

**For Staff Use Only**

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| <b>City of Riviera Beach</b><br><br>Community Development Department<br>600 W. Blue Heron Boulevard<br>Riviera Beach, Florida 33404<br><br>Phone: (561) 845-4060<br>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.**

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| <b>APPLICANT</b> | Name of Property Owner(s): BLP Blue Heron, LLC  |
|                  | Mailing Address: 7741 N Military Trail, Suite 1, Palm Beach Gardens, FL 33410                   |
|                  | Property Address: West Blue Heron Boulevard (NE Corner of Blue Heron Blvd and R.J. Hendley Ave) |
|                  | Name of Applicant (if other than owner): Seth Behn; Lewis, Longman & Walker, P.A.               |
|                  | Home: ( ) Work: (561) 640-0820 Fax: (561) 640-8202  |
|                  | E-mail Address: SBEHN@LLW-LAW.COM   |

**PLEASE ATTACH LEGAL DESCRIPTION**

|                                |   |
|--------------------------------|---|
| <b>PROPERTY</b>                | Future Land Use Map Designation: Office Current Zoning Classification: Office Professional                              |
|                                | Square footage of site: 213,901/156,422 Property Control Number (PCN): 56-43-42-29-37-000-0030                          |
|                                | Type and gross area of any existing non residential uses on site: None  |
|                                | Gross area of any proposed structure:   |
|                                | 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:  |
|                                | 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:   |
|                                | Briefly describe use of adjoining property: North: Canal ROW, with Single Family north of canal                         |
|                                | South: Large scale commercial / industrial warehouse  |
| East: Multi-Family Residential |   |
| West: Multi-Family Residential |   |

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| <b>REZONE</b> | Requested Zoning Classification: General Commercial ("CG")  |
|               | Is the requested zoning classification contiguous with existing? Yes to the South along Blue Heron Blvd |
|               | Is a Special Exception necessary for your intended use? [ ] Yes [x] No                                  |
|               | Is a Variance necessary for your intended use? [ ] Yes [x] No   |

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| <b>FUTURE LAND USE</b> | Existing Use: <b>Vacant</b>   | Proposed Use: <b>Retail and Office</b> |
|                        | Land Use Designation: <b>Office</b>   | Requested Land Use: <b>Commercial</b>  |
|                        | Adjacent Land Uses: North: <b>Single Family Residential</b>                         | South: <b>Commercial</b>               |
|                        | East: <b>Multifamily</b>  | West: <b>Office</b>                    |
|                        | Size of Property Requesting Land Use Change: <b>156,422.19 sq. ft. / 3.59 acres</b> |  |

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| <b>SPECIAL EXCEPTION</b> | 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:                   |   |

|                 |  |
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| <b>VARIANCE</b> | 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:   |

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| <b>SITE PLAN</b> | Describe proposed development:<br><b>Single-story retail and office plaza</b>  |
|                  | Demonstrate that proposed use is appropriate to site:<br><b>Blue Heron represents a primary retail corridor in the City.</b>   |
|                  | Demonstrate how drainage and paving requirement will be met:<br><b>Drainage and paving plans have been submitted.</b>  |
|                  | Demonstrate any landscaping techniques to visually screen use from adjacent uses:<br><b>A landscape buffer has been provided along the rear property line.</b>   |
|                  | Demonstrate what is proposed to reduce the impact of any potential hazards, problems, public nuisances generated by use:<br><b>The site has been developed utilizing the City's new Principal Artery design standards.</b>                 |
|                  | Demonstrate how utilities and other service requirements of the use can be met:<br><b>Utility letters will be provided.</b>  |
|                  | Demonstrate how the impact of traffic generated will be handled:<br>On-site: <b>Adequate circulation and parking has been provided.</b><br>Off-site: <b>Multiple entrances insure there will be no impediments to traffic in the area.</b> |

|              |   |
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| <b>OTHER</b> | <b>COMMUNICATION TOWER CO-LOCATION REQUIREMENTS:</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> |

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| <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. |                          |
| <br>_____<br>Signature  | 6/14/18<br>_____<br>Date |

**AGENT AUTHORIZATION FORM**

Owner(s) of Record: BLP Blue Heron, LLC

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority personally appeared Stuart Hankin, as Manager  
of BLP BLue Heron LLC.

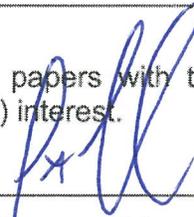
who, being first duly sworn upon oath and personal knowledge say(s) that they are the owner(s) of  
record of the following described real property:

Lots 3,4,5,6,7,8,9,10,11,12,13,14,15 and 16, Plat No. 3 of the Subdivision of Part of the South  
115 feet of the North 155 feet of Plat No. 2, Lewis Terminals, according to the map or plat  
thereof as recorded in Plat Book 28, Page 99, Public Records of Palm Beach County, Florida.

the street address of which is: West Blue Heron Boulevard (NE Corner of Blue Heron Blvd and R.J. Hendley Ave)  
and that we hereby appoint:

Name: Seth Behn; Lewis, Longman & Walker, P.A.  
Address: 515 N Flagler Drive; Suite 1500  
West Palm Beach, FL 33401  
Telephone: (561) 640-0820

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.

X  (Seal)  
Stuart Hankin, MGR (Seal)  
BLB Blue Heron, LLC (Seal)

Sworn to and subscribed before me this 4th day of June, 2018.

  
Notary Public

