

**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	Date:	Case Number:
	Project Title:	
	Fee Paid:	Notices Mailed:
	1 <sup>st</sup> Hearing:	2 <sup>nd</sup> 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.**

<b>APPLICANT</b>	Name of Property Owner(s):	7920 Rivera Beach Holdings, LLC		
	Mailing Address:	6201 SW 70th St. South Miami, FL 33143		
	Property Address:	7880, 7920, 7940, & 7982 N. Military Trail; 4123, 4279 & 4411 Leo Lane		
	Name of Applicant (if other than owner):			
	Home: (    )	Work: (    )	Fax: (    )	
	E-mail Address:	rsuris@eigfl.com		

**PLEASE ATTACH LEGAL DESCRIPTION**

<b>PROPERTY</b>	Future Land Use Map Designation:	Commercial/MF-15	Current Zoning Classification:	CG/RML-12
	Square footage of site:	686,941	Property Control Number (PCN):	See attached parcel ID list
	Type and gross area of any existing non residential uses on site:	+/- 1,906 sq. ft. plant nursery related structures		
	Gross area of any proposed structure:	422,370 sq. ft.		
	Is there a current or recent use of the property that is/was in violation of City Ordinance?	[    ] Yes    [ ✓ ] 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    [ ✓ ] No		
	If yes, indicate date, nature and applicant's name:	N/A		
	Briefly describe use of adjoining property:	North:	Mobile Home Park	
		South:	Multi-family Residential	
	East:	Assisted Living Facility		
	West:	Multi-family Residential		

<b>REZONE</b>	Requested Zoning Classification:
	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

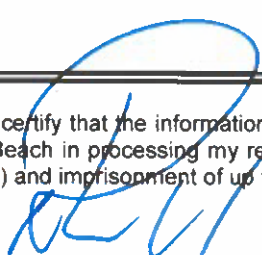
<b>FUTURE LAND USE</b>	Existing Use:	Proposed Use:
	Land Use Designation:	Requested Land Use:
	Adjacent Land Uses: North:	South:
	East:	West:
	Size of Property Requesting Land Use Change:	

<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:	

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

<b>SITE PLAN</b>	Describe proposed development:
	Demonstrate that proposed use is appropriate to site:
	Demonstrate how drainage and paving requirement will be met:
	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:

<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>	
<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	3/20/22 _____ Date

## AGENT AUTHORIZATION FORM

Owner(s) of Record: 7920 Rivera Beach Holdings, LLC

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority personally appeared Robert Suis

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:

25-42-42, S 120 FT OF N 160 FTOF WLY 316.20 FT (LESS W 50 FT MILITARY TR R/W)

25-42-42, S 120 FT OF N 280 FTOF E 256 FT OF W 316 FT OF N 1/2 OF NE 1/4; 25-42-42, S 596 FT OF N 636 FT OF E 330 FT OF W 1060 FT OF N 1/2 OF NE 1/4

25-42-42, S 120 FT OF N 516 FTOF E 256 FT OF W 316 FT OF N 1/2 OF NE 1/4, 25-42-42, S 596 FT OF N 636 FTOF E 330 FT OF W 1390 FT OF N 1/2 OF NE 1/4 (LESS S 266 FTOF E 175 FT)

25-42-42, E 276 FT OF W 592 FTOF S 596 FT OF N 636 FT OF N 1/2 OF NE 1/4 & 25-42-42, E 138 FT OF W 730 FT OF S 596 FT OF N 636 FT OF N 1/2 OF NE 1/4

the street address of which is: 4411, 4123, & 4279 Leo Lane; 7940, 7880, 7920 & 7982 N. Military Trail  
and that we hereby appoint:

Name: Hope Calhoun/Dunay, Miskel & Backman, LLP

Address: 14 SE 4th St. Suite 36  
Boca Raton, FL 33432

Telephone: 561-405-3324

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 28 day of March, 2020

Jessica Watler  
Notary Public

