



CIVIL ENGINEERING
DUE DILIGENCE REPORT

Blue Heron Center Property

WGI Project No. 7788.00

**1124 W Blue Heron Blvd
Riviera Beach, Florida 33404**

1273 IN CIVIL DD

PREPARED FOR:

**Blue Heron Center, LLC.
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Boca Raton, Florida 33487**

PREPARED BY:

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INTRODUCTION AND BACKGROUND

WGI, Inc. has prepared this Civil Engineering Due Diligence Report to assess pertinent information as it relates to the existing infrastructure and the development of the subject Blue Heron Center site, located on the south east corner of W. Blue Heron Blvd and Avenue P in the City of Riviera Beach. Included in this report is a review of the existing site conditions, a review of existing public record documents, and a brief overview of the clients proposed development plan (Exhibit 1). This report will review the available infrastructure to provide water distribution, sanitary sewer collection, and stormwater management services to the site, as well as review access, proposed development considerations and a brief summary of required jurisdictional permitting.

SITE LOCATION

The subject site consists of 2.236 acres of land located on the South side of W Blue Heron Blvd., bound by Avenue P to the West, ECS Florida to the South, Storage Rentals of America to the East, and W Blue Heron Blvd to the North, within the limits of the City of Riviera Beach. The project site includes the following Property Control Numbers (PCN):

- 56-43-42-29-55-002-0100 – (Exhibit 2)

The property is located approximately 2,620 ft West of the intersection of Old Dixie Highway and W Blue Heron Blvd.

EXISTING CONDITIONS

The site is composed of 1 vacant parcel with perimeter trees, grassed area and minimal ground coverings. There is no current driveway connection to the site along the North, South, East, or West property frontage.

The north property line runs parallel to an existing five foot sidewalk path within the FDOT right-of-way. Also, there is an existing Palm Tran bus stop bench along this frontage.

Easements and Encumbrances

1. A 15 foot utility easement as shown on Plat Book 44, pg. 43 is located along the north property line, extending inward. (Exhibit 3) An existing 12 foot utility easement is located along the south-west property line per the survey prepared by Lidberg Land Surveying, Inc. (Exhibit 4)
2. According to Plat No. 2-C found in plat book 44 pages 43-45 (Exhibit 3), a 50-foot drainage easement begins at the West property line, extending inward. The language included in the recorded Plat states:

“THE UTILITY AND DRAINAGE EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE.”



3. A 50-foot landscape setback starts from the North boundary of the property line to the south. Per the language recorded in the Plat:

"USE OF THE AREA WITHIN THE LANDSCAPE SETBACK SHALL BE RESTRICTED AS FOLLOWS:

- A. *WITHIN THE NORTHERLY 25 FEET, NO BUILDINGS OR PAVEMENT SHALL BE ALLOWED. THIS AREA IS RESERVED EXCLUSIVELY FOR LANDSCAPING.*
- B. *WITHIN THE SOUTHERLY 25 FEET NO BUILDINGS WILL BE ALLOWED BUT PARKING LOT PAVEMENT LANDSCAPED IN ACCORDANCE WITH THE APPROPRIATE CITY OF RIVIERA BEACH ORDINANCES WILL BE ALLOWED."*

Recommendations

The proposed site plan includes buildings and pavements within the existing easements. It is recommended that the site plan be revised to meet the current requirements and setbacks. If the client wishes to pursue a revision to the Plat, a meeting with City of Riviera Beach staff is highly recommended to review any requirements.

SITE ACCESS

The roadway improvements associated with the proposed project include a new driveway connection to Avenue P. and the addition of a right turn lane and driveway connection to W Blue Heron Blvd and work within a cross access easement. The proposed improvements shall be designed in accordance with the Florida Department of Transportation (FDOT) and the City of Riviera Beach Municipal Code requirements.

Permitting

The proposed driveway connection improvements will require permit / plan approvals from the following agencies:

- City of Riviera Beach (Right-of-Way permit for driveway connection to Avenue P)
- FDOT (Access permit for driveway connection to W Blue Heron Blvd)

Recommendations

The proposed site plan includes a right turn lane into the project. WGI recommends a traffic study be prepared to determine if a right turn lane is required. If not required, this may reduce construction costs associated with the removal or relocation of existing Water, Sewer, Drainage, Overhead and underground utility lines.



