



Allsite Services
Site Plan Approval Application
City of Riviera Beach, Florida
September 23, 2020

Introduction

Allsite Services, the applicant for the subject site located on the northwest corner of Dyer Boulevard and Barbour Road is seeking site plan approval to build a 5,000 square foot pre-fabricated steel building for an Auto Repair and Body Shop, as well as a contractor's storage yard. The subject property is located in the General Industrial (IG) Zoning District. The subject property is 0.9987 acres in size and has historically been used as a contractor storage yard. In 1995 a 6' high chain link fence with gates was constructed around the perimeter of the property. The fence continues to remain on the property and will be incorporated into the new site design.

The applicant is requesting to amend the existing use of the property from Contractor Storage Yard to Auto Repair and Body Shop with accessory office and Contractor Storage Yard. The proposed use(s) are consistent with the City of Riviera Beach's Land Development Regulations and is considered "Permitted Uses".

Site Data:

Zoning: IG (General Industrial)

Land Use: Industrial

Site Area: 0.9987 Acres (43,503.4 SF)

Building Data: Auto Repairs and Body Shop – 5,000 SF

Accessory Office – 675 SF

Contractor Storage Yard – 13,500 SF

Existing Site Conditions

As stated above, the existing property has been historically used as a contractor storage yard (open storage). The property has a 6' high chain link fence around the entire perimeter of the site. The property has an existing billboard with a long-term lease agreement; however, this agreement will be ending in the near future and will be removed upon completion of said agreement. Additionally, the property is developed with an existing Radio Tower which will remain on the property.

Site Plan & Landscape Plans

A Site Plan and Landscape Plan have been provided with this application. Due to the nature of the facility and the contractor storage yard, the site has been designed to provide both functionality and security. The site will be continued to be secured with a 6' high chain link fence around the northern portion of the site for security purposes.

The proposed building and associated parking will function mainly for employees and any visitors that may come to the site. Perimeter landscape buffers will be provided around the entire property meeting city landscape requirements. Upon completion of the billboard lease agreement, the billboard will be removed and a driveway connection built for better circulation on the property.

Traffic Statement

A traffic statement has been provided as part of this site plan approval application.

Civil Engineering

A preliminary paving and drainage plan have been provided as part of this site plan approval application.

Lighting Plan

A preliminary lighting plan has been provided as part of this site plan approval application.

Conclusion

The Applicant is requesting site plan approval from the City of Riviera Beach's Planning and Zoning Department to allow the further development of the property from what has historically been used as a contractor storage yard to include a 5,000 SF Auto Repair and Body Shop with accessory office and associated parking. The site will be brought up to meet city's current landscape code as well as other requirements. The use is consistent with the surrounding area as well as other uses within the IG zoning designation.

On behalf of the Applicant, H&L Planning and Development Consultants request approval of the Site Plan Approval request. We look forward to working with Staff towards final approval as quickly as possible. We are available to answer any questions Staff might have and/or provide necessary information to supplement the information provided in the submittal. Please do not hesitate to contact James Hackett of H&L Planning and Development Consultants should you require additional information.