



City of Riviera Beach  
Planning and Zoning Board Meeting  
February 13, 2020

**AB-19-02 / LU-18-02 / RZ-18-02 / SP-18-13**

## **Blue Heron Commercial Project**

PCN: 56-43-42-29-37-000-0030

### **Request:**

The applicant is requesting approval of four items associated with the vacant parcel of land in order to construct five new commercial buildings, approximately 31,286 square feet in total area,

- (1) Abandonment of City Canal Right-of-Way (AB-19-02);
- (2) Land Use Map Amendment (LU-18-02);
- (3) Zoning Map Amendment (RZ-18-02);
- (4) Site Plan approval (SP-18-13).

## **AB-19-02**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, APPROVING THE APPLICATION (AB-19-02) FROM BLP BLUE HERON, LLC. REQUESTING ABANDONMENT OF APPROXIMATELY 57,520 SQUARE FEET OF CANAL RIGHT OF WAY LOCATED ADJACENT TO AND NORTH OF THE VACANT PARCEL OF LAND IDENTIFIED BY PARCEL CONTROL NUMBER 56434229370000030, LOCATED NORTH OF WEST BLUE HERON BOULEVARD, SOUTH OF WEST 23RD STREET, EAST OF RJ HENDLEY AVENUE, AND WEST OF AVENUE 'O'; ESTABLISHING A PERPETUAL CITY UTILITY ACCESS EASEMENT; AND PROVIDING FOR AN EFFECTIVE DATE.

## **LU-18-02**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, APPROVING THE APPLICATION (LU-18-02) FROM BLP BLUE HERON, LLC. REQUESTING A FUTURE LAND USE MAP AMENDMENT FROM AN OFFICE DESIGNATION TO A COMMERCIAL DESIGNATION FOR APPROXIMATELY 4.91 ACRES OF VACANT LAND IDENTIFIED BY PARCEL CONTROL NUMBER 56434229370000030, AND INCLUDING LAND FORMERLY DESIGNATED AS A CANAL RIGHT OF WAY, LOCATED NORTH OF WEST BLUE HERON BOULEVARD, SOUTH OF WEST 23RD STREET, EAST OF RJ HENDLEY AVENUE, AND WEST OF AVENUE 'O'; AND PROVIDING FOR AN EFFECTIVE DATE.

## **RZ-18-02**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, APPROVING THE APPLICATION (RZ-18-02) FROM BLP BLUE HERON, LLC. REQUESTING A ZONING MAP AMENDMENT FROM AN 'OP' OFFICE AND PROFESSIONAL DISTRICT DESIGNATION TO A 'CG' GENERAL COMMERCIAL DISTRICT DESIGNATION FOR APPROXIMATELY 4.91 ACRES OF VACANT LAND IDENTIFIED BY PARCEL CONTROL NUMBER 56434229370000030, AND INCLUDING LAND FORMERLY DESIGNATED AS A CANAL RIGHT OF WAY, LOCATED NORTH OF WEST BLUE HERON BOULEVARD, SOUTH OF WEST 23RD STREET, EAST OF RJ HENDLEY AVENUE, AND WEST OF AVENUE 'O'; AND PROVIDING FOR AN EFFECTIVE DATE.

## **SP-18-13**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, APPROVING AN APPLICATION (SP-18-13) FROM BLP BLUE HERON, LLC. REQUESTING SITE PLAN APPROVAL TO CONSTRUCT FIVE COMMERCIAL BUILDINGS, TOTALING APPROXIMATELY 31,286 SQUARE FEET ON APPROXIMATELY 4.91 ACRES OF VACANT LAND IDENTIFIED BY PARCEL CONTROL NUMBER 56434229370000030, AND INCLUDING LAND FORMERLY DESIGNATED AS A CANAL RIGHT OF WAY, LOCATED NORTH OF WEST BLUE HERON BOULEVARD, SOUTH OF WEST 23RD STREET, EAST OF RJ HENDLEY AVENUE, AND WEST OF AVENUE 'O'; PROVIDING FOR CONDITIONS OF APPROVAL; AND PROVIDING FOR AN EFFECTIVE DATE.

# AB-19-02 / LU-18-02 / RZ-18-02 / SP-18-13 (Location)



**AB-19-02 / LU-18-02 / RZ-18-02 / SP-18-13 (Location)**





**AB-19-02 / LU-18-02 / RZ-18-02 / SP-18-13 (Street View Looking West)**



**AB-19-02 / LU-18-02 / RZ-18-02 / SP-18-13 (Street View Looking East)**



## **AB-19-02 / LU-18-02 / RZ-18-02 / SP-18-13**

### **Applicant:**

BLP Blue Heron, LLC

Agent: Schmidt Nichols, Landscape Architecture and Urban Planning

### **Request:**

The applicant is requesting approval of four items associated with the vacant parcel of land, identified by PCN: 56434229370000030, in order to construct five new buildings, approximately 31,286 square feet in total area, for commercial uses; (1) Abandonment of City Canal Right-of-Way (AB-19-02); (2) Land Use Map Amendment (LU-18-02); (3) Zoning Map Amendment (RZ-18-02); (4) Site Plan approval (SP-18-13).

### **Location:**

The subject site is located north of West Blue Heron Blvd., south of West 23<sup>rd</sup> Street, east of R.J. Hendley Avenue, and west of Avenue 'O' (see attached location map).

## AB-19-02 / LU-18-02 / RZ-18-02 / SP-18-13

**Property Description and Uses:** The subject property description and uses are as follows:

Parcel Control Number: 56-43-42-29-37-000-0030

Parcel Size: +/- 3.59 Acres (Vacant Parcel)  
+/- 1.32 Acres (Canal ROW Abandonment)  
+/- 4.91 Total Acres

Existing Use: Vacant land (undeveloped).

Zoning: Current: Office Professional / Proposed: General Commercial

Future Land Use: Current: Office / Proposed: Commercial

### **Adjacent Property Description and Uses:**

North: City canal Right-of-Way; Existing single-family use.

South: Vacant general commercial land; Industrial land and existing uses.

East: Existing multifamily use; Avenue 'O'.

West: City canal Right-of-Way; R.J. Hendley Ave.; Existing multifamily use.

## **AB-19-02 / LU-18-02 / RZ-18-02 / SP-18-13**

### **Background:**

The subject property has remained vacant and undeveloped for decades even though it is located directly adjacent to West Blue Heron Boulevard. This is thought to be primarily due to the configuration of the lot, which varies from approximately 90 feet to 115 feet in depth and roughly 1,440 feet in length. Additionally, the current Future Land Use (Office) and Zoning Designation (Office Professional) may also have been a contributing factor to the lack of development since property use limitations may have restricted creative use and design for this site.

## **AB-19-02 / LU-18-02 / RZ-18-02 / SP-18-13**

### **Background:**

The current property owner has proposed a creative strategy to allow for site development to proceed. This involves abandonment of the adjacent City Canal Right-of-Way (legal description attached) located to the north and west of this site, as well as amending the current future land use designation and zoning designation from Office to Commercial. The current City canal will be channelized by the applicant through an underground pipe and the canal area will be filled in. A City access easement will be recorded over the channelized area by the applicant to provide for future City entry as required. This new surface area will be utilized for site improvements, including, but not limited to surface parking.

