

**For Staff Use Only**

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

**UNIFORM LAND USE APPLICATION**

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

**Complete appropriate sections of Application and sign.**

<b>APPLICANT</b>	Name of Property Owner(s): <b>SFG ISF Riviera MLK, LLC</b>
	Mailing Address: <b>10165 MW 19 Street, Miami, FL 33172</b>
	Property Address: <b>TBD</b>
	Name of Applicant (if other than owner):
	Home: ( 904 ) 228-6252                                      Work: (    )                                      Fax: (    )
	E-mail Address: <b>ceaston@theeastongroup.com DWilf@TheEastonGroup.com</b>

**PLEASE ATTACH LEGAL DESCRIPTION**

<b>PROPERTY</b>	Future Land Use Map Designation: <b>Industrial</b> Current Zoning Classification: <small>IG, General Industrial</small>
	Square footage of site: <b>390,685.07 sf</b> Property Control Number (PCN): <b>See attached</b>
	Type and gross area of any existing non residential uses on site: <b>N/A</b>
	Gross area of any proposed structure: <b>34,500 sf office/warehouse (3,000 sf Office/31,500 sf warehouse)</b>
	Is there a current or recent use of the property that is/was in violation of City Ordinance? [ <input type="checkbox"/> ] Yes    [ <input checked="" type="checkbox"/> ] No
	If yes, please describe: <b>N/A</b>
	Have there been any land use applications concerning all or part of this property in the last 18 months? [ <input checked="" type="checkbox"/> ] Yes    [ <input type="checkbox"/> ] No
	If yes, indicate date, nature and applicant's name: <b>Calcean Office/Warehouse</b>
	Briefly describe use of adjoining property: North: <b>FLU - Industrial (Utilities)</b> South: <b>FLU - Industrial (Railway)</b> East: <b>FLU - Industrial (Railway)</b> West: <b>FLU - MF20/Industrial (Multifamily and Warehouse Distribution)</b>

<b>REZONE</b>	Requested Zoning Classification: <b>N/A</b>
	Is the requested zoning classification contiguous with existing? <b>N/A</b>
	Is a Special Exception necessary for your intended use? [ <input type="checkbox"/> ] Yes    [ <input checked="" type="checkbox"/> ] No
	Is a Variance necessary for your intended use? [ <input type="checkbox"/> ] Yes    [ <input checked="" type="checkbox"/> ] No


<b>FUTURE LAND USE</b>	Existing Use: <b>Vacant</b>	Proposed Use: <b>LTL Facility</b>
	Land Use Designation: <b>Industrial</b>	Requested Land Use: <b>N/A</b>
	Adjacent Land Uses: North: <b>Industrial</b>	South: <b>Industrial</b>
	East: <b>Industrial</b>	West: <b>Industrial</b>
	Size of Property Requesting Land Use Change: <b>N/A</b>	

<b>SPECIAL EXCEPTION</b>	Describe the intended use requiring a Special Exception: <b>Warehouse in IG Zoning District</b>
	Provide specific LDR ordinance section number and page number: <b>Sec. 31-82(b)</b>
	How does intended use meet the standards in the Land Development Code? See Justification
	Demonstrate that proposed location and site is appropriate for requested use: See Justification
	Demonstrate how site and proposed building(s) have been designed so they are compatible with adjacent uses and neighborhoods: <b>See Justification Statement</b>
	Demonstrate any landscaping techniques to visually screen use from adjacent uses: See Justification Statement
	Demonstrate what is proposed to reduce the impact of any potential hazards, problems, public nuisances generated by use: <b>See Justification Statement</b>
	Demonstrate how utilities and other service requirements of the use can be met: See Justification Statement
	Demonstrate how the impact of traffic generated will be handled:
	On-site:
Off-Site:	
Other:	

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

<b>SITE PLAN</b>	Describe proposed development: <b>See Justification Statement</b>
	Demonstrate that proposed use is appropriate to site: <b>See Justification Statement</b>
	Demonstrate how drainage and paving requirement will be met: <b>See Justification Statement</b>
	Demonstrate any landscaping techniques to visually screen use from adjacent uses: <b>See Justification Statement</b>
	Demonstrate what is proposed to reduce the impact of any potential hazards, problems, public nuisances generated by use: <b>See Justification Statement</b>
	Demonstrate how utilities and other service requirements of the use can be met: <b>See Justification Statement</b>
	Demonstrate how the impact of traffic generated will be handled: On-site: <b>See Justification Statement</b> Off-site: <b>See Justification Statement</b>

<b>OTHER</b>	<b><u>COMMUNICATION TOWER CO-LOCATION REQUIREMENTS:</u></b>
	<ul style="list-style-type: none"> <li>• 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.</li> <li>• Antenna manufacture cut sheets including antenna size and shape.</li> <li>• Zoning map of area with site clearly marked.</li> <li>• Photos of existing building or tower and surrounding uses.</li> <li>• Letter of non-interference and FCC compliance from applicant's Radio Frequency Professional.</li> <li>• Map of surrounding carrier existing locations in all directions with type i.e. Guyed, Self-Support, Monopole, Rooftop.</li> <li>• Letter of structural capacity and building code compliance.</li> <li>• Notes on plan or letter demonstrating floor area coverage not in excess of restrictions</li> <li>• Provide Photo Enhancements of proposal.</li> <li>• Statement that proposal is in compliance with Environmental Regulations prior to permit issue.</li> </ul>

<b>Confirmation of Information Accuracy</b>	
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	_____ 2-18-22 Date

**AGENT AUTHORIZATION FORM**

Owner(s) of Record: See attached Consent Form

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority personally appeared \_\_\_\_\_

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:

56-43-42-32-43-004-0000

56-43-42-32-43-003-0000

56-43-42-32-43-001-0000

the street address of which is: \_\_\_\_\_

and that we hereby appoint:

Name: George G. Gentile/2GHO, 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 \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
Notary Public