



**SCHMIDT
NICHOLS**
LANDSCAPE ARCHITECTURE
AND URBAN PLANNING

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Blue Heron Commercial

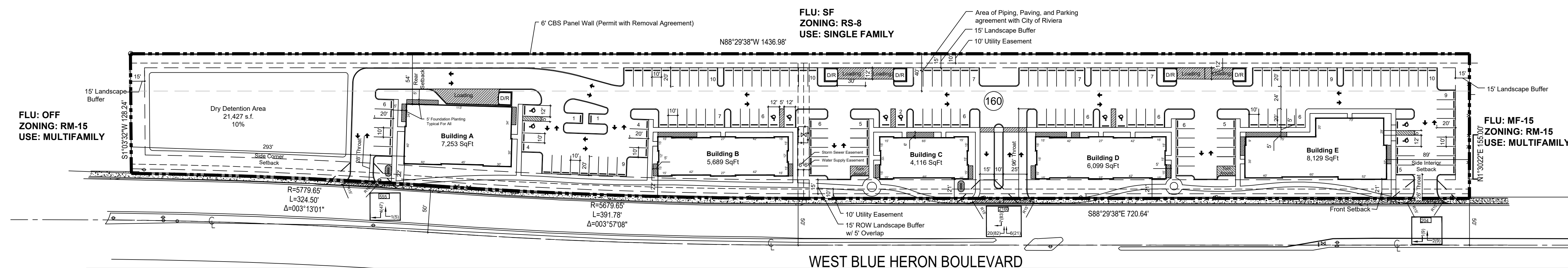
Rivera Beach, Florida

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

Site
Plan

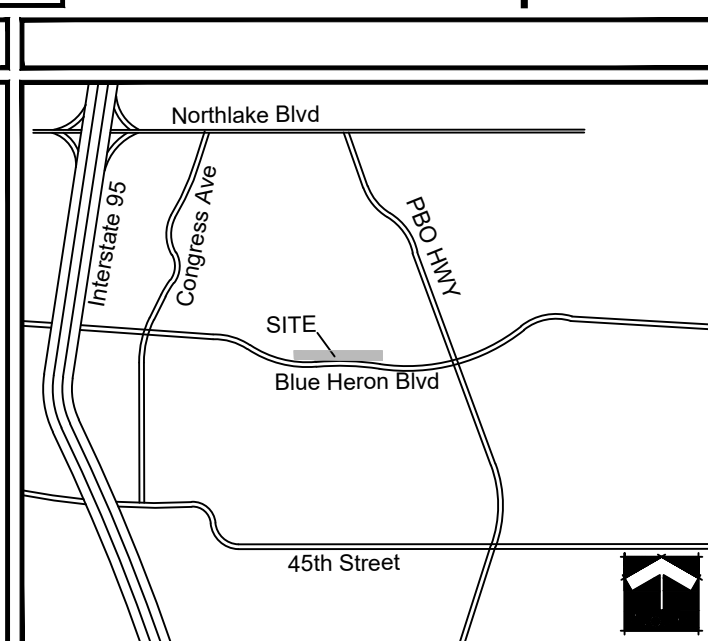
SP-1 of 1



WEST BLUE HERON BOULEVARD

FLU: COM
ZONING: CG
USE: WAREH/DIST TERM/W BLUE HERON BLVD ROW

Location Map



Site Data

Control Number	T.B.D.
Name of Project	Blue Heron Commercial
Proposed Use	Medical Clinic/Retail/Restaurant
Existing Future Land Use Designation	Office (OFF)
Proposed Future Land Use Designation	Commercial (COM)
Tier	Urban/Suburban
Existing Zoning District	Office Professional (OP)
Proposed Zoning Designation	General Commercial (CG)
Section, Township, Range	29/42/43
Property Control Numbers	56-43-42-29-37-000-0030
Traffic Analysis Zone	129
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	31,286 s.f.
Building A (Retail/Restaurant)	7,253 s.f.
Building B (Retail/Restaurant)	5,689 s.f.
Building C (Retail/Restaurant)	4,116 s.f.
Building D (Retail/Restaurant)	6,099 s.f.
Building E (Medical Clinic)	8,129 s.f.

