



**STAFF REPORT - CITY OF RIVIERA BEACH  
DYER INDUSTRIAL PLAT (EAST AND WEST), PA-19-03  
September 10, 2020**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, APPROVING PLAT APPLICATION (PA-19-03) FROM HINTERLAND GROUP #2, LLC REQUESTING PLAT APPROVAL TO PLAT TWO CONTIGUOUS VACANT LOTS ASSOCIATED WITH 6840 NORTH HAVERHILL ROAD AND 4922 DYER BOULEVARD, KNOWN BY PARCEL CONTROL NUMBER 56-42-42-36-00-000-3050 TOTALING 3.159 ACRES; 56-42-42-36-00-000-3070 TOTALING 3.00 ACRES OF LAND; HAVING AN INDUSTRIAL FUTURE LAND USE DESIGNATION; A LIMITED INDUSTRIAL (IL) ZONING DESIGNATION; AND PROVIDING FOR AN EFFECTIVE DATE.**

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- A. Applicant:** Hinterland Group #2 LLC – Owner  
Authorized Agent: Dan Siemsen of Gentile Glas Holloway O’Mahoney & Associates, Inc.
- B. Request:** The applicant is requesting plat approval of two existing contiguous lots as identified above, in conjunction with the request for site plan approvals (SP-19-19 & SP-19-20) to reconfigure the existing parcels into separate Contractor Storage Yard and accessory office uses.
- C. Location:** The subject parcels are located southeast of the intersection at North Haverhill Road and Dyer Boulevard and is approximately 0.32 miles west of North Military Trail, with postal address 6840 North Haverhill Road and 4922 Dyer Boulevard, identified by Parcel Control Numbers: 56-42-42-36-00-000-3050; 56-42-42-36-00-000-3070 within the City of Riviera Beach municipal boundary, as depicted on Exhibit A (location map).
- D. Property Description and Uses:** The subject property description and uses are as follows:

Parcel Control Numbers: 56-42-42-36-00-000-3050; 56-42-42-36-00-000-3070.

Parcel Size: +/- 6.159 Acres (combined)

Existing Use: Vacant (Undeveloped)

Zoning: IL (Limited Industrial)

Future Land Use: Industrial

**E. Adjacent Property Description and Uses:**

North: General Industrial (IG) Zoning District: Dyer Blvd., auto sales, MCI Telecommunications, warehouse.

South: Residential Planned Unit Development (R-PUD) Zoning District: Turtle Cay – townhomes, zero lot lines homes.

East: Limited Industrial (IL) Zoning District: warehouse/distribution terminal.

West: Palm Beach County Owned: Conservation.

**F. Background:**

The Applicant originally submitted the plat application on November 12, 2019. In order to implement the proposed site plans, a plat was required and is being presented concurrently with Site Plan Application (SP-19-19 & SP-19-20).

City Departmental Staff and Engenuity Group, Inc. (Consultant) reviewed the Plat Application (PA-19-03) and provided corresponding comments to the applicant. All comments were addressed by the applicant and City Staff has no objections to the Plat application.

The plat application for the subject property was heard by the Planning and Zoning Board on Thursday, September 10, 2020 at 06:30 P.M.

