

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): RBY, LLC
	Mailing Address: 7900 Glades Rd Suite 402 Boca Raton, FL 33434
	Property Address: Abandonment of a portion of Ave. B, Ave. C & 20th St.
	Name of Applicant (if other than owner): Kimley-Horn & Associates, Inc. (Mike Spruce & Chuck Millar)
	Home: () Work: (561) 270-6980 Fax: ()
E-mail Address: charles.millar@kimley-horn.com / mike.spruce@kimley-horn.com	


PLEASE ATTACH LEGAL DESCRIPTION

PROPERTY	Future Land Use Map Designation: DMU/WW Current Zoning Classification: DC/DM
	Square footage of site: +/- 13 acres Property Control Number (PCN): right-of-way, NO PCN available
	Type and gross area of any existing non residential uses on site: +/- 13 acres
	Gross area of any proposed structure: No new structures are proposed. Abandonment only.
	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: N/A
	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: N/A
Briefly describe use of adjoining property: North: Rybovich working waterfront	
South: Rybovich working waterfront	
East: Rybovich working waterfront	
West: Rybovich working waterfront	

REZONE	Requested Zoning Classification: no changes in zoning is requested. Abandonment only.
	Is the requested zoning classification contiguous with existing? no change in zoning is requested.
	Is a Special Exception necessary for your intended use? [] Yes [x] No
	Is a Variance necessary for your intended use? [] Yes [x] No

SITE PLAN	Describe proposed development: No new site plan is requested or proposed. Abandonment only.
	Demonstrate that proposed use is appropriate to site: N/A
	Demonstrate how drainage and paving requirement will be met: 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	<p><u>COMMUNICATION TOWER CO-LOCATION REQUIREMENTS:</u></p> <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.
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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	9-5-17 _____ Date

AGENT AUTHORIZATION FORM

Owner(s) of Record: RBV, LLC
7900 Glades Rd. Suite 402
Boca Raton, FL 33434

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority personally appeared _____
Carlos Vidueira RBV, 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:

Requested abandonment for a portion of Avenue B, a portion of Avenue C and a portion of 20th Street.
Any and all other approvals from the City of Riviera Beach with respect to this request.

the street address of which is: Proposed to be abandoned. See attached sketch & legal.
and that we hereby appoint:

Name: Kimley-Horn & Associates, Inc. (Mike Spruce & Chuck Millar)
Address: 1615 South Congress Ave. Suite 201
Delray Beach, FL 33445
Telephone: 561-270-6980 / 561-404-7248

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] HS VP (Seal)

(Seal)

(Seal)

Sworn to and subscribed before me this 5th day of SEPTEMBER, 2017.

[Signature]
Notary Public CARMEN KRAMER