Concurrency Approval*	
Building A (Retail/Restaurant)	7,253 s.f.
Building B (Retail/Restaurant)	5,689 s.f.
Building C (Retail/Restaurant)	4,116 s.f.
Building D (Retail/Restaurant)	6,099 s.f.
Building E (Medical Clinic)	8,129 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	49 a.c. (21,427 s.f.)
Building Height	max. 22'
Number of Stories	1
Parking Required	149 SPACES
Medical Clinic - 1 Space/250 S.F. @ 8,129 S.F. = 33 Spaces	
Retail/Restaurant - 1 Space/200 S.F. @ 23,157 S.F. = 116 Spaces	
Proposed Parking	160 SPACES
Handicap Spaces Required	6
Handicap Spaces Proposed	10
Loading Required (12' x 30' Min.)*	3
Loading Provided	5

Development Regulations

CG PROPERTY DEVELOPMENT REQUIREMENTS												
ZONING DISTRICT	MINIMUM LOT DIMENSIONS				MAX FAR	MAX. BLDG COVER	MIN. PERVIOUS	SETBACKS/SEPARATIONS				
	SIZE	WIDTH	FRONTAGE	DEPTH				FRONT	SIDE INTERIOR	SIDE CORNER	REAR	
CG	10,000 S.F.	100'	100'	N/A	1.4	N/A	30%	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:	GEOPPOINT SURVEY, INC 4152 W BLUE HERON BLVD, SUITE 105 RIVIERA BEACH, FLORIDA 33404 (561) 444-2720

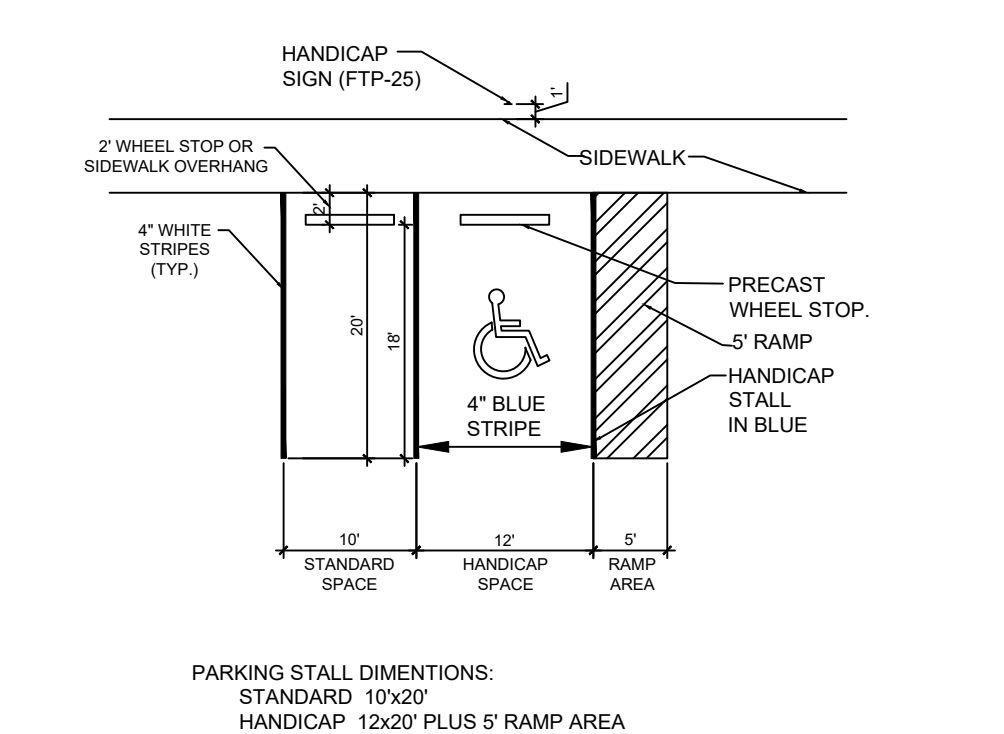
Notes

- BASE INFORMATION FOR THIS PROJECT WAS OBTAINED FROM A SURVEY PREPARED BY GEOPPOINT SURVEYING, INC. DATED 07/05/2017
- D/R DUMPSTER WITH ENCLOSURES
- LIGHTING LOCATIONS ARE CONCEPTUAL AND ARE SUBJECT TO FINAL PHOTOMETRICS.

