



# MEETING AGENDA PLANNING AND ZONING BOARD CITY OF RIVIERA BEACH, FL

LOCAL PLANNING AGENCY

Development Services Department: (561)845-4060 / [comdev@rivierabch.com](mailto:comdev@rivierabch.com)

Commencement – 6:30 PM  
Thursday, January 24, 2019

City Council Chambers - Municipal Complex  
600 W. Blue Heron Blvd., Riviera Beach, FL 33404

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*If you wish to speak on any item(s) on this agenda, please complete a public comment card and provide it to Planning and Zoning Staff. Cards must be submitted prior to Board discussion of an item. Thank you.*

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**I. MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE**

**II. ROLL CALL**

Tradrick McCoy, Chairperson

James Gallon, Board Member

Margaret Shepherd, Board Member

Vacant, Board Member

Anthony Brown, 1<sup>st</sup> Alternate Member

Rena Burgess, Vice-Chair

Edward Kunuty, Board Member

Jon Gustafson, Board Member

Vacant, 2<sup>nd</sup> Alternate Member

**III. ACKNOWLEDGEMENT OF BOARD MEMBER ABSENCE NOTIFICATION**

**IV. ADDITIONS AND DELETIONS TO THE AGENDA**

**V. DISCLOSURE BY BOARD MEMBERS AND ADOPTION OF THE AGENDA**

**VI. APPROVAL OF MINUTES** – January 10, 2019.

**VII. UNFINISHED BUSINESS** – None.

**VIII. NEW BUSINESS**

- A. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, APPROVING AN APPLICATION SUBMITTED BY THE CITY OF RIVIERA BEACH (SP-18-21), REQUESTING SITE PLAN APPROVAL FOR NEW ELEMENTS SPECIFIED WITHIN THE FIRE STATION #2 AND BARRACUDA BAY AQUATIC COMPLEX MASTER PLAN, INCLUDING CONSTRUCTION OF A NEW 12,490 SQUARE FOOT FIRE STATION AND A NEW 648 SQUARE FOOT EVENT BUILDING, ON APPROXIMATELY 5.45 ACRES, LOCATED AT THE SOUTH WEST CORNER OF WEST BLUE HERON BOULEVARD AND AVENUE 'S', IDENTIFIED BY PARCEL CONTROL NUMBERS 56-43-42-29-04-007-0181 AND 56-43-42-29-04007-0010; AND PROVIDING FOR AN EFFECTIVE DATE.
- B. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, ABANDONING THE UNDEVELOPED RIGHT-OF-WAY KNOWN AS PERRY AVENUE, A 40 FOOT WIDE STRIP OF LAND BEING A PORTION OF CORRECTED PLAT OF THE 3<sup>RD</sup> ACREHOME PARK ADDITION TO KELSEY CITY, AS RECORDED IN PLAT BOOK 15, PAGE 17 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND LYING IN SECTION 29, TOWNSHIP 42 SOUTH, RANGE 43 EAST, CONTAINING APPROXIMATELY 18,905.27 SQUARE FEET (0.434 ACRE), ADJACENT TO AND SURROUNDED BY THE REAL PROPERTY ADDRESSED AS 1621 WEST BLUE HERON BOULEVARD, PARCEL CONTROL NUMBER 56-43-42-29-04-007-0181; PROVIDING CONDITIONS; PROVIDING FOR SEVERABILITY AND CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

**IX. WORKSHOP ITEMS – None.**

**X. GENERAL DISCUSSION**

- A. PUBLIC COMMENTS
- B. CORRESPONDENCE
- C. PLANNING AND ZONING BOARD COMMENTS

- 1. Project Updates / Upcoming Projects
- 2. Upcoming P&Z Board Meetings – February 14, 2019 / February 28, 2019.

**XI. ADJOURNMENT**

NOTICE: In accordance with the Americans with Disabilities Act, persons in need of a special accommodation to participate in this proceeding shall, within a reasonable time prior to any proceeding, contact the City of Riviera Beach, 600 West Blue Heron Boulevard, Riviera Beach, Florida 33404, Telephone 561-845-4000 or TDD 561-840-3350, [www.rivierabch.com](http://www.rivierabch.com).

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<p>CITY OF RIVIERA BEACH PLANNING AND ZONING BOARD</p> <p>---</p> <p>Thursday, January 10, 2019 Council Chambers 600 West Blue Heron Boulevard Riviera Beach, Florida 6:43 p.m. - 10:35 p.m.</p> <p>---</p> <p>IN ATTENDANCE:</p> <p>Tradrick McCoy, Chair James Gallon, Board Member Jon Gustafson, Board Member Edward Kunuty, Board Member Margaret Shepherd, Board Member Anthony Brown, First Alternate Member Jeff Gagnon, Acting Director of Development Services Lina F. Busby, Assistant City Attorney Simone Davidson, Staff Assistant</p>	<p>1 (No response.) 2 MS. DAVIDSON: Tradrick McCoy. 3 CHAIR McCOY: Here. 4 MS. DAVIDSON: You have a quorum. 5 CHAIR McCOY: Thank you, Ms. Davidson. 6 Acknowledgement of Board member absence 7 notification. 8 MR. GAGNON: Thank you, Chair. 9 Jeff Gagnon, Acting Director of Development 10 Services. 11 I actually had not heard from Ms. Burgess 12 tonight. She may be held up with traffic. I heard 13 traffic's very bad tonight, so she may be attending. 14 Being that we have a full-time member seat 15 vacant, I'd like to ask that Mr. Brown receive voting 16 rights for tonight's meeting. 17 CHAIR McCOY: Thank you, Mr. Gagnon. Any 18 additions or deletions? 19 MR. GAGNON: There are no additions or 20 deletions. However, I did want to mention within the 21 digital packet that was posted online, we did realize 22 that landscape plan sheet two, there was a text error, 23 and when it was converted to .pdf, all the text was 24 converted to just zeros. 25 So what we did is printed additional hard</p>
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<p>1 BE IT REMEMBERED that the following Planning 2 and Zoning Board meeting was had at Riviera Beach City 3 Hall Council Chambers, 600 West Blue Heron Boulevard, 4 Riviera Beach, Florida, on Thursday, January 10, 2019, 5 beginning at 6:43 p.m., with attendees as hereinabove 6 noted, to wit: 7 --- 8 CHAIR McCOY: Good evening. We're going to 9 call the January 10, 2019 Planning and Zoning Board 10 meeting to order. We'll start with a moment of 11 silence, followed by the Pledge of Allegiance. 12 (Moment of silence observed. Pledge of 13 Allegiance recited.) 14 CHAIR McCOY: Ms. Davidson, roll call. 15 MS. DAVIDSON: Margaret Shepherd. 16 MS. SHEPHERD: Here. 17 MS. DAVIDSON: James Gallon. 18 MR. GALLON: Here. 19 MS. DAVIDSON: Jon Gustafson. 20 MR. GUSTAFSON: Here. 21 MS. DAVIDSON: Edward Kunuty. 22 MR. KUNUTY: Here. 23 MS. DAVIDSON: Anthony Brown. 24 MR. BROWN: Here. 25 MS. DAVIDSON: Renee Burgess.</p>	<p>1 copies of that sheet. They're provided in the hard 2 copy packets tonight, and also that plan sheet is in 3 the public reference binder outside. We have three 4 public reference binders of identical information. 5 It's the Board packet, along with any other backup 6 information. 7 Also, at this time I'd like to mention we do 8 have public comment cards out in the lobby area. If 9 those cards are gone, we should have a few more up 10 here. However, we typically do ask that the comment 11 cards are turned in before the item is called. So if 12 anyone is interested in talking on the item, now is the 13 time to turn in a card. 14 Additionally, if you don't want to speak, 15 there's an option to just have your comments read into 16 the record as well. So I just want to state that for 17 the record if anyone might be a little bit more shy, 18 but wants to make a statement. 19 CHAIR McCOY: Thank you, Mr. Gagnon. 20 Item V, disclosures by members of the Board. 21 MR. KUNUTY: Mr. Chair. 22 CHAIR McCOY: You're recognized. 23 MR. KUNUTY: Yes, I had a short meeting with 24 the applicant and one of his representatives a couple 25 three months ago.</p>

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<p>1 CHAIR McCOY: Any other members? 2 MR. BROWN: Mr. Chairman. 3 CHAIR McCOY: You're recognized. 4 MR. BROWN: I had a meeting with 5 Mr. Graziotto too, and his client also. 6 CHAIR McCOY: Any other members? 7 MS. SHEPHERD: I did also have a meeting with 8 the applicant. I think it was two months ago. 9 CHAIR McCOY: Thank you. 10 MR. GALLON: Chair. 11 CHAIR McCOY: You're recognized. 12 MR. GALLON: I also had a meeting with the 13 applicant, and also with Glenn Spacht, one of the 14 tenants at Marina Grande. 15 CHAIR McCOY: Thank you, Mr. Gallon. 16 Myself, I did have a meeting with 17 Mr. Graziotto, several e-mails from a number of 18 residents and concerned citizens, mostly, I believe, 19 all Marina Grande residents. So that's it. 20 Is there a motion to adopt the agenda? 21 MS. SHEPHERD: So moved. 22 MR. BROWN: Second. 23 CHAIR McCOY: There's been a motion and a 24 second. Roll call. 25 MS. DAVIDSON: Margaret Shepherd.</p>	<p>1 MR. GUSTAFSON: Yes. 2 MS. DAVIDSON: Anthony Brown. 3 MR. BROWN: Yes. 4 MS. DAVIDSON: Tradrick McCoy. 5 CHAIR McCOY: Yes. 6 MS. DAVIDSON: Unanimous vote. 7 CHAIR McCOY: We have no unfinished business. 8 Moving into -- I'm sorry, we do have unfinished 9 business. Well, Mr. Gagnon, let me make sure I 10 understand that. So is this unfinished business, 11 because as far as I'm concerned, it was finished 12 before, but it's titled unfinished, so explain that. 13 MR. GAGNON: Yes, so staff included this item 14 under unfinished business because it's an item that we 15 had discussed before before the Board. The application 16 number itself is still identical as before. So what 17 the applicant has done is made some amendments to the 18 original proposal, anticipating or hoping for potential 19 Board support moving forward to City Council. So 20 that's why it's included under unfinished business 21 versus new business. 22 CHAIR McCOY: Okay, thank you. 23 Item number VII-A, if you want to -- you 24 know, I don't know how you want to preference the 25 layout, but you're recognized to present.</p>
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<p>1 MS. SHEPHERD: Yes. 2 MS. DAVIDSON: Edward Kunuty. 3 MR. KUNUTY: Yes. 4 MS. DAVIDSON: Jon Gustafson. 5 MR. GUSTAFSON: Yes. 6 MS. DAVIDSON: James Gallon. 7 MR. GALLON: Yes. 8 MS. DAVIDSON: Anthony Brown. 9 MR. BROWN: Yes. 10 MS. DAVIDSON: Tradrick McCoy. 11 CHAIR McCOY: Yes. 12 MS. DAVIDSON: Unanimous vote. 13 CHAIR McCOY: Thank you, members. 14 October 11, 2018, approval of the minutes. 15 Is there a motion? 16 MR. KUNUTY: So moved. 17 MS. SHEPHERD: Second. 18 CHAIR McCOY: Roll call. 19 MS. DAVIDSON: James Gallon. 20 MR. GALLON: Yes. 21 MS. DAVIDSON: Margaret Shepherd. 22 MS. SHEPHERD: Yes. 23 MS. DAVIDSON: Edward Kunuty. 24 MR. KUNUTY: Yes. 25 MS. DAVIDSON: Jon Gustafson.</p>	<p>1 MR. GAGNON: Thank you, Chair. 2 I was anticipating doing the staff 3 presentation first, followed by the presentation from 4 the development team. 5 Additionally, Mr. Glenn Spacht had contacted 6 the staff, and he would like to make a presentation as 7 well tonight. I believe that occurred during one of 8 the previous Planning and Zoning Board meetings as 9 well. What that will do is allow him to present some 10 ideas and concepts that may represent multiple 11 individuals and perhaps truncate some of the comments. 12 So if it pleases the Board, I would like to offer him 13 that opportunity as well. 14 CHAIR McCOY: Members. Hearing none, it's 15 allowed. Go ahead, Mr. Gagnon. 16 MR. GAGNON: Thank you, sir. 17 So before you is a resolution of the City 18 Council of the City of Riviera Beach, Palm Beach 19 County, Florida, approving a site plan application from 20 Seven Kings Holdings, Incorporated, which is staff 21 number SP-16-18, to build and operate a 4,482 square 22 foot restaurant on a vacant parcel of land, 23 approximately 0.35 acre, identified by parcel control 24 number 56-43-42-28-00-003-0090, located on the north 25 side of Blue Heron Boulevard and east of Lake Shore</p>



<p style="text-align: right;">Page 9</p> <p>1 Drive within the downtown general zoning district, and 2 providing for an effective date. 3 So you have before you a location map. This 4 was extracted from the site plan, which is FSP-1, is 5 the sheet number. So for orientation, here's the 6 project location itself. Here's Phil Foster Park and 7 the Blue Heron bridge. 8 So to continue with the orientation of the 9 site, U.S. 1 runs north and south, Blue Heron 10 Boulevard, east and west. This is the Marina Grande, 11 Inlet Harbor development. The building right here is 12 Publix. And as we zoom a little closer, that becomes a 13 little more clear. Again, Inlet Harbor development, 14 Marina Grande. This is the Publix development, as well 15 as some of the fishing operations to the south. 16 And here's a final view of the site. What I 17 wanted to demonstrate is the service road that comes 18 underneath the bridge. The right-of-way portion, I 19 wanted to make sure that was clearly delineated, which 20 is also identified in the site plan, but the private 21 property is called out with this red line. Again, this 22 red line is an approximation. This was taken from the 23 Property Appraiser's website, so this isn't necessarily 24 a survey, but just for discussion purposes, I wanted to 25 provide this view for the Board and public.</p>	<p style="text-align: right;">Page 11</p> <p>1 So the subject site is in the bottom right 2 corner here, and this is the Inlet Harbor development, 3 Marina Grande development, specifically the parking 4 garage area and also surface parking lots that have 5 been identified by the development team as part of a 6 shared access agreement. And that information has been 7 provided to the Planning and Zoning Board in the backup 8 packet. 9 Additionally, the site plan now reflects 10 additional on-site parking that was not shown on the 11 original site plan that was provided to the Planning 12 and Zoning Board during our previous two meetings. 13 Just for the record, this is the landscape 14 plan. Again, you can see the delineation between the 15 private and right-of-way to the south. 16 This was the plan sheet that, unfortunately, 17 when it was converted to a .pdf, all of this text 18 turned into zeros. So I wanted to make sure this was 19 provided for the record. This is the printout that's 20 also provided in the backup material, and what we did 21 is print that out in 11 by 17 format within the public 22 reference binders. Again, we have three public 23 reference binders available in the lobby area. 24 So this is sheet A1.1. This is the 25 architectural plan sheet. It shows the different</p>
<p style="text-align: right;">Page 10</p> <p>1 This was a street view image taken going 2 around that loop road as well. This is from Google 3 Earth, so this is a third party website that had taken 4 this image, and it's posted, available for general 5 public use. So the orientation of this photo is facing 6 north. 7 So the same private property that was laid 8 out on the aerial view before with the red line is 9 delineated here with this black property boundary line. 10 The area that's encompassed within the FDOT 11 right-of-way area is shown to the south. What had been 12 modified from what the Board previously saw as there is 13 now a contingency plan that is included within the site 14 plan, so there are multiple lines here. 15 It's somewhat difficult to read without 16 really zooming in. However, if there is a point in 17 time where FDOT needs to access this right-of-way, 18 there is just an access point right here that would 19 allow for continued use of the property and access from 20 that same service road. 21 An additional plan sheet that has been 22 provided by the applicant that was not included or at 23 least not presented by staff during the previous 24 Planning and Zoning Board meetings is this parking, 25 off-site parking plan, the off-site parking diagram.</p>	<p style="text-align: right;">Page 12</p> <p>1 elevations from north, south, east and west, as well as 2 the interior design and layout of the restaurant 3 itself. 4 This is one of two color elevations that was 5 provided by the development team. This is looking 6 northeast. And here's the second of the two, looking 7 north. This is from a similar perspective of the 8 Google Earth image that was shown a few slides back. 9 So continuing with staff analysis, the 10 applicant is proposing to develop a 4,482 square foot 11 restaurant. Within the floor plan, specific elements 12 are included, which include or are not limited to a 13 bar, a cooler/freezer space, a dish wash station, 14 dining area, kitchen, lobby, office, restroom and a 15 wait station. Seating that is shown within that 16 diagram is for approximately 150 patrons. 17 Moving to zoning regulations, this proposed 18 use does comply with the City's Land Development 19 Regulations for downtown general zoning. 20 For Comprehensive Plan, the proposed use is 21 consistent with the Comprehensive Plan's downtown mixed 22 use future land use designation. 23 For compatibility -- and this compatibility 24 item was discussed during our previous Planning and 25 Zoning Board meetings. Being that it is proposed</p>

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<p>1 adjacent, next to the Marina Grande condo, there has 2 been additional conversations between the development 3 team and the Condominium Association where certain 4 conditions have been called out as far as operational 5 aspects, including hours of operation, site security, 6 garbage maintenance on site and being able to pull 7 dumpsters during certain times of the day, making sure 8 the schedule is frequent, site access, noise, music and 9 dock operation.</p> <p>10 Moving to levels of service, there is 11 adjacent roadway access, which was shown on the 12 previous plans. Additionally, there's access to water, 13 sewer, electric and garbage collection.</p> <p>14 For landscaping, the proposed landscape plan 15 is compatible with the City's Land Development 16 Regulations.</p> <p>17 For parking and traffic, specifically City 18 Code Section 31-539(b), including table A, calls out 19 one parking space for every 300 square feet of building 20 area for a restaurant use. Due to this calculation, 15 21 parking spaces would need to be provided for this 22 development. On site the development currently 23 provides 12. Within the FDOT right-of-way there are 24 six, and within the access easement I believe it's 75. 25 So it far exceeds the requirements from that parking</p>	<p>1 within the traffic concurrency exemption area, also 2 known as the TCEA, and it does meet the Traffic 3 Performance Standards of Palm Beach County.</p> <p>4 Additionally, an independent consultant that 5 was -- excuse me, not independent. A third party 6 consultant that was hired by the development team 7 provided additional information associated with traffic 8 operation, and that correspondence was provided in the 9 backup material.</p> <p>10 So in conclusion, City staff advises that the 11 Planning and Zoning Board review and consider all 12 information presented and provide a recommendation to 13 City Council. If the Planning and Zoning Board chooses 14 to recommend approval, City staff recommends including 15 the following conditions of approval.</p> <p>16 The first condition would be a two year 17 landscaping performance bond for 110 percent of the 18 value of landscaping and irrigation. That would be 19 required before a C.O.</p> <p>20 Number two, construction and landscaping 21 improvements must be initiated within 18 months of the 22 effective date of this resolution, in accordance with 23 City Code Section 31-60(b).</p> <p>24 Condition three, this development must 25 receive final C.O. from the City for all buildings and</p>
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<p>1 table.</p> <p>2 City Code Section 31-539(b)(2) states that 3 on-street parking located directly in front of the 4 property lines may be counted towards fulfilling the 5 total parking requirements in all downtown districts. 6 So that specifically relates to the parking that's 7 proposed within the adjacent FDOT right-of-way area.</p> <p>8 And City Code Section 31-539(c)(10) states 9 that within the CRA, off-site parking arrangements to 10 be provided in lieu of on-site parking as long as 11 sufficient documentation of the location and number of 12 spaces is provided to the review authority. So that 13 parking diagram that was provided by the applicant 14 relates directly to this code section and provides that 15 information to the City.</p> <p>16 Continuing with the parking and traffic 17 analysis as identified within the parking data table, 18 which is on the final site plan sheet one, FSP-1, again 19 the applicant's provided 12 on-site parking spaces, six 20 within the FDOT right-of-way, and additional within 21 easements as recorded in Official Record Book 29033, 22 page 363.</p> <p>23 I also want to mention that Palm Beach 24 County's Traffic Performance Standard review letter 25 does identify that this development proposal falls</p>	<p>1 units approved within five years of the approval of the 2 adopting resolution or the adopting resolution shall be 3 considered null and void.</p> <p>4 Condition four, all future advertising must 5 state that the development is located within the City 6 of Riviera Beach. Fees and penalties in accordance 7 with City Code Section 31-554 will be levied against 8 the property owner and/or business for violation of 9 this condition.</p> <p>10 Condition five, once approved, this 11 resolution shall supersede any previous site plan 12 approval resolutions associated with this property.</p> <p>13 Condition six, City Council authorizes City 14 staff to approve future amendments to this site plan 15 administratively, so long as the site plan does not 16 deviate greater than five percent from the originally 17 approved site plan.</p> <p>18 Condition seven, the project must adhere to 19 City Code of Ordinances, Chapter 11, Article IV, Noise, 20 and all applicable divisions and sections therein 21 regarding allowable noise and sound levels.</p> <p>22 And the final condition, condition number 23 eight, prior to issuance of a City building permit 24 associated with this project, the applicant must 25 provide the City with an executed agreement from the</p>

<p style="text-align: right;">Page 17</p> <p>1 Florida Department of Transportation for use of the 2 adjacent right-of-way area as shown on the site plan. 3 So that concludes staff presentation. If it 4 pleases the Board, the development team also has a 5 presentation. 6 CHAIR McCOY: Before we do that, members, any 7 questions of the presentation from Mr. Gagnon? 8 I have one. Mr. Gagnon -- 9 MR. GAGNON: Sir. 10 CHAIR McCOY: -- number seven, the condition 11 regarding the noise and sound levels, why is that a 12 condition? 13 MR. GAGNON: So staff added that to call up 14 the specific section that exists within our code almost 15 as a quick reference tool. So this already exists 16 within the City Code, but I wanted to make sure that 17 being that there was a compatibility concern before, 18 that the fact that this code section existed was called 19 out within the specific conditions of approval. 20 CHAIR McCOY: Okay. I mean if it's in the 21 code, then it's really overkill to make it a part of 22 the conditions, so I was just -- 23 MR. GAGNON: Yes, we actually have a few 24 boilerplate conditions that are actually code based, 25 but we like almost having that quick reference guide,</p>	<p style="text-align: right;">Page 19</p> <p>1 Code 31. 2 MR. GAGNON: Within the staff analysis 3 section? 4 CHAIR McCOY: Yes, just a few clicks back. 5 MR. GAGNON: This first one. 6 CHAIR McCOY: Right there. Midways in there, 7 on-street parking located directly in front of the 8 property line may be counted towards fulfilling the 9 total parking requirement in all downtown districts. 10 If applicable, is that the spaces that we're seeing 11 that's on FDOT property? 12 MR. GAGNON: Yes. So the site plan proceeded 13 before based on that code section. What's changed 14 between now and then is FDOT has issued a letter 15 basically stating that they would like to have the City 16 provide correspondence to them stating that there are 17 no elements that are required for site plan approval 18 within that right-of-way area. 19 So I included it because from a City 20 perspective, from a code based perspective, the site 21 plan meets the code requirements, however, because of 22 the FDOT correspondence, the development team has taken 23 an additional measure to demonstrate other available 24 parking that's off site. 25 CHAIR McCOY: Okay. So if I could just</p>
<p style="text-align: right;">Page 18</p> <p>1 so that way if there's ever a question on, you know, 2 the discussion or intent, we can quickly point to those 3 conditions and kind of resolve that conversation very 4 quickly. 5 CHAIR McCOY: Okay. And the reason I ask 6 that, because if I can remember correctly, when we seen 7 this in 2017, I believe there was some conversation 8 about the noise ordinance, and that was addressed in 9 the agreement. So, you know, I didn't know if it would 10 be a bonus, if you will, to have it in the condition. 11 But if it's already being met in the 12 agreement, then I don't -- you know, I don't want it to 13 conflict. You know, I didn't want it to be a potential 14 conflict with what was in the agreement. So that's 15 just what sparked my curiosity on it. But we'll see 16 what happens when the applicant presents and see what 17 they say. 18 MR. GAGNON: Yes, and the third party 19 agreement could be more restrictive than the City Code, 20 but it couldn't be less restrictive. 21 CHAIR McCOY: Sure. 22 MR. GAGNON: If that makes sense. 23 CHAIR McCOY: Sure. Going back to parking 24 and traffic, and I don't know, it's not numbered in our 25 packet, but if you can go back where you cited the City</p>	<p style="text-align: right;">Page 20</p> <p>1 follow up, relative to the site plan and the elevations 2 that you showed us, where would this on-street parking 3 be? So I guess my question is if you could go back to 4 that slide that -- and I guess this is in theory or 5 hypothetical, if you will -- or even the one with the 6 Google maps, that's a good one. 7 MR. GAGNON: Okay. I can show you directly 8 on the site plan and then go to the Google aerial as 9 well. So the area that we're discussing within FDOT 10 right-of-way is this southern portion here. And 11 anything that you see that's lined with this black line 12 is private property, so anything in this box is private 13 property. 14 So there's 12 parking spaces on private 15 property, and what the code section does, it allows for 16 adjacent on-street parking or adjacent parking within 17 the right-of-way to count towards required parking for 18 City Code purposes. 19 CHAIR McCOY: Well, Mr. Gagnon, let me stop 20 you right there. So I guess my question is presumably 21 the FDOT property is what you're saying is the 22 on-street parking. 23 MR. GAGNON: Yes. So FDOT has control of its 24 right-of-way, and what they had stated is they do not 25 want to have required parking located within the</p>

<p style="text-align: right;">Page 21</p> <p>1 right-of-way.</p> <p>2 CHAIR McCOY: Yes, I understand that. But I</p> <p>3 wish I had a pointer. But what I'm saying is: Is this</p> <p>4 the on-street parking? I'm looking at the one, two,</p> <p>5 three, four, five, six spaces. Is that on-street</p> <p>6 parking?</p> <p>7 MR. GAGNON: Yes, we're considering that</p> <p>8 on-street parking. There's one, two, three, four, five</p> <p>9 six parking spaces.</p> <p>10 CHAIR McCOY: But -- okay. All right, I'm</p> <p>11 sorry if I'm confusing it. Maybe I'm misunderstanding</p> <p>12 it, but are we taking the position that in the future,</p> <p>13 provided the lease is executed, that's going to be a</p> <p>14 continuation of the street? Is that what I'm hearing?</p> <p>15 Because I know you presented it as the right-of-way,</p> <p>16 but I'm trying to find out how this specific section</p> <p>17 that speaks of on-street parking -- and on-street</p> <p>18 parking is kind of what I imagined what it would be</p> <p>19 like on Clematis, when you can park right in front of a</p> <p>20 restaurant or right in front of the library. That's</p> <p>21 what I kind of thought that definition was.</p> <p>22 MR. GAGNON: I can see that analysis or that</p> <p>23 interpretation. What I can say though is I think it</p> <p>24 would be difficult to duplicate a similar site almost</p> <p>25 anywhere throughout Florida. So it's a very unique</p>	<p style="text-align: right;">Page 23</p> <p>1 MR. KUNUTY: So you're saying that the 15 is</p> <p>2 met without the on-street parking?</p> <p>3 MR. GAGNON: The 15 is met because of the</p> <p>4 off-site that is demonstrated by the applicant.</p> <p>5 MR. KUNUTY: Okay.</p> <p>6 CHAIR McCOY: Any other members? Hearing</p> <p>7 none, we'll have a presentation from the applicant.</p> <p>8 We're good, Mr. Gagnon?</p> <p>9 MR. GAGNON: Yes, sir.</p> <p>10 MR. PERRY: Good evening. My name is Marty</p> <p>11 Perry. I'm here with --</p> <p>12 CHAIR McCOY: In the microphone,</p> <p>13 Mr. Applicant.</p> <p>14 MR. PERRY: Can you hear me? Is that better?</p> <p>15 Just briefly, we have about a 10 to 15 minute</p> <p>16 presentation. It will be primarily made by George</p> <p>17 Gentile, who's here with me from the landscape</p> <p>18 architecture firm of Gentile, Holloway, O'Mahoney.</p> <p>19 And in addition to that, here with us also</p> <p>20 this evening is Barry Somerstein, who is the attorney</p> <p>21 who authored the easement agreements that have been the</p> <p>22 subject of some questions and discussion, in case there</p> <p>23 are any questions relative to that. And the easement</p> <p>24 agreement relates to that additional 75 parking spaces</p> <p>25 that have been referenced in your discussion here just</p>
<p style="text-align: right;">Page 22</p> <p>1 site condition.</p> <p>2 So in that regard, when staff analyzed the</p> <p>3 site plan, we were considering anything in this area to</p> <p>4 be applicable to that code section. So it's not</p> <p>5 something where there's a well established right-of-way</p> <p>6 with direct on-street parking similar to the example</p> <p>7 that you provided.</p> <p>8 CHAIR McCOY: Members. Okay, all right.</p> <p>9 We'll hear from the applicant if no other members have</p> <p>10 any questions.</p> <p>11 MR. KUNUTY: Just one point to clarify. The</p> <p>12 off-street parking is not part of the calculation to</p> <p>13 meet the 15 parking places, correct?</p> <p>14 MR. GAGNON: Well, from a City staff</p> <p>15 perspective right now, we're still counting that</p> <p>16 towards required parking. However, the applicant has</p> <p>17 now demonstrated they have 75 additional off-site</p> <p>18 parking spaces. So whether or not the on-street</p> <p>19 parking spaces are included or not, it's almost a moot</p> <p>20 point.</p> <p>21 So what the contingency plan and the site</p> <p>22 plan allows for is to have all of the on-street parking</p> <p>23 disappear if it needed to, and there's still adequate</p> <p>24 parking that's off-site that would satisfy the City</p> <p>25 Code requirement for parking.</p>	<p style="text-align: right;">Page 24</p> <p>1 a few minutes ago.</p> <p>2 The other people we have here this evening</p> <p>3 are the principal, Ray Graziotto of Seven Kings, as</p> <p>4 well as members of his staff. Tyson Waters is general</p> <p>5 counsel, and Ken Blair. And they're available for</p> <p>6 questions in the event there are any.</p> <p>7 Since we met with you the last time, there</p> <p>8 were a number of questions that I'm sure most of you</p> <p>9 recall that were raised during that issue. As was</p> <p>10 pointed out, there were a number of discussions that</p> <p>11 proceeded between the applicant and the Condominium</p> <p>12 Association, Marina Grande, subsequent to that.</p> <p>13 That resulted in an agreement that was</p> <p>14 referenced by you, Mr. Chair. That's a part of the</p> <p>15 City's file, and it's a part of the record of these</p> <p>16 proceedings where we dealt with a number of the issues</p> <p>17 that were raised. These were addressed by Mr. Gagnon</p> <p>18 in his presentation, having to do with things like</p> <p>19 hours of operation, security, refuse collection,</p> <p>20 access, noise, music, dock operation. Those were all</p> <p>21 dealt with in that.</p> <p>22 Notwithstanding that agreement, however,</p> <p>23 there continue to be, and you'll hear that this</p> <p>24 evening, people who still are dissatisfied and have</p> <p>25 comments to make relative to their objections to the</p>

<p style="text-align: right;">Page 25</p> <p>1 proposal. But I think it's important to clearly 2 understand that what we're here for, this is not a 3 rezoning hearing. This is an allowable use in this 4 particular district. We're simply here for a site plan 5 approval. 6 As pointed out by Mr. Gagnon, we meet all of 7 the development regulations of the City, we meet the 8 Comprehensive Plan of the City, we meet traffic 9 concurrency, we meet all of the requirements that are 10 related to the development of this restaurant site. 11 The issue that we're here to present has 12 already been pretty well dealt with by Mr. Gagnon in 13 his presentation. I think some of the issues that 14 probably need to be dealt with are the ones that you 15 were raising here at the end. Mr. Gentile will go into 16 that in a little more detail, and he'll also give you a 17 little clearer presentation of the proposed use. 18 But just speaking briefly and quickly to the 19 issue of the parking, we do not need the six parking 20 spaces that are in the FDOT right-of-way. And the 21 answer to the question, although it is confusing to 22 some extent as to whether this is on-street parking, I 23 mean your normal on-street parking is exactly the way 24 you pointed out, Mr. Chair. It's parking in the public 25 right-of-way on the inside of the curb, you know, and</p>	<p style="text-align: right;">Page 27</p> <p>1 minute this restaurant opens for the purpose of 2 providing valet parking so that the access to the 3 parking areas that are off site should not be an issue. 4 Without getting into a whole lot of other 5 detail, I'm going to let George proceed. I'd like to 6 reserve, after the public comment, a few minutes for 7 rebuttal in case there's anything we need to address. 8 And we'll be happy, when George concludes, to address 9 any questions that you might have. Thank you. 10 MR. GENTILE: Mr. Chair, Commissioners, my 11 name is George Gentile. I'm president of 2GHO, 12 landscape architects, planners. And we were the 13 planners for the project and we were here at the last 14 time meeting with you all. I'm going to go through 15 this pretty rapidly, but I do want to get some points 16 on the record in regards to the project, so I'll 17 commence. 18 And Jeff, I think it's this, correct? Okay. 19 Jeff went over the location. Of course, it's 20 on the west side of Blue Heron bridge, north side of 21 that point where it comes into the mainland adjacent to 22 the Marina Grande project. 23 Historically, we went over this before, but 24 this was the Crab Pot restaurant site. It was there 25 even -- it was located there the day that they started</p>
<p style="text-align: right;">Page 26</p> <p>1 then you have a business, a sidewalk and then you have 2 a business. 3 Here, however, we have a right-of-way that is 4 a wide right-of-way, and we are seeking to utilize part 5 of the right-of-way. But we've been very careful, and 6 that's the reason we're back here tonight, to make 7 certain that we have approaches from two points of 8 view. 9 Number one is a site plan that has absolutely 10 no need or requirement for the DOT right-of-way. We 11 have access from the public street into our property, 12 we provide 12 spaces on site on our property, and we 13 have an additional 75 spaces that are available to use 14 through the easement agreements, as were pointed out in 15 the map that was referenced by Mr. Gagnon. So the 16 reality is we only need 15, but we have substantially 17 in excess of that. 18 There were issues that we can address later, 19 but there were issues raised about, you know, how is 20 all this going to work, et cetera. 21 We've also provided to the City a letter from 22 a company that we've already engaged called Empire 23 Valet, which is a company with a fairly long history of 24 valet parking in restaurants and public sites. We've 25 engaged their services. They will be on board the</p>	<p style="text-align: right;">Page 28</p> <p>1 the construction for the Marina Grande project. And we 2 went over the history of this previously and continue 3 to acknowledge that it was a part of this overall 4 process. 5 And in fact, the 2004 site plan for Marina 6 Grande, which you see there in front of you, actually 7 does show the Crab Pot restaurant as a part of that 8 overall master plan that this City approved. It was a 9 little bit larger building, and it was located in the 10 exact location that we're proposing the same project 11 today. 12 Here's a picture back in 2005 during the 13 construction. The site was cleared for the Marina 14 Grande, the construction trailers are there, and that 15 little building that you see in the left-hand corner of 16 the slide is the Crab Pot restaurant, which is right 17 there. This was the construction site. The restaurant 18 was there. And as we know, during that time there was 19 a hurricane, and it was damaged pretty extensively. 20 But it was there even when the City approved the site 21 plan previously. 22 This was the footprint of the previous 23 restaurant, and this is the site plan as it is today. 24 It's a little smaller building. As Mr. Gagnon told 25 you, it is a 4,482 square foot restaurant. And we're</p>

<p style="text-align: right;">Page 29</p> <p>1 proposing to again be right there on the site, engaging 2 the water, engaging the waterfront and providing for a 3 permitted use. 4 And I think that's very important for you 5 all, Commissioners, to know, that this is a permitted 6 use in your downtown development district. And in 7 fact, the Marina Grande project is in the IHC-PUD. It 8 is in a mixed use district also and is required to have 9 commercial uses on their site, which they do have 10 commercial uses as they operate the marina, the yacht 11 master and yacht sales area. So this is the site plan. 12 As Jeff showed you, it's in color so that you can see 13 it. 14 And I do want to talk about the parking 15 that's in the right-of-way. Typically, as the Chair 16 indicated, you would see either parallel spaces on 17 on-street parking, if that's the case, since the 18 right-of-way is limited in most areas in a downtown 19 district, or as we have in the Hobe Sound area and 20 Stuart and several other downtown areas in Boynton 21 Beach and other areas of the county, we have what we 22 call angled parking coming off the street right-of-way 23 going in, and then those patrons have to back out into 24 that right-of-way. 25 In this case we have a better situation, a</p>	<p style="text-align: right;">Page 31</p> <p>1 access drive, and there will be whatever DOT will do 2 with their right-of-way, but we don't need the six 3 spaces there. 4 And again, I want to reiterate the 5 calculation is we only need three of those six. We 6 have 75 on the other site. And your code section that 7 Jeff Gagnon indicated indicates that the City Council 8 and the staff have a right to agree to off-site 9 parking. 10 One of the reasons for that off-site parking 11 in your downtown development district is because it's 12 supposed to be a walkability issue. You're supposed to 13 be encouraging walking so that people go through all 14 the other commercial areas, the Publix next door, and 15 they continue to go through the entire area. 16 This is the site data. I really don't need 17 to go over everything with you. Jeff has done that. 18 This is the parking analysis again. We're 19 actually -- with the DOT right-of-way, we'll have 93 20 spaces available to this restaurant. And as Mr. Perry 21 indicated, we have engaged -- our client has engaged a 22 valet company to work the valet on this site from day 23 one. 24 Again, this is the analysis of how those 75 25 spaces come up. In the Inlet Harbor Marina project</p>
<p style="text-align: right;">Page 30</p> <p>1 much safer situation in that the cars don't have to 2 back out into the drive aisle. They go out of that 3 street area, go into a parking space, and they can back 4 out and then get back into the traffic flow on the main 5 street. So in this case it's actually a safer 6 situation. Health, safety and welfare issues are a 7 concern when you all are looking at things. 8 We have 12 spaces, as was mentioned by 9 Mr. Gagnon and Mr. Perry, on site, and those are the 10 ones that are within the property boundaries. We need 11 three additional, per your downtown code. Your regular 12 code for all restaurants in the city that are not in 13 the downtown area have a requirement that we would be 14 required another 13 spaces. 15 However, we have 75 spaces adjacent to this 16 property that we have a lease agreement. We need three 17 of the six in the front. So -- I mean we need three of 18 them in the front or three on the site to meet your 19 downtown development code, which is the regulations 20 that we are required to meet per your CRA District. 21 This is what would happen if the DOT said, 22 well, we need the right-of-way. You're not going to be 23 able to take it any longer. We would still have the 75 24 spaces that are adjacent to the property to the west on 25 the Marina Grande parking lot area, and we will have an</p>	<p style="text-align: right;">Page 32</p> <p>1 there is a private agreement. We do have the attorney 2 who drafted that agreement here with us tonight to 3 indicate anything. But as you can see, there are uses 4 that were allocated in the Marina Grande project under 5 the Inlet Harbor commercial, and then the parking that 6 was provided on that site, the outdoor parking, the 7 garage parking, there's a total of 165. They need 90. 8 There's 75 available that were available in the lease 9 agreement that was done with that project. 10 We talked about traffic. I want to 11 reiterate, because it's one of your requirements to 12 meet the TPS of Palm Beach County, and as you can see 13 there, the County has indicated that we do, in fact, 14 meet the Traffic Performance Standards of Palm Beach 15 County, which the City of Riviera Beach adheres to, as 16 every city in the county, as they are the traffic 17 regulators throughout the entire county. We also meet 18 your regulations and your requirements and your land 19 development regulations. 20 And then as you have in your packages, 21 there's additional language from Pinder Troutman and 22 also the client in regards to traffic patterns in the 23 area to ensure that there is appropriate criteria in 24 place or an ability to get in place to make sure the 25 traffic in that side street with the intersections all</p>

<p style="text-align: right;">Page 33</p> <p>1 work properly.</p> <p>2 Again, just to reiterate, because I would</p> <p>3 like to, as the planner for the project and as my</p> <p>4 responsibility, I'd like to just make sure that you</p> <p>5 understand, as your staff has indicated to you, that we</p> <p>6 have met all the City's land development, downtown</p> <p>7 mixed use, future land use designation regulations,</p> <p>8 your zoning district, which is the downtown general</p> <p>9 zoning district, and which is also part of your CRA.</p> <p>10 We've met all the levels of services which we are</p> <p>11 required to meet.</p> <p>12 We have met the City's landscape code for</p> <p>13 this district and for this site, as your staff has</p> <p>14 said. We've met Section 31-539(b) and Section</p> <p>15 31-539(b)(2) and 31-539(c)(10) for all of the parking</p> <p>16 requirements that are required by your development</p> <p>17 regulations.</p> <p>18 And we are a permitted use. We meet all of</p> <p>19 your land development regulations, all your zoning</p> <p>20 regulations, and we would appreciate your consideration</p> <p>21 to approve the project. And that's it. I will answer</p> <p>22 any questions that you might have.</p> <p>23 CHAIR McCOY: Mr. Gentile --</p> <p>24 MR. PERRY: If I could just add one comment,</p> <p>25 Mr. Chair, on the parking thing. I just recalled, and</p>	<p style="text-align: right;">Page 35</p> <p>1 But I wanted to make sure that you, the</p> <p>2 Commission, know that as the professional planner on</p> <p>3 this project, that I am telling you that we also agree,</p> <p>4 as we submitted the application, that we meet all your</p> <p>5 land development regulations, okay.</p> <p>6 CHAIR McCOY: I have a couple of questions --</p> <p>7 MR. GENTILE: Sure.</p> <p>8 CHAIR McCOY: -- Mr. Gentile. So considering</p> <p>9 if we were to use this contingent plan that you have,</p> <p>10 how does that change, first off, the plan for valet,</p> <p>11 because clearly, you're greatly reducing access, well,</p> <p>12 access onto or ingress and egress off of the property.</p> <p>13 So how does that work? Do you have a, I guess a --</p> <p>14 MR. GENTILE: The plan would be that a car</p> <p>15 would come in and park in a designated one or two</p> <p>16 parking spaces, that the valet would then take the cars</p> <p>17 and move them to -- if it's in this configuration, they</p> <p>18 could either pick the car up at the street level, or</p> <p>19 they could take the -- have the cars directed into the</p> <p>20 parking lot, into a designated space, and then</p> <p>21 immediately take them back out and go into the parking</p> <p>22 lot that is adjacent to the project.</p> <p>23 CHAIR McCOY: Okay.</p> <p>24 MR. GENTILE: And that is done -- I mean I</p> <p>25 was at the 1000 Club restaurant last night for a</p>
<p style="text-align: right;">Page 34</p> <p>1 I should be embarrassed about this.</p> <p>2 Harry and the Natives restaurant in Hobe</p> <p>3 Sound, which is at the intersection of Bridge Road and</p> <p>4 U.S. 1, you know, I negotiated this lease with the</p> <p>5 Florida Department of Transportation. It has a whole</p> <p>6 row of parking that's part of the U.S. 1 right-of-way</p> <p>7 that they utilize, which is similar to what we're</p> <p>8 talking about here.</p> <p>9 MR. GENTILE: Mr. Chair, I'm back for your</p> <p>10 question, if I can answer it.</p> <p>11 CHAIR McCOY: The codes you were just</p> <p>12 referencing, I heard 31-59(2). Are you reading off of</p> <p>13 a --</p> <p>14 MR. GENTILE: Reading off of your staff's</p> <p>15 staff report, yes, sir.</p> <p>16 CHAIR McCOY: Okay. Did I hear you say</p> <p>17 31-59, Section 2?</p> <p>18 MR. GENTILE: Section (b)(2).</p> <p>19 CHAIR McCOY: (B)(2)? Was it --</p> <p>20 MR. GENTILE: That's the on-street parking</p> <p>21 located directly in front of the project.</p> <p>22 Mr. Gagnon's -- I'm reading from Mr. Gagnon's and our</p> <p>23 staff report. So it was exactly -- and Mr. Gagnon is</p> <p>24 acknowledging that I am reading exactly what the City</p> <p>25 staff has indicated.</p>	<p style="text-align: right;">Page 36</p> <p>1 campaign event in Jupiter, and they have every car has</p> <p>2 to be valeted in that parking lot because they share</p> <p>3 parking with the site next door. And so you drop your</p> <p>4 car off in a parking space that they designate. They</p> <p>5 take your car away. The next car comes in and pulls</p> <p>6 in. It's very -- done quite a bit. You all even did</p> <p>7 it over on the other side of the bridge as they were</p> <p>8 developing the site there for one of the restaurants,</p> <p>9 so --</p> <p>10 CHAIR McCOY: Do you have an approximation of</p> <p>11 that with that ingress and egress drive that I'm</p> <p>12 looking at there?</p> <p>13 MR. GENTILE: If you're talking about the one</p> <p>14 going into the parking lot on the property?</p> <p>15 CHAIR McCOY: Yes.</p> <p>16 MR. GENTILE: Your code requires us to have a</p> <p>17 24 foot wide apron driveway going in, which is the same</p> <p>18 amount as a two lane street in your code, your</p> <p>19 subdivision code. That's the size of any driveway that</p> <p>20 you have in the City of Riviera Beach.</p> <p>21 CHAIR McCOY: Okay.</p> <p>22 MR. GENTILE: Yes, sir.</p> <p>23 CHAIR McCOY: Members of the public, please</p> <p>24 allow him to finish the presentation.</p> <p>25 That's it that I have for the presentation.</p>

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<p>1 I actually was looking at, when you said 31-539, I was 2 looking at 31-59, specifically points of ingress and 3 egress, and I wanted to make sure that that was 4 captured -- 5 MR. GENTILE: Yes, yes, understand. 6 CHAIR McCOY: -- in that. So, okay, good 7 enough. 8 MR. GENTILE: And Mr. Chair, your staff 9 indicates that this meets the requirements of that 10 code. 11 CHAIR McCOY: Okay, sure. 12 Any other members? 13 MS. SHEPHERD: Mr. Gentile -- 14 MR. GENTILE: Yes, ma'am. 15 MS. SHEPHERD: -- may I go back? Now, you 16 say you've met all the requirements. Is that correct? 17 MR. GENTILE: Yes, ma'am. 18 MS. SHEPHERD: Staff has signed off on it? 19 MR. GENTILE: Yes, ma'am. 20 MS. SHEPHERD: Police, fire, everybody signed 21 off? 22 MR. GENTILE: Yes, ma'am. I have every one 23 of their comments in my package right here. It's in 24 your -- 25 MS. SHEPHERD: Just want to be clear now --</p>	<p>1 their permitting process, and we will still have it go 2 through that. We have it site planned on the site plan 3 to do that dock area. It's a marginal dock and allowed 4 for boats to come up, public boats to come up. 5 MS. SHEPHERD: How many, Mr. Gentile? 6 MR. GENTILE: Yes, we really don't know. It 7 will be up to the DEP to tell us how many we're allowed 8 to do. They will dictate how long that dock can be and 9 how many boats we'll be able to put there. 10 MS. SHEPHERD: So you're still working on the 11 plan? 12 MR. GENTILE: Yes, yes. And we would bring 13 all that information to Jeff when we get into the 14 building permit process, or the building officials. 15 MS. SHEPHERD: Okay. 16 MR. GENTILE: So yes. 17 MS. SHEPHERD: Just one more question. Oh, 18 we're still talking about the carts. Will they be 19 taking the people back and forth? 20 MR. GENTILE: There's no carts. 21 MS. SHEPHERD: No carts. 22 MR. GENTILE: It's a valet parking only. 23 MS. SHEPHERD: Oh, okay. 24 MR. GENTILE: Yes, ma'am. 25 MS. SHEPHERD: Okay, okay, okay. All right,</p>
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<p>1 MR. GENTILE: Yes, ma'am. 2 MS. SHEPHERD: -- as you're talking. 3 MR. GENTILE: Fire, police, public works and 4 utilities and your zoning and development, the 5 community development staff. 6 MS. SHEPHERD: How many people will fill that 7 restaurant? What is the capacity? 8 MR. GENTILE: I think, Mr. Gagnon, it's 9 between 150 and 160 patrons in the restaurant. 10 MS. SHEPHERD: In and out, or that's just 11 the -- 12 MR. GENTILE: There is seating outside that 13 is part of the restaurant that is just where that 14 landscaping area is. Just east of the building before 15 the deck, there's tables out there as well. So there 16 is some outdoor seating, which you want to get seating 17 for as much outdoor use as we can in Florida, 18 particularly on your wonderful waterfront here, okay? 19 MS. SHEPHERD: So are you going to still have 20 the boats come up to the -- 21 MR. GENTILE: We have proposed a dock space 22 to be done on this property to allow the public to 23 bring boats up to come to it instead of bringing cars. 24 And that will only be allowed if permitted by the 25 Florida Department of Environmental Protection, through</p>	<p>1 that's all I have to ask right now. 2 MR. GENTILE: Sure. 3 MR. GALLON: Chair. 4 CHAIR McCOY: You're recognized. 5 MR. GALLON: There was a letter from FDOT, 6 and they were saying that the FDOT property cannot be a 7 requirement of the City site plan for approval, but I 8 notice it's still on the site plan. 9 MR. GENTILE: And as Jeff indicated, that's 10 why we have provided a contingent plan that does not 11 require the parking here, because we have the three 12 spaces within the 75 spaces adjacent to the property. 13 MR. GALLON: So which site plan are we going 14 to approve tonight, this site plan here without FDOT or 15 the one with FDOT? 16 MR. GENTILE: I think Jeff's going to address 17 that. 18 MR. GAGNON: Yes. So the plan that's 19 presented to the Board currently incorporates both 20 versions. So want to think of it as a phase one, phase 21 two, and phase two would be demonstrated on the screen 22 currently where if FDOT does need to capture that 23 space, for whatever reason they put forward, they could 24 do so and we have a plan that would already demonstrate 25 what that final product would look like.</p>



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<p>1 So because that FDOT concern came up and was 2 put in that correspondence that we referenced, the 3 development team went back and made sure that that 4 contingency plan was incorporated within the site plan. 5 So it is somewhat difficult to see, but on 6 that site plan sheet it's actually illustrated in a 7 grayed out line as far as the ingress and egress to the 8 site. So both versions are captured on the site plan 9 that's put before the Board right now.</p> <p>10 MR. GENTILE: So the main site plan, as Jeff 11 said, has both versions actually on that site plan. 12 It's not two separate plans.</p> <p>13 MR. GALLON: I had another question too about 14 the lighting at night. I walked that path as far as 15 the off-site parking at the Marina Grande, and at night 16 how are you all going to do -- you know, I know that 17 the Police Department had problems with the lighting. 18 Are you all going to put in more lighting over there in 19 that area, or even on that street?</p> <p>20 MR. GENTILE: There's no indication that 21 we're going to be putting any more lights in the DOT 22 street there. The parking lot lighting was approved 23 for the Marina Grande project as meeting the 24 requirements, so I would imagine we'd leave the parking 25 (sic) the way it is, and most of the parking will be</p>	<p>1 MR. KUNUTY: Not at this time.</p> <p>2 CHAIR McCOY: Okay.</p> <p>3 MR. GENTILE: Mr. Chair, thank you.</p> <p>4 CHAIR McCOY: Thank you.</p> <p>5 MR. GENTILE: We're here to answer any 6 questions.</p> <p>7 MR. SOMERSTEIN: Good evening. My name is 8 Barry Somerstein. I'm a shareholder with Greenspoon 9 Marder, a national law firm.</p> <p>10 I want to thank you for giving me the 11 opportunity to appear before you tonight to answer any 12 questions either you or the public has as to the 13 validity of the easement.</p> <p>14 But before I get into my discussion, I'd like 15 to make a small clarifying statement as to what George 16 said. I think he was confusing the lease with the 17 potential lease with the DOT for that on-street parking 18 with the 75 parking spaces. The right to the 75 19 parking spaces is not a lease. It's a perpetual 20 easement. And so I just wanted to make that 21 clarification on the record for everybody.</p> <p>22 I'm here to answer any questions. I know 23 that some people have questioned whether or not there 24 was an easement. The easement is of record. It was 25 assigned to the applicant. I'm here to be able to</p>
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<p>1 done either by valets bringing the patrons' cars over 2 there and back and forth, so --</p> <p>3 CHAIR McCOY: Any other members?</p> <p>4 MS. SHEPHERD: One more thing, Mr. Gentile --</p> <p>5 MR. GENTILE: Yes, ma'am.</p> <p>6 MS. SHEPHERD: -- as we're just talking about 7 the lighting. As I go downtown to West Palm Beach at 8 night, it's dark; it's very dark down there. I mean 9 going to the movies, to the restaurants, it's dark. 10 The valet parking is moving. Is that kind of like what 11 it's going to be, the darkness, going to be kind of 12 dark like that over there?</p> <p>13 MR. GENTILE: Well, we're going to have to -- 14 we're required to put a number of lights on this 15 property for our parking lot. There's a requirement. 16 You have a Life Safety Code that requires us to have a 17 number of foot-candles across all the pavement area and 18 walkways here. So we will be meeting those 19 requirements of your code.</p> <p>20 MS. SHEPHERD: So you will have light?</p> <p>21 MR. GENTILE: Yes.</p> <p>22 CHAIR McCOY: Is that it?</p> <p>23 MS. SHEPHERD: That's it.</p> <p>24 CHAIR McCOY: Any other members? Questions 25 of the presentation?</p>	<p>1 answer any questions as to the validity of the 2 easement.</p> <p>3 The easement, original easement is recorded 4 in Official Records Book 16867, page 1506 of the public 5 records of Palm Beach County. As it was amended, that 6 easement granted 75 parking spaces in the garage to the 7 marina. That was done in 2004. At the time that 8 easement was given, I represented the developer of this 9 property. Not only was the easement given, but there 10 was an agreement put of record so that everybody knew 11 that the easement was in effect as of that time and 12 that potential restaurant uses would have the benefit 13 of using that easement.</p> <p>14 In 2017, in connection with the sale of the 15 marina, rights to 75 spaces were assigned from the 16 owner of the marina to the Seven Kings Holdings. That 17 easement is recorded. It's in Official Records Book 18 29033, page 363.</p> <p>19 In prior meetings that I attended, certain 20 people, without any validity backing up their 21 statement, made certain statements that, one, the 22 easement didn't exist, it wasn't enforceable, the owner 23 of the property didn't know that the easement was there 24 when they bought the property.</p> <p>25 There is a letter that I believe is in your</p>

