



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

LOCAL PLANNING AGENCY

Development Services Department: (561)845-4060, [www.rivierabch.com](http://www.rivierabch.com)

Commencement – 6:30 PM  
Thursday, December 19, 2019

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

---

*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.*

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

**II. ROLL CALL**

Rena Burgess, Chairperson

James Gallon, Board Member

Anthony Brown, Board Member

William Wyly, Board Member

Evelyn Harris Clark, 1<sup>st</sup> Alternate

Jon Gustafson, Vice-Chair

Margaret Shepherd, Board Member

Stephen Hunt, Board Member

Moeti Ncube, 2<sup>nd</sup> Alternate

**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** – November 14, 2019.

**VII. UNFINISHED BUSINESS** – None.

**VIII. NEW BUSINESS** – None.

**IX. WORKSHOP ITEMS**

**A.** AN APPLICATION FROM BLP BLUE HERON, LLC. REQUESTING SITE PLAN APPROVAL (SP-18-13), FUTURE LAND USE MAP AMENDMENT (LU-18-02), ZONING MAP AMENDMENT (RZ-18-02), AND CANAL RIGHT OF WAY ABANDONMENT, IN ORDER TO CONSTRUCT FIVE COMMERCIAL BUILDINGS, TOTALING APPROXIMATELY 31,286 SQUARE FEET ON APPROXIMATELY 4.91 ACRES OF VACANT LAND IDENTIFIED BY PARCEL CONTROL NUMBER 56434229370000030, LOCATED NORTH OF WEST BLUE HERON BOULEVARD, SOUTH OF WEST 23<sup>RD</sup> STREET, EAST OF RJ HENDLEY AVENUE AND, EAST OF RJ HENDLEY AVENUE; AND PROVIDING FOR AN EFFECTIVE DATE.

**B.** UPDATES FROM BOARD MEMBER HUNT REGARDING: P&Z BOARD TRAINING MATERIALS; LOCAL PLANNING ORGANIZATIONS AND RESOURCES; GIS DATA COLLECTION “SIX MONTH LOOK AHEAD”.

## **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 – Jan. 9, 2020 / Jan. 23, 2020.**

## **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).

Page 1	Page 3
<p>CITY OF RIVIERA BEACH PLANNING AND ZONING BOARD</p> <p>---</p> <p>Thursday, November 14, 2019 Council Chambers 600 West Blue Heron Boulevard Riviera Beach, Florida 6:38 p.m. - 7:57 p.m.</p> <p>---</p> <p>IN ATTENDANCE:</p> <p>Anthony Brown, Board Member James Gallon, Board Member Stephen Hunt, Board Member Margaret Shepherd, Board Member William Wyly, Board Member Evelyn Harris Clark, 1st Alternate and Acting Chair Moeti Ncube, 2nd Alternate Jeff Gagnon, Acting Director of Development Services Lina F. Busby, Assistant City Attorney Simone Davidson, Planner Ann DeVeaux, Senior Planner/GIS Specialist Josue Leger, Senior Planner/GIS Specialist</p>	<p>1 MR. GALLON: Here.</p> <p>2 MS. DAVIDSON: Anthony Brown.</p> <p>3 MR. BROWN: Here.</p> <p>4 MS. DAVIDSON: Evelyn Harris Clark.</p> <p>5 MS. CLARK: Here.</p> <p>6 MS. DAVIDSON: Moeti Ncube.</p> <p>7 MR. NCUBE: Here.</p> <p>8 MS. DAVIDSON: Jon Gustafson.</p> <p>9 (No response.)</p> <p>10 MS. DAVIDSON: Renee Burgess.</p> <p>11 (No response.)</p> <p>12 MS. DAVIDSON: You have a quorum.</p> <p>13 MR. GAGNON: Thank you.</p> <p>14 Being that we have two permanent Board</p> <p>15 members out, I would ask that both the first alternate</p> <p>16 and second alternate receive voting rights for</p> <p>17 tonight's meeting.</p> <p>18 At this point in time I would like to open up</p> <p>19 the floor for nominations for a Chairperson for</p> <p>20 tonight's meeting.</p> <p>21 MR. HUNT: I move that Evelyn Clark be the</p> <p>22 Chairperson for this evening.</p> <p>23 MR. WYLY: Second.</p> <p>24 MR. GAGNON: Do we have any other</p> <p>25 recommendations?</p>
Page 2	Page 4
<p>1 BE IT REMEMBERED that the following Planning</p> <p>2 and Zoning Board meeting was had at Riviera Beach City</p> <p>3 Hall Council Chambers, 600 West Blue Heron Boulevard,</p> <p>4 Riviera Beach, Florida, on Thursday, November 14, 2019,</p> <p>5 beginning at 6:38 p.m., with attendees as hereinabove</p> <p>6 noted, to wit:</p> <p>7 ---</p> <p>8 MR. GAGNON: Good evening, everyone.</p> <p>9 MR. WYLY: Good evening.</p> <p>10 MR. GAGNON: We'd like to call to order our</p> <p>11 November 14th, 2019 meeting for the Planning and Zoning</p> <p>12 Board. The time is now 6:38.</p> <p>13 We actually have two Board members absent,</p> <p>14 both our Chairperson and Vice Chair, so I'll open up</p> <p>15 the meeting. We'll ask that we have a moment of</p> <p>16 silence and Pledge of Allegiance led by Ms. Shepherd.</p> <p>17 (Pledge of Allegiance recited.)</p> <p>18 MR. GAGNON: May we have roll call, please?</p> <p>19 MS. DAVIDSON: Margaret Shepherd.</p> <p>20 MS. SHEPHERD: Yes.</p> <p>21 MS. DAVIDSON: William Wyly.</p> <p>22 MR. WYLY: Here.</p> <p>23 MS. DAVIDSON: Stephen Hunt.</p> <p>24 MR. HUNT: Here.</p> <p>25 MS. DAVIDSON: James Gallon.</p>	<p>1 Hearing none, Ms. Clark, will you accept?</p> <p>2 MS. CLARK: I accept. Should I just move</p> <p>3 down there or sit here?</p> <p>4 MR. GAGNON: It's completely up to you if</p> <p>5 you'd like to move down, or we can pass the gavel down</p> <p>6 to you if that's more convenient.</p> <p>7 ACTING CHAIR CLARK: Yes, we could just do</p> <p>8 that; that's fine.</p> <p>9 MR. GAGNON: So at this point, I'll turn the</p> <p>10 meeting over to you, Ms. Clark.</p> <p>11 ACTING CHAIR CLARK: Okay, thank you.</p> <p>12 Welcome, everyone, and welcome to our</p> <p>13 residents of Rivera Beach. Good evening.</p> <p>14 And let's see, acknowledgement of Board</p> <p>15 member absence notification. Mr. Gagnon, was that</p> <p>16 information received, for the record?</p> <p>17 MR. GAGNON: Yes, ma'am. Both the</p> <p>18 Chairperson and Vice Chair provided notification to</p> <p>19 staff that they would be absent tonight.</p> <p>20 ACTING CHAIR CLARK: Okay, great.</p> <p>21 Any additions and deletions to the agenda?</p> <p>22 MR. GAGNON: We have no additions or</p> <p>23 deletions to tonight's agenda.</p> <p>24 ACTING CHAIR CLARK: Okay, and now I'd like</p> <p>25 to have a motion to accept the agenda, if all agree.</p>