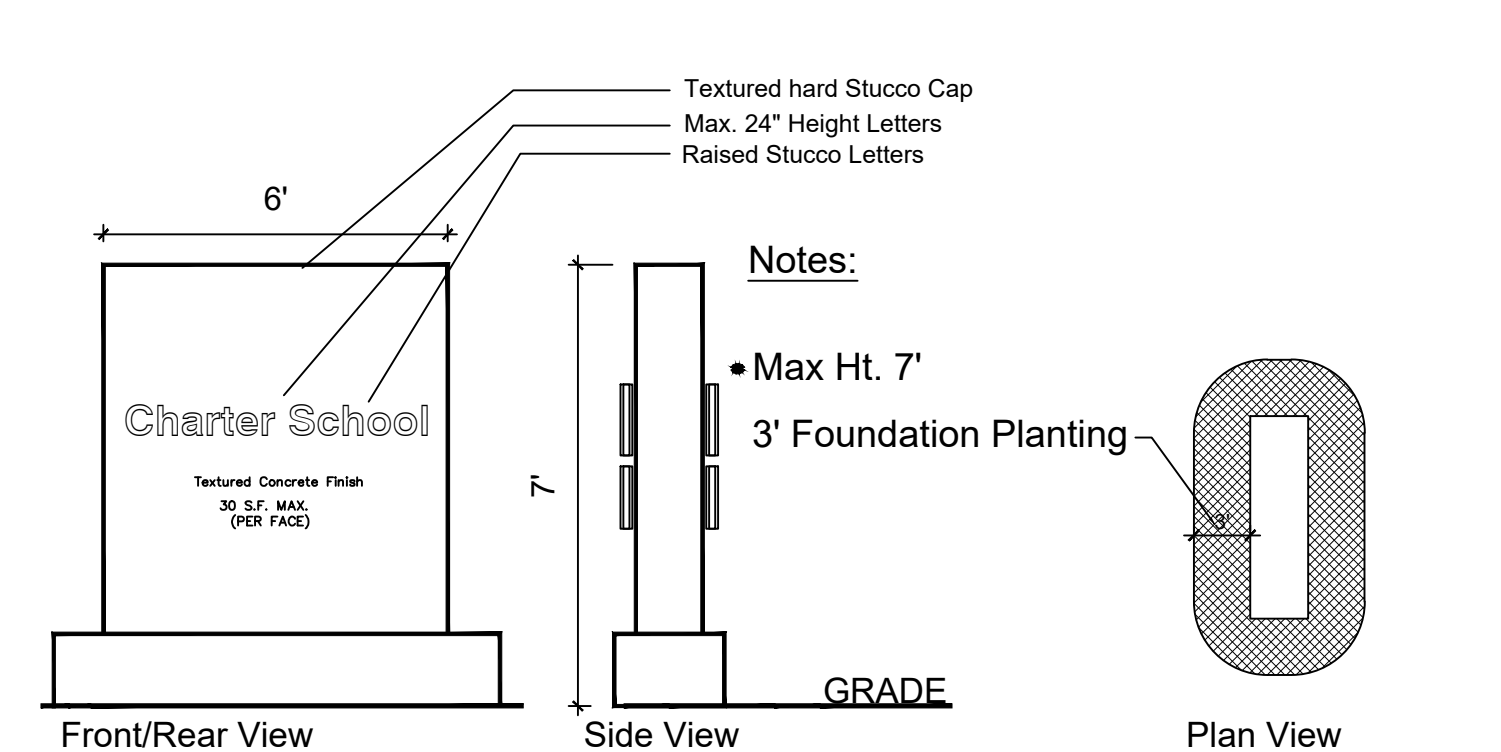
Legal Description

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.