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<p>1 record from Bryan Redmond of Suntex Marina. I was 2 involved not only in the granting of the easement and 3 the preparation of the easement, I was also involved in 4 the negotiation and consummation of the sale of the 5 marina. 6 I've met with Mr. Redmond as recently as this 7 month, and he has again confirmed that that easement 8 was a negotiated part of the acquisition of the marina 9 when he bought it. He consents to the easement. He 10 recognizes the easement, and he's provided a letter 11 dated August of 2018, which I believe is in your 12 package. 13 I don't know what other questions you have as 14 to its validity. I've been practicing law for over -- 15 real estate law for over 40 years. It's my clear 16 opinion that this easement is valid, enforceable in 17 accordance with its terms. I've confirmed that 18 determination with both the attorney for the CRA in 19 meetings that I had with him, as well as with meetings 20 with the City Attorney in meetings that I've had with 21 him. 22 This easement has been insured by national 23 title companies, ensuring that the easement is in 24 effect. There is absolutely no basis for stating that 25 the easement is not in effect. So I'm here to answer</p>	<p>1 MR. SOMERSTEIN: Oh, I'm sorry. I start in 2 the original easement, paragraph 7(a). 3 CHAIR McCOY: And this is the one recorded in 4 '17 or the one prior? 5 MR. SOMERSTEIN: The one in 2004, that that 6 easement was for the benefit of the marina property, 7 its successors and assigns, its mortgagees, its 8 purchasers and foreclosures, its designees, its guests, 9 its tenants, its invitees. The case law is pretty 10 clear that the document speaks for itself. And I've 11 put on the record Dunes of Seagrove Owners Association 12 versus Dunes and Seagrove Development, Inc. in 13 180 So. 3d 1207, Florida case law. 14 CHAIR McCOY: I don't see it, but I'll take 15 your word for it. But one question I do have is -- 16 MR. SOMERSTEIN: Would you like -- I can 17 bring it up if you'd like to see it. 18 CHAIR McCOY: No. We just have a voluminous 19 packet, and I can't even turn the pages fast enough -- 20 MR. SOMERSTEIN: I'll go back. 21 CHAIR McCOY: -- as fast as you're reading 22 it. But -- 23 MR. SOMERSTEIN: Page six. 24 CHAIR McCOY: But my question is so if the 25 easement allows 75 spaces, does it delineate or specify</p>
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<p>1 any questions you might have on the easement. 2 CHAIR McCOY: Members. 3 MR. KUNUTY: Yes, one question. Is the 4 easement transferable? 5 MR. SOMERSTEIN: Yes, it is. 6 MR. KUNUTY: It is. Is it sellable? 7 MR. SOMERSTEIN: Is it citable? Is that the 8 question? 9 MR. KUNUTY: Sellable. Can you sell it? 10 MR. SOMERSTEIN: Yes, it's assignable, so you 11 can -- well, you say saleable. You don't have to sell 12 it. You can transfer it. It's transferable, so if you 13 want to say is it sellable, yes, you could get paid for 14 it. But it is transferable. The case law is very 15 clear that the easements are assignable. The express 16 terms of the easement itself provides for the 17 transferability of the easement. I'll read to you 18 pertinent parts of it. It can be used for the 19 designees, guests -- 20 CHAIR McCOY: What part are you reading, 21 Mr. Somerstein? 22 MR. SOMERSTEIN: -- tenants and invitees. 23 I'm reading the easement. 24 CHAIR McCOY: Which -- it's quite a bit. 25 It's 14 pages.</p>	<p>1 which 75 spaces? 2 MR. SOMERSTEIN: Okay, let me clarify 3 something for you. The original easement that I read 4 to you -- 5 CHAIR McCOY: Well, I think I better go back 6 and find it then. 7 MR. SOMERSTEIN: The easement, it's 8 entitled -- 9 CHAIR McCOY: Because I have a '17. 10 MR. SOMERSTEIN: -- Reciprocal Easement 11 Agreement. It's the easement that was granted in April 12 2004. I'll let you get to it so I don't go too 13 quickly. 14 MS. SHEPHERD: Did you say you can pull it 15 up? 16 MR. SOMERSTEIN: I'm sorry? 17 MS. SHEPHERD: Did you say you can pull it up 18 on the -- 19 MR. SOMERSTEIN: Well, I have it right here. 20 I'm sorry, I don't have access to the computer. 21 MS. SHEPHERD: No, I have it here. I have 22 it. 23 MR. SOMERSTEIN: It's the 2004, April 2004 24 easement is the original easement. Let me know when 25 you'd like me to explain where that is and then I</p>

<p style="text-align: right;">Page 49</p> <p>1 can --</p> <p>2 MS. SHEPHERD: Go ahead. I've got it.</p> <p>3 CHAIR McCOY: What's the book and page</p> <p>4 number?</p> <p>5 MR. SOMERSTEIN: The original, the first page</p> <p>6 of it is Official Record Book 16867, page 1506.</p> <p>7 MR. KUNUTY: What page are you on?</p> <p>8 MR. SOMERSTEIN: Well, I'm on page one for</p> <p>9 reading the OR Book and page. The page that I was</p> <p>10 referring to that had the language that I was talking</p> <p>11 about is on page six of that same document.</p> <p>12 MR. KUNUTY: Okay.</p> <p>13 MR. SOMERSTEIN: Paragraph seven,</p> <p>14 subparagraph (a).</p> <p>15 CHAIR McCOY: I have no clue where you're</p> <p>16 talking about. We have so many recordings here.</p> <p>17 MR. SOMERSTEIN: This will help. This is</p> <p>18 page six. I've highlighted the section. If you give</p> <p>19 me the easement, it's called -- the first page of the</p> <p>20 easement looks like this, it's called Reciprocal</p> <p>21 Easement Agreement.</p> <p>22 CHAIR McCOY: This is the '17?</p> <p>23 MR. SOMERSTEIN: That's the one in '17. That</p> <p>24 was done in 2017.</p> <p>25 (Discussion held off the record.)</p>	<p style="text-align: right;">Page 51</p> <p>1 sure you have it. I don't want to go too quickly. Do</p> <p>2 you have the easement --</p> <p>3 CHAIR McCOY: I do.</p> <p>4 MR. SOMERSTEIN: -- called the Easement and</p> <p>5 Dedication Agreement?</p> <p>6 CHAIR McCOY: I do.</p> <p>7 MR. SOMERSTEIN: Okay. It's recorded in</p> <p>8 290323 -- 363. That easement, if I go through it,</p> <p>9 refers to the original easement that I spoke about in</p> <p>10 those whereases. You see the second whereas on page</p> <p>11 one where it refers to the Reciprocal Easement</p> <p>12 Agreement, which is the OR Book 16867, 1506. That's</p> <p>13 the easement that I was referring to.</p> <p>14 This easement referred to the rights that</p> <p>15 were granted to the marina to benefit from those 75</p> <p>16 parking spaces in the garage. And so what the owner of</p> <p>17 the marina agreed to was we have the right to 75</p> <p>18 parking spaces in the garage. We're going to give you</p> <p>19 the right to park either on the marina, in any of the</p> <p>20 parking spaces located on the marina, or within any of</p> <p>21 the 75 parking spaces that we have the right to park in</p> <p>22 in the garage, either place, as long as you don't use</p> <p>23 more than a total of 75 parking spaces. So the rights</p> <p>24 that Seven Kings Holdings has in the easement and</p> <p>25 dedication that's in your package --</p>
<p style="text-align: right;">Page 50</p> <p>1 MR. GAGNON: Just for a point of</p> <p>2 clarification, it may not have made it into the packet.</p> <p>3 It was my intent to include all of the information</p> <p>4 provided and all the existing recorded documents, but</p> <p>5 it may not have made it into the packet being that it</p> <p>6 is voluminous. So I know there is one easement</p> <p>7 dedication agreement, but --</p> <p>8 MR. SOMERSTEIN: That's the --</p> <p>9 MR. GAGNON: -- 2017, so --</p> <p>10 MR. SOMERSTEIN: I can take you through that.</p> <p>11 You'll still see what I'm talking about. But let me</p> <p>12 give you the history.</p> <p>13 The original easement that wasn't in your</p> <p>14 packet granted 75 parking spaces to the marina in the</p> <p>15 garage, okay? It was shown on that plan. In 2017 when</p> <p>16 the marina was sold, an easement was granted, okay?</p> <p>17 And that is in your package, if you'll look in the</p> <p>18 package.</p> <p>19 CHAIR McCOY: I have that.</p> <p>20 MR. SOMERSTEIN: That easement you do have.</p> <p>21 And so the marina was benefited by the right to use 75</p> <p>22 parking spaces in the garage, which was part of the</p> <p>23 condominium property. At the time of the sale of the</p> <p>24 marina, the marina not only grafted to -- then if you</p> <p>25 go to the easement agreement, I'm just trying to make</p>	<p style="text-align: right;">Page 52</p> <p>1 CHAIR McCOY: Mr. Somerstein --</p> <p>2 MR. SOMERSTEIN: Yes, sir.</p> <p>3 CHAIR McCOY: -- respectfully, I just want to</p> <p>4 make sure I'm following.</p> <p>5 MR. SOMERSTEIN: Okay.</p> <p>6 CHAIR McCOY: You just said 75 spaces. It</p> <p>7 gives them access to decide whether they want the</p> <p>8 spaces in the marina or in the garage?</p> <p>9 MR. SOMERSTEIN: Yes, sir.</p> <p>10 CHAIR McCOY: That's in the 2004?</p> <p>11 MR. SOMERSTEIN: The 2004 easement gave the</p> <p>12 marina the right to -- the number, it just happens to</p> <p>13 coincide. But what happened, in 2004 the condominium</p> <p>14 building granted the marina the right to park in the</p> <p>15 garage, in 75 spaces in the garage, okay? That's the</p> <p>16 first 75 spaces.</p> <p>17 In 2017 the marina had the right to park 75</p> <p>18 spaces in the garage, they also had the right to the</p> <p>19 190 spaces in total that they showed you in their plan.</p> <p>20 So out of all of the spaces that the marina</p> <p>21 had the right to, both the spaces on their property and</p> <p>22 the spaces that they had the right to park in the</p> <p>23 garage, they said to Seven Kings, they said you can use</p> <p>24 75 of those spaces. You can use them in the garage or</p> <p>25 you can use them on the surface of the marina itself.</p>

<p style="text-align: right;">Page 53</p> <p>1 CHAIR McCOY: Mr. Somerstein, I apologize, 2 I'm not there with you. But I do have that 2004 3 easement I just pulled up here in the official records. 4 But specifically my question was did the 2004 easement 5 agreement designate a specific location? And I believe 6 I heard you say you've got the option of using 75. 7 MR. SOMERSTEIN: No, you're confusing the 8 2004 easement with the 2017. 9 CHAIR McCOY: Okay, well, I've got the 2004 10 easement up here in front of me, so can you show me on 11 my computer here? 12 MR. SOMERSTEIN: Sure, absolutely. 13 CHAIR McCOY: Okay. 14 MR. SOMERSTEIN: Go to page six. 2004, go to 15 page six, go to paragraph 7(a). So what they said 16 was -- 17 CHAIR McCOY: I got it from here. You can go 18 back to the mike so we can make sure that everybody can 19 hear. Mr. Somerstein, so if you could continue, 20 because I'm just getting to it. 21 MR. SOMERSTEIN: Okay. What would you like 22 me to point out? The 2004 easement granted the right 23 to the marina in that paragraph, the right to park in 24 75 parking spaces located in the garage, in the area 25 shown on Exhibit G of that easement. And that's called</p>	<p style="text-align: right;">Page 55</p> <p>1 condominium, is there a differentiation between the 2 two? So if I go into the garage, would I see those 75 3 spaces that's designated for which is now the 4 successor, Seven Kings? 5 MR. SOMERSTEIN: I doubt that you would see 6 that. But I would point out that those 75 spaces do 7 not necessarily have to be used by the restaurant. In 8 fact, as part of the agreement, the settlement 9 agreement with the Condominium Association, the 10 restaurant agreed that they would limit, even though 11 they have the right to use spaces in the garage, they 12 agreed that they would limit the number of spaces they 13 would use in the garage. The restaurant has the right 14 to use 75 spaces. Assuming they didn't want to use any 15 in the garage, let's say that the garage -- 16 CHAIR McCOY: That's not my question. How 17 can I identify the 75 spaces if I went into the garage? 18 That's my question. 19 MR. SOMERSTEIN: Because it's shown in the 20 easement, and those parking spaces are of record. 21 CHAIR McCOY: Okay, and my question is so 22 when I walk into that garage off the streets, would I 23 be able to determine which 75 spaces those are that are 24 subject to this easement? 25 MR. SOMERSTEIN: Well, since 2004 --</p>
<p style="text-align: right;">Page 54</p> <p>1 the parking spaces. 2 CHAIR McCOY: Okay. So, and this is why I 3 want to make sure that I'm clear, because you said it's 4 located on the ground floor of the garage for the 5 exclusive use by the owners of the remaining property 6 and its successors, assigns, mortgagees, purchasers, 7 foreclosures. So that just captured everything that 8 Mr. Kunuty was saying further. But relative to the 9 spaces that's already being used by the marina, are 10 those spaces that's on the garage floor identified by 11 you guys? 12 MR. SOMERSTEIN: Are the 75 parking -- if you 13 could repeat your question, because I'm not clear what 14 you're asking. 15 CHAIR McCOY: Okay, so I'm looking at 7(a), 16 and about the fourth line down it says: 75 vehicle 17 parking spaces and access drive thereto in the area 18 shown on Exhibit G, the parking spaces to be located on 19 the ground floor of the garage for the exclusive use by 20 the owner of the remaining property. And then it goes 21 on to say successors. 22 MR. SOMERSTEIN: Yes, sir. 23 CHAIR McCOY: Have those 75 spaces been -- do 24 you have it diagrammed so that I can see, relative to 25 the spaces that's being used by the Marina Grande</p>	<p style="text-align: right;">Page 56</p> <p>1 CHAIR McCOY: I mean I'm trying to get to a 2 simple question, because clearly, here's what I've been 3 getting -- 4 MR. SOMERSTEIN: I don't know the answer to 5 that question. 6 CHAIR McCOY: Okay. 7 UNIDENTIFIED AUDIENCE MEMBER: Hey, very 8 good. Beautiful, beautiful. 9 CHAIR McCOY: Members -- 10 MR. SOMERSTEIN: I'll give you the courtesy 11 of talking without interrupting if you'll give me the 12 same courtesy. 13 CHAIR McCOY: Members, please, members of the 14 audience, members of the audience. 15 I'm really trying to get at the point 16 because -- and I'm sure it's going to come up. We've 17 gotten a number of e-mails, at least I have, calling 18 into question the very 75 spaces. 19 So I mean just in our obligation, I just want 20 to make sure that -- first of all, it wasn't in our 21 packet, so I was looking at the '17 agreement, and I 22 wanted to make sure that this is something that, you 23 know, a layperson can look at and determine, you know, 24 exactly is this 75 going to be mixed with the 75 that 25 is already leased to the dentist office, because I have</p>

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<p>1 all kind of different scenarios going. So I just want 2 to make sure that -- 3 MR. SOMERSTEIN: Let me answer your question, 4 because let's just deal with the 2017 easement, because 5 that's the easement, the one that's in your package. 6 That is the easement that grants the rights to Seven 7 Kings, okay? And in that easement, the 2017 easement, 8 Seven Kings, at their option, they don't have to park 9 in the garage at all. They can park 75 parking spaces 10 on the surface of the marina, or they can use any of 11 the parking spaces that the marina has the right to use 12 in the garage. They don't have to use any of the 13 parking spaces in the garage. They can park just on 14 the surface if they want. It's their choice. 15 CHAIR McCOY: And that's based on the '17 16 agreement? 17 MR. SOMERSTEIN: That's on the '17 agreement. 18 CHAIR McCOY: So from 2004, and I haven't 19 read -- it's almost impractical for us to read this 20 easement agreement, but from the 2004 agreement that I 21 have in front of me, was there then, I guess, the 22 option to change those 75 spaces from the ground floor 23 to be spaces that's outside at the marina? 24 MR. SOMERSTEIN: You have to remember, the 25 2004 easement was an easement from the condominium that</p>	<p>1 MR. GRAZIOTTO: But they could be. 2 CHAIR McCOY: Right, but you know, I don't 3 want to belabor this point, but I just wanted to make 4 sure that is there any kind of identification, 5 because -- 6 MR. SOMERSTEIN: Yes, there's a document 7 recorded of record that has a sketch and description of 8 the area. 9 CHAIR McCOY: Right, I get that, but -- 10 MR. SOMERSTEIN: Well, then what did you want 11 me -- I'm telling you that legally, they have the right 12 to do it. It's not designated with a sign in the 13 garage. 14 CHAIR McCOY: That's what I'm asking. 15 MR. SOMERSTEIN: I don't believe that it is, 16 but I do believe that since 2004 -- this is now 2019 -- 17 for 15 years they've been using those 75 parking spaces 18 and nobody has had a problem figuring out which spaces 19 they are. I can't answer it other than that. 20 MR. GRAZIOTTO: If I may, Mr. Chair. 21 CHAIR McCOY: Mr. Grazierotto. 22 MR. GRAZIOTTO: Ray Grazierotto, for the 23 record. 24 I'm the developer. I'm also the -- was 25 involved and was the master developer of the entire</p>
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<p>1 owned those spaces in the garage to the marina. So the 2 marina had the right to use the spaces in the garage. 3 The marina also had the right to use all of the surface 4 parking spaces that they built on their own property. 5 So that's what happened in 2004. 6 In 2017 the marina had 190 spaces. They had 7 surface parking spaces outside the garage and they had 8 a legal right to park in 75 spaces in the garage. What 9 the marina did before they sold the property is they 10 agreed that Seven Kings would have the right to park in 11 75 parking spaces, at the choice of Seven Kings, either 12 on the surface or in the garage in the spaces that the 13 marina had the right to use. I'm hoping I'm answering 14 your question. 15 CHAIR McCOY: And I get it. But here's where 16 I'm still not understanding. Maybe I'm not clear, and 17 perhaps one of my members can help me. If I was to go 18 in the garage, how do I determine which spaces Seven 19 Kings has to their -- that they can utilize, as opposed 20 to the -- 21 MR. SOMERSTEIN: I don't think they're marked 22 as designated spaces. I don't think you would walk 23 into the garage and know. 24 CHAIR McCOY: Okay, and -- 25 MR. SOMERSTEIN: Is that a correct statement?</p>	<p>1 Marina Grande project, so I'd like to just put a little 2 clarity on the history. And I know it's complicated, 3 and I apologize for that and I hope I can clear it up. 4 When we built the condominium and the marina, 5 it was a joint project. It had to be built in concert 6 with one another. 7 These agreements were put of record. And at 8 the time, we actually thought we were going to build a 9 restaurant as part of a second phase of this project, 10 which is why, when we contemplated the development, we 11 overbuilt. As part of the project for the marina, we 12 overbuilt the number of parking spaces by 75. 13 So to be clear, the marina, when I owned it, 14 we had the right to use the entire first floor of the 15 parking garage. That first floor of the parking garage 16 is separated by a gate. The gate in the garage is 17 controlled by the marina. The maintenance of the 18 garage is conducted by the Condominium Association, and 19 the marina pays fees every month or every quarter for 20 their portion of the maintenance of the parking garage. 21 The marina always had use of the first floor 22 of the parking garage. The marina always used the 23 first floor of the parking garage. The marina patrons 24 and their invitees and their guests have always used 25 the first floor of the parking garage.</p>

<p style="text-align: right;">Page 61</p> <p>1 The marina also built, when we built the 2 marina, several surface lots. So the total number of 3 parking spaces, and you can add it up there, is 75, 25, 4 38 and 14. We overbuilt more than was required at the 5 time, more than the code required at the time for the 6 marina. 7 So when I decided to sell the project, I said 8 to myself we have an interesting opportunity to build a 9 restaurant. I'm going to retain the right to park 75 10 parking spaces, which is the exact number that was 11 built in excess when the plan was developed originally. 12 We're going to use 75 parking spaces somewhere within 13 the allowable marina parking, whether it's in the 14 parking garage or whether it's on the surface lots. 15 Then as part of the settlement with the 16 neighbors, to try to go along to get along, they said, 17 you know what, we don't want restaurant patrons in our 18 parking garage. Even though we have the right to do 19 that, even though we are allowed to do that, I said I 20 understand. 21 By the way, we don't want to park our 22 restaurant patrons in the parking garage. We have to 23 go through a gate; two gates, actually. We have to go 24 through the guard gate and we have to go through the 25 marina gate. And I said that doesn't make sense, so</p>	<p style="text-align: right;">Page 63</p> <p>1 But just on the other coin, I've gotten 2 probably over 50 e-mails. And I apologize, folks, I 3 just can't read them all because it's not practical. 4 But the very questions that I've been getting through 5 e-mails question the specific locations of where those 6 75 spaces were, so I believe my lines of questioning 7 are certainly reasonable. 8 All I ask -- and I was trying to be very 9 simple, so if I wasn't clear, I apologize. I just 10 simply wanted to know that if I walked into that 11 garage, is there a designated space for the 75 inside 12 the garage on the lower level. So I apologize. 13 MR. GRAZIOTTO: No, my apologies. To answer 14 your question specifically, the entire first floor of 15 the parking deck, there's 75 parking spaces located 16 there. They're distinct from the rest of the parking 17 garage. They have their own entrance and they are the 18 marina's parking. It's easy and designated. You can't 19 miss it. 20 The marina could put up additional signage if 21 they wanted to. It's behind a gate that you have to 22 have a fob for or a gate card for to get into, which is 23 why I happily agreed to limit it to eight key 24 employees, because that -- of the restaurant, because 25 that just makes sense.</p>
<p style="text-align: right;">Page 62</p> <p>1 I'm happy to limit the number of parking in the parking 2 garage to eight key employees, which is what we did. 3 That doesn't eliminate the fact that I can still park 4 eight key employees in the parking garage, and we can 5 still park up to 75 cars in the other lots, right. 6 And by the way, I think we're getting a 7 little off track, because the bottom line is we need 8 three parking spaces somewhere to be competent with 9 your parking regulations. I almost feel like we're 10 getting penalized by the discussion, because the fact 11 of the matter is we have way more available to us, 12 whether some are being used by the dentist or anybody 13 else, we have way more parking available to us than is 14 required by your code. 15 CHAIR McCOY: Well, Mr. Graziotto, I 16 sincerely apologize if you -- 17 MR. SOMERSTEIN: Mr. Chairman, I can answer 18 your question now and answer it -- 19 CHAIR McCOY: Yes, as soon as I finish 20 though, so give me just one second. 21 I apologize if you feel like we're penalizing 22 you, but you know, let me tell you something. I'm a 23 volunteer, and I take it very serious. I think I met 24 with you twice, so I'm definitely open to hearing what 25 you have to say.</p>	<p style="text-align: right;">Page 64</p> <p>1 CHAIR McCOY: Okay. 2 MR. GRAZIOTTO: But I think where the -- and 3 I think this is what the key confusion for everybody 4 is, and I totally understand it because it is 5 confusing. The 75 parking spaces that we're allowed to 6 use, that have been assigned to us, assigned to the 7 restaurant to use are in common anywhere within the 8 parking areas that are controlled by the marina. So 9 the parking areas that are controlled by the marina 10 right now is the entire first floor of the parking 11 deck, which happens to also be 75 parking spaces, and 12 those other lots that are designated on the slide 13 that's in front of you. 14 CHAIR McCOY: Okay. 15 MR. GRAZIOTTO: And again, I don't mean to 16 be -- come across hostile. I know you're all trying to 17 help understand what the project is and how it works. 18 But the number of parking spaces that we need to be 19 compliant with your code that are not within the fee 20 simple property that we're leasing, which is 12, is 21 three. 22 CHAIR McCOY: Thank you. 23 MR. SOMERSTEIN: And I want to clarify 24 something, because I misunderstood your question. Your 25 question is if somebody just walking in wanted to park,</p>

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<p>1 how would they know which are the 75 spaces. The 2 answer is all of the spaces on the first floor are the 3 75 spaces. What I didn't know is if there was a sign 4 that somebody, just walking in off the street that 5 didn't know anything, would know that all of those 6 spaces on the first floor were the spaces for the 7 marina and the restaurant. 8 CHAIR McCOY: Okay. 9 MS. SHEPHERD: Thank you. 10 CHAIR McCOY: Any other members? 11 MR. GUSTAFSON: Chair. 12 CHAIR McCOY: You're recognized. 13 MR. GUSTAFSON: If I understand correctly, 14 and maybe this might simplify things, there are 75 15 spaces in the first floor of the garage, and there's 77 16 spaces outside. 17 MR. SOMERSTEIN: I believe there's more than 18 77 spaces outside. 19 MR. GUSTAFSON: According to this map here, 20 there's 14, 38 and 25 equals 77, which -- 21 MR. SOMERSTEIN: That's about right. I 22 didn't have the number, but yes. 23 MR. GUSTAFSON: So you have the ability to 24 use -- you want to use eight spaces in the parking 25 garage, and therefore, you would use 67 out on the</p>	<p>1 notwithstanding a lot of comments about this just being 2 a bar. It's not a bar. It's intended to be a 3 restaurant, a full service restaurant, something that 4 would be complementary to the city. It's going to 5 provide employment opportunities for people in the 6 city, as well as additional tax base for the City. 7 We recommend your approval. We would like to 8 reserve some time for rebuttal. Thank you very much. 9 CHAIR McCOY: Sure. Thanks. 10 Glenn Spacht. 11 MR. SPACHT: Thank you, Mr. Chairman; thank 12 you, Board. Thank you for volunteering. I know this 13 is not an easy task, and we're all volunteers here, 14 myself included. 15 What I'd like to do today is you're going to 16 hear sometime tonight a lot of discussion about noise 17 and traffic and security, which are all reasonable 18 concerns that my fellow members of Marina Grande have, 19 but what I'd like to talk about is the FDOT property 20 issues, the on-site parking and the off-site parking, 21 which is really back to everything we've been 22 discussing this morning -- this evening. 23 The FDOT land question, it hasn't been 24 pointed out, but that FDOT land is really FDEP land 25 that was deeded to FDOT for transportation purposes</p>
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<p>1 outside. Is that correct? 2 MR. SOMERSTEIN: We only need three. 3 MR. GUSTAFSON: And you only need three. 4 Understood. Thank you. 5 CHAIR McCOY: Any other members? 6 MR. KUNUTY: Let me maybe just simplify it. 7 For purposes of the site plan, you have the legal right 8 to 75 additional parking places, and you require 15. 9 MR. SOMERSTEIN: That is correct, we have the 10 legal right to 75 parking spaces. 11 MR. KUNUTY: Okay, thank you. 12 MR. SOMERSTEIN: And there's 12 on site. 13 CHAIR McCOY: Any other members? 14 Mr. Marty. 15 MR. PERRY: Yes, thank you. That concludes 16 our presentation. The only additional comment that I 17 would make is -- 18 CHAIR McCOY: In the microphone. 19 MR. PERRY: I'm so used to everybody hearing 20 my voice, I don't even think about the mike. 21 So in any event, just that concludes our 22 presentation. The only additional comment that I would 23 make is that, you know, the restaurant in itself we 24 think is a needed addition to the city, to this side of 25 the city. I mean it's going to be a good restaurant,</p>	<p>1 only. The FDOT is actually barred from leasing the 2 land without getting written FDEP approval for it. And 3 there's a package that I left for each of you that has 4 the source information for these comments, so that's 5 the -- the first attachment is the actual deed deeding 6 the FDOT land from FDEP. 7 The FDEP also owns the underwater land 8 adjacent to the seawall and parallel to the bridge in 9 the Intracoastal that is parallel to the Blue Heron 10 bridge as it goes out. There is, if you talk to the 11 folks from FDOT, there's some indeterminate plan for 12 eventually expanding the bridge to the north. I don't 13 know how far or what that means. I don't know if it's 14 just a wider lane. 15 But that is why they're concerned about 16 maintaining control of the property, because they have, 17 eventually have plans to do work on the Blue Heron 18 bridge, and they are not willing to give up the 19 property because they intend to at some point use the 20 property, and if it's leased, they'll have to terminate 21 the lease. 22 So the facts about an FDOT lease is the lease 23 will not be issued if it is used to satisfy code 24 requirements, which is why we're having these 25 discussions about parking.</p>

<p style="text-align: right;">Page 69</p> <p>1 The other issue is that land not just being 2 used for parking, it's being used for circulation. And 3 one of the things that FDOT prohibits is using the land 4 for both circulation and parking to meet code 5 requirements. And there's a quote below item one there 6 that is a standard clause that's in the FDOT lease. It 7 says that you cannot use any of the FDOT property for 8 site plan approval. 9 Another concern with the FDOT lease, it's a 10 five year maximum lease. It's renewable once for 11 ten -- for another five years. After that, you go back 12 and start the whole process over again. 13 And finally, term number four is there's a 14 clause in the FDOT leases that allows termination 15 within 30 days. So that is why we're having all these 16 discussions about what happens if the lease gets 17 terminated. The real question is whether or not FDOT 18 will ever create a lease. 19 So the question was asked by Mr. Gallon about 20 what are you trying to decide here, are you trying to 21 approve a site plan that has the FDOT property or a 22 site plan that doesn't have the FDOT property, because 23 it's not obvious that the FDOT will execute a lease for 24 the property at this point. 25 The first time that this project came before</p>	<p style="text-align: right;">Page 71</p> <p>1 FDOT property. What they want is a letter from the 2 City that says that the site plan approval was not 3 based on any of the FDOT property. 4 So here you're here trying to make a decision 5 on a site plan that's got FDOT property in it. It has 6 an alternate that doesn't have FDOT property, but 7 you're being asked to make a decision as to whether or 8 not a site plan with FDOT property is acceptable. 9 In fact, there's an interesting dichotomy in 10 that data package that you have, because on one hand 11 you've got the FDOT saying that they want the site plan 12 approved based solely upon the area excluding FDOT 13 property. They want you to approve the site plan 14 without consideration of FDOT property. I'm not sure 15 how you do that, to be honest. If I was sitting where 16 you are, I don't know how I could do that. 17 On the other hand, as Mr. Gagnon pointed out, 18 the staff is suggesting that one of the conditions of 19 approval is that the applicant must provide the City 20 with an executed lease. So FDOT is saying you can't 21 consider the FDOT property. Mr. Gagnon is saying 22 you've got to have a lease for the FDOT property. 23 Okay, I can't figure that out, but that's what the 24 documentation that was provided to you says. 25 The developer -- the reason we're here is the</p>
<p style="text-align: right;">Page 70</p> <p>1 the Board, the developer asserted, as shown on this 2 slide, that preliminary discussions had occurred with 3 FDOT that had yielded an informal approval of a 4 submitted site plan and a willingness by the landowner 5 to enter into the lease agreement. The staff never 6 checked on that issue. 7 Eventually Mr. McCoy checked on the issue, 8 and what he found was the property owner -- this is a 9 letter from Jerry O'Reilly of FDOT to Mr. McCoy that 10 identifies the fact that the owner informed the 11 developer that his approved site plan could not rely on 12 the property leased by FDOT to meet the development 13 requirements for parking or circulation. That's back 14 to the fact that it's got a driveway on it. 15 The developer continued to press forward with 16 the project, went through the -- got CRA approval after 17 the Planning and Zoning Board turned the project down, 18 and was about to go to the City Council with the 19 project when Mr. O'Reilly became concerned and wrote a 20 letter to Mayor Masters, who -- the purpose of the 21 letter was again to assert the fact that the FDOT 22 property could not be used to meet site plan 23 requirements, that is parking and circulation. 24 The letter specifically says, quote: The 25 site plan approval was based solely upon area excluding</p>	<p style="text-align: right;">Page 72</p> <p>1 developer says the site plan is not dependent upon the 2 FDOT lease to be compliant with the City's development 3 regulations. And when you ask the question, well, how 4 does the developer propose to meet the on-site 5 requirement, he says that the remaining three parking 6 spaces will be handled via off site per the recorded 7 easement that we spent so much time talking about. 8 Also, relative to the -- the developer points 9 out that they provide off-site parking spaces, the 75 10 additional off-site parking spaces as well. So we've 11 looked at this line repeatedly. 12 One of the things that isn't pointed out is 13 one of the alternatives or what the alternative is. On 14 the left-hand side, if I can find the laser here, with 15 the FDOT land in place, the plan is for a truck route 16 that comes in around a semicircular driveway. The 17 truck comes out, blocking or partially blocking the 18 access road, and then backs into the parking lot. 19 Now, that may not be a great plan, but it's 20 better than the plan that is associated with what 21 happens if you haven't got the FDOT. In this case, the 22 truck comes up the access road, stops and backs into 23 the property. Obviously, that's a safety concern, and 24 that requires at least an extra person to stop the 25 traffic when this is backing in.</p>



<p style="text-align: right;">Page 73</p> <p>1 Relative to valet, we haven't seen whether 2 there's a valet plan or not. I understand from what 3 was said earlier is they've contracted with a valet 4 corporation to run the operation. But it's not clear 5 how that valet operation is going to run, because you 6 have to pick up the individual at the -- sorry. The 7 individual has to be dropped off. 8 We talked a little bit about how that gets 9 done, which it sounded to me like you're using some of 10 the parking spaces on the property that's supposed to 11 be used for parking for the valet transfer. Someone 12 pulls into one of those parking spaces, gets out, 13 et cetera. 14 So there's an issue there. With the original 15 semicircular driveway, it's obviously much easier 16 because there's a drop-off. I'm not clear whether or 17 not you're allowed in the CRA to have a drop-off on the 18 street, which might be required with the alternate 19 driveway. 20 But the real concern is the real mechanics of 21 after you get the person out of the car, what does the 22 valet do? He drives the car, obviously, to a parking 23 garage, gets out. How does he get back? Does he walk 24 back? Does he run back? Does he take a golf cart 25 back? If he takes a golf cart back, he's got to go</p>	<p style="text-align: right;">Page 75</p> <p>1 size, you have these requirements for the extra parking 2 spaces that we've been discussing. And as we said, 3 FDOT will not allow the land, its land to be used to 4 satisfy the code requirements. And the developer 5 suggested that the code could be met with off-site 6 parking. 7 In addition, there are non-code related 8 issues that -- where the proposal relies on the 9 existing parking, that is the marina parking, which is 10 really insufficient, in spite of what we've been told, 11 to meet the real world requirements of the restaurant. 12 There's another issue. Ms. Shepherd asked 13 about the Police Department. In December 2016 the 14 Riviera Police Department released an assessment of 15 this property, and item number 11 on that assessment 16 states that the Police Department does not support the 17 parking plan due to inadequate on-site parking and 18 security concerns. They request the security plan for 19 off-site parking and an approval to use the DOT 20 right-of-way for restaurant parking because there's 21 inadequate off-site parking. In other words, the 22 Police Department is saying you need to lease the FDOT 23 property. 24 Based on the FOIA requests that we've 25 executed, there has been no security plan and there's</p>
<p style="text-align: right;">Page 74</p> <p>1 across Blue Heron Drive. He can't come back down the 2 access road. He'd be driving against traffic. Are you 3 allowed to take a golf cart across Blue Heron Drive? 4 Probably not. 5 So there needs to be a plan put together for 6 how the valet parking actually works. To say I've got 7 a company contracted to do it is really insufficient. 8 Also, there have been some discussions about, 9 well, it doesn't matter if we suddenly lose the FDOT 10 property. No big deal. We change the access drive and 11 we're fine. A little detail though is the lighting for 12 the restaurant that Ms. Shepherd was so concerned about 13 is located on FDOT property. If they terminate the 14 lease and they want to use that property, there's no 15 guarantee that that lighting stays there. Obviously, a 16 different lighting scheme can be put in place, but 17 there's no analysis that's been done or presented for 18 it. 19 So again, the site plan, if you will, for the 20 version of the property that has no FDOT property, 21 which is the version that FDOT says you should be 22 analyzing, doesn't exist. It's incomplete. 23 So let's talk about the parking issues. The 24 real -- part of the parking issues is created by the 25 fact that the restaurant is too large. Because of its</p>	<p style="text-align: right;">Page 76</p> <p>1 no change in the Rivera Beach Police Department's 2 position. What happened, apparently, is that -- if I 3 can find the details of it, Mr. Blair or a member of 4 the developers met with a representative of the Police 5 Department and -- I'm just trying to get the dates 6 straight here. 7 He spoke to Major Thomas about -- and Major 8 Thomas issued the Police Department interdepartmental 9 memo in 2016. Mr. Blair spoke to Mr. Thomas, or an 10 associate of Mr. Blair did. Then Mr. Blair wrote to 11 Mr. Bailey of the City on March 17th of 2017 relating 12 the fact that they'd had a discussion. And then on 13 4-19 of 2017, Mr. Bailey issued a letter to 14 Mr. Graziotto updating where things stand and said that 15 the Police Department had no further comments. 16 It didn't relate back to what the original 17 comments were. There's no documentation that indicates 18 that the Police Department has changed its mind. All 19 we have is the fact going forward in terms of all the 20 documentation to Planning and Zoning Board, the CRA, is 21 that there are no further comments. It appears, from 22 what is in the record, what we've been able to get from 23 the City from the FOIA requests, that the Police 24 Department is not satisfied at this time with the 25 parking that is essentially -- that only has 12 parking</p>

<p style="text-align: right;">Page 77</p> <p>1 spaces on it.</p> <p>2 So the marina parking easement, we've talked</p> <p>3 a lot about this, an easement for 75 spaces. The one</p> <p>4 thing that wasn't mentioned today, it's not been</p> <p>5 mentioned in the CRA meetings, Mr. Gagnon doesn't</p> <p>6 mention it, Mr. Evans doesn't mention it, the easement</p> <p>7 is nonexclusive. They've got 75 spaces, but it's</p> <p>8 nonexclusive. The easement includes the potential for</p> <p>9 75 spaces in the Marina Grande garage and the three</p> <p>10 surface lots, and where those 75 spaces are located is</p> <p>11 to be determined, which is -- and you'll find ends up</p> <p>12 being an interesting conundrum a little bit farther</p> <p>13 along here.</p> <p>14 The easement becomes effective when</p> <p>15 construction begins, so it's not effective at the</p> <p>16 moment. So if you look at -- this is the plan that you</p> <p>17 saw earlier. This shows the various spaces with the 75</p> <p>18 spaces in the Marina Grande.</p> <p>19 Also on here is the path, the pedestrian path</p> <p>20 that you have to walk to get from the building to the</p> <p>21 surface lots. The closest surface lot, you walk up the</p> <p>22 access road, cross the Marina Grande driveway, move up</p> <p>23 halfway up the driveway, cross the Marina Grande</p> <p>24 driveway again, and then you have a little bit longer</p> <p>25 walk to the intermediate garage and an even longer walk</p>	<p style="text-align: right;">Page 79</p> <p>1 is just not a safe situation. 970 feet is just too far</p> <p>2 for someone to walk.</p> <p>3 You're talking about having people having to</p> <p>4 take perhaps walkers or whatever, because you only have</p> <p>5 a limited number of parking spaces close. So from a</p> <p>6 disability standpoint --</p> <p>7 Could you please stop speaking over here?</p> <p>8 Thank you very much.</p> <p>9 From an accessibility, ingress/egress</p> <p>10 standpoint for someone who's handicapped, 975 feet</p> <p>11 might as well be on the other side of the moon.</p> <p>12 Now, relative to the non-code related</p> <p>13 off-site parking, what I'm really referring to here is</p> <p>14 this isn't mandatory parking, but it's common sense.</p> <p>15 It's a question of what -- where the patrons and the</p> <p>16 employees need somewhere to park. Just because we've</p> <p>17 got 15, 18 -- it's actually 15 sites required by code,</p> <p>18 you still need to have people capable of parking</p> <p>19 someplace reasonably close to the restaurant.</p> <p>20 And though we're listed as a downtown zoning</p> <p>21 area, downtown normally means you have some sort of</p> <p>22 public parking available. In the case of Marina</p> <p>23 Grande, in that area there is no municipal parking.</p> <p>24 The parking has to be provided by either building new</p> <p>25 lots or somehow making the existing lots work.</p>
<p style="text-align: right;">Page 78</p> <p>1 to the one that's a little bit farther on.</p> <p>2 The City Code, not the CRA Code, but the City</p> <p>3 Code for outside of the CRA says that the parking, the</p> <p>4 off-site parking has to be within 300 feet from the</p> <p>5 building for the use served and measured along the</p> <p>6 lines of the shortest pedestrian route. So we used the</p> <p>7 pedestrian route presented by the developer, and you</p> <p>8 find that the closest lot is 970 feet away, up a four</p> <p>9 foot wide uneven sidewalk that has light stanchions on</p> <p>10 it, so it's not really four feet wide all the way.</p> <p>11 The next closest lot is 1,054 feet away, and</p> <p>12 the third lot is 1,428 feet away. It's more than a</p> <p>13 quarter of a mile walk, a quarter of a mile from the</p> <p>14 parking lot to the restaurant.</p> <p>15 Now we're saying maybe we're going to have</p> <p>16 valets, maybe we're not going to have valets. The</p> <p>17 developer has said we're going to have valets since we</p> <p>18 started this discussion at the first Planning and</p> <p>19 Zoning Board meeting. We've never seen a plan.</p> <p>20 The off-site parking that I just showed you</p> <p>21 creates a safety issue because of the fact that those</p> <p>22 lots are literally too far away. Per the CRA</p> <p>23 agreement, you could have it anyplace in the CRA. That</p> <p>24 does not mean it's safe. You are allowed legally to do</p> <p>25 it, but from a safety standpoint, what we're faced with</p>	<p style="text-align: right;">Page 80</p> <p>1 The developer points out that he has an</p> <p>2 easement with the marina to solve the problem. But the</p> <p>3 following slides indicate that they don't really solve</p> <p>4 the problem.</p> <p>5 The first question is how much parking do you</p> <p>6 really need? You can go through and do an analysis</p> <p>7 based on material that the developer has provided that</p> <p>8 he hopes to have as many as 230 patrons, 150 are inside</p> <p>9 the building, and then the remainder out on the deck,</p> <p>10 and 30 staff, and you end up requiring about -- having</p> <p>11 a maximum of 260 people there. The question is how</p> <p>12 many cars is that?</p> <p>13 There are municipalities like Las Vegas that</p> <p>14 require sufficient parking for all the people that are</p> <p>15 in the restaurant. And if you use their analysis, that</p> <p>16 would say that you plan for two and a half people per</p> <p>17 car. So if you take 230 and divide it by two and a</p> <p>18 half, you say you need about 104 parking spaces.</p> <p>19 Now, I made the assumption that you really</p> <p>20 had the FDOT property, in which case you would have 18</p> <p>21 parking spaces. So if you subtract 18 from 104, you</p> <p>22 say you need 86 spots off site. For the purposes of</p> <p>23 this evening, let's say it's 75, which is what the</p> <p>24 developer has as an easement.</p> <p>25 So the marina, which was granted the easement</p>

<p style="text-align: right;">Page 81</p> <p>1 for 75 nonexclusive parking spaces in the garage or the 2 surface lots, as was pointed out, as was pointed out 3 earlier, the developer has agreed with Marina Grande to 4 only use eight spots within the garage. And as 5 Mr. Gustafson figured out, that means there's 67 spaces 6 that have to be used on the marina lot. 7 Now, what's the situation on the marina lot? 8 If you go back and look at what's required for the 9 marina in the City Code, forgetting for a moment that 10 you're in the CRA, you find that you would need 120 11 parking spaces for the marina. The CRA said we're 12 going to give you a reduction of 25 percent, and you 13 only have to build 90 parking spaces. That doesn't 14 mean that the demand went down. That just means they 15 said you build fewer parking spaces. The same number 16 of people are coming. They just haven't got anyplace 17 to park. 18 The marina also is using 13 of the 90 parking 19 spaces that it built for dry racks. In other words, 20 they're not using the property the way it's supposed to 21 be used. So there are physically, as again 22 Mr. Gustafson did the math, there's 75 parking spaces 23 between those three surface lots. 24 Ten of the parking spaces have been deeded to 25 the dentist across the street from Marina Grande. It's</p>	<p style="text-align: right;">Page 83</p> <p>1 going to park on top of one another? Obviously not. 2 Somebody's got to go somewhere else. Some of the 3 marina occupants' customers can move from the marina 4 inside of the Marina Grande garage, but as was pointed 5 out, because Marina Grande has security, only a limited 6 number of people will be able to move in because they 7 have to be essentially preapproved. 8 So with the -- even though it seemed like 9 there are a lot of parking spaces, with the decision 10 that only eight parking slots are going to be used by 11 the restaurant in the Marina Grande garage, they put 12 67, the requirement for 67 spaces into the marina 13 parking lots, which only can handle 67 spaces. 14 Where are the marina people going to go? The 15 answer is a couple of them are going in the Marina 16 Grande garage. The others are going across the street 17 to Publix and parking illegally or parking elsewhere in 18 the community. 19 If you approve this restaurant, you're going 20 to create a huge problem in the area. Whether or not 21 it's in the code or not, the facts of life, just like 22 the fact that gravity is what holds us to the ground, 23 is going to cause a terrible problem in the area. 24 Right now here's an example. Friday, January 4th at 25 noon, three of the 77 spaces that are on the marina</p>
<p style="text-align: right;">Page 82</p> <p>1 actually between Marina Grande and Publix. And the 2 reason for that, as I understand it is when the road 3 pattern was changed to accommodate the development of 4 Marina Grande and the marina, the dentist lost his 5 parking area, and he was deeded ten spaces to 6 compensate him for the loss of that. 7 So there are at this point -- am I going the 8 wrong way? No. 9 There are 67 spaces available for the 10 customers of the marina, the boat sale operation that's 11 in that building now, and all the maintenance folks 12 that come to service the lots. That means that the 13 marina lots are 56 percent of what is normally required 14 by code. What is actually functioning today is 60 15 percent of -- 56 percent of what's required by code 16 outside of the CRA. The same people are coming that 17 are required for 120. You've only got 67. What does 18 that do? 19 You may recall that the marina requires -- 20 I'm sorry -- the restaurant requires 67 spaces. So 21 essentially -- in the marina lots. So the restaurant 22 requires all the spaces in the marina lots. The 23 restaurant has a nonexclusive easement to use those 24 spaces. 25 So what's going to happen here? Are they</p>	<p style="text-align: right;">Page 84</p> <p>1 lots were empty. 2 So here's a simplified version of what's 3 going on. They need 120 spaces for the marina per the 4 City Code. That's just representative of what they 5 actually can expect in the way of traffic. You need 93 6 people for the -- spaces for the restaurant, as was 7 pointed out earlier by the developer's representative. 8 You need ten for the dentist. Therefore, you need 223 9 parking spaces. 10 And all of this, by the way, ignores the 11 security issue presented by the Marina Grande garage or 12 contractual complications which is created by saying 13 you can only put -- the developer will only put eight, 14 use eight of the spaces for the restaurant in the 15 Marina Grande garage. 16 So ignoring all that, you need 223 parking 17 spaces. What do you have? You have 77 on the surface 18 lots, 75 in the garage, 18 that you're going to build 19 as new construction. You end up needing 53 additional 20 spaces. We're not building any new -- we're not 21 building anything more than 18 spaces in the 22 restaurant. We need more spaces. There is not a 23 plethora of parking, which is what the developer 24 suggests. 25 So the parking summary is parking is too far</p>

<p style="text-align: right;">Page 85</p> <p>1 from the restaurant to be considered for on-site 2 parking. 3 The original marina site concessions, that is 4 the CRA concessions reduced the amount of marina 5 surface parking to be built, which set up this problem 6 to occur. 7 The spaces that are being used are not being 8 used for anticipated purposes, that is 13 are being 9 used for the dry racks and ten are being used to 10 satisfy the concession to the dentist. 11 The original site plan didn't consider the 12 fact that Marina Grande was going to have security. 13 And therefore, you can't -- it's not all equal parking. 14 You have 77 public parking spaces and 75 semiprivate 15 spaces because you have to enter them through the 16 Marina Grande security. 17 So the proposed off-site restaurant parking 18 is only provided by -- on a nonexclusive basis. They 19 don't have exclusive rights, which is what is implied 20 when everyone says, oh, we've got 75 spaces. It's 75 21 nonexclusive spaces. So there isn't sufficient 22 existing parking for the proposed restaurant. 23 So in conclusion, the site plan is dependent 24 upon the parking and circulation provided by the FDOT 25 property. The Police Department has concerns over the</p>	<p style="text-align: right;">Page 87</p> <p>1 granting the site plan, if you include those words, 2 then it's back into FDOT's lap to decide what it wants 3 to do. 4 Thank you for your time, thank you for your 5 consideration. I'd be happy to answer any questions 6 that you might have. 7 CHAIR McCOY: Members, any questions of the 8 presentation? 9 MR. KUNUTY: Not at the moment. 10 MS. SHEPHERD: One question, sir. 11 MR. SPACHT: Yes, ma'am. 12 MS. SHEPHERD: You were talking about the 13 parking, you have to go here 100 spaces or here 100 14 spaces and go there 100 spaces. Can you say that one 15 more time? You kind of lost me in there. 16 MR. SPACHT: Okay, let's see if I can -- 17 okay. That was pretty painless. 18 Here's where the restaurant is. To get to 19 the closest parking lot, you would walk in that 20 direction down, get on the sidewalk and then walk up 21 this sidewalk, which is about four feet wide, up to the 22 intersection of Lake Shore Drive and the access road. 23 And then you walk up parallel to the -- up Lake Shore 24 Drive, across the Marina Grande entranceway, start to 25 walk into Marina Grande, and then back across the</p>
<p style="text-align: right;">Page 86</p> <p>1 lack of the on-site parking as we have discussed 2 before. 3 The currently available parking in the area 4 is not sufficient for the proposed site plan. 5 Independent of whether it's required by code, it's 6 physically not enough parking in the area to support 7 the restaurant. And there isn't -- to my knowledge, 8 there hasn't been a valet plan presented that explains 9 how the valets are going to get from the parking lots 10 back to the restaurant to pick up more cars and do so 11 in a safe manner. So the site plan, as a result of all 12 of the above, should be rejected. 13 There are two alternatives that you face 14 though. One is to reject the site plan for all the 15 reasons I just talked about. And in addition, 16 there's -- there are other concerns that my compatriots 17 are going to discuss. 18 The other thing you could do is you could 19 accept the site plan with a motion that notes that the 20 site plan approval was based in part on FDOT property. 21 What this does is it kicks the ball back to FDOT, who 22 has said that if these words appeared in a letter from 23 the City, which is what they're demanding, they're 24 demanding a letter from the City that says you're not 25 using FDOT property as part of your consideration for</p>	<p style="text-align: right;">Page 88</p> <p>1 entranceway. 2 The reason for this little jog is there's no 3 sidewalk here. Well, there's no sidewalk. You'd have 4 to -- if you just went this way, you'd have to walk up 5 an active driveway, which is dangerous. That's what 6 people do. People actually walk up that driveway to 7 save making this little jog. So that is, you know, 8 that's a real world safety concern. There really 9 should be a sidewalk there, but for whatever happened 10 during the development, the sidewalk was eliminated. 11 So that's 970 feet, ma'am. 12 If you go to the next closest parking lot, 13 you continue up a little farther, and that's 1,054 14 feet. If you walk to the other edge of that parking 15 lot, it's probably almost a quarter of a mile. 16 The last parking lot to get to, you walk up 17 and go across Lake Shore Drive and up a sidewalk on the 18 other side of Lake Shore Drive to this very small lot, 19 which is the farthest lot away, and it's 1,400 feet, 20 which is more than a quarter of a mile away from the 21 restaurant. 22 MS. SHEPHERD: I'll never make it. 23 CHAIR McCOY: Is there any other question -- 24 MR. SPACHT: Yes, ma'am, that was the point. 25 CHAIR McCOY: Is there any other questions</p>