As previously mentioned, the applicant is requesting approval of four items, in order to construct five new buildings, approximately 31,286 square feet in total area, for commercial uses; (1) Abandonment of City Canal Right-of-Way (AB-19-02); (2) Land Use Map Amendment (LU-18-02); (3) Zoning Map Amendment (RZ-18-02); (4) Site Plan approval (SP-18-13). All four items are interconnected, and approval of each must occur in the numerical order provided, item 1 through 4, or the project cannot proceed as currently proposed.

# **AB-19-02 / LU-18-02 / RZ-18-02 / SP-18-13**

## **LEGAL DESCRIPTION**

### **BLP BLUE HERON, LLC PROPERTY**

A PARCEL OF LAND SITUATE IN SECTION 29, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, AND 16, PLAT NO. 3 OF THE SUBDIVISION OF PART OF THE SOUTH 115 FEET OF THE NORTH 115 FEET OF PLAT NO. 2, LEWIS TERMINALS, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 28, PAGE 99, SAID LANDS SITUATE LYING AND BEING IN PALM BEACH COUNTY, FLORIDA.

### **CANAL RIGHT-OF-WAY TO BE VACATED**

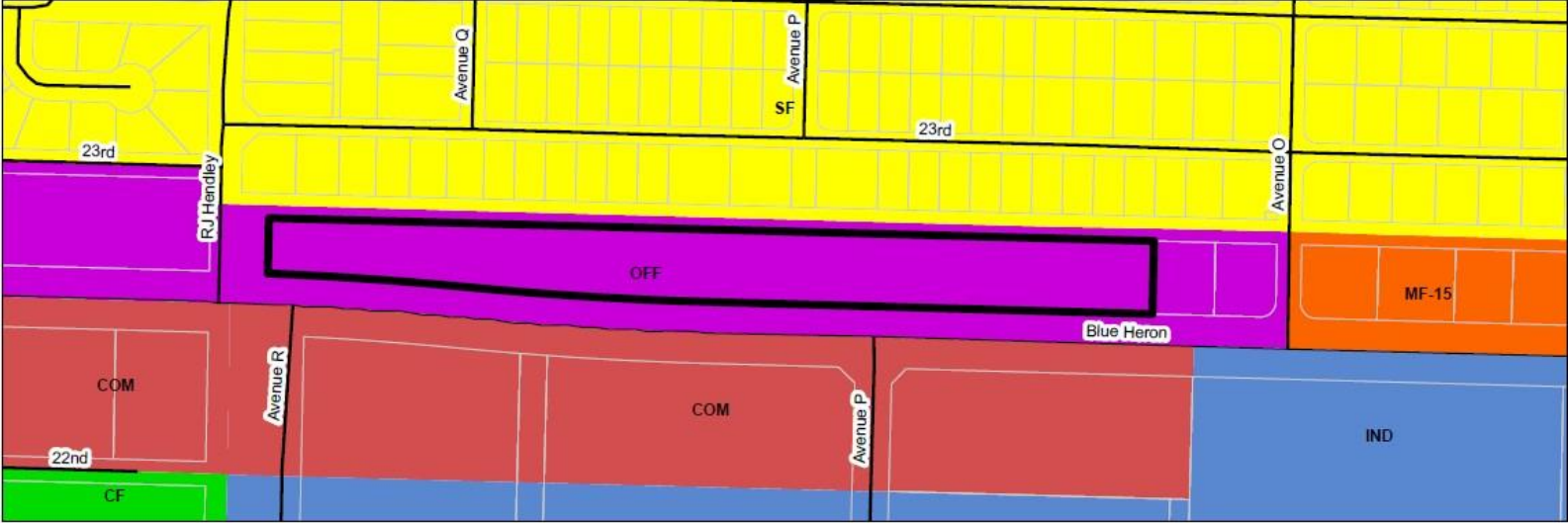
THE PORTION OF THE 40' CANAL R/W, AS SHOWN ON PLAT NO. 2, LEWIS TERMINALS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 27, PAGE 42, LYING NORTH OF, AND IMMEDIATELY ADJACENT TO THE FOLLOWING DESCRIBED PARCEL OF LAND:

LOTS 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, AND 16, PLAT NO. 3 OF THE SUBDIVISION OF PART OF THE SOUTH 115 FEET OF THE NORTH 115 FEET OF PLAT NO. 2, LEWIS TERMINALS, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 28, PAGE 99, SAID LANDS SITUATE LYING AND BEING IN PALM BEACH COUNTY, FLORIDA.

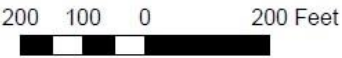
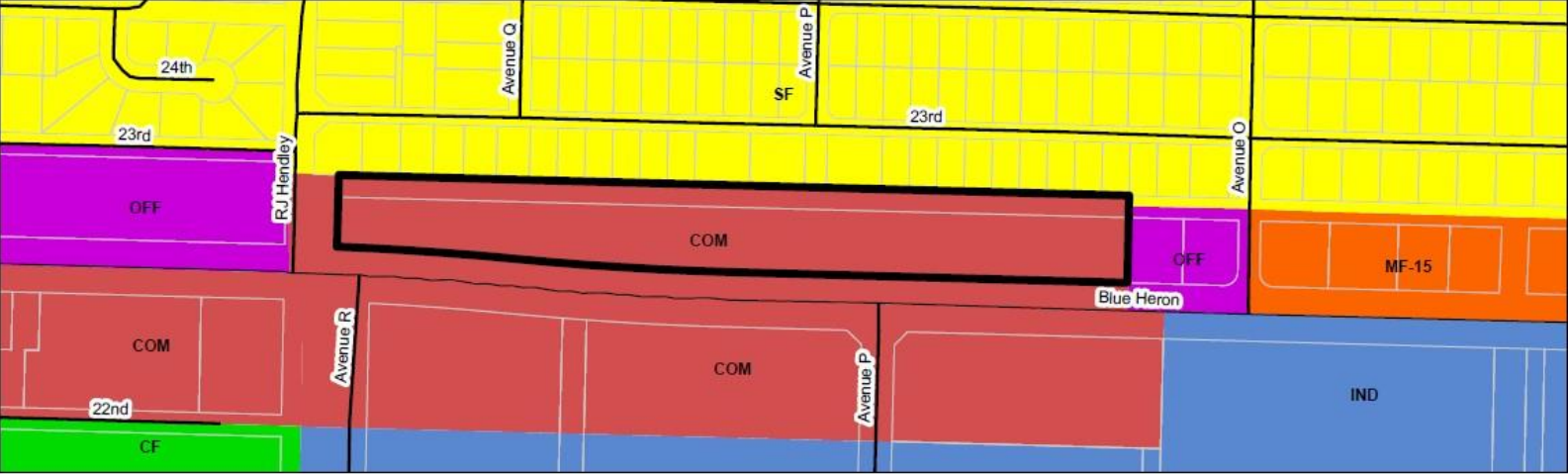
LESS AND EXCEPT THE WEST 10 FEET THEREOF.