<p style="text-align: right;">Page 5</p> <p>1 Could someone make a motion and someone second?</p> <p>2 MR. GALLON: So moved.</p> <p>3 MR. HUNT: I second.</p> <p>4 ACTING CHAIR CLARK: It's been motion,</p> <p>5 second, and I guess properly moved.</p> <p>6 MR. GALLON: Roll call.</p> <p>7 MR. HUNT: Roll call. Do we have to do a</p> <p>8 roll call on that?</p> <p>9 MS. DAVIDSON: Margaret Shepherd.</p> <p>10 MS. SHEPHERD: Yes.</p> <p>11 MS. DAVIDSON: William Wyly.</p> <p>12 MR. WYLY: Yes.</p> <p>13 MS. DAVIDSON: Stephen Hunt.</p> <p>14 MR. HUNT: Yes.</p> <p>15 MS. DAVIDSON: James Gallon.</p> <p>16 MR. GALLON: Yes.</p> <p>17 MS. DAVIDSON: Anthony Brown.</p> <p>18 MR. BROWN: Yes.</p> <p>19 MS. DAVIDSON: Moeti Ncube.</p> <p>20 MR. NCUBE: Yes.</p> <p>21 MS. DAVIDSON: Evelyn Harris Clark.</p> <p>22 ACTING CHAIR CLARK: Yes.</p> <p>23 MS. DAVIDSON: Unanimous vote.</p> <p>24 ACTING CHAIR CLARK: Okay, let's go on to the</p> <p>25 next, approval of the minutes. I gather everyone has</p>	<p style="text-align: right;">Page 7</p> <p>1 MR. NCUBE: Yes.</p> <p>2 MS. DAVIDSON: Evelyn Harris Clark.</p> <p>3 ACTING CHAIR CLARK: Yes.</p> <p>4 MS. DAVIDSON: Unanimous vote.</p> <p>5 ACTING CHAIR CLARK: Any unfinished business</p> <p>6 from last meeting?</p> <p>7 MR. GAGNON: No, ma'am.</p> <p>8 ACTING CHAIR CLARK: Okay, good. All right,</p> <p>9 Mr. Gagnon, I'm going to turn it over to you to get</p> <p>10 this meeting going with new business. The floor is</p> <p>11 yours.</p> <p>12 MR. GAGNON: Yes, thank you.</p> <p>13 So we have one item under new business, which</p> <p>14 is letter A. That is a resolution of the City Council</p> <p>15 of the City of Riviera Beach, Palm Beach County,</p> <p>16 Florida, approving an application, which is staff</p> <p>17 number SP-19-09, from the Inner City Youth Golfers,</p> <p>18 Inc. requesting site plan approval to construct a</p> <p>19 single story, 3,602 square foot Inner City Youth</p> <p>20 Learning Center and Golf Museum on vacant land totaling</p> <p>21 approximately .315 acres, located at 125 West 13th</p> <p>22 Street, identified by multiple parcel control</p> <p>23 numbers, north of West 12th Street, south of West 13th</p> <p>24 Street, and west of Avenue E, and providing for an</p> <p>25 effective date</p>
<p style="text-align: right;">Page 6</p> <p>1 taken an opportunity to go through the minutes or they</p> <p>2 remember what was in the minutes. May I also have a</p> <p>3 motion to accept -- first of all, I should ask: Were</p> <p>4 there any additions or exceptions to the minutes?</p> <p>5 None? Okay.</p> <p>6 MR. GAGNON: None from staff.</p> <p>7 ACTING CHAIR CLARK: Okay, great. Then if I</p> <p>8 can ask for a motion to approve the minutes, a second</p> <p>9 and a call.</p> <p>10 MR. HUNT: I make a motion to approve the</p> <p>11 minutes.</p> <p>12 MR. WYLY: Second.</p> <p>13 ACTING CHAIR CLARK: And roll call, please,</p> <p>14 if that's applicable.</p> <p>15 MS. DAVIDSON: Margaret Shepherd.</p> <p>16 MS. SHEPHERD: Yes.</p> <p>17 MS. DAVIDSON: William Wyly.</p> <p>18 MR. WYLY: Yes.</p> <p>19 MS. DAVIDSON: Stephen Hunt.</p> <p>20 MR. HUNT: Yes.</p> <p>21 MS. DAVIDSON: James Gallon.</p> <p>22 MR. GALLON: Yes.</p> <p>23 MS. DAVIDSON: Anthony Brown.</p> <p>24 MR. BROWN: Yes.</p> <p>25 MS. DAVIDSON: Moeti Ncube.</p>	<p style="text-align: right;">Page 8</p> <p>1 At this point in time, I would like to ask</p> <p>2 Ms. Ann DeVeaux, our Senior Planner and GIS Specialist,</p> <p>3 to provide a presentation for the Board and general</p> <p>4 public.</p> <p>5 Ms. DeVeaux.</p> <p>6 MS. DeVEAUX: Thank you, Mr. Gagnon.</p> <p>7 Good evening --</p> <p>8 MR. HUNT: Good evening.</p> <p>9 MS. DeVEAUX: -- Planning and Zoning Board</p> <p>10 members. Ann DeVeaux, Senior Planner, Development</p> <p>11 Services, for the record.</p> <p>12 As mentioned, the applicant is Inner City</p> <p>13 Youth Golfers, Inc., and the project name is Inner City</p> <p>14 Youth Learning Center and Golf Museum. We'll call it</p> <p>15 an acronym of INCY.</p> <p>16 The applicant is requesting site plan</p> <p>17 approval to construct a single story, 3,602 square foot</p> <p>18 building that will function as a learning center and</p> <p>19 museum.</p> <p>20 It should also be noted that a similar</p> <p>21 project was approved by the CRA, Community</p> <p>22 Redevelopment Agency, and the City Council in 2015,</p> <p>23 however, it expired, the site plan approval expired due</p> <p>24 to not having a building permit.</p> <p>25 MS. SHEPHERD: I'm sorry, can you repeat</p>



<p style="text-align: right;">Page 9</p> <p>1 that?</p> <p>2 MS. DeVEAUX: A similar project was approved</p> <p>3 by the CRA and the City Council in 2015, however, the</p> <p>4 site plan approval expired because there was no</p> <p>5 building permit.</p> <p>6 MS. SHEPHERD: Thank you.</p> <p>7 MS. DeVEAUX: You're welcome.</p> <p>8 This slide, you'll see that the site is</p> <p>9 outlined in red and it is located between major</p> <p>10 streets, which Mr. Gagnon has already mentioned. The</p> <p>11 land use is community facility, CF, and the zoning</p> <p>12 designation is CF also. The land use and zoning</p> <p>13 designation is consistent, and the use as an</p> <p>14 educational facility is a permitted use in the CF</p> <p>15 zoning district.</p> <p>16 You see there outlined six parcels, and these</p> <p>17 are the six parcels. Surrounding those parcels to the</p> <p>18 north is a multifamily residential use, commercial</p> <p>19 uses, vacant residential parcels. To the south you</p> <p>20 would have a church and vacant commercial uses. To the</p> <p>21 east is vacant commercial uses, and to the west is</p> <p>22 single family use.</p> <p>23 These parcels, these six contiguous parcels</p> <p>24 have been joined by means of a unity of title that was</p> <p>25 recorded in April of 2015. The lot size is .31 acres.</p>	<p style="text-align: right;">Page 11</p> <p>1 MS. DeVEAUX: Okay, so this is how you enter</p> <p>2 off of West 13th Street. And right here is that gate.</p> <p>3 That is a rolling gate there. And when the site is not</p> <p>4 in use, it will be locked by a Knox Box. I think</p> <p>5 that's the term. There's also two areas like right</p> <p>6 there where a pedestrian can enter. There's also an</p> <p>7 opening there and a gate as well, and there's one here</p> <p>8 as well.</p> <p>9 MR. WYLY: Excuse me, ma'am. Just for</p> <p>10 clarification, the entrance will be on not 13th Street</p> <p>11 but on 12th, right? Correct?</p> <p>12 MS. DeVEAUX: No, 13th Street.</p> <p>13 MR. WYLY: You'll be coming in from 13th.</p> <p>14 MS. DeVEAUX: Yes, correct.</p> <p>15 MR. GAGNON: Yes, so previously there was a</p> <p>16 roadway construction project that reconfigured what we</p> <p>17 call today 13th Street.</p> <p>18 MR. WYLY: Right.</p> <p>19 MR. GAGNON: So to clarify, the terminology I</p> <p>20 use is I call it old 13th Street --</p> <p>21 MR. WYLY: Okay.</p> <p>22 MR. GAGNON: -- which is to the north. I</p> <p>23 think when that roadway reconfiguration occurred,</p> <p>24 there's still some addressing that almost demonstrates</p> <p>25 as 12th Street.</p>
<p style="text-align: right;">Page 10</p> <p>1 The building gross floor area is 3,602 square feet, and</p> <p>2 the access ingress and egress is via West 13th Street.</p> <p>3 This is the site plan. And just to point out</p> <p>4 a few elements on the site plan, the site, it will be</p> <p>5 surrounded in the rear with a six foot finished masonry</p> <p>6 wall, and the rest of the parcel or the site will have</p> <p>7 aluminum fencing.</p> <p>8 There is, at the beginning of the site, the</p> <p>9 ingress and egress, there will be a rolling gate there,</p> <p>10 and it will be open during hours of operation and</p> <p>11 locked by a lockbox or a Knox Box in the evening.</p> <p>12 There's also two areas on each side, north and south,</p> <p>13 that a pedestrian can enter. It also has a gate. It's</p> <p>14 a four foot gate there as well that will be open during</p> <p>15 the day.</p> <p>16 ACTING CHAIR CLARK: Pardon me. Perchance,</p> <p>17 do you have a pointer so that not only the audience can</p> <p>18 follow along when you're making descriptions, but also</p> <p>19 to make it clear as you discuss the egress --</p> <p>20 MS. DeVEAUX: Sure.</p> <p>21 ACTING CHAIR CLARK: -- the wall and the</p> <p>22 metal fencing, et cetera? So if you have a pointer,</p> <p>23 terrific.</p> <p>24 MS. DeVEAUX: How's that?</p> <p>25 ACTING CHAIR CLARK: Great.</p>	<p style="text-align: right;">Page 12</p> <p>1 MR. WYLY: Right.</p> <p>2 MR. GAGNON: But the larger boulevard being</p> <p>3 new 13th Street, we'll call it, that's not the direct</p> <p>4 ingress and egress point. That ingress and egress is</p> <p>5 actually from old 13th, which is to the north.</p> <p>6 MR. WYLY: Got it; got it.</p> <p>7 MS. DeVEAUX: Thank you.</p> <p>8 Okay, this is the second sheet of the site</p> <p>9 plan, and this details the freestanding sign one, and a</p> <p>10 wall sign as well.</p> <p>11 This is the landscape plan, and it should be</p> <p>12 noted that the applicant worked diligently with staff</p> <p>13 to provide additional landscaping to enhance the</p> <p>14 aesthetics of the site. The staff is pleased with the</p> <p>15 landscaping that they did provide. This is the details</p> <p>16 of the landscaping, the plants.</p> <p>17 This is an east elevation. This is how the</p> <p>18 building will look.</p> <p>19 Staff recommendation. City staff recommends</p> <p>20 approval of the site plan application SP-19-09 with the</p> <p>21 following conditions of approval provided in the staff</p> <p>22 report.</p> <p>23 A two year landscaping performance bond for</p> <p>24 110 percent of the value of landscaping and irrigation</p> <p>25 shall be required before Certificate of Occupancy or</p>