STORMWATER MANAGEMENT

The recommended drainage improvements associated with the proposed project shall include a system of inlets, pipes, exfiltration-trench, and swales. Water quality and attenuation will be provided to meet the requirements set out by South Florida Water Management District (SFWMD) master permit ERP No. 50-00836-S.

FEMA Flood Zone

In accordance with the Flood Insurance Rate Map Community Panel Number 12099C0389F dated October 5, 2017 (Exhibit 5) as published by the Federal Emergency Management Agency (FEMA), the site contains the following flood designation.

- Zone X: Areas determined to be outside the 0.2% annual chance floodplain.

Flood Criteria

Finished Floor Elevations: The minimum finished floor elevation will be at or above 19.5' NGVD (17.98' NAVD88).

Road Elevations: The minimum crown of road pavement elevation will be at or above 16.6' NGVD (15.08' NAVD88).

- NGVD 1929 – 1.52' = NAVD 88

± 20% OF SITE AREA = 19,500 SF

Water Quality and Water Quantity

The detention of stormwater run-off for water quality purposes will be provided in the amount of the first inch of run-off over the entire site or 2.5 inches times the percent impervious area, whichever is greater. The required water quality volume will be provided within the dry detention areas at least 0.084 Ac-Ft per Ac between 9.5' NGVD and 13.7' NGVD for a total of .187 ac-ft.

Water Discharge

The project site will discharge into an existing City of Riviera Beach Drainage Canal which terminates at the C-17 canal. The control structure with a weir at 13.7' NGVD, bleeder at 9.5' NGVD not to exceed 100 sq-in, will be designed to limit discharge below the allowable discharge in accordance with master permit ERP No. 50-00836-S.

Permitting

The proposed stormwater improvements will require permit / plan approvals from the following agencies:

- South Florida Water Management District (ERP Permit)
- City of Riviera Beach (Public Works and Engineering Plan Approval)



PUBLIC UTILITIES

Water Distribution

Potable water is available to the site via an existing 8' water distribution system within Avenue P which is maintained by the City or Riviera Beach Utilities District. (Exhibit 6) To serve the proposed project a new water main with water services and water meters for each building. Fire hydrants shall also be provided for site fire protection. The system shall consist of a new 8" water main with three water meters connected to the existing water main located along Avenue P.

The City of Riviera Beach Utilities Department has been contacted but the letter of availability was not processed at the time of this due diligence report. The existing water distribution system to serve the project site is a water main located along the Western side of Avenue P. The system is owned and maintained by the City of Riviera Beach.

Wastewater Collection and Transmission

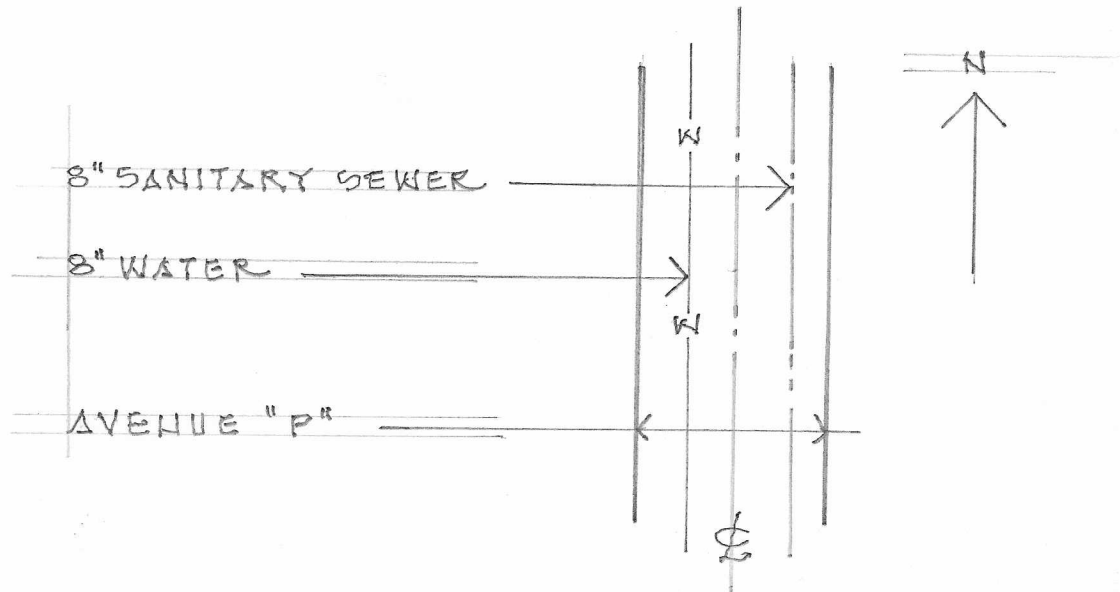
The existing sanitary sewer collection system is an 8" PVC gravity main located along the Eastern side Avenue P. The system is owned and maintained by the City of Riviera Beach.

