

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): RMS Properties X, LLC
	Mailing Address: 1111 N. Plaza Drive, Ste. 200, Schaumburg, IL 60173
	Property Address: 2900 Broadway Avenue, Riviera Beach, FL 33404
	Name of Applicant (if other than owner): Same as owner
	Home: (561) 827-2821 Work: (847) 891-1800 Fax: (847) 891-1888
	E-mail Address: mehran@maemarpc.com

PLEASE ATTACH LEGAL DESCRIPTION

PROPERTY	Future Land Use Map Designation: DMU Current Zoning Classification: DG, DC, & DR
	Square footage of site: 275, 734.8 SF Property Control Number (PCN): 56-43-42-28-19-000-0170
	Type and gross area of any existing non residential uses on site: Mixed Use - 66,711 SF (SF excluding residential portions)
	Gross area of any proposed structure: 53 3-story multi-family units
	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: Single Family Residential - Mobile Homes
	South: Medical/Dental Office/Single Family Residential
East: Multi-Family Residential	
West: Retail/ Auto Services	

REZONE	Requested Zoning Classification: N/A
	Is the requested zoning classification contiguous with existing? N/A
	Is a Special Exception necessary for your intended use? [] Yes [✓] No
	Is a Variance necessary for your intended use? [] Yes [✓] No

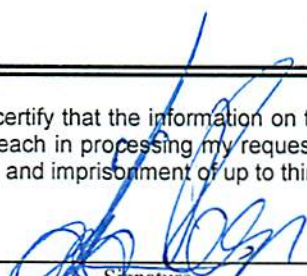
FUTURE LAND USE	Existing Use: N/A	Proposed Use: N/A
	Land Use Designation: N/A	Requested Land Use: N/A
	Adjacent Land Uses: North: N/A	South: N/A
	East: N/A	West: N/A
Size of Property Requesting Land Use Change: N/A		

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

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

SITE PLAN	Describe proposed development: 53 3-story multi-family units
	Demonstrate that proposed use is appropriate to site: The proposed multi-family development is the most suitable transition to the surrounding single family and commercial uses.
	Demonstrate how drainage and paving requirement will be met: New parking lot, new underground utilities and new exfiltration on site.
	Demonstrate any landscaping techniques to visually screen use from adjacent uses: Please refer to the proposed landscape plan.
	Demonstrate what is proposed to reduce the impact of any potential hazards, problems, public nuisances generated by use: Great vehicular circulation, clear visibility from the streets, and police-monitored cameras for security.
	Demonstrate how utilities and other service requirements of the use can be met: The proposed residential development's water and sewer will be connected to the plaza's existing water and sewer connections.
	Demonstrate how the impact of traffic generated will be handled: On-site: Please refer to the proposed SP. Off-site: N/A

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	
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.	
 <hr/> Signature	11/25/22 <hr/> Date

AGENT AUTHORIZATION FORM

Owner(s) of Record: RMS Properties X, LLC
1111 N. Plaza Drive, Ste. 200
Schaumburg, IL 60173

STATE OF ILLNOIS
COUNTY OF COOK

BEFORE ME, the undersigned authority personally appeared Roshan Shoffet

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:

PCN: 56-43-42-28-19-000-0170

the street address of which is: 2900 Broadway Avenue, Riviera Beach, FL 33404
and that we hereby appoint:

Name: Randall Granberry, Managing Partner of RDG Development Group, LLC
Address: 120 S. Olive Avenue, Ste. 208,
West Palm Beach, FL 33401
Telephone: 561-867-2821

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)

Sworn to and subscribed before me this 25th day of January, 2022.

Patricia Dlugolecki
Notary Public