# AB-19-02 / LU-18-02 / RZ-18-02 / SP-18-13

Existing Future Landuse: Office



Proposed Future Landuse: Commercial



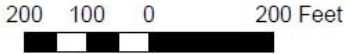
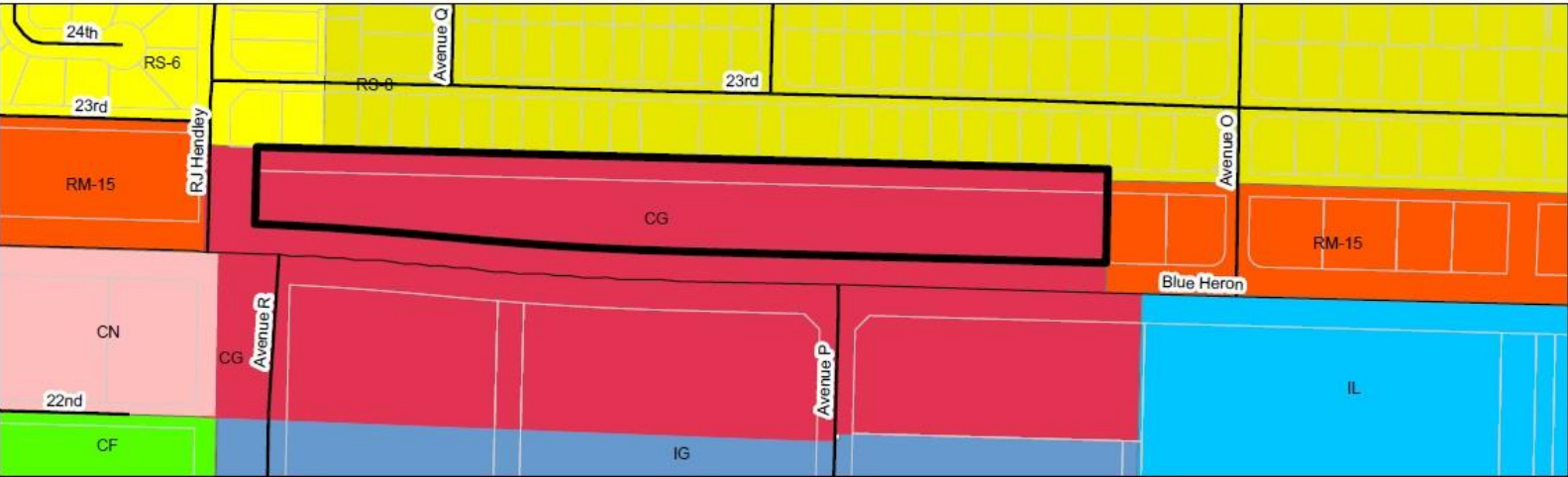


# AB-19-02 / LU-18-02 / RZ-18-02 / SP-18-13

Existing Zoning District: OP (Office Professional District)



Proposed Zoning District: CG (General Commercial District)

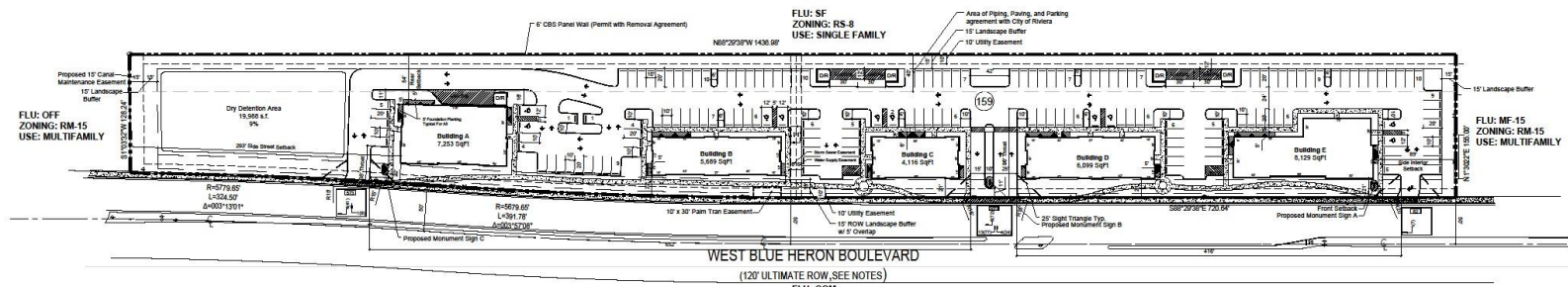


## AB-19-02 / LU-18-02 / RZ-18-02 / SP-18-13

### Staff Analysis:

- **Proposed Use:** The applicant desires to construct five new buildings, approximately 31,286 square feet in total area, for commercial uses (Retail/Restaurant/Medical).
- **Zoning Regulations:** This proposal would be compatible and consistent with the General Commercial Zoning designation following a successful amendment from the current Office Professional designation.
- **Comprehensive Plan:** This proposal would be compatible and consistent with the Commercial Future Land Use following a successful amendment from the current Office designation. The Future Land Use Map Amendment would be consistent with the existing map since Commercial Future Land Use exists adjacent to this site, south, across West Blue Heron Blvd. Arguably, Commercial Future Land Use exists along a majority of the City's principal roadway corridors.
- **Compatibility:** The proposed site design would be compatible to adjacent uses. Specific care has been used when designing the site plan in order to mitigate any potential impacts to adjacent properties. This includes a site wall and landscape buffers areas. The site design and uses proposed are compatible with existing uses.
- **Levels of Service:** City services such as roads, water, sewer, and garbage collection are currently available to the site.
- **Landscaping:** The proposed landscape plan complies with the City's Land Development Regulations.
- **Parking/Traffic:** The applicant has provided a traffic statement from Simmons & White. This statement concludes that roadway capacity is available to support the project, which is anticipated to generate 1,332 trips per day; 14 AM peak hour trips and 112 PM peak hour trips. This project meets the requirements of Palm Beach County's Traffic Performance Standards.

# AB-19-02 / LU-18-02 / RZ-18-02 / SP-18-13 (Site Plan)



## Location Map



## Site Data

Application Name	Blue Heron Commercial
Application Number	SP 18-13, RZ 18-02, LU 18-02
Proposed Use	Medical Clinic/Retail/Restaurant
Existing Future Land Use Designation	Office (OFF)
Proposed Future Land Use Designation	Commercial (CCM)
Existing Zoning District	Office Professional (OP)
Proposed Zoning District	General Commercial (CG)
Section, Township, Range	26/42/43
Property Control Number	56-43-42-29-37-000-000
Applicable Overlays	Principal Arterial Design Standards
Total Gross Land Area	4.91 ac (213,901.39 s.f.)
Deeded Land Area	3.96 ac (170,422.19 s.f.)
Total Gross Floor Area	31,286 s.f.
Building A (Retail/Restaurant)	7,253 s.f.
Building B (Retail/Restaurant)	5,699 s.f.
Building C (Retail/Restaurant)	4,116 s.f.
Building D (Retail/Restaurant)	6,086 s.f.
Building E (Medical Clinic)	8,129 s.f.

Concomitancy Approval	
Retail/Restaurant	23,157 s.f.
Medical Clinic	8,129 s.f.

Concomitancy is approved for the above uses and amounts shown on this plan.