Page 13	Page 15
<p>1 Certificate of Completion is issued for the addition. 2 Number two. Construction and landscaping 3 improvements must be initiated within 18 months of the 4 effective date of this resolution, in accordance with 5 Section 31-60(b) of the City Code of Ordinances. 6 Demolition, site preparation and/or land clearing shall 7 not be considered construction. 8 Building permit application and associated 9 plans and documents shall be submitted in its entirety 10 and shall not be accepted by the City staff in a 11 partial or incomplete manner. 12 City Council authorizes City staff to approve 13 future amendments to this site plan administratively so 14 long as the site plan does not deviate greater than 15 five percent of the originally approved plan, site 16 plan. 17 MR. HUNT: Madam Chair, can I ask a question? 18 On that, what is the basis for five percent? 19 Five percent of what? 20 MR. GAGNON: So we currently do not have a 21 code section that provides for administrative action, 22 so it comes to something that is measured by numerical 23 value. So if it's a dimension, then the five percent 24 would be five percent of that dimension. 25 On occasion though, that five percent falls</p>	<p>1 buildings and units approved within five years of the 2 approval of the adopting resolution, or the adopting 3 resolution shall be considered null and void, requiring 4 the applicant to resubmit application for site plan and 5 special exception approval and reinitiate the site plan 6 approval process. 7 All future advertising must state that the 8 development is located within the City of Riviera 9 Beach. Fees and penalties, in accordance with City 10 code Section 31-554, will be levied against the 11 property owner and/or business for violation of this 12 condition. 13 Once approved, this resolution shall 14 supersede any previous site plan approval resolutions 15 associated with this property, causing previous site 16 plan approval resolutions to be null and void. 17 ACTING CHAIR CLARK: I have a question. Can 18 we go back to that slide, just for clarification? 19 Number one, when is the project to start, 20 when is it expected to -- 21 MS. SHEPHERD: Could you speak into the mic, 22 please? We can't hear you down here. 23 ACTING CHAIR CLARK: Sure. When does the 24 project start, when do the applicants expect the 25 project to be completed, and how does that balance or</p>
Page 14	Page 16
<p>1 on administrative staff, specifically the Director, 2 because if there's, let's say, an architectural feature 3 that changes, it's tough to really demonstrate if it's 4 within that five percent threshold. So how staff has 5 used that is really if there's little to no impact to 6 the overall site, if it still is meeting the intent of 7 what was previously approved and that falls within that 8 five percent threshold, that's how we've used it 9 historically. 10 MR. HUNT: But they can't cut back parking or 11 make additions to the size of the building itself 12 without exceeding that threshold, I would presume. 13 MR. GAGNON: Right. So with parking, they 14 would have to provide parking per our code. That would 15 be nonnegotiable. Let's say there was a minor 16 modification based on field conditions where they had 17 to change the dimension of the building a few feet one 18 way or the other, that would fall within that five 19 percent threshold, and based on its condition, it would 20 allow staff to allow the project to move forward 21 without an amendment. 22 MR. HUNT: Okay, thank you. 23 MS. DeVEAUX: Thank you. 24 This development must receive final 25 Certificate of Occupancy from the City for all</p>	<p>1 square with the Certificate of Occupancy of all 2 buildings and units approved within five years? I 3 would have thought that as soon as the project had been 4 completed, that the Certificate of Occupancy would have 5 been pursued and received at that time. Could you just 6 clarify? 7 MS. DeVEAUX: Are you referring to the prior 8 site plan that was approved? 9 MR. HUNT: No. 10 ACTING CHAIR CLARK: No. The statement here, 11 Certificate of Occupancy from the City for all 12 buildings and units approved within five years of the 13 approval of adopting the resolution, et cetera. 14 MS. DeVEAUX: Okay, so they have five years 15 to receive the Certificate of Occupancy. 16 MR. HUNT: But I think Ms. Clark's question 17 though is they have to start construction within 18 18 months. 19 MS. DeVEAUX: Correct. 20 MR. HUNT: And that still leaves three and a 21 half years to get to a Certificate of Occupancy or 22 Completion, and that -- 23 MS. DeVEAUX: Correct. 24 MR. HUNT: -- seems excessive. 25 ACTING CHAIR CLARK: And that's why I'm</p>

