

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): Allsite Holdings, LLC		
	Mailing Address: 444 Kirck Road, Lake Worth, FL 33461		
	Property Address: To be determined		
	Name of Applicant (if other than owner):		
	Home: ()	Work: (561) 301.4277	Fax: ()
	E-mail Address: allsiteholdingsllc@gmail.com		

PLEASE ATTACH LEGAL DESCRIPTION

PROPERTY	Future Land Use Map Designation: IND	Current Zoning Classification: <small>IG - General Industrial</small>
	Square footage of site: 43,503.4 SF.	Property Control Number (PCN): 56-42-42-36-30-000-0020
	Type and gross area of any existing non residential uses on site: No current structures	
	Gross area of any proposed structure: 5,000 sf.	
	Is there a current or recent use of the property that is/was in violation of City Ordinance? [] Yes [<input checked="" type="checkbox"/>] 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 [<input checked="" type="checkbox"/>] No	
	If yes, indicate date, nature and applicant's name:	
	Briefly describe use of adjoining property: North: Industrial Storage Yard	
	South: Vehicle Maintenance	
East: Industrial/Warehouse		
West: Industrial/Warehouse		

REZONE	Requested Zoning Classification: Not Applicable
	Is the requested zoning classification contiguous with existing?
	Is a Special Exception necessary for your intended use? [] Yes [] No
	Is a Variance necessary for your intended use? [] Yes [] No

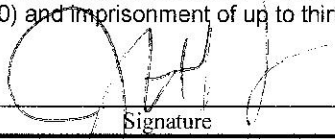
FUTURE LAND USE	Existing Use: Contractor Storage Yard	Proposed Use: Auto Repair and Body Shop & Contractor Storage Yard
	Land Use Designation: IND	Requested Land Use: Same
	Adjacent Land Uses: North: IND	South: IND
	East: IND	West: IND
	Size of Property Requesting Land Use Change: Not Applicable	

SPECIAL EXCEPTION	Describe the intended use requiring a Special Exception: Not Applicable
	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: Not Applicable
	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: Auto Repair and Body Shop & Contractor Storage Yard
	Demonstrate that proposed use is appropriate to site: The site has historically been used as a contractor storage yard and proposed use continues to be compatible with surrounding area.
	Demonstrate how drainage and paving requirement will be met: Please see attached report
	Demonstrate any landscaping techniques to visually screen use from adjacent uses: Please see attached landscape plans
	Demonstrate what is proposed to reduce the impact of any potential hazards, problems, public nuisances generated by use: There will be no potential hazards, problems or public nuisances. All auto repair to be done indoors and material disposed properly.
	Demonstrate how utilities and other service requirements of the use can be met: All utilities will be addressed properly with appropriate agencies.
	Demonstrate how the impact of traffic generated will be handled: On-site: Please see attached site plan Off-site: Please see attached traffic report

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	
<p>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.</p>	
 _____ Signature	9/23/20 _____ Date

AGENT AUTHORIZATION FORM

Owner(s) of Record: Allsite Holdings, LLC

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority personally appeared

Malcolm E Shipp

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:

the street address of which is: To be Determined (56-42-42-36-30-000-0020)

and that we hereby appoint:

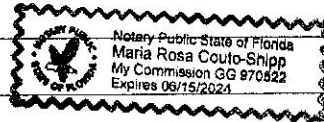
Name: James G. Hackett

Address: 354 Cypress Drive #6

Tequesta FL 33469

Telephone: 561.222.9284

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)

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Sworn to and subscribed before me this 22 day of September, 2020

Maria Rosa Couto-Shipp
Notary Public