Total Floor Area Ratio	15%
Total Building Coverage	10%
Pervious Area	41%
Open Space 78,846 s.f.	
Landscape Area 10,424 s.f.	
Diameter	45 s.c. (19,989 s.f.)
Building Height	32'-0"
Number of Stories	1
Parking Required	150 SPACES
Restaurant - 1 Space/150 s.f. @ 6,000 s.f. = 40 Spaces	
Medical Clinic - 1 Space/200 s.f. @ 8,129 s.f. = 33 Spaces	
Retail - 1 Space/200 s.f. @ 17,157 s.f. = 86 Spaces	
Proposed Parking	150 SPACES
Handicap Spaces Required	8
Handicap Spaces Proposed	10
Loading Required (12' x 30' Min.)	6
Loading Provided	6
Traffic Analysis Zone	129

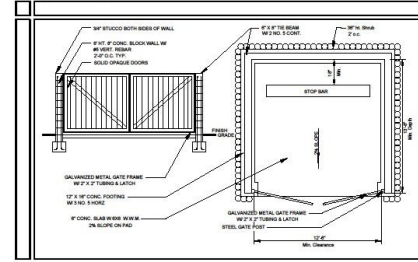
## Development Team

DEVELOPER:	BLP BLUE HERON LLC 741 N MILITARY TRAIL, SUITE 1 PALM BEACH GARDENS, FLORIDA 33410 (561) 984-4141
ARCHITECT:	CLAYTON SPINA & PARTNERS ARCHITECTURE 207 6TH STREET WEST PALM BEACH, FLORIDA 33411 (561) 984-6844
CIVIL/TRAFFIC ENGINEER:	SIMMONS & WHITE 2261 METROCENTRE BLVD, SUITE 3 WEST PALM BEACH, FLORIDA 33407 (561) 442-9700
PLANNER:	SCHMIDT NICHOLS 1551 N FLAGLER DR, SUITE 102 WEST PALM BEACH, FLORIDA 33401 (561) 984-4141
SURVEYOR:	GEOPPOINT SURVEY, INC 4152 W BLUE HERON BLVD, SUITE 105 RIVERA BEACH, FLORIDA 33404 (561) 444-2720

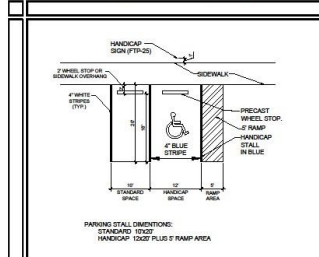
## Notes

- BASE INFORMATION FOR THIS PROJECT WAS OBTAINED FROM A SURVEY PREPARED BY GEOPPOINT SURVEYING, INC. DATED 07/05/2017
- DIAMETER WITH ENCLOSURES
- LIGHTING LOCATIONS ARE CONCEPTUAL AND ARE SUBJECT TO FINAL PHOTOMETRICS
- PIC TRAFFIC HAS CONFIRMED NO ADDITIONAL ROW IS NECESSARY. BLUE HERON BLVD WILL REMAIN AS A 100' ROW

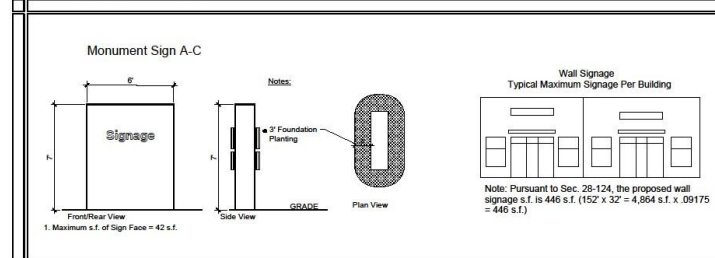
## Dumpster Detail



## Parking and Striping



## Master Sign Program



## Amendment Stamp

## Zoning Stamp



**SCHMIDT NICHOLS**  
LANDSCAPE ARCHITECTURE AND URBAN PLANNING

1551 N. Flagler Dr, Ste 102  
West Palm Beach, FL 33401  
Phone: 561.684.6141  
Email: info@snlandplan.com  
Website: www.snlandplan.com  
License No: LC26000232

**Blue Heron Commercial**  
Rivera Beach, Florida

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

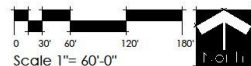
REVISIONS / SUBMISSIONS  
07/03/19 Resubmittal

Site Plan

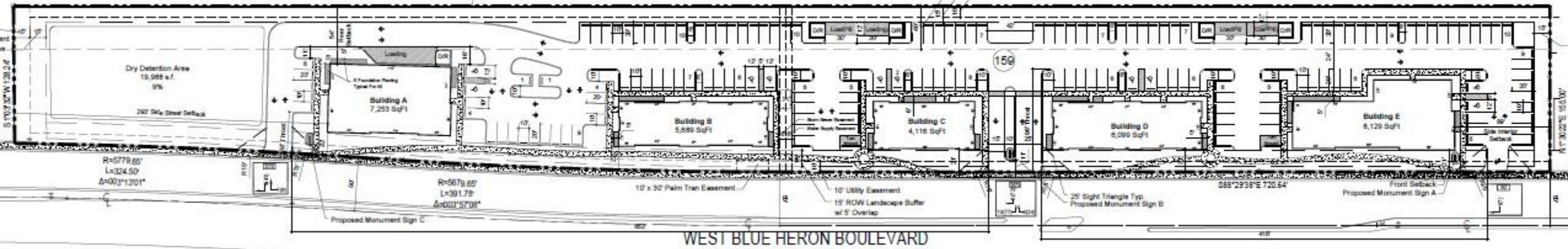
SP-1 of 1

## Development Regulations

CG PROPERTY DEVELOPMENT REQUIREMENTS												
ZONING DISTRICT	MINIMUM LOT DIMENSIONS				MIN. SIDE SETBACKS				SETBACKS (DEVELOPER'S OPTION)			
	MIN. WIDTH	MIN. DEPTH	MIN. FRONT	MIN. REAR	MIN. SIDE	MIN. FRONT	MIN. SIDE	MIN. REAR	MIN. SIDE	MIN. REAR	MIN. SIDE	
CG	10,000 S.F.	100'	100'	N/A	1.4'	N/A	20'	20'	15'	20'	20'	
CG	4,211 S.F.	1,436.92'	1,436.92'	115'	15'	15%	41%	21'	8'	263'	54'	