<p style="text-align: right;">Page 17</p> <p>1 asking when does the project start, when do they expect 2 it to end to figure out if that five years fit within 3 those parameters. That was the question. 4 MS. DeVEAUX: We have the agent here, 5 Mr. Daniel Diaz, that would probably be able to shed 6 more light on that, as to when you plan to start. 7 MR. DIAZ: This is Daniel Diaz, agent for 8 Inner City Youth Golfers. 9 To answer your question, I believe as soon as 10 possible we are ready to submit for permitting and 11 proceed with the permitting process, and soon after 12 construction start. 13 ACTING CHAIR CLARK: Okay. Again, that 14 sounds like it's immediate. So that's all contingent 15 upon what happens here, maybe some other steps. Okay, 16 that's fine. 17 But what is the longevity in terms of when do 18 you expect the project to be finished, because any 19 project, as soon as you finish, you go through the 20 Certificate of Occupancy process, and there you go. I 21 don't think that they're going to wait five years. 22 You're not going to wait five years, so are you 23 expecting to be finished in three years, four years? 24 MR. DIAZ: Sooner than three years and four 25 years. I would say within one year to two years, you</p>	<p style="text-align: right;">Page 19</p> <p>1 work, that if the project stalls over an extended 2 period of time, and let's say the development team is 3 very savvy and they keep reactivating building permits 4 and refreshing them, which is, it's time-consuming, but 5 it's something that could be done to keep the project 6 active so they wouldn't have to go back through the 7 whole development process again, what the five year 8 window is intended to do is to prevent somebody from 9 dragging their feet for so long that, you know, we're 10 going to get into new building codes, and it's no 11 longer really timely as far as what the community's 12 expectations were when the development order was 13 originally issued. 14 ACTING CHAIR CLARK: Thank you. I get that. 15 I was just looking for clarity. You've explained that. 16 So the five years is just a threshold, but we're 17 anticipating that the project, in terms of Certificate 18 of Occupancy, isn't going to reach that five year 19 period. 20 MR. GAGNON: We would hope not. 21 ACTING CHAIR CLARK: Yes, I would hope not. 22 It's just, you know, to clarify for everybody, because 23 on the surface, it just looks weird, long. 24 MR. HUNT: Madam Chair, can I ask a couple of 25 questions?</p>
<p style="text-align: right;">Page 18</p> <p>1 know, for construction. 2 MR. HUNT: This is clearly a maximum. 3 MR. DIAZ: That's what -- 4 MR. WYLY: Worst case scenario. 5 MR. GAGNON: So if I may, to try to clarify, 6 so these are our, what we consider boilerplate 7 conditions of approval. The timeframe that's required 8 in order for the applicant to pull a building permit, 9 that's the 18 month timeframe. So that way, if you do 10 receive the development order and approval to move 11 forward, then you do have to move forward in a somewhat 12 timely manner. 13 Unfortunately, what happened with this 14 project previously is they went through the approval 15 process, however, they didn't move forward to the 16 building permit phase, so the project basically 17 expired. So that's why they're back in this process 18 once again. 19 So so long as the permit is applied for 20 within that 18 month window, it will really cause a 21 project to be seen as an active project, really in 22 perpetuity if the development team does certain items. 23 The five year window, staff has put that 24 there as somewhat of a safeguard so if a project does 25 commence, and let's say they do some minor foundation</p>	<p style="text-align: right;">Page 20</p> <p>1 MS. CLARK: Sure. You're recognized. 2 MR. HUNT: And I think let's go back to the 3 previous issue. And I don't want to bring up a lot of 4 old details, but why did the process fall apart the 5 last time? 6 MR. GAGNON: That would be a question for the 7 applicant. 8 MR. HUNT: Was it funding or some other issue 9 that is not expected to recur? Because we don't want 10 to start construction and then have a derelict building 11 there. 12 MR. GAGNON: Understood. I don't have that 13 answer, unfortunately. I'm not sure if Danny does 14 either. 15 MR. DIAZ: I spoke previously with the owner 16 to clarify this, anticipating the question being asked. 17 The reason, due to the fact of the time delay was due 18 to funding and the acknowledgment of not understanding 19 the 18 month time period from the owner's part. 20 Previously there were other designers 21 involved. And I'm the architect on the project, and I 22 got involved right after the 18 month expiration has 23 occurred. 24 MR. HUNT: Okay. So we don't expect that to 25 occur under your tutelage then.</p>

Page 21	Page 23
<p>1 MR. DIAZ: Right. We're pushing; we're 2 pushing for the permitting and -- 3 MR. HUNT: Excellent. 4 MR. DIAZ: -- soon after construction -- 5 MR. HUNT: Okay, thank you. 6 MR. DIAZ: -- and approval. 7 MS. SHEPHERD: Madam Chair. 8 ACTING CHAIR CLARK: Sure, you're recognized. 9 MS. SHEPHERD: I'd like to ask one question. 10 Mr. and Mrs. Knowles are not here tonight, and I know 11 the public will like to know who they are. I know I 12 know who he is, but is there a reason why they're not 13 here? I'd like the developer to answer, if I may. 14 MS. DeVEAUX: Pardon me? 15 MS. SHEPHERD: I'd like the developer to 16 answer. 17 MS. DeVEAUX: Yes. 18 MS. SHEPHERD: The gentleman that was just 19 here. 20 MS. DeVEAUX: Mr. Diaz. 21 MS. SHEPHERD: He said he spoke to him, 22 that's why. 23 MR. DIAZ: To clarify, I'm not the developer; 24 I'm the architect. 25 MS. SHEPHERD: The architect. Who's the</p>	<p>1 know. I think the public would like to know. I'm sure 2 they saw him when they were trying to get the project 3 moving, but as you know, the public mind kind of 4 deviate from the project, and I know I had to go over 5 and kind of find it. And they were over there, and I 6 had to take a couple people over there. So they 7 thought he was going to be here tonight, or her was 8 going to be here tonight. That's why I asked the 9 question. 10 Thank you, Madam Chair. 11 ACTING CHAIR CLARK: You're welcome. 12 MR. HUNT: May I have one more question? 13 ACTING CHAIR CLARK: Sure. 14 MR. HUNT: Just more related to the ten 15 months that it's taken to get to the point of bringing 16 this project forward, is that the normal cycle for a 17 permit process here in Riviera Beach? That just seems 18 like an incredibly long period of time for a small 19 project. 20 MS. DeVEAUX: This project, you're referring 21 to? 22 MR. HUNT: Yes. 23 MS. DeVEAUX: Well -- 24 MR. HUNT: It was originally submitted in 25 January.</p>
Page 22	Page 24
<p>1 developer? 2 MR. DIAZ: Developers are involved with the 3 whole funding and a bigger scheme of construction of 4 the projects. 5 MS. SHEPHERD: Okay, okay, so that's why 6 they're not here, because it has not been funded yet? 7 Is that what I'm hearing? 8 MR. DIAZ: Oh, they're not here due to the 9 fact of other meetings on that day. What was the word? 10 MR. GAGNON: So I actually, I was able to 11 speak with Mr. Knowles prior to the meeting. 12 Unfortunately, he had an out of town meeting that he 13 could not change the date to. 14 MS. SHEPHERD: Okay. 15 MR. GAGNON: He wanted to make sure that, of 16 course, if he could be here, that he would be here. 17 Actually, I received a message from him just prior to 18 the meeting, kind of wishing us all luck, so to speak, 19 not to say that we really needed it. But 20 unfortunately, he just had a previous engagement that 21 was out of town. But we didn't want to push the 22 meeting back further, because then we're going to get 23 into the holidays, and we want to make sure that we can 24 move the project forward as quickly as possible. 25 MS. SHEPHERD: Okay, that's all I wanted to</p>	<p>1 MS. DeVEAUX: Yes. So what we do is we do a 2 preliminary review of the site plans to ensure that 3 everything is there according to code. If it is not, a 4 review is then prepared for the applicant. And in that 5 review is the comments from the various departments or 6 agencies. And it is up to the applicant then to make 7 the changes that have been requested by the 8 departments, as well as Planning and Zoning staff. So 9 we have had, I think, three resubmittals on this 10 particular project to get the site plan to where it is. 11 MR. HUNT: But, okay, my question is really: 12 Is ten minutes -- or ten months normal? 13 MR. GAGNON: Ten minutes would be too fast. 14 MR. HUNT: Ten minutes would be a little too 15 short. I would not -- 16 MR. GAGNON: Yes, ultimately, ten months is 17 longer of a window than we want for a project of this 18 size. I think there were, I guess, some issues it took 19 a longer time to work out. I don't have the actual 20 dates in front of me as far as the resubmittal dates, 21 if there were some periods of time that the development 22 team needed in order to reconfigure the site. 23 I remember early on in the project there was 24 a lot of conversation as far as the elevation of the 25 site and ensuring that ADA access was provided between</p>

6 (Pages 21 to 24)