**G. Staff Analysis:**

**Proposed Use:** Contractor Storage Yard with an Accessory Office.

**Zoning Regulations:** The proposed plat is consistent with the City's Land Development Regulations.

**Comprehensive Plan:** The proposed plat is consistent with the City's Comprehensive Plan.

**Compatibility:** N/A, this plat is required in order to implement the proposed site plans mentioned above.

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

**Landscaping:** N/A

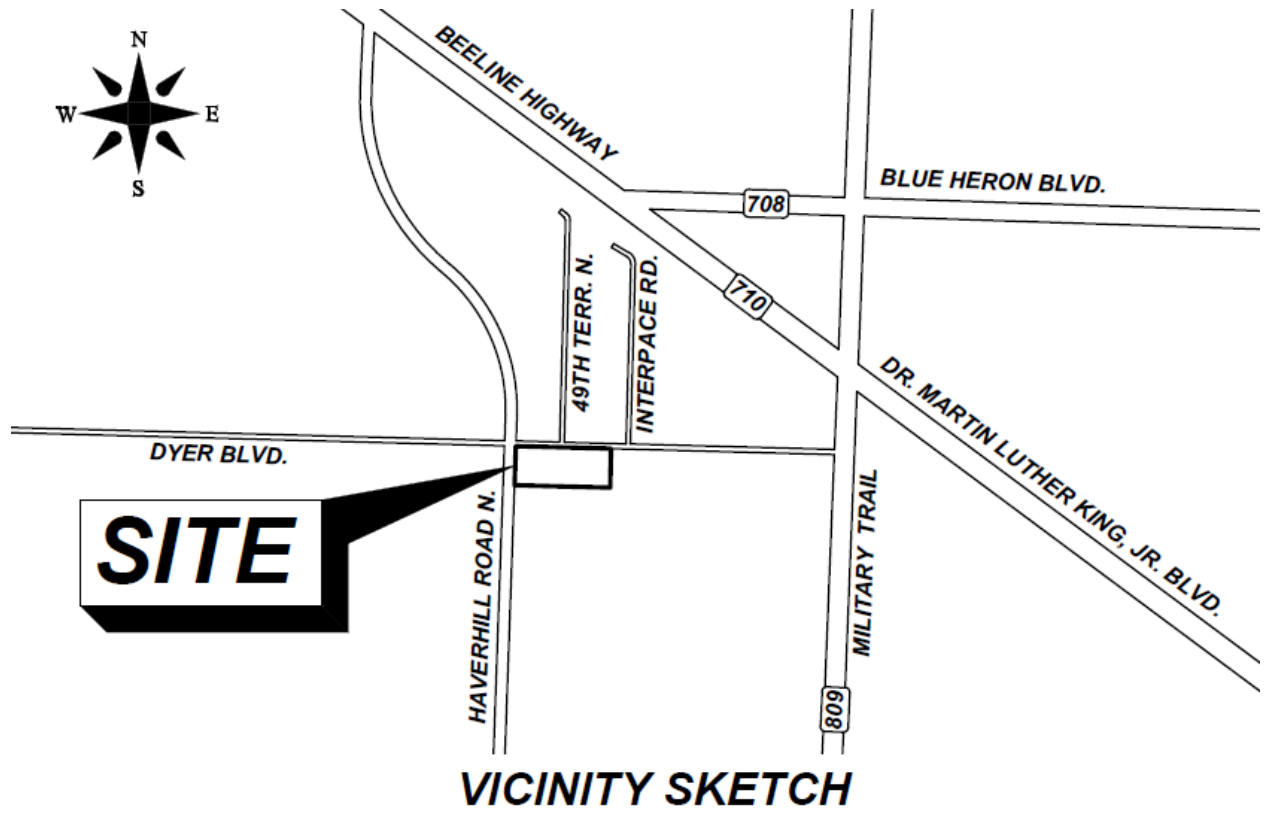
**Parking/Traffic:** N/A

**Dry Detention / Retention Area:** The Applicant is proposing a 14,530 square foot dry detention area along the breadth of the southern portion (rear) of the property.

**H. Staff Recommendation:** Staff recommends approval of this plat application (PA-19-03) to plat two existing contiguous lots associated with 4922 Dyer Boulevard, known by parcel control numbers 56-42-42-36-00-000-3070 and 56-42-42-36-00-000-3050, totaling 6.159 acres of land.

Exhibit A. Location Map.

# ***DYER INDUSTRIAL***



**Exhibit B. Legal Description:**

**PARCEL A:**

THE WEST 632.64 FEET OF THE EAST 2,371.96 FEET OF THE NORTH HALF (N ½) OF THE SOUTH HALF (S ½) OF THE NORTH HALF (N ½) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION 36, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, LESS THE NORTH 40.00 FEET CONVEYED TO THE COUNTY OF PALM BEACH AS RECORDED IN OFFICIAL RECORDS BOOK 445, PAGE 315, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

**PARCEL B:**

THE NORTH ½ OF THE SOUTH ½ OF THE NORTH ½ OF THE NORTHWEST ¼, LESS THE EAST 2,371.96 FEET THEREOF IN SECTION 36, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, AND LESS THOSE PORTIONS THEREOF CONVEYED TO THE COUNTY OF PALM BEACH AS RECORDED IN OFFICIAL RECORDS BOOK 445, PAGE 315 AND OFFICIAL RECORDS BOOK 2690, PAGE 189, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.