

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): Keisha Douglas Moore
	Mailing Address: PO Box 11002 Riviera Beach FL 33419-1002
	Property Address: 1291 W 32nd Street
	Name of Applicant (if other than owner): Same
	Home: () Work: (561) 840-1627 Fax: (561) 840-1613
	E-mail Address: kmoore@moorecareassistedliving.com

PLEASE ATTACH LEGAL DESCRIPTION

PROPERTY	Future Land Use Map Designation: ^{Medium Density} Current Zoning Classification: RM-15
	Square footage of site: 7,769.72 Property Control Number (PCN): 56-43-42-29-09-006-0230
	Type and gross area of any existing non residential uses on site: Existing 3,364 s.f. residence (per P.A.P.A.)
	Gross area of any proposed structure: Existing 3,364 s.f. residence (per P.A.P.A.)
	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:
	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:
	Briefly describe use of adjoining property: North: RM-15/Medium Density - up to 15 dupa
	South: RM-15/Medium Density - up to 15 dupa
East: RM-15/Medium Density - up to 15 dupa	
West: RS/R8/Single Family up to 6 dupa	

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

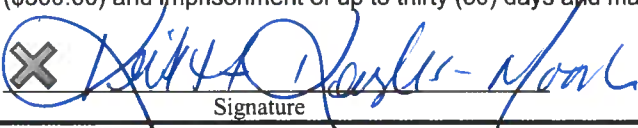
FUTURE LAND USE	Existing Use: Assisted Living Facility Proposed Use: Assisted Living Facility
	Land Use Designation: Medium Density Requested Land Use: Same
	Adjacent Land Uses: North: Medium Density South: Medium Density East: Medium Density West: Single Family
	Size of Property Requesting Land Use Change:

SPECIAL EXCEPTION	Describe the intended use requiring a Special Exception: Assisted Living Facility with 10 residents
	Provide specific LDR ordinance section number and page number: Section 31-197
	How does intended use meet the standards in the Land Development Code? See attached Project Narrative.
	Demonstrate that proposed location and site is appropriate for requested use: See attached Project Narrative.
	Demonstrate how site and proposed building(s) have been designed so they are compatible with adjacent uses and neighborhoods: See attached Project Narrative.
	Demonstrate any landscaping techniques to visually screen use from adjacent uses: See attached Project Narrative.
	Demonstrate what is proposed to reduce the impact of any potential hazards, problems, public nuisances generated by use: See attached Project Narrative.
	Demonstrate how utilities and other service requirements of the use can be met: See attached Project Narrative.
	Demonstrate how the impact of traffic generated will be handled: On-site: See attached Project Narrative.
	Off-Site: See attached Project Narrative.
Other: See attached Project Narrative.	

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: See attached Project Narrative
	Demonstrate that proposed use is appropriate to site: See attached Project Narrative
	Demonstrate how drainage and paving requirement will be met: See attached Project Narrative
	Demonstrate any landscaping techniques to visually screen use from adjacent uses: See attached Project Narrative
	Demonstrate what is proposed to reduce the impact of any potential hazards, problems, public nuisances generated by use: See attached Project Narrative
	Demonstrate how utilities and other service requirements of the use can be met: See attached Project Narrative
	Demonstrate how the impact of traffic generated will be handled: On-site: See attached Project Narrative Off-site: See attached Project Narrative

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	
<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	UPDATED: 2-1-2018 Date

AGENT AUTHORIZATION FORM

Owner(s) of Record: Keisha Douglas-Moore

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority personally appeared Keisha Douglas-Moore

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:

Lots 23 to 25 Block 6 Dunbar Terrace

the street address of which is: 1291 W. 32nd Street

and that we hereby appoint:

Name: George G. Gentile and Gentile Glas Holloway O'Mahoney & Assoc., Inc.

Address: 1907 Commerce Lane Suite 101

Jupiter, FL 33458

Telephone: 561-575-9557

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.

X Keisha Douglas-Moore (Seal)

(Seal)

(Seal)

Sworn to and subscribed before me this 1st day of February, 2018.

[Signature]
Notary Public

