

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):	GMF - Stonybrook, LLC	
	Mailing Address:	65 Germantown Court #409, Cordova, TN 38018	
	Property Address:	1555 Dr. M.L. King Jr. Blvd.	
	Name of Applicant (if other than owner):	Millennia Housing Management, LTD	
	Home: ()	Work: (216) 236-0432	Fax: ()
	E-mail Address:	MSoloman@MHMLTD.com	

PLEASE ATTACH LEGAL DESCRIPTION

PROPERTY	Future Land Use Map Designation:	MF-20	Current Zoning Classification:	RM-20
	Square footage of site:	406,415 SF +/-	Property Control Number (PCN):	56-43-42-32-06-000-0090
	Type and gross area of any existing non residential uses on site:	216 unit Apt. Complex = 194,644+/- SF		
	Gross area of any proposed structure:	4,482 SF Community Building		
	Is there a current or recent use of the property that is/was in violation of City Ordinance?	[] Yes [✓] 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 [] No		
	If yes, indicate date, nature and applicant's name:	#17-0885 (basketball court) by All Site Construction		
	Briefly describe use of adjoining property:	North:	Dr. M.L. King Jr. Blvd	
		South:	Industrial	
	East:	Industrial		
	West:	Industrial		

REZONE	Requested Zoning Classification:	N/A
	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

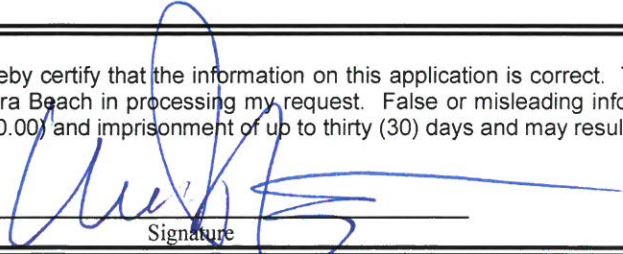
FUTURE LAND USE	Existing Use: MF-20	Proposed Use: N/A
	Land Use Designation:	Requested Land Use:
	Adjacent Land Uses: North:	South:
	East:	West:
	Size of Property Requesting Land Use Change:	

SPECIAL EXCEPTION	Describe the intended use requiring a Special Exception: N/A
	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: New community building, renovate laundry & maintenance buildings
	Demonstrate that proposed use is appropriate to site: Existing apartment complex to be upgraded
	Demonstrate how drainage and paving requirement will be met: No existing stormwater system
	Demonstrate any landscaping techniques to visually screen use from adjacent uses: Buffering provided by apartment buildings and south concrete wall
	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: Existing utility services
	Demonstrate how the impact of traffic generated will be handled: On-site: Move gates to improve queue length Off-site: N/A

OTHER	COMMUNICATION TOWER CO-LOCATION REQUIREMENTS: N/A
	<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	8/10/2017 _____ Date

William R. Hockensmith, P.E., Agent
 Florida Engineering Group, Inc.

AGENT AUTHORIZATION FORM



Owner(s) of Record: GMF - STONYBROOK, LLC
65 Germantown Court, #409
Cordova, TN 38018

STATE OF ~~FLORIDA~~ Tennessee
COUNTY OF ~~PALM BEACH~~ Shelby Richard L. Hamlet as President

BEFORE ME, the undersigned authority personally appeared Richard L. Hamlet

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:
Stonybrook Apartments

the street address of which is: 1555 Dr. M. L. King Jr. Blvd., Riviera Beach, FL

and that we hereby appoint:

Name: Millennia Housing Management, Ltd. & Florida Engineering Group, Inc.
Address: 4000 Key Tower, 127 Public Square 5127 S. Orange Avenue
Cleveland, OH 44114-1309 Orlando, FL 32809
Telephone: (216) 520-1250 (407) 895-0324

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)

(Seal)

(Seal)

Sworn to and subscribed before me this 4th day of August, 2017.

Susan L. DeLancello
Notary Public