

For Staff Use Only

City of Riviera Beach Community Development Department 600 W. Blue Heron Boulevard Riviera Beach, Florida 33404 Phone: (561) 845-4060 Fax : (561) 845-4038	Date:	Case Number:
	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): Truck Realty Group
	Mailing Address: 2909 S Andrews Ave. Fort Lauderdale, FL 33316
	Property Address:
	Name of Applicant (if other than owner): Chris Hair Architect
	Home: () Work: (561) 225.4337 Fax: ()
	E-mail Address: chris@cdhairarchitect.com

PLEASE ATTACH LEGAL DESCRIPTION

PROPERTY	Future Land Use Map Designation: IND Current Zoning Classification: IG
	Square footage of site: 94,496 Property Control Number (PCN): 56-43-42-31-05-000-0150
	Type and gross area of any existing non residential uses on site: NONE
	Gross area of any proposed structure: 15,680
	Is there a current or recent use of the property that is/was in violation of City Ordinance? [] Yes [x] No
	If yes, please describe: N/A
	Have there been any land use applications concerning all or part of this property in the last 18 months? [] Yes [x] No
	If yes, indicate date, nature and applicant's name: N/A
	Briefly describe use of adjoining property: North: INDUSTRIAL
	South: VACANT
East: INDUSTRIAL	
West: VACANT	

REZONE	Requested Zoning Classification: N/A
	Is the requested zoning classification contiguous with existing? N/A
	Is a Special Exception necessary for your intended use? [] Yes [x] No
	Is a Variance necessary for your intended use? [] Yes [x] No

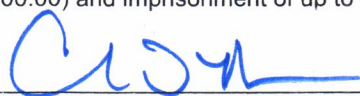
FUTURE LAND USE	Existing Use: IND	Proposed Use: SAME
	Land Use Designation: IND	Requested Land Use: SAME
	Adjacent Land Uses: North: INDUSTRIAL	South: VACANT
	East: INDUSTRIAL	West: VACANT
	Size of Property Requesting Land Use Change: N/A	

SPECIAL EXCEPTION	Describe the intended use requiring a Special Exception: N/A
	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: N/A
	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: Construction of a 15,680 sf metal building to be used as a truck repair facility.
	Demonstrate that proposed use is appropriate to site: There are several similar and exact type uses immediately adjacent this project site.
	Demonstrate how drainage and paving requirement will be met: <small>The drainage will be a combination of on-site retention as well as discharge into the master system, paving will be consistent with land development code requirements and be under the threshold set forth by the Development code.</small>
	Demonstrate any landscaping techniques to visually screen use from adjacent uses: The site will be screened with large trees placed in such a way to screen our project from adjacent uses.
	Demonstrate what is proposed to reduce the impact of any potential hazards, problems, public nuisances generated by use: <small>The proposed structure is rectangular and no accessory structures are proposed that could create hiding places for would-be thieves. Ample site lighting is provided to create a safe environment and to deter crime.</small>
	Demonstrate how utilities and other service requirements of the use can be met: <small>The site drainage master system can be used to discharge storm water from the site. The site is designed to have two entrance / exit points with large radius turns which would accommodate fire rescue vehicles.</small>
	Demonstrate how the impact of traffic generated will be handled: On-site: The building will have internal service bays for truck repair, while employees and customers will park in the designated parking spaces. Off-site: The trips generated are insignificant to the adopted LOS. No turn lanes warranted.

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	4/25/16 _____ Date

AGENT AUTHORIZATION FORM

Owner(s) of Record: TRUCK REACTY GROUP, LLC,

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority personally appeared Todd Hays

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:

Lot 15, According to the plat of plat no. 2 Interstate Industrial Park, as recorded in Plat Book 39, pages 131 and 132, Palm Beach County, Florida, Public Records.
Section 31, Township 42S., Range 43E. City of Riviera Beach, Florida

the street address of which is: TBD

and that we hereby appoint:

Name: Chris Hair - Architect
Address: 6726 Remington Place
Lake Worth, Florida 33463
Telephone: (561) 225.4337

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)

Sworn to and subscribed before me this 7 day of April, 2016.

[Signature]
Notary Public

