



City of Riviera Beach, Florida
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"The Best Waterfront City in Which to Live, Work and Play."

CITY OF RIVIERA BEACH – MEMORANDUM

TO: MAYOR, CHAIRPERSON, AND CITY COUNCIL

FROM: CLARENCE SIRMONS, DIRECTOR, DEVELOPMENT SERVICES

THROUGH: JONATHAN EVANS MPA, MBA, ICMA-CM , CITY MANAGER

SUBJECT: ABANDONMENT APPLICATION 19-02 –BLUE HERON COMMERCIAL

DATE: SEPTEMBER 15, 2021

Background:

The subject property has remained vacant and undeveloped for decades even though it is located directly adjacent to West Blue Heron Boulevard. This possibly 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.

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 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 existing 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.

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-

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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).

Staff conducted an initial review and provided the applicant with comments. Subsequent resubmittals were reviewed and all comments were resolved prior to the application's placement on the Planning and Zoning Board Agenda. The site plan application for the subject property was presented to the Planning and Zoning Board on Thursday, February 13, 2020 and the Board recommended approval.

Citywide Goal:

Build Great Neighborhoods

Budget/Fiscal Impact:

N/A

Recommendation(s):

City staff recommends approval of this ordinance.

Attachments:

1. Ordinance
2. Justification Statement
3. Staff Report
4. Renderings of Proposed Development
5. Site Plans
6. Deed
7. Resubmittal Response to Comments
8. Fire Comments
9. Uniform Land Use Application
10. Building Official Comments