<p style="text-align: right;">Page 25</p> <p>1 the sidewalk and the building itself. So I know that 2 they played with a couple different configurations, 3 whether it would be on the south side of the building 4 or on the east side of the building. 5 So to answer as concisely as possible, ten 6 months is too long and we want to do better, but 7 unfortunately, in order to make sure it was done right, 8 for this one it took that much time. 9 MR. HUNT: It's certainly better than going 10 to 13 or 14. 11 MR. GAGNON: Very true. 12 ACTING CHAIR CLARK: If I may, just for the 13 Board members, I know that the Knowles' representatives 14 are not here, so just for disclosure on my behalf, I 15 went and physically looked at the site, and I did have 16 a chance to speak with Mr. Knowles just to get a little 17 bit more understanding of the ICYU Learning Center and 18 Museum. 19 And as a City, we have been engaged with this 20 project, trying to get it off the ground for almost 21 three years, maybe a slight bit longer. And as I 22 understand for Mr. Knowles, and he could correct me if 23 he sees this session of P&amp;Z, that they are self-funded. 24 So they're very well capitalized, and it took them a 25 while to get there.</p>	<p style="text-align: right;">Page 27</p> <p>1 MR. GAGNON: We want to make sure that if 2 someone wants to take a look at the records, they can 3 also learn more about Inner City Youth Golfers. 4 ACTING CHAIR CLARK: Sure. 5 MR. GAGNON: Ms. DeVeaux. 6 MS. DeVEAUX: For the record, was this the 7 last? 8 MR. GAGNON: Yes. 9 MS. DeVEAUX: At or prior to building permit 10 approval, provide a drainage report sufficient to 11 demonstrate compliance with City and South Florida 12 Water Management District, SFWMD regulations. 13 Specifically, demonstrate compliance with policy 1.5.3. 14 And that policy says: 15 All new development retain on site the 16 rainfall from a one hour storm that statistically 17 occurs once in three years, an amount estimated to 18 be 2.7 inches. 19 Roadway and parking lot finished elevations 20 shall be at or above the peak stage elevation for 21 the five year one day storm event. 22 Building ground floor elevations shall be 23 above the 100 year three day storm stage elevation 24 or one foot above the crown of the road, whichever 25 is greater.</p>
<p style="text-align: right;">Page 26</p> <p>1 So I want to pass down to the Board members 2 as we go through this, this is the ICY Community 3 Newsletter, and it talks all about the program, what 4 they're doing with the children. And also, I'm just 5 going to pass to my right the configuration of what the 6 building is actually going to look like so that we can 7 have a little bit more information and we can just pass 8 it back and forth. 9 So this is going to be a great asset to the 10 community. It's taken us a while to get here. They 11 are capitalized. I think everything is pretty much 12 straightforward. I do have some questions, but I'm 13 going to let you go ahead and continue. 14 And I would ask that for Board members, if we 15 could aggregate your questions, and then I'm just going 16 to start with Ms. Shepherd, when the young lady is 17 finished, and get all of the questions out. So as 18 you're listening, aggregate them, and then we'll start 19 with Ms. Shepherd and give you a chance to take a look 20 at the collateral. 21 MR. GAGNON: If I may, Ms. Clark, as well, 22 just prior to the end of the meeting tonight we'd just 23 like to make a copy of the documentation passed out to 24 the Board, just for our own file records. 25 ACTING CHAIR CLARK: Sure. I'm transparent.</p>	<p style="text-align: right;">Page 28</p> <p>1 The storm water system of new developments 2 shall also be designed to comply with the water 3 quantity and quality requirements of the 4 appropriate permitting agency, but post 5 development runoff shall not exceed predevelopment 6 runoff. 7 And that is it for the conditions. And this 8 concludes my presentation. I'll be happy to address 9 any other questions the Board may have. 10 ACTING CHAIR CLARK: Sure. We're going to 11 start all the way with Ms. Shepherd for questions and 12 just move on down the line. 13 MS. SHEPHERD: No questions. But I do want 14 to make a disclosure, since we're making disclosures. 15 I've been knowing Malachi for about ten years. He's a 16 great HUD official out of Washington, D.C., and I sit 17 on a Board with his wife, the Recreation Department. 18 And I met Malachi down in Hallendale, and 19 I've had the opportunity to listen and know that 20 Malachi is a great golfer. He's known all over the 21 world, and he's had great tournaments at PGA. So this 22 is no shyster event. 23 I spoke, when he brought it to the Council 24 meeting, and I voted to have it in then, or spoke to 25 have it in then, and they approved it. So I think we</p>

<p style="text-align: right;">Page 29</p> <p>1 should move this project with no questions, really, 2 because this is a great opportunity for our black youth 3 that absolutely know very little about golfing. So 4 that is my meeting with Malachi. 5 And I asked for him to be here because I know 6 him. And I did have some of the seniors that I took 7 over there, because they were thinking about playing 8 golf. Since the new Ivey Green, Heron Estates are 9 being opened, they were kind of interested. So that's 10 why I asked why was he not here. That was the 11 question. No other reason. 12 Thank you. I'm through. I'm sorry, Madam 13 Chair. 14 ACTING CHAIR CLARK: Mr. Wyly. 15 MR. WYLY: Yes, again, I agree very much, 16 that is this program is very much needed in our 17 community. I think it's very much needed in our 18 community. My profession is I'm an honors algebra 19 teacher at Roosevelt Middle School, and a lot of kids 20 there, we don't have the opportunity for the kids to be 21 able to learn the sport, to have -- that entails 22 discipline, strategy, utilizing resources and being 23 able to -- and by the way, I happen to be a great 24 golfer also. You can see my necklace. 25 MS. SHEPHERD: Good.</p>	<p style="text-align: right;">Page 31</p> <p>1 worried about the hours that they were going to be 2 there. And I saw here that you will have golf 3 simulators also. Is that correct? Any specific amount 4 of golf simulators that you will have? 5 MR. DIAZ: We're intending to have two 6 simulators. 7 MR. WYLY: Two simulators. 8 MR. DIAZ: Yes. 9 MR. WYLY: Is there any way possible to have 10 more? And the reason why I say that is because I had a 11 friend of mine, before they had Golfsmith that was on 12 Palm Beach Lakes, and I had actually talked -- they had 13 about five golf simulators there. 14 And I talked them into actually renting these 15 bins out to the local golfers, because a lot of times a 16 lot of people, when they practice, they don't want to 17 go outside and deal with the environment, deal with the 18 elements. So they would rent out these bins for an 19 hour and charge the public a certain amount of money to 20 do that, and that way you can actually draw income from 21 using them also. And plus, other kids can actually see 22 people who actually know the sport pretty well and 23 learn from them also. 24 And he actually did that, and he did it at 25 the one also in Palm Beach Gardens, because they</p>
<p style="text-align: right;">Page 30</p> <p>1 MR. WYLY: I got my little golf necklace here 2 and everything representing. I used to be good at one 3 point. 4 But anyway, I learned in the process of doing 5 it, and also military duty, I learned discipline, I 6 learned strategy, I learned these different things. 7 Did I always practice these on the golf course? 8 Absolutely not, because you got to have the museum here 9 then. So maybe I'd be a better player if you had one 10 earlier. And also learning etiquette, the kids 11 learning how to utilize etiquette and how to act in 12 certain situations, especially when you're on the golf 13 course, which actually relates over into life. 14 The question I have also is that did she say 15 it was funded already, so the City will not have to 16 fund anything? Is that correct, the City? 17 MS. CLARK: That's what my understanding is, 18 but I would defer to Mr. Knowles once he gets back 19 really to clarify this for the record. So I don't want 20 to speak for him. This is general conversations that 21 he and I had had just recently. So you know, hopefully 22 he could clarify for everybody. I don't want to speak 23 for him. 24 MR. WYLY: All right. And that's not a 25 concern of mine. More importantly, I was kind of</p>	<p style="text-align: right;">Page 32</p> <p>1 actually moved there, from Palm Beach Lakes to Palm 2 Beach Gardens. And now they're out of business. I 3 don't know what happened. 4 But they utilized it there, and it was a 5 pretty good idea, and it made them, you know, a pretty 6 good sum of money. So I don't know whether you were 7 interested in that or not, but that's something to -- 8 MR. DIAZ: We'll look into the possibility of 9 adding additional. 10 MR. WYLY: Right. And that way -- and what 11 about your parking, because I was looking on the site 12 that you showed me also, and I saw the area, and I was 13 looking to where if you had about maybe 20 or 30 kids 14 come, or you know, parents coming to see, will there be 15 enough parking for in that area, the way it's kind of 16 developed, without intruding on the, without parking on 17 the, you know, intruding with the neighborhood there? 18 ACTING CHAIR CLARK: Sure. Can we go to that 19 diagram to discuss the ten parking spots? 20 MR. GAGNON: While we're going to that slide, 21 I remember with previous discussions with Mr. Knowles, 22 this site is actually just north of the Boys and Girls 23 Club, so there was discussion of some potential synergy 24 between either having, you know, tours from the Boys 25 and Girls Club, or if there was a large event, let's</p>