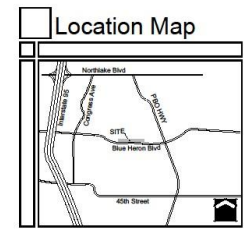
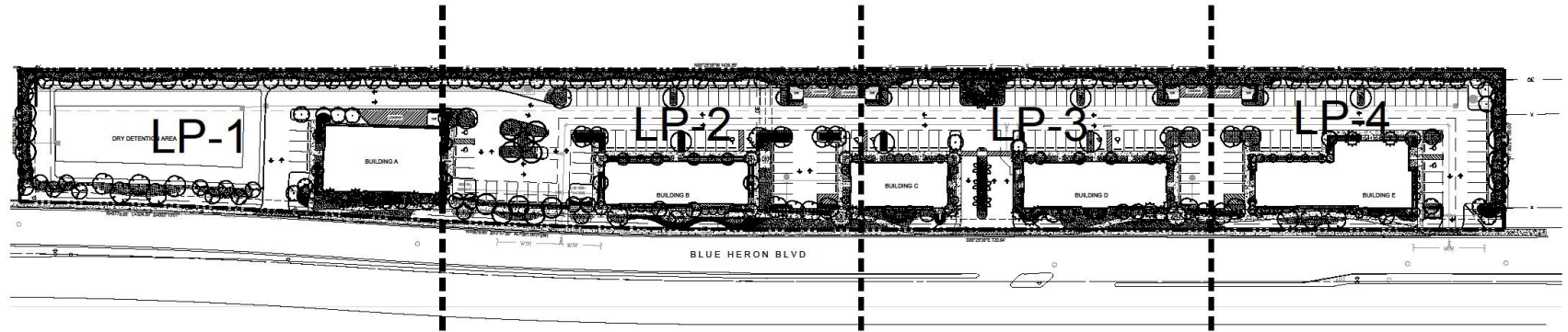
# AB-19-02 / LU-18-02 / RZ-18-02 / SP-18-13 (Site Plan)



# AB-19-02 / LU-18-02 / RZ-18-02 / SP-18-13 (Landscape Plan)

**S**  
**SCHMIDT NICHOLS**  
 LANDSCAPE ARCHITECTURE AND URBAN PLANNING  
 1551 N. Flagler Dr, Ste 102  
 West Palm Beach, FL 33401  
 Phone: 561.684.6141  
 Email: info@snlandplan.com  
 Website: www.snlandplan.com  
 License No: LC26000232

**Blue Heron Commercial**  
 The City of Rivera Beach, Florida



- Blue Heron Commercial
- LI-1 Landscape Index
  - LP-1 Landscape Plan
  - LP-2 Landscape Plan
  - LP-3 Landscape Plan
  - LP-4 Landscape Plan
  - LP-5 Landscape Specifications

Date: 06/15/18  
 Scale: 1" = 50'-0"  
 Design By: MLD  
 Drawn By: MLD  
 Checked By: JN  
 File No: SS3.01  
 Job No: 17-82

REVISIONS / SUBMISSIONS

07/03/19	Resubmittal

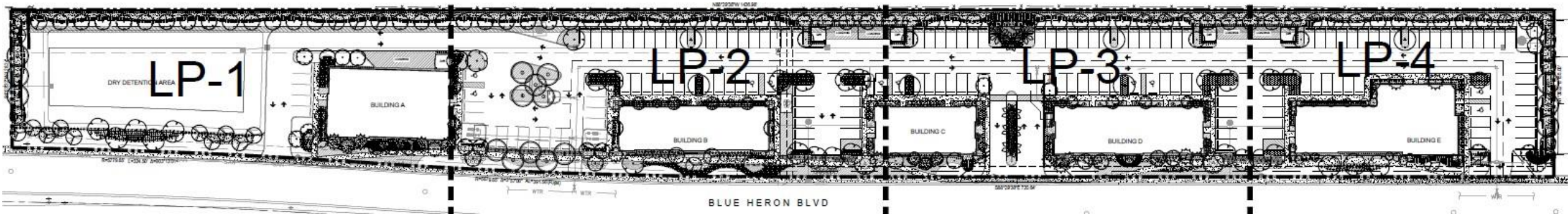
NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL, RAISED SEAL OF A FLORIDA LICENSED LANDSCAPE ARCHITECT.

**811**  
 Know what's below.  
 Call before you dig.

Scale 1" = 50'-0"

Printed Name  
 FLORIDA REGISTRATION NO. LA 0001638  
**Landscape Index**  
 LI-1 of 1

# AB-19-02 / LU-18-02 / RZ-18-02 / SP-18-13 (Landscape Plan)



# AB-19-02 / LU-18-02 / RZ-18-02 / SP-18-13 (Bldg. Elevations)



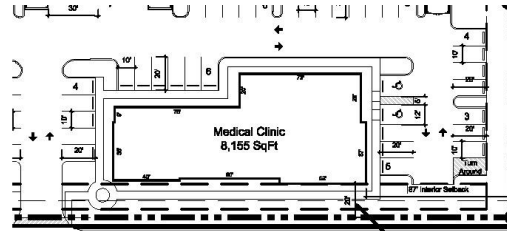
# AB-19-02 / LU-18-02 / RZ-18-02 / SP-18-13 (Bldg. Elevations)





# AB-19-02 / LU-18-02 / RZ-18-02 / SP-18-13 (Bldg. Elevations)

BLUE HERON ELEVATIONS



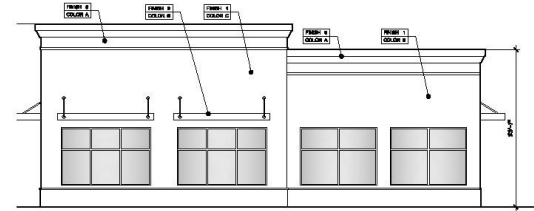
**A** BUILDING A  
SCALE: VIEW-OF

**FINISH LEGEND:**

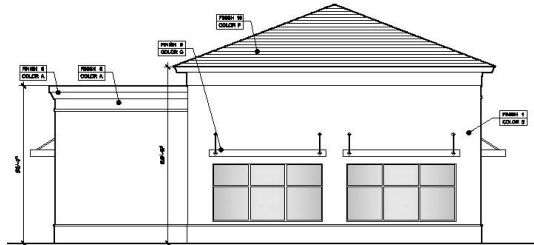
- 1 BRICK - BRICK PATTERN
- 2 METALLIC PANEL & MESH STRIP, BRICK PATTERN
- 3 POLISHED CONCRETE FLOOR FINISH
- 4 SLAB
- 5 BRICK BRICK PATTERN - BRICK PATTERN
- 6 METALLIC PANEL & MESH STRIP, BRICK PATTERN
- 7 METALLIC PANEL & MESH STRIP, BRICK PATTERN
- 8 BRICK BRICK PATTERN
- 9 BRICK BRICK PATTERN
- 10 ROOF

**COLOR LEGEND:**

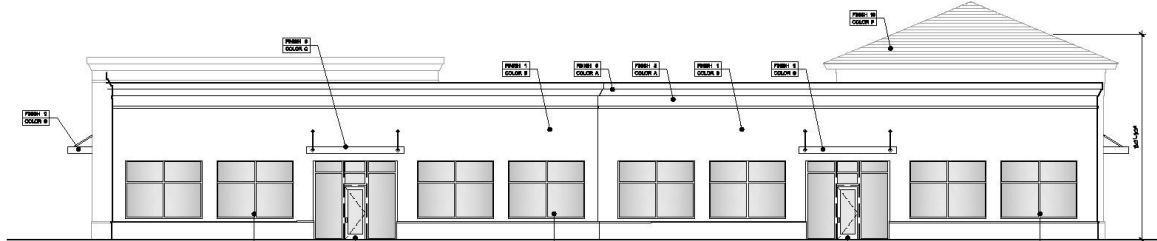
- A ALUMINUM WALLS - BR. ROOF, METALLIC BRICK STRIP
- B ALUMINUM WALLS - BR. ROOF
- C ALUMINUM WALLS - BR. ROOF
- D ALUMINUM WALLS - BR. ROOF
- E BRICK BRICK PATTERN
- F BRICK BRICK PATTERN
- G BRICK BRICK PATTERN



