



CITY OF RIVIERA BEACH STAFF REPORT APPLICATION NUMBER PA-21-03

A Resolution of the City Council of the City of Riviera Beach, Palm Beach County, Florida, approving plat application (PA-21-03) from BLP Blue Heron Commercial, to combine approximately 57,520 square feet of abandoned canal right of way with the adjacent vacant parcel of land to the south identified by parcel control number 56-43-42-29-37-000-0030 into one lot totaling approximately 4.91 acres in land area, for the real properties located north of West Blue Heron Boulevard, south of West 23rd Street, east of RJ Hendley Avenue, and west of Avenue 'O', identified by parcel control number 56-43-42-29-37-000-0030 and including land formerly designated as a canal right of way; providing for conditions of approval; and providing for an effective date.

A. Applicant: BLP Blue Heron Commercial

B. Request: The application is to permit the combination of approximately 57,520 square feet of abandoned canal right of way with the adjacent vacant parcel of land to the south identified by parcel control number 56-43-42-29-37-000-0030 into one lot totalling approximately 4.91 acres in land area, for the real properties located north of West Blue Heron Boulevard, south of West 23rd Street, east of RJ Hendley Avenue, and west of Avenue 'O', identified by parcel control number 56-43-42-29-37-000-0030 and including land formerly designated as a canal right of way.

C. Location: The subject property is located north of West Blue Heron Boulevard, south of West 23rd Street, east of RJ Hendley Avenue, and west of Avenue 'O'.

D. Property Description and Uses:

Parcel Control Numbers: 56-43-42-29-37-000-0030 and abandoned canal right of way

Parcel Size: Combined area equals 4.91 acres

Existing Use: drainage conveyance and vacant

Zoning: OP Office and Professional District

Future Land Use: Office

E. Adjacent Property Description and Uses:

North: Canal ROW with single family north of the canal

South: Large scale commercial/industrial warehouse



East: Multi-family residential
West: Multi-family residential

F. Background:

The Applicant submitted Plat Application (PA-21-03) for approval of a re-plat to combine the area of the soon to be abandoned canal right of way with the existing vacant parcel to assemble a parcel with greater depth to accommodate the proposed redevelopment.

The larger project includes an abandonment of the canal, a site plan for a commercial development, a rezoning to CG General Commercial, and a land use change to Commercial. Those other permits were previously reviewed by the Planning and Zoning Board and advanced for the City Council to consider.

The Applicant team did not advance the Plat at that time because there were many details associated with the abandonment and the varied easements on the property that needed to be resolved prior to memorializing them on the plat.

Staff encouraged the Applicant to move the Plat forward now so that it can advance to the City Council with the related permits as it is more efficient for the Council to review all aspects of the project at one time.

G. Staff Analysis:

Staff supports the proposed re-plat as it creates a larger developable parcel which enables the redevelopment of this underutilized parcel and also memorializes the many easements on the property.

H. Recommendation:

Staff recommends approval of plat application (PA-21-03) from BLP Blue Heron Commercial, to combine approximately 57,520 square feet of abandoned canal right of way with the adjacent vacant parcel of land to the south identified by parcel control number 56-43-42-29-37-000-0030 into one lot totalling approximately 4.91 acres in land area, for the real properties located north of West Blue Heron Boulevard, south of West 23rd Street, east of RJ Hendley Avenue, and west of Avenue 'O', identified by parcel control number 56-43-42-29-37-000-0030 and including land formerly designated as a canal right of way, providing for conditions of approval; and providing for an effective date.

