINUM FENCE DETAIL



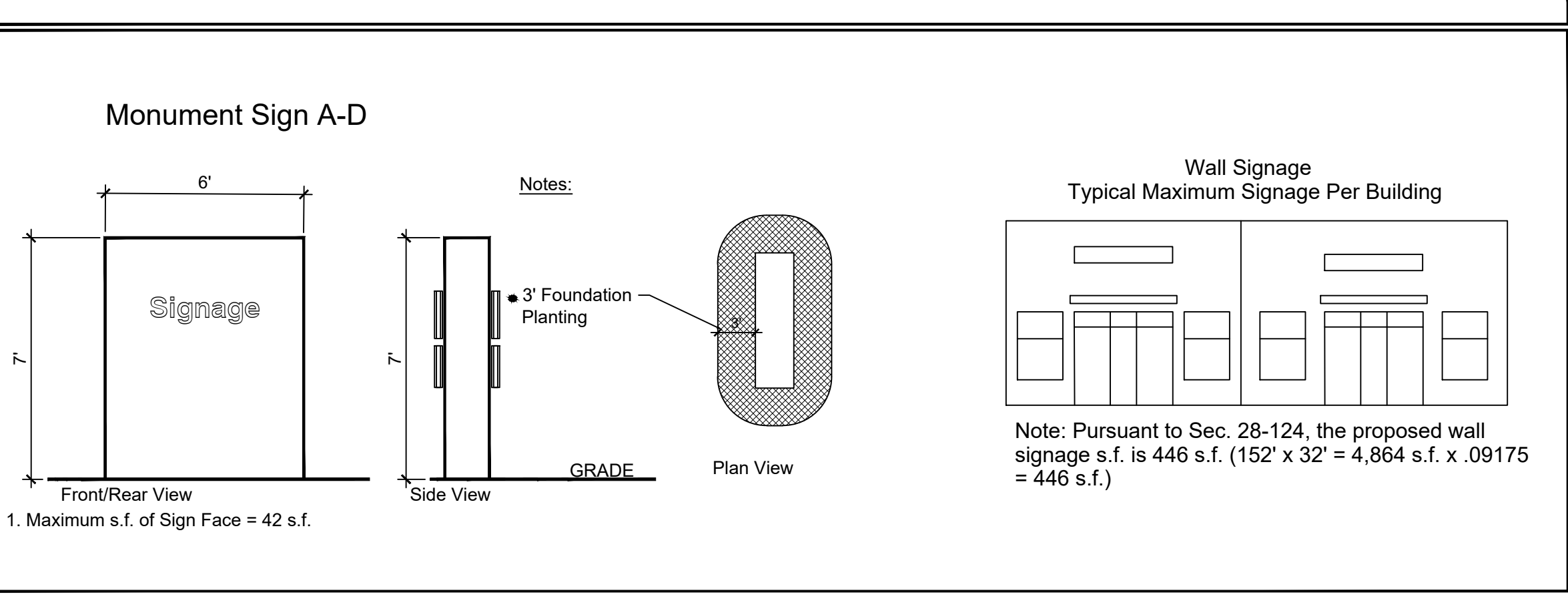
Dumpster Detail



Parking and Striping



Master Sign Program



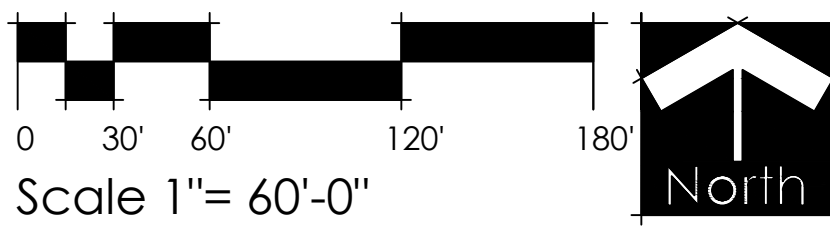
Amendment Stamp

Date: 06/15/18
Scale: 1" = 60'-0"
Design By: JN
Drawn By: MLD
Checked By: JN
File No. 852.01
Job No. 17-82

Zoning Stamp

REVISIONS / SUBMISSIONS

07/03/19	Resubmittal
01/09/20	Resubmittal
02/28/20	Resubmittal
03/18/21	Resubmittal
04/29/21	Resubmittal



Site Plan