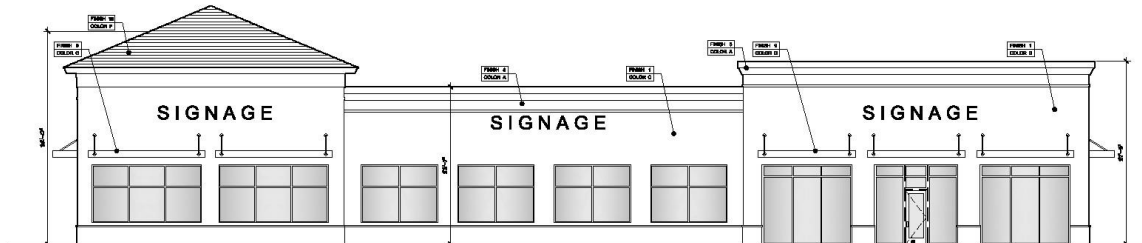
**4** PROPOSED EAST ELEVATION  
SCALE: VIEW-OF



**3** PROPOSED WEST ELEVATION  
SCALE: VIEW-OF



**2** PROPOSED NORTH ELEVATION  
SCALE: VIEW-OF



**1** PROPOSED SOUTH ELEVATION  
SCALE: VIEW-OF

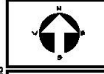
307 SOUTH STREET  
WEST PALM BEACH, FL 33411  
PH: 561.833.8888  
WWW.GLIDDENSPINA.COM  
FL: 13000000



New Construction for:  
**BLUE HERON RETAIL**  
BLUE HERON BLVD.  
RIVIERA BEACH, FL

Number:

Project No: 17218  
Date: 04.18.2018  
Drawn by: CC  
Project Architect: JL

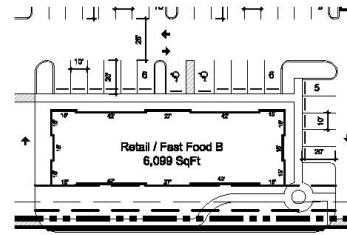


**A3.1**

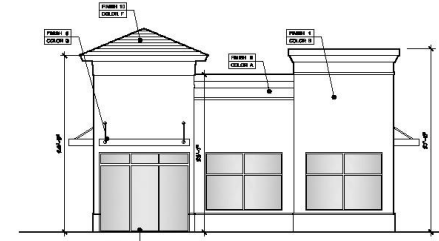
EXTERIOR ELEVATIONS

# AB-19-02 / LU-18-02 / RZ-18-02 / SP-18-13 (Bldg. Elevations)

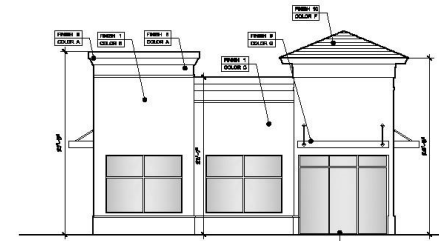
BLUE HERON ELEV.DWG



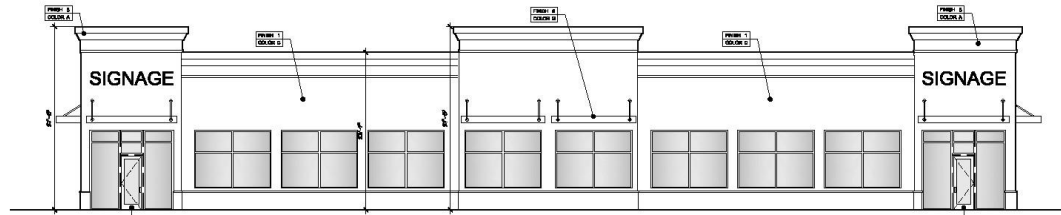
**A** BUILDING B PLAN  
SCALE: 1/8"=1'-0"



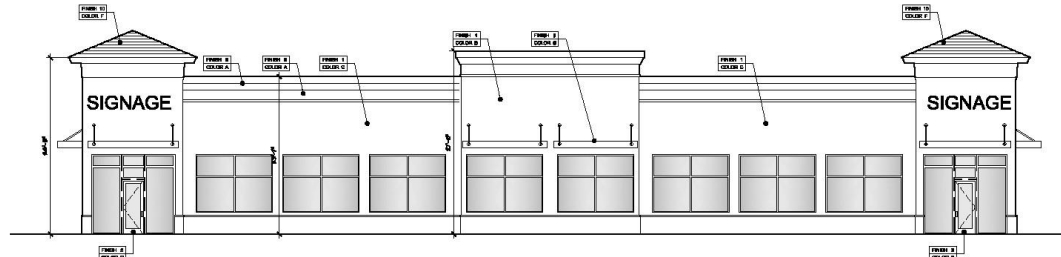
**4** PROPOSED EAST ELEVATION  
SCALE: 1/8"=1'-0"



**3** PROPOSED WEST ELEVATION  
SCALE: 1/8"=1'-0"



**2** PROPOSED NORTH ELEVATION  
SCALE: 1/8"=1'-0"



**1** PROPOSED SOUTH ELEVATION  
SCALE: 1/8"=1'-0"

2077 SOUTH STREET  
WEST PALM BEACH, FLORIDA 33411  
PH: 561.833.4474  
F: 561.833.4475



Architects - Interior Design  
Mark M. Spina, F.A.S.A.

New Construction for:  
**BLUE HERON RETAIL**  
BLUE HERON BLVD.  
RIVIERA BEACH, FL.

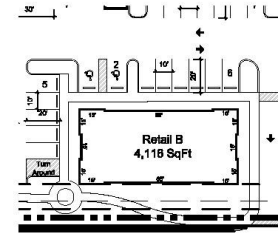
Project no: 17218  
Date: 06.15.2019  
Drawn by: J.L.  
Project Architect: J.L.

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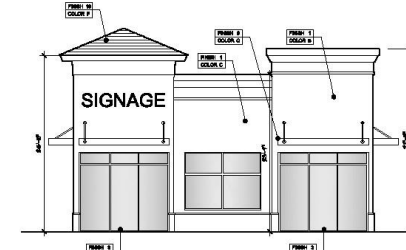
EXTERIOR ELEVATIONS