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<p>1 from the members of the presentation?</p> <p>2 Just a couple things. Mr. Gagnon, I wanted</p> <p>3 to ask: Did you have an opportunity to review this</p> <p>4 presentation?</p> <p>5 MR. GAGNON: I was not provided a copy prior</p> <p>6 to tonight's meeting, so this is the first time that</p> <p>7 I've viewed the presentation along with the Board and</p> <p>8 public.</p> <p>9 CHAIR McCOY: Okay, a couple things that I</p> <p>10 have questions about it. So you didn't review it. He</p> <p>11 referenced a code section.</p> <p>12 MR. GAGNON: Yes, it's 31-580, I think is</p> <p>13 what was referenced, which refers to a 300 foot</p> <p>14 requirement. Is that the section you're referring to?</p> <p>15 CHAIR McCOY: But it wasn't the CRA</p> <p>16 development --</p> <p>17 MR. GAGNON: Correct, so --</p> <p>18 CHAIR McCOY: -- land development</p> <p>19 regulations. So my question is: Is that still in</p> <p>20 play, even though we have the CRA land development</p> <p>21 regulations?</p> <p>22 MR. GAGNON: And I had some previous</p> <p>23 communication with, I guess, various individuals on</p> <p>24 that topic, and the way I've interpreted this is the</p> <p>25 CRA code was approved in December of 2013. There was a</p>	<p>1 memo.</p> <p>2 I believe that the correspondence referenced</p> <p>3 from 2016 was one of the first responses to any initial</p> <p>4 plan review processes. So I wasn't copied on that</p> <p>5 specific memo, so I don't have firsthand knowledge.</p> <p>6 But what I've seen, going back through the record, is</p> <p>7 that through the development process, those comments</p> <p>8 have been satisfied.</p> <p>9 I also believe that on a very early version</p> <p>10 of the site plan, there was conversation or a proposal</p> <p>11 to use some of the parking area underneath the bridge,</p> <p>12 so that also may have been one of the reasons why that</p> <p>13 statement was made by the Police Department. That</p> <p>14 proposal was abandoned a very long time ago. So that</p> <p>15 also could be part of the reason why the police</p> <p>16 comments have changed over the past few years.</p> <p>17 CHAIR McCOY: Well, and I certainly --</p> <p>18 obviously, it has changed, but I don't see any</p> <p>19 continuation. And you know, I guess I was sitting here</p> <p>20 thinking that the police don't have any comments</p> <p>21 further, but it doesn't address whether or not the</p> <p>22 comments from 2016 have been addressed or if there was</p> <p>23 any continuation. And I think I heard you just say</p> <p>24 through the development process those concerns had been</p> <p>25 satisfied, however, from what we seen in 2017, I don't</p>
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<p>1 repealer clause within that ordinance that really would</p> <p>2 remove any conflict within the code if one were to</p> <p>3 exist. So in essence, what that does is it creates a</p> <p>4 clear path for the new code to take precedence over any</p> <p>5 conflict.</p> <p>6 So I'm interpreting this to be a conflict,</p> <p>7 being that the CRA code allows for a developer to</p> <p>8 provide a proposal, an alternative parking proposal</p> <p>9 within our CRA area, and that would supersede the</p> <p>10 previous code that I believe was approved in early</p> <p>11 2000s. I'd have to pull up the exact year, but</p> <p>12 approximately ten years prior.</p> <p>13 CHAIR McCOY: Okay. My next question. Do</p> <p>14 you have any knowledge of, I guess, the two different</p> <p>15 memos from the Police Department that he referenced</p> <p>16 and --</p> <p>17 MR. GAGNON: Yes.</p> <p>18 CHAIR McCOY: -- I guess because I got lost.</p> <p>19 MR. GAGNON: So the most current memo is</p> <p>20 provided as -- it might be the second to last, third to</p> <p>21 last page in the packet. The date on that memo is</p> <p>22 November 9th, 2018. It specifically states the Police</p> <p>23 Department has no further comments. That was from</p> <p>24 Major Thomas to myself, and copies Chief Madden and</p> <p>25 Acting Chief, Acting Assistant Chief Rozier on the</p>	<p>1 see much other than the parking actually reduced even</p> <p>2 further.</p> <p>3 So I'm kind of disconnected or disjointed to</p> <p>4 understand how are there no further comments if parking</p> <p>5 actually went down if we gave back those six spaces on</p> <p>6 the FDOT property. So there has to be some</p> <p>7 continuation between 2016 and your November 9th, 2018</p> <p>8 memo from the Police Department.</p> <p>9 MR. GAGNON: What I can say is the Police</p> <p>10 Department has had multiple opportunities to provide</p> <p>11 any additional feedback or comments prior to FDOT's</p> <p>12 correspondence being received through the mayor's</p> <p>13 office and staff. This item was ready to go to City</p> <p>14 Council, so if there were outstanding police comments,</p> <p>15 I believe they would be brought forward. The memo that</p> <p>16 is in the packet again copies both the Chief of Police</p> <p>17 and Acting Assistant Chief.</p> <p>18 CHAIR McCOY: Right. But the FDOT memo, does</p> <p>19 that go to the Police Department as well? I'm sorry,</p> <p>20 the FDOT letter, I should say.</p> <p>21 MR. GAGNON: So what happens to ensure there</p> <p>22 was complete transparency is the entire resubmittal was</p> <p>23 provided to each department, and it was also posted on</p> <p>24 the City's website. So everything we received for the</p> <p>25 most recent resubmittal was given to any individual</p>

<p style="text-align: right;">Page 93</p> <p>1 that wanted access to it.</p> <p>2 CHAIR McCOY: Okay. All right, good enough.</p> <p>3 Any other members with questions of the</p> <p>4 presentation or Mr. Gagnon?</p> <p>5 Now, Mr. Marty, you did indicate you wanted</p> <p>6 time to rebut. Would it be appropriate -- and I don't</p> <p>7 know, this is a Board and a staff and also an applicant</p> <p>8 question: Should we take public comments and then --</p> <p>9 MS. SHEPHERD: Let's take public comments.</p> <p>10 CHAIR McCOY: Let me make sure I preface what</p> <p>11 I want to say. Should we take public comment, so that</p> <p>12 way, if there's something in public comments he needs</p> <p>13 to rebut, he should have that opportunity to do it at</p> <p>14 that time?</p> <p>15 MS. SHEPHERD: Yes.</p> <p>16 CHAIR McCOY: Would that be appropriate?</p> <p>17 MR. GAGNON: That would be my suggestion,</p> <p>18 Chair, yes.</p> <p>19 MR. PERRY: I agree.</p> <p>20 CHAIR McCOY: Okay. And let me say this --</p> <p>21 MR. PERRY: I do have a request, Mr. Chair.</p> <p>22 If we could -- I've been here for over three hours, and</p> <p>23 I would like about a three minute break to get to the</p> <p>24 restroom.</p> <p>25 CHAIR McCOY: Okay. Sure, that's not a</p>	<p style="text-align: right;">Page 95</p> <p>1 CHAIR McCOY: Okay, so we stand in recess.</p> <p>2 (Whereupon, there was a recess in the</p> <p>3 proceedings.)</p> <p>4 CHAIR McCOY: Members of the audience, let's</p> <p>5 come to order, please. Members of the audience.</p> <p>6 So we're going to call the meeting back to</p> <p>7 order and -- I'm sorry, what do I have here?</p> <p>8 MR. GUSTAFSON: These are all to speak, and</p> <p>9 these are just would like to be read.</p> <p>10 CHAIR McCOY: Oh, really? Thank you for</p> <p>11 doing that.</p> <p>12 Call the meeting back to order. We're going</p> <p>13 to go to public comments. In the interest of time, if</p> <p>14 there's no opposition, I mean we have quite a few</p> <p>15 public comments, and you know, typical process is we</p> <p>16 allow for three minutes. If there's no objection, I</p> <p>17 want to see if we can go to two minutes, because we're</p> <p>18 already beyond 9:00. Members, any objection?</p> <p>19 MR. KUNUTY: No objection.</p> <p>20 CHAIR McCOY: Thank you.</p> <p>21 First comment, and please forgive me if I</p> <p>22 don't get it right, David Ancona.</p> <p>23 Oh, I'm sorry. Give me one second. So if</p> <p>24 you haven't had a chance to put in a comment card, this</p> <p>25 is the time, because once we get started, we won't be</p>
<p style="text-align: right;">Page 94</p> <p>1 problem. Me as well.</p> <p>2 But let me also say, so Mr. Kunuty, I know</p> <p>3 when we started the meeting, and I don't know if I was</p> <p>4 clear, I brought up to Mr. Gagnon that there was a</p> <p>5 request for intervenor, and I thought, you know, we</p> <p>6 were just going to allow the opposing side to present.</p> <p>7 I just kept hearing this buzzer go off, and I know you</p> <p>8 were keeping time. I didn't know if we were limiting</p> <p>9 the presentation. But when I asked was there was any</p> <p>10 objection, I didn't hear anything, so I just kind of</p> <p>11 wanted to --</p> <p>12 MR. KUNUTY: No, but, you know, our normal</p> <p>13 presentation is three minutes per. That's why I</p> <p>14 suggested to you earlier that if we had a consolidation</p> <p>15 of presentations, we can give him much more time and</p> <p>16 all of the message gets out. So that wound up</p> <p>17 happening anyway. So the Marina Grande people made</p> <p>18 their presentation. But we do have a lot of other</p> <p>19 people. I think it's just -- you know, we should get</p> <p>20 to hear everyone who wants to speak and allow them to</p> <p>21 speak, that's all.</p> <p>22 CHAIR MCCOY: Okay. So what's the pleasure</p> <p>23 of the Board? Mr. Marty's asking for a three minute</p> <p>24 break.</p> <p>25 MR. KUNUTY: That would be a good idea.</p>	<p style="text-align: right;">Page 96</p> <p>1 accepting any additional public comment cards.</p> <p>2 UNIDENTIFIED SPEAKER 1: One question. Am I</p> <p>3 allowed to donate my time to another individual?</p> <p>4 CHAIR McCOY: Members?</p> <p>5 UNIDENTIFIED SPEAKER 2: We donated ours.</p> <p>6 UNIDENTIFIED SPEAKER 1: We all donated our</p> <p>7 time to one individual.</p> <p>8 UNIDENTIFIED SPEAKER 2: All of us donated</p> <p>9 our time.</p> <p>10 UNIDENTIFIED SPEAKER 3: The issues are too</p> <p>11 detailed for one individual to represent what they have</p> <p>12 to say in two minutes. Instead, we thought, and you</p> <p>13 know, had asked on the card that we donate our time</p> <p>14 because that individual has more to say.</p> <p>15 CHAIR McCOY: Well, I apologize, I have not</p> <p>16 even had a look at the cards. But when it comes up, if</p> <p>17 you choose to defer, we'll just set it to the side.</p> <p>18 UNIDENTIFIED SPEAKER 3: Thank you.</p> <p>19 CHAIR McCOY: Do we have a timer? Okay.</p> <p>20 Mr. David Ancona.</p> <p>21 MR. ANCONA: Thank you very much. My name is</p> <p>22 David Ancona. I've been a resident of Marina Grande</p> <p>23 for five years.</p> <p>24 My great concern for myself, my wife, my son</p> <p>25 is public safety. And I think that the Zoning Board</p>

<p style="text-align: right;">Page 97</p> <p>1 has a responsibility to ensure that when they approve 2 and make approvals of site plans, that they not only 3 meet the letter of the code, but they also meet the 4 spirit of the code, which is the first law is public 5 safety. 6 We have 349 condominium owners. We have 7 thousands of car trips coming out of the ingress and 8 egress of Marina Grande every day. When we do that, 9 we're in the face of an ingress and egress to Publix 10 Supermarket, not only a normal Publix Supermarket with 11 a flat parking lot, but we have a special case because 12 it's an urban Publix which has an up ramp to the second 13 level where their parking is. 14 So we have a collection of cars coming on 15 Lake Shore Drive, hundreds of cars coming on Lake Shore 16 Drive. We have cars coming off of the ramps of the 17 Blue Heron bridge. We have a red light there, we have 18 a road coming from where the Crab Pot site is. We have 19 a dentist that has three dentists, and they have 20 appointments on a half hourly basis, and they have cars 21 coming every half hour into the dentist's office. 22 If each one of you will spend a half a day 23 and drive in and out of Marina Grande between 10 a.m. 24 in the morning and 5 p.m. in the afternoon, you will 25 see the tremendous traffic issues that we have at that</p>	<p style="text-align: right;">Page 99</p> <p>1 concise and cut and dry. I don't think they did that 2 today. 3 I had concerns when it came to security back 4 in 2017. I was not privy to the memo that was written 5 by the Riviera Beach Police Department. I kind of find 6 some concerns that that was not presented to us in that 7 packet back in 2017. 8 Lastly, I ask that you take into 9 consideration the 75 spaces, as Chairperson Tradrick 10 McCoy pointed out. These 75 spaces can be used for 11 anyone. So when they say 75 spaces, they're not saying 12 they're exclusively for the Crab Pot. It's for anybody 13 who can use those 75 spaces. And when I visited, made 14 a site visit, those 75 spaces were actually being 15 rented out to other residents who had more than one 16 vehicle within Marina Grande. 17 So once again, I'm asking you to do your due 18 diligence, think about this, deliberate it and refer 19 it -- deny it and refer it back with a clean slate to 20 be considered again. Thank you. 21 CHAIR MCCOY: Sandra Foland. Followed by 22 Sandra Foland, we'll take Noble Lockhart Mays. She can 23 get prepared. 24 UNIDENTIFIED SPEAKER: She's gone. 25 MS. FOLAND: Thank you. Sandra Foland, 900</p>
<p style="text-align: right;">Page 98</p> <p>1 red light and that intersection. Adding another 2 traffic creator, especially one that involves alcohol, 3 is a major safety issue. 4 I strongly recommend that you turn this 5 project down. Thank you. 6 CHAIR MCCOY: Thank you, Mr. Ancona. 7 Cory Blackwell. 8 MR. BLACKWELL: Good evening, Board members. 9 CHAIR MCCOY: Good evening, Cory. 10 MR. BLACKWELL: As you can recall, I sat 11 right where you all are sitting today back in June of 12 2017. And I sat here this evening and listened to the 13 same exact presentation that was presented to us when I 14 was on that Board. 15 What I'm asking you to do today is just 16 consider all the presentation that was presented to you 17 today and understand that they did nothing else 18 differently. It was unclear then, it was unclear 19 today. Have these developers go back, present you with 20 a clean, concise proposal. 21 Even as they spoke today, they presented two 22 different proposals. Well, if option A doesn't work, 23 well, then you can consider option B. It shouldn't be 24 an A or a B. You bring in a proposal, this is what we 25 propose to do and develop, and it should be clean,</p>	<p style="text-align: right;">Page 100</p> <p>1 13th Street. 2 I'm a local business for 35 years in this 3 community. I look forward to Rivera Beach having 4 something to be proud of. I'm one of the older people 5 that enjoyed the Crab Pot. I brought people there from 6 all over south Florida, and they fell in love with 7 Riviera Beach. 8 I'm here to add one new thing, the résumé of 9 the developer. I don't have an official résumé, but I 10 can tell you that this person was the founding 11 fundraiser for the Loggerhead Marina that is undergoing 12 development, that's such a success, that's bringing 13 tourists here from all over, and he's heading up the 14 expansion of that. He also owned many marinas for many 15 years, and with that, he took that expertise and became 16 the manager of the marina at Rivera Beach that had not 17 made money for 40 years, that has turned a profit, if 18 you check your budget, the City, for the years that he 19 has a profit. 20 We're talking about a man that's a family 21 man, that lives four miles from here and has been head 22 of the PTA and the parents' association of his schools. 23 So we're not talking about a boat builder out of New 24 Jersey. We're talking about a local, established, 25 quality business person that wants to bring this</p>

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<p>1 restaurant to this city and make it a showcase. Thank 2 you. 3 CHAIR McCOY: Thank you. 4 Bruce Guyton. 5 MR. GUYTON: Good evening, Board. My name is 6 Bruce Guyton. I am a lifelong resident of Riviera 7 Beach, a very proud resident. 8 I'm fortunate to have served on the Planning 9 and Zoning Board, three terms as a City Councilperson. 10 I'm also a planner by trade. I currently am employed 11 as a senior site planner. I look at site plans every 12 day. I deal with improvements every day. 13 One of the things that exists in our country, 14 it's called property rights. You have two properties 15 and if one wants to improve it and they comply with all 16 of the codes, the neighbor doesn't like it, that 17 doesn't matter. If the codes are being complied with, 18 we have no defense in court. So we must understand 19 that sometimes our emotion take over us, but if staff 20 is telling us that they've met all of the codes, we've 21 got to move forward unless there are some extenuating 22 circumstances. 23 The other thing is I've lived here all my 24 life. One of our problems is we run all of the 25 establishments away. We don't bring in the type of</p>	<p>1 MS. ALVERGUE: Yes, I want to relinquish my 2 time to Sara also. 3 CHAIR McCOY: Jaxon Ferm. 4 MR. FERM: My name is Jaxon Ferm. I live in 5 Marina Grande. 6 I'm a member of the Board, and I'm here to 7 say that I have the authority to speak on the behalf of 8 the Association, and to that end that I am stating that 9 the Association has entered into an agreement with 10 Seven Kings to support its proposal to build a 11 restaurant on the former Crab Pot parcel. Thank you. 12 CHAIR McCOY: Jatelsa Brown. No Jatelsa. 13 Chuck Collins. 14 MS. BROWN: I'm here; I'm coming. I'm here. 15 Good evening, Council and to all. 16 I do feel like we should go ahead with the 17 Crab Pot proposal because we are on the west side of 18 the bridge, and I do feel that we, as residents of the 19 City of Riviera Beach -- I've been here 38 years -- we 20 should have a restaurant for us on this side of the 21 bridge. And that's all I have to say. Thank you. 22 CHAIR McCOY: Chuck Collins. 23 MR. COLLINS: Mr. Chairman, Board, thank you 24 for giving me the opportunity to speak. My name's 25 Chuck Collins. I'm the executive director of the</p>
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<p>1 establishments that allow us to spend money in our own 2 hometown. I go to other cities to eat, to dine. I 3 want to do it right here in my hometown. 4 And we deserve that, those of us, everybody 5 who lives here deserves to have an establishment that 6 we can to go in our hometown. This is something that 7 is not out of the ordinary, and this is something that, 8 quite frankly, we have earned and deserved. 9 So I'm hoping that you all listen to staff. 10 If staff is saying that the code has been complied 11 with, there's no other options. You're going to put us 12 in jeopardy, those of us that pay taxes. So I'm hoping 13 that you do the right thing and support this project. 14 Thank you. 15 CHAIR McCOY: Thomas Fink. 16 MR. FINK: I'm going to defer my time to 17 Sara. 18 CHAIR McCOY: Okay. Brian -- I'm going to 19 give the address -- 2650 Lake Shore. I'm sorry, I 20 couldn't get the last name. 21 MR. GIBBONS: That's probably me, and I'm 22 going to relinquish my time to Sara. 23 CHAIR McCOY: Nunzia Alvergue. 24 UNIDENTIFIED SPEAKER: Nunzia. 25 CHAIR McCOY: I apologize. 2650 Lake Shore.</p>	<p>1 Marine Industries Association of Palm Beach County. 2 Marine industries is a really big business 3 here in Palm Beach County. Our economic impact is 4 between 1.8 and \$2 billion. We employ between 18,000 5 and 20,000 people in the county. 6 People think of the marine business. It's 7 more than just building boats. It's actually a 8 lifestyle here in Palm Beach County. And things that 9 really make it a lifestyle are destinations like the 10 Crab Pot restaurant, like Peanut Island, like Rivera 11 Beach Marina. These are important. They generate 12 jobs, tax revenue and really give the city an identity. 13 And look at your seal. Your seal is all 14 about water, palm trees, beaches. This is what the 15 Crab Pot brings to you. It's that type of atmosphere. 16 So we strongly support that and look forward to it 17 being built. Thank you. 18 CHAIR McCOY: Bruce Grout. Or is it Grant? 19 I apologize if I didn't get it right. Bruce Grant? 20 In any event, we'll keep going. Danielle 21 Dumas. 22 MS. DUMAS: Good evening. 23 CHAIR McCOY: Good evening. 24 MS. DUMAS: My name is Danielle Dumas. I am 25 the third generation in my family to either live in or</p>



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<p>1 work in Riviera Beach. I'm the director of marketing 2 at the Arc of Palm Beach County. 3 The Arc of Palm Beach County has been in 4 Riviera Beach for over 60 years with a mission to 5 improve the lives of people with disabilities, so I'm 6 here to offer you a different perspective on why I 7 think the Crab Pot should be allowed to redevelop. 8 The reason we feel so strongly about their 9 rebuild is that they will be a potential employer for 10 the people that we serve. A large part of our mission 11 is to find organizations that are willing to give 12 people with developmental disabilities, people who are 13 differently abled, a chance at being contributing 14 members of society. It's 2019, and it's actually 15 harder than you might think to find people who are 16 willing to do that. The Crab Pot is willing to do 17 that. 18 So to hear that someone who is willing to 19 employ this vulnerable and often underappreciated 20 population is not being given the opportunity to work, 21 which would then give our clients an opportunity to 22 work, we felt very strongly about coming out and 23 showing our support and how much potential for good 24 this project has. Thank you. 25 CHAIR MCCOY: Roger Amidon.</p>	<p>1 as promised. Thank you. 2 CHAIR MCCOY: Greg Reynolds. 3 MR. REYNOLDS: Good evening, Chair, Board. 4 My name is Greg Reynolds, 901 West 15th Street. 5 I'm very much in support of this project. 6 It's a very quaint, unique restaurant location. I was 7 a patron of that restaurant years ago. Twenty-one 8 years ago I went on a blind date there, and in May of 9 this year represents 20 years of being married to that 10 young lady. Please support this project. 11 CHAIR MCCOY: Thank you. 12 Marcia and Joel Goldberg. 13 UNIDENTIFIED SPEAKER: Marcia. 14 CHAIR MCCOY: Marcia. I'm sorry. 15 MR. GOLDBERG: We wanted to each talk. I 16 filled in a separate card. 17 CHAIR MCCOY: Okay, well -- 18 MR. GOLDBERG: But I'll talk first, okay? 19 Joel Goldberg, 2640 Lake Shore Drive. 20 There's a lot of confusion here tonight, and 21 I could see a lot of confusion up there. I recommend 22 that the members of the Board come over to the Marina 23 Grande, walk the site, let the developer show you where 24 the parking spots are going to be, then you walk to the 25 parking lots and you decide, because this is a very</p>
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<p>1 MR. AMIDON: Good evening, Mr. Chair, 2 Planning Board. My name is Roger Amidon, and I'm the 3 general manager of the Palm Beach Marriott, Singer 4 Island. We have over 300 employees. 5 I've been a resident of Palm Beach County for 6 21 years, and for the last six years I've been employed 7 on Singer Island, part of Rivera Beach. And I'm also 8 the current president of the Florida Restaurant &amp; 9 Lodging Association. We have over 600 members in Palm 10 Beach County, primarily a majority of those are 11 restaurants. 12 The number of jobs that are part of the 13 restaurant industry in Palm Beach County is 61,000. So 14 adding another restaurant to our county, and 15 specifically on the west side of our beautiful 16 Intracoastal, would be fantastic not only for the City 17 of Riviera Beach, but the employment opportunities that 18 it would provide for the citizens of Rivera Beach. 19 And I said this in a presentation before, I 20 think with the CRA, that sometimes people get into this 21 industry, food industry, restaurant industry or 22 hospitality industry and in a line level, and all of a 23 sudden it's the first step of realizing the American 24 dream. Let's give some individuals that opportunity. 25 Let's support this project and bring back the Crab Pot</p>	<p>1 important issue. You should be there. You should see 2 it. These diagrams, that's not it. That's not the 3 real thing. 4 Also, all these people that want them, this 5 restaurant, they should really consider this is a 6 residential building. I don't know how many of you 7 live above a McDonald's, but you wouldn't like it if 8 you did. And we have balconies, and this Marina Grande 9 is as close that you could tell if you're cooking a 10 hamburger, you could tell from the smell. That's how 11 close we are into this building. 12 Also, about the lot, you're talking about 13 these 12 spots. How many spots are going to be 14 handicapped spots? Are they going to be used, or are 15 the valets going to put cars there illegally, or are 16 valets going to stack cars, like back one in front of 17 the other and move everything around, like put maybe 20 18 cars in a thing that's for 12? I am not so sure about 19 these things. Handicapped spots have to remain open. 20 I don't know how many are required there. 21 And also, crossing over from, like say 22 bringing cars back to the restaurant you have to go 23 clear across -- Glenn mentioned it -- Blue Heron 24 Boulevard and all the way around to get cars back. 25 So I think this restaurant should not be</p>

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<p>1 approved and consider the people that live and have to 2 look down upon a restaurant roof with a vent. 3 And on a sporting event, sporting events, 4 football games, TV sets, crowds yelling at -- you know, 5 if you listen to football fans, makes too much noise. 6 And they're talking about music. I'm talking about TV 7 sets. 8 Basically, that's it. I hope you deny this 9 project. 10 CHAIR McCOY: Marcia; Marcia Goldberg. 11 MS. GOLDBERG: My name is Marcia Goldberg. I 12 live at 2640 Lake Shore Drive, Unit 808. 13 And I have concerns for -- I don't have any 14 children at this point in the school system, but I'm 15 concerned for them. I've seen numerous times cars 16 blowing through the stop signs. There is going to -- 17 there is a bus stop right by the proposed off-site 18 parking area. 19 What about patrons, if they're walking to 20 their cars while the kids are being discharged, as to 21 their safety? There is a lot of traffic. 22 I'm handicapped. I sometimes use a cane. 23 I've had trouble crossing Lake Shore Drive to go to the 24 Publix. The traffic, yes, you have a timer for it, but 25 it's sometimes not long enough if you're pushing a</p>	<p>1 there are some serious safety considerations that need 2 to be addressed. I think there are some lighting 3 issues as far as pedestrians walking that need to be 4 addressed. I think we have an issue on traffic at Blue 5 Heron and Lake Shore Drive, that if not addressed now, 6 it needs to be addressed very soon with Palm Beach 7 County. We have very, very poor traffic flow there at 8 the moment. 9 And I think it's also, and I hate to say 10 this, about incomplete staff work. I worked for the 11 government for my entire life. I would never send a 12 package like this forward to my decision makers, never. 13 I would have been fired. You have to ask the right 14 questions to get all the answers to allow the people 15 sitting up here to make the right decision, whether 16 it's yes or no or come back next week. It has to be 17 begin in the offices at City Hall. 18 Thank you very much, and thank you for your 19 time. 20 CHAIR McCOY: David Campbell. 21 MR. CAMPBELL: Good evening, ladies and 22 gentleman. My name is David Campbell. 23 I used to work at the Crab Pot before it 24 closed down. I worked there for like seven, eight 25 years. I seen a lot of things that come. I understand</p>
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<p>1 shopping cart. And, you know, that's my point, because 2 I see -- and to get in and out, even the Publix, just 3 to go across the street to my entrance, I sometimes 4 have to wait a lot because cars coming around from Lake 5 Shore to continue to Blue Heron, they blow through the 6 stop sign. They don't stop. Thank you. 7 CHAIR McCOY: Marybeth Coffey. 8 MS. COFFER: My name is Marybeth Coffey. I 9 live at 2640 Lake Shore Drive, Unit 909 in Marina 10 Grande. 11 First, to the committee, let me thank you for 12 your dedication as volunteers and for allowing us the 13 opportunity to speak. 14 I had some written statements, but listening 15 to some of the previous speakers, this meeting tonight 16 is about facts. It's about does it fit the site, does 17 it meet the rules. It's not whether the old Crab Pot 18 was good or bad, it's not whether we're going to employ 19 the handicapped. 20 I know Mr. Graziotto is a good man, he's a 21 good family man. He's done a lot for the Loggerhead. 22 He's a businessman. I understand that. But this is 23 about whether that property is right for this 24 development. 25 I personally believe it is not. I think</p>	<p>1 they're talking about the traffic and the security. 2 That's what we have the officers for. But at the same 3 time too, I think it would be good for our community, 4 good for the economy and it's good for us that live on 5 the west side of the community. Thank you. 6 CHAIR McCOY: David Thornton. I'm sorry, 7 Darren Thornton. 8 MR. THORNTON: Good afternoon, everybody. 9 How you all doing? Everybody all right? Everybody all 10 right? How you all doing? 11 Good afternoon, good evening, everybody. My 12 name is Darren Thornton, 1620 West 13th Street in this 13 great city of Riviera Beach, Florida. 14 And I heard a lot of things, but no matter 15 what, you know, at one time people were in opposition 16 of the great building that they live in. What's the 17 name of it? 18 UNIDENTIFIED SPEAKER: Marina Grande. 19 MR. THORNTON: The Marina Grande. People was 20 in opposition, but it went forward. It blocked the 21 view, it did some great things. 22 But no matter what, and I don't really know 23 the ins and outs of the FDOT with the parking spaces 24 and a lot of things that went on, but I do believe in 25 my heart that it is a good opportunity for some young</p>

<p style="text-align: right;">Page 113</p> <p>1 people or whoever for this restaurant to go forward. 2 And even if not, because no matter what we 3 disagree with or agree with, we all agree on one thing. 4 We all love good food. Do we all love good food? Do 5 everybody love good food? So we all love good food, we 6 all love great service, and we all love things to be 7 packaged and presented, you know, what do you say, 8 correctly. 9 And I don't know this guy, but I like you. 10 He's a businessman. 11 So with that being said, it's just an 12 opportunity for, you know, maybe some of my grandkids, 13 you know, because I remember when I was in Georgia and 14 I ate a mango. And I met a good friend, Peter, and I 15 told him the story. And when I ate that mango, I 16 didn't know what a mango was, because I come from 17 pecans or pecans, and it was great. And I said no 18 matter where this came from, that's where I was going. 19 So it happened to come from Riviera Beach, 20 and that's where I ended up. So while I was here, I 21 had a chance to go to the Crab Pot, and I said, man, 22 you know what? I don't know what side they cooking 23 these on, is it up or down, but wherever they at, they 24 got some crabs from the Crab Pot, that's where I want 25 to go.</p>	<p style="text-align: right;">Page 115</p> <p>1 citizens. Every position is possible, not just the 2 cooks, waiters, but also managerial positions. So I 3 think we owe it to our citizens to have a restaurant of 4 our own right here in Riviera Beach, a great 5 restaurant, a seafood restaurant on the water. I mean 6 we don't have that. 7 I mean we have been in turmoil now for the 8 last year or so. Here's a chance. Let's do something 9 for the citizens, not just talk about things and when 10 you come (inaudible). Let's do for the citizens. The 11 citizens deserve this, and you guys deserve this. And 12 I want you guys to go ahead and approve this project 13 because I think it's going to be enlightening. 14 We have over 1,000 people that came through 15 the Youth Recreation Center, and also over 400 some 16 mothers that -- in our organization. In talking to 17 those people, they love the Crab Pot. They was here 18 when it was here before, and they want to see it back 19 again. And I don't think we should be denied. 20 We talk -- let me just say one more thing. 21 We talk about traffic and we talk about the Blue Heron 22 like it's the autobahn. I mean these people have a 23 driver's license. They can go across the street and 24 come back here, and they can drive. So don't act like 25 we got to go across Blue Heron like it's the deadliest</p>
<p style="text-align: right;">Page 114</p> <p>1 So here I am, and I hope you all approve this 2 here. So with that being said, man, thank you all for 3 your time, and my two minutes is up. Amen? Thank you 4 very much. Crab Pot. 5 CHAIR McCOY: Artie Williams. 6 MR. WILLIAMS: Good evening there. My name 7 is Artie Williams. And I'm being represented 8 tonight -- I'm representing Mothers Against Murders 9 Association and the Youth Recreation Association. 10 And also, the words that I speak here is, 11 they will be basically the same that Mr. Callaway, 12 who's not here tonight to speak, but if he was here, 13 he'd eloquently put it into his own words of how he 14 think this project should go forward. 15 I've been a resident of Riviera Beach for 16 59 years. I had an opportunity to go to the Crab Pot. 17 I loved the Crab Pot. The food was great, the service 18 was great, and I think we should be able to do it 19 again. I think everybody should have an opportunity to 20 visit the Crab Pot. It's a great restaurant. The 21 people were just fantastic. 22 Now, we're always talking about how the 23 Rivera Beach is a great city to live, work and play. 24 Here's a chance that we could put our residents to 25 work. They said they'd what? Employ Rivera Beach</p>	<p style="text-align: right;">Page 116</p> <p>1 thing in the world. I mean it's not deadly when we 2 going up and down across the bridge. 3 So let's bring it back. Let's do the right 4 thing for our citizens. We deserve it. Thank you. 5 CHAIR McCOY: Ralph Basile. 6 MR. BASILE: Good evening. My name's Ralph 7 Basil. I live at Marina Grande. My background though 8 is a little different than you may have heard from 9 other folks. I'm in the business of redevelopment. I 10 worked in many cities throughout the country and in 11 this state trying to promote economic development. 12 But I have to say to you that it works, I get 13 it. Those people that want the Crab Pot because of the 14 jobs and the taxes and the need for restaurants and 15 services here in Riviera Beach, I think that's 16 something everybody wants. But there's a right place 17 and a right time for that. 18 This small site does not support the size 19 restaurant that's being proposed. It's creating a 20 ripple effect off the property that causes a lot of -- 21 will cause a lot of traffic and a lot of parking 22 issues, as you've seen tonight and has been explained 23 to you. 24 A city can't really, that wants to have 25 economic development, break down all your standards in</p>

<p style="text-align: right;">Page 117</p> <p>1 a CRA District just to get that kind of redevelopment. 2 This relaxation I've been hearing from the City staff 3 about parking requirements is not something that 4 bankers and lenders will ever be happy with, and it's 5 been proven out in hundreds of places around the 6 country. You just can't say, fine, we'll bring a 7 restaurant in, it can be inadequately parked, because 8 that's not going to work. It's going to fail. 9 This restaurant, if it came in, would ruin 10 this neighborhood. It would cause unbearable 11 traffic/pedestrian concerns, and might flop, and then 12 where are we at? We have a restaurant that people 13 can't even get to and can't even park. So I'm going to 14 say from my background and experience in doing 15 redevelopment projects, shoehorning this thing in at 16 this site at this time just simply won't work. 17 CHAIR McCOY: Fred Angelo. 18 MR. ANGELO: Thank you. Thank you there, 19 Mr. Chair, members of the Board. Thank you for 20 volunteering your time. 21 I didn't pull it back up, but from right here 22 at this location to the Marina Grande, seven of us can 23 ride in an Uber for \$8. 24 So parking is going away. The gentleman 25 there, he's probably been out of the development</p>	<p style="text-align: right;">Page 119</p> <p>1 The biggest users of that restaurant are 2 going to be people who are at the Marina Grande, people 3 who are at the marina and people who are frequenting 4 around there and then other people who are coming 5 there. I've supported -- I've done this stuff with 6 Walmart before. The neighborhood right next door says 7 we'll never go there. Guess who the first person there 8 is? They're there for the cheapest groceries. That's 9 what they come there and do. 10 You know, the walk from around the way, it's 11 probably good for people. Get out and walk a little 12 bit. I run that bridge a couple of times a week. You 13 know, it's safe, it's safe. Thank you. 14 CHAIR McCOY: Warren Aleck. 15 MR. ALECK: I defer my time to Sara Goodman. 16 CHAIR McCOY: Sara Goodman, you're on deck. 17 Well, you're up, I should say. Sara, you got six 18 defers and your own two minutes, so -- I'm sorry, hold 19 on one second, Sara. Let me make sure I read these 20 deferrals. Warren, Tom, Brian, Nunzia, Edward and 21 Hannah. That's it, right? Did you put -- 22 MS. GOODMAN: My name is Sara Goodman. 23 CHAIR McCOY: One second, Ms. Goodman. 24 MS. GOODMAN: Oh, I'm sorry. 25 (Discussion held off the record.)</p>
<p style="text-align: right;">Page 118</p> <p>1 business for a while, but I've been helping developers 2 for a while. Parking is going away. In Miami, they 3 will pay you not to park a vehicle. They want you to 4 come there a different way. 5 We have a train here they're investing 6 hundreds of millions of dollars into so that you can 7 get on the train and go from Miami to Orlando to Tampa. 8 You'll be able to get lunch in an hour in Orlando. 9 That'll save me a lot of time. 10 My kids are right up the street here 11 cheerleading tonight till 9:30, so they probably just 12 left with their mother, but we're there five nights a 13 week. We would love to come over here and eat. I 14 don't think Mr. Graziotto would be spending about 15 5 million of his dollars if he didn't think it would 16 work. 17 Delray Beach had a huge parking issue for 18 years. People were going there no matter what. That's 19 what Riviera Beach needs. We need to get out of the 20 news for shootings and stabbings and drive-bys and 21 gangs and get in the news for creating a great downtown 22 that the people who sat here years ago created this 23 downtown district. They're all created in CRAs, and 24 they do lack some of the rules because they want people 25 to get out and walk.</p>	<p style="text-align: right;">Page 120</p> <p>1 CHAIR McCOY: Go ahead, Sara; go ahead and 2 get started. 3 MS. GOODMAN: Could I just also ask before I 4 speak if we could have back the picture that the 5 developer and his team had of the Crab Pot site plan 6 without using FDOT property, because that would be very 7 helpful, I think, when I get to that section of my 8 talk. 9 Anyway, ladies and gentlemen of the Planning 10 and Zoning Board, thank you very much for your service 11 to our community. My name is Sara Goodman. My husband 12 Jeffrey Lapidus and I have lived in Rivera Beach at 13 Marina Grande since August of '17. 14 We didn't have any knowledge of the Crab Pot 15 site application when it was rejected on June 8th by a 16 vote of five/two. We didn't even yet own our apartment 17 at the Marina Grande at that time. 18 This site plan really has no basis even being 19 before you now, and it's unfair, it's really unfair to 20 you P&amp;Z Board members, as I've written to you 21 extensively about, to even be looking at this at this 22 juncture, because you are unfairly being thrust into 23 the position of being asked to somehow okay a plan with 24 a mythical, I guess what's been referred by the 25 developer's team as a contingent alternative iteration</p>

<p style="text-align: right;">Page 121</p> <p>1 that somehow the site plan can do without the FDOT 2 property. This is in the hope that the FDOT will then 3 be deluded into going forward with a lease if the 4 Council were to approve this site plan. 5 The FDOT property, as required by the FDOT, 6 by Secretary O'Reilly of District 4, has never been 7 excluded. You haven't been given a single document 8 showing how this site plan, without the FDOT property, 9 functions and allows people to safely drive in, drive 10 around, get out of their cars, to safely allow fire 11 trucks -- I've sent pictures of the huge fire trucks 12 that this city uses -- to safely get in and service. 13 911 EMS trucks, none of that information is on any 14 document that's been submitted to you P&amp;Z members. 15 So to say that you are somehow approving this 16 without the use of the FDOT property is completely 17 false. It would be -- it would amount to a lie to say 18 that somehow you're not using FDOT property if you're 19 approving it with the FDOT property included, because 20 the FDOT property is literally the sole source for all 21 of the functioning that I just mentioned. 22 I also want to point out that Mr. Gagnon, who 23 was before this Board on June 8th of '17, admitted to 24 you and the public at that time that the FDOT property 25 was, in his words, integral to the site plan.</p>	<p style="text-align: right;">Page 123</p> <p>1 Parking is huge, and it's vital, and it's 2 very important, but it's also about circulation, about 3 fire and 911 medical first responders. It's about 4 having trucks getting in, it's about deliveries, it's 5 about ingress, it's about egress, deliveries, drop-off 6 of people. 7 People for the first time heard tonight that 8 there's going to be a valet plan. And someone, I 9 think, said that there were going to be valet people 10 using two of the 12 on-site spaces. By the way, the 12 11 on-site spaces is really technically 11 spaces because 12 one of them -- someone asked about handicap spots -- 13 there's only one handicap spot. 14 And I'm not saying that the CRA doesn't allow 15 that. I assume it does. But the fact is that there 16 isn't any way for a human being to get into this 17 property without -- and get turning, make a three point 18 turn and reverse and get out. Everybody who would come 19 into this property without the FDOT property would have 20 to back out into what is a one way service road. 21 I also want to point out that the FDOT, in 22 its lease, requires Seven Kings, the developer, to 23 represent the following. I mean this is a material 24 representation that they must make in the lease. And 25 it says: Lessee acknowledges that the leased area</p>
<p style="text-align: right;">Page 122</p> <p>1 And he has actually -- I don't know if he 2 unwittingly did this or wittingly did this, but he's 3 admitted it again that the FDOT property is absolutely 4 integral and essential, because right in point eight of 5 the staff report that he read to you earlier tonight, 6 at the beginning he stated that the City staff 7 recommends that you include the following condition to 8 your approval of the site plan. He stated: Prior to 9 issuance of a City building permit associated with this 10 project, the applicant must provide the City with an 11 executed agreement with the Florida Department of 12 Transportation for use of the adjacent right-of-way 13 area as shown on the site plan. 14 So he is again proving through his point 15 eight that everything that I've been saying for months, 16 namely that approving the site plan requires the -- you 17 can't say that you're approving it without the FDOT 18 property, and his point eight confirms and validates 19 and verifies that. 20 I have documented in my many e-mails to the 21 City that the FDOT has, for over a year and a half, 22 unequivocally and repeatedly told the developer that 23 you can't use our property to get site plan approval, 24 you can't use it for any City requirements. And those 25 include not simply parking.</p>	<p style="text-align: right;">Page 124</p> <p>1 cannot be and is not being used for site plan approval 2 in conjunction with any development order, permits or 3 any other governmental requirements. 4 So Mr. Gagnon's point eight about how you can 5 condition the permit, the building permit is right here 6 prohibited. So on day one of any lease, should they be 7 able to get one, they're violating and misrepresenting 8 right there and then their claims to the FDOT. It 9 would be false for them to represent that. 10 Here's the site plan. And I apologize for 11 being so 20th century and un-techie. But this site 12 plan, which you all have in your packet, shows every 13 single aspect of getting into and around this property 14 being on FDOT property. 15 In the beginning, when Mr. Gagnon was working 16 with the developer, he said would you please mark on 17 the site plan where the FDOT property is, for which -- 18 he said for which you are seeking a long-term lease 19 from the FDOT. 20 And you can stare at this for hours and try 21 to figure out where it was marked at the time. And 22 this is the version that went to police, fire and 23 engineering. You can stare at it, and you will have a 24 tough time, unless you've got an imagination and 25 binoculars or a microscope, depending on where you're</p>

<p style="text-align: right;">Page 125</p> <p>1 standing or sitting, to figure out where they marked it 2 as being FDOT property. 3 There are four words, and the four words say 4 limit of FDOT lease, and there's a little line pointing 5 to it. It should have looked like this, because then 6 people looking at it from police and fire would not, as 7 the comments from police and fire showed, be, you know, 8 confused and think that -- in some of the comments they 9 think there's only four parking spaces, that that's all 10 that's being looked at from the point of view of 11 getting it from the FDOT property. There are six FDOT 12 parking spaces. 13 But more importantly than parking, this is 14 not just about parking, it's about the entire 15 functioning, circulation and everything needed for a 16 safe operation of this restaurant to operate. It's all 17 on FDOT property. There isn't a single arrow on this 18 plan, if you look at it in your packet, that is on the 19 applicant's -- or it's not actually the applicant's 20 property, he's leasing it under, I assume, a long-term 21 lease from the owner, Mr. Podray. It's all on the FDOT 22 property. 23 So when you get in, these arrows are all on 24 the FDOT property. And this is where people get out of 25 their cars, on FDOT property right in front of the</p>	<p style="text-align: right;">Page 127</p> <p>1 person -- forgetting even fire trucks and EMS trucks 2 and delivery trucks, where does a person who's coming 3 in, if I want to bring someone, and I have friends who 4 use walkers and canes, and they're not, you know, 5 needing handicapped access necessarily, but they do 6 need me to stop the car and help them get out and maybe 7 get something out of the back trunk, and we have to 8 open our cars. How is anybody going to do that if 9 you've got no plan in place, if all the spaces that are 10 on site are parked in, they don't have any space? 11 The FDOT stated to Mayor Masters, and you 12 have that letter in your packet, that the FDOT property 13 has to be excluded. 14 And I've also noted Police Major Thomas' 15 objection to the plan. He said that the Police 16 Department refused to support it back then. And how 17 could they? He knew right away looking at it. 18 And I did see some response from Seven Kings 19 at the time. Seven Kings said that in their marina 20 operation or in other businesses, they would have a 21 female employee be accompanied by a male employee if it 22 was at night. Well, hello, that's a great idea and 23 that's helpful, but there's also patrons, men and 24 women, by the way, not just women, who would be walking 25 long distances.</p>
<p style="text-align: right;">Page 126</p> <p>1 building. If all of this is stripped away, then you 2 have to ask yourselves -- and you know, this is exactly 3 what the FDOT's been saying, please don't use our 4 property for site plan approval because we can take 5 this back on 30 days' notice. We might have an 6 emergency. I hope we never do. But they might, and 7 they can take it back without any cause whatsoever on 8 30 days' notice. 9 And at that point, that means that the FDOT 10 says to Seven Kings, oh, well, it's been nice, but 11 you're going to have to rip up all your parking, you're 12 going to have to rip up all your landscape requirements 13 from the City of Riviera Beach on the south side, 14 because all of those trees and landscaping are on the 15 FDOT property. And the lighting, which Ms. Shepherd 16 was also asking about, a lot of that's on the FDOT 17 property. All of that perimeter lighting and whatnot, 18 and all of the improvements will all go away. 19 And then you're left with figuring out how do 20 they even get in and get out. Nobody has shown you. 21 You don't have a single plan, other than the picture, 22 which I don't have the picture, but the picture that 23 the developer put up is an excellent picture, because 24 the trees are like all over the FDOT property on it. 25 And there's no way to figure out where does a</p>	<p style="text-align: right;">Page 128</p> <p>1 And at this point I want to just make one 2 point about what Mr. Spacht, my friend and neighbor, 3 said about the distances, because I know Ms. Shepherd 4 asked about that. 5 The 300 foot rule that's in the code is not 6 in conflict with what Mr. Gagnon said it was in 7 conflict with, a loosening of the strictures of the CRA 8 requirements. There's no conflict at all. There's 9 nothing about the statement that you have to get 10 arrangements made and show it to the authority if that 11 is not in conflict with the fact that you are not 12 allowed to have pedestrians walking more than 300 13 pedestrian feet, and they can't be walking through 14 roads, they can't be walking through lanes. 15 And people have pointed out that our 16 community is like, I mean people have almost killed 17 other people just doing what they're supposed to be 18 doing and lawfully doing, which is coming into and out 19 of our community, because there isn't a sidewalk. And 20 you don't want to have people walking back and forth in 21 between lanes. And we all know as a real world matter, 22 that they're not simply going to be going there, 23 they're going to be walking across to Publix and across 24 wherever they can stick a car at night. 25 I just also wanted to address something that</p>

<p style="text-align: right;">Page 129</p> <p>1 I didn't think I was going to be addressing, and that 2 is the easement that was mentioned and described at 3 length by Mr. Somerstein, the lawyer for the developer. 4 You know, it is very confusing to hear about easements, 5 and I don't want to turn this into a legal law lecture, 6 but there are some points that have to be made, and 7 those are as follows, and I'll try to be as brief as 8 possible. 9 The 2004 easement which Mr. Somerstein 10 masterfully and expertly wrote is in all of our 11 documents. And he is correct when he said to the CRA 12 back in August that we all took subject to that 2004 13 easement, which gave parking spaces, 75, to the marina. 14 That is accurate. He is correct. We all took subject 15 to that and I was told about that when we purchased our 16 apartment. I was given a tour of the garage and shown 17 it. 18 Nobody in our building has ever objected to 19 the 2004 easement, even though we've been accused of 20 being whiners about living in a mixed use, and you 21 know, near a marina development. That's not what's 22 going on here. 23 What we are objecting to and what we have 24 objected to, and I've very, very clearly stated this to 25 people at the City, I've sent it to the City Council,</p>	<p style="text-align: right;">Page 131</p> <p>1 spaces, and they did, to Suntex. And nobody in this 2 building got up and complained about the sale to Suntex 3 or the use by Suntex of the 75 spaces. 4 But we do have the right to complain about 5 Mr. Graziotto deciding to dole out 75 spaces to a 6 different parcel than that marina parcel, and that 7 would include not only Seven Kings and the restaurant 8 parcel, but also the Ocean Lane Motel, Publix, the bait 9 and tackle shop, the pawn shop or anybody else. So I 10 just wanted to address that. 11 And again, I want to just make sure that it's 12 clear that I'm doing that on behalf of myself, and I'm 13 stating that everybody in my building as an individual 14 resident has that right. 15 I also just want to say that by saying that 16 you have no further comments, which is what Major 17 Thomas said, and I believe that the Fire Department 18 said the same thing, that doesn't state that they are 19 retracting or pulling back or removing their prior 20 comments. And those prior comments were not fully 21 addressed at all, and they still remain. 22 This is not a safe development. It's a 23 flawed plan. Yes, we would all love to have a 24 restaurant, and I'm not opposed to there being a 25 restaurant, but I think it should be a restaurant that</p>
<p style="text-align: right;">Page 130</p> <p>1 I've sent it to the CRA and I've sent it to their 2 lawyers too so that everybody is on the same page, is 3 that -- and I don't represent, by the way, the 4 Association or the Board, and I want to make that very 5 clear. They have lawyers. I've never met them and I 6 don't represent the Board or the Association. 7 But I can tell you right now that every 8 single person in this room from Marina Grande has the 9 absolute legal right to challenge the 2017 easement 10 that Mr. Graziotto, by way of being the owner of the 11 marina, gave to himself by being the owner of Seven 12 Kings in 2017 right before Suntex got it. 13 And the reason why we're objecting to it and 14 why we do object to it and why we are opposed to it is 15 because it doesn't limit the use of the 75 spaces, 16 according to them, to the marina, which is what the 17 original easement in 2004 that Mr. Somerstein drafted 18 expertly does. It literally makes it available to 19 anybody that Mr. Graziotto, through Seven Kings, 20 decides to just dole it out to. 21 And it's not okay to do that, because the 22 easement that Mr. Somerstein drafted is what's known as 23 an easement appurtenant. It runs with the land. It 24 specifically runs with the marina. Yes, they have the 25 right to sell the marina and the use of the 75 parking</p>	<p style="text-align: right;">Page 132</p> <p>1 fits the property and doesn't trash our zoning and code 2 laws, which the 300 foot rule is trashed by with this 3 additional off-site parking. 4 And it shouldn't be a distortion and a 5 contortion of the FDOT's needs for public safety and 6 its roadway purposes. And the FDOT has not had the 7 final word on this, because they're in real time 8 getting all of this information from me -- 9 CHAIR McCOY: Ms. Goodman, thank you. 10 MS. GOODMAN: Thank you very much. 11 CHAIR McCOY: I was really trying to be very 12 fair, and I think we were generous. In fact, you had 13 more comment cards, but I mean I think we've probably 14 heard -- 15 MS. GOODMAN: I appreciate the time to talk 16 and the opportunity. 17 CHAIR McCOY: -- of your point. 18 MS. GOODMAN: So thank you. 19 CHAIR McCOY: And we got a number of cards, 20 and I'm going to go real quick that they just want it 21 read into the record so the applicant can get a chance 22 to respond, hopefully before midnight. So I'm going to 23 go real quick. 24 Michael Kennedy, 6526 South Kanner Highway, 25 Stuart: Strongly support the project. This is a good</p>

