For Staff Use Only

Cit	y of Riviera Beach	<b>Date:</b> Case Number: SP-19-02 / SE-19-01					
	mmunity Development Department	Project Title: JDA Industrial					
	) W. Blue Heron Boulevard iera Beach, Florida 33404	Fee Paid: Notices Mailed:					
Phone: (561) 845-4060		1 <sup>st</sup> Hearing: 2 <sup>nd</sup> Hearing:					
	c : (561) 845-4038	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.						
	Name of Property Owner(s): Stephe	en A. MacDonald					
∥₽	Mailing Address: 335 53rd Drive North, West Palm Beach, FL 33415						
<u>₹</u>	Property Address: 1301 President Barack Obama Highway, Riviera Beach, Florida 33404						
APPLICANT	Name of Applicant (if other than owner): N/A						
	Home: ( )	Work: ( ) Fax: ( )					
	E-mail Address: contact agent						
PL	EASE ATTACH LEGAL DES	CRIPTION					
Ŋ	Future Land Use Map Designation:	ND Current Zoning Classification: IG					
	Square footage of site: 314,967 s.f.	Property Control Number (PCN): 56-43-42-33-00-000-3010					
	Type and gross area of any existing non residential uses on site: Vacant						
	Gross area of any proposed structure: Proposed 120,282 s.f. warehouse and storage building						
	Is there a current or recent use of the property that is/was in violation of City Ordinance? [ ] Yes [/] No						
PER	If yes, please describe: N/A						
PROPERTY	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:						
	Briefly describe use of adjoining property: North: Warehouse/ Distribution						
	South: Warehouse/ Distribution / Light Manufacturing/W 13th Street ROW						
	East: Downtown General (within CRA), President Barack Obama Highway ROW						
		West: Vacant Industrial					
_							
	Requested Zoning Classification:						
REZONE	Is the requested zoning classification contiguous with existing?						
REZ	Is a Special Exception necessary for your intended use? [ ] Yes [ ] No						
	Is a Variance necessary for your intended use? [ ] Yes [ ] No						

SPECIAL EXCEPTION	Describe the intended use requiring a Special Exception:		
	Provide specific LDR ordinance section number and page number:		
	How does intended use meet the standards in the Land Development Code?		
	Demonstrate that proposed location and site is appropriate for requested use:		
	Demonstrate how site and proposed building(s) have been designed so they are compatible with adjacent uses and neighborhoods:		
	Demonstrate any landscaping techniques to visually screen use from adjacent uses:		
	Demonstrate what is proposed to reduce the impact of any potential hazards, problems, public nuisances generated by use:		
	Demonstrate how utilities and other service requirements of the use can be met:		
	Demonstrate how the impact of traffic generated will be handled:  On-site:		
	Off-Site:		
	Other:		

!	Describe the Variance sought:	
NCE	Demonstrate that the Variance is needed to overcome a hardship caused by the unique physical conditions of the site:	
VARIANCE	Specify the minimum Variance requirements including: height, lot area, size of structure, size of yard, setback, buffer or open space:	
	Other:	

Describe proposed development:

## Proposed 120,282 s.f. warehouse and storage building

Demonstrate that proposed use is appropriate to site:

See Justification Statement.

Demonstrate how drainage and paving requirement will be met:

See Justification Statement and conceptual paving and drainage plans for details.

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

See Justification Statement and Landscape Plans for details.

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

See Justification Statement.

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

See Justification Statement and Civil Plans for details.

Demonstrate how the impact of traffic generated will be handled:

On-site:

SITE PLAN

Off-site:

## **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.

Cianatana

03.14.19

Date

## **AGENT AUTHORIZATION FORM**

Owner(s) of Reco	rd: 1501 Florida Mango LLC	
335 53rd Drive		
West Palm Bea	ch, FL 33415	
STATE OF FLOR	PROPERTY AND COLORS TO SERVICE AND COLORS AN	
BEFORE M	E, the undersigned authority personally appeared Stephen A. MacDona	ld Trustee
who, being first d	uly sworn upon oath and personal knowledge say(s) that they are the wing described real property:	owner(s) o
See attached Le	egal Description	
the street address	of which is: 1301 President Barack Obama Highway, Riviera Beach, y appoint:	FL 33404
Name:	Josh Nichols, Schmidt Nichols	
Address:	1551 N Flagler Drive, Suite 102	
	West Palm Beach, FL 33401	
Telephone:	(561) 684-6141	
	agent, to file applications and papers with the City of Riviera Beat any Hearing regarding my (our) interest.	ach, and to(Seal)(Seal)
		(Seal)
Sworn to and subs	scribed before me this 27 day of November, 2018	
Notary Public	CATHY ORANEN Notary Public - State of Florida Commission 8 GG 079137 My Comm. Expires May 8, 2021 Bonded through National Notary Asso.	
Uniform Land Use Applicat	ion	