# AB-19-02 / LU-18-02 / RZ-18-02 / SP-18-13 (Bldg. Elevations)

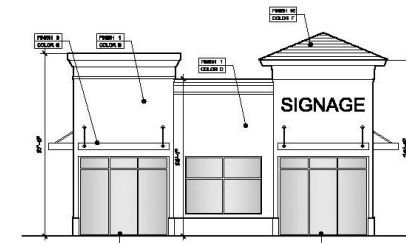
BLUE HERON BLVD/DWG



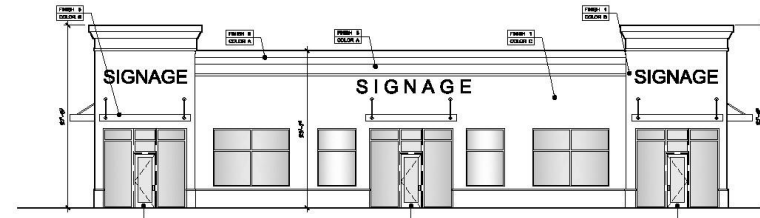
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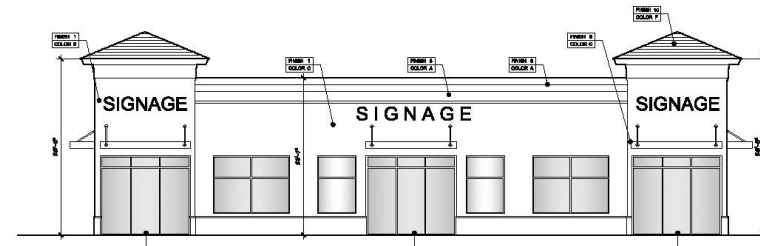
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**3 PROPOSED WEST ELEVATION**  
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**2 PROPOSED NORTH ELEVATION**  
SCALE: 1/8"=1'-0"



**1 PROPOSED SOUTH ELEVATION**  
SCALE: 1/8"=1'-0"

307 SOUTH STREET  
WEST PALM BEACH, FL 33409  
PH: 561.833.4341 • gliddenspina.com  
P. L. # 12-0000000



ARCHITECTURE + INTERIOR DESIGN  
Mark M. Spina P.A. 2013

EXTERIOR ELEVATIONS

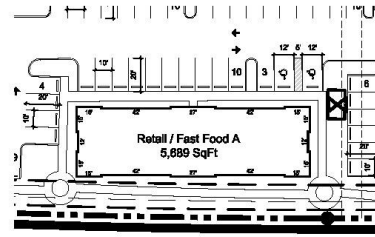
New Construction for:  
**BLUE HERON RETAIL**  
BLUE HERON BLVD.  
RIVIERA BEACH, FL

Project no: 17218  
Date: 06/10/2018  
Drawn by: CS  
Project Path: 21

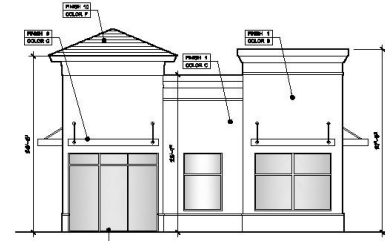
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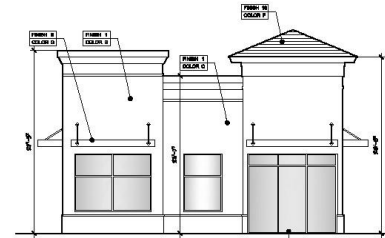
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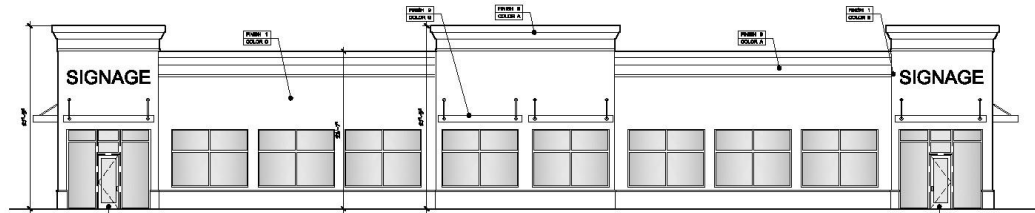
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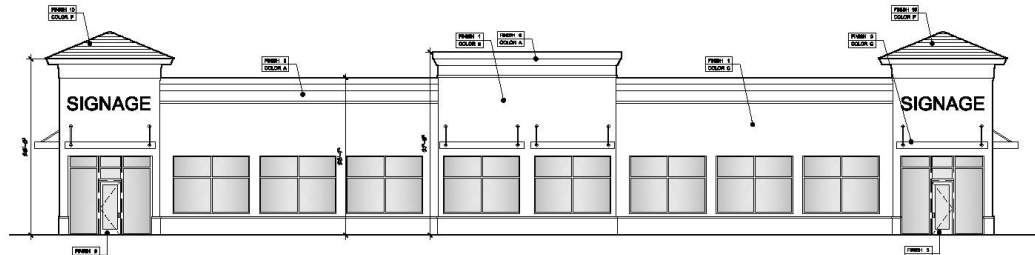
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**3 PROPOSED WEST ELEVATION**  
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**2 PROPOSED NORTH ELEVATION**  
SCALE: 1/8"=1'-0"



**1 PROPOSED SOUTH ELEVATION**  
SCALE: 1/8"=1'-0"

2077 SOUTH STREET  
WEST PALM BEACH, FLORIDA 33411  
PH: 561.850.4474 • F: 561.850.5559



Architects - Interior Design  
Mark M. Spina, F.A.S.A.

New Construction for:  
**BLUE HERON RETAIL**  
BLUE HERON BLVD.  
RIVIERA BEACH, FL.

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Revisions

Project no: 17218  
Date: 06.15.2019  
Drawn by: CJ  
Project Architect: JL

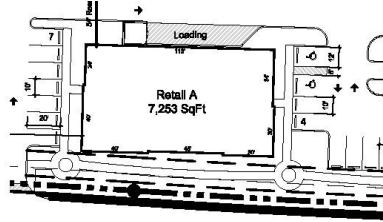


**A3.4**

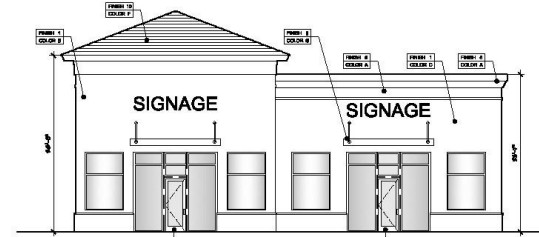
EXTERIOR ELEVATIONS

# AB-19-02 / LU-18-02 / RZ-18-02 / SP-18-13 (Bldg. Elevations)

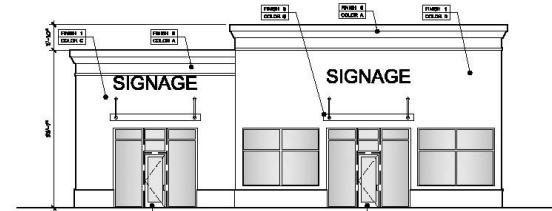
BLUE HERON ELEVATIONS



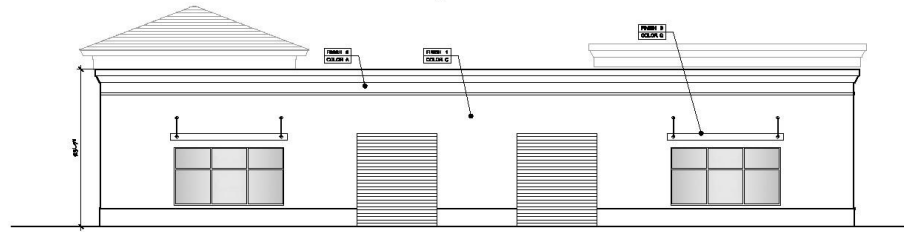
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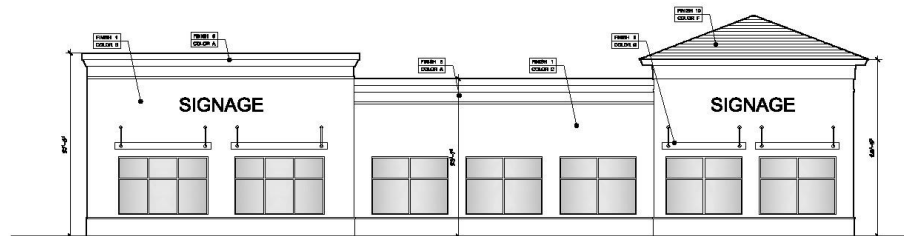
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**3 PROPOSED WEST ELEVATION**  
SCALE: 1/8"=1'-0"