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<p>1 project for the city and the marine industries. 2 Wanda Chavers, 601 West 2nd Street: I 3 support this item. 4 Portia Lockhart, 1260 Rosegate Boulevard: I 5 support this item. 6 Samuel Mondast, 2310 Avenue R, Riviera Beach: 7 I support this item. 8 Ron Taylor, 117 Wedgewood Plaza Drive: I 9 support the Crab Pot. 10 Row and Betty Asset -- please forgive me if I 11 didn't get it right: Major concerns of traffic at 12 intersection and blockading. No expectations -- no 13 exception has been received. Noise -- you know, I'm 14 doing my best, I'm sorry. The penmanship here is not 15 that clear. Noise if music allowed after 11 p.m. 16 Address, 2650 Lake Shore Drive. 17 Donna Abbott: I am opposed. Noise, parking 18 and traffic concerns. 19 Marjorie H. Gordon, 2640 Lake Shore Drive: 20 There are rats that exist within the confines and will 21 certainly be attracted to a dining facility. This is a 22 health and welfare concern. 23 Gary Palma, 2640 Lake Shore Drive: I am very 24 opposed to the Crab Pot based on safety, traffic. Site 25 is way too small for this restaurant. Would negatively</p>	<p>1 minute. No, I'm just kidding. 2 MR. PERRY: Let me see how close I can come 3 to that. Marty Perry again, for the record. 4 You know, I've been doing this for over 50 5 years, and I -- predominantly in the zoning area. 6 That's what I do. I'm a zoning lawyer. In the early 7 seventies I was the county zoning attorney. That's how 8 I got started. 9 One thing I've learned is that zoning can 10 be -- and I don't need to tell you because you sit here 11 and you go through it -- an extremely emotional event. 12 You've seen that again tonight. 13 I think probably the best way to address the 14 comments really would be to deal primarily with 15 Ms. Goodman, as well as with -- or Mrs. Goodman, excuse 16 me -- as well as with Mr. Spacht, if I got that name 17 correctly. And I just, I think Ms. Goodman's 18 conclusion is a good way to start. 19 And I want to go back to what I said to begin 20 with when I first started tonight. One of her final 21 comments was that this is not an opportunity to trash 22 our zoning laws. Well, I said at the beginning, you 23 know, we're not here to rezone. We are -- our use, 24 this restaurant is a permitted use in the zoning 25 district that it's in. We're here for site plan</p>
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<p>1 impact Marina Grande values. 2 Mary Marzolo: After retiring for four years, 3 I purchased in the Ocean Tower directly over the 4 restaurant site. If this incompatible proposal goes 5 through, it would destroy our peaceful, safe community 6 of Marina Grande, a jewel in the city of Riviera Beach. 7 You already voted this bar down once. 8 Toby Payne, 2640 Lake Shore Drive: This 9 restaurant will cause a dangerous situation in regard 10 to traffic and parking and safety. 11 Frank Steffan: The proposed Crab Pot will 12 promote rodents, restaurant odors. Safety, both 13 personal and automotive, late night nuisance ordinance 14 issues, parking and additional traffic concerns, all 15 resulting in decreased Marina Grande owners' property 16 values. 17 Deborah Sellitto: Safety concerns, including 18 traffic, fire access, noise, rodents, parking issues. 19 Lastly, Elaine Ferm: Please do not vote to 20 permit this restaurant to be built on the current site. 21 It will be a traffic nightmare. There is also not 22 enough parking for this restaurant. 23 And that concludes public comments and those 24 that were read into the record. 25 Applicants, you have the floor to rebut. One</p>	<p>1 approval. 2 In terms of site plan approval, there are 3 certain regulations that we have to meet. You've had 4 two professional planners, ours, Mr. Gentile, as well 5 as yours, Mr. Gagnon, who have offered their 6 professional opinions that we meet all of your 7 development order regulations, all your Comprehensive 8 Plan regulations. We meet traffic concurrency, we meet 9 all the requirements of any agency whatsoever here. 10 The questions that were raised the last, as 11 pointed out by Mr. Spacht, he kind of left with 12 summarizing his comments, and he summarized them by 13 referring to, (a), the site plan was dependent upon 14 FDOT parking and circulation, (b) police concerns, (c) 15 insufficient parking, and (d), no valet plan. Well, 16 let's just take these one at a time. And I think 17 Ms. Goodman dealt with the same things. 18 The site plan is dependent upon the FDOT 19 parking and circulation. And reference has been made 20 by both of them to the FDOT letter. Jerry O'Reilly 21 sits on the South Florida Regional Transportation 22 Authority along with me. I sit on that same Board. He 23 sits two seats away from me. I know Mr. O'Reilly very 24 well. I respect Mr. O'Reilly. 25 His letter really doesn't say, if you read</p>



<p style="text-align: right;">Page 137</p> <p>1 his letter carefully, it doesn't say anything 2 negatively about what we're doing other than we need to 3 have FDOT approval and that FDOT insists that in terms 4 of getting their approval, that it can't be dependent 5 upon use of the FDOT property. 6 Well, we're here with site plans, and it's 7 been discussed as alternate site plans, et cetera, but 8 the reality is that we have presented a site plan that 9 does not utilize FDOT property, okay? We've also 10 presented an alternate site plan that does show FDOT 11 property and circulation, okay? 12 The reality is that in order to meet the 13 requirements, okay, and this is what he says: FDOT is 14 prepared to lease our property subject to FDOT 15 requirements being met. He says that very clearly and 16 distinctly in his first paragraph in his letter to 17 Mayor Masters, okay? That's the last sentence of that 18 first paragraph. 19 You go down to point number -- he says there 20 are two primary requirements that must be satisfied 21 before FDOT will lease the property. You know, and in 22 that he talks about the leases that are granted are for 23 a five year period. Well, we acknowledge that. We 24 recognize that. That's why you've got the two plans. 25 If for any reason we get an approval that</p>	<p style="text-align: right;">Page 139</p> <p>1 Before you can get a building permit, you have to have 2 that approval. Otherwise, you go back to the first 3 plan where you can't use that property at all. 4 Sound confusing? I don't think so. That's 5 not uncommon at all in the zoning development area. 6 FDOT's only concern is FDOT -- any area leased by FDOT 7 must be in excess of City requirements for parking and 8 internal circulation. We don't need them. We've shown 9 you we don't need them. I rest my case on that one. 10 The next point is police concerns. It's been 11 pointed out by Mr. Gagnon, and Mr. Gentile will get up 12 here, if necessary, to reconfirm what I'm about to tell 13 you, and that is that the police concerns in 2016 were 14 based upon a plan that showed parking underneath the 15 bridge. I, in fact, personally was involved in 16 negotiating with FDOT in an attempt to get FDOT to 17 lease that land under the bridge for parking purposes, 18 okay? They said no. That's why we ended up going and 19 we're working on these other off-site parcels that are 20 part of the marina parking spaces. 21 The police, when they got -- when they saw 22 what was happening -- and now I want to talk about 23 Ms. Goodman's plans, because the plans that Ms. Goodman 24 showed you are not the plans. And if you look at your 25 packet, the plans -- and excuse me and I'm going to</p>
<p style="text-align: right;">Page 138</p> <p>1 allows us to use the FDOT property and FDOT exercises 2 its 30 day right to terminate the agreement, we have to 3 go back to the other plan, okay, and that plan's been 4 reviewed and approved. It has appropriate access. It 5 meets all the requirements of the code. So the reality 6 is that we're not using that, we can live with the five 7 year extension. 8 That's a financial risk to us. If we spend 9 money to set up that FDOT property and develop the FDOT 10 property, and FDOT says, sorry, Charlie, you can't use 11 our property anymore, we've lost that money, we have to 12 put it back the way it was to begin with. That's our 13 risk, and we're prepared to take that risk. 14 It goes on to say: The improvements 15 constructed on the property cannot be requirements of 16 the city site plan approval. We're not asking you, 17 okay, to make that a part of the approval. We're 18 saying we can do without them. 19 But we also offer this alternative plan that 20 if we can get FDOT's approval, then Jeff Gagnon -- he's 21 written it into the condition -- doesn't need to come 22 back to the City Council for approval. He's got the 23 administrative right that would be given to him by the 24 City Council in that condition to say, okay, now you 25 can use this other site plan and that's a condition.</p>	<p style="text-align: right;">Page 140</p> <p>1 come forward and you can pass this. It will be easier 2 for you. The plans that were submitted -- 3 CHAIR McCOY: Just speak loud enough for 4 the -- 5 MR. PERRY: The plans that were submitted for 6 police, fire and everybody else included in very 7 specific legend and specifically identified limits of 8 the FDOT lease area pointing to this area here. That's 9 the area that she highlighted in color. 10 So to assume that the police or the fire or 11 anybody else can't read a plan, because they have 12 specific people that are assigned for that purpose, 13 that are trained for that, is just, it's ridiculous. 14 And I'll let you pass this across so that you can all 15 look at it without having to search for it. The note 16 that I'm talking about is right here. 17 Mr. Spacht's third point was insufficient 18 parking. Well, remember, and I don't have his thing on 19 the screen here, but he said to you these are non-code 20 related items. This is outside the code. Mr. Spacht 21 and Ms. Goodman would have you rewrite the CRA code, 22 okay? Well, that's not what we're here for. 23 We're here -- we applied and we submitted an 24 application in compliance with existing codes, not 25 codes the way that they would like the codes to read,</p>

<p style="text-align: right;">Page 141</p> <p>1 but the codes that we are forced to read and we're 2 forced to apply to. We met the codes that we're 3 required to apply to, not the ones they'd like us to 4 comply with. 5 That's part of the problem with their 6 argument. I mean they went through a great deal of 7 time and effort, and I credit them having spent a lot 8 of time on this, no question about that, okay? But the 9 reality is that they're missing the point. You can't 10 go outside the code. 11 I think it was Mr. Guyton that got up here 12 and talked about property rights. Well, I don't want 13 to talk to you as a lawyer, but the reality is property 14 rights are an issue here. You come here and you have a 15 piece of property and you ask for something, and you 16 meet all the requirements of the code, and somebody 17 says, no, time out, we didn't mean that. We really 18 mean you need to do the following. We didn't write 19 that down yet, but we're going to come back and we'll 20 do that later. That doesn't work. So I pass that one 21 by. 22 The last comment he had was no valet plan. 23 Well, we're not required to have valet parking. We 24 listened to the residents. We listened the first time 25 that we were before you. We reached out and we didn't</p>	<p style="text-align: right;">Page 143</p> <p>1 don't know where he develops, but I can tell you that 2 I'm involved in numerous development projects all over 3 Palm Beach County. Urban development areas, every 4 municipality and the County, in fact, are reducing 5 parking requirements in urban core areas because they 6 want less parking in those areas. The idea is to have 7 people walking around. 8 And now you have, as the other gentleman, 9 Mr. Angelo pointed out, you've got Uber now. 10 In addition to that, they discount the fact 11 that somebody said there's 300 and some residents or 12 apartments in this building here. None of them are 13 ever going to walk to this restaurant and take 14 advantage of it? I mean come on, that's an absurd 15 thought in and of itself, that they're going to boycott 16 this restaurant. They'll be using the restaurant. 17 I can remember doing a project out on 18 Military Trail where the entire neighborhood that was 19 behind this project -- and it was for a child care 20 center -- said you're going to kill our kids with your 21 traffic, we're never going to use your thing. The day 22 that it opened, the entire neighborhood used it. It 23 just doesn't make sense. 24 So we're here to deal with things with logic 25 and common sense. We meet all the requirements of your</p>
<p style="text-align: right;">Page 142</p> <p>1 agree with the residents. The residents expressed 2 concerns about, you know, valet and everything, how are 3 they going to do all this. And we said, well, we'll 4 address that issue. We'll engage a valet parking team, 5 okay, and we'll have valet parking all the time. 6 UNIDENTIFIED SPEAKER: Didn't do it with the 7 residents. He did it with the Board, not the 8 residents. 9 MR. PERRY: If I can continue. 10 CHAIR McCOY: Please, please, please, please. 11 UNIDENTIFIED SPEAKER: He's wrong. 12 CHAIR McCOY: Please. 13 Continue. 14 MR. PERRY: In any event, the valet issue was 15 developed because of concerns expressed in these public 16 hearings relative to the issue of parking. That's why 17 we did that, you know. We're not required to have a 18 plan. Will we have a plan? Of course we'll have a 19 plan. When we get to that point and the building is 20 built and those people are in place, of course the 21 valet parking company will have a plan for that. You 22 know, but that's not a requirement of your code. 23 The other gentleman who indicated he was a 24 developer, and I appreciate his comments, but the 25 reality is that I don't know where he's from, and I</p>	<p style="text-align: right;">Page 144</p> <p>1 ordinance, we've proven our entitlement to this thing. 2 All the issues that have been raised have been 3 addressed either by agreement or otherwise, and I look 4 forward to your support. Thank you very much. 5 CHAIR McCOY: Any questions of Mr. Marty? 6 MR. KUNUTY: Not at this time. 7 MR. SOMERSTEIN: I'm going to be quick. Just 8 a quick rebuttal. 9 Mrs. Goodman spoke for 15 minutes, and I 10 thank you for the compliment on the drafting of the 11 easement, which she said that as a lawyer, she bought, 12 she understood the easement, she bought accepting the 13 easement, but she said but that was the 2004 easement, 14 but I never expected that they would let somebody else 15 use it. 16 The fact of the matter is that 2004 easement 17 that she bought, she understood or she thought she 18 understood, it clearly, and I pointed out the language 19 to you, clearly gives the owner the property right to 20 be able to transfer the use of that easement to its 21 designees. I gave you the case law that the law 22 supports the right of a written easement to enforce the 23 terms of the easement. Just because she doesn't like 24 it doesn't mean that that changes the law. The law is 25 very clear on this point. Thank you.</p>

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<p>1 CHAIR McCOY: Any other members with 2 questions of the presentation? Any members with 3 questions of staff? Mr. Kunuty. 4 MR. KUNUTY: Yes, I have one question for 5 staff, if I'm correct in assuming the common criteria 6 for measuring distance between properties is from the 7 closest points of each property in a straight line? 8 MR. GAGNON: Oftentimes the code will 9 delineate how distance should be measured. So if it's 10 as the bird flies, as you demonstrated, it would be the 11 closest point of the property line to closest point of 12 property line. A certain code could also delineate by 13 way of pedestrian path or accessibility if certain 14 obstacles would be in the way. 15 So it really depends on how the specific 16 distance requirement is written. I think the most 17 common practice, if not specified otherwise, would just 18 be as the bird flies from property line to property 19 line. 20 MR. KUNUTY: Thank you. 21 CHAIR McCOY: Any other members? 22 MS. SHEPHERD: Question, Jeff. If this dies 23 tonight, not having the votes, does it still continue 24 to Council? 25 MR. GAGNON: So with a recommendation from</p>	<p>1 spaces, right there where you walk into, there is no 2 sidewalk there. There is nothing there. That's the 3 road. 4 MR. GRAZIOTTO: So we have an easement to use 5 the parking spaces. I don't own the land, so I can't 6 make any representations that we could be successful in 7 working with the marina and/or Marina Grande in 8 changing anything. But certainly we'd be open to any 9 suggestions and would consider adding a sidewalk if one 10 could be added. 11 MS. SHEPHERD: Just one more question. Not a 12 question, but a statement to Mrs. Goodman, Ms. Sara 13 Goodman. I live right there in that area. I live on 14 23rd Street, so I can come right out Lake Shore. And I 15 have walked that little enclave, and it is quite dark 16 there. 17 And I do have concerns because of my age. I 18 didn't know it was that far until the gentleman started 19 talking. Well, I knew I couldn't do it, but I didn't 20 know it was that far, let me be honest. But it is -- 21 now since I'm hearing it, this is the first time I 22 really heard about the parking. I think we did bring 23 up about the parking. It's a good project, but the 24 parking is going to be, I think will kill the project. 25 MS. GOODMAN: Ms. Shepherd, can I just say</p>
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<p>1 the Planning and Zoning Board similar to our previous 2 Planning and Zoning Board meeting where there was a 3 recommendation for denial, the applicant did choose to 4 move forward and proceeded to the CRA Board and City 5 Council. So whatever recommendation is provided by 6 Planning and Zoning Board, that would go to Council for 7 their final consideration. 8 MS. SHEPHERD: Thank you. 9 CHAIR McCOY: Any other members? 10 MR. GALLON: I have a question. I did walk 11 that route, and will there be any changes made as far 12 as walking to the Crab Pot? Because I walked from the 13 Marina Grande, from where that parking area is that has 14 the 38 spaces to where the Crab Pot location is, and it 15 is a dangerous spot there. Are you all planning on 16 doing anything or making any type of adjustments to 17 that area? 18 MR. GRAZIOTTO: I don't know what you're 19 specifically referring to, what's dangerous, but you 20 know, certainly to the extent we could change something 21 or look at something, we're happy to consider it. But 22 I don't know specifically what -- 23 MR. GALLON: Right where you're going into 24 the Grande, the Marina Grande, that area where you have 25 to go in to park if you're going to use those 38</p>	<p>1 one thing? I -- 2 MS. SHEPHERD: You have to ask the Chair. 3 MS. GOODMAN: -- appreciate it -- 4 CHAIR McCOY: Respectfully -- 5 MS. GOODMAN: I just want to point out one 6 thing. I was in a car the other night -- 7 CHAIR McCOY: Ms. Goodman, respectfully, 8 we've kind of -- you know, I think I allowed you ample 9 enough time. 10 MS. GOODMAN: And I thank you for that. 11 CHAIR McCOY: And you know, I -- is there 12 something that you could possibly say that has not been 13 said already tonight? And I mean I want to be fair, I 14 really do, but -- 15 MS. GOODMAN: Well, not as a lawyer, and not 16 as even a resident of Marina Grande, I just want to 17 point out something that's in the real world at this 18 intersection. It happened to me the other night. 19 I was showing someone Riviera Beach, a 20 visitor, the entire setup of the one way service road. 21 And I stopped at the light, which was a red light, and 22 I sat there. This was on a Saturday night. And I 23 assume that these signals, these traffic signals can be 24 changed and altered, but on this particular evening and 25 this particular window of time, I sat and waited</p>

<p style="text-align: right;">Page 149</p> <p>1 through eight complete green/red light signal change 2 cycles -- 3 CHAIR McCOY: It's been taken, point well 4 taken, Ms. Goodman. Let me stop you, because it's 5 already out of order, and I don't want to even -- you 6 know, I think I'm already doing too much. So my 7 apologies to the members of the Board and the public. 8 You know, I don't want to rehash that. We've already 9 heard that part. 10 I just wanted to -- I guess I got a question 11 and I wanted to make sure all the Board members had 12 their concerns addressed. 13 But Mr. Gagnon, if I'm correct, what you 14 submitted us to regarding what was brought up by 15 Mr. Spacht is not applicable because the CRA LDR 16 supersedes the City Codes in that respect to, I believe 17 it was the 300 feet. 18 MR. GAGNON: In reference to the 300 foot 19 requirement, my opinion is the existing CRA codes would 20 supersede the previous codes because I perceive it as a 21 conflict. 22 CHAIR McCOY: Sure. 23 I just have a couple things. And you know, 24 there was some challenges, and you know, I do think 25 they have a permitted by right ability to build the</p>	<p style="text-align: right;">Page 151</p> <p>1 that's very subjective. And you know, I just find it a 2 challenge to see that they've overcome those concerns 3 that everybody has brought up tonight, you know, about 4 vehicular traffic. 5 This is a service road. The whole -- I'm 6 looking at the site plan, and I actually hate to say 7 it, but I drove trucks when I was in college, and 8 that's tough. That's a tough -- that's just tough 9 altogether. 10 And then Mr. Marty said that there's no valet 11 plan required, but I think in an abundance of caution, 12 if we have such a narrow ingress and egress and also a 13 small service road, I think at the very minimum we 14 should have been provided with some sort of plan, even 15 though it wasn't required, because, you know, that just 16 defeats the whole very purpose and definition of our 17 review of a site plan, is that we are to ensure 18 efficient pedestrian and vehicle traffic. 19 And you know, for those reasons, you know, I 20 think the project is permitted by right, but I just 21 can't support it in its current form because it just, 22 it doesn't meet this definition of our standard in 23 reviewing site plans. 24 So I mean any other members have comments? 25 If not, the floor is open.</p>
<p style="text-align: right;">Page 150</p> <p>1 restaurant. And I think the letter from DOT, in my 2 opinion, arguably the parking, you know, that's a legal 3 question. But I (inaudible) with them and say they've 4 met it, you know, for that reason. And even so much 5 the contingency plan, I've never seen anything like it, 6 but I'll give them that. 7 But here's where I'm stuck at. And they met 8 the code, and they've met the requirements, let's say 9 they get the lease. But just from the very premise of 10 our functioning, reviewing site plans, I actually 11 pulled up the code here, and I can just read it to you. 12 And this provides a lot of subjectivity that goes way 13 beyond whether or not a project is permitted by right 14 or if it's zoned. 15 And it says: Clearly, the purpose of site 16 plan review shall be to ascertain that the proposed new 17 development is in conformity with the Comprehensive 18 Plan, is not detrimental to the neighboring land use, 19 that an efficient pedestrian and vehicular traffic 20 system, including proper means of ingress and egress to 21 the street is provided, and that the project -- and 22 that the proposed project shall be a viable addition to 23 the community. 24 That doesn't speak to code or zoning. Well, 25 it speaks to code, but it doesn't speak to zoning. But</p>	<p style="text-align: right;">Page 152</p> <p>1 MR. KUNUTY: Yes, I do have a comment. In 2 reality, I really don't have any questions, since I 3 think they've all been answered numerous times, okay? 4 But in listening to the presentation, my feeling is 5 that they have met all the requirements for the site 6 plan, okay? 7 And to your point, I think that part of the 8 responsibility of the plan review is that if there is 9 anything that is unsafe, that it should be brought 10 forward. Enough people have reviewed this plan, and I 11 don't believe there were any red flags as far as safety 12 is concerned, okay? There was some questions by the 13 Police Department, but that's part of what they -- 14 that's part of what their responsibility is. 15 So in reality, I guess I'm taking the 16 opposite position that you're taking in the sense that 17 I can support it because they've met all the 18 requirements. There's a couple of things I would ask 19 for in addition to as conditions, okay, but that's all. 20 So that's my discussion on it. 21 CHAIR McCOY: Anyone else? No other 22 comments, the floor is open for a motion. Anything 23 from staff? 24 MR. GAGNON: Nothing additional, sir. 25 CHAIR McCOY: Okay, members.</p>

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<p>1 MR. KUNUTY: I move that we approve the plan 2 with staff's condition and that the applicant submit a 3 valet -- an acceptable valet plan is submitted to staff 4 prior to it going to City Council. 5 CHAIR McCOY: There's been a motion, members. 6 Is there a second? 7 MR. BROWN: Second. 8 CHAIR McCOY: Properly moved and there was a 9 second. 10 Roll call, Ms. Davidson. 11 MS. DAVIDSON: Margaret Shepherd. 12 MS. SHEPHERD: No. 13 MS. DAVIDSON: James Gallon. 14 MR. GALLON: No. 15 MS. DAVIDSON: Jon Gustafson. 16 MR. GUSTAFSON: Yes. 17 MS. DAVIDSON: Edward Kunuty. 18 MR. KUNUTY: Yes. 19 MS. DAVIDSON: Anthony Brown. 20 MR. BROWN: Yes. 21 MS. DAVIDSON: Tradrick McCoy. 22 CHAIR McCOY: No. 23 MS. DAVIDSON: That is a three/three vote, 24 Mr. Chair. 25 CHAIR McCOY: So the motion fails. Am I</p>	<p>1 MR. KUNUTY: Yes. 2 MS. DAVIDSON: Anthony Brown. 3 MR. BROWN: Yes. 4 MS. DAVIDSON: Tradrick McCoy. 5 CHAIR McCOY: No. 6 MS. DAVIDSON: That motion failed. 7 MR. KUNUTY: I'd like to make another motion 8 that the plan be submitted to City Council with the 9 vote. 10 CHAIR McCOY: I'm not sure I understand. 11 Clarify for us. 12 MR. KUNUTY: Well, I guess my question to 13 staff is will this go to City Council at this point? 14 CHAIR McCOY: It will, but it has to be on a 15 motion, either -- 16 MR. KUNUTY: Well, that's why -- that's my 17 question. That's why I said I make a motion that this 18 plan get submitted to City Council noting our vote. 19 CHAIR McCOY: Right. So respectfully, 20 Mr. Kunuty, I think that's what's going to ultimately 21 happen, but -- 22 MR. KUNUTY: Well, it's not -- 23 CHAIR McCOY: -- let him finish answering the 24 question, because I don't think that's what he's 25 saying.</p>
Page 154	Page 156
<p>1 right? 2 MR. GAGNON: Motion fails. 3 CHAIR McCOY: Okay. Members, the floor is 4 open for another motion. I didn't even realize we were 5 split three/three tonight. The floor is open for 6 another motion. 7 MR. KUNUTY: Well, I'll make the same motion 8 to approve and just eliminate the valet plan, with 9 staff's recommendations. Basically, I'm making the 10 same motion. 11 CHAIR McCOY: Okay. 12 MR. KUNUTY: Okay. The elimination of the 13 requirement for the applicant to furnish an acceptable 14 valet plan. 15 CHAIR McCOY: There's a motion. Is there a 16 second? 17 MR. GUSTAFSON: Second. 18 CHAIR McCOY: Properly moved and seconded. 19 MS. DAVIDSON: Margaret Shepherd. 20 MS. SHEPHERD: No. 21 MS. DAVIDSON: James Gallon. 22 MR. GALLON: No. 23 MS. DAVIDSON: Jon Gustafson. 24 MR. GUSTAFSON: Yes. 25 MS. DAVIDSON: Edward Kunuty.</p>	<p>1 That was my question to you. Is this going 2 to go to City Council automatically? 3 MR. GAGNON: So if there's an impasse by the 4 Board and it's a split decision that can't be overcome 5 depending on whatever motion is made, the way that I 6 would treat it is provide that information, the fact 7 that it was a split three/three vote to City Council. 8 Again, Planning and Zoning Board is a 9 recommendation to City Council, so it's not a final 10 decision being made. So it's not something that if we 11 can't overcome the three/three split that we need to 12 belabor it. However, if a Board member feels there's 13 another motion that may be affirmed, then please 14 continue to make motions. 15 MR. KUNUTY: Well, my question is, just a yes 16 or no answer: Will this go to City Council 17 automatically? 18 MR. GAGNON: Yes. 19 MR. KUNUTY: Okay, then there's no need for a 20 motion to send it. 21 CHAIR McCOY: Right. And what I was trying 22 to do was preserve the opportunity if another Board 23 member wanted to present a motion alternative to yours. 24 So, you know, and if there is no motion, then we'll 25 ride with the three/three split.</p>

<p style="text-align: right;">Page 157</p> <p>1 MR. KUNUTY: Okay.</p> <p>2 MS. SHEPHERD: I did want to ask a question,</p> <p>3 Mr. Chair. I think it's a good plan, and I think they</p> <p>4 should go back to the drawing board and rethink it. I</p> <p>5 don't think we should kill the whole project.</p> <p>6 CHAIR McCOY: Well, we don't kill it, so --</p> <p>7 MS. SHEPHERD: Well, the three to three vote,</p> <p>8 I'm good with it.</p> <p>9 CHAIR McCOY: So if there's no other motions,</p> <p>10 then we're done with this item.</p> <p>11 MR. PERRY: Thank you for your time and</p> <p>12 attention.</p> <p>13 CHAIR McCOY: Members, please; members of the</p> <p>14 audience, please exit quietly as we still have a</p> <p>15 meeting to finish.</p> <p>16 (Discussion held off the record.)</p> <p>17 CHAIR McCOY: Please exit quietly.</p> <p>18 (Discussion held off the record.)</p> <p>19 CHAIR McCOY: Excuse me. Like we're still in</p> <p>20 a meeting and we're being recorded. Please exit</p> <p>21 quietly.</p> <p>22 MR. KUNUTY: Okay, we can cut to the chase.</p> <p>23 Let's adjourn.</p> <p>24 CHAIR McCOY: Make a motion.</p> <p>25 MR. KUNUTY: Let's see if he has anything to</p>	<p style="text-align: right;">Page 159</p> <p>1 CERTIFICATE</p> <p>2</p> <p>3</p> <p>4 THE STATE OF FLORIDA )</p> <p>5 )</p> <p>6 COUNTY OF PALM BEACH )</p> <p>7</p> <p>8 I, Susan S. Kruger, do hereby certify that</p> <p>9 I was authorized to and did report the foregoing</p> <p>10 proceedings at the time and place herein stated, and</p> <p>11 that the foregoing pages comprise a true and correct</p> <p>12 transcription of my stenotype notes taken during the</p> <p>13 proceedings.</p> <p>14 IN WITNESS WHEREOF, I have hereunto set my</p> <p>15 hand this 17th day of January, 2019.</p> <p>16</p> <p>17</p> <p>18</p> <p>19</p> <p>20</p> <p>21</p> <p>22 _____</p> <p>23 Susan S. Kruger</p> <p>24</p> <p>25</p>
<p style="text-align: right;">Page 158</p> <p>1 say.</p> <p>2 CHAIR McCOY: Mr. Gagnon, do you have</p> <p>3 anything to offer, because there's been a suggestion of</p> <p>4 a motion to adjourn.</p> <p>5 MR. GAGNON: If that pleases the Board, then</p> <p>6 so be it.</p> <p>7 CHAIR McCOY: Okay.</p> <p>8 MR. KUNUTY: Now that it's empty, do you want</p> <p>9 to take another shot at a motion to pass?</p> <p>10 MR. GUSTAFSON: You don't have to write that</p> <p>11 down.</p> <p>12 MR. KUNUTY: I move to adjourn.</p> <p>13 CHAIR McCOY: Okay, meeting's adjourned.</p> <p>14 (Whereupon, at 10:35 p.m., the proceedings</p> <p>15 were concluded.)</p> <p>16</p> <p>17</p> <p>18</p> <p>19</p> <p>20</p> <p>21</p> <p>22</p> <p>23</p> <p>24</p> <p>25</p>	



**CITY OF RIVIERA BEACH, STAFF REPORT  
CASE NUMBER SP-18-21  
RIVIERA BEACH FIRE STATION # 2  
JANUARY 24, 2019**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, APPROVING AN APPLICATION SUBMITTED BY THE CITY OF RIVIERA BEACH (SP-18-21), REQUESTING SITE PLAN APPROVAL FOR NEW ELEMENTS SPECIFIED WITHIN THE FIRE STATION #2 AND BARRACUDA BAY AQUATIC COMPLEX MASTER PLAN, INCLUDING CONSTRUCTION OF A NEW 12,490 SQUARE FOOT FIRE STATION AND A NEW 648 SQUARE FOOT EVENT BUILDING, ON APPROXIMATELY 5.45 ACRES, LOCATED AT THE SOUTH WEST CORNER OF WEST BLUE HERON BOULEVARD AND AVENUE 'S', IDENTIFIED BY PARCEL CONTROL NUMBERS 56-43-42-29-04-007-0181 AND 56-43-42-29-04007-0010; AND PROVIDING FOR AN EFFECTIVE DATE.

- 
- A. Applicants:** City of Riviera Beach.  
Authorized Agent: Don Hearing, Cotleur & Hearing
- B. Request:** The City desires to construct a new 12,490 square-foot fire station to replace the existing 4,000 square-foot fire station. Additionally, a 648 square-foot event building 2 is proposed directly to the east of the fire station on the Barracuda Bay Aquatic Complex. (See attached plans).
- C. Location:** The proposed development is located at 1621 W Blue Heron Blvd., southwest corner of W. Blue Heron Boulevard and Avenue S (see attached location map).
- D. Property Description and Uses:** The subject property description / uses are as follows:

Parcel Control Numbers: 56-43-42-29-04-007-0181 & 56-43-42-29-04-007-0010

Parcel Size: +/- 0.66; 1.63; 3.16 Acres (5.45 Total Acres)

Existing Use: A 4,000 square-foot fire station and aquatic complex.

Zoning: Community Facility

Future Land Use: Community Facilities (CF) and Recreational (Rec)

**E. Adjacent Property Description and Uses:**

North: Single Family Residences / RS-8 Zoning Designation.

South: John F. Kennedy Middle School, CF Zoning Designation.

East: KFC Drive-thru restaurant and multi-family residential, CN Zoning Designation.

West: John F. Kennedy Middle School, CF Zoning Designation.

## **F. Background:**

Fire Station #2 is over 40 years old and in need of updating to current standards. This will include the installation of sprinklers, alarm systems, clean rooms, exhaust systems, security and other hardening features, segregated restrooms and secure medical rooms.

In August 2018, Coteleur & Hearing, authorized agent for the City of Riviera Beach, submitted an application for site plan approval, which has been reviewed by City staff for compatibility and consistency with the City's Comprehensive Plan and Land Development Regulations. The development proposal consists of two construction phases. Phase 1, consists replacing the existing 4,000 square-foot Fire Station with a new 12,490 square-foot Fire Station. Phase 2, consists of a 648 square-foot event Building on the City-owned Barracuda Bay Aquatic Complex. The timeline for construction of Phase 2 has not yet been determined and may be dependent on future budget funding opportunities.

The following staff analysis has been prepared for your review:

## **G. Staff Analysis:**

**Proposed Use:** A +/- 12,490 square-foot Fire Station and 648-square-foot Event Building.

**Zoning Regulations:** The proposed use complies with the City's Land Development Regulations for the Community Facility (CF) Zoning District.

**Comprehensive Plan:** The proposed use is consistent with the Comprehensive Plan, including the Community Facilities and Recreational Future Land Use Designation.

**Levels of Service:** Customary services such as water, sewer, roads and garbage collection are currently available to the site.

**Landscaping:** A landscape plan was provided and new landscaping will be installed according to City landscape code requirements.

**Parking/Traffic:** A parking analysis of the site has been performed. Currently, there is adequate parking provided per the City's Code for the elements currently proposed.

## **H. Recommendation:** Staff recommends approval of the City of Riviera Beach site plan application with the following conditions:

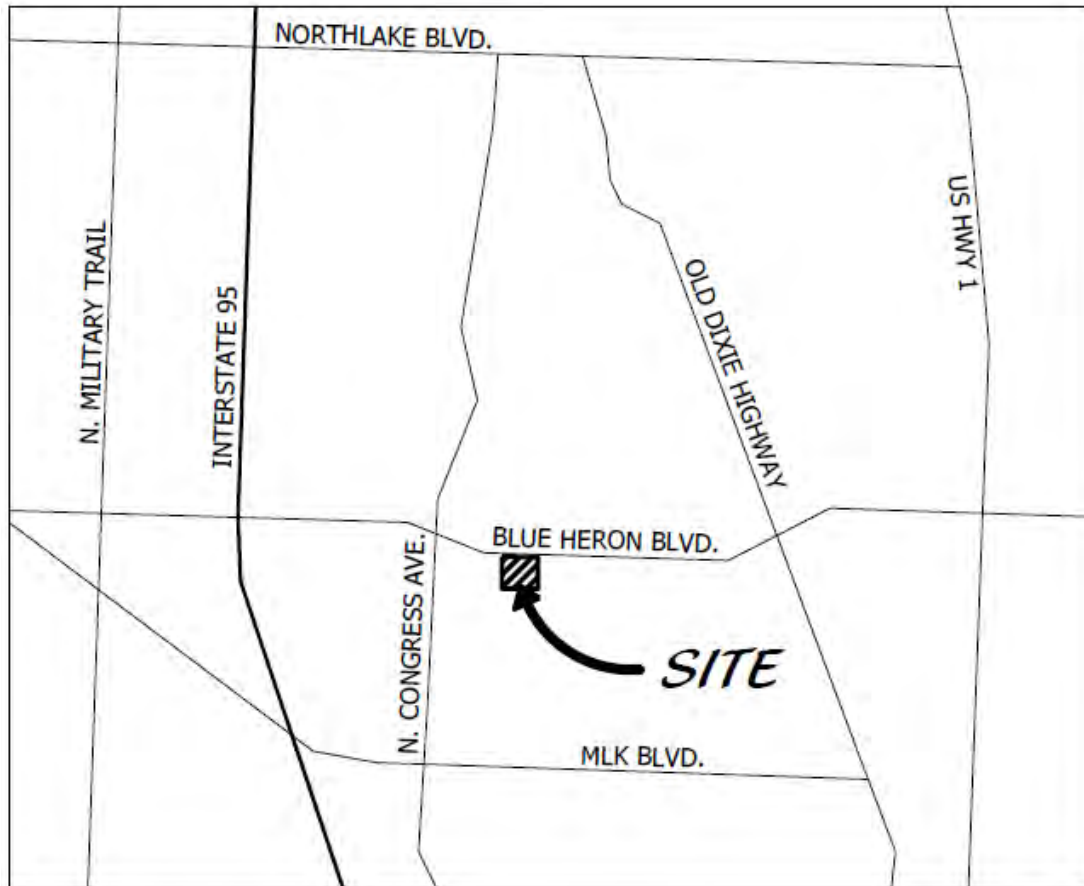
1. Landscaping and irrigation is required prior to issuance of a certificate of occupancy.
2. Construction must be initiated within 18 months of the effective date of the adopting Resolution in accordance with Section 31-60(b), of the City Code of Ordinances. Demolition, site preparation or land clearing shall not be considered construction. Building permit application and associated plans and documents shall be submitted in its entirety and shall not be accepted by City staff in a partial or incomplete manner.
3. City Council authorizes City staff to approve future amendments to this site plan administratively so long as the site plan does not deviate greater than 5% or 1,000 sq. ft. increase, whichever is less from the originally approved site plan.



4. Once approved, this resolution shall supersede any previous site plan approval resolutions associated with this property, causing previous site plan approval resolutions to be null and void.

LOCATION MAP:

# LOCATION MAP



## **LEGAL DESCRIPTION:**

### LEGAL DESCRIPTION FIRE STATION NO. 2 BARRACUDA BAY PARCEL

LOTS 1 TO 18, BLOCK 7, INCLUSIVE LOTS 39 TO 48, BLOCK 7, INCLUSIVE, LESS THE WEST 12.50 FEET OF LOTS 18 AND 39, THE 3RD ACREHOME PARK ADDITION TO KELSEY CITY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 76 AS CORRECTED IN PLAT BOOK 15, PAGE 17 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 8, OF SAID BLOCK 7, THENCE ALONG THE EAST LINE OF SAID BLOCK 7; SOUTH 01°13'34" WEST A DISTANCE OF 210.00 FEET TO THE SOUTH LINE OF SAID BLOCK 7; THENCE ALONG SAID SOUTH LINE NORTH 88°23'29" WEST, 337.50 FEET OT A LINE BEING 12.50 EAST OF AND PARALLEL TO THE WEST LINE OF LOT 39 OF SAID BLOCK7; THENCE NORTH 01°13'34" EAST, 210.00 FEET TO THE NORTH LINE OF SAID BLOCK 7; THENCE ALONG SAID NORTH LINE SOUTH 88°23'29" EAST (BEARING REFERENCE) 337.50 FEET TO THE POINT OF BEGINNING. SAID LANDS LYING AND BEING IN THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA AND CONTAINING 70,877 SQUARE FEET MORE OR LESS

#### TOGETHER WITH:

LOTS 1 TO 23 AND LOTS 34 TO 48, BLOCK 8, INCLUSIVE OF THE 3RD ACREHOME PARK ADDITION TO KELSEY CITY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 76 AS CORRECTED IN PLAT BOOK 15, PAGE 17 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

TOGETHER WITH PORTIONS OF THE ABANDONED RIGHTS-OF-WAY OF PERRY STREET, AND ARCAD STREET AS SHOWN IN THE PLAT OF THE 3RD ACREHOME PARK ADDITION TO KELSEY CITY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 76 AS CORRECTED IN PLAT BOOK 15, PAGE 17 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

#### TOGETHER WITH:

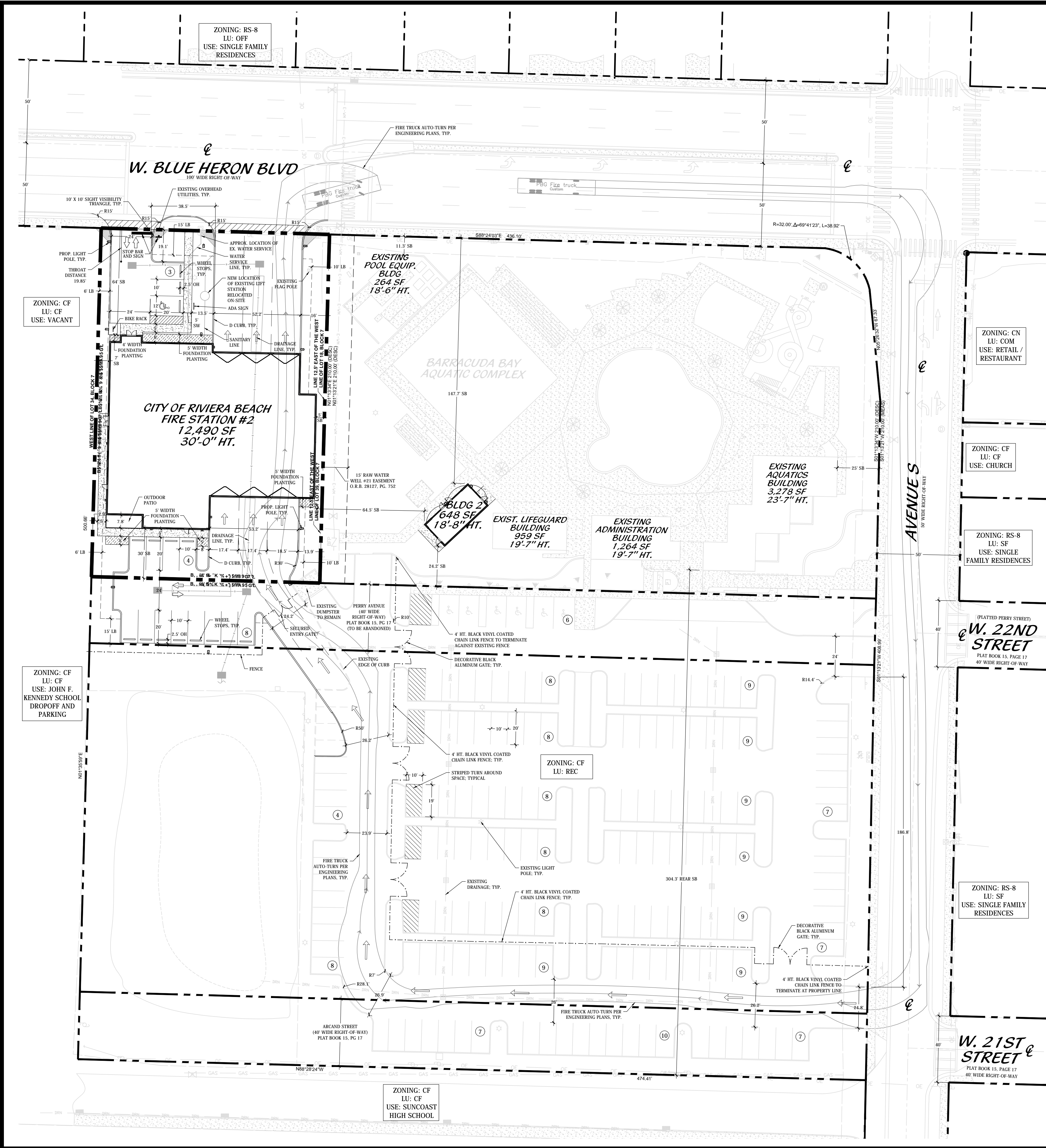
FIRE STATION PARCEL

LOTS 19 TO 23, BLOCK 7, INCLUSIVE, LOTS 34 TO 38, BLOCK 7 INCLUSIVE, AND THE WEST 12.50 FEET OF LOTS 18 AND 39, BLOCK 7, THE 3RD ACREHOME PARK ADDITION TO KELSEY CITY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 76 AS CORRECTED IN PLAT BOOK 15, PAGE 17 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOTE 23, OF SAID BLOK7, THENCE ALONG THE NORTH LINE OF SAID BLOCK 7 SOUTH 88°23'29" EAST (BEARING REFERENCE), A DISTANCE OF 137.60 FEET TO A LINE BEING 12.50 FEET EAST OF AND PARALLELED TO THE WEST LINE OF LOT 18, BLOCK 7; THENCE SOUT 01°13'34" WEST, 210.00 FEET TO THE SOUTH LINE OF BLOCK 7; THENCE ALONG SAID SOUTH LINE NORTH 88°23'29" WEST; 137.50 FEET TO THE WEST LINE OF LOT 34, BLOCK 7; THENCE ALONG SAID WEST LINE NORTH 01°13'34" EAST, 210.00 FEET TO THE POINT OF BEGINNING; SAID LANDS LYING AND BEING IN THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA AND CONTAINING 28,876 SQUARE FEET MORE OR LESS

TOTAL AREA: 5.454 ACRES





## SITE DATA

PROJECT NAME FUTURE LAND USE ZONING DISTRICT USE SECTION 29, TOWNSHIP 42, RANGE 43 PROPERTY CONTROL NUMBERS	RIVIERA BEACH FIRE STATION #2 / BARRACUDA BAY MASTER PLAN CF / REC CF / CF FIRE STATION / MUNICIPAL WATER PARK 56434229040070181 - FIRE STATION #2 5643422904007010 - BARRACUDA BAY 56434229040080010 - BARRACUDA BAY 1184		
TAZ			
<b>FIRE STATION #2 PARCEL</b>	<b>0.66 AC</b>	<b>28,876.00 SF</b>	<b>12.24%</b>
<b>BARRACUDA BAY PARCEL</b>	<b>1.63 AC</b>	<b>70,877.00 SF</b>	<b>30.04%</b>
<b>LOTS 1 TO 23 AND LOTS 34 TO 48, PERRY AVE ROW, ARCAD ST ROW</b>	<b>3.13 AC</b>	<b>136,167.96 SF</b>	<b>57.72%</b>
<b>TOTAL GROSS AREA</b>	<b>5.42 AC</b>	<b>235,920.96 SF</b>	<b>100.00%</b>
<b>BUILDING SIZE</b>	<b>PROVIDED</b>		
NEW FIRE STATION #2 TOTAL GROSS SF	12,490 SF		
FIRE STATION ONLY SF	12,132 SF		
MEZZANINE ONLY SF	358 SF		
<b>TOTAL FIRE STATION PARCEL PROPOSED</b>	<b>12,490 SF</b>		
NEW BUILDING 2 - BARRACUDA BAY	648 SF		
<b>TOTAL BARRACUDA BAY PARCEL PROPOSED</b>	<b>648 SF</b>		
EXISTING LIFEGUARD BUILDING - BARRACUDA BAY	959 SF		
EXISTING POOL EQUIPMENT BUILDING - BARRACUDA BAY	264 SF		
EXISTING ADMINISTRATION BUILDING - BARRACUDA BAY	1,264 SF		
EXISTING AQUATICS BUILDING - BARRACUDA BAY	3,278 SF		
<b>TOTAL BARRACUDA BAY PARCEL EXISTING</b>	<b>5,765 SF</b>		
<b>OVERALL BUILDING TOTAL - FIRE STATION PARCEL</b>	<b>12,490 SF</b>		
<b>OVERALL BUILDING TOTAL - BARRACUDA BAY PARCEL</b>	<b>6,413 SF</b>		
<b>COMBINED TOTAL</b>	<b>18,903 SF</b>		
FAR	0.09		
<b>SURFACE COVER</b>			
<b>IMPERVIOUS AREA</b>	SF	AC	%
BUILDING LOT COVERAGE	20,635.00	0.47	9%
VEHICULAR USE AREA	99,147.00	2.28	42%
SIDEWALK AREA	34,654.00	0.80	15%
POOL AREA	4,983.00	0.11	2%
<b>TOTAL IMPERVIOUS AREA</b>	<b>159,419.00</b>	<b>3.66</b>	<b>68%</b>
<b>PERVIOUS AREA</b>	SF	AC	%
GREEN SPACE AND BUFFERS	76,501.96	1.76	32%
<b>TOTAL PERVIOUS AREA</b>	<b>76,501.96</b>	<b>1.76</b>	<b>32%</b>
<b>TOTAL AREA</b>	<b>235,920.96</b>	<b>5.42</b>	<b>100%</b>
<b>BUILDING HEIGHT</b>	<b>PROVIDED</b>		
NEW FIRE STATION #2	30'-0"		
NEW BUILDING 2 - BARRACUDA BAY	18'-8"		
EXISTING LIFEGUARD BUILDING - BARRACUDA BAY	19'-7"		
EXISTING POOL EQUIPMENT BUILDING - BARRACUDA BAY	18'-6"		
EXISTING ADMINISTRATION BUILDING - BARRACUDA BAY	19'-7"		
EXISTING AQUATICS BUILDING - BARRACUDA BAY	23'-7"		
<b>PARKING DATA</b>	<b>PROVIDED</b>		
FIRE STATION #2 PARKING SPACES	15		
FIRE STATION #2 ADA PARKING SPACES (INCLUDED IN TOTAL)	1		
BARRACUDA BAY PARKING SPACES	159		
BARRACUDA BAY ADA PARKING SPACES (INCLUDED IN TOTAL)	6		
<b>TOTAL PARKING</b>	<b>174</b>		

## LEGEND

OH	OVERHANG	HC SIGN	LIGHT POLE
R	RADIUS	STOP SIGN	WALL MOUNTED LIGHT
SB	SETBACK		
SW	SIDEWALK		
TYP	TYPICAL		
		5' WIDTH FOUNDATION PLANTING	
		4' WIDTH FOUNDATION PLANTING	

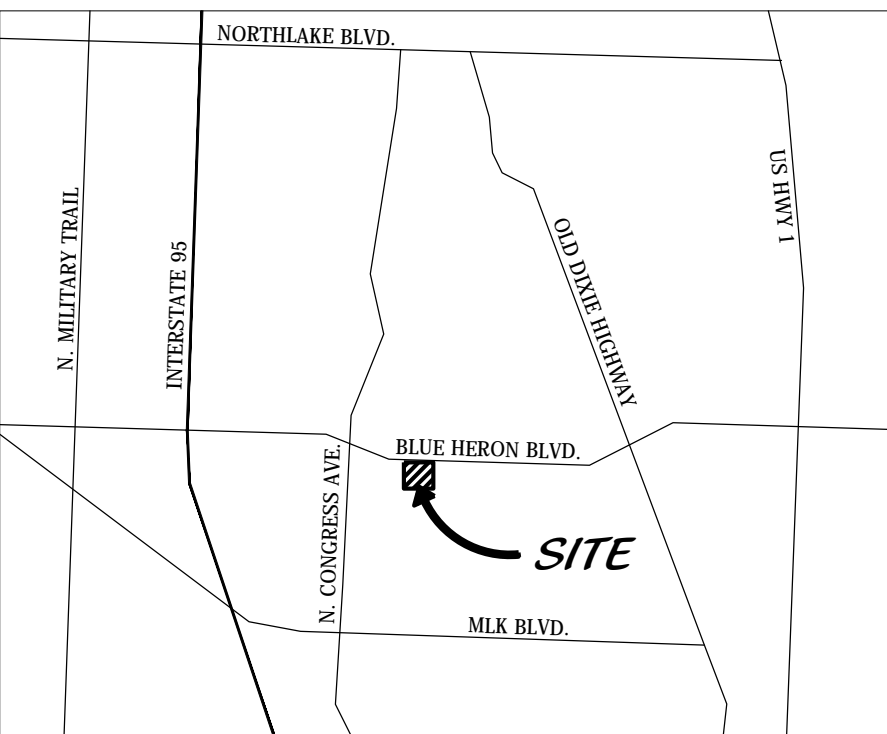
## GENERAL NOTES

THE PHOTOMETRIC PLAN WILL REFLECT LIGHTING VALUES IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF RIVIERA BEACH LDRS.

ALL PARKING LOT STRIPING, EXCEPT FOR PARKING SPACES, SHALL BE CONSTRUCTED USING THERMOPLASTIC MATERIAL.

ALL HANDICAP ACCESSIBLE RAMPS SHALL MEET ALL APPLICABLE, REGIONAL AND STATE ACCESSIBILITY GUIDELINES AND REGULATIONS. ANY MODIFICATIONS SHALL BE APPROVED BY THE ENGINEER-OF-RECORD.

