


FUTURE LAND USE	Existing Use:	Proposed Use:
	Land Use Designation:	Requested Land Use:
	Adjacent Land Uses: North:	South:
	East:	West:
	Size of Property Requesting Land Use Change:	

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:	

VARIANCE	Describe the Variance sought:
	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:

SITE PLAN	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.
	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:

OTHER	<u>COMMUNICATION TOWER CO-LOCATION REQUIREMENTS:</u>
	<ul style="list-style-type: none"> • 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	06.14.19 _____ Date

AGENT AUTHORIZATION FORM

Owner(s) of Record: SROA Capital LLC

324 Datura Street, Suite 338

West Palm Beach, FL 33401

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority personally appeared Benjamin Macfarland

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:

See attached Legal Description

the street address of which is: 1177 W Blue Heron Blvd, Riviera Beach, FL 33404

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

[Signature] (Seal)

_____ (Seal)

_____ (Seal)

Sworn to and subscribed before me this 20 day of March, 2019.

[Signature]
Notary Public