**2 PROPOSED NORTH ELEVATION**  
SCALE: 1/8"=1'-0"



**1 PROPOSED SOUTH ELEVATION**  
SCALE: 1/8"=1'-0"

207 SIXTH STREET  
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PH: 561.832.0000  
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Architects - Interior Design  
Mark W. Spivey, AIA

New Construction for:  
**BLUE HERON RETAIL**  
BLUE HERON BLVD.  
RIVIERA BEACH, FL

GLIDDENSPIA ARCHITECTS, P.A.  
17218  
06/15/2018  
C.B.

EXTERIOR ELEVATIONS

**A3.5**

## **AB-19-02 / LU-18-02 / RZ-18-02 / SP-18-13**

### **City Staff Recommendation: AB-19-02**

City staff recommends that the Planning and Zoning Board recommend approval of this City Canal Right-of-Way Abandonment request to the City Council with the following conditions of approval:

1. The applicant shall provide a City access easement identical to the legal description of the City Canal Right-of-Way abandonment area in order to ensure access in perpetuity. Following City Council approval and adoption, and prior to the City Canal Right-of-Way abandonment becoming effective, the applicant shall prepare and ensure recordation of this City access easement within the official records of Palm Beach County, with proof provided to the City's Development Services Department.
2. Following City Council approval and adoption of this abandonment ordinance, and prior to the City Canal Right-of-Way abandonment becoming effective the applicant shall provide the City with a construction performance bond for 110% of the value of the cost to channelize (pipe) and fill the existing City Canal. This performance bond may be utilized by the City to pay for channelization (piping) of the City Canal in the event that the applicant fails to complete the channelization project within two years of the effective date of this ordinance. If the City utilizes the construction performance bond, the applicant also authorizes the City to place a lien on the property for an amount equal to any additional channelization and fill construction costs that exceed the value of the bond. This condition intends to further incentivize the applicant to complete the channelization (piping) project and helps to protect the City from financial risk.

## **AB-19-02 / LU-18-02 / RZ-18-02 / SP-18-13**

### **City Staff Recommendation (continued): AB-19-02**

3. The applicant is responsible for any and all costs associated with channelization (piping) of the existing City Canal. The water management capacity of the newly piped canal shall be equal to or greater than the capacity of the existing canal. The final design of this infrastructure improvement shall be approved by the City's Public Works Department. The applicant must apply for and be issued one or more City Building Permits prior to any site work commencing for channelization (piping) of the existing City Canal.
4. The applicant shall re-plat the City Canal Right-of-Way Abandonment Area (AB-19-02) with the adjacent parcel known by PCN: 56-43-42-29-37-000-0030 prior to the issuance of a certificate of occupancy for this location. This re-plat shall include the City access easement that was required as a condition of approval for the abandonment.

**AB-19-02 / LU-18-02 / RZ-18-02 / SP-18-13**

**City Staff Recommendation: LU-18-02**

City staff recommends that the Planning and Zoning Board recommend approval of the Future Land Use Map Amendment to the City Council, from Office to Commercial.



**AB-19-02 / LU-18-02 / RZ-18-02 / SP-18-13**

**City Staff Recommendation: RZ-18-02**

City staff recommends that the Planning and Zoning Board recommend approval of the Zoning Map Amendment to the City Council, from Office Professional to General Commercial.

## **AB-19-02 / LU-18-02 / RZ-18-02 / SP-18-13**

### **City Staff Recommendation: SP-18-13**

City staff recommends that the Planning and Zoning Board recommend site plan approval to the City Council, with the following conditions:

1. A two-year landscaping performance bond for 110% of the value of landscaping and irrigation shall be required before a Certificate of Occupancy is issued for this site.
2. Construction and landscaping improvements must be initiated within 18 months of the effective date of this Resolution in accordance with Section 31-60(b), of the City Code of Ordinances. Demolition, site preparation and/or land clearing shall not be considered construction. Building permit application and associated plans and documents shall be submitted in its entirety and shall not be accepted by City staff in a partial or incomplete manner.
3. City Council authorizes City staff to approve future amendments to this site plan administratively so long as the site plan does not deviate greater than 5% from the originally approved site plan.
4. This development must receive final Certificate of Occupancy from the City for all buildings and/or units approved within five years of the approval of the adopting resolution or the adopting resolution shall be considered null and void, requiring the applicant to resubmit application for site plan and special exception approval and re-initiate the site plan approval process.
5. All future advertising must state that the development is located in the City of Riviera Beach. Fees and penalties in accordance with City Code Sec. 31-554 will be levied against the property owner and/or business for violation of this condition.
6. Once approved, this resolution shall supersede any previous site plan approval resolutions associated with this property, causing previous site plan approval resolutions to be null

## **AB-19-02 / LU-18-02 / RZ-18-02 / SP-18-13**

### **City Staff Recommendation (continued): SP-18-13**

7. The three concurrently processed ordinances (AB-19-02, LU-18-02, RZ-18-02) must be adopted, approved and become effective prior to this site plan approval becoming effective.
8. The applicant shall consult with the Riviera Beach Police Department in order to incorporate one or more Internet Protocol (IP) Cameras within their site design for RBPD use.
9. The applicant shall re-plat the City Canal Right-of-Way Abandonment Area (AB-19-02) with the adjacent parcel known by PCN: 56-43-42-29-37-000-0030 prior to the issuance of a certificate of occupancy for this location. This re-plat shall include the City access easement that was required as a condition of approval for the abandonment.
10. Prior to issuance of a City Building Permit, the applicant shall provide a drainage report sufficient to demonstrate compliance with City and South Florida Water Management District (SFWMD) regulations. Specifically, demonstrate compliance with City Comprehensive Plan, Infrastructure Element, Policy 1.5.3:

*Policy 1.5.3: Stormwater: All new development retain on site the rainfall from a one-hour storm that statistically occurs once in 3 years, an amount estimated to be 2.7 inches. Roadway and parking lot finished elevations shall be at or above the peak stage elevation for the 5-year 1-day storm event. Building ground floor elevations shall be above the 100-year 3-day storm stage elevation or one foot above the crown of the road, whichever is greater. The stormwater system of new developments shall also be designed to comply with the water quantity and quality requirements of the appropriate permitting agency but post-development runoff shall not exceed pre-development runoff.*



City of Riviera Beach  
Planning and Zoning Board Meeting  
February 13, 2020