



**City of Riviera Beach, Florida**

600 W. Blue Heron Blvd

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"The Best Waterfront City in Which to Live, Work and Play."

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**CITY OF RIVIERA BEACH – MEMORANDUM**

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**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

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**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 possibly due to the lot's configuration, 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 contributed 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 the abandonment of the adjacent City Canal Right-of-Way located to the north and west of this site and amending the current land use designation and zoning designation from Office to Commercial. The applicant will channelize the existing City canal through an underground pipe, and the canal area will be filled in. The applicant will record a City access easement over the channelized area 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, 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).

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Staff conducted an initial review and provided the applicant with comments. Subsequent submittals 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

