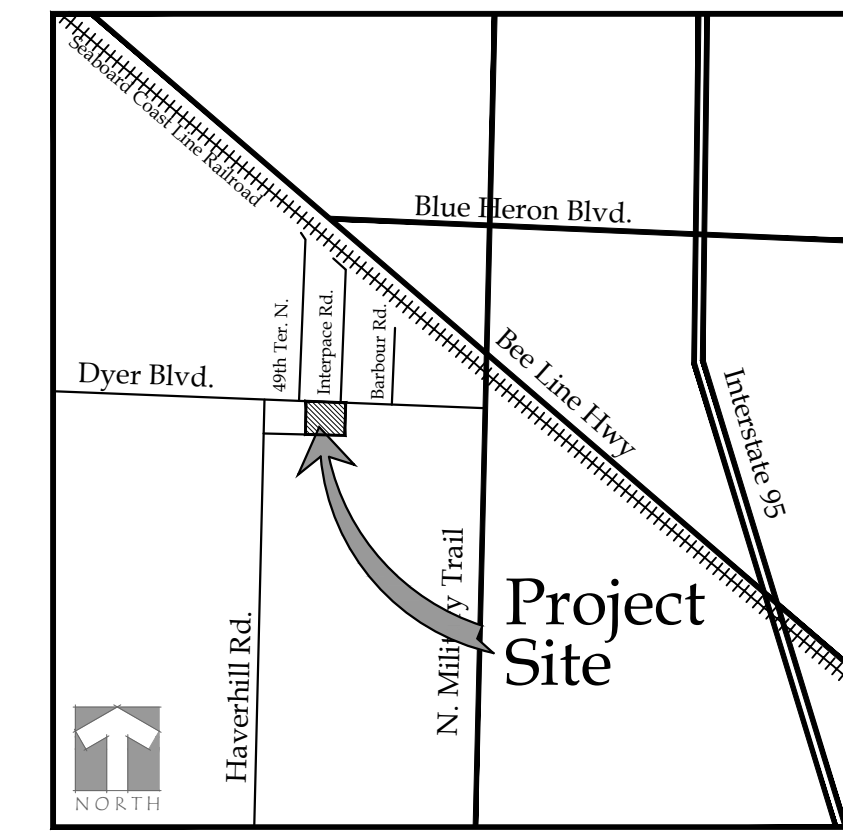


Gentile Glas Holloway O'Mahoney & Associates, Inc.
 Landscape Architects
 Planners and Environmental Consultants

1907 Commerce Lane
 Suite 101
 Jupiter, Florida 33458
 561-575-9557
 561-575-5260 FAX
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Location Map