## LOCATION MAP

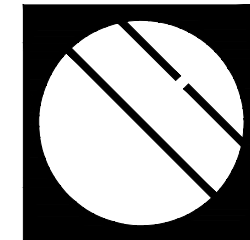


## PROJECT TEAM

APPLICANT: CITY OF RIVIERA BEACH 1481 15TH ST. RIVIERA BEACH, FLORIDA 33404 561.845.4080 CONTACT: TERRENCE BAILEY	ARCHITECT: REG ARCHITECTS INTERIORS PLANNERS 300 CLEMATIS STREET, 3RD FLOOR WEST PALM BEACH, FL. 33401 561.659.2383 CONTACT: MANUEL AYALA
LANDSCAPE ARCHITECT/PLANNER: COTLEUR & HEARING, INC. 1934 COMMERCE LANE, SUITE 1 JUPITER, FL 33458 561.747.6336 CONTACT: DON HEARING	LIGHTING ENGINEER: TLC ENGINEERING FOR ARCHITECTURE 800 FAIRWAY DRIVE, SUITE 250 DEERFIELD BEACH, FLORIDA 33441 954.418.9096 CONTACT: JORGE E. REYES, PE
ENGINEER: ENGINEITY GROUP, INC. 1280 NORTH CONGRESS AVENUE SUITE 101 WEST PALM BEACH, FL. 33409 561.655.1151 CONTACT: TARA BAMBER	SURVEYOR: ENGINEITY GROUP, INC. 1280 NORTH CONGRESS AVENUE SUITE 101 WEST PALM BEACH, FL. 33409 561.655.1151 CONTACT: ADAM SWEENEY

## PROPERTY DEVELOPMENT REGULATIONS

	Zoning District Overlay	MINIMUM LOT DIMENSIONS			FAR	BLDG. COVER	MIN. SETBACKS			
		SIZE	FRONTAGE	DEPTH			FRONT	SIDE	SIDE	REAR
PROVIDED	CF	5.42 AC	474.41'	500.66'	0.09	9%	11.3'	7'	25'	304.3'

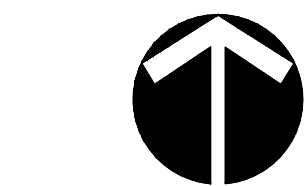


## Cotleur & Hearing

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Lic# LC-26000535

## FIRE STATION #2 / BARRACUDA BAY MASTER PLAN Riviera Beach, Florida

DESIGNED	NP
DRAWN	JAE
APPROVED	DEH
JOB NUMBER	18-0501
DATE	08-31-18
REVISIONS	10-18-18
	11-30-18
	12-03-18
	01-07-19



Scale: 1" = 30'

January 07, 2019 12:05:48 p.m.  
Drawing: 18-0501 SP.DWG

SHEET 1 OF 1

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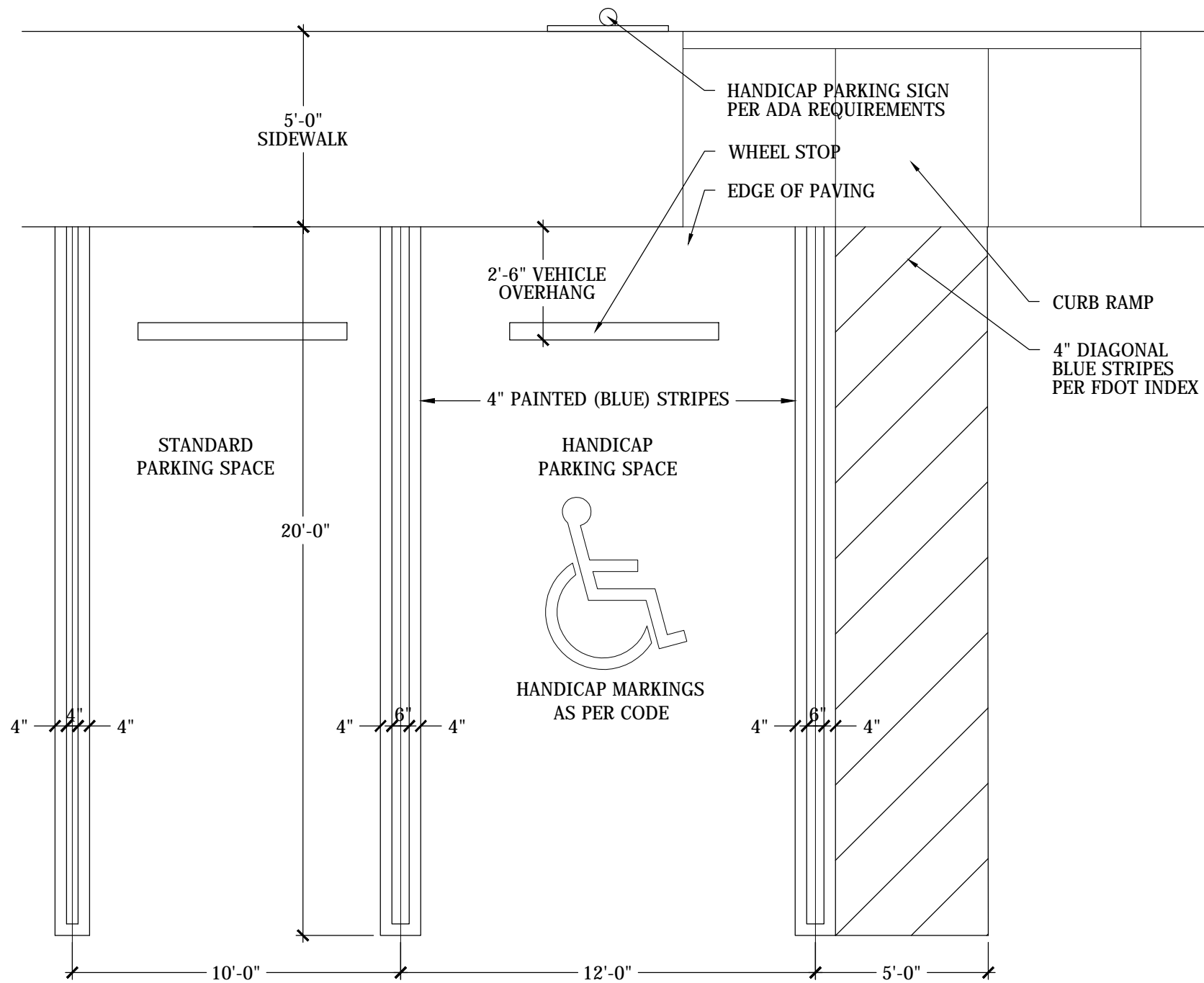


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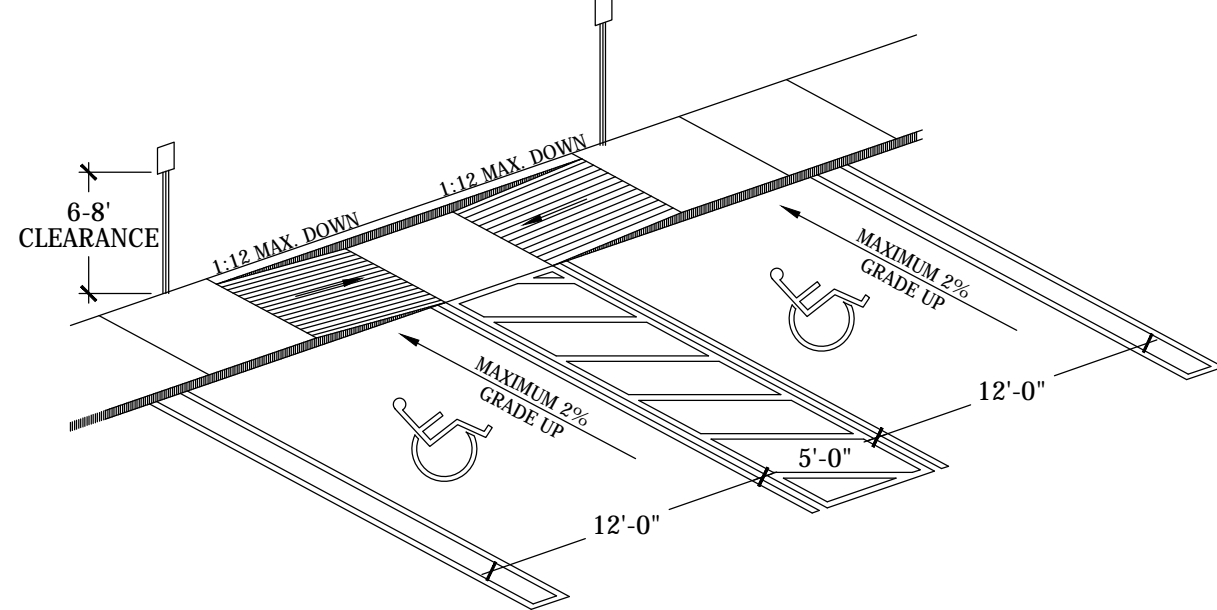
STANDARD AND HANDICAP PARKING DETAIL

NTS



HANDICAP RAMP DETAIL

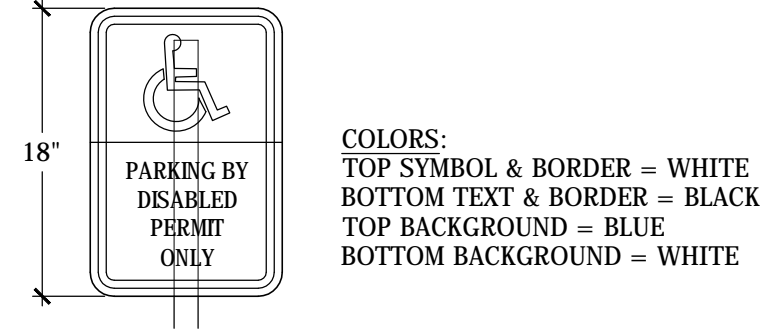
NTS



NOTE: IN THIS APPLICATION RAMPS CAN BE SEPARATED AND SIDEWALK CAN BE FLUSH ACROSS ALL HC SPACES  
NOTE: HCR#3-MOD MEANS ONLY 1 RAMP BUILT TO REQUIRED SIDE OF SIDEWALK. OR RAMPS SEP. TO ENDS OF HC SPACES

ADA SIGN DETAIL

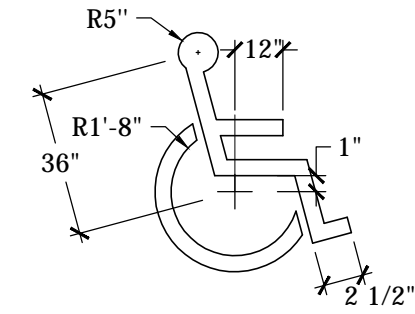
NTS



COLORS:  
TOP SYMBOL & BORDER = WHITE  
BOTTOM TEXT & BORDER = BLACK  
TOP BACKGROUND = BLUE  
BOTTOM BACKGROUND = WHITE

ADA SYMBOL DETAIL

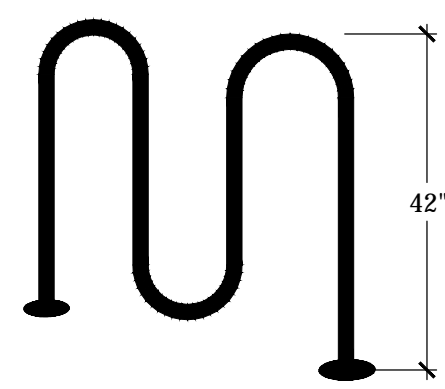
NTS



NOTE: SYMBOL TO BE 4" WIDE WHITE TRAFFIC PAINT ON PAVEMENT OR COLORED PAVERS .  
TYPICAL @ ALL HANDICAP STALLS

BIKE RACK DETAIL

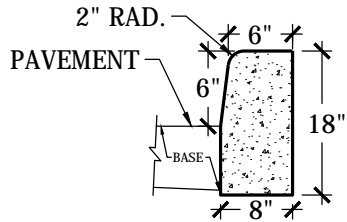
NTS



TYPE: MADRAX 3 LOOP HEAVY DUTY WINDER  
COLOR: BLACK  
FINISH: POWDER COAT

D CURB DETAIL

NTS



LIGHTING DETAILS



### D-Series Size 1 LED Wall Luminaire

**Specifications Luminaire**

Width:	13-3/4" (34.9 cm)	Weight:	12 lbs (5.4 kg)
Depth:	10" (25.4 cm)		
Height:	6-3/8" (16.2 cm)		

**Back Box (BBW, ELCW)**

Width:	13-3/4" (34.9 cm)	BBW Weight:	5 lbs (2.3 kg)
Depth:	4" (10.2 cm)	ELCW Weight:	10 lbs (4.5 kg)
Height:	6-3/8" (16.2 cm)		

**LUMINAIRE TYPE SW1,SW2**

**1**

### RTA Round Tapered Aluminum Pole No Arm — Direct Buried

**RTA20B6BE**

**Specifications**

A Mounting Height	20'
B Pole Diameter	6"
C Butt Diameter	6"
D Top Diameter	6"
E Embed Length	4'-6"

**WARNING:** Do not install light pole without luminaire.

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z
20	6.125"	6	100	12.0	9.2	8.4	6.8	5.6	50-001	RTA20B6BE-11															

**2**

**2**



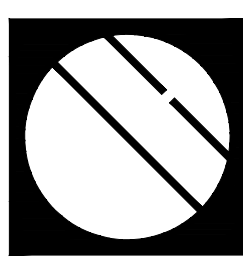
### D-Series Size 0 LED Area Luminaire

**Specifications**

EPA:	0.95 ft² (0.9 m²)
Length:	26" (66.0 cm)
Width:	13" (33.0 cm)
Height:	7" (17.8 cm)
Weight (max):	16 lbs (7.25 kg)

**LUMINAIRE TYPES SA, SL AND SR**

**3**



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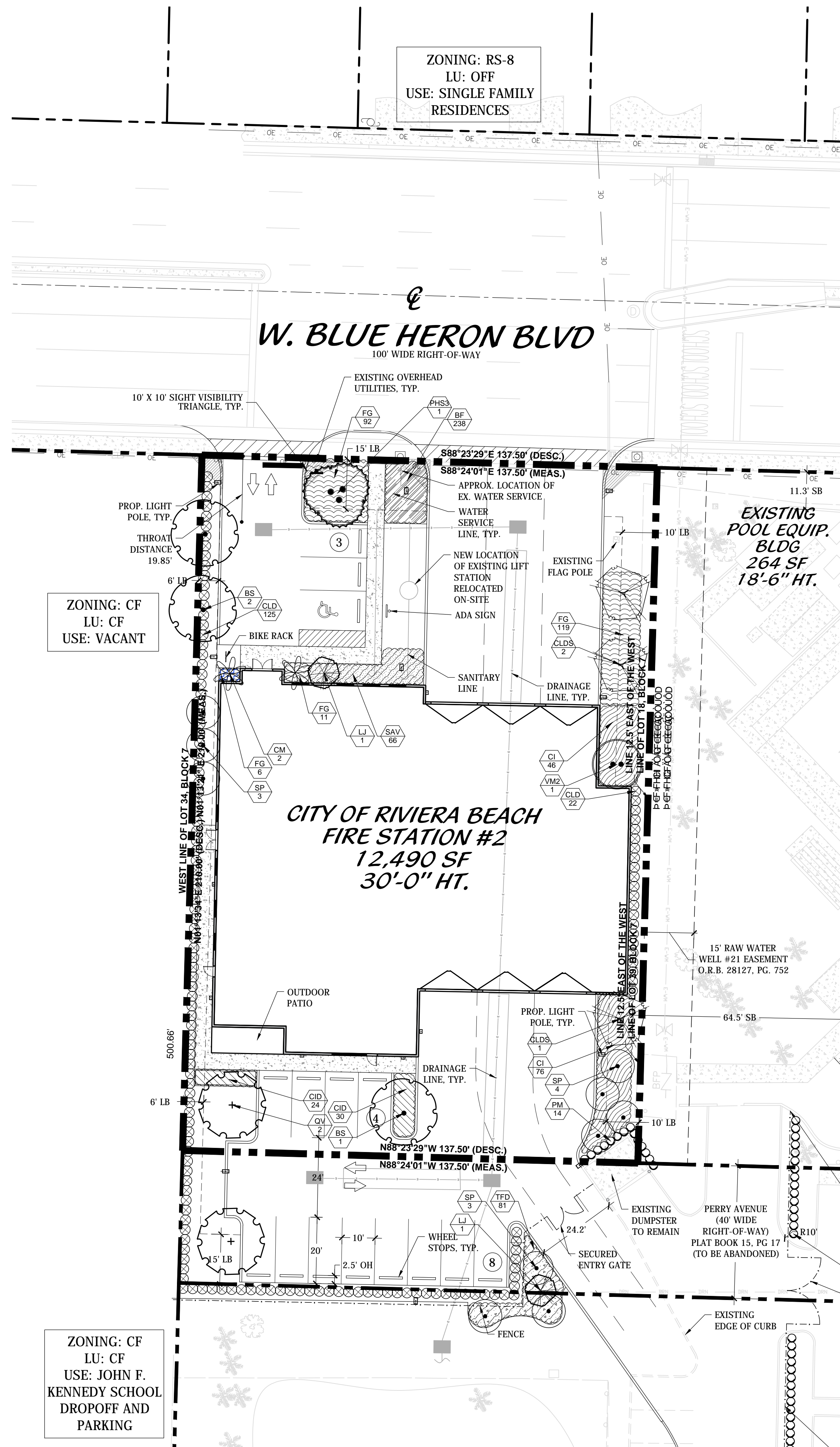
FIRE STATION #2  
SITE DETAILS  
Riviera Beach, Florida

DESIGNED \_\_\_\_\_ NP  
DRAWN \_\_\_\_\_ JAE  
APPROVED \_\_\_\_\_ DEH  
JOB NUMBER \_\_\_\_\_ 18-0501  
DATE \_\_\_\_\_ 08-31-18  
REVISIONS \_\_\_\_\_ 10-18-18  
\_\_\_\_\_ 12-03-18  
\_\_\_\_\_ 01-07-19

January 07, 2019 12:05:48 p.m.  
Drawing: 18--0501 SP.DWG

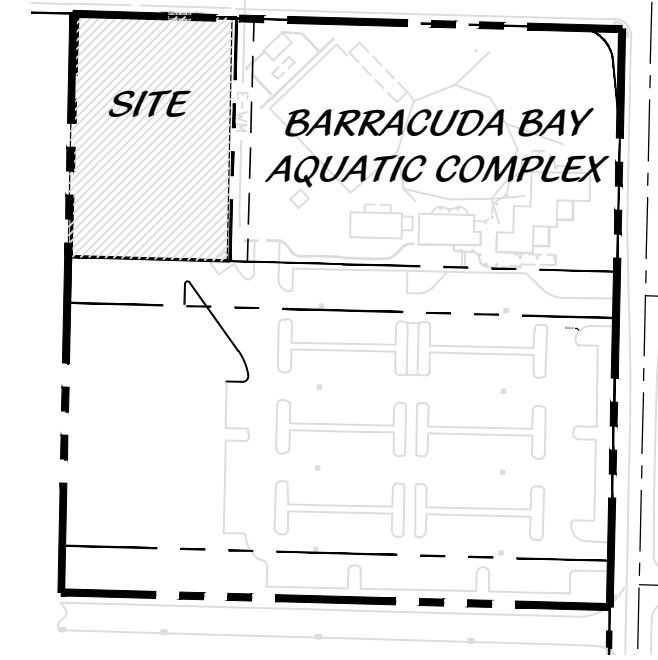
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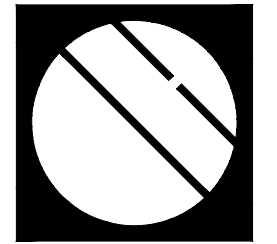
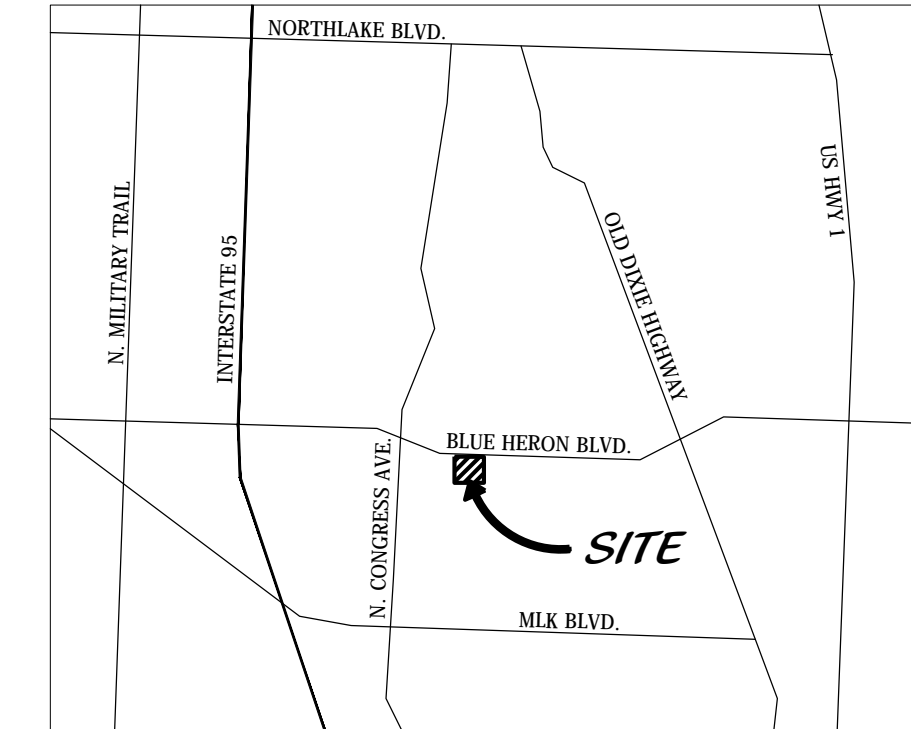


LOCATION KEY MAP

W. BLUE HERON BLVD.



LOCATION MAP



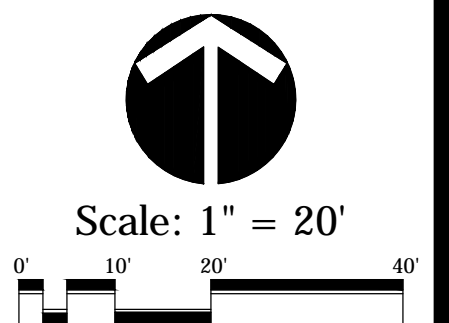
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Lic# LC-26000535

FIRE STATION #2  
LANDSCAPE PLAN  
Riviera Beach, Florida

DESIGNED	NP
DRAWN	JAE
APPROVED	DEH
JOB NUMBER	18-0501
DATE	08-31-18
REVISIONS	10-18-18
	12-03-18
	01-07-19



January 07, 2019 1:14:09 p.m.  
Drawing: 18-0501 LP.DWG

SHEET 1 OF 2

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LANDSCAPE SPECIFICATIONS

1. GENERAL LANDSCAPE REQUIREMENTS

LANDSCAPE CONTRACT WORK INCLUDES, BUT IS NOT LIMITED TO, SOIL PREPARATION, FINE OR FINISH GRADING, FURNISHING AND INSTALLING PLANT MATERIAL, WATERING, STAKING, GUYING AND MULCHING.

PLANT SIZE AND QUALITY

TREES, PALMS, SHRUBS, GROUNDCOVERS, PLANT SPECIES AND SIZES SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO STANDARD PLANT NAMES, 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS PARTS 1 & II, LATEST EDITION PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. UNLESS SPECIFIED OTHERWISE, ALL PLANTS SHALL BE FLORIDA GRADE NUMBER 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY.

ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS OF GOOD QUALITY AND BE IN A HEALTHY GROWING CONDITION.

AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER.

STANDARD PLANTING MIXTURE SHALL BE ONE (1) PART RECYCLED ORGANIC MATERIAL ADDED TO THREE (3) PARTS EXISTING NATIVE SOIL.

REPLACEMENT SOIL SHALL BE USED AS SPECIFIED TO REPLACE EXISTING SOILS THAT ARE DETERMINED BY THE LANDSCAPE ARCHITECT TO BE UNSUITABLE FOR PLANTING, IE, ROAD BASE, PAVEMENT, ETC. REPLACEMENT SOIL MIX SHALL CONTAIN 60% SAND AND 40% MUCK. SAND SHALL BE 100% CLEAN, NATIVE SAND SCREENED TO 1/4" AND MUCK SHALL BE 100% CLEAN ORGANIC. NATIVE MUCK SCREENED TO 1/2". ALL SOIL SHALL BE MIXED PRIOR TO DELIVERY ON SITE.

MULCH SHALL BE SHREDED MELALEUCA, EUCALYPTUS OR GRADE "A" RECYCLED. ALL MULCH IS TO BE APPLIED TO A DEPTH OF 3", EXCEPT AS OTHERWISE NOTED.

FERTILIZER IN BACKFILL MIXTURE FOR ALL PLANTS SHALL CONSIST OF MILORGANITE ACTIVATED SLUDGE MIXED WITH THE BACKFILL AT A RATE OF NOT LESS THAN 50 LBS. PER CUBIC YARD.

FERTILIZER FOR TREES AND SHRUBS MAY BE TABLET FORM OR GRANULAR. GRANULAR FERTILIZER SHALL BE UNIFORM IN COMPOSITION, DRY AND FREE-FLOWING. THIS FERTILIZER SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED BAGS, EACH BEARING THE MANUFACTURER'S STATEMENT OF ANALYSIS, AND SHALL MEET THE FOLLOWING REQUIREMENTS: 18% NITROGEN, 7% PHOSPHORUS, 12% POTASSIUM, PLUS IRON. TABLET FERTILIZER (AGRIFORM OR EQUAL) IN 21 GRAM SIZE SHALL MEET THE FOLLOWING REQUIREMENTS: 20% NITROGEN, 10% PHOSPHORUS AND 5% POTASSIUM.

FERTILIZER WILL BE APPLIED AT THE FOLLOWING RATES:

PLANT SIZE	16-7-12	AGRIFORM TABLETS (21 GRAM)
1 GAL.	1/4 LB.	1
3 GAL.	1/3 LB.	3
7-15 GAL.	1/2 LB.	8
1'-6" CALIPER	2 LBS./1" CALIPER	2 PER 1" CALIPER
6" AND LARGER	3 LBS./1" CALIPER	2 PER 1" CALIPER

\*FLORIDA EAST COAST PALM SPECIAL\* SHALL BE APPLIED TO ALL PALMS AT INSTALLATION AT A RATE OF 1/2 LB. PER INCH OF TRUNK UNLESS OTHERWISE SPECIFIED.

FIELD GROWN TREES AND PALMS PREVIOUSLY ROOT PRUNED SHALL OBTAIN A ROOT BALL WITH SUFFICIENT ROOTS FOR CONTINUED GROWTH WITHOUT RESULTING SHOCK.

CONTRACTOR SHALL NOT MARK OR SCAR TRUNK IN ANY FASHION.

PLANTS SHALL BE WATERED AS NECESSARY OR WITHIN 24 HOURS AFTER NOTIFICATION BY THE LANDSCAPE ARCHITECT.

THE LOCATIONS OF PLANTS, AS SHOWN IN THESE PLANS, ARE APPROXIMATE. THE FINAL LOCATIONS MAY BE ADJUSTED TO ACCOMMODATE UNFORESEEN FIELD CONDITIONS. MAJOR ADJUSTMENTS TO THE LAYOUT ARE TO BE APPROVED BY THE LANDSCAPE ARCHITECT.

ALL PLASTIC FABRIC SHALL BE REMOVED FROM PLANT MATERIAL AT TIME OF INSTALLATION.

ALL TREES MUST BE STAKED AS SHOWN ON THE PLANTING DETAILS WITHIN 24 HOURS OF PLANTING. STAKES TO REMAIN FOR A MINIMUM OF 9 MONTHS, BUT NO LONGER THAN 18 MONTHS. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AND REMOVAL OF THE STAKES.

ALL TREES MUST BE PRUNED AS PER LANDSCAPE ARCHITECT'S DIRECTION. SABAL PALMS MAY BE HURRICANE CUT.

ALL SHRUBS, TREES AND GROUND COVER WILL HAVE IMPROVED SOIL AS PER PLANTING SOIL NOTES. THE SOILS SHALL BE PLACED IN THE HOLE DURING PLANTING. TOP DRESSING ONLY IS NOT ACCEPTABLE.

DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING. ALL TREES SHALL BE SPIKED IN UTILIZING WATER AND A TREE BAR.

THE LANDSCAPE CONTRACTOR SHALL WATER, MULCH, WEED, PRUNE, AND OTHERWISE MAINTAIN ALL PLANTS, INCLUDING SOD, UNTIL COMPLETION OF CONTRACT OR ACCEPTANCE BY LANDSCAPE ARCHITECT. SETTLED PLANTS SHALL BE RESET TO PROPER GRADE, PLANTING SAUCERS RESTORED, AND DEFECTIVE WORK CORRECTED.

THE LANDSCAPE CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS OR DEBRIS CAUSED BY HIS CREWS DURING THE PERFORMANCE OF THE WORK. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL PROMPTLY REMOVE ALL WASTE MATERIALS, DEBRIS, UNUSED PLANT MATERIAL, DIRTY PLANT CONTAINERS AND ALL EQUIPMENT FROM THE PROJECT SITE.

UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND REQUEST A FINAL INSPECTION. ANY ITEMS THAT ARE JUDGED INCOMPLETE OR UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE SHALL BE CORRECTED BY THE LANDSCAPE CONTRACTOR WITHIN 14 DAYS.

ALL LABOR AND MATERIAL FOR SOIL AMENDMENTS AND FERTILIZER THAT IS REQUIRED TO INSURE THE SUCCESSFUL ESTABLISHMENT AND SURVIVAL OF THE PROPOSED VEGETATION, AS WELL AS ALL THE COST FOR THE REMOVAL OF UNSUITABLE OR EXCESS BACKFILL MATERIAL, SHALL BE INCLUDED IN THE CONTRACTOR'S BID TO PERFORM THE WORK REPRESENTED IN THIS PLAN SET.

2. PLANTING TREES

EXCAVATE PIT AS PER PLANTING DETAILS.

BACKFILL AROUND BALL WITH STANDARD PLANTING MIXTURE AND SLIGHTLY COMPACT. WATER THOROUGHLY AS LAYERS ARE PLACED TO ELIMINATE VOIDS AND AIR POCKETS. BUILD A 6" HIGH BERM OF STANDARD PLANTING MIXTURE BEYOND EDGE OF EXCAVATION. APPLY 3" (AFTER SETTLEMENT) OF MULCH EXCEPT WITHIN 4" OF TRUNK.

PRUNE TREE TO REMOVE DAMAGED BRANCHES, IMPROVE NATURAL SHAPE AND THIN OUT STRUCTURE. DO NOT REMOVE MORE THAN 15% OF BRANCHES. DO NOT PRUNE BACK TERMINAL LEADER.

GUY AND STAKE TREE IN ACCORDANCE WIT THE STAKING DETAILS IMMEDIATELY AFTER PLANTING.

3. PLANTING SHRUBS

LAYOUT SHRUBS TO CREATE A CONTINUOUS SMOOTH FRONT LINE AND FILL IN BEHIND.

EXCAVATE PIT OR TRENCH TO 1-1/2 TIMES THE DIAMETER OF THE BALLS OR CONTAINERS OR 1'-0" WIDER THAN THE SPREAD OF ROOTS FOR POSITIONING AT PROPER HEIGHT. BACKFILL AROUND PLANTS WITH STANDARD PLANTING MIXTURE, COMPACTED TO ELIMINATE VOIDS AND AIR POCKETS. FORM GRADE SLIGHTLY DISHD AND BERMED AT EDGES OF EXCAVATION. APPLY 5" OF MULCH EXCEPT WITHIN 3" OF STEMS.

PRUNE SHRUBS TO REMOVE DAMAGED BRANCHES, IMPROVE NATURAL SHAPE AND THIN OUT STRUCTURE. DO NOT REMOVE MORE THAN 15% OF BRANCHES.

4. PLANTING GROUND COVER

LOOSEN SUBGRADE TO DEPTH OF 4" IN AREAS WHERE TOPSOIL HAS BEEN STRIPPED AND SPREAD SMOOTH.

SPACE PLANTS AS OTHERWISE INDICATED. DIG HOLES LARGE ENOUGH TO ALLOW SPREADING OF ROOTS. COMPACT BACKFILL TO ELIMINATE VOIDS AND LEAVE GRADE SLIGHTLY DISHD AT EACH PLANT. WATER THOROUGHLY. APPLY 3" OF MULCH OVER ENTIRE PLANTING BED, LIFTING PLANT FOLIAGE ABOVE MULCH.

DURING PERIODS OF HOT SUN AND/OR WIND AT TIME OF PLANTING, PROVIDE PROTECTIVE COVER FOR SEVERAL DAYS OR AS NEEDED.

5. PLANTING LAWNS

SODDING: SOD TYPE SPECIFIED ON PLANT LIST SHALL BE MACHINE STRIPPED NOT MORE THAN 24 HOURS PRIOR TO LAYING.

LOOSEN SUBGRADE TO DEPTH OF 4" AND GRADE WITH TOPSOIL. EITHER PROVIDED ON SITE OR IMPORTED STANDARD PLANTING MIX TO FINISH DESIGN ELEVATIONS. ROLL PREPARED LAWN SURFACE. WATER THOROUGHLY, BUT DO NOT CREATE MUDDY SOIL CONDITION.

FERTILIZE SOIL AT THE RATE OF APPROXIMATELY 10 LBS. PER 1,000 S.F. SPREAD FERTILIZER OVER THE AREA TO RECEIVE GRASS BY USING AN APPROVED DISTRIBUTION DEVICE CALIBRATED TO DISTRIBUTE THE APPROPRIATE QUANTITY. DO NOT FERTILIZE WHEN WIND VELOCITY EXCEEDS 15 M.P.H. THOROUGHLY MIX FERTILIZER INTO THE TOP 2" OF TOPSOIL.

LAY SOD STRIPS WITH TIGHT JOINTS, DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES. WORK SIFTED STANDARD PLANTING MIXTURE INTO MINOR CRACKS BETWEEN PIECES OF SOD AND REMOVE EXCESS SOIL DEPOSITS FROM SODDED AREAS. SOD ON SLOPES GREATER THAN 5:1 SHALL BE STAKED IN PLACE. ROLL OR STAMP LIGHTLY AND WATER THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING.

6. MISCELLANEOUS LANDSCAPE WORK

LANDSCAPE MAINTENANCE

MAINTAIN LANDSCAPE WORK UNTIL FINAL ACCEPTANCE IS ISSUED BY THE OWNER'S REPRESENTATIVE. INCLUDE WATERING, WEEDING, CULTIVATING, RESTORATION OF GRADE, MOWING AND TRIMMING GRASS, PRUNING TREES AND SHRUBS, PROTECTION FROM INSECTS AND DISEASES, FERTILIZING AND SIMILAR OPERATIONS AS NEEDED TO INSURE NORMAL GROWTH AND GOOD HEALTH FOR LIVE PLANT MATERIAL.

PLANT MATERIAL SUBSTITUTION

NO SUBSTITUTION OF PLANT MATERIAL, TYPE OR SIZES WILL BE PERMITTED WITHOUT AUTHORIZATION FROM THE LANDSCAPE ARCHITECT.

PLANTING BED PREPARATION

ALL PLANTING BEDS SHALL BE PROPERLY PREPARED PRIOR TO THE COMMENCEMENT OF ANY PLANTING. PLANTING AREAS, INCLUDING LAWNS SHALL BE FREE OF ALL WEEDS AND NUISANCE VEGETATION. IF TORPEDO GRASS (PANICUM REPENS) IS PRESENT OR ENCOUNTERED DURING PLANTING, THE LANDSCAPE CONTRACTOR SHALL STOP ALL PLANTING UNTIL IT CAN BE DEMONSTRATED THAT IT HAS BEEN COMPLETELY REMOVED OR ERADICATED. THERE SHALL BE NO EXCEPTIONS TO THIS PROVISION.

ALL LANDSCAPE ISLANDS AND BEDS WILL BE FREE OF SHELL ROCK AND CONSTRUCTION DEBRIS AND WILL BE EXCAVATED TO A DEPTH OF 30 INCHES OR TO CLEAN, NATIVE SOIL AND FILLED WITH THE SPECIFIED REPLACEMENT SOIL.

LANDSCAPE WARRANTY

THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF SIX (6) MONTHS FROM THE DATE OF CONDITIONAL ACCEPTANCE IN WRITING FROM THE LANDSCAPE ARCHITECT. AT THE TIME OF CONDITIONAL ACCEPTANCE, THE SIX (6) MONTH PERIOD SHALL COMMENCE. ANY MATERIALS WHICH HAVE DIED OR DECLINED TO THE POINT WHERE THEY NO LONGER MEET FLORIDA #1 CONDITION DURING THIS PERIOD SHALL BE PROMPTLY REPLACED WITH SPECIMENS THAT MEET THE MINIMUM REQUIREMENTS CALLED FOR ON THE DRAWINGS. THE LANDSCAPE CONTRACTOR SHALL NOT BE HELD RESPONSIBLE FOR THE DEATH OR DAMAGE RESULTING FROM ACTS OF GOD, SUCH AS LIGHTNING, VANDALISM, AND AUTOMOBILES OR FROM NEGLIGENCE BY THE OWNER. CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING AND OTHERWISE MAINTAINING PLANTS UP TO THE CONDITIONAL ACCEPTANCE PERIOD, UNLESS A WRITTEN AGREEMENT WITH THE LANDSCAPE ARCHITECT PROVIDES FOR A DIFFERENT ARRANGEMENT.

LANDSCAPE NOTES

ALL PROPOSED PLANT MATERIAL SHALL BE FLORIDA NUMBER 1 OR BETTER AS DESCRIBED IN GRADES AND STANDARDS FOR NURSERY PLANTS, PARTS I AND II, LATEST EDITION PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICE.

ALL PLANTED AREAS SHALL RECEIVE A 3" LAYER OF SHREDDED MULCH.

ALL PLANT MATERIAL SHALL BE PRUNED, IF NEEDED, TO ACHIEVE THE SHAPE AND FORM BE CHARACTERISTIC TO THEIR DESIGN INTENT. PRUNING TO BE IN STRICT ACCORDANCE WITH ISA STANDARDS.

ALL SOD OR SEED SHALL BE CERTIFIED (IF APPLICABLE) AND WEED AND INSECT FREE.

CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING EXISTING UTILITIES OR OTHER OBSTRUCTIONS WHICH MAY INTERFERE WITH PLAN INSTALLATION.

CALL SUNSHINE ONE CALL SERVICE FOR UNDERGROUND UTILITY LOCATIONS 48 HOURS PRIOR TO ANY EXCAVATION OF DIGGING 1-800-432-4470.

LANDSCAPE AND/OR SOD SHALL BE PLACED TO THE EDGE OF PAVEMENT FROM VEHICULAR AREAS, ADJACENT TO CANAL BANKS, LAKES OR OTHER LANDSCAPE AREAS.

ALL MECHANICAL EQUIPMENT, IRRIGATION PUMPS, FPL TRANSFORMERS, POOL PUMPS, ECT. SHALL BE SCRED ON A MINIMUM OF THREE SIDE BY LANDSCAPE SHRUBS.

CORNER CLIP AND VISIBILITY TRIANGLES SHALL BE MAINTAINED FOR CLEAR SIGN VISIBILITY FROM THIRTY (30) INCHED TO EIGHT FEET HIGH (TREE AND PALM TRUNKS EXCLUDED).

ROOT BARRIERS SHALL BE INSTALLED WHERE REQUIRED BY LOCAL UTILITY COMPANY OR OTHER REGULATING AGENCIES.

WHERE FICUS SPECIES ARE USED, APPROPRIATE SETBACKS AND SAFEGUARDS (ROOT BARRIERS) SHALL BE REQUIRED.

ALL TREES AND PALMS SHALL BE STAKED/GUYED IN ACCORDANCE WITH THE SPECIFICATIONS AND PLANTING DETAILS.

ALL PLANTING BEDS SHALL BE SHAPED AND SLOPED TO PROVIDE PROPER DRAINAGE.

LOCAL UTILITY AND FIRE RESCUE CLEARANCE ZONES SHALL BE PROVIDE AROUND ALL ABOVE GROUND OR AT GRADE METERS AND EQUIPMENT.

STREET TREE LOCATIONS SHALL BE COORDINATED WITH DRIVEWAYS, STREET LIGHTS, UTILITIES AND FIRE HYDRANTS.

THERE SHALL BE A MINIMUM SIX FEET SEPARATION BETWEEN LANDSCAPE AND UTILITIES. LANDSCAPE PLANTING SHALL BE IN CONFORMANCE WITH FPL GUIDELINES FOR SETBACKS FROM OVERHEAD UTILITY LINES.

ALL PLANTING AREA SHALL BE EXCAVATED TO A DEPTH OF 30" MINIMUM AND BACKFILLED WITH A SOIL MIX CONSISTING IF 1/2 NATIVE SOIL, 1/2 CLEAN SAND AND 1/2 COMPOSED COW MANURE OR COMPARABLE COMPOSED ORGANIC MATERIAL.

EASEMENTS SHALL NOT ENCROACH LANDSCAPE BUFFERS MORE THAN FIVE FEET.

FDOT TYPE D OR F CURB SHALL BE PROVIDED ALONG THE PERIMETER OF ALL LANDSCAPE, OPEN SPACE, DRAINAGE AND GRADED AREAS ADJACENT TO PAVED VEHICULAR USE AREAS, EXCEPT WHERE WHEEL STOPS ARE PROVIDED.

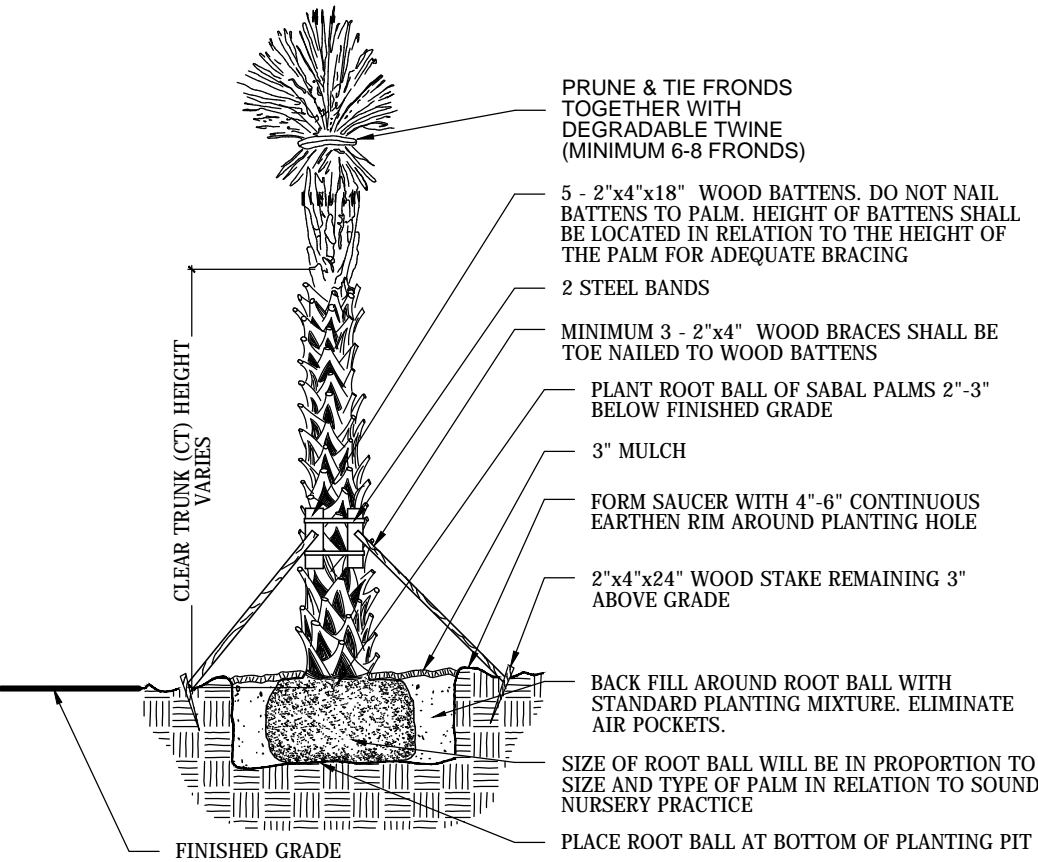
CORNER CLIPS AND VISIBILITY TRIANGLES SHALL BE MAINTAINED CLEAR OF VEGETATION TO PROVIDE UNOBSTRUCTED VISIBILITY BETWEEN 30" AND 8' ABOVE CROWN OF PAVEMENT.

LIGHT POLES, FIRE HYDRANTS, ELECTRICAL/MECHANICAL EQUIPMENT, SIGNS, DRAINAGE STRUCTURES, ECT. SHALL BE INTERFERE WITH LANDSCAPING IN TERMINAL ISLANDS, INTERIOR ISLANDS, MEDIANS, DIAMONDS, BUFFERS OR OTHER LANDSCAPED AREAS.

NOTE:

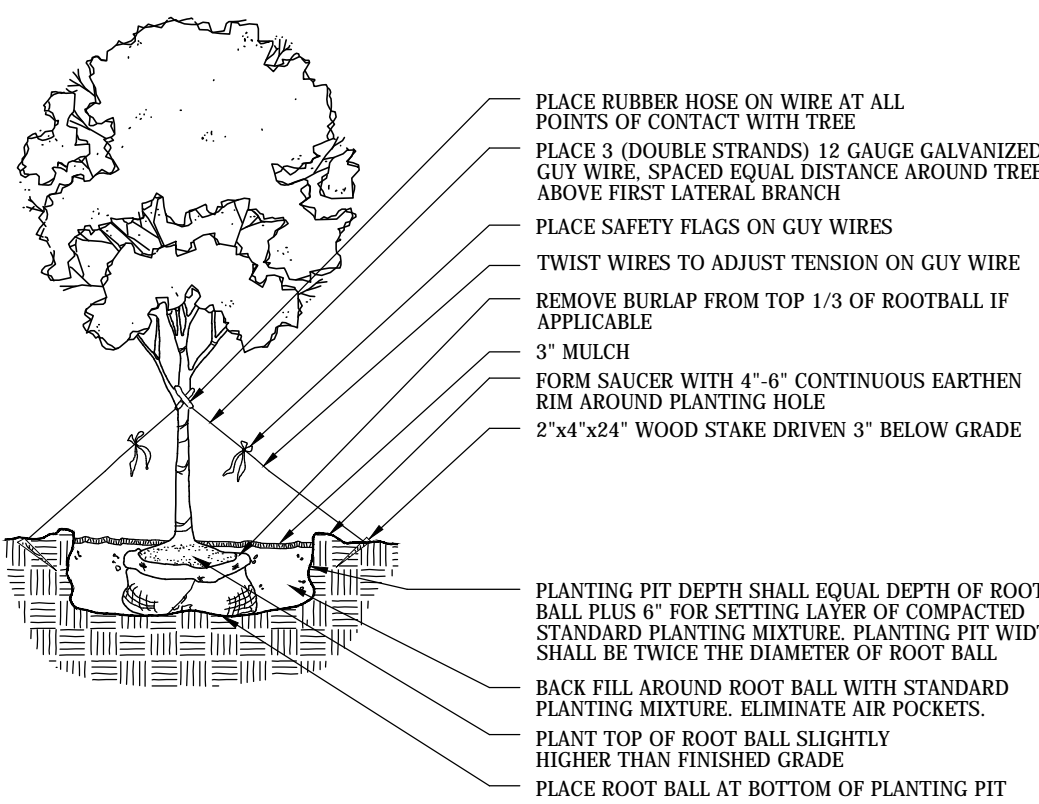
ALL LANDSCAPE AREAS (INCLUDING SOD) SHALL BE IRRIGATED WITH AN UNDERGROUND AUTOMATIC SPRINKLER SYSTEM PROVIDING 120% COVERAGE WITH 50% OVERLAP OR SHALL UTILIZE A DRIP IRRIGATED SYSTEM. LOW VOLUME WATERING SYSTEM. NO LANDSCAPE INSTALLATION SHALL OCCUR UNTIL THE IRRIGATION SYSTEM IS OPERATIONAL, UNLESS APPROVAL IS GRANTED BY OWNER OR HIS REPRESENTATIVE, OR LANDSCAPE ARCHITECT.