The proposed sanitary sewer improvements to serve the project shall include a new system of manholes and gravity mains with sanitary services to each building. The new system will include a connection to the existing 8" PVC gravity main along Avenue P.

Permitting

The proposed water distribution and sanitary sewer collection improvements will require permit / plan approvals from the following agencies:

- City of Riviera Beach Utilities (Water and Sewer Plan Approval)
- Palm Beach County Health Department (Water and sanitary sewer permit)
- City of Riviera Beach Utilities (Right-of-Way & Utility Permit)



DIVISION 13. - CG GENERAL COMMERCIAL DISTRICT

Sec. 31-321. - Purpose.

The CG general commercial district is intended to promote uses developed for retail and service needs of the entire community. This district includes uses usually associated with central business areas and shopping facilities which are ordinarily compatible with residential uses and do not involve any heavy machinery which will cause vibrations to the adjoining properties, create or emit noise, dust, odor, or noxious or toxic gas.

(Ord. No. 2152, § 3(B)(23.AA-15.I), 3-17-82; Ord. No. 2689, § 1, 10-18-95)

Sec. 31-322. - Use regulations.

- (a) *Uses permitted.* The following uses are permitted in the CG general commercial district:
- (1) Any use permitted in the CN neighborhood commercial district, except that residential use shall not be permitted.
 - (2) *Reserved.*
 - (3) Personal service establishments, such as barbershops, beauty parlors, medical and dental clinics, restaurants, stores, banks, professional and other offices, funeral homes, parking garages and lots, laundry pickup stations, shoe repair, tailoring, watch and clock repair, and locksmith.
 - (4) Hospitals.
 - (5) Bus passenger terminal.
 - (6) Theaters and motion picture houses, except drive-in theaters.
 - (7) Advertising panels or signs.
 - (8) Private clubs.
 - (9) Coin-operated personal service establishments, conforming to subsection (a)(2) in this section.
 - (10) New car dealerships.
 - (11) Churches and their educational buildings.
- (b) *Special exception.* The following uses may be permitted by special exception in the CG general commercial district:
- (1) Hotel/motel, in accordance with RMH-15 regulations.
 - (2) Commercial planned unit development, C-PUD.
 - (3) Inlet harbor center planned unit development, IHC-PUD, only within the boundaries of the inlet harbor center redevelopment agency.

- (4) Drive-in restaurants.
 - (5) Filling stations.
 - (6) Auto malls.
 - (7) Car washes.
 - (8) Bars, saloons, taverns, cocktail lounges, or nightclubs.
 - (9) Gun shop.
 - (10) Substance abuse clinics.
 - (11) Shopping centers in excess of 20,000 square feet of building area.
 - (12) Adult congregate living facility (ACLF): Temporary conversion from existing hotel/motel structures within the Inlet Harbor Center Overlay zoning district only (see subsection 31-523(e)).
- (c) *Uses prohibited.* The following uses are prohibited in the CG general commercial district:
- (1) Residential uses, except as part of a PUD development.
 - (2) Wholesale, industrial, warehousing and storage uses.
 - (3) Pawn shop.

(Ord. No. 2152, § 3(B)(23.AA-15.II), 3-17-82; Ord. No. 2213, § 1, 9-21-83; Ord. No. 2313, § 1, 8-20-86; Ord. No. 2386, § 5, 9-7-88; Ord. No. 2561, § 1, 7-15-92; Ord. No. 2657, § 1, 3-15-95; Ord. No. 2689, § 1, 10-18-95; Ord. No. 2772, § 2, 1-21-98; Ord. No. 2863, § 2, 1-3-01)

Sec. 31-323. - Property development standards.

The property development standards in the CG general commercial district are as follows:

- (1) Minimum property size: 10,000 square feet.
- (2) Minimum property width: 100 feet.
- (3) Maximum building height:
 - a. On mainland (west of Lake Worth) not to exceed 65 feet (for bonus on mainland, see chapter 26).
 - b. On Singer Island (east of Lake Worth) not to exceed 40 feet or three stories, whichever is less. There is no bonus applicable to Singer Island to increase these maximum height limits.
- (4) Minimum building setbacks:
 - a. Front: 20 feet; however, if the lot is on a block where more than 50 percent of the frontage is already developed, this may be reduced to five feet.
 - b. Side: 20 feet when abutting residential district; 15 feet on side street.
 - c. Rear: 20 feet when abutting residential district.
- (5) Privacy wall: there shall be a six-foot high finished masonry or concrete wall on the rear

and side property lines that are adjacent to residential districts. Such wall may be required adjacent to residential uses as determined by planning board and council.

(Ord. No. 2152, § 3(B)(23.AA-15.III), 3-17-82; Ord. No. 2213, § 1, 9-21-83; Ord. No. 2214, § 3, 9-21-83; Ord. No. 2271, § 1, 4-3-85; Ord. No. 2478, § 3, 12-6-89)

Sec. 31-324. - Parking.

The parking regulations in the CG general commercial district shall be as stated in section 31-566 et seq. The bonus shall be as established in chapter 26.

(Ord. No. 2152, § 3(B)(23.AA-15.IV), 3-17-82; Ord. No. 2214, § 3, 9-21-83)

Sec. 31-325. - Landscaping.

The landscaping requirements in the CG general commercial district shall be as stated in section 31-596 et seq.

(Ord. No. 2152, § 3(B)(23.AA-15.V), 3-17-82)

Sec. 31-326. - Nonconforming uses.

- (a) *Residential uses.* All existing residential uses which legally existed prior to the adoption of the ordinance from which this article was derived shall be allowed to repair, expand or remodel in accordance with RM-15 regulations without the necessity of first obtaining a variance.
- (b) *Lots.* If a vacant lot in this district has an area or width or both less than the above minimum and was a lot of record at the time of the passage of the ordinance from which this article was derived, the lot may be occupied by a commercial structure, provided the minimum yard regulations of the districts are conformed with.

(Ord. No. 2152, § 3(B)(23.AA-15.VI, VII), 3-17-82)

Sec. 31-327. - Site plan review.

A site plan review in accordance with section 31-56 et seq. is required for the uses permitted by the provisions of this division.

(Ord. No. 2152, § 3(B)(23.AA-15.VIII), 3-17-82)

Secs. 31-328—31-340. - Reserved.

**BLUE HERON CENTER
RIVIERA BEACH, FL.**

PARKING REGULATIONS

1. EVERY 10 SPACES PROVIDE ONE 6'-0" WIDE ISLAND.
2. PROVIDE A 5'-0" LANDSCAPE AREA ABUTTING A BUILDING.
3. VEHICLES MAY NOT PROTRUDE INTO A LANDSCAPED AREA.
4. TERMINAL LANDSCAPE ISLANDS TO BE 10'-0" WIDE.
5. LANDSCAPE MEDIAN TO BE 6'-0" WIDE.
6. 50% OF PARKING TREES SHALL BE SHADE TREES.
7. PARKING SPACES TO BE: 9'-0' W. X 19'-0" D.
8. PARKING ISLE TO BE 24'-0" WIDE.
9. PARKING BAY TOTAL TO BE 62'-0" WIDE.
10. CAR COUNT FOR COMMERCIAL:

RESTAURANTS: 1 CAR EVERY 150 S.F. OF FLOOR AREA.

RETAIL: 1 CAR EVERY 200 S.F. FLOOR AREA.