Page 33	Page 35
<p>1 say in an evening hour at this facility, maybe the Boys 2 and Girls Club parking could be made available -- 3 MR. WYLY: Right. 4 MR. GAGNON: -- in order to help accommodate 5 that event, and vice versa, really. So we're hoping 6 that, you know, both of those facilities can interact 7 together in a really positive manner. I don't want to 8 speak on behalf of the Boys and Girls Club, but -- 9 MR. WYLY: I was going to suggest that also. 10 MR. GAGNON: Yes, it seems like a good -- 11 MR. WYLY: You can probably recruit kids from 12 the Boys and Girls Club that could come over to be able 13 to learn the sport and everything. 14 So I just think from the standpoint I will be 15 enthusiastic about that, just to be able to see kids 16 enjoy a sport that they're really not given an 17 opportunity to learn, because golf is a very expensive 18 sport. So it would be very good if someone could come 19 in and teach them the basics, teach them the etiquette, 20 how to use the resources and how to enjoy the sport 21 properly. Thank you. 22 MS. SHEPHERD: As well as the Judge Rodgers 23 site. You know, they have kids over there. That would 24 be nice, to connect with Judge Rodgers' site, to 25 interact those children. So it's a lot of children in</p>	<p>1 any emergency turnaround vehicles, and stabilized sod 2 is provided as well for those emergency vehicles. If 3 you go to the site plan, you could see there is ample 4 space on the ends of the street to do also a turnaround 5 for a smaller vehicle in this area. And here, for 6 emergency vehicles, we provide a Knox Box to open the 7 gate as needed when it's closed, of course. In hours 8 of operation, it's open. 9 MR. BROWN: Thank you. 10 ACTING CHAIR CLARK: Okay. Let's keep this 11 slide up. If I'm correct, across the street is a 12 retirement home, correct, that building that's in the 13 far left-hand corner at the top across the street from 14 there on 13th Street? To your left. That building 15 right there. What are those buildings over there? 16 MS. DeVEAUX: Let's go back. 17 ACTING CHAIR CLARK: In the corner, the top 18 corner of the left-hand side, there's a building. 19 MR. HUNT: Just out of view. 20 ACTING CHAIR CLARK: Okay, all right. So 21 this is better. So you've got that. What's across the 22 street? Is this a multilevel senior citizen home in 23 someone's house? On the other side of 13th Street. 24 Yes, right there. 25 MS. DeVEAUX: Yes, this is a home.</p>
Page 34	Page 36
<p>1 that site. I'm sure if we asked. 2 Thank you, Madam Chair. 3 MR. WYLY: Oh, and hours of operation, what 4 was that again? 5 MR. DIAZ: I received the hours of operation 6 from Malachi Knowles stating Monday-Friday, 10 to 7 7 p.m. -- 10 a.m. to 7 p.m., and Saturday morning 8 classes for golf classes. Sunday, undetermined. 9 MR. WYLY: Thank you. 10 MS. SHEPHERD: Sunday is what? 11 MR. WYLY: Undetermined. 12 ACTING CHAIR CLARK: Okay, Mr. Hunt. 13 MR. HUNT: All my questions have been 14 answered, thank you. 15 MR. GALLON: I have no questions, but I do 16 have a comment. I think this will be a great 17 opportunity for our kids here. Glad somebody finally 18 decided to do it. 19 ACTING CHAIR CLARK: Questions? 20 MR. BROWN: I have one question. I notice 21 there's presently a turn, a half semicircle or 22 turnaround. Is there going to be space for the public 23 to turn around at the end of the street on the site 24 plan? 25 MR. DIAZ: Yes, a Knox Box is provided for</p>	<p>1 MS. CLARK: Okay. And the building that's to 2 the right of it? 3 MS. DeVEAUX: It is single family as well. 4 MR. WYLY: If I'm correct -- 5 MS. DeVEAUX: It's residential. 6 MR. WYLY: If I'm correct, they're in the 7 process of building a two story home there, because I 8 know I went over and looked at that, and there's a two 9 story home that's being built in that area now. It's 10 been there for about five -- about four years. And 11 they've been building that a long time now. 12 ACTING CHAIR CLARK: And let's go down to the 13 bottom of 13th Street where the site location -- that 14 building right next to it, what is that building right 15 there? 16 MS. DeVEAUX: This is a single family 17 residence as well. 18 ACTING CHAIR CLARK: Is that that yellow 19 home, that yellow home? And you're going to -- 20 MS. DeVEAUX: This is where you -- is this 21 where you mean? 22 ACTING CHAIR CLARK: Yes, right. 23 MS. DeVEAUX: Yes, it is a single family 24 home. 25 ACTING CHAIR CLARK: Okay, and there is going</p>

<p style="text-align: right;">Page 37</p> <p>1 to be some sort of wall, you said, between that house 2 and the actual facility of the golf? 3 MS. DeVEAUX: Yes, that's correct. In the 4 rear, a six foot finished masonry wall here. 5 MR. DIAZ: That's existing. 6 ACTING CHAIR CLARK: There's something there 7 now? 8 MS. DeVEAUX: There is a wall there already. 9 MS. HARPER: Oh, there is? 10 MS. DeVEAUX: Yes. 11 ACTING CHAIR CLARK: Oh, okay, all right. 12 Well, then that's fine. And also too, can you just 13 point out where the putt-putt area is going to be? I 14 believe you're going to have a putt-putt area on the 15 outside? 16 MR. DIAZ: Currently we excluded that from 17 our site plan application. But the idea is to, if 18 possible, creating a putt-putt area. 19 MS. CLARK: Okay. So for right now, it's 20 just excluded. Okay, all right. 21 MR. DIAZ: That's future phase. Hopefully it 22 will be added. 23 ACTING CHAIR CLARK: Okay, all right, that's 24 fine. 25 Mr. Moeti, you have any questions?</p>	<p style="text-align: right;">Page 39</p> <p>1 MR. WYLY: Okay, okay. Thank you, sir; thank 2 you. 3 MS. SHEPHERD: Madam Chair, one more question 4 to the gentleman. 5 As we talk about the Boys and Girls Club and 6 Judge Rodgers' space, I notice they have a big space 7 over where Judge Rodgers is at. Maybe as we talk, we 8 can maybe talk to them about having like a little 9 putt-putt over there, because I see the kids are 10 kicking ball or whatever you call they're doing. Maybe 11 we could talk about that, to expand going over there 12 with the children. Just something to think about, 13 because they are playing kickball over there. 14 And the Boys and Girls Club, out front 15 they're playing kickball. So rather to configuring 16 their space, can talk -- Mr. Knowles and his wife can 17 go over there and maybe talk to them about it. I think 18 they'll like that, the putt-putt space. I never did 19 it, so I don't know. I went out there one time and 20 fainted. 21 MR. WYLY: That's how hot it is. 22 MS. SHEPHERD: Yes, it was pretty hot out. I 23 went to Lone Pine, and paramedics was called. And so 24 how the seniors are going to do it, I have no idea, but 25 maybe Mr. Knowles could kind of talk them into maybe a</p>
<p style="text-align: right;">Page 38</p> <p>1 MR. NCUBE: I have no questions. 2 MR. WYLY: Ms. Clark, one more question. 3 Just to piggyback on what she said earlier, 4 and like I said, I'm a golfhead, so that, for a museum 5 to be there, to be beneficial to the city and 6 community, a putt-putt area, or the golf area are to, 7 you know, to practice putting. I know you say you 8 excluded it for, I guess for space reasons? Would you 9 have one inside of the building, an area there where 10 they can do that there, because I know that's very 11 important to the golf game. 12 MR. DIAZ: We have space on site that has 13 potential to include a putt-putt green, and as well, we 14 have a multi -- we're intending a multipurpose space 15 which could be configured into a putting green. 16 MR. WYLY: Okay, because I know that's what 17 the kids are going to have the most excitement out of, 18 is being able to just go there and just kind of putt 19 and get -- that's how usually they get started with the 20 game, by practicing that, and I know that's something 21 to being a heavy golfer. The first thing you do is you 22 go out there and you work on your putting game, because 23 that's where the money is. 24 MR. DIAZ: Also, the exhibit space could 25 maybe incorporate a putting green as it's designed.</p>	<p style="text-align: right;">Page 40</p> <p>1 shady space over at the Boys and Girls Club, because 2 it's very shady over there. 3 Thank you, Madam Chair. 4 ACTING CHAIR CLARK: And one last question 5 from me. Could you just point out where the signage is 6 going to go? And also too, that this is pretty close 7 to Broadway, and Broadway is our gateway into Rivera 8 Beach, and this is perhaps something that you can pitch 9 to Mr. Knowles, that on Broadway there should be 10 signage pointing in the direction, that this is where 11 the museum is, unless you're going to show that it's a 12 lot more visible to Broadway. If not, then maybe they 13 can consider some signage pointing to that. After all, 14 we got signage pointing to a barbecue joint, we should 15 point here to the museum. Could you point where the 16 signage is going to go? 17 MR. DIAZ: Currently we have a monument sign 18 on this location, which is adjacent to 13th Street. 19 ACTING CHAIR CLARK: But not visible from 20 Broadway? 21 MR. DIAZ: We could only provide -- well, 22 that could be discussed as we move forward, adding 23 signage to indicate a directional. 24 ACTING CHAIR CLARK: Well, that's fine. It's 25 just a point of comment that I just noticed that if</p>



