



**CITY OF RIVIERA BEACH STAFF REPORT
APPLICATIONS SP-21-09/ZA-21-04/LU-21-04**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, APPROVING SITE PLAN APPLICATION (SP-21-09) FROM THE CITY OF RIVIERA BEACH TO ALLOW FOR THE CONSTRUCTION OF THE NEW FIRE STATION 88 FACILITY WITH THE ASSOCIATED PARKING, LANDSCAPING AND SITE IMPROVEMENTS ON PROPERTY KNOWN AS 1920 WEST BLUE HERON, IDENTIFIED BY PARCEL CONTROL NUMBER 56-43-42-30-25-001-0000, HAVING A COMMERCIAL (COM) FUTURE LAND USE DESIGNATION AND A GENERAL COMMERCIAL (CG) ZONING DESIGNATION, PROVIDING FOR CONDITIONS OF APPROVAL, AND PROVIDING FOR AN EFFECTIVE DATE.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, APPROVING THE APPLICATION (ZA-21-04) FROM THE CITY OF RIVIERA BEACH REQUESTING A ZONING MAP AMENDMENT FROM AN "CG" GENERAL COMMERCIAL DISTRICT DESIGNATION TO A "CF" COMMUNITY FACILITIES DISTRICT DESIGNATION FOR APPROXIMATELY 1.96 ACRES OF PROPERTY KNOWN AS 1920 WEST BLUE HERON, IDENTIFIED BY PARCEL CONTROL NUMBER 56-43-42-30-25-001-0000; AND PROVIDING FOR AN EFFECTIVE DATE.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, APPROVING THE APPLICATION (LU-21-04) FROM THE CITY OF RIVIERA BEACH REQUESTING A FUTURE LAND USE MAP AMENDMENT FROM A COMMERCIAL DESIGNATION TO A COMMUNITY FACILITIES DESIGNATION FOR 1.96 ACRES OF PROPERTY KNOWN AS 1920 WEST BLUE HERON, IDENTIFIED BY PARCEL CONTROL NUMBER 56-43-42-30-25-001-0000; AND PROVIDING FOR AN EFFECTIVE DATE.

A. Applicant: City of Riviera Beach

B. Request: The applications before you include a request to rezone the property at 1920 West Blue Heron from General Commercial to Community Facilities, a request to change the future land use from Commercial to Community Facilities, and a request for Site Plan approval for the development of the proposed new Fire Station #88 facility.



C. Location: The subject property is located at 1920 West Blue Heron (See also Location Map at end of document.)

D. Property Description and Uses:

Parcel Control Numbers: **56-43-42-30-25-001-0000**

Parcel Size: **1.96 ACRES**

Existing Use: Vacant – former Walgreens

Zoning: General Commercial

Future Land Use: Commercial

E. Adjacent Property Description and Uses:

North: Multifamily residential

South: USPS

East: gas station

West: Bank

F. Background:

The City has been in the process of investing in and upgrading all of the public safety facilities and the siting and development of a new Fire Station #88 is part of that overall plan. This site was the location of a Walgreens Pharmacy. The City acquired the site and has now prepared the site for the development, while saving as many mature trees as possible. This site has excellent street access for emergency response. It is well positioned to provide a visible accessible location for the provision of emergency services to the residents. Because the site is ready for development construction will begin as soon as possible.

G. Staff Analysis:

Proposed Use: The proposed use is the new Fire Station #88 facility and development of this site is part of the overall City effort of upgrading public safety facilities.

Zoning Regulations: The Community Facility (CF) Zoning District (Section 31-421) is intended to encompass land owned and/or administered by the city or other governmental



or public agencies for purposes of providing public service. This application set requests a rezoning to Community Facilities.

Comprehensive Plan: The proposed project is consistent with the City's Comprehensive Plan for providing public services. This permit set includes a request to change the future land use to Community Facilities to correspond with the long term use of this site now that the City has acquired it.

Uses: The proposed use is a permitted use per Section 31-422 (a) (1) a.”

Compatibility: The proposed development of this property is compatible with adjacent development. The immediate area is characterized by a mix of uses including industrial, commercial, institutional and multi-family residential.

Levels of Service: Customary services such as water, sewer, roads and garbage collection are available to the site.

Landscaping: This site is in the Principal arterial design standards overlay district. As such decorative fencing and enhanced landscape plantings have been incorporated into the site design as required. In addition, the applicant team has taken care to preserve and retain several large trees existing on the site currently and will landscape around them.

Lighting: Lighting proposed is as required for the operations of the facility.

Parking/Traffic: Site access is proposed via an ingress-only driveway on North Congress Ave and a full access driveway on W Blue Heron Boulevard. Parking for the firefighters is provided internal to the site and public parking for visitors to the fire station will be provided closest to the proposed firefighter memorial and flagpole area.

H. Recommendations:

ZA-21-04

Staff recommends Approval of the application (ZA-21-04) from the City of Riviera Beach requesting a zoning map amendment from an “CG” General Commercial district designation to a “CF” Community Facilities district designation for approximately 1.96 acres of property known as 1920 West Blue Heron, identified by PCN 56-43-42-30-25-001-0000; and providing for an effective date.

LU-21-04

Staff recommends Approval of the application (LU-21-04) from the City of Riviera Beach requesting a future land use map amendment from a commercial designation to a community facilities designation for 1.96 acres of property known as 1920 West Blue Heron, identified by parcel control number 56-43-42-30-25-001-0000; and providing for an effective date.



SP-21-09:

Staff recommends approval of the Site Plan application SP-21-09 from the City of Riviera Beach to allow for the construction of the new Fire Station 88 facility with the associated parking, landscaping and site improvements on property known as 1920 West Blue Heron, identified by Parcel Control Number 56-43-42-30-25-001-0000, having a Commercial (COM) future land use designation and a General Commercial (CG) zoning designation, providing for an effective date, subject to the following conditions:

1. Construction 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.
2. The 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.
3. 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 approval and re-initiate the site plan approval process.

Location Map

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





Legal Description

TRACT '1' OF BLUE HERON WALGREENS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 84, PAGE 179, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 85,515.82 SQUARE FEET (1.96 ACRES) MORE OR LESS.

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