PLANTING DETAILS



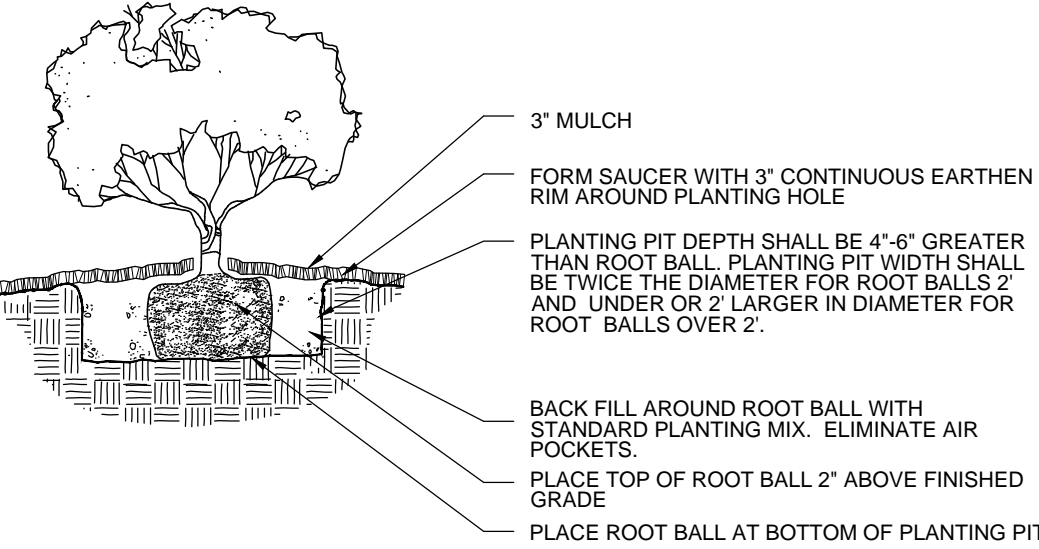
PALM PLANTING DETAIL

NTS



LARGE TREE PLANTING DETAIL

NTS



SHRUB/GROUNDCOVER PLANTING DETAIL

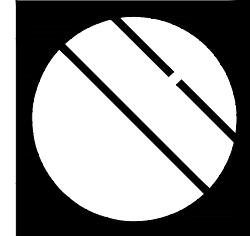
NTS

LANDSCAPE DATA

	REQUIRED	PROVIDED
1 TREE OR PALM PER EVERY 1,500 SF	19	19

PLANT LIST

TREES & PALMS	QUANTITY	BOTANICAL	COMMON	CONT	CAL	SIZE	NATIVE	RATE OF GROWTH	DROUGHT TOLERANCE	SALT TOLERANCE	LIGHT REQ.	NUTRITIONAL REQ.	WIND RESISTANCE	ECOLOGICAL IMPORTANCE	REMARKS
BS	3	BURSERA SMARUBA	GUMBO LIMBO	45 GAL.	2.5" CAL	12" HT. X 5' SPRD.	Y	MEDIUM	HIGH	MEDIUM	HIGH	LOW	MEDIUM	HIGH	FULL CANOPY, SINGLE STRAIGHT TRUNK, LIMB UP 4'
CLDS	3	CLUSIA ROSEA	CLUSIA TREE	65 GAL.	2.5" CAL	12" HT. X 5' SPRD.	Y	MEDIUM	HIGH	MEDIUM	HIGH	LOW	HIGH	HIGH	STANDARD, SINGLE STRAIGHT TRUNK, FULL CANOPY, LIMB UP 4'
CM	2	COCCOTHRINAX MIRAGUAMA	THATCH PALM	FIELD GROWN	N/A	7' O.A.	Y	LOW	HIGH	MEDIUM	HIGH	MEDIUM	HIGH	MEDIUM	STRAIGHT TRUNK, MATCHED
LJ	2	LIGUSTRUM JAPONICUM	JAPANESE PRIVET	45 GAL.	MULTI TRUNK	6' O.A, 6' SPRD.	N	MEDIUM	MEDIUM	MEDIUM	HIGH	LOW	MEDIUM	MEDIUM	FULL CANOPY, MULTI-STEM, LIMB UP, FLORIDA FANCY
PHS3	1	PHOENIX SYLVESTRIS	TRIPLE SYLVESTER DATE PALM	N/A	N/A	8' G.W.	N	LOW	HIGH	MEDIUM	HIGH	MEDIUM	HIGH	MEDIUM	SPECIMEN, TRIPLE TRUNK, FULL CANOPY, DIAMOND CUT TRUNK
QV	2	QUERCUS VIRGINIANA	LIVE OAK	65 GAL.	2.5" CAL	12" HT. X 5' SPRD.	Y	MEDIUM	HIGH	MEDIUM	MEDIUM	LOW	HIGH	HIGH	FULL CANOPY, SINGLE STRAIGHT TRUNK
SP	10	SABAL PALMETTO	STRAIGHT CABBAGE PALM	N/A	N/A	10", 14", 18" CT., STGG.	Y	MEDIUM	HIGH	MEDIUM	MEDIUM	LOW	HIGH	HIGH	SLICK TRUNK
VM2	1	VEITCHIA MONTGOMERYANA	DOUBLE MONTGOMERY PALM	N/A	N/A	14' O.A	N	MEDIUM	MEDIUM	MEDIUM	HIGH	MEDIUM	MEDIUM	MEDIUM	DOUBLE TRUNK, FULL CANOPY
SHRUBS	QUANTITY	BOTANICAL	COMMON	CONT	SIZE	SPACE	NATIVE	RATE OF GROWTH	DROUGHT TOLERANCE	SALT TOLERANCE	LIGHT REQ.	NUTRITIONAL REQ.	WIND RESISTANCE	ECOLOGICAL IMPORTANCE	REMARKS
CLD	147	CLUSIA GUTTIFERA	CLUSIA	3 GAL.	24" x 24"	3' O.C.	Y	MEDIUM	MEDIUM	MEDIUM	HIGH	LOW	HIGH	MEDIUM	FULL & THICK
PM	14	PODOCARPUS MACROPHYLLUS	PODOCARPUS	7 GAL.	4" HT., 2' SPRD	2.5' O.C.	N	LOW	MEDIUM	MEDIUM	HIGH	LOW	MEDIUM	MEDIUM	FULL & THICK
CI	190	CHRYSOBALANUS ICACO	COCOPLUM	3 GAL.	18" X18"	2' O.C.	Y	MEDIUM	MEDIUM	MEDIUM	HIGH	LOW	HIGH	HIGH	FULL & THICK
CID	54	CHRYSOBALANUS ICACO 'HORIZONTAL'	DWARF COCOPLUM	3 GAL.	12" X 12"	2' O.C.	Y	MEDIUM	HIGH	MEDIUM	HIGH	LOW	HIGH	HIGH	FULL & THICK, NOT STRETCHED
SAV	72	SCHEFFLERA ARBORICOLA 'TRINETTE'	DWARF VARIEGATED SCHEFFLERA	3 GAL.	18" X 18"	2' O.C.	N	MEDIUM	HIGH	MEDIUM	HIGH	LOW	HIGH	MEDIUM	FULL & THICK
GROUND COVERS	QUANTITY	BOTANICAL	COMMON	CONT	SIZE	SPACE	NATIVE	RATE OF GROWTH	DROUGHT TOLERANCE	SALT TOLERANCE	LIGHT REQ.	NUTRITIONAL REQ.	WIND RESISTANCE	ECOLOGICAL IMPORTANCE	REMARKS
BF	238	BULBINE FRUTESCENS	YELLOW BULBINE	3 GAL.	12" x 12"	12" O.C.	N	HIGH	HIGH	MEDIUM	HIGH	LOW	HIGH	MEDIUM	FULL & THICK
FG	246	FICUS MACROPHYLLA 'GREEN ISLAND'	GREEN ISLAND FICUS	3 GAL.	15" X 15"	2' O.C.	N	LOW	HIGH	MEDIUM	HIGH	LOW	MEDIUM	MEDIUM	FULL & THICK
TFD	81	TRIPSACUM DACTYLOIDES	DWARF FAKAHATCHEE GRASS	3 GAL.	24" X 24"	2' O.C.	Y	MEDIUM	MEDIUM	MEDIUM	HIGH	LOW	HIGH	HIGH	FULL & THICK



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FIRE STATION #2  
LANDSCAPE DETAILS  
Riviera Beach, Florida

DESIGNED \_\_\_\_\_ NP  
DRAWN \_\_\_\_\_ JAE  
APPROVED \_\_\_\_\_ DEH  
JOB NUMBER \_\_\_\_\_ 18-0501  
DATE \_\_\_\_\_ 08-31-18  
REVISIONS \_\_\_\_\_ 10-18-18  
\_\_\_\_\_ 12-03-18  
\_\_\_\_\_ 01-07-19  
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Drawing: 18--0501 LP.DWG

SHEET 2 OF 2

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## LOCATION KEY MAP

W. BLUE HERON BLVD.

BARRACUDA BAY  
AQUATIC COMPLEX

SITE



North

## SITE DATA

PROJECT NAME  
FUTURE LAND USE  
ZONING DISTRICT  
USE  
SECTION 29, TOWNSHIP 42, RANGE 43  
PROPERTY CONTROL NUMBERS

BARRACUDA BAY SITE PLAN  
REC  
CF  
MUNICIPAL WATER PARK  
56434229040070010  
56434229040080010  
1184

FIRE STATION #2 PARCEL  
BARRACUDA BAY PARCEL

LOTS 1 TO 23 AND LOTS 34 TO 48, PERRY AVE ROW, ARCAD ST

TOTAL GROSS AREA

0.66 AC	28,876.00 SF	12.24%
1.63 AC	70,877.00 SF	30.04%
3.13 AC	136,167.96 SF	57.72%
5.42 AC	235,920.96 SF	100.00%

BUILDING SIZE

NEW BUILDING 2

TOTAL PROPOSED

PROVIDED  
648 SF  
648 SF

EXISTING LIFEGUARD BUILDING - BARRACUDA BAY  
EXISTING POOL EQUIPMENT BUILDING - BARRACUDA BAY  
EXISTING ADMINISTRATION BUILDING - BARRACUDA BAY  
EXISTING AQUATICS BUILDING - BARRACUDA BAY

TOTAL EXISTING

959 SF  
264 SF  
1,264 SF  
3,278 SF  
5,765 SF

OVERALL BUILDING TOTAL

6,413 SF

PROVIDED  
0.03

FAR

SURFACE COVER

IMPERVIOUS AREA

BUILDING LOT COVERAGE  
VEHICULAR USE AREA  
SIDEWALK AREA  
POOL AREA  
TOTAL IMPERVIOUS AREA

SF	AC	%
8,503.00	0.20	4%
89,345.00	2.05	43%
33,163.00	0.76	16%
4,983.00	0.11	2%
135,994.00	3.01	66%

PERVIOUS AREA

GREEN SPACE AND BUFFERS

TOTAL PERVIOUS AREA

SF	AC	%
71,051.00	1.63	34%
71,051.00	1.63	34%

TOTAL AREA

207,044.96 4.75 100%

BUILDING HEIGHT

NEW BUILDING 2 - BARRACUDA BAY  
EXISTING LIFEGUARD BUILDING - BARRACUDA BAY  
EXISTING POOL EQUIPMENT BUILDING - BARRACUDA BAY  
EXISTING ADMINISTRATION BUILDING - BARRACUDA BAY  
EXISTING AQUATICS BUILDING - BARRACUDA BAY

PROVIDED  
18'-8"  
19'-7"  
18'-6"  
19'-7"  
23'-7"

PARKING DATA

BARRACUDA BAY PARKING SPACES  
BARRACUDA BAY ADA PARKING SPACES (INCLUDED IN TOTAL)  
TOTAL PARKING

PROVIDED  
159  
6  
159

## LEGEND

OH OVERHANG  
R RADIUS  
SB SETBACK  
SW SIDEWALK  
TYP TYPICAL

HC SIGN  
STOP SIGN

LIGHT POLE  
WALL MOUNTED LIGHT

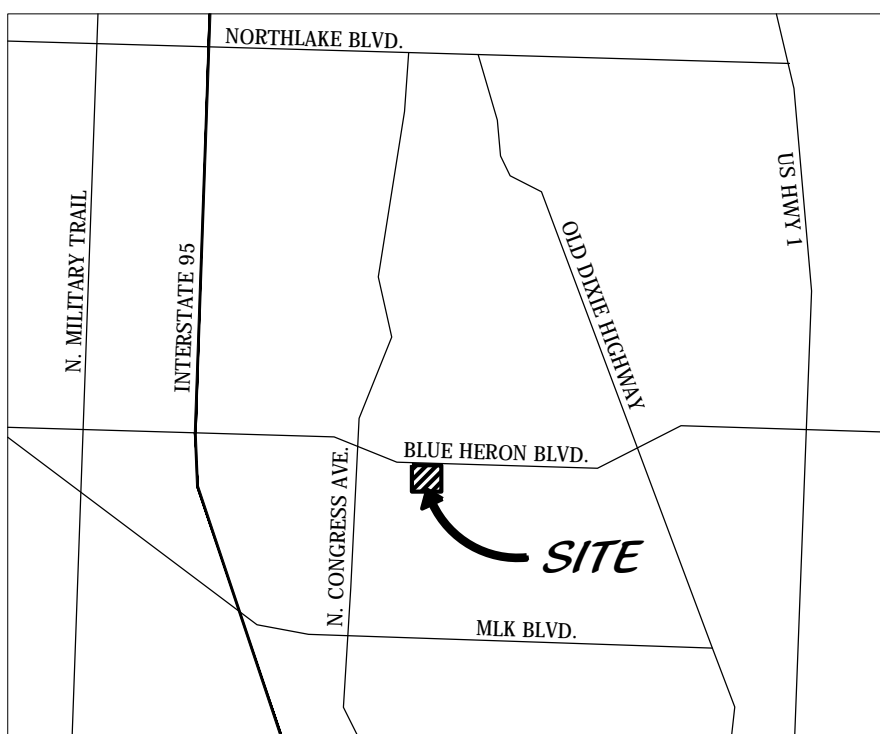
## GENERAL NOTES

THE PHOTOMETRIC PLAN WILL REFLECT LIGHTING VALUES IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF RIVIERA BEACH LDES.

ALL PARKING LOT STRIPING, EXCEPT FOR PARKING SPACES, SHALL BE CONSTRUCTED USING THERMOPLASTIC MATERIAL.

ALL HANDICAP ACCESSIBLE RAMPS SHALL MEET ALL APPLICABLE, REGIONAL AND STATE ACCESSIBILITY GUIDELINES AND REGULATIONS. ANY MODIFICATIONS SHALL BE APPROVED BY THE ENGINEER OF RECORD.

## LOCATION MAP



## PROPERTY DEVELOPMENT REGULATIONS

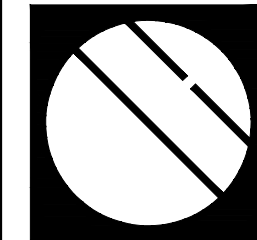
	PROPERTY DEVELOPMENT REGULATIONS									
	Zoning District Overlay	MINIMUM LOT DIMENSIONS			FAR	BLDG. COVER	MIN. SETBACKS			
		SIZE	FRONTAGE	DEPTH			FRONT	SIDE	SIDE	REAR
PROVIDED	CF	4.75	436.10'	500.66'	0.03	4%	11.3'	64.5'	25'	304.3'

ZONING: RS-8  
LU: SF  
USE: SINGLE FAMILY  
RESIDENCES

W. 21ST STREET  
PLAT BOOK 15, PAGE 17  
40' WIDE RIGHT-OF-WAY

ZONING: CF  
LU: CF  
USE: JOHN F. KENNEDY SCHOOL  
DROPOFF AND PARKING

ZONING: CF  
LU: CF  
USE: SUNCOAST  
HIGH SCHOOL



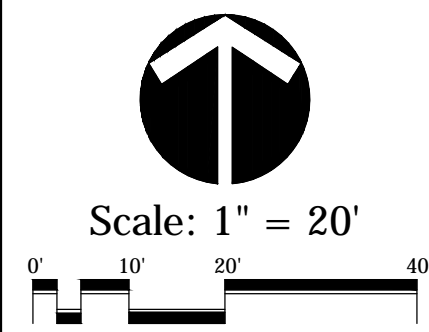
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BARRACUDA BAY  
SITE PLAN  
Riviera Beach, Florida

DESIGNED NP  
DRAWN JAE  
APPROVED DEH  
JOB NUMBER 18-0501  
DATE 08-31-18  
REVISIONS 10-18-18  
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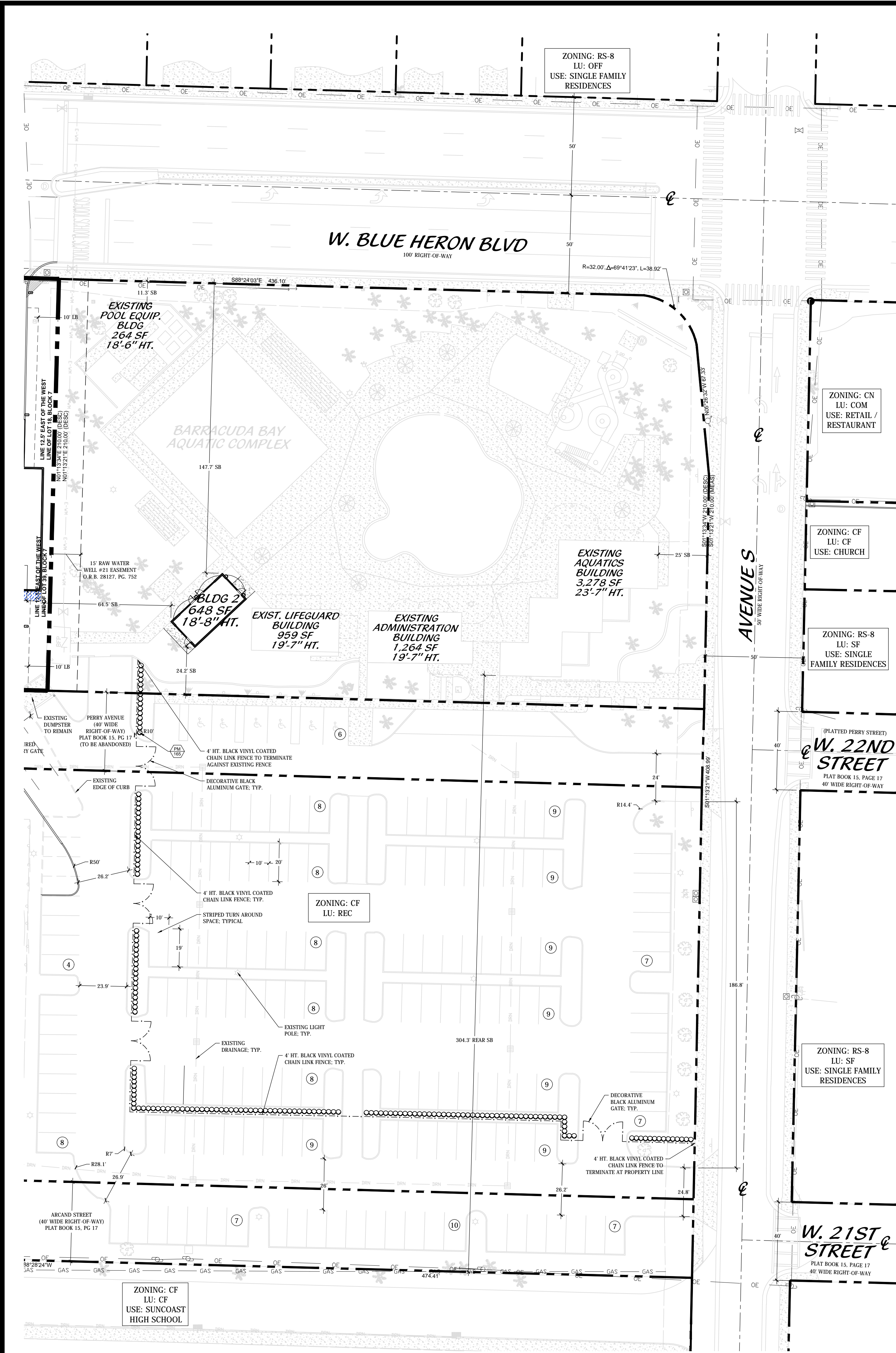


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SHEET 1 OF 1

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## LANDSCAPE SPECIFICATIONS

### 1. GENERAL LANDSCAPE REQUIREMENTS

LANDSCAPE CONTRACT WORK INCLUDES, BUT IS NOT LIMITED TO, SOIL PREPARATION, FINE OR FINISH GRADING, FURNISHING AND INSTALLING PLANT MATERIAL, WATERING, STAKING, GUYING AND MULCHING.

### PLANT SIZE AND QUALITY

TREES, PALMS, SHRUBS, GROUNDCOVERS: PLANT SPECIES AND SIZES SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO STANDARD PLANT NAMES, 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS PARTS 1 & 2, LATEST EDITION PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. UNLESS SPECIFIED OTHERWISE, ALL PLANTS SHALL BE FLORIDA GRADE NUMBER 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY.

ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS OF GOOD QUALITY AND BE IN A HEALTHY GROWING CONDITION.

AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER.

STANDARD PLANTING MIXTURE SHALL BE ONE (1) PART RECYCLED ORGANIC MATERIAL ADDED TO THREE (3) PARTS EXISTING NATIVE SOIL.

REPLACEMENT SOIL SHALL BE USED AS SPECIFIED TO REPLACE EXISTING SOILS THAT ARE DETERMINED BY THE LANDSCAPE ARCHITECT TO BE UNSUITABLE FOR PLANTING, IE, ROAD BASE, PAVEMENT, ETC. REPLACEMENT SOIL MIX SHALL CONTAIN 60% SAND AND 40% MUCK. SAND SHALL BE 100% CLEAN NATIVE SAND SCREENED TO 1/4" AND MUCK SHALL BE 100% CLEAN ORGANIC NATIVE MUCK SCREENED TO 1/2". ALL SOIL SHALL BE MOVED PRIOR TO DELIVERY ON SITE.

MULCH SHALL BE SHREDDED MELALEUCA, EUCALYPTUS OR GRADE "A" RECYCLED. ALL MULCH IS TO BE APPLIED TO A DEPTH OF 3", EXCEPT AS OTHERWISE NOTED.

FERTILIZER IN BACKFILL MIXTURE FOR ALL PLANTS SHALL CONSIST OF MILDORGANITE ACTIVATED SLUDGE MIXED WITH THE BACKFILL AT A RATE OF NOT LESS THAN 50 LBS. PER CUBIC YARD.

FERTILIZER FOR TREES AND SHRUBS MAY BE TABLET FORM OR GRANULAR. GRANULAR FERTILIZER SHALL BE UNIFORM IN COMPOSITION, DRY AND FREE-FLOWING. THIS FERTILIZER SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED BAGS, EACH BEARING THE MANUFACTURER'S STATEMENT OF ANALYSIS, AND SHALL MEET THE FOLLOWING REQUIREMENTS: 16% NITROGEN, 7% PHOSPHORUS, 12% POTASSIUM, PLUS IRON. TABLET FERTILIZER (AGRIFORM OR EQUAL) IN 21 GRAM SIZE SHALL MEET THE FOLLOWING REQUIREMENTS: 20% NITROGEN, 10% PHOSPHORUS AND 5% POTASSIUM.

FERTILIZER WILL BE APPLIED AT THE FOLLOWING RATES:

PLANT SIZE	16-7-12	AGRIFORM TABLETS (21 GRAM)
1 GAL.	1 1/4 LB.	1
1 1/2 GAL.	1 3/4 LB.	3
7-15 GAL.	2 1/2 LB.	6
1'-6" CALIPER	2 LBS./1" CALIPER	2 PER 1" CALIPER
6" AND LARGER	3 LBS./1" CALIPER	2 PER 1" CALIPER

"FLORIDA EAST COAST PALMSPECIAL" SHALL BE APPLIED TO ALL PALMS AT INSTALLATION AT A RATE OF 1/4 LB. PER INCH OF TRUNK UNLESS OTHERWISE SPECIFIED.

FIELD GROWN TREES AND PALMS PREVIOUSLY ROOT PRUNED SHALL OBTAIN A ROOT BALL WITH SUFFICIENT ROOTS FOR CONTINUED GROWTH WITHOUT RESULTING SHOCK.

CONTRACTOR SHALL NOT MARK OR SCAR TRUNK IN ANY FASHION.

PLANTS SHALL BE WATERED AS NECESSARY OR WITHIN 24 HOURS AFTER NOTIFICATION BY THE LANDSCAPE ARCHITECT.

THE LOCATIONS OF PLANTS, AS SHOWN IN THESE PLANS, ARE APPROXIMATE. THE FINAL LOCATIONS MAY BE ADJUSTED TO ACCOMMODATE UNFORESEEN FIELD CONDITIONS. MAJOR ADJUSTMENTS TO THE LAYOUT ARE TO BE APPROVED BY THE LANDSCAPE ARCHITECT.

ALL PLASTIC FABRIC SHALL BE REMOVED FROM PLANT MATERIAL AT TIME OF INSTALLATION.

ALL TREES MUST BE STAKED AS SHOWN ON THE PLANTING DETAILS WITHIN 24 HOURS OF PLANTING. STAKES TO REMAIN FOR A MINIMUM OF 9 MONTHS, BUT NO LONGER THAN 18 MONTHS. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AND REMOVAL OF THE STAKES.

ALL TREES MUST BE PRUNED AS PER LANDSCAPE ARCHITECT'S DIRECTION. SABAL PALMS MAY BE HURRICANE CUT.

ALL SHRUBS, TREES AND GROUND COVER WILL HAVE IMPROVED SOIL AS PER PLANTING SOIL NOTES. THE SOILS SHALL BE PLACED IN THE HOLE DURING PLANTING, TOP DRESSING ONLY IS NOT ACCEPTABLE.

DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING. ALL TREES SHALL BE SPIKED IN UTILIZING WATER AND A TREE BAY.

THE LANDSCAPE CONTRACTOR SHALL WATER, MULCH, WEED, PRUNE, AND OTHERWISE MAINTAIN ALL PLANTS, INCLUDING SOD, UNTIL COMPLETION OF CONTRACT OR ACCEPTANCE BY LANDSCAPE ARCHITECT. SETTLED PLANTS SHALL BE RESET TO PROPER GRADE, PLANTING SAUCERS RESTORED, AND DEFECTIVE WORK CORRECTED.

THE LANDSCAPE CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS OR DEBRIS CAUSED BY HIS CREWS DURING THE PERFORMANCE OF THE WORK. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL PROMPTLY REMOVE ALL WASTE MATERIALS, DEBRIS, UNUSED PLANT MATERIAL, EMPTY PLANT CONTAINERS AND ALL EQUIPMENT FROM THE PROJECT SITE.

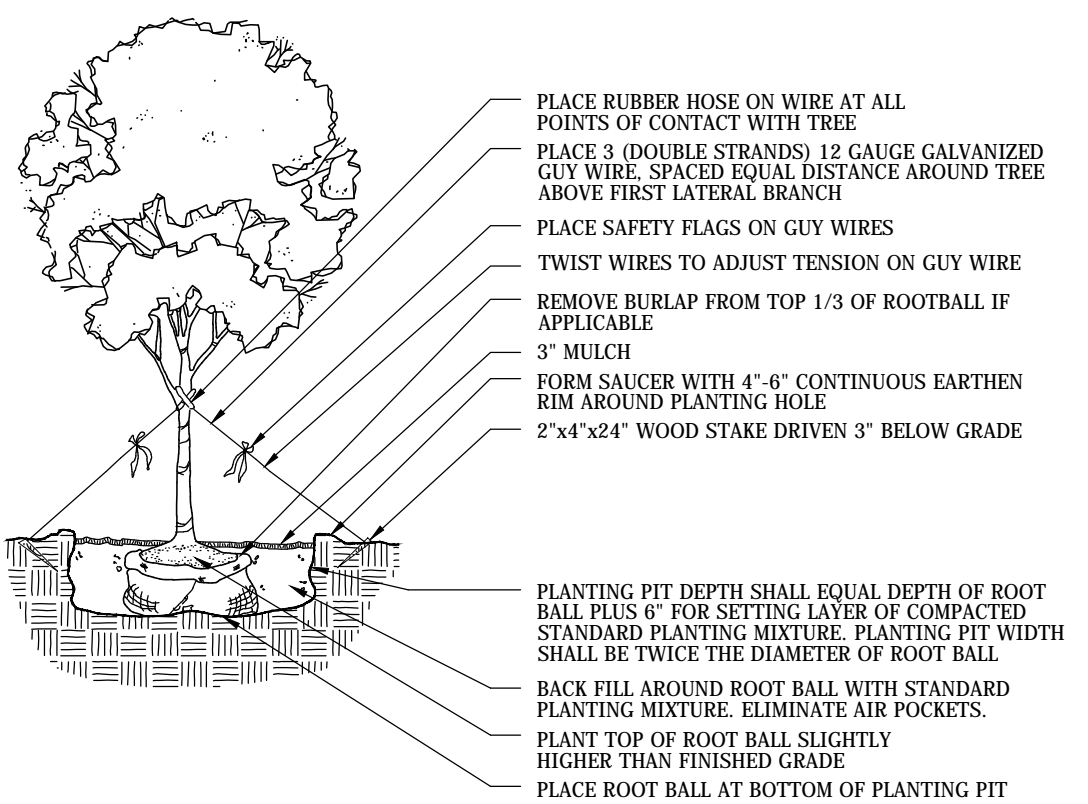
UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND REQUEST A FINAL INSPECTION. ANY ITEMS THAT ARE JUDGED INCOMPLETE OR UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE SHALL BE CORRECTED BY THE LANDSCAPE CONTRACTOR WITHIN 14 DAYS.

ALL LABOR AND MATERIAL FOR SOIL AMENDMENTS AND FERTILIZER THAT IS REQUIRED TO INSURE THE SUCCESSFUL ESTABLISHMENT AND SURVIVAL OF THE PROPOSED VEGETATION, AS WELL AS ALL THE COST FOR THE REMOVAL OF UNSUITABLE OR EXCESS BACKFILL MATERIAL, SHALL BE INCLUDED IN THE CONTRACTOR'S BID TO PERFORM THE WORK REPRESENTED IN THIS PLAN SET.

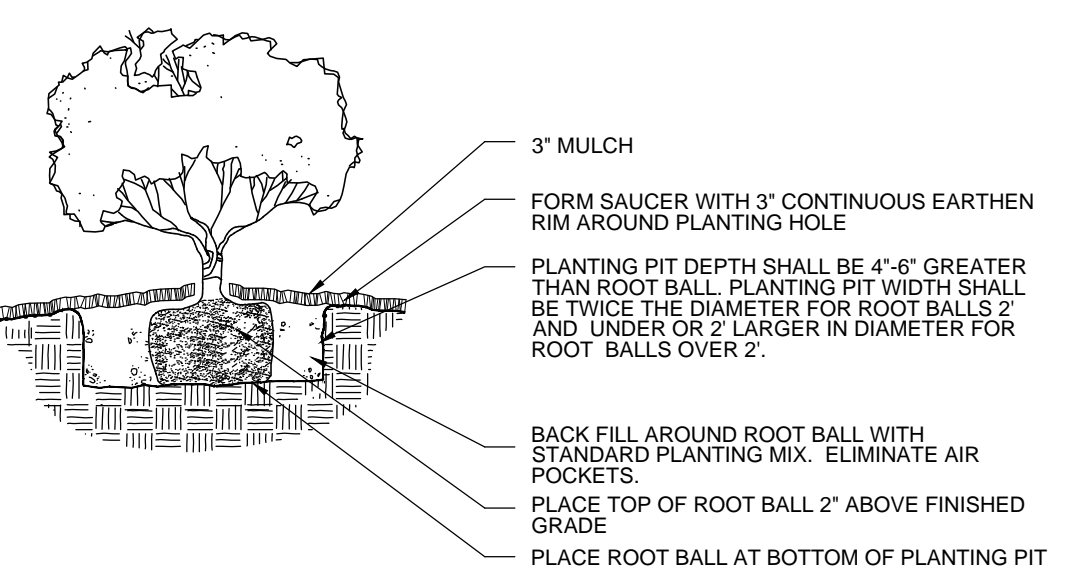
## PLANT LIST

SHRUBS	QUANTITY	BOTANICAL	COMMON	CONT	SIZE	SPACE	NATIVE	RATE OF GROWTH	DROUGHT TOLERANCE	SALT TOLERANCE	LIGHT REQ.	NUTRITIONAL REQ.	WIND RESISTANCE	ECOLOGICAL IMPORTANCE	REMARKS
PM	165	PODOCARPUS MACROPHYLLUS	PODOCARPUS	7 GAL	4 HT.	2' SPRD	2'5" O.C.	N	LOW	MEDIUM	MEDIUM	HIGH	LOW	MEDIUM	FULL & THICK

## PLANTING DETAILS



LARGE TREE PLANTING DETAIL



SHRUB/GROUNDCOVER PLANTING DETAIL

### 2. PLANTING TREES

EXCAVATE PIT AS PER PLANTING DETAILS.

BACKFILL AROUND BALL WITH STANDARD PLANTING MIXTURE AND SLIGHTLY COMPACT. WATER THOROUGHLY AS LAYERS ARE PLACED TO ELIMINATE VOIDS AND AIR POCKETS. BUILD A 6\"/>

PRUNE TREE TO REMOVE DAMAGED BRANCHES. IMPROVE NATURAL SHAPE AND THIN OUT STRUCTURE. DO NOT REMOVE MORE THAN 15% OF BRANCHES. DO NOT PRUNE BACK TERMINAL LEADER.

GUY AND STAKE TREE IN ACCORDANCE WITH THE STAKING DETAILS IMMEDIATELY AFTER PLANTING.

### 3. PLANTING SHRUBS

LAYOUT SHRUBS TO CREATE A CONTINUOUS SMOOTH FRONT LINE AND FILL IN BEHIND.

EXCAVATE PIT OR TRENCH TO 1-1/2 TIMES THE DIAMETER OF THE BALLS OR CONTAINERS OR 1'-0\"/>

PRUNE SHRUBS TO REMOVE DAMAGED BRANCHES. IMPROVE NATURAL SHAPE AND THIN OUT STRUCTURE. DO NOT REMOVE MORE THAN 15% OF BRANCHES.

### 4. PLANTING GROUND COVER

LOOSEN SUBGRADE TO DEPTH OF 4\"/>

SPACE PLANTS AS OTHERWISE INDICATED. DIG HOLES LARGE ENOUGH TO ALLOW SPREADING OF ROOTS. COMPACT BACKFILL TO ELIMINATE VOIDS AND LEAVE GRADE SLIGHTLY DISHED AT EACH PLANT. WATER THOROUGHLY. APPLY 3\"/>

DURING PERIODS OF HOT SUN AND/OR WIND AT TIME OF PLANTING, PROVIDE PROTECTIVE COVER FOR SEVERAL DAYS OR AS NEEDED.

### 5. PLANTING LAWNS

SODDING: SOD TYPE SPECIFIED ON PLANT LIST SHALL BE MACHINE STRIPPED NOT MORE THAN 24 HOURS PRIOR TO LAYING.

LOOSEN SUBGRADE TO DEPTH OF 4\"/>

FERTILIZE SOIL AT THE RATE OF APPROXIMATELY 10 LBS. PER 1,000 S.F. SPREAD FERTILIZER OVER THE AREA TO RELIEVE GRASS BY USING AN APPROVED DISTRIBUTION DEVICE CALIBRATED TO DISTRIBUTE THE APPROPRIATE QUANTITY. DO NOT FERTILIZE WHEN WIND VELOCITY EXCEEDS 15 M.P.H. THOROUGHLY MIX FERTILIZER INTO THE TOP 2\"/>

LAY SOD STRIPS WITH TIGHT JOINTS. DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES. WORK SIFTED STANDARD PLANTING MIXTURE INTO MINOR CRACKS BETWEEN PIECES OF SOD AND REMOVE EXCESS SOD DEPOSITS FROM SODDED AREAS. SOD ON SLOPES GREATER THAN 3:1 SHALL BE STAKED IN PLACE. ROLL OR STAMP LIGHTLY AND WATER THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING.

### 6. MISCELLANEOUS LANDSCAPE WORK

#### LANDSCAPE MAINTENANCE

MAINTAIN LANDSCAPE WORK UNTIL FINAL ACCEPTANCE IS ISSUED BY THE OWNER'S REPRESENTATIVE. INCLUDE WATERING, WEEDING, CULTIVATING, RESTORATION OF GRADE, MOWING AND TRIMMING GRASS, PRUNING TREES AND SHRUBS, PROTECTION FROM INSECTS AND DISEASES, FERTILIZING AND SIMILAR OPERATIONS AS NEEDED TO INSURE NORMAL GROWTH AND GOOD HEALTH FOR LIVE PLANT MATERIAL.

#### PLANT MATERIAL SUBSTITUTION

NO SUBSTITUTION OF PLANT MATERIAL, TYPE OR SIZES WILL BE PERMITTED WITHOUT AUTHORIZATION FROM THE LANDSCAPE ARCHITECT.

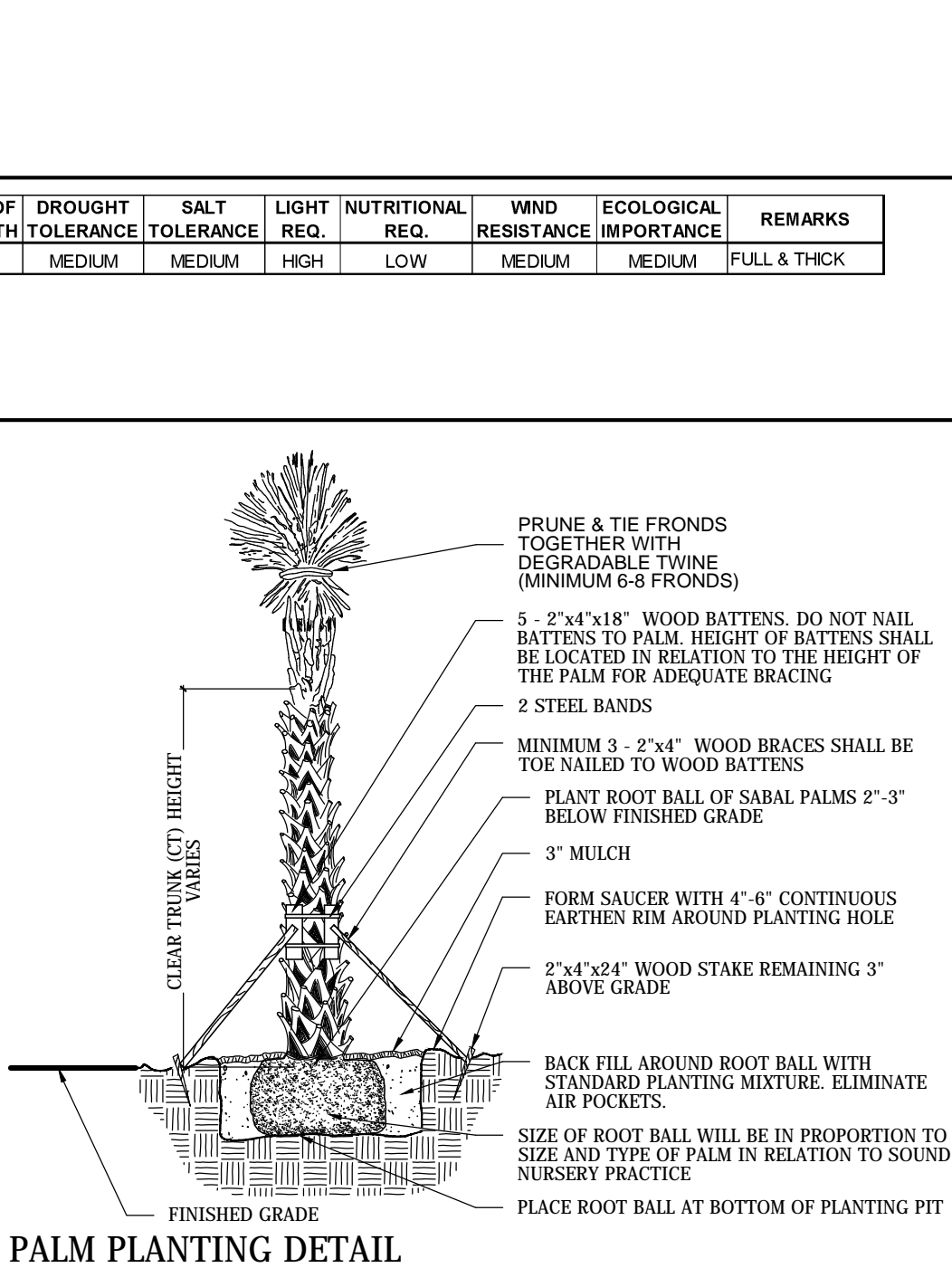
#### PLANTING BED PREPARATION

ALL PLANTING BEDS SHALL BE PROPERLY PREPARED PRIOR TO THE COMMENCEMENT OF ANY PLANTING. PLANTING AREAS, INCLUDING LAWNS SHALL BE FREE OF ALL WEEDS AND NUISANCE VEGETATION. IF TORPEDO GRASS (PANICUM REPENS) IS PRESENT OR ENCOUNTERED DURING PLANTING, THE LANDSCAPE CONTRACTOR SHALL STOP ALL PLANTING UNTIL IT CAN BE DEMONSTRATED THAT IT HAS BEEN COMPLETELY REMOVED OR ERADICATED. THERE SHALL BE NO EXCEPTIONS TO THIS PROVISION.

ALL LANDSCAPE ISLANDS AND BEDS WILL BE FREE OF SHELL ROCK AND CONSTRUCTION DEBRIS AND WILL BE EXCAVATED TO A DEPTH OF 30 INCHES OR TO CLEAN, NATIVE SOIL AND FILLED WITH THE SPECIFIED REPLACEMENT SOIL.

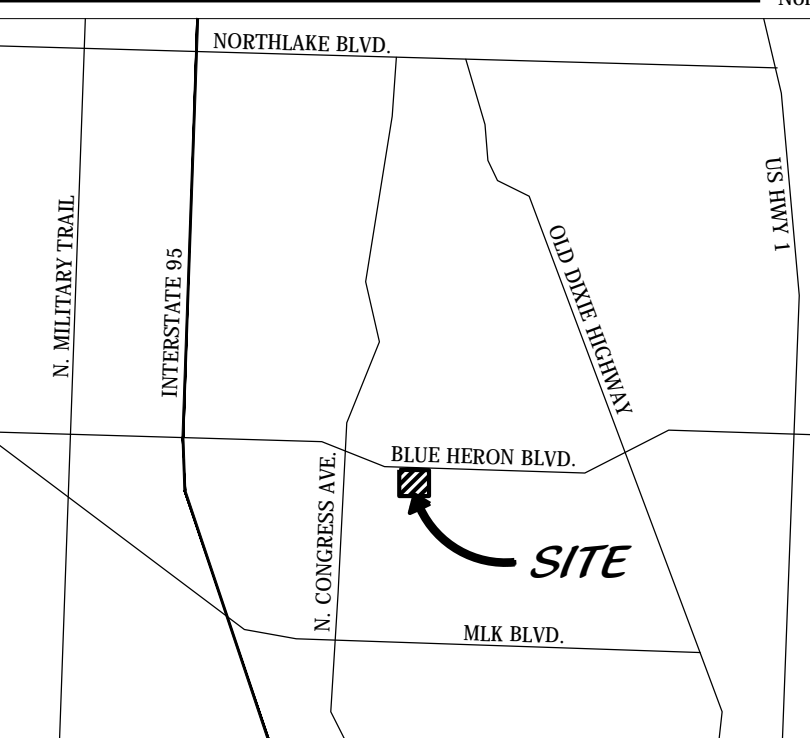
#### LANDSCAPE WARRANTY

THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF SIX (6) MONTHS FROM THE DATE OF CONDITIONAL ACCEPTANCE IN WRITING FROM THE LANDSCAPE ARCHITECT. AT THE TIME OF CONDITIONAL ACCEPTANCE, THE SIX (6) MONTH PERIOD SHALL COMMENCE. ANY MATERIALS WHICH HAVE DIED OR DECLINED TO THE POINT WHERE THEY NO LONGER MEET FLORIDA #1 CONDITION DURING THIS PERIOD SHALL BE PROMPTLY REPLACED WITH SPECIMENS THAT MEET THE MINIMUM REQUIREMENTS SPECIFIED FOR ON THE DRAWINGS. THE LANDSCAPE CONTRACTOR SHALL NOT BE HELD RESPONSIBLE FOR THE DEATH OR DAMAGE RESULTING FROM ACTS OF GOD SUCH AS LIGHTNING, VANDALISM, AND AUTOMOBILES OR FROM NEGLIGENCE BY THE OWNER. CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING AND OTHERWISE MAINTAINING PLANTS UP TO THE CONDITIONAL ACCEPTANCE PERIOD, UNLESS A WRITTEN AGREEMENT WITH THE LANDSCAPE ARCHITECT PROVIDES FOR A DIFFERENT ARRANGEMENT.



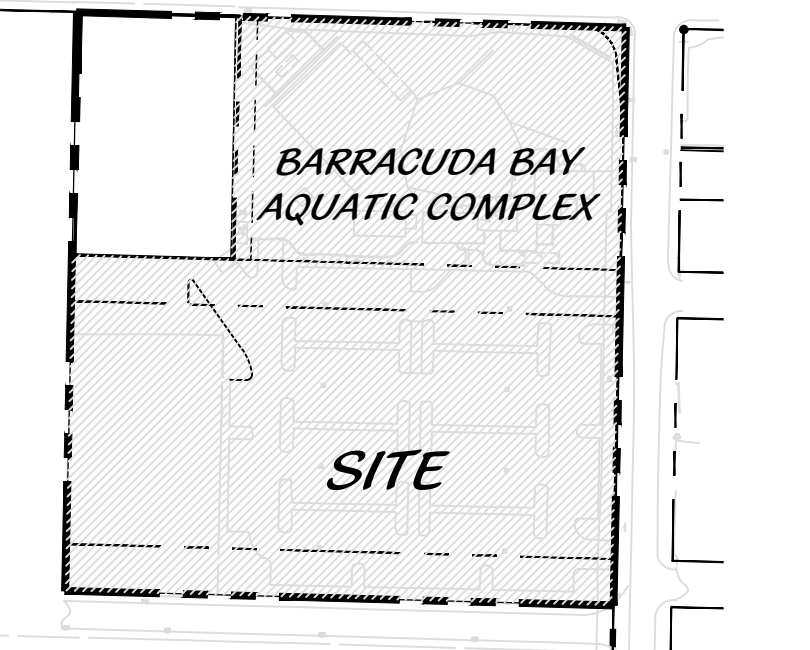
PALM PLANTING DETAIL

## LOCATION MAP



## LOCATION KEY MAP

W. BLUE HERON BLVD.



## LANDSCAPE NOTES

ALL PROPOSED PLANT MATERIAL SHALL BE FLORIDA NUMBER 1 OR BETTER AS DESCRIBED IN GRADES AND STANDARDS FOR NURSERY PLANTS, PARTS 1 AND 2, LATEST EDITION PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICE.

ALL PLANTED AREAS SHALL RECEIVE A 3\"/>

ALL PLANT MATERIAL SHALL BE PRUNED, IF NEEDED, TO ACHIEVE THE SHAPE AND FORM CHARACTERISTIC TO THEIR DESIGN INTENT. PRUNING TO BE IN STRICT ACCORDANCE WITH ISA STANDARDS.

ALL SOD OR SEED SHALL BE CERTIFIED (IF APPLICABLE) AND WEED AND INSECT FREE.

CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING EXISTING UTILITIES OR OTHER OBSTRUCTIONS WHICH MAY INTERFERE WITH PLAN INSTALLATION.

CALL SUNSHINE ONE CALL SERVICE FOR UNDERGROUND UTILITY LOCATIONS 48 HOURS PRIOR TO ANY EXCAVATION OF DIGGING 1-800-432-4470.

LANDSCAPE AND/OR SOD SHALL BE PLACED TO THE EDGE OF PAVEMENT FROM VEHICULAR AREAS, ADJACENT TO CANAL BANKS, LAKES OR OTHER LANDSCAPE AREAS.

ALL MECHANICAL EQUIPMENT, IRRIGATION PUMPS, PPL TRANSFORMERS, POOL PUMPS, ECT., SHALL BE SCREENED ON A MINIMUM OF THREE SIDES BY LANDSCAPE SHRUBS.

CORNER CLIP AND VISIBILITY TRIANGLES SHALL BE MAINTAINED FOR CLEAR SIGN VISIBILITY FROM THIRTY (30) INCHES TO EIGHT FEET HIGH (TREE AND PALM TRUNKS EXCLUDED).

ROOT BARRIERS SHALL BE INSTALLED WHERE REQUIRED BY LOCAL UTILITY COMPANY OR OTHER REGULATING AGENCIES.

WHERE FIGUS SPECIES ARE USED, APPROPRIATE SETBACKS AND SAFEGUARDS (ROOT BARRIERS) SHALL BE REQUIRED.

ALL TREES AND PALMS SHALL BE STAKED/GUYED IN ACCORDANCE WITH THE SPECIFICATIONS AND PLANTING DETAILS.

ALL PLANTING BEDS SHALL BE SHAPED AND SLOPED TO PROVIDE PROPER DRAINAGE.

LOCAL UTILITY AND FIRE RESCUE CLEARANCE ZONES SHALL BE PROVIDE AROUND ALL ABOVE GROUND OR AT GRADE METERS AND EQUIPMENT.

STREET TREE LOCATIONS SHALL BE COORDINATED WITH DRIVEWAYS, STREET LIGHTS, UTILITIES AND FIRE HYDRANTS.

THERE SHALL BE A MINIMUM SIX FEET SEPARATION BETWEEN LANDSCAPE AND UTILITIES. LANDSCAPE PLANTING SHALL BE IN CONFORMANCE WITH PPL GUIDELINES FOR SETBACKS FROM OVERHEAD UTILITY LINES.

ALL PLANTING AREA SHALL BE EXCAVATED TO A DEPTH OF 30\"/>

FDOT TYPE D OR F CURB SHALL BE PROVIDED ALONG THE PERIMETER OF ALL LANDSCAPE, OPEN SPACE, DRAINAGE AND GRADED AREAS ADJACENT TO PAVED VEHICULAR USE AREAS, EXCEPT WHERE WHEEL STOPS ARE PROVIDED.

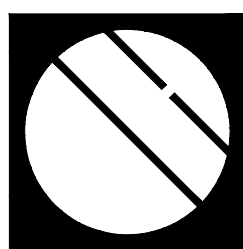
CORNER CLIPS AND VISIBILITY TRIANGLES SHALL BE MAINTAINED CLEAR OF VEGETATION TO PROVIDE UNOBSTRUCTED VISIBILITY BETWEEN 30\"/>

LIGHT POLES, FIRE HYDRANTS, ELECTRICAL/MECHANICAL EQUIPMENT, SIGNS, DRAIN STRUCTURES, ECT., SHALL BE INTERFERE WITH LANDSCAPING IN TERMINAL ISLANDS, INTERIOR ISLANDS, MEDIANS, DIAMONDS, BUFFERS OR OTHER LANDSCAPED AREAS.

## NOTE:

ALL LANDSCAPE AREAS (INCLUDING SOD) SHALL BE IRRIGATED WITH AN UNDERGROUND AUTOMATIC SPRINKLER SYSTEM PROVIDING 100% COVERAGE WITH 50% OVERLAP OR SHALL UTILIZE A DRIP IRRIGATED SYSTEM / LOW VOLUME WATERING SYSTEM.

NO LANDSCAPE INSTALLATION SHALL OCCUR UNTIL THE IRRIGATION SYSTEM IS OPERATIONAL. UNLESS APPROVAL IS GRANTED BY OWNER OR HIS REPRESENTATIVE, OR LANDSCAPE ARCHITECT.



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Landscape Architects  
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1934 Commerce Lane  
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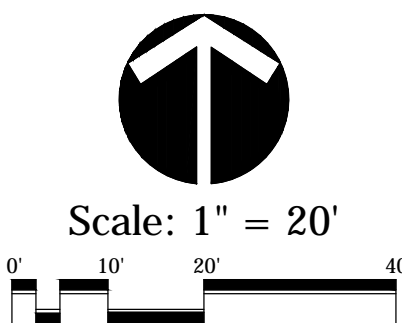
Lic# LC-2600535

# BARRACUDA BAY

## LANDSCAPE PLAN

Riviera Beach, Florida

DESIGNED	NP
DRAWN	JAE
APPROVED	DEH
JOB NUMBER	18-0501
DATE	08-31-18
REVISIONS	10-18-18
	11-30-18
	12-03-18
	01-07-19

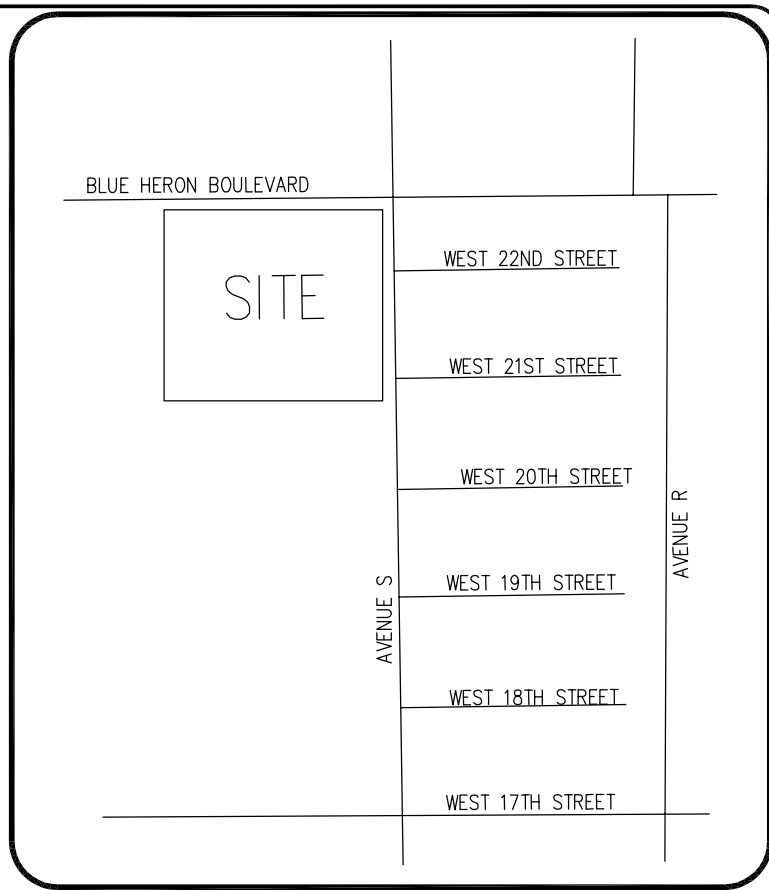
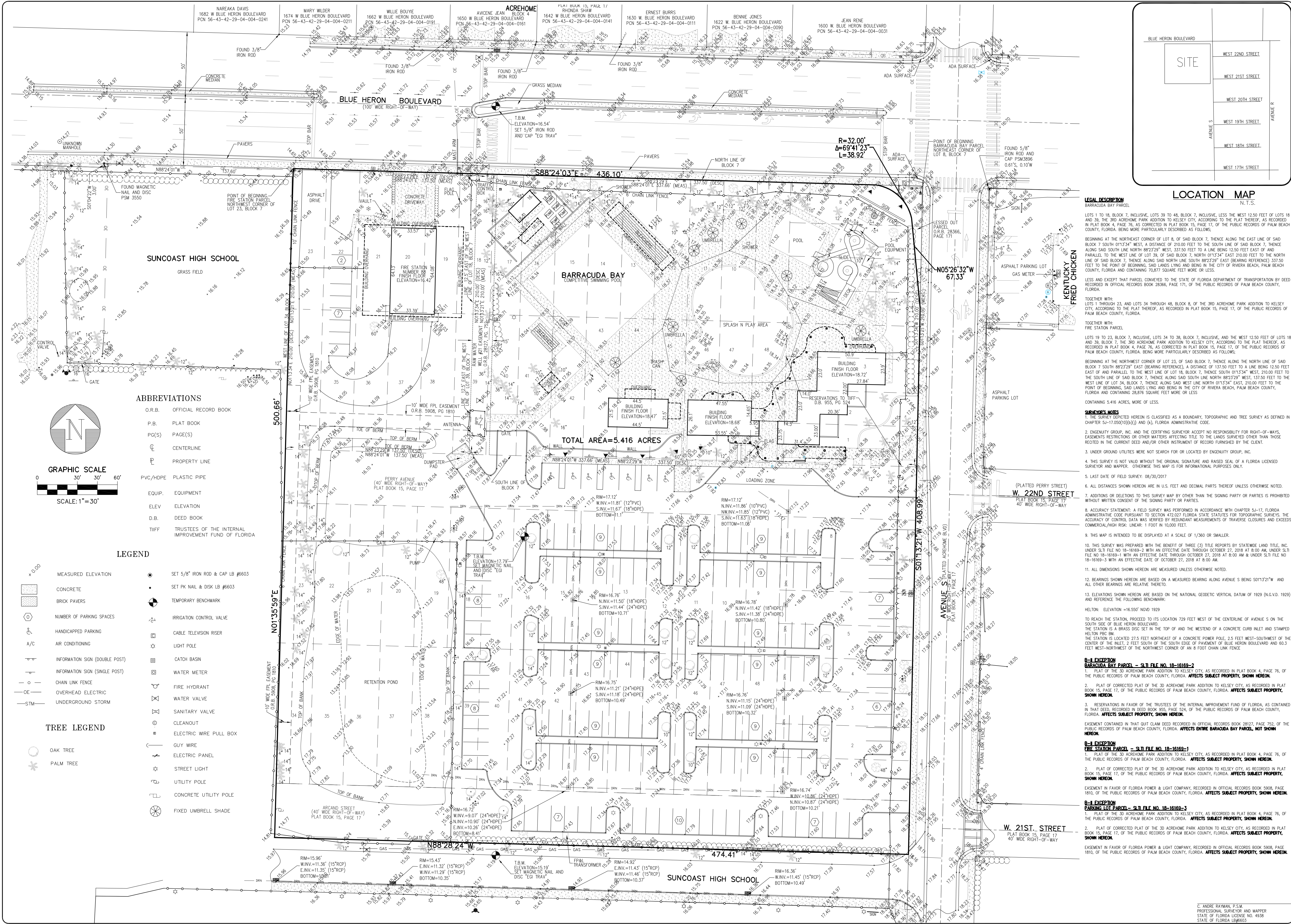


January 07, 2019 11:04:09 p.m.  
Drawing: 18-0501 LP.DWG

SHEET 1 OF 1

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LEGAL DESCRIPTION

BARRACUDA BAY PARCEL

LOTS 1 TO 18, BLOCK 7, INCLUSIVE, LOTS 39 TO 48, BLOCK 7, INCLUSIVE, LESS THE WEST 12.50 FEET OF LOTS 18 AND 39, THE 3RD ACRESHOME PARK ADDITION TO KELSEY CITY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 76, AS CORRECTED IN PLAT BOOK 15, PAGE 17, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 8, OF SAID BLOCK 7, THENCE ALONG THE EAST LINE OF SAID BLOCK 7 SOUTH 01°13'34" WEST, A DISTANCE OF 210.00 FEET TO THE SOUTH LINE OF SAID BLOCK 7, THENCE ALONG SAID SOUTH LINE NORTH 88°23'29" WEST, 337.50 FEET TO A LINE BEING 12.50 FEET EAST OF AND PARALLEL TO THE WEST LINE OF LOT 39, OF SAID BLOCK 7, NORTH 01°13'34" EAST 210.00 FEET TO THE NORTH LINE OF SAID BLOCK 7, THENCE ALONG SAID NORTH LINE SOUTH 88°23'29" EAST (BEARING REFERENCED) 337.50 FEET TO THE POINT OF BEGINNING, SAID LANDS LYING AND BEING IN THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA AND CONTAINING 70,877 SQUARE FEET MORE OR LESS.

