



"The Best Waterfront City in Which to Live, Work And Play."

---

---

**CITY OF RIVIERA BEACH**

---

---

**TO:** HON. MAYOR, CHAIRPERSON, AND CITY COUNCIL

**FROM:** JONATHAN EVANS, MPA, MBA, ICMA-CM, CITY MANAGER

**SUBJECT: DYER INDUSTRIAL PROJECT SITE PLAN 19-20**

**DATE:** OCTOBER 21, 2020

**CC:** GENERAL PUBLIC

---

**Background:**

The applicant is requesting site plan approval for a contractor storage yard and accessory office use. The subject site consists of 3.00 acres of vacant land (130,680 square foot land area) located on Dyer Boulevard, approximately 340.92 feet east of the intersection of North Haverhill Road and Dyer Boulevard, 0.329 miles west of North Military Trail. The proposed use will consist of a 76,294.74 square foot contractor storage yard (outdoor), and 5,895 square foot (enclosed) contractor storage including 1,930 square feet of accessory office. This application is also being reviewed concurrently with an associated plat application (PA-19-03).

Staff conducted an initial review and provided the applicant with comments. Subsequent resubmittals were reviewed and comments were resolved prior to the application's placement on the Planning and Zoning Board Agenda. The site plan application for the subject property was heard by the Planning and Zoning Board on Thursday, September 10, 2020 at 06:30 P.M.; it was recommended for approval without conditions.

**City Goals:**

Achieve a Sustainable Economy

**Fiscal/Budget Impact:**

N/A

**Recommendation:**

Staff Recommends Approval of this site plan.

**Attachments:**

1. Dyer Industrial site plan resolution
2. Exhibit A –Site Plan
3. Exhibit B –Landscape Plan 1
4. Exhibit B –Landscape Plan 2
5. Exhibit C –Elevations
6. Staff Report to Planning & Zoning Board