For Staff Use Only

City of Riviera Beach		Date:	Case Number:			
Community Development Department		Project Title:				
	W. Blue Heron Boulevard era Beach, Florida 33404	Fee Paid:	Notices Mailed:			
	ne: (561) 845-4060	1 st Hearing:	2 nd Hearing:			
	: (561) 845-4038	Publication Date	s (if required)			
TT.	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): Benjar	min Macfarland				
5			West Palm Beach, FL 33401			
CA	Property Address: 1177 W. Blue I	Heron Blvd. & 11	77 W. Blue Heron B102, Riviera Beach, Florida 33404			
APPLICANT	Name of Applicant (if other than owner	_{er):} N/A				
⁴	Home: ()	Work: ()	Fax: ()			
	E-mail Address: contact agent					
PLI	EASE ATTACH LEGAL DES	CRIPTION				
	Future Land Use Map Designation:	ND Current 2	Zoning Classification: IL			
	Square footage of site: 376,580 s.f.		Control Number (PCN): 56-43-42-29-56-000-0010			
	Type and gross area of any existing n	on residential uses o	n site: Existing Self Service Storage/Warehouse - 84,673 s.f.			
	Gross area of any proposed structure	Proposed 36,3	310 s.f. self service storage/warehouse expansion			
≥	Is there a current or recent use of the	property that is/was i	n violation of City Ordinance? [] Yes [/] No			
PERTY	If yes, please describe: N/A					
PRO	Have there been any land use applica	itions concerning all o	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: Multifamily & W Blue Heron Blvd. ROW					
			ouse/Distribution			
			use/Distribution			
		_{West:} Vacant	Commercial & Warehouse/Distribution			
	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 inter	ided use? [] Yes	[] No			

USE	Existing Use:	Proposed Use:
ND I	Land Use Designation:	Requested Land Use:
KE LA	Adjacent Land Uses: North:	South:
ITURE	East:	West:
FU	Size of Property Requesting Land Use Change:	

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:					
EXCEPTION	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:					
SPECIAL	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:
VARIANCE	Demonstrate that the Variance is needed to overcome a hardship caused by the unique physical conditions of the site:
	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 36,310 s.f. self service storage/warehouse building expansion

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.

SITE PLAN

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:

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 (\$500,40) and imprisonment of up to thirty (30) days and may result in the summary denial of this application.

06.14.19

Date

Signature

Uniform Land Use Application

3

AGENT AUTHORIZATION FORM

Owner(s) of Record: SROA Capital LLC 324 Datura Street, Suite 338				
West Palm Bear				
STATE OF FLOR COUNTY OF PAL BEFORE MI				
who, being first directord of the follow	uly sworn upon oath and personal knowledge say(s) that they are the owner(s) of ving described real property:			
See attached Le	gal Description			
the street address	of which is: 1177 W Blue Heron Blvd, Riviera Beach, FL 33404 y appoint:			
Name:	Jon Schmidt, Schmidt Nichols			
Address:	1551 N Flagler Drive, Suite 102			
	West Palm Beach, FL 33401			
Telephone:	(561) 684-6141			
as our authorized represent me (us)	agent, to file applications and papers with the City of Riviera Beach, and to at any Hearing regarding my (our) interest. (Seal)			
Sworn to and subs	cribed before me this			
Notary Public	Notary Public State of Florida Claudia Morais My Commission GG 261044 Fyrnige 09/24/2022			