LESS AND EXCEPT THAT PARCEL CONVEYED TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION BY DEED RECORDED IN OFFICIAL RECORDS BOOK 28366, PAGE 171, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

LOTS 1 THROUGH 23, AND LOTS 34 THROUGH 48, BLOCK 8, OF THE 3RD ACRESHOME PARK ADDITION TO KELSEY CITY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE 17, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

FIRE STATION PARCEL

LOTS 19 TO 23, BLOCK 7, INCLUSIVE, LOTS 34 TO 38, BLOCK 7, INCLUSIVE, AND THE WEST 12.50 FEET OF LOTS 18 AND 39, BLOCK 7, THE 3RD ACRESHOME PARK ADDITION TO KELSEY CITY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 76, AS CORRECTED IN PLAT BOOK 15, PAGE 17, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 23, OF SAID BLOCK 7, THENCE ALONG THE NORTH LINE OF SAID BLOCK 7 SOUTH 88°23'29" EAST (BEARING REFERENCED), A DISTANCE OF 137.50 FEET TO A LINE BEING 12.50 FEET EAST OF AND PARALLEL TO THE WEST LINE OF LOT 18, BLOCK 7, THENCE SOUTH 01°13'34" WEST, 210.00 FEET TO THE SOUTH LINE OF SAID BLOCK 7, THENCE ALONG SAID SOUTH LINE NORTH 88°23'29" WEST, 137.50 FEET TO THE WEST LINE OF LOT 34, BLOCK 7, THENCE ALONG SAID WEST LINE NORTH 01°13'34" EAST, 210.00 FEET TO THE POINT OF BEGINNING, SAID LANDS LYING AND BEING IN THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA AND CONTAINING 28,876 SQUARE FEET MORE OR LESS.

CONTAINING 5.416 ACRES, MORE OR LESS.

SURVEYOR'S NOTES

THE SURVEY DESCRIBED HEREON IS CLASSIFIED AS A BOUNDARY, TOPOGRAPHIC AND TREE SURVEY AS DEFINED IN CHAPTER 5J-17.050(10)(b)(i) AND (k), FLORIDA ADMINISTRATIVE CODE.

2. ENGENTY GROUP, INC. AND THE CERTIFYING SURVEYOR ACCEPT NO RESPONSIBILITY FOR RIGHT-OF-WAYS, EASEMENTS, RESTRICTIONS OR OTHER MATTERS AFFECTING TITLE TO THE LANDS SURVEYED OTHER THAN THOSE RECIPIENT IN THE CURRENT DEED AND/OR OTHER INSTRUMENT OF RECORD FURNISHED BY THE CLIENT.

3. UNDER GROUND UTILITIES WERE NOT SEARCHED FOR OR LOCATED BY ENGENTY GROUP, INC.

4. THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. OTHERWISE THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY.

5. LAST DATE OF FIELD SURVEY: 08/30/2017

6. ALL DISTANCES SHOWN HEREON ARE IN U.S. FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED.

7. ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

8. ACCURACY STATEMENT: A FIELD SURVEY WAS PERFORMED IN ACCORDANCE WITH CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.007 FLORIDA STATE STATUTES FOR TOPOGRAPHIC SURVEYS. THE ACCURACY OF CONTROL DATA WAS VERIFIED BY REDUNDANT MEASUREMENTS OF TRAVERSE CLOSURES AND EXCEEDS COMMERCIAL/HIGH RISK: LINEAR: 1 FOOT IN 10,000 FEET.

9. THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1/360 OR SMALLER.

10. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF THREE (3) TITLE REPORTS BY STATEWIDE LAND TITLE, INC. UNDER SLT FILE NO 18-16169-2 WITH AN EFFECTIVE DATE THROUGH OCTOBER 27, 2018 AT 8:00 AM, UNDER SLT FILE NO 18-16169-1 WITH AN EFFECTIVE DATE THROUGH OCTOBER 27, 2018 AT 8:00 AM & UNDER SLT FILE NO 18-16169-3 WITH AN EFFECTIVE DATE OF OCTOBER 27, 2018 AT 8:00 AM.

11. ALL DIMENSIONS SHOWN HEREON ARE MEASURED UNLESS OTHERWISE NOTED.

12. BEARINGS SHOWN HEREON ARE BASED ON A MEASURED BEARING ALONG AVENUE S BEING S01°12'12"W AND ALL OTHER BEARINGS ARE RELATIVE THERETO.

13. ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D. 1929) AND REFERENCE THE FOLLOWING BENCHMARK:

HELTON: ELEVATION = 16.550' NGVD 1929

TO REACH THE STATION, PROCEED TO ITS LOCATION 729 FEET WEST OF THE CENTERLINE OF AVENUE S ON THE SOUTH SIDE OF BLUE HERON BOULEVARD.

THE STATION IS A BRASS DISC SET IN THE TOP OF AND THE WESTEND OF A CONCRETE CURB INLET AND STAMPED HELTON PBC BM.

THE STATION IS LOCATED 27.5 FEET NORTHEAST OF A CONCRETE POWER POLE, 2.5 FEET WEST-SOUTHWEST OF THE CENTER OF THE INLET, 2 FEET SOUTH OF THE SOUTH EDGE OF PAVEMENT OF BLUE HERON BOULEVARD AND 60.3 FEET WEST-NORTHWEST OF THE NORTHWEST CORNER OF AN 8 FOOT CHAIN LINK FENCE.

B-1 EXCEPTION

BARRACUDA BAY PARCEL - SLT FILE NO. 18-16169-2

1. PLAT OF THE 3D ACRESHOME PARK ADDITION TO KELSEY CITY, AS RECORDED IN PLAT BOOK 4, PAGE 76, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. AFFECTS SUBJECT PROPERTY, SHOWN HEREON.

2. PLAT OF CORRECTED PLAT OF THE 3D ACRESHOME PARK ADDITION TO KELSEY CITY, AS RECORDED IN PLAT BOOK 15, PAGE 17, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. AFFECTS SUBJECT PROPERTY, SHOWN HEREON.

3. RESERVATIONS IN FAVOR OF THE TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF FLORIDA, AS CONTAINED IN THAT DEED, RECORDED IN DEED BOOK 955, PAGE 524, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. AFFECTS SUBJECT PROPERTY, SHOWN HEREON.

EASEMENT CONTAINED IN THAT QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 28127, PAGE 752, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. AFFECTS ENTIRE BARRACUDA BAY PARCEL, NOT SHOWN HEREON.

B-1 EXCEPTION

BARRACUDA BAY PARCEL - SLT FILE NO. 18-16169-1

1. PLAT OF THE 3D ACRESHOME PARK ADDITION TO KELSEY CITY, AS RECORDED IN PLAT BOOK 4, PAGE 76, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. AFFECTS SUBJECT PROPERTY, SHOWN HEREON.

2. PLAT OF CORRECTED PLAT OF THE 3D ACRESHOME PARK ADDITION TO KELSEY CITY, AS RECORDED IN PLAT BOOK 15, PAGE 17, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. AFFECTS SUBJECT PROPERTY, SHOWN HEREON.

EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY, RECORDED IN OFFICIAL RECORDS BOOK 5908, PAGE 1810, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. AFFECTS SUBJECT PROPERTY, SHOWN HEREON.

B-1 EXCEPTION

BARRACUDA BAY PARCEL - SLT FILE NO. 18-16169-3

1. PLAT OF THE 3D ACRESHOME PARK ADDITION TO KELSEY CITY, AS RECORDED IN PLAT BOOK 4, PAGE 76, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. AFFECTS SUBJECT PROPERTY, SHOWN HEREON.

2. PLAT OF CORRECTED PLAT OF THE 3D ACRESHOME PARK ADDITION TO KELSEY CITY, AS RECORDED IN PLAT BOOK 15, PAGE 17, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. AFFECTS SUBJECT PROPERTY, SHOWN HEREON.

EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY, RECORDED IN OFFICIAL RECORDS BOOK 5908, PAGE 1810, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. AFFECTS SUBJECT PROPERTY, SHOWN HEREON.

C. ANDRE RAYMAN, P.S.M.  
PROFESSIONAL SURVEYOR AND MAPPER  
STATE OF FLORIDA LICENSE NO. 4938  
STATE OF FLORIDA LICENSED

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	11/09/18	UPDATED WITH TITLE COMMENTS	JCM

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DATE	SCALE	CAD FILE	SOF PROJECT
08/31/2017	1"=30'	14151.07	14151.07
DRAWN	CHECKED	ENGENTY STAFF	K. BECK

BOUNDARY, TOPOGRAPHIC AND TREE SURVEY FOR:			
CITY OF RIVIERA BEACH			
FIRE STATION NUMBER 88 AND BARRACUDA BAY			

A Higher Standard of Excellence

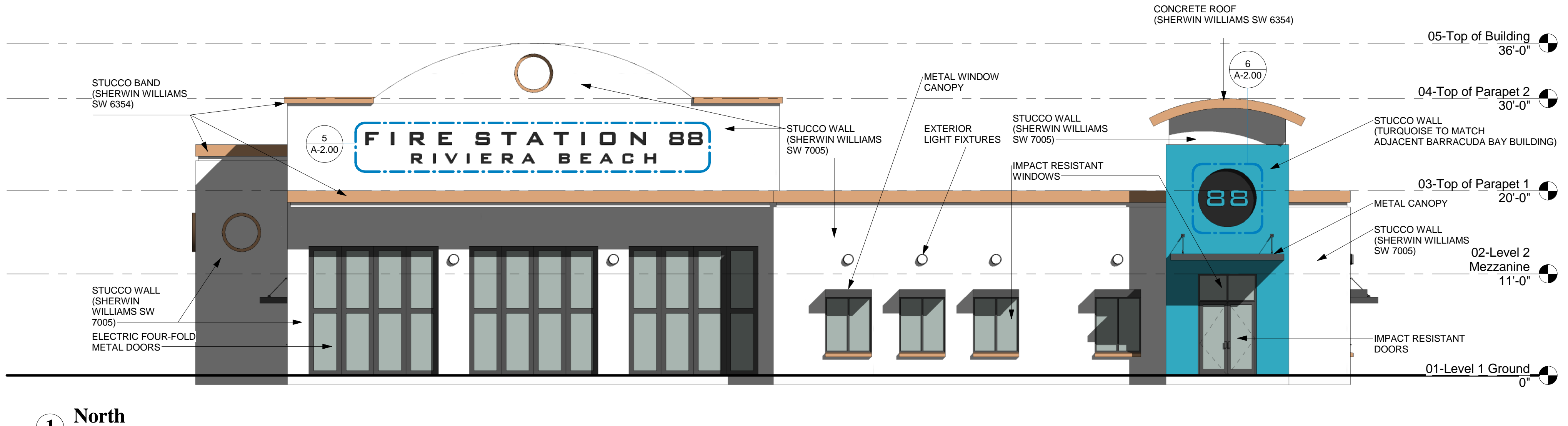
**engentyn**group inc.

ENGINEERS - SURVEYORS - CAD DRAWING

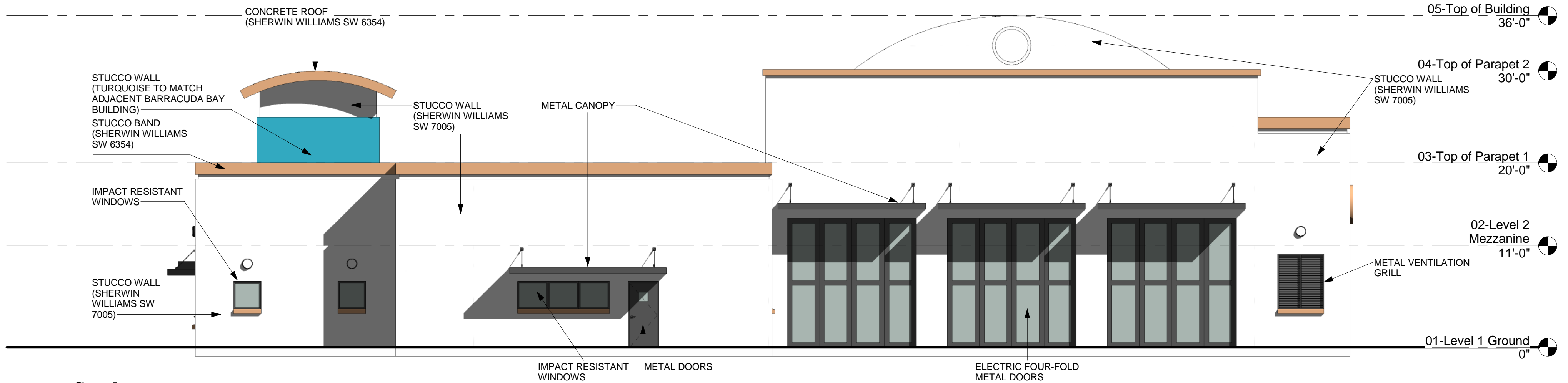
1280 N. CONGRESS AVENUE, SUITE 101,  
WEST PALM BEACH, FLORIDA 33409  
PH (561) 855-1151 • FAX (561) 852-9390  
WWW.ENGENTYGROUP.COM

DATE	SCALE	CAD FILE	SOF PROJECT	DRAWN	CHECKED
08/31/2017	1"=30'	14151.07	14151.07	ENGENTY STAFF	K. BECK
JOB NO. 14151.07					

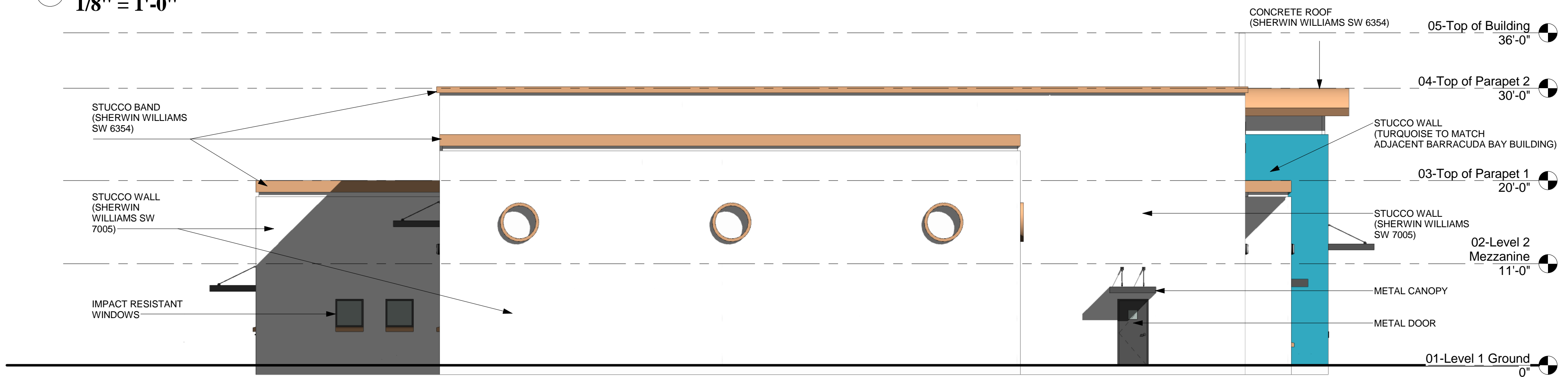




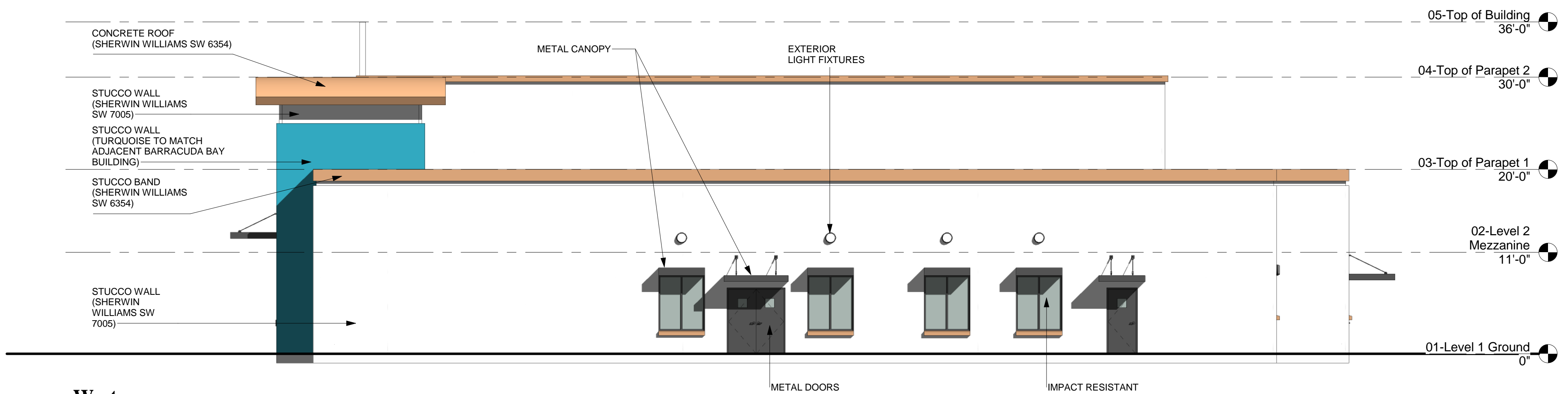
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1/8" = 1'-0"



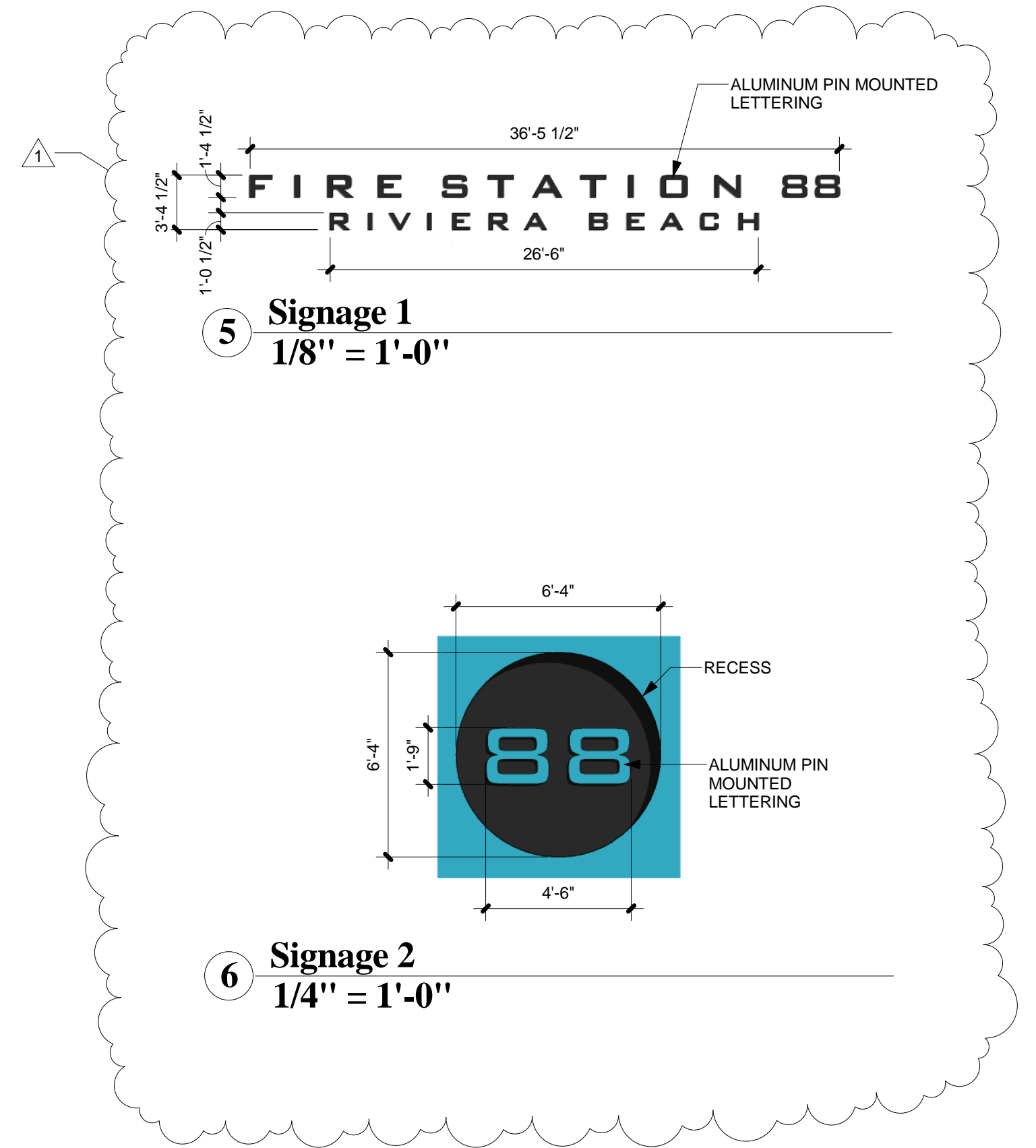
2 South  
1/8" = 1'-0"



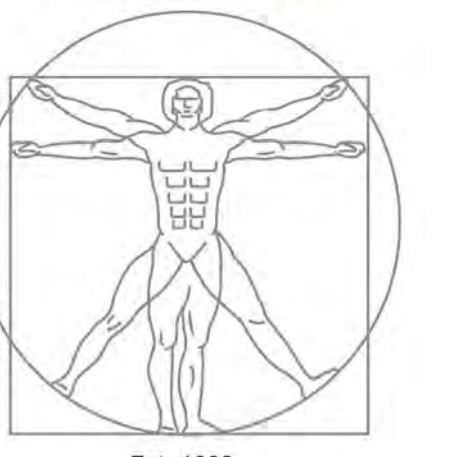
3 East  
1/8" = 1'-0"



4 West  
1/8" = 1'-0"



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www.regarchitects.com

**CITY OF  
RIVIERA BEACH  
FIRE STATION  
#2 (88)**  
1663 W BLUE HERON  
BLVD. RIVIERA  
BEACH, FL 33404



**NO. DATE DESCRIPTION**  
1 10/05/18 P&Z Comments

DATE 08-23-2018

SCALE AS SHOWN

DRAWN FD

CHECKED MA/REG

REG # 17009.2

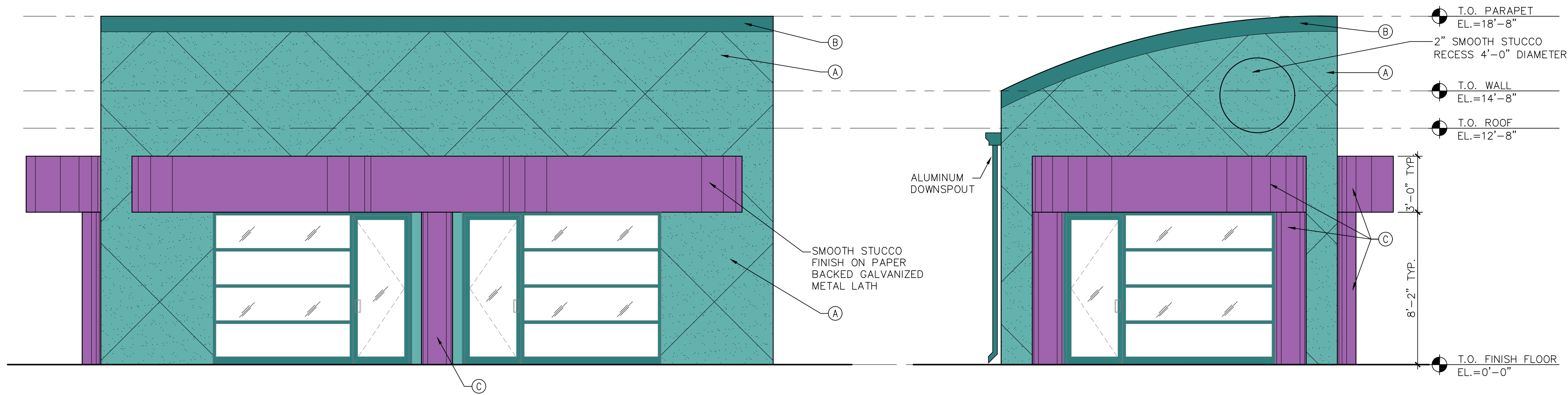
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OWNERSHIP AND USE OF THESE DOCUMENTS & SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT WHETHER THE PROJECT THEY ARE MADE FOR IS EXECUTED OR NOT. THEY SHALL NOT BE USED BY THE OWNER OR OTHERS ON OTHER PROJECTS OR FOR ADDITIONS TO THIS PROJECT BY OTHERS, EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT.

**Building  
Elevations**

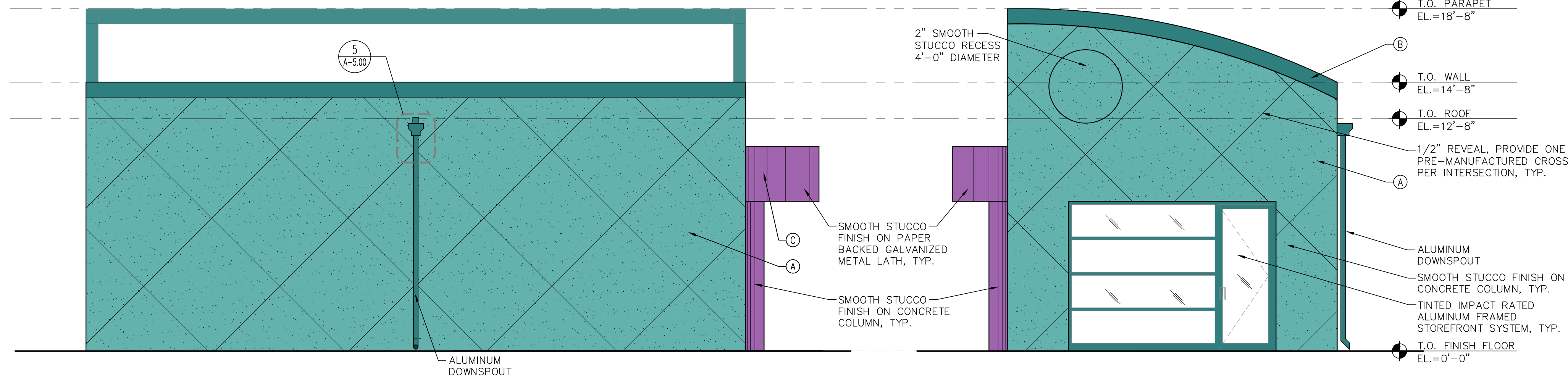
P&Z SUBMITTAL  
**A-2.00**





1 SOUTH ELEVATION  
1/4" = 1'-0"

2 EAST ELEVATION  
1/4" = 1'-0"



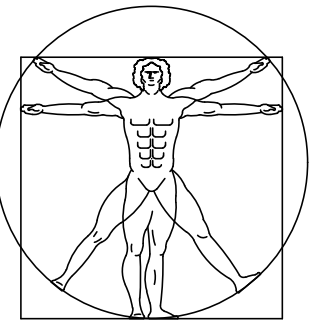
3 NORTH ELEVATION  
1/4" = 1'-0"

4 WEST ELEVATION  
1/4" = 1'-0"

FLOOR FINISH SCHEDULE				
TAG	DESCRIPTION	SIZE	COLOR/ FINISH	MANUFACTURER
F-1	PORCELAIN TILE	12X24	META LIGHT GREY-SA06	DALTILE
WALL BASE FINISH SCHEDULE				
TAG	DESCRIPTION	SIZE	COLOR/ FINISH	MANUFACTURER
B-1	PORCELAIN TILE	12X24	META LIGHT GREY-SA06	DALTILE
WALL FINISH SCHEDULE				
TAG	DESCRIPTION	SIZE	COLOR/ FINISH	MANUFACTURER
W-1	PAINT		SNOWBOUND-SW7004	SHERWIN WILLIAMS
MILLWORK SCHEDULE				
TAG	DESCRIPTION	SIZE	COLOR/ FINISH	MANUFACTURER
M-1	PLASTIC LAMINATE		BEIGEWOOD-7850-60	WILSONART
COUNTERTOP SCHEDULE				
TAG	DESCRIPTION	SIZE	COLOR/ FINISH	MANUFACTURER
C-1	PLASTIC LAMINATE		YAKI OAK-Y0621	WILSONART
FINISH NOTES				
1. CONTRACTOR TO COORDINATE WITH OWNER FOR OWNER PROVIDED MATERIALS, APPLIANCES, ACCESSORIES, ETC.				
2. ALL FINISHES AND TILE PATTERNS TO BE APPROVED BY OWNER & ARCHITECT.				
3. PROVIDE SOLID WOOD BLOCKING IN WALLS AS REQUIRED FOR ALL INSTALLED ITEMS (FIXTURES, MILLWORK, ACCESSORIES, ETC.)				
4. MILLWORK/ CABINETRY:				
4.1. PROVIDE CABINETRY/ MILLWORK SHOP DRAWINGS FOR REVIEW BY ARCHITECT AND OWNER PRIOR TO FABRICATION.				
4.2. FIELD VERIFY ALL DIMENSIONS.				
4.3. VERIFY CABINETRY OPENINGS WITH APPLIANCE/ EQUIPMENT MANUFACTURER.				
4.4. PROVIDE STANDARD BEAD OF CLEAR PAINTABLE SEALANT AT ALL EXPOSED EDGES OF MILLWORK (i.e. BACKSPLASH, COUNTER-WALL INTERSECTIONS).				
5. ALL MILLWORK SHALL BE PROVIDED WITH CABINET LOCKS.				
WINDOW TREATMENT				
1. BASIS OF DESIGN: CLASSIC MECO/5 MANUAL ROLLER SHADE SYSTEM WITH SNAP-LOCK FACIA TRIM ACCESSORY AND 5300 SERIES (5% OPEN) EURO-VEIL BASKET WEAVE SHADE CLOTH - WHITE OR APPROVED EQUAL.				
2. TO BE APPLIED TO ALL PERIMETER WINDOWS.				
OPERABLE PARTITION				
1. BASIS OF DESIGN: OPERABLE PARTITION - MODERNFOLD - ACOUSTI-SEAL MODEL 932.				
NOTE: POCKET DOOR TO CONCEAL OPERABLE PARTITION ALSO BY MODERNFOLD.				
ALL FINISHES, FIXTURES AND EQUIPMENT SELECTIONS ARE BASIS OF DESIGN, APPROVED EQUALS ARE ACCEPTABLE BY OWNER/ ARCHITECT.				
COLOR SCHEME				
SYMB.	COLOR	MANUFACTURER	NOTES	
(A)	TURQUOISE	SHERWIN WILLIAMS	SMOOTH STUCCO FINISH (FIELD COLOR)	
(B)	DARK TURQUOISE	SHERWIN WILLIAMS	SMOOTH STUCCO FINISH (ACCENT COLOR)	
(C)	PURPLE	SHERWIN WILLIAMS	SMOOTH STUCCO FINISH (ACCENT COLOR)	
NOTES				
1. ALL COLORS TO MATCH EXISTING BUILDINGS, TO BE APPROVED BY OWNER & ARCHITECT.				

REG

ARCHITECTS  
INTERIORS  
PLANNERS  
INCORPORATED



EST. 1988

RICK GONZALEZ, AIA,  
PRESIDENT AR-0014172

300 CLEMATIS STREET  
WEST PALM BEACH  
FLORIDA 33401  
PH: (561) - 659 - 2383  
FAX: (561) - 659 - 5546  
www.regarchitects.com

CORPORATION NUMBER  
AA-0002447



BARRACUDA  
BAY  
AQUATIC CENTER  
NEW CONSTRUCTION  
PARTY ROOM

1621 WEST BLUE HERON, BLVD.  
RIVIERA BEACH, FL. 33404

REVISIONS	NO.
	△
	△
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	△
DATE 06-1-2018	
SCALE AS NOTED	
DRAWN	
CHECKED MA/REG	
REG No. 17009.3	
© 2018	
OWNERSHIP AND USE OF THESE DOCUMENTS & SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT WHETHER THE PROJECT THEY ARE MADE FOR IS EXECUTED OR NOT. THEY SHALL NOT BE USED BY THE OWNER OR OTHERS ON OTHER PROJECTS OR FOR ADDITIONS TO THIS PROJECT BY OTHERS, EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT.	

## ***Riviera Beach Fire Station #2***

### ***Site Plan Amendment (SP-18-21)***

#### **Justification Statement**

August 31, 2018

Revised December 03, 2018

#### **Introduction**

On behalf of the City of Riviera Beach, the Applicant, we are requesting approval to replace the existing 4,000 square-foot Fire Station with a new 12,490 square-foot Fire Station #2. Additionally, a 648 square-foot event Building 2 is proposed directly to the east of the Fire Station #2 on the City of Riviera Beach-owned Barracuda Bay Aquatic Complex. The subject parcel is located on the south side of W Blue Heron Boulevard approximately 1-mile east of Interstate-95.

#### **Project Contact:**

Agent/Planner - Cotleur & Hearing  
Donaldson Hearing / Nicole Plunkett  
1934 Commerce Lane, Suite 1  
Jupiter, FL 33458  
Phone: (561) 747- 6336 ext. 113  
Fax: (561) 747-1377  
Email: [nplunkett@cotleur-hearing.com](mailto:nplunkett@cotleur-hearing.com)

#### **Location**

The subject parcel is located on the south side of W Blue Heron Boulevard approximately 1-mile east of Interstate-95. It is surrounded by the John F. Kennedy Middle School and Suncoast High School to the west and the City of Riviera Beach-owned Barracuda Bay Aquatic Complex to the east. A detention area and parking for Barracuda Bay lies directly to the south.

#### **Land Use & Zoning**

The land use designation of the Fire Station #2 is CF (Community Facility District) and is currently zoned CF (Community Facility District). The Barracuda Bay property land use designation is CF (Community Facility District) and is currently zoned Recreational (REC).

#### **Subject Request**

The Applicant is requesting approval to replace the existing 4,000 square-foot Fire Station with a new 12,490 square-foot Fire Station #2. Additionally, a 648 square-foot event Building 2 is proposed directly to the east of the Fire Station #2 on the City of Riviera Beach-owned Barracuda

Bay Aquatic Complex. The new event building will be used for gatherings and special events at the Barracuda Bay and will be 1-story.

The new Fire Station #2 will be one-story and the top of parapet measures approximately 30-feet in height. The architecture is a great improvement from the existing Fire House and significantly fits the character of the adjacent Barracuda Bay. The existing site contains minimal parking spaces and the vehicular flow of the site is limited, with both the ingress and egress points connecting directly to W Blue Heron Boulevard. The proposed site plan nearly doubles the number of parking spaces, allows parking opportunities in the front and rear of the building, and provides a dedicated ADA space with accessible route to the entrance of the Fire Station #2. Three (3) emergency vehicle lanes are proposed for the Fire Station #2 which is one (1) more than the existing two (2) lanes at the current facility. Increased connectivity is provided for vehicles accessing the site with ingress and egress opportunities at W Blue Heron Boulevard and secured gated access internal to the Barracuda Bay existing parking area. A new pedestrian sidewalk is proposed to connect the W Blue Heron Boulevard existing right-of-way sidewalk directly to the Fire Station #2.

### **Architecture**

The Architecture of the Fire Station #2 responds both to its own use as a Fire-House and as well as its adjacent surroundings. The architectural style is clean and modern, borrowing some of the subtle nautical themes from the adjacent Barracuda Bay Aquatic Complex, such as the arching roofs and parapet walls, as well as the turquoise marine color. However, it still maintains its identity as a Fire-House with features such as call-sign tower feature, large apparatus bay doors and monumental.

The event Building 2 at Barracuda Bay was designed to follow the same aesthetics and architectural language and colors of the existing buildings adjacent to it. The intent is to give the appearance that the building was part of the original construction even though it is a separate structure.

### **Engineering**

The civil engineering portion of the site has been modified to accommodate the new 12,490 square-foot Fire Station #2, associated fire truck driveway, and parking areas. The existing drainage from the site sheet flows to W Blue Heron Boulevard with no water quality. The new system will consist of a network of interconnected drains, exfiltration trench which will provide water quality and attenuation prior to discharging into a control structure south of the site.

The existing potable water service runs from a watermain in the W Blue Heron Blvd. right-of-way through a backflow preventer at the property line to the building. The existing sanitary sewer runs from a forcemain within the W Blue Heron Blvd. right-of-way to a lift station near the existing

sidewalk and then to the building. The proposed water and sewer services will be relocated to the west to accommodate the new driveway layout. The existing lift station will be abandoned and a new lift station will be constructed. The connections at the building will be relocated.

### **Lighting**

New lighting is proposed within the site plan through the use of pole-mounted LED lights and wall-mounted LED lights. The pole-mounted lighting will be 20-feet in height with a black aluminum pole. Safety and CPTED design standards were taken into consideration with the lighting design to provide a safe environment for the Fire Station #2 employees and visitors.

### **Landscape**

The proposed landscape palette consists of a variety of shade trees, palms, accent and specimen plants, along with many native shrubs. A specimen triple sylvester palm is proposed at the entry to the site near W Blue Heron Boulevard and is intended to be a focal point for the project. Three (3) types of native shade trees are proposed and include gumbo limbo trees within the western buffer, oak trees within the southern landscape parking islands, and standard clusia trees lining the eastern buffer adjacent to Barracuda Bay. Simple foundation planting to complement the architecture includes a Ligustrum accent tree and two (2) matched thatch palms at the main entrance doors to the Fire Station #2. A clusia hedge is proposed along the entire western property boundary to provide proper screening. The clusia hedge extends to the south and lines the southern parking area along with a handful of native sabal palms. There is minimal existing vegetation on the site currently and much of it is proposed to be removed due to its overgrown character.

### **Conclusion**

In conclusion, the Applicant is requesting approval to replace the existing 4,000 square-foot Fire Station with a new 12,490 square-foot Fire Station #2. Additionally, a 648 square-foot event Building 2 is proposed directly to the east of the Fire Station #2 on the City of Riviera Beach-owned Barracuda Bay Aquatic Complex. The proposed application is consistent with the City's zoning regulations and is an upgrade to the existing site and facilities. The Applicant looks forward to working with Staff to respond to any questions or issues that might arise as a result of your review.



**For Staff Use Only**

<b>City of Riviera Beach</b>  Community Development Department 600 W. Blue Heron Boulevard Riviera Beach, Florida 33404  Phone: (561) 845-4060 Fax : (561) 845-4038	<b>Date:</b>	<b>Case Number:</b>
	<b>Project Title:</b>	
	<b>Fee Paid:</b>	<b>Notices Mailed:</b>
	<b>1<sup>st</sup> Hearing:</b>	<b>2<sup>nd</sup> Hearing:</b>
	<b>Publication Dates (if required)</b>	

**UNIFORM LAND USE APPLICATION**

*(Please attach separate sheet of paper for required additional information)*

**Complete appropriate sections of Application and sign.**

<b>APPLICANT</b>	Name of Property Owner(s):
	Mailing Address:
	Property Address:
	Name of Applicant (if other than owner):
	Home: (    )                                      Work: (    )                                      Fax: (    )
	E-mail Address:

**PLEASE ATTACH LEGAL DESCRIPTION**

<b>PROPERTY</b>	Future Land Use Map Designation:	Current Zoning Classification:
	Square footage of site:	Property Control Number (PCN):
	Type and gross area of any existing non residential uses on site:	
	Gross area of any proposed structure:	
	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:	
	Briefly describe use of adjoining property: North:	
	South:	
	East:	
	West:	

<b>REZONE</b>	Requested Zoning Classification:
	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

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

<b>SPECIAL EXCEPTION</b>	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:	

<b>VARIANCE</b>	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:

<b>SITE PLAN</b>	Describe proposed development:
	Demonstrate that proposed use is appropriate to site:
	Demonstrate how drainage and paving requirement will be met:
	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:

<b>OTHER</b>	<b><u>COMMUNICATION TOWER CO-LOCATION REQUIREMENTS:</u></b>
	<ul style="list-style-type: none"> <li>• 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.</li> <li>• Antenna manufacture cut sheets including antenna size and shape.</li> <li>• Zoning map of area with site clearly marked.</li> <li>• Photos of existing building or tower and surrounding uses.</li> <li>• Letter of non-interference and FCC compliance from applicant's Radio Frequency Professional.</li> <li>• Map of surrounding carrier existing locations in all directions with type i.e. Guyed, Self-Support, Monopole, Rooftop.</li> <li>• Letter of structural capacity and building code compliance.</li> <li>• Notes on plan or letter demonstrating floor area coverage not in excess of restrictions</li> <li>• Provide Photo Enhancements of proposal.</li> <li>• Statement that proposal is in compliance with Environmental Regulations prior to permit issue.</li> </ul>

<b>Confirmation of Information Accuracy</b>	
<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>	
<hr/> Signature	<hr/> Date

## **AGENT AUTHORIZATION FORM**

Owner(s) of Record: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority personally appeared \_\_\_\_\_

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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

the street address of which is: \_\_\_\_\_

and that we hereby appoint:

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

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 \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
Notary Public

## **SITE PLAN APPROVAL PROCEDURE**

### *Application Information Sheet*

#### **STEP 1. PRELIMINARY REVIEW OF SUBMISSION**

SIX (6) SETS OF A STAPLED AND FOLDED PACKAGE CONTAINING DRAWINGS TO SCALE AND DIMENSIONED

##### **1. SITE PLAN**

- a. Special site plan drawing with information block showing zoning, parking calculations, site area, building coverage, pervious/impervious areas, location map.
- b. Dimensions should include – lot, landscape strips, setbacks, roads, internal circulation areas, building(s), typical parking spaces, dumpster pads/enclosures, sign locations. It should be noted that sign approval requires separate building permit submission.
- c. Provide a digital copy of the site plan drawing with State Plan Coordinates in AutoCAD 2000 (.DWG) or Shapefile (.shp) format.

##### **2. LANDSCAPE PLAN and ENVIRONMENTAL ASSESSMENT**

- a. Show compliance with the City of Riviera Beach Land Development Code
- b. Drawings and/or narrative sufficient to describe the relevant flora and fauna which may be on the site. Tree survey may be required.

##### **3. ARTERIAL ROAD DESIGN AND STANDARD**

- a. Design standards for all non-residential properties fronting the following roads are required:
  - Dr. Martin Luther King, Jr. Boulevard
  - Old Dixie Highway
  - Blue Heron Boulevard
  - 13<sup>th</sup> Street
  - Military Trail
  - Congress Avenue
- b. Drawings indicating the appearance standards are required and addressed under Ordinance 2833.
- c. Only one monument sign is permitted per site with maximum square footage of 42 square feet.

##### **4. UTILITY and DRAINAGE PLAN**

- a. Conceptual plan, indicating location of lines and tie-ins, proposed hydrants, if applicable
- b. Conceptual plan to include existing and proposed major elevations.
- c. Show easement, existing and proposed.
- d. Show conceptually how retention area will provide treatment for one-hour storm.

##### **5. TRAFFIC ASSESSMENT**

- a. If traffic trip generation is under 500 T.P.D. then a properly formulated traffic statement is adequate. Traffic generation above this level will require a traffic engineer prepared traffic study. Provide total ADT (Average Daily Trips) for project [from Traffic Statement, Traffic Study or Table 1 in Sec. 23.AA – 28.3 of Code].

- b. Palm Beach County Traffic Assessment Requirements: Applicant must submit a Traffic Impact Study for Palm Beach County to receive concurrency approval in accordance with Sec. 23-131 of the Palm Beach County Traffic Performance Code.

## **6. BUILDING ELEVATIONS**

- a. Front, rear, and both sides.
- b. Show finishes (color, materials).
- c. Elevators are required to be in color showing building finishes, lighting, canopies, etc. Plans shall have a minimum sheet size of 8 ½ "x 14". Plans larger than 8 ½ "x 14" shall be folded individually. Reduced copies of the site plan on 11" x 17" sheets are required for the City Council. (Note: Plans for submittal to the Planning and Zoning Board and City Council shall be provided after all comments and requirements by staff have been satisfied.

## **7. FLOOR PLAN**

- a. Conceptual (construction details are not necessary).

## **8. NARRATIVE OR COVER LETTER**

- a. Describe project purpose and details of intended use, including phasing and relationship to surrounding area.
- b. Include estimate of employment and student population generated by project, if applicable.

## **9. CONCURRENCE COMPLIANCE**

- a. Traffic Generation: Total ADT (Average Daily Trips) for project [from Traffic Statement, Traffic Study or Table I in Sec. 31-715 of Code]
- b. Sanitary Sewer: Total gallons per day produced by project - [from calculations or Table III in Section 31-717 of Code]
- c. Potable Water: Total gallons per day required by project [from calculation or based on Table II in Section 31-716 of Code]
- d. Drainage: Does project detain on-site the first inch of run-off or run-off from a one-hour storm (3 year)? Note: All developments of one acre or more are required to obtain an NPDES permit prior to obtaining a City Building permit, and provide PPP and BMP plans.
- e. Solid Waste: Total pounds of waste generated per day by project [from calculations or based on Table IV in Section 31-718 of Code]
- f. Recreation: If a residential project, list proposed public recreational or park elements of project (in acres)
- g. School Concurrency: The School Concurrency Application and Service Provider Form must be completed and submitted with this application. Please refer to the attached School Concurrency Application and Service Provider Form for related fees.

## **STEP 2: DEPARTMENTAL REVIEW, COMMENTS TO APPLICANT AND REVISIONS TO PROJECT**

After departmental review (approximately four weeks), the applicant will receive a letter from Community Development outlining department concerns and comments. The departmental review process repeats until staff is satisfied with revisions. Applicant will then provide six (6) full size packages of accordion folded, revised plans. These

must be provided to Staff a minimum of fourteen (14) days prior to the next Planning and Zoning Board Meeting in order to be included on the Agenda. The Board meets the second Thursday of each month. Staff comments to the Board are available for pickup the Monday prior to the Thursday Planning and Zoning Board meeting.

### **STEP 3: PLANNING AND ZONING BOARD MEETING**

Applicant, or agent, **must** be in attendance to present their project and to address concerns of the Planning and Zoning Board. The City will provide a laptop, projector and video screen to be used in the presentation. Applicants intending to use these devices must inform Staff at least three business days in advance of the Planning and Zoning Board meeting. The Board may recommend the City Council approve, approve with conditions, deny, or table the project.

### **STEP 4: SUBMITTAL FOR COUNCIL MEETING**

Any revisions required as a result of the Planning and Zoning Board's conditions, shall be incorporated (by applicant) into the package for submission to the City Council. Six (6) **reduced size copies** on 11" x 17" sheets of the final site plan must then be provided for the City Council agenda along with the other package items a minimum of twenty-one (21) days prior to meeting. The City Council meets the first and third Wednesday of each month.

A complete package for submission to the City Council includes the following items:

1. Uniform Land Use Application
2. Project Narrative
3. Response(s) to Departmental Comments
4. Site Plan
5. Landscape Plan
6. Elevations

Applicants seeking to expedite the approval process should submit revised packages as soon after the Planning and Zoning Board meeting as possible in order to have the project placed on the City Council Agenda.

### **STEP 5: COUNCIL MEETING**

The project then goes before the City Council for decision. Applicant must be in attendance. Applicant will be allowed to make a brief presentation about the project. The City will provide a laptop, projector and video screen to be used in the presentation. Applicants intending to use these devices must inform Staff at least three business days in advance of the City Council meeting. The City Council may approve, approve with conditions, deny, or table the project.

### **STEP 6: UPON APPROVAL APPLICANT MAY APPLY FOR BUILDING PERMIT**

Applicant will be formally notified of decision and any conditions which may be attached. Two (2) folded sets of the approved site plan complying with conditions shall be submitted to the Community Development Department within fifteen (15) days of the Council hearing. Plans must be submitted and approved by the Planning Division before building permits can be issued.

**AGENT AUTHORIZATION FORM**

Owner(s) of Record: City of Riviera Beach  
\_\_\_\_\_  
\_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority personally appeared Naren Hoskins,  
City Manager

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:

Fire Station 2  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

the street address of which is: \_\_\_\_\_  
and that we hereby appoint:


Name: Coteleur & Hearing  
Address: 1934 Commerce Lane, Suite 1  
Jupiter, FL 33458  
Telephone: 561-747-6336

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.

Naren Hoskins (Seal)  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_ (Seal)

Sworn to and subscribed before me this 29 day of November, 2018.

Kerry M. Ramoutar  
Notary Public

 Kerry M. Ramoutar  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# GG254432  
Expires 8/30/2022





# CITY OF RIVIERA BEACH

600 WEST BLUE HERON BLVD. • RIVIERA BEACH, FLORIDA 33404  
PHONE (561) 845-4060 FAX (561) 845-4038

## DEVELOPMENT SERVICES DEPARTMENT

December 19, 2018

Sent by email: [nplunkett@cotleur-hearing.com](mailto:nplunkett@cotleur-hearing.com)

Donaldson Hearing / Nicole Plunkett  
Cotleur & Hearing  
1934 Commerce Lane, Suite 1  
Jupiter, FL 33458

RE: Riviera Beach Fire Station #2 Site Plan Application (SP-18-21) 3<sup>rd</sup> comment letter  
1663 West Blue Heron Blvd

Dear Ms. Plunkett,

The intent of this letter is to inform you that City staff has completed 3<sup>rd</sup> departmental review for the Riviera Beach Fire Station #2 Site Plan Amendment Application (SP-18-21). The City is responding to the SP-18-21 resubmittal application on December 3, 2018 with the following comments:

**Building Department** – No additional comments at this time.

**Engineering/Public Works Department** – no comments.

**Police Department** – no comments.

**Code Enforcement Department** – no comments.

**Fire Department** – No additional comments at this time.

**Utility District Department** – No additional comments at this time.

**Parks and Recreation** – no comments.

### **Planning and Zoning Department**

1. Update site data

#### **SITE DATA**

Project Name

Future Land Use

Zoning District

USE

Section, Township, Range

Property Control Number

TAZ

Total gross acreage

Total gross floor area (GFA)

GFA broken down by use

- Fire Station (SF and %)

- Mezzanine (SF and %)
- Barracuda Bay (SF and %)

Floor to Area Ratio (FAR)

Building coverage (%)

Impervious surface area (%)

Building Height

Parking % loading (required and proposed)

- total #
  - calculation
  - handicap parking (required and proposed)
2. Light pole cannot encroach into parking spaces. **RESOLVED**
  3. Label surrounding current use, and type of residential use. **RESOLVED**
  4. Building notated height on building. **RESOLVED**
  5. Property Development Regulation chart add size, width and frontage. **RESOLVED**
  6. Please provide two (2) 4"x4" boxes at the bottom right hand corner of the plans for the zoning stamp. **RESOLVED**
  7. Label foundation planting. **RESOLVED**
  8. Label landscape buffers. **RESOLVED**
  9. Show sign location and provide detail with square footage. **RESOLVED**
  10. All landscape areas (including sod) shall be irrigated with an underground automatic sprinkler system providing 120% coverage with 50% overlap or utilizing a drip irrigated/low volume watering system. No landscape installation shall occur until the irrigation system is operational, unless approval is granted by Owner or his representative, or Landscape Architect. **RESOLVED**
  11. Label sheet 1 as Master Plan. Provide different site plans for fire station and Barracuda Bay with site data. **RESOLVED**
  12. Provide plat book and page for both 40' foot abandoned road right-of-way. The one in the center and the one to the south of parking lot. Note any change to existing easements/ row. (ie to be abandoned/ relocated)
  13. Label ultimate row width. **RESOLVED**
  14. Label structures to remain as existing. **RESOLVED**
  15. Label distance b/w access points. **RESOLVED**
  16. Revise location map, show major intersections and delete shading. **RESOLVED**
  17. Delete legal description from site plan. **RESOLVED**
  18. Label length of driveway throat. **RESOLVED**
  19. Update survey and site plan to show existing corner clip at Blue Heron & Ave S. **RESOLVED**
  20. Remove shade from building footprint. **RESOLVED**
  21. Provide dumpster detail with enclosure and screening. **RESOLVED**
  22. Parking space dimensions should be 10' x 20' also correct parking space detail. **RESOLVED**
  23. Barracuda Bay is zoned Community Facility (CF) and land use is Recreational (REC).
  24. Show sign location and provide sign detail for wall sign and freestanding sign. **RESOLVED**
  25. Provide a current survey, completed within the previous 12 months, that clearly shows the proposed project. **RESOLVED**
  26. Please provide traffic concurrency statement from Palm Beach County. **RESOLVED**
  27. Provide Agent Authorization Form with Uniform Land Use Application. **RESOLVED**



28. Provide legal description in Word. **RESOLVED**
29. Please review the Florida Friendly Landscape regulations for landscaping requirements. **RESOLVED**
30. Sheet A-1.01 square footage of 11,776 does not match site plan sq. ft. of 10,000 sq. ft. Please correct. **RESOLVED**
31. Provide color elevations. **RESOLVED**
32. Revise parking data to match the deletion of parking spaces.