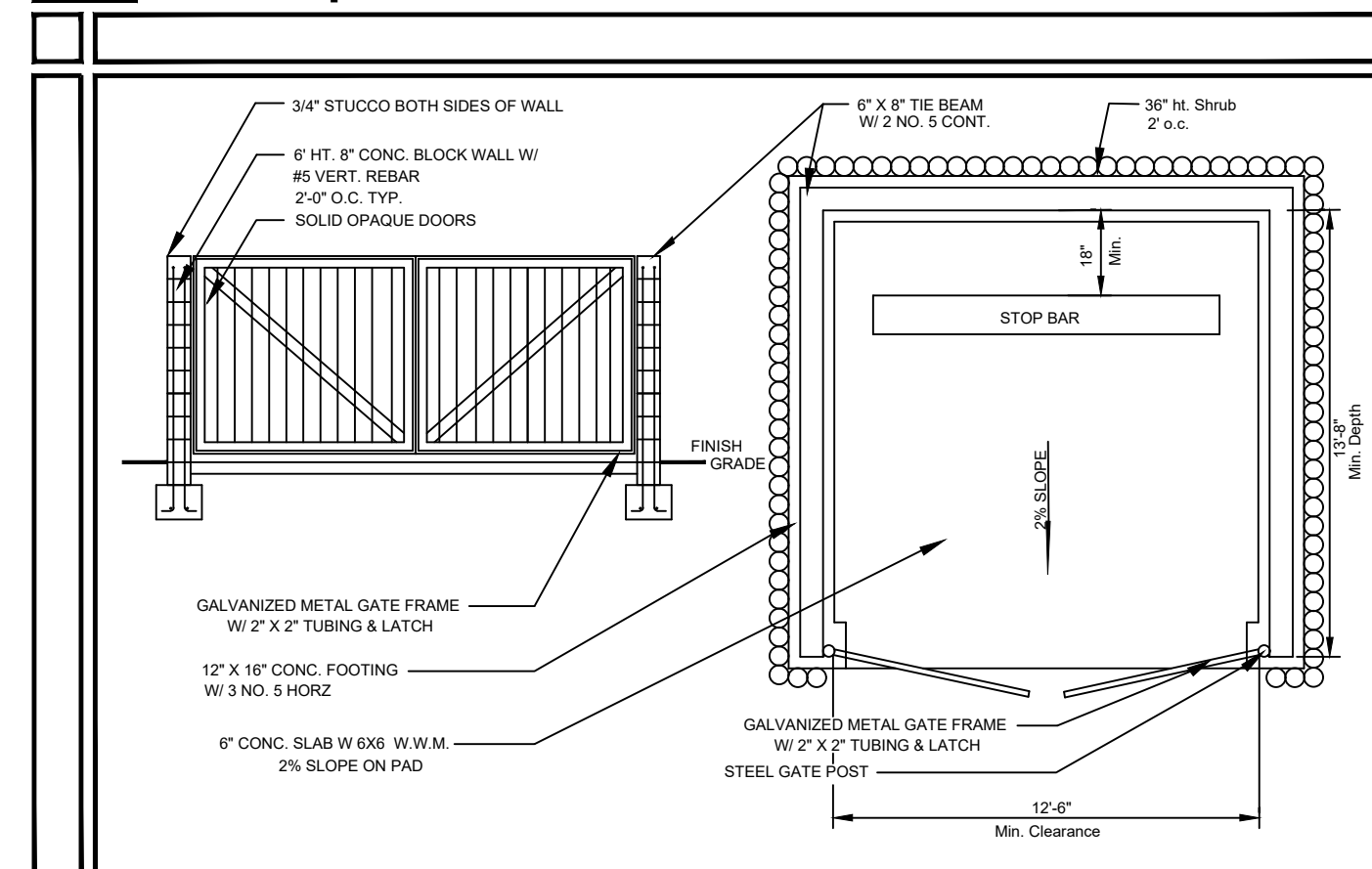
Parking and Striping



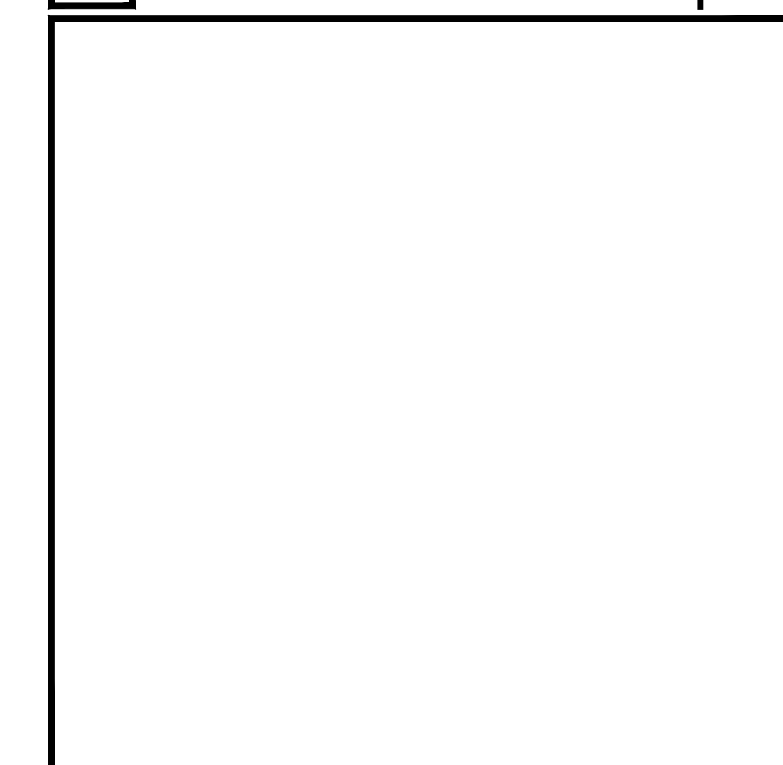
Sign Detail



Dumpster Detail



Amendment Stamp



Zoning Stamp

