For Staff Use Only

City of Riviera Beach	Date:	Case Number:
Community Development Department 600 W. Blue Heron Boulevard Riviera Beach, Florida 33404 Phone: (561) 845-4060 Fax : (561) 845-4038	Project Title:	
	Fee Paid:	Notices Mailed:
	1st Hearing:	2nd Hearing:
	Publication Dates (if required)	

UNIFORM LAND USE APPLICATION

(Please attach separate sheet of paper for required additional information)

Complete appropriate sections of Application and sign.

APPLICANT

Name of Property Owner(s): Cemex Construction Materials Florida L.L.C.

Mailing Address: 1501 Belvedere Road West Palm Beach FL 33406

Property Address: 501 AVENUE S RIVIERA BEACH Fl.

Name of Applicant (if other than owner): Titon Builders

Home: (561) 848-4110 Work: ( ) Fax: (561) 848-4115

E-mail Address: rockyb818@aol.com

PLEASE ATTACH LEGAL DESCRIPTION

PROPERTY

Future Land Use Map Designation: Industrial Current Zoning Classification: IG

Square footage of site: 3.19 Property Control Number (PCN): 56-43-42-32-20-001-0020

Type and gross area of any existing non residential uses on site: site is vacant

Gross area of any proposed structure: 2,100 sf: Modular Office

Is there a current or recent use of the property that is/was in violation of City Ordinance? [ ] Yes [✓] No

If yes, please describe: NA

Have there been any land use applications concerning all or part of this property in the last 18 months? [ ] Yes [✓] No

If yes, indicate date, nature and applicant's name: NA

Briefly describe use of adjoining property: North: Retail Center

South: Industrial - RMB Concrete

East: FDOT Dry Retention Area

West: Industrial - Sysco

REZONE

Requested Zoning Classification: NA

Is the requested zoning classification contiguous with existing? NA

Is a Special Exception necessary for your intended use? [ ] Yes [✓] No

Is a Variance necessary for your intended use? [ ] Yes [✓] No

FUTURE LAND USE

Existing Use: Vacant Industrial Proposed Use: NA

Land Use Designation: Industrial Requested Land Use: Industrial

Adjacent Land Uses: North: Industrial South: Industrial

East: FDOT Dry Retention West: Industrial

Size of Property Requesting Land Use Change: NA

SPECIAL EXCEPTION

Describe the intended use requiring a Special Exception: NA

Provide specific LDR ordinance section number and page number: NA

How does intended use meet the standards in the Land Development Code?

NA

Demonstrate that proposed location and site is appropriate for requested use:

NA

Demonstrate how site and proposed building(s) have been designed so they are compatible with adjacent uses and neighborhoods: NA

Demonstrate any landscaping techniques to visually screen use from adjacent uses:

NA

Demonstrate what is proposed to reduce the impact of any potential hazards, problems, public nuisances generated by use:

NA

Demonstrate how utilities and other service requirements of the use can be met:

NA

Demonstrate how the impact of traffic generated will be handled:

On-site: NA

Off-Site: NA

Other: NA

VARIANCE

Describe the Variance sought: NA

Demonstrate that the Variance is needed to overcome a hardship caused by the unique physical conditions of the site:

NA

Specify the minimum Variance requirements including: height, lot area, size of structure, size of yard, setback, buffer or open space: NA

NA

Other: NA

SITE PLAN

Describe proposed development:
See enclosed narrative

Demonstrate that proposed use is appropriate to site:
See enclosed narrative

Demonstrate how drainage and paving requirement will be met:
See enclosed narrative

Demonstrate any landscaping techniques to visually screen use from adjacent uses:
See enclosed narrative

Demonstrate what is proposed to reduce the impact of any potential hazards, problems, public nuisances generated by use:
See enclosed narrative

Demonstrate how utilities and other service requirements of the use can be met:
See enclosed narrative

Demonstrate how the impact of traffic generated will be handled:

On-site: See enclosed narrative

Off-site: See enclosed narrative

OTHER

COMMUNICATION TOWER CO-LOCATION REQUIREMENTS:

- Three sets of signed and sealed Construction documents, elevations and all equipment shelters, cabinets, Coax, telephone and power conduits identified. These plans will then be used to obtain the Building Permit.
- Antenna manufacture cut sheets including antenna size and shape.
- Zoning map of area with site clearly marked.
- Photos of existing building or tower and surrounding uses.
- Letter of non-interference and FCC compliance from applicant's Radio Frequency Professional.
- Map of surrounding carrier existing locations in all directions with type i.e. Guyed, Self-Support, Monopole, Rooftop.
- Letter of structural capacity and building code compliance.
- Notes on plan or letter demonstrating floor area coverage not in excess of restrictions
- Provide Photo Enhancements of proposal.
- Statement that proposal is in compliance with Environmental Regulations prior to permit issue.

Confirmation of Information Accuracy

I hereby certify that the information on this application is correct. The information included in this application is for use by the City of Riviera Beach in processing my request. False or misleading information may be punishable by a fine of up to five hundred dollars ($500.00) and imprisonment of up to thirty (30) days and may result in the summary denial of this application.

Signature

5/31/2018
Date

AGENT AUTHORIZATION FORM

Owner(s) of Record: Cemex Construction Materials Florida LLC

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority personally appeared Kelly A. Nelson Vice President who, being first duly sworn upon oath and personal knowledge say(s) that they are the owner(s) of record of the following described real property:

the street address of which is:

and that we hereby appoint:

Name: M. Troy Holloway, PLA and 2GHO/ Titon Builders, Inc.
Address: 1907 Commerce Lane, Suite 101
Jupiter, FL 33458
Telephone: 561-575-9557

as our authorized agent, to file applications and papers with the City of Riviera Beach, and to represent me (us) at any Hearing regarding my (our) interest.

(Seal)

(Seal)

(Seal)

Sworn to and subscribed before me this 31st day of May, 2018.

Notary Public

Notary Public State of Florida
Mary E Laidlaw
My Commission FF 955597
Expires 03/08/2020