

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:
	1 st Hearing:	2 nd 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): <u>Riviera Beach Property Inc.</u>
	Mailing Address: <u>3113 Stirling Road, Suite 103 Ft. Lauderdale 33312</u>
	Property Address: <u>47 West 14th Street and 55 West 14th 33404</u>
	Name of Applicant (if other than owner):
	Home: <u>(954) 995-3805</u> Work: <u>(954) 404-6140</u> Fax: <u>954-925-1640</u>
	E-mail Address: <u>SAMIR@ROGATINSKYLAW.COM</u>

PLEASE ATTACH LEGAL DESCRIPTION

PROPERTY	Future Land Use Map Designation:	Current Zoning Classification: <u>Downtown Core DC</u>
	Square footage of site: <u>14,326.8</u>	Property Control Number (PCN): <u>56-43-42-33-06-00</u> 30130
	Type and gross area of any existing non residential uses on site: <u>56-43-42-33-06-003-0110</u>	
	Gross area of any proposed structure: <u>6,508 square feet</u>	
	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: <u>Boat Mechanic</u>	
	South: <u>Vacant Lot</u>	
East: <u>Vacant</u>		
West: <u>Commercial Building</u>		

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

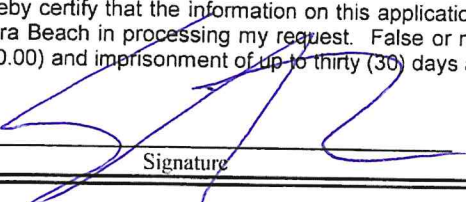
FUTURE LAND USE	Existing Use: <u>Vacant</u>	Proposed Use: <u>Medical Building</u>
	Land Use Designation:	Requested Land Use: <u>Commercial DC</u>
	Adjacent Land Uses: North: <u>Auto Sales</u>	South: <u>M</u>
	East: <u>Commercial</u>	West: <u>Commercial</u>
	Size of Property Requesting Land Use Change:	<u>N/A</u>

SPECIAL EXCEPTION	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:	

VARIANCE	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:

SITE PLAN	Describe proposed development: <i>Medical Building and Behavioral Health</i>
	Demonstrate that proposed use is appropriate to site: <i>DC Downtown Core permits "Hospitals"</i>
	Demonstrate how drainage and paving requirement will be met: <i>City Code Sec 31-536(9)(3)(a)(4)</i>
	Demonstrate any landscaping techniques to visually screen use from adjacent uses: <i>See Landscaping Plan</i>
	Demonstrate what is proposed to reduce the impact of any potential hazards, problems, public nuisances generated by use: <i>Front Gate and Surrounding Walls</i>
	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: <i>See traffic study</i>

OTHER	COMMUNICATION TOWER CO-LOCATION REQUIREMENTS:
	<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	<i>March 26, 2020</i> Date

AGENT AUTHORIZATION FORM

Owner(s) of Record: Riviera Beach Property, Inc
HMDM, LLC

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority personally appeared Samuel Rajaratnam

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:

47 W. 14th Street
55 W. 14th Street
VACANT LAND

the street address of which is: 45 W. 17th and 55 W. 17th St.
and that we hereby appoint:

Name: John Maharaj - Galpacer Construction
Address: Nader Goudran - Architect
Telephone: 561 718 9509 / 561 644 3784

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.

personally known

[Signature] (Seal)
[Signature] (Seal)
[Signature] (Seal)

Sworn to and subscribed before me this 26th day of March, 2020

[Signature]
Notary Public