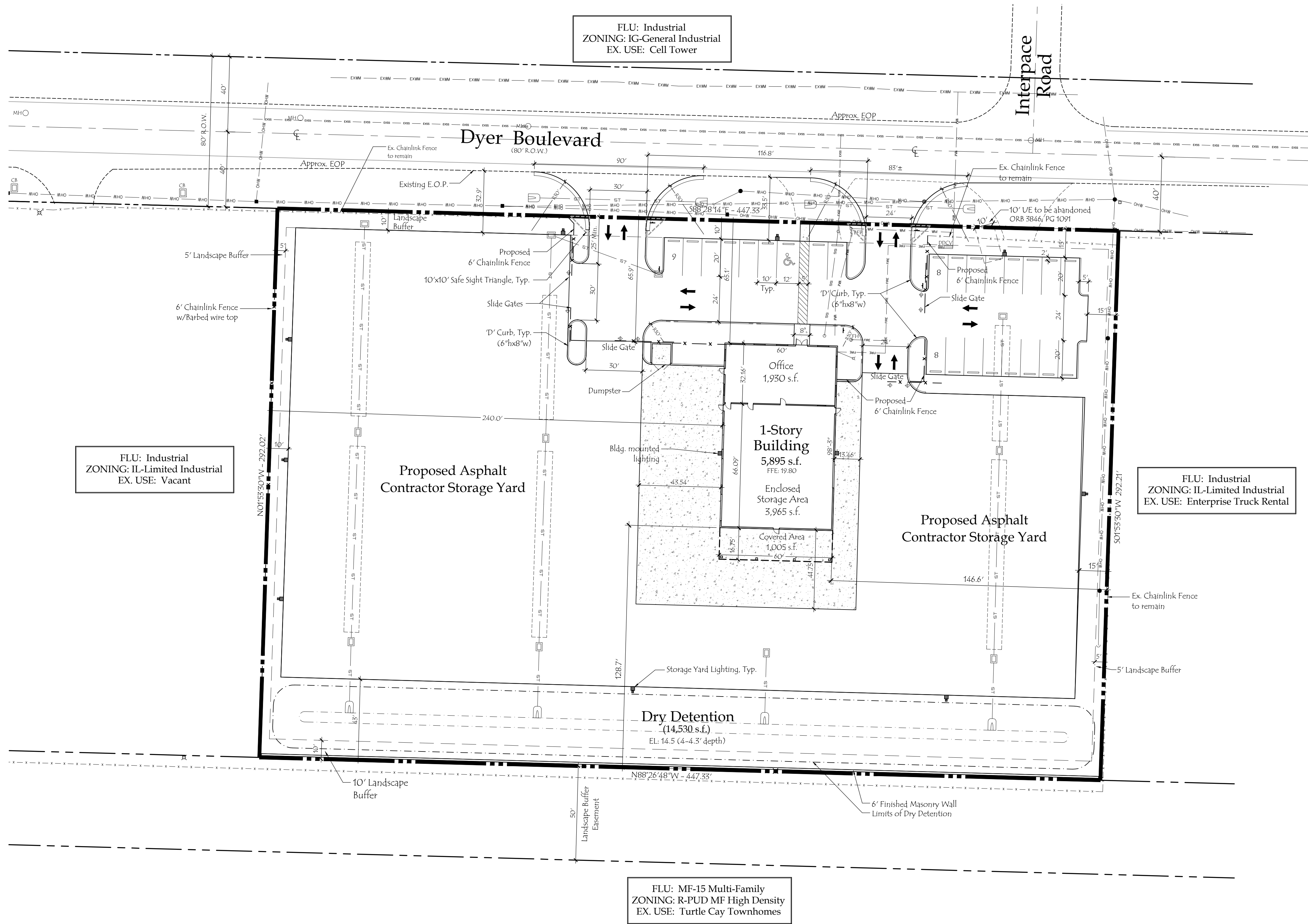
Site Data

Application Number	SP-19-20
Name of Project	Dyer Industrial East
Future Land Use Designation	Industrial
Zoning District	IL: Limited Industrial District
Proposed Use(S)	Contractor Storage Yard
Section, Township & Range	36-42-42
PCN(S)#	56-42-42-36-00-000-3070
TAZ	116
Total Gross Acreage	3.00 Acres; 130,679.56 s.f.
Total G.F.A.	5,895 s.f.
Office:	1,930 s.f.
Enclosed Storage Area:	3,965 s.f.

	Concurrency Approval
Office	1,930 s.f.
Enclosed Storage Area	3,965 s.f.
Contractor Storage Yard	76,294.74 s.f.

Pervious Area Provided	32,694 s.f.; 25.0%
Impervious Area Provided	97,985.56 s.f.; 25.0%
Buildings	5,895 s.f.
Pavement / Walks	92,090 s.f.
Total Site Area	130,679.56 s.f.; 100.0%
Landscape Area Required	26,135.9 s.f. (20% Min.)
Landscape Area Provided	32,694 s.f. 25.0%
Building Height	21'-3" (1-Story)
Office	20.15'
Encl. Contractor Storage	19.82'

	Required	Provided
Office Use (1,930 s.f.)	6.4 Spaces (1/300 s.f.)	
Industrial Use (3,965 s.f.)	7.9 Spaces (1/500 s.f.)	
Total Parking	14 Spaces	25 Spaces
Handicap Parking	1 Space	1 Space



FLU: Industrial
 ZONING: IG-General Industrial
 EX. USE: Cell Tower

FLU: Industrial
 ZONING: IL-Limited Industrial
 EX. USE: Vacant

FLU: Industrial
 ZONING: IL-Limited Industrial
 EX. USE: Enterprise Truck Rental

FLU: MF-15 Multi-Family
 ZONING: R-PUD MF High Density
 EX. USE: Turtle Cay Townhomes

Site Development Plan
Dyer Industrial East
 Riviera Beach, Florida

Designed: MTH DSS
 Drawn: MTH
 Approved: GGG MTH EMO
 Date: 11/30/18
 Job no. _____
 Revisions: 12/4/19
3/2/20

Cad no. CAD0

Seal

LC C000177

Sheet Title:
Site Development Plan

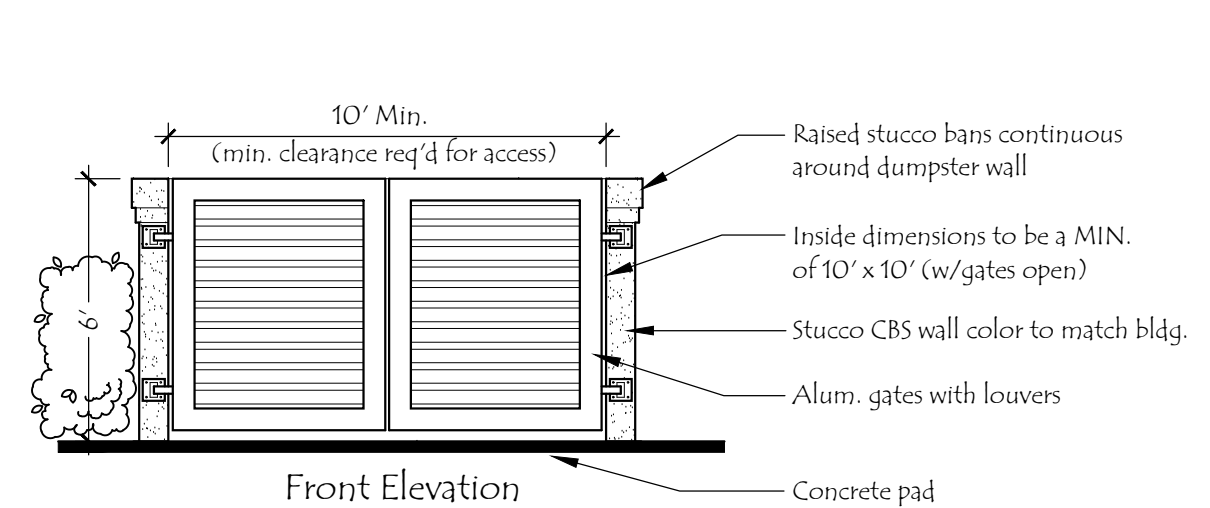
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Sheet No.