Please submit application and update justification statement for the abandonment of Perry Avenue. Here are some initial comments:

1. The application would have to be signed for confirmation of information accuracy.
2. Agent Authorization form must be signed.
3. Sketch and legal description of the area to be abandoned required.
4. Draft plat required.
5. Fees due: Abandonment of ROW (\$3,000 + \$1,000); Digitizing (\$100); Engineering Review (\$250);  
[http://www.rivierabch.com/filestorage/24577/24756/25061/25063/25071/Land\\_Development\\_Fee\\_Schedule1.pdf](http://www.rivierabch.com/filestorage/24577/24756/25061/25063/25071/Land_Development_Fee_Schedule1.pdf)

Please respond to the above comments in writing and submit the revised documents as necessary. It is important to note that a detailed narrative addressing each comment must be included when submitting the revised documents. Any revisions submitted without a detailed narrative shall be returned to the applicant without any further processing by the City.

Please feel free to contact me at (561) 845-3427 or by email at [aharper@rivierabch.com](mailto:aharper@rivierabch.com) should you have any questions or concerns.

Sincerely,



Andrea Harper  
Principal Planner

Cc: Jeff Gagnon, AICP-Acting Director of Development Services



142800535

LAND PLANNING \* LANDSCAPE ARCHITECTURE \* TRANSPORTATION  
WWW.COTLEURHEARING.COM

1934 COMMERCE LANE • SUITE 1  
JUPITER, FLORIDA • 33458  
561.747.6336 561.747.1377

TO: Andrea Harper, Principal Planner -City of Riviera Beach  
Terrence N. Bailey, LEED AP, P.E., Interim Director of Public Works

CC: Jeff Gagnon, AICP, Acting Director of Development Services  
Ladi A. March-Goldwire, Building Official -City of Riviera Beach  
Frank Stallworth, Fire Inspector  
Richard Blankenship, Director - Riviera Beach Parks and Recreation  
Leighton C. Walker, Assistant Executive Director – Utility District

DATE: January 07, 2019

FROM: Donaldson Hearing/Nicole Plunkett, Cotleur & Hearing

SUBJECT: SP-18-21 – Riviera Fire Station #2

Dear Andrea:

Our office is in receipt of your December 19, 2018 correspondence in connection with the Riviera Fire Station #2 Site Plan Application (SP-18-21). Please find below our responses to each of the departmental comments, together with the proposed action or actions taken to remedy the identified concern.

**Building Department – No additional comments at this time**

**Engineering / Public Works Department – No comments**

**Police Department – No comments**

**Code Enforcement Department – No comments**

**Fire Department – No additional comments at this time**

**Utility District Department – No additional comments at this time**

**Parks and Recreation – No comments**

**Planning and Zoning Department**

1. Update site data

**SITE DATA**

Project Name

Future Land Use

Zoning District

USE

Section, Township, Range

Property Control Number

TAZ

Total gross acreage

Total gross floor area (GF A)

GF A broken down by use

- Fire Station (SF and%)
- Barracuda Bay (SF and % )

Floor to Area Ratio (FAR)

Building coverage (%)

Impervious surface area(%)

Building Height

Parking% loading (required and proposed)

- total#
- calculation
- handicap parking (required and proposed)

***Response: Per a telephone conversation with Andrea Harper on January 7, 2019, the Applicant has updated the site data to include the parking space adjustment to the Barracuda Bay site, corrected the land use / zoning designations for the Fire Station #2 within the site data, and has separated the mezzanine SF from the Fire Station #2 total SF. All site data on the Master Plan and Site Plans have been updated accordingly and are included within the resubmittal.***

2. Light pole cannot encroach into parking spaces.

**RESOLVED**

3. Label surrounding current use, and type of residential use.

**RESOLVED**

4. Building notated height on building.

**RESOLVED**

5. Property Development Regulation chart add size, width and frontage.

**RESOLVED**

6. Please provide two (2) 4"x4" boxes at the bottom right hand corner of the plans for the zoning stamp.

**RESOLVED**

7. Label foundation planting  
**RESOLVED**

8. Label landscape buffers  
**RESOLVED**

9. Show sign location and provide detail with square footage  
**RESOLVED**

10. All landscape areas (including sod) shall be irrigated with an underground automatic sprinkler system providing 120% coverage with 50% overlap or utilizing a drip irrigated/low volume watering system. No landscape installation shall occur until the irrigation system is operational, unless approval is granted by Owner or his representative, or Landscape Architect. Please add to Landscape notes and plans.

**RESOLVED**

11. Label sheet 1 as Master Plan. Provide different site plans for fire station and Barracuda Bay with site data.

**RESOLVED**

12. Provide plat book and page for both 40' foot abandoned road right-of-way. The one in the center and the one to the south of parking lot. Note any change to existing easements/ row. (i.e. to be abandoned/ relocated)

***Response: Per a phone conversation with Andrea Harper on January 7, 2019, the Applicant understands that the Perry Avenue ROW will be abandoned. A "to be abandoned" note has been added to all Perry Avenue notes on the Site Plans and Master Plans included within the resubmittal. The Arcand Street ROW remains as-is.***

13. Label ultimate row width  
**RESOLVED**

14. Label structures to remain as existing.  
**RESOLVED**

15. Label distance b/w access points.  
**RESOLVED**

16. Revise location map, show major intersections and delete shading.  
**RESOLVED**

17. Delete legal description from site plan.  
**RESOLVED**

18. Label length of driveway throat.

**RESOLVED**

19. Update survey and site plan to show existing corner clip at Blue Heron & Ave S.

**RESOLVED**

20. Remove shade from building footprint.

**RESOLVED**

21. Provide dumpster detail with enclosure and screening.

**RESOLVED**

22. Parking space dimensions should be 10' x 20' also correct parking space detail. Please correct total parking spaces provided in site data.

**RESOLVED**

23. Barracuda Bay is zoned Community Facility (CF) and land use is Recreational (REC). The Fire Station is zoned CF and FLU is CF.

***Response: All data has been updated to match the correct land use and zoning designations. Per a phone conversation with Andrea Harper on January 7, 2019, the Applicant has adjusted the LU and Zoning designations on all master plan and site plan data accordingly. These new charts are included on the plans herein for resubmittal.***

24. Show sign location and provide sign detail for wall sign and freestanding sign.

**RESOLVED**

25. Provide a current survey, completed within the previous 12 months, that clearly shows the proposed project

**RESOLVED**

26. Please provide traffic concurrency statement from Palm Beach County.

**RESOLVED**

27. Provide Agent Authorization Form with Uniform Land Use Application.

**RESOLVED**

28. Provide legal description in Word.

**RESOLVED**

29. Please review the Florida Friendly Landscape regulations for landscaping requirements.

**RESOLVED**

30. Sheet A-1.01 square footage of 11,776 does not match site plan sq. ft. of 10,000 sq. ft. Please correct.

**RESOLVED**

31. Provide color elevations.

**RESOLVED**

32. Revise parking data to match the deletion of parking spaces.

***Response: The site data for the master plan and Barracuda Bay Site Plan have both been updated to show the deletion of the parking spaces and included within the resubmittal.***

### **Perry Avenue Abandonment Comments**

1. The application would have to be signed for confirmation of information accuracy.

***Response: This will be addressed separately by the Public Works Staff.***

2. Agent Authorization form must be signed.

***Response: This will be addressed separately by the Public Works Staff.***

3. Sketch and legal description of the area to be abandoned required.

***Response: This will be addressed separately by the Public Works Staff.***

4. Draft plat required.

***Response: This will be addressed separately by the Public Works Staff.***

5. Fees due: Abandonment of ROW (\$3,000 + \$1,000); Digitizing (\$100); Engineering Review (\$250);

[http://www.rivierabch.com/filestorage/24577 /24756/25061/25063/25071/Land Development Fee Schedule.pdf](http://www.rivierabch.com/filestorage/24577/24756/25061/25063/25071/Land%20Development%20Fee%20Schedule.pdf)

***Response: This will be addressed separately by the Public Works Staff.***





**CITY OF RIVIERA BEACH, STAFF REPORT  
CASE NUMBER AB-18-02  
RIVIERA BEACH FIRE STATION # 2  
JANUARY 24, 2019**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, ABANDONING THE UNDEVELOPED RIGHT-OF-WAY KNOWN AS PERRY AVENUE, A 40 FOOT WIDE STRIP OF LAND BEING A PORTION OF CORRECTED PLAT OF THE 3<sup>RD</sup> ACREHOME PARK ADDITION TO KELSEY CITY, AS RECORDED IN PLAT BOOK 15, PAGE 17 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND LYING IN SECTION 29, TOWNSHIP 42 SOUTH, RANGE 43 EAST, CONTAINING APPROXIMATELY 18,905.27 SQUARE FEET (0.434 ACRE), ADJACENT TO AND SURROUNDED BY THE REAL PROPERTY ADDRESSED AS 1621 WEST BLUE HERON BOULEVARD, PARCEL CONTROL NUMBER 56-43-42-29-04-007-0181; PROVIDING CONDITIONS; PROVIDING FOR SEVERABILITY AND CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

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- A. Applicants:** City of Riviera Beach.  
Authorized Agent: Don Hearing, Cotleur & Hearing
- B. Request:** The City is requesting the abandonment of an undeveloped right-of-way known as Perry Avenue, which runs east and west through the center of the existing Barracuda Bay Aquatic Complex, in order to construct a new 12,490 square-foot fire station and a 648 square-foot event building 2 in the Barracuda Bay Aquatic Complex. (See attached plans).
- C. Location:** The proposed development is located at 1621 W Blue Heron Blvd., southwest corner of W. Blue Heron Boulevard and Avenue S (see attached location map).

**D. Property Description and Uses:** The subject property description / uses are as follows:

Parcel Control Numbers: 56-43-42-29-04-007-0181 & 56-43-42-29-04-007-0010

Parcel Size: +/- 0.66; 1.63; 3.16 Acres (5.45 Total Acres)

Existing Use: A 4,000 square-foot fire station and aquatic complex.

Zoning: Community Facility

Future Land Use: Community Facilities (CF) and Recreational (Rec)

**E. Adjacent Property Description and Uses:**

North: Single Family Residences / RS-8 Zoning Designation.

South: John F. Kennedy Middle School, CF Zoning Designation.

East: KFC Drive-thru restaurant and multi-family residential, CN Zoning Designation.

West: John F. Kennedy Middle School, CF Zoning Designation.

## **F. Background:**

In August 2018, Coteleur & Hearing, authorized agent for the City of Riviera Beach, submitted an application for site plan approval. In order to implement the proposed site plan, the applicant need abandon Perry Avenue right-of-way concurrently with the site plan. The following staff analysis has been prepared for your review:

## **G. Staff Analysis:**

**Proposed Use:** N/A

**Zoning Regulations:** Section 29-66 of the City's Code of Ordinance provides criteria to be reviewed and considered by the City Council in order to approve the requested abandonment. The Applicant has addressed all applicable elements.

**Comprehensive Plan:** The proposed use is consistent with the Comprehensive Plan, including the Community Facilities and Recreational Future Land Use Designation.

**Levels of Service:** Customary services such as water, sewer, roads and garbage collection are currently available to the site.

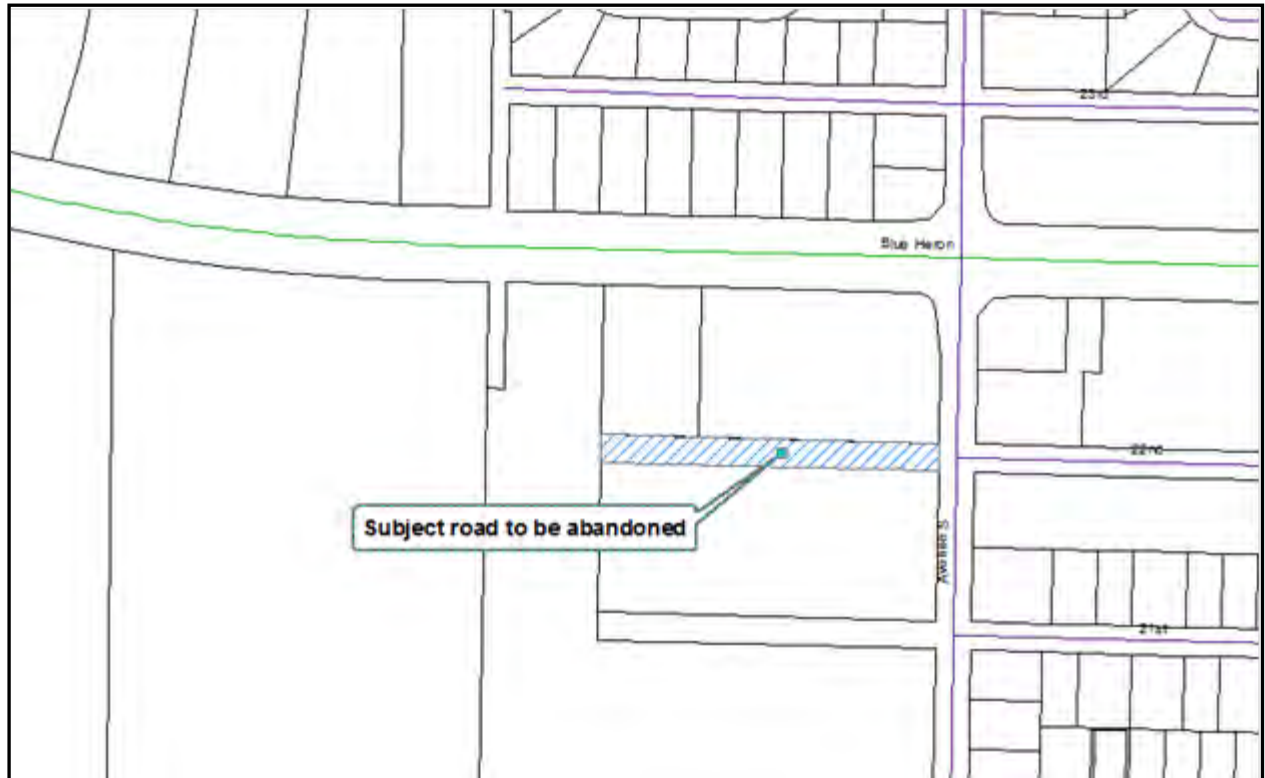
**Landscaping:** New landscaping is not required nor proposed with this abandonment request. A landscape plan will be required to be submitted concurrently with Site Plan application.

**Parking/Traffic:** A parking analysis of the site has been performed. Currently, there is adequate parking provided per the City's Code for the elements currently proposed.

## **H. Recommendation:**

Staff recommends that the Planning and Zoning Board recommend approval of the abandonment proposal to the City Council.

**LOCATION MAP:**



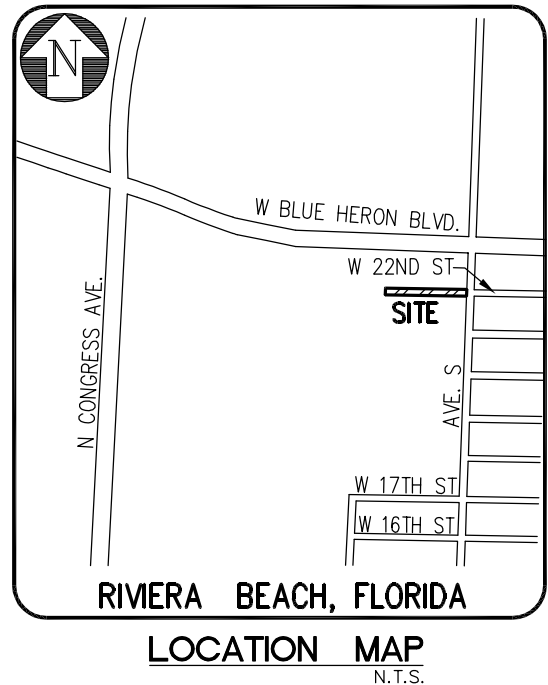
**LEGAL DESCRIPTION:**

A 40.00 FOOT WIDE STRIP OF LAND BEING A PORTION OF CORRECTED PLAT OF THE 3RD ACREHOME PARK ADDITION TO KELSEY CITY, AS RECORDED IN PLAT BOOK 15, PAGE 17 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND LYING IN SECTION 29, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA. SAID 40.00 FOOT WIDE STRIP OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1, BLOCK 7, SAID CORRECTED PLAT OF THE 3RD ACREHOME PARK ADDITION TO KELSEY CITY; THENCE ALONG THE SOUTHERLY LINE OF LOT 1, BLOCK 7 AND THE SOUTHERLY LINE OF LOTS 34 THROUGH 48 INCLUSIVE, BLOCK 7, N88°24'01"W A DISTANCE OF 472.50 FEET TO THE SOUTHWEST CORNER OF SAID LOT 34; THENCE LEAVING SAID SOUTHERLY LINE, S01°35'59"W A DISTANCE OF 40.00 FEET TO THE NORTHWEST CORNER OF LOT 23, BLOCK 8; THENCE ALONG THE NORTHERLY LINE OF LOTS 8 THROUGH 23 INCLUSIVE, BLOCK 8, S88°24'01"E A DISTANCE OF 472.76' TO THE NORTHEAST CORNER OF SAID LOT 8; THENCE LEAVING SAID NORTHERLY LINE, ALONG THE WESTERLY LINE OF AVENUE S 50.00 FOOT WIDE RIGHT-OF-WAY, AS RECORDED IN PLAT BOOK 15, PAGE 17, N01°13'21"E A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 18,905.27 SQUARE FEET, OR 0.434 ACRES MORE OR LESS.

**SKETCH OF DESCRIPTION  
THIS IS NOT A SURVEY  
NOT VALID WITHOUT ACCOMPANYING SHEETS 2 & 3**



**LEGEND**

P.B. PLAT BOOK  
PG(S) PAGE

**NOTES:**

1. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY ENGENUITY GROUP, INC.
2. THIS SKETCH IS BASED ON INFORMATION FURNISHED BY CLIENT OR CLIENT'S REPRESENTATIVE.
3. THIS SKETCH IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. BEARINGS SHOWN HEREON ARE BASED ON A MEASURED BEARING ALONG AVENUE S BEING S01°13'21"W AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
5. DISTANCES SHOWN HEREON ARE GROUND DISTANCES EXPRESSED IN U.S. FEET AND DECIMAL PARTS THEREOF.

C. ANDRE RAYMAN, P.S.M.  
PROFESSIONAL SURVEYOR AND MAPPER  
STATE OF FLORIDA LICENSE NO. 4938  
STATE OF FLORIDA LB#6603

FDR:

**CITY OF RIVIERA BEACH  
ABANDONMENT OF PERRY STREET AT FIRE STATION 2**

SCALE: N/A  
DRAWN BY: A. BECK  
CHECKED BY: A. RAYMAN  
DATE: 1-3-2018



1280 CONGRESS AVENUE, SUITE 101, WEST PALM BEACH, FLORIDA 33409  
PH (561)655-1151 • FAX (561)832-9390 • WWW.ENGENUITYGROUP.COM

FIELD BOOK	SHEET: 1 / 3
FLORIDA R.L.S. #	JOB NO 14151.07.04

**SKETCH OF DESCRIPTION**  
**THIS IS NOT A SURVEY**  
**NOT VALID WITHOUT ACCOMPANYING SHEETS 1 & 3**

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A 40.00 FOOT WIDE STRIP OF LAND BEING A PORTION OF CORRECTED PLAT OF THE 3RD ACREHOME PARK ADDITION TO KELSEY CITY, AS RECORDED IN PLAT BOOK 15, PAGE 17 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND LYING IN SECTION 29, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA. SAID 40 FOOT WIDE STRIP OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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CONTAINING 18,905.27 SQUARE FEET, OR 0.434 ACRES MORE OR LESS.

FDR:

**CITY OF RIVIERA BEACH**  
**ABANDONMENT OF PERRY STREET AT FIRE STATION 2**

SCALE: N/A

DRAWN BY: A. BECK

CHECKED BY: A. RAYMAN

DATE: 1-3-2018



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FIELD BOOK NO

SHEET:

2 / 3

JOB NO

FLORIDA R.L.S.  
#

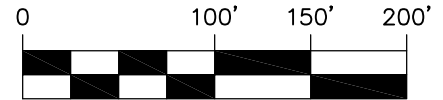
14151.07.04

# SKETCH OF DESCRIPTION THIS IS NOT A SURVEY

NOT VALID WITHOUT ACCOMPANYING SHEETS 1 & 2



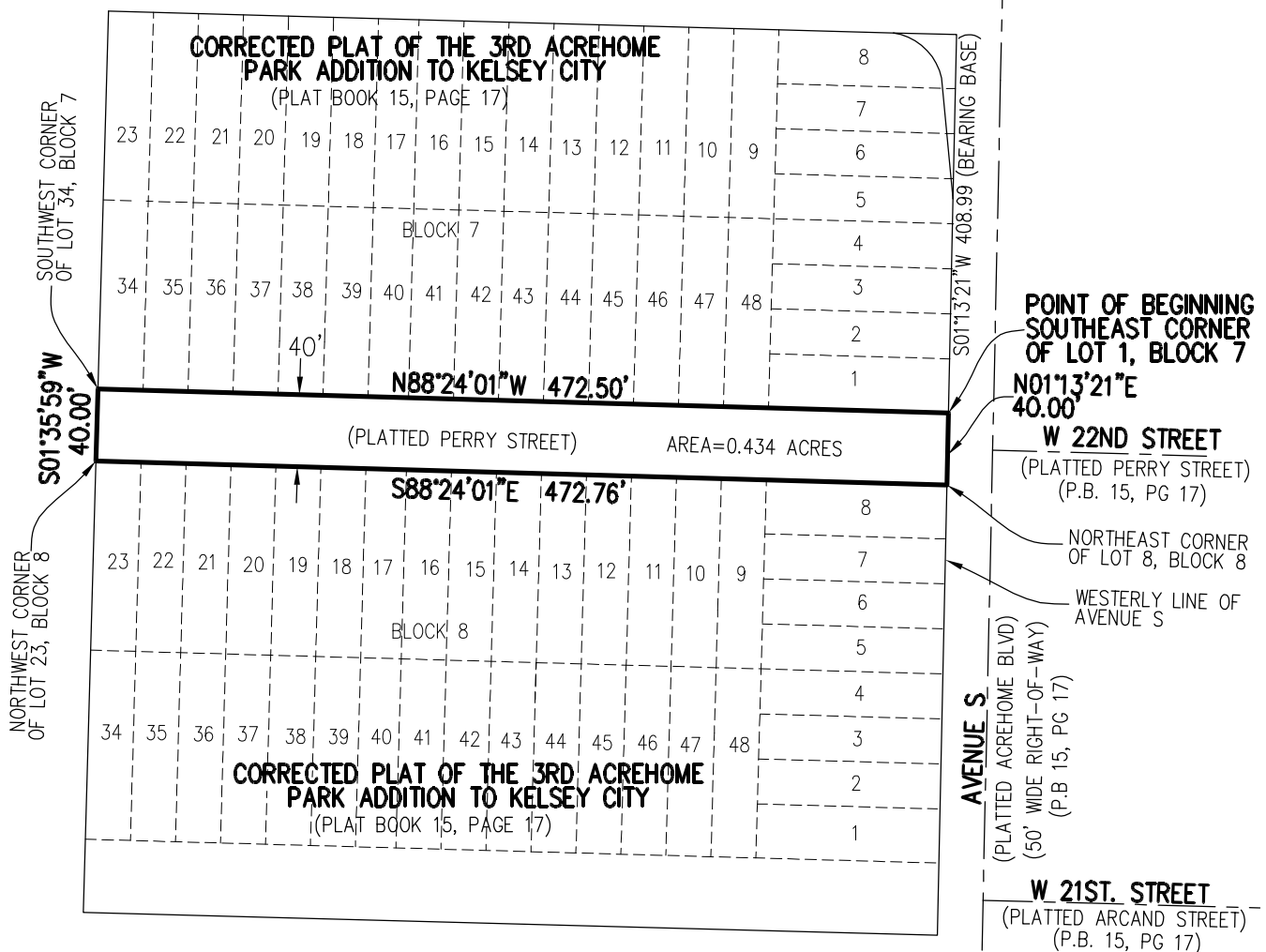
## GRAPHIC SCALE



SCALE: 1"=100'

### W BLUE HERON BOULEVARD

(100' WIDE RIGHT-OF-WAY)



FDR:

## CITY OF RIVIERA BEACH ABANDONMENT OF PERRY STREET AT FIRE STATION 2

SCALE: 1"=120'

DRAWN BY: A. BECK

CHECKED BY: A. RAYMAN

DATE: 1-3-2018



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FIELD BOOK #

SHEET:

3 / 3

JOB #

14151.07.04

FLORIDA R.L.S.  
#

## ***Riviera Beach Fire Station #2***

### ***Site Plan Amendment***

### **Justification Statement**

August 31, 2018

#### **Introduction**

On behalf of the City of Riviera Beach, the Applicant, we are requesting approval to replace the existing 4,000 square-foot Fire Station with a new 10,000 square-foot Fire Station #2. Additionally, a 648 square-foot event Building 2 is proposed directly to the east of the Fire Station #2 on the City of Riviera Beach-owned Barracuda Bay Aquatic Complex. The subject parcel is located on the south side of W Blue Heron Boulevard approximately 1-mile east of Interstate-95.

#### **Project Contact:**

Agent/Planner - Cotleur & Hearing  
Donaldson Hearing / Nicole Plunkett  
1934 Commerce Lane, Suite 1  
Jupiter, FL 33458  
Phone: (561) 747- 6336 ext. 113  
Fax: (561) 747-1377  
Email: [nplunkett@cotleur-hearing.com](mailto:nplunkett@cotleur-hearing.com)

#### **Location**

The subject parcel is located on the south side of W Blue Heron Boulevard approximately 1-mile east of Interstate-95. It is surrounded by the John F. Kennedy Middle School and Suncoast High School to the west and the City of Riviera Beach-owned Barracuda Bay Aquatic Complex to the east. A detention area and parking for Barracuda Bay lies directly to the south.

#### **Land Use & Zoning**

The land use designation of the Fire Station #2 is REC (Recreational). The site is currently zoned CF (Community Facility District).

#### **Subject Request**

The Applicant is requesting approval to replace the existing 4,000 square-foot Fire Station with a new 10,000 square-foot Fire Station #2. Additionally, a 648 square-foot event Building 2 is proposed directly to the east of the Fire Station #2 on the City of Riviera Beach-owned Barracuda Bay Aquatic Complex. The new event building will be used for gatherings and special events at the Barracuda Bay and will be 1-story.



The new Fire Station #2 will be one-story and the very highest architectural point is approximately 36-feet in height. The architecture is a great improvement from the existing Fire House and significantly fits the character of the adjacent Barracuda Bay. The existing site contains minimal parking spaces and the vehicular flow of the site is limited, with both the ingress and egress points connecting directly to W Blue Heron Boulevard. The proposed site plan nearly doubles the number of parking spaces, allows parking opportunities in the front and rear of the building, and provides a dedicated ADA space with accessible route to the entrance of the Fire Station #2. Three (3) emergency vehicle lanes are proposed for the Fire Station #2 which is one (1) more than the existing two (2) lanes at the current facility. Increased connectivity is provided for vehicles accessing the site with ingress and egress opportunities at W Blue Heron Boulevard and secured gated access internal to the Barracuda Bay existing parking area. A new pedestrian sidewalk is proposed to connect the W Blue Heron Boulevard existing right-of-way sidewalk directly to the Fire Station #2.

### **Architecture**

The Architecture of the Fire Station #2 responds both to its own use as a Fire-House and as well as its adjacent surroundings. The architectural style is clean and modern, borrowing some of the subtle nautical themes from the adjacent Barracuda Bay Aquatic Complex, such as the arching roofs and parapet walls, as well as the turquoise marine color. However, it still maintains its identity as a Fire-House with features such as call-sign tower feature, large apparatus bay doors and monumental.

The event Building 2 at Barracuda Bay was designed to follow the same aesthetics and architectural language and colors of the existing buildings adjacent to it. The intent is to give the appearance that the building was part of the original construction even though it is a separate structure.

### **Engineering**

The civil engineering portion of the site has been modified to accommodate the new 10,000 square-foot Fire Station #2, associated fire truck driveway, and parking areas. The existing drainage from the site sheet flows to W Blue Heron Boulevard with no water quality. The new system will consist of a network of interconnected drains, exfiltration trench which will provide water quality and attenuation prior to discharging into a control structure south of the site.

The existing potable water service runs from a watermain in the W Blue Heron Blvd. right-of-way through a backflow preventer at the property line to the building. The existing sanitary sewer runs from a forcemain within the W Blue Heron Blvd. right-of-way to a lift station near the existing sidewalk and then to the building. The proposed water and sewer services will be relocated to the west to accommodate the new driveway layout. The existing lift station will be abandoned and a new lift station will be constructed. The connections at the building will be relocated.

### **Lighting**

New lighting is proposed within the site plan through the use of pole-mounted LED lights and wall-mounted LED lights. The pole-mounted lighting will be 20-feet in height with a black aluminum pole. Safety and CPTED design standards were taken into consideration with the lighting design to provide a safe environment for the Fire Station #2 employees and visitors.

### **Landscape**

The proposed landscape palette consists of a variety of shade trees, palms, accent and specimen plants, along with many native shrubs. A specimen triple sylvester palm is proposed at the entry to the site near W Blue Heron Boulevard and is intended to be a focal point for the project. Three (3) types of native shade trees are proposed and include gumbo limbo trees within the western buffer, oak trees within the southern landscape parking islands, and standard clusia trees lining the eastern buffer adjacent to Barracuda Bay. Simple foundation planting to complement the architecture includes a Ligustrum accent tree and two (2) matched thatch palms at the main entrance doors to the Fire Station #2. A clusia hedge is proposed along the entire western property boundary to provide proper screening. The clusia hedge extends to the south and lines the southern parking area along with a handful of native sabal palms. There is minimal existing vegetation on the site currently and much of it is proposed to be removed due to its overgrown character.

### **Conclusion**

In conclusion, the Applicant is requesting approval to replace the existing 4,000 square-foot Fire Station with a new 10,000 square-foot Fire Station #2. Additionally, a 648 square-foot event Building 2 is proposed directly to the east of the Fire Station #2 on the City of Riviera Beach-owned Barracuda Bay Aquatic Complex. The proposed application is consistent with the City's zoning regulations and is an upgrade to the existing site and facilities. The Applicant looks forward to working with Staff to respond to any questions or issues that might arise as a result of your review.

***For Staff Use Only***

<b>City of Riviera Beach</b>  Community Development Department 600 W. Blue Heron Boulevard Riviera Beach, Florida 33404  Phone: (561) 845-4060 Fax : (561) 845-4038	<b>Date:</b>		<b>Case Number:</b>	
	<b>Project Title:</b>			
	<b>Fee Paid:</b>		<b>Notices Mailed:</b>	
	<b>1<sup>st</sup> Hearing:</b>		<b>2<sup>nd</sup> Hearing:</b>	
	<b>Publication Dates (if required)</b>			

## UNIFORM LAND USE APPLICATION

*(Please attach separate sheet of paper for required additional information)*

**Complete appropriate sections of Application and sign.**

<b>APPLICANT</b>	Name of Property Owner(s):		
	Mailing Address:		
	Property Address:		
	Name of Applicant (if other than owner):		
	Home: (     )	Work: (     )	Fax: (     )
	E-mail Address:		

**PLEASE ATTACH LEGAL DESCRIPTION**

PROPERTY	Future Land Use Map Designation:	Current Zoning Classification:
	Square footage of site:	Property Control Number (PCN):
	Type and gross area of any existing non residential uses on site:	
	Gross area of any proposed structure:	
	Is there a current or recent use of the property that is/was in violation of City Ordinance? <input type="checkbox"/> Yes <input 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? <input type="checkbox"/> Yes <input type="checkbox"/> No	
	If yes, indicate date, nature and applicant's name:	
	Briefly describe use of adjoining property: North:	
	South:	
	East:	
	West:	

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

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

<b>SPECIAL EXCEPTION</b>	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:	

<b>VARIANCE</b>	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:

<b>SITE PLAN</b>	Describe proposed development:
	Demonstrate that proposed use is appropriate to site:
	Demonstrate how drainage and paving requirement will be met:
	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:

<b>OTHER</b>	<b><u>COMMUNICATION TOWER CO-LOCATION REQUIREMENTS:</u></b>
	<ul style="list-style-type: none"> <li>• 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.</li> <li>• Antenna manufacture cut sheets including antenna size and shape.</li> <li>• Zoning map of area with site clearly marked.</li> <li>• Photos of existing building or tower and surrounding uses.</li> <li>• Letter of non-interference and FCC compliance from applicant's Radio Frequency Professional.</li> <li>• Map of surrounding carrier existing locations in all directions with type i.e. Guyed, Self-Support, Monopole, Rooftop.</li> <li>• Letter of structural capacity and building code compliance.</li> <li>• Notes on plan or letter demonstrating floor area coverage not in excess of restrictions</li> <li>• Provide Photo Enhancements of proposal.</li> <li>• Statement that proposal is in compliance with Environmental Regulations prior to permit issue.</li> </ul>

<b>Confirmation of Information Accuracy</b>	
<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>	
<hr/> Signature	<hr/> Date

## **AGENT AUTHORIZATION FORM**

Owner(s) of Record: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority personally appeared \_\_\_\_\_

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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

the street address of which is: \_\_\_\_\_

and that we hereby appoint:

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

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 \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
Notary Public

## **SITE PLAN APPROVAL PROCEDURE**

### *Application Information Sheet*

#### **STEP 1. PRELIMINARY REVIEW OF SUBMISSION**

SIX (6) SETS OF A STAPLED AND FOLDED PACKAGE CONTAINING DRAWINGS TO SCALE AND DIMENSIONED

##### **1. SITE PLAN**

- a. Special site plan drawing with information block showing zoning, parking calculations, site area, building coverage, pervious/impervious areas, location map.
- b. Dimensions should include – lot, landscape strips, setbacks, roads, internal circulation areas, building(s), typical parking spaces, dumpster pads/enclosures, sign locations. It should be noted that sign approval requires separate building permit submission.
- c. Provide a digital copy of the site plan drawing with State Plan Coordinates in AutoCAD 2000 (.DWG) or Shapefile (.shp) format.

##### **2. LANDSCAPE PLAN and ENVIRONMENTAL ASSESSMENT**

- a. Show compliance with the City of Riviera Beach Land Development Code
- b. Drawings and/or narrative sufficient to describe the relevant flora and fauna which may be on the site. Tree survey may be required.

##### **3. ARTERIAL ROAD DESIGN AND STANDARD**

- a. Design standards for all non-residential properties fronting the following roads are required:
  - Dr. Martin Luther King, Jr. Boulevard
  - Old Dixie Highway
  - Blue Heron Boulevard
  - 13<sup>th</sup> Street
  - Military Trail
  - Congress Avenue
- b. Drawings indicating the appearance standards are required and addressed under Ordinance 2833.
- c. Only one monument sign is permitted per site with maximum square footage of 42 square feet.

##### **4. UTILITY and DRAINAGE PLAN**

- a. Conceptual plan, indicating location of lines and tie-ins, proposed hydrants, if applicable
- b. Conceptual plan to include existing and proposed major elevations.
- c. Show easement, existing and proposed.
- d. Show conceptually how retention area will provide treatment for one-hour storm.

##### **5. TRAFFIC ASSESSMENT**

- a. If traffic trip generation is under 500 T.P.D. then a properly formulated traffic statement is adequate. Traffic generation above this level will require a traffic engineer prepared traffic study. Provide total ADT (Average Daily Trips) for project [from Traffic Statement, Traffic Study or Table 1 in Sec. 23.AA – 28.3 of Code].

- b. Palm Beach County Traffic Assessment Requirements: Applicant must submit a Traffic Impact Study for Palm Beach County to receive concurrency approval in accordance with Sec. 23-131 of the Palm Beach County Traffic Performance Code.

## **6. BUILDING ELEVATIONS**

- a. Front, rear, and both sides.
- b. Show finishes (color, materials).
- c. Elevators are required to be in color showing building finishes, lighting, canopies, etc. Plans shall have a minimum sheet size of 8 ½ "x 14". Plans larger than 8 ½ "x 14" shall be folded individually. Reduced copies of the site plan on 11" x 17" sheets are required for the City Council. (Note: Plans for submittal to the Planning and Zoning Board and City Council shall be provided after all comments and requirements by staff have been satisfied.

## **7. FLOOR PLAN**

- a. Conceptual (construction details are not necessary).

## **8. NARRATIVE OR COVER LETTER**

- a. Describe project purpose and details of intended use, including phasing and relationship to surrounding area.
- b. Include estimate of employment and student population generated by project, if applicable.

## **9. CONCURRENCE COMPLIANCE**

- a. Traffic Generation: Total ADT (Average Daily Trips) for project [from Traffic Statement, Traffic Study or Table I in Sec. 31-715 of Code]
- b. Sanitary Sewer: Total gallons per day produced by project - [from calculations or Table III in Section 31-717 of Code]
- c. Potable Water: Total gallons per day required by project [from calculation or based on Table II in Section 31-716 of Code]
- d. Drainage: Does project detain on-site the first inch of run-off or run-off from a one-hour storm (3 year)? Note: All developments of one acre or more are required to obtain an NPDES permit prior to obtaining a City Building permit, and provide PPP and BMP plans.
- e. Solid Waste: Total pounds of waste generated per day by project [from calculations or based on Table IV in Section 31-718 of Code]
- f. Recreation: If a residential project, list proposed public recreational or park elements of project (in acres)
- g. School Concurrency: The School Concurrency Application and Service Provider Form must be completed and submitted with this application. Please refer to the attached School Concurrency Application and Service Provider Form for related fees.

## **STEP 2: DEPARTMENTAL REVIEW, COMMENTS TO APPLICANT AND REVISIONS TO PROJECT**

After departmental review (approximately four weeks), the applicant will receive a letter from Community Development outlining department concerns and comments. The departmental review process repeats until staff is satisfied with revisions. Applicant will then provide six (6) full size packages of accordion folded, revised plans. These



must be provided to Staff a minimum of fourteen (14) days prior to the next Planning and Zoning Board Meeting in order to be included on the Agenda. The Board meets the second Thursday of each month. Staff comments to the Board are available for pickup the Monday prior to the Thursday Planning and Zoning Board meeting.

### **STEP 3: PLANNING AND ZONING BOARD MEETING**

Applicant, or agent, **must** be in attendance to present their project and to address concerns of the Planning and Zoning Board. The City will provide a laptop, projector and video screen to be used in the presentation. Applicants intending to use these devices must inform Staff at least three business days in advance of the Planning and Zoning Board meeting. The Board may recommend the City Council approve, approve with conditions, deny, or table the project.

### **STEP 4: SUBMITTAL FOR COUNCIL MEETING**

Any revisions required as a result of the Planning and Zoning Board's conditions, shall be incorporated (by applicant) into the package for submission to the City Council. Six (6) **reduced size copies** on 11" x 17" sheets of the final site plan must then be provided for the City Council agenda along with the other package items a minimum of twenty-one (21) days prior to meeting. The City Council meets the first and third Wednesday of each month.

A complete package for submission to the City Council includes the following items:

1. Uniform Land Use Application
2. Project Narrative
3. Response(s) to Departmental Comments
4. Site Plan
5. Landscape Plan
6. Elevations

Applicants seeking to expedite the approval process should submit revised packages as soon after the Planning and Zoning Board meeting as possible in order to have the project placed on the City Council Agenda.

### **STEP 5: COUNCIL MEETING**

The project then goes before the City Council for decision. Applicant must be in attendance. Applicant will be allowed to make a brief presentation about the project. The City will provide a laptop, projector and video screen to be used in the presentation. Applicants intending to use these devices must inform Staff at least three business days in advance of the City Council meeting. The City Council may approve, approve with conditions, deny, or table the project.

### **STEP 6: UPON APPROVAL APPLICANT MAY APPLY FOR BUILDING PERMIT**

Applicant will be formally notified of decision and any conditions which may be attached. Two (2) folded sets of the approved site plan complying with conditions shall be submitted to the Community Development Department within fifteen (15) days of the Council hearing. Plans must be submitted and approved by the Planning Division before building permits can be issued.

**AGENT AUTHORIZATION FORM**

Owner(s) of Record: City of Riviera Beach  
\_\_\_\_\_  
\_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority personally appeared Naren Hoskins,  
City Manager

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:

Fire Station 2  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

the street address of which is: \_\_\_\_\_  
and that we hereby appoint:


Name: Cotleur & Hearing  
Address: 1934 Commerce Lane, Suite 1  
Jupiter, FL 33458  
Telephone: 561-747-6336

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.

Naren Hoskins (Seal)  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_ (Seal)

Sworn to and subscribed before me this 29 day of November, 2018.

Kerry M. Ramoutar  
Notary Public

 Kerry M. Ramoutar  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# GG254432  
Expires 8/30/2022



# CITY OF RIVIERA BEACH

600 WEST BLUE HERON BLVD. • RIVIERA BEACH, FLORIDA 33404  
PHONE (561) 845-4060 FAX (561) 845-4038

## DEVELOPMENT SERVICES DEPARTMENT

December 19, 2018

Sent by email: [nplunkett@cotleur-hearing.com](mailto:nplunkett@cotleur-hearing.com)

Donaldson Hearing / Nicole Plunkett  
Cotleur & Hearing  
1934 Commerce Lane, Suite 1  
Jupiter, FL 33458

RE: Riviera Beach Fire Station #2 Site Plan Application (SP-18-21) 3<sup>rd</sup> comment letter  
1663 West Blue Heron Blvd

Dear Ms. Plunkett,

The intent of this letter is to inform you that City staff has completed 3<sup>rd</sup> departmental review for the Riviera Beach Fire Station #2 Site Plan Amendment Application (SP-18-21). The City is responding to the SP-18-21 resubmittal application on December 3, 2018 with the following comments:

**Building Department** – No additional comments at this time.

**Engineering/Public Works Department** – no comments.

**Police Department** – no comments.

**Code Enforcement Department** – no comments.

**Fire Department** – No additional comments at this time.

**Utility District Department** – No additional comments at this time.

**Parks and Recreation** – no comments.

### **Planning and Zoning Department**

1. Update site data

#### **SITE DATA**

Project Name

Future Land Use

Zoning District

USE

Section, Township, Range

Property Control Number

TAZ

Total gross acreage

Total gross floor area (GFA)

GFA broken down by use

- Fire Station (SF and %)

- Mezzanine (SF and %)
- Barracuda Bay (SF and %)

Floor to Area Ratio (FAR)

Building coverage (%)

Impervious surface area (%)

Building Height

Parking % loading (required and proposed)

- total #
  - calculation
  - handicap parking (required and proposed)
2. Light pole cannot encroach into parking spaces. **RESOLVED**
  3. Label surrounding current use, and type of residential use. **RESOLVED**
  4. Building notated height on building. **RESOLVED**
  5. Property Development Regulation chart add size, width and frontage. **RESOLVED**
  6. Please provide two (2) 4"x4" boxes at the bottom right hand corner of the plans for the zoning stamp. **RESOLVED**
  7. Label foundation planting. **RESOLVED**
  8. Label landscape buffers. **RESOLVED**
  9. Show sign location and provide detail with square footage. **RESOLVED**
  10. All landscape areas (including sod) shall be irrigated with an underground automatic sprinkler system providing 120% coverage with 50% overlap or utilizing a drip irrigated/low volume watering system. No landscape installation shall occur until the irrigation system is operational, unless approval is granted by Owner or his representative, or Landscape Architect. **RESOLVED**
  11. Label sheet 1 as Master Plan. Provide different site plans for fire station and Barracuda Bay with site data. **RESOLVED**
  12. Provide plat book and page for both 40' foot abandoned road right-of-way. The one in the center and the one to the south of parking lot. Note any change to existing easements/ row. (ie to be abandoned/ relocated)
  13. Label ultimate row width. **RESOLVED**
  14. Label structures to remain as existing. **RESOLVED**
  15. Label distance b/w access points. **RESOLVED**
  16. Revise location map, show major intersections and delete shading. **RESOLVED**
  17. Delete legal description from site plan. **RESOLVED**
  18. Label length of driveway throat. **RESOLVED**
  19. Update survey and site plan to show existing corner clip at Blue Heron & Ave S. **RESOLVED**
  20. Remove shade from building footprint. **RESOLVED**
  21. Provide dumpster detail with enclosure and screening. **RESOLVED**
  22. Parking space dimensions should be 10' x 20' also correct parking space detail. **RESOLVED**
  23. Barracuda Bay is zoned Community Facility (CF) and land use is Recreational (REC).
  24. Show sign location and provide sign detail for wall sign and freestanding sign. **RESOLVED**
  25. Provide a current survey, completed within the previous 12 months, that clearly shows the proposed project. **RESOLVED**
  26. Please provide traffic concurrency statement from Palm Beach County. **RESOLVED**
  27. Provide Agent Authorization Form with Uniform Land Use Application. **RESOLVED**



28. Provide legal description in Word. **RESOLVED**
29. Please review the Florida Friendly Landscape regulations for landscaping requirements. **RESOLVED**
30. Sheet A-1.01 square footage of 11,776 does not match site plan sq. ft. of 10,000 sq. ft. Please correct. **RESOLVED**
31. Provide color elevations. **RESOLVED**
32. Revise parking data to match the deletion of parking spaces.


Please submit application and update justification statement for the abandonment of Perry Avenue. Here are some initial comments:

1. The application would have to be signed for confirmation of information accuracy.
2. Agent Authorization form must be signed.
3. Sketch and legal description of the area to be abandoned required.
4. Draft plat required.
5. Fees due: Abandonment of ROW (\$3,000 + \$1,000); Digitizing (\$100); Engineering Review (\$250);  
[http://www.rivierabch.com/filestorage/24577/24756/25061/25063/25071/Land\\_Development\\_Fee\\_Schedule1.pdf](http://www.rivierabch.com/filestorage/24577/24756/25061/25063/25071/Land_Development_Fee_Schedule1.pdf)

Please respond to the above comments in writing and submit the revised documents as necessary. It is important to note that a detailed narrative addressing each comment must be included when submitting the revised documents. Any revisions submitted without a detailed narrative shall be returned to the applicant without any further processing by the City.

Please feel free to contact me at (561) 845-3427 or by email at [aharper@rivierabch.com](mailto:aharper@rivierabch.com) should you have any questions or concerns.

Sincerely,



Andrea Harper  
Principal Planner

Cc: Jeff Gagnon, AICP-Acting Director of Development Services



142800535

LAND PLANNING \* LANDSCAPE ARCHITECTURE \* TRANSPORTATION  
WWW.COTLEURHEARING.COM

1934 COMMERCE LANE • SUITE 1  
JUPITER, FLORIDA • 33458  
561.747.6336 561.747.1377

TO: Andrea Harper, Principal Planner -City of Riviera Beach  
Terrence N. Bailey, LEED AP, P.E., Interim Director of Public Works

CC: Jeff Gagnon, AICP, Acting Director of Development Services  
Ladi A. March-Goldwire, Building Official -City of Riviera Beach  
Frank Stallworth, Fire Inspector  
Richard Blankenship, Director - Riviera Beach Parks and Recreation  
Leighton C. Walker, Assistant Executive Director – Utility District

DATE: January 07, 2019

FROM: Donaldson Hearing/Nicole Plunkett, Cotleur & Hearing

SUBJECT: SP-18-21 – Riviera Fire Station #2

Dear Andrea:

Our office is in receipt of your December 19, 2018 correspondence in connection with the Riviera Fire Station #2 Site Plan Application (SP-18-21). Please find below our responses to each of the departmental comments, together with the proposed action or actions taken to remedy the identified concern.

**Building Department – No additional comments at this time**

**Engineering / Public Works Department – No comments**

**Police Department – No comments**

**Code Enforcement Department – No comments**

**Fire Department – No additional comments at this time**

**Utility District Department – No additional comments at this time**

**Parks and Recreation – No comments**

**Planning and Zoning Department**

1. Update site data

**SITE DATA**

Project Name

Future Land Use

Zoning District

USE

Section, Township, Range

Property Control Number

TAZ

Total gross acreage

Total gross floor area (GF A)

GF A broken down by use

- Fire Station (SF and%)
- Barracuda Bay (SF and % )

Floor to Area Ratio (FAR)

Building coverage (%)

Impervious surface area(%)

Building Height

Parking% loading (required and proposed)

- total#
- calculation
- handicap parking (required and proposed)

***Response: Per a telephone conversation with Andrea Harper on January 7, 2019, the Applicant has updated the site data to include the parking space adjustment to the Barracuda Bay site, corrected the land use / zoning designations for the Fire Station #2 within the site data, and has separated the mezzanine SF from the Fire Station #2 total SF. All site data on the Master Plan and Site Plans have been updated accordingly and are included within the resubmittal.***

2. Light pole cannot encroach into parking spaces.

**RESOLVED**

3. Label surrounding current use, and type of residential use.

**RESOLVED**

4. Building notated height on building.

**RESOLVED**

5. Property Development Regulation chart add size, width and frontage.

**RESOLVED**

6. Please provide two (2) 4"x4" boxes at the bottom right hand corner of the plans for the zoning stamp.

**RESOLVED**

7. Label foundation planting  
**RESOLVED**

8. Label landscape buffers  
**RESOLVED**

9. Show sign location and provide detail with square footage  
**RESOLVED**

10. All landscape areas (including sod) shall be irrigated with an underground automatic sprinkler system providing 120% coverage with 50% overlap or utilizing a drip irrigated/low volume watering system. No landscape installation shall occur until the irrigation system is operational, unless approval is granted by Owner or his representative, or Landscape Architect. Please add to Landscape notes and plans.

**RESOLVED**

11. Label sheet 1 as Master Plan. Provide different site plans for fire station and Barracuda Bay with site data.

**RESOLVED**

12. Provide plat book and page for both 40' foot abandoned road right-of-way. The one in the center and the one to the south of parking lot. Note any change to existing easements/ row. (i.e. to be abandoned/ relocated)

***Response: Per a phone conversation with Andrea Harper on January 7, 2019, the Applicant understands that the Perry Avenue ROW will be abandoned. A "to be abandoned" note has been added to all Perry Avenue notes on the Site Plans and Master Plans included within the resubmittal. The Arcand Street ROW remains as-is.***

13. Label ultimate row width  
**RESOLVED**

14. Label structures to remain as existing.  
**RESOLVED**

15. Label distance b/w access points.  
**RESOLVED**

16. Revise location map, show major intersections and delete shading.  
**RESOLVED**

17. Delete legal description from site plan.  
**RESOLVED**

18. Label length of driveway throat.



**RESOLVED**

19. Update survey and site plan to show existing corner clip at Blue Heron & Ave S.

**RESOLVED**

20. Remove shade from building footprint.

**RESOLVED**

21. Provide dumpster detail with enclosure and screening.

**RESOLVED**

22. Parking space dimensions should be 10' x 20' also correct parking space detail. Please correct total parking spaces provided in site data.

**RESOLVED**

23. Barracuda Bay is zoned Community Facility (CF) and land use is Recreational (REC). The Fire Station is zoned CF and FLU is CF.

***Response: All data has been updated to match the correct land use and zoning designations. Per a phone conversation with Andrea Harper on January 7, 2019, the Applicant has adjusted the LU and Zoning designations on all master plan and site plan data accordingly. These new charts are included on the plans herein for resubmittal.***

24. Show sign location and provide sign detail for wall sign and freestanding sign.

**RESOLVED**

25. Provide a current survey, completed within the previous 12 months, that clearly shows the proposed project

**RESOLVED**

26. Please provide traffic concurrency statement from Palm Beach County.

**RESOLVED**

27. Provide Agent Authorization Form with Uniform Land Use Application.

**RESOLVED**

28. Provide legal description in Word.

**RESOLVED**

29. Please review the Florida Friendly Landscape regulations for landscaping requirements.

**RESOLVED**

30. Sheet A-1.01 square footage of 11,776 does not match site plan sq. ft. of 10,000 sq. ft. Please correct.

**RESOLVED**

31. Provide color elevations.

**RESOLVED**

32. Revise parking data to match the deletion of parking spaces.

***Response: The site data for the master plan and Barracuda Bay Site Plan have both been updated to show the deletion of the parking spaces and included within the resubmittal.***

### **Perry Avenue Abandonment Comments**

1. The application would have to be signed for confirmation of information accuracy.

***Response: This will be addressed separately by the Public Works Staff.***

2. Agent Authorization form must be signed.

***Response: This will be addressed separately by the Public Works Staff.***

3. Sketch and legal description of the area to be abandoned required.

***Response: This will be addressed separately by the Public Works Staff.***

4. Draft plat required.

***Response: This will be addressed separately by the Public Works Staff.***

5. Fees due: Abandonment of ROW (\$3,000 + \$1,000); Digitizing (\$100); Engineering Review (\$250);

[http://www.rivierabch.com/filestorage/24577 /24756/25061/25063/25071/Land Development Fee Schedule.pdf](http://www.rivierabch.com/filestorage/24577/24756/25061/25063/25071/Land%20Development%20Fee%20Schedule.pdf)

***Response: This will be addressed separately by the Public Works Staff.***