Page 41	Page 43
<p>1 this is going to be a marquee attention getter, and 2 it's the only one like it in the entire United States, 3 at least for those individuals driving up and down 4 Broadway we can have some sort of signage pointing that 5 it's over in this nook and cranny area of 13th Street. 6 So it was just a point of comment. 7 MS. SHEPHERD: Madam Chair, may I point out 8 that Mr. Knowles sit on the CDC Board, which is a part 9 of CRA. 10 And may I clarify one thing? We have people 11 in our community that make a living selling barbecue. 12 And I think Mr. -- can't think of his name. 13 What is his name, Mr. Gagnon, that have the 14 barbecue over there? 15 UNIDENTIFIED SPEAKER: Willis Williams. 16 MS. SHEPHERD: Willis Williams. He's a fine, 17 upstanding gentleman in this community. He's an 18 African American. They sell wonderful barbecue. He 19 live on the next street from me, and he's a very nice 20 person. While I was ill, came over and fed me 21 barbecue. 22 And I don't want to say a barbecue joint. He 23 is -- let us do that, be respectful. If we did the 24 Riki-Tiki (phonetic), which -- the City Manager deal. 25 We fall all over the place. And I think he deserve</p>	<p>1 John Prince Park to play golf. And now they have the 2 Golf Shack now to where something now will be very 3 local. So you definitely going to need more than two. 4 And I wanted to ask, I think this would be 5 very important that the public should know: What will 6 be the charge for participating or coming into the 7 museum, to be able to see the museum? Or will it be 8 free of charge? 9 MR. DIAZ: I don't have that information. 10 MR. WYLY: All right. And the program that 11 you have, because I saw in the pamphlet that they had, 12 that they had -- there were different programs that 13 they have. And for kids to be able to participate, 14 will there also be a fee for those kids to be able to 15 join those programs, or will that be funded also by the 16 company? 17 MS. SHEPHERD: Good question. 18 MR. DIAZ: I don't have that information. 19 MR. WYLY: Okay, okay, I didn't know whether 20 you had that readily available, because I have a couple 21 of recruits for you as soon as possible. 22 Thank you. 23 MS. SHEPHERD: Madam Chair, that's why I 24 specifically asked Mr. Knowles to be here to answer 25 these questions. These are some of the questions we</p>
Page 42	Page 44
<p>1 that respect. 2 Thank you, Madam Chair. 3 ACTING CHAIR CLARK: That's noted. I did not 4 mean anything disparaging. I just want to point out 5 that others have asked for signage, and I think this is 6 deserving of equal amount of signage. So it was not to 7 be disparaging. 8 MS. SHEPHERD: It is. Some things are 9 disparaging. And like I say once again, Mr. Knowles 10 sit on the CDC Board, and I think Mr. Knowles is a very 11 powerful African American man. And I know that 12 Mr. Knowles would speak on the behalf of the CRA to put 13 a signage out there. I don't think that's no problem. 14 But to talk about our fellow persons, it's very 15 degrading to me. But it's being an African American 16 male, we should speak out a little bit more about our 17 people. 18 Thank you. 19 MR. WYLY: Chairperson. 20 ACTING CHAIR CLARK: Sure. 21 MR. WYLY: All right, just one last question 22 for myself. Like I said, I spoke about the simulators, 23 having more simulators, and I'm saying that's going to 24 be a push for that, because especially for a lot of 25 people who are into golf, we usually have to travel to</p>	<p>1 need to ask him and his wife about, a fee. Our 2 children -- I don't think -- it's me speaking -- should 3 be charged. And that's why I specifically mentioned 4 about the Boys and Girls Club and the judge, their 5 little facility, to go over free of charge to do the 6 little -- that's me just throwing that out, sir. Since 7 you're in contact and Mr. Gagnon is in contact with 8 Mr. Knowles, and he is a fair man, so I think. 9 Thank you, Madam Chair. 10 ACTING CHAIR CLARK: Okay. Well, I think if 11 we don't have any further questions, that probably 12 wraps everything up. And I'm pretty sure if there were 13 any outstanding questions, that the Knowles would, and 14 partners would either be at a City Council meeting, 15 et cetera, and plus you can reach out individually to 16 get any other clarification. 17 So Mr. Gagnon, next step in terms of what you 18 need for this body to do? 19 MR. GAGNON: If it pleases the Board, City 20 staff is recommending approval of this to the City 21 Council, so we'd look for a motion from the Planning 22 and Zoning Board to do that. 23 ACTING CHAIR CLARK: Okay, I'm going to ask 24 one of our Board members to make a motion and one to 25 second.</p>