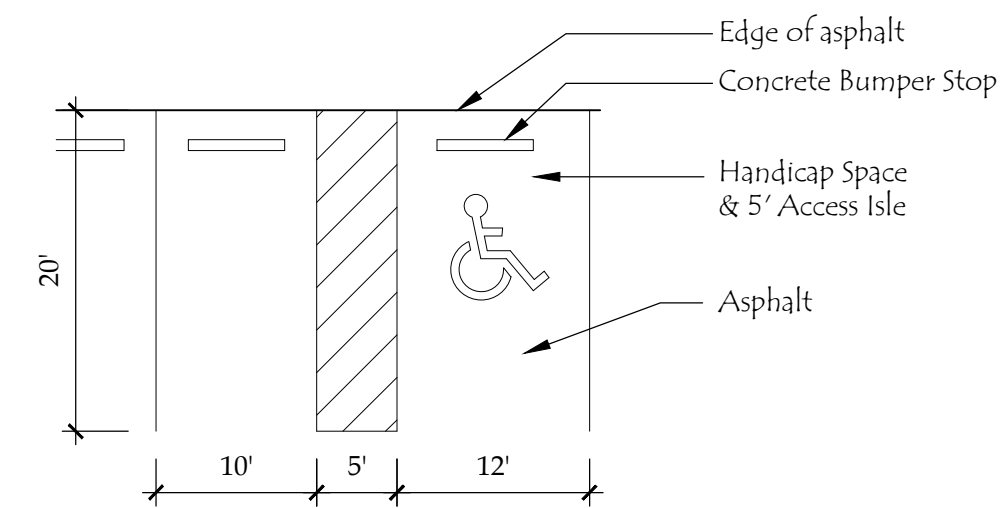
SP-1
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Property Development Regulations

Zoning District	Min. Property Size	Max. Bldg. Height	GFA	FAR	Bldg. Coverage	Min. Setbacks				
						Front	Side E.	Side W.	Rear	
Required	IL	20,000 S.F.	35.0'	N/A	.85	45.0%	40'	15'	15'	20'
Proposed	IL	130,679.56 S.F.	21'-3"	5,895 S.F.	.05	5.3%	65.1'	146.6'	240.0'	128.7'

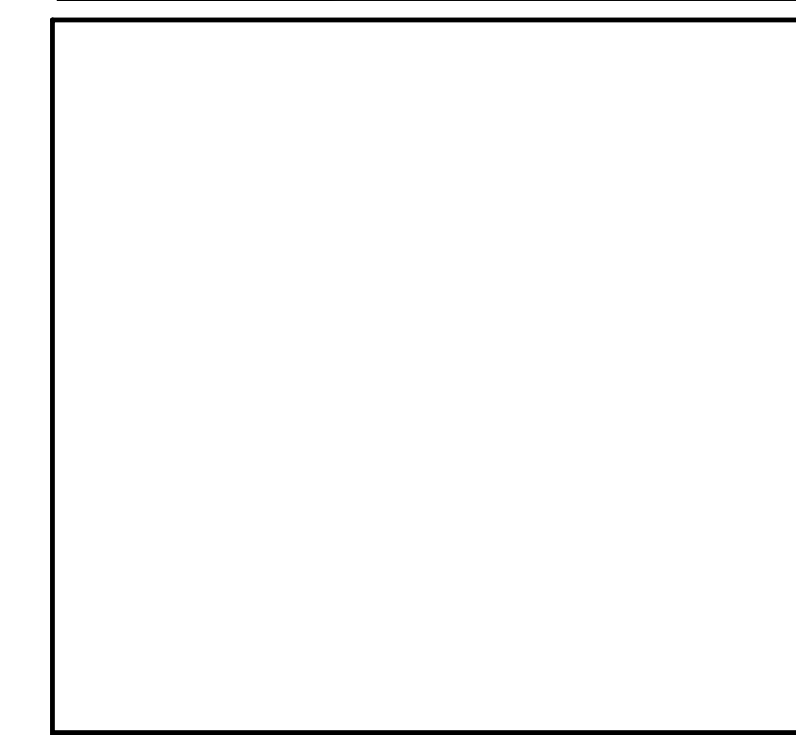


Dumpster Enclosure Detail
 N.T.S.



Parking Stall Detail
 N.T.S.

AMENDMENTS



ZONING STAMP