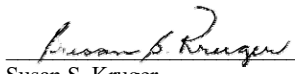
Page 45	Page 47
<p>1 MR. HUNT: I move that we accept this 2 proposal and recommend it going forward to the City 3 Council with the additional comments and suggestions 4 provided. 5 MR. WYLY: Second. 6 ACTING CHAIR CLARK: All in favor? We'll 7 have a roll call. 8 MS. DAVIDSON: Margaret Shepherd. 9 MS. SHEPHERD: Yes. 10 MS. DAVIDSON: William Wyly. 11 MR. WYLY: Absolutely. 12 MS. DAVIDSON: Stephen Hunt. 13 MR. HUNT: Yes. 14 MS. DAVIDSON: James Gallon. 15 MR. GALLON: Yes. 16 MS. DAVIDSON: Anthony Brown. 17 MR. BROWN: Yes. 18 MS. DAVIDSON: Moeti Ncube. 19 MR. NCUBE: Yes. 20 MS. DAVIDSON: Evelyn Harris Clark. 21 ACTING CHAIR CLARK: Yes. 22 MS. DAVIDSON: Unanimous vote. 23 MS. DeVEAUX: Thank you. 24 MR. GAGNON: Thank you, Madam Chair. Would 25 you like for me to proceed on to the workshop item?</p>	<p>1 Mr. Leger. 2 MR. LEGER: Good evening. Josue Leger, 3 Development Services, for the record. 4 The map, it's pretty much we're trying to 5 capture some of the current projects, as the Board 6 requested for you, into kind of like a list of what 7 projects that we have going on so that you guys can 8 also know that when are they coming to you or which 9 project will be coming to you, so you have an idea how 10 many projects in the pipeline. 11 I do also want to mention that I had the 12 opportunity to meet with Mr. Hunt, who provided a great 13 deal of input. And from that conversation, there is a 14 draft that is not yet provided to the Board. It's 15 still in draft form, very raw data that's not 16 completed, so I didn't want to just give that to you to 17 confuse you even further. 18 But this map, as you're looking at it, 19 specifically the table that identifies the progress, 20 location of properties and the project names, there are 21 modifications that is proposed to further additionally 22 provide more information as it relates to, for example, 23 Council districts. That will be one of the columns as 24 part of the draft that we're working on right now. 25 So if you guys have any questions, the layout</p>
Page 46	Page 48
<p>1 ACTING CHAIR CLARK: Yes, please. 2 MR. GAGNON: Okay, we have one item under 3 workshop items for tonight's meeting, letter A, which 4 is an update on GIS mapping of ongoing Planning and 5 Zoning projects. 6 The last page of the Planning and Zoning 7 packet that was distributed to the Board and available 8 for the public is currently presented on the screen for 9 review. We also have a full size printout in the back 10 of the Council chambers if anybody else would like to 11 take a look at the hard copy document. I'll make note 12 of the fact that this is still in draft form. 13 Mr. Josue Leger, our Senior Planner and GIS 14 Specialist, has spent a great deal of time getting the 15 map to its current point. However, we wanted to bring 16 this forward to the Board for additional input to 17 create, ultimately, a finalized map that would be 18 available to the general public online. 19 I do also want to, I guess, tip my hat to 20 Mr. Hunt, who had asked a lot of good questions and 21 kind of pursued this further. 22 So at this point, I'd like to turn it over to 23 Mr. Leger to kind of go over the map and walk through 24 some of the elements, as well as entertain any 25 suggestions that the Board may have.</p>	<p>1 is something I'm looking for input as well, you know, 2 as far as it's a challenge when this map starts to 3 grow. To keep it in one page will be a challenge. So 4 we definitely want to see if, you know, whatever input 5 the Board can provide and recommend as we move forward. 6 Maybe one of the things could be keeping it 7 to a certain timeframe. That eliminates prior projects 8 that's probably out of the pipeline, or having a set 9 amount of projects that we delineate, or intensity of 10 projects based on how major the project is, that's when 11 it makes it to the map. We want clear guidelines on 12 exactly what projects should definitely make it to this 13 map to keep it in a way where it's not over-convoluted 14 with information. If you guys have any questions, any 15 further input, we're here to answer and discuss. 16 MR. HUNT: Madam Chair, can I make a couple 17 observations? 18 ACTING CHAIR CLARK: Sure. 19 MR. HUNT: First of all, I greatly appreciate 20 having the support of both Jeff and Mr. Leger to take a 21 shot at this. 22 This, as you recall from our previous 23 meeting, we're trying to do a six month look-ahead of 24 projects that are known to exist or are in various 25 stages of approval, but then also those that are</p>

<p style="text-align: right;">Page 49</p> <p>1 expected. And I think that we've got a strategy for 2 how to approach it, and I think we can address most of 3 the technical questions. 4 I think as a frame of reference, what we were 5 talking about is being able to slice portions of this 6 big graphic by City Council districts and make a chart 7 that is available to each district representative, and 8 thereby, give them more advance information about 9 what's coming from all of the departments, not just 10 Planning and Building. 11 So one of the things that we're working 12 towards is a set of layers that include all of the City 13 departments, including the Planning and the Building 14 Departments, of course, but also the CRA, the Utility 15 District, Public Safety, Building, Streets and Storm 16 Water and Parks and Recreation. So the whole idea here 17 is to get a collection of a six month lookout rather 18 than just dealing with a project at a time as it comes 19 rolling in for approval. 20 I agree with Mr. Leger's comment that this 21 could get pretty busy, and so we'll find ways to work 22 through that, because the graphic capability does allow 23 you to drill down and make it easier to look at the 24 details without having to just always print it out on a 25 letter size piece of paper.</p>	<p style="text-align: right;">Page 51</p> <p>1 to keep it that way and just try to stay eloquent on 2 just how we speak to one another. And thank you. I 3 really don't know what to say. 4 MR. GAGNON: If I may, Ms. Shepherd -- 5 MS. SHEPHERD: Yes. 6 MR. GAGNON: -- I think that, you know, one 7 of your talking points is communication. And we think 8 that having this information in a map form will allow 9 for additional transparency -- 10 MS. SHEPHERD: Yes. 11 MR. GAGNON: -- and help, you know, really 12 communicate with stakeholders, whether it's residents, 13 business owners, anyone that's interested in our city. 14 So I think this will be one tool that we can really 15 focus on to help communicate, which is very important. 16 MS. SHEPHERD: Yes. Thank you. I think you 17 put it well. 18 ACTING CHAIR CLARK: Any other questions, or 19 comments, rather? Just one. This isn't in 20 chronological in terms by date of when projects are in 21 the pipeline. Is that something I believe that we 22 talked about too? 23 MR. HUNT: I think, if I may, I think what we 24 had talked about is that it would include existing 25 projects that are going through the approval process --</p>
<p style="text-align: right;">Page 50</p> <p>1 But I think this is a great beginning. And 2 it does need a lot more work, but I think it's a great 3 start to start stepping back a bit and looking at the 4 overall set of programs and initiatives that are going 5 on, not just addressing one at a time as they come 6 forward. 7 Thank you. 8 ACTING CHAIR CLARK: Questions, anyone? 9 MS. SHEPHERD: Yes. To the planner, I want 10 to make sure that we are respectful as we go into the 11 mapping of the city. As you know, the Council are 12 sometimes intense into their planning dialogue, let me 13 put it like that, and I would hope that the Planning 14 and Zoning, as we are labeled by some of the best 15 residents, that the Planning and Zoning are very, very 16 delicate, and some of the things that we put before 17 Planning and Zoning, that we are always, or most the 18 time we are very delicate in our planning. 19 So I would hope that we would stay abreast on 20 being very articulate in how we come about our -- what 21 is the word -- that how we plan on how we speak to one 22 another, that we try to keep abreast, Mr. Gagnon. And 23 I think we do a good job; I really do. We have 24 sometimes a little off-key of speaking, but we try to 25 stay abreast on how we speak to one another, and I want</p>	<p style="text-align: right;">Page 52</p> <p>1 ACTING CHAIR CLARK: Right. 2 MR. HUNT: -- that may have been through 3 Planning and Zoning, but not yet approved by the 4 Council, or those that are already under construction 5 and things of that sort. So those are current 6 projects. 7 And then to do a look-ahead to maybe six 8 months out of things that are starting to come in, such 9 as the golf organization. That's been in Planning and 10 Zoning's hopper for 11 months now. So those kinds of 11 projects would be visible and identified. 12 I think one of the things Mr. Leger mentioned 13 was there can be a lot of data behind this, so there's 14 an additional Excel spreadsheet that provides 15 additional information about each project, not just 16 relying only on the map itself. And we really haven't 17 finalized the amount of information that's available 18 and things of that sort. 19 My expectation is by the time we get Streets 20 and the Utility District and the CRA and a few other 21 organizations, there are probably going to be 40 to 50 22 projects that are at some stage of active discussion at 23 various points. So we're talking about something that 24 could grow out to the 40 to 50 project range. I don't 25 think it's going to go to 2,000, but --</p>

Page 53	Page 55
<p>1 MR. GAGNON: We might have fainting staff 2 members if -- 3 MR. HUNT: If we do, yes, that's right. 4 MR. WYLY: One thing I want to say, Mr. Hunt, 5 also, that again, I think it was a very great program. 6 Can you imagine a company or a business that's coming 7 to the City of Rivera Beach now to be able to come to 8 one place and be able to see what's all going on, to be 9 able to see what previous projects here, what 10 businesses are here, even for a business to come here, 11 to make a decision on whether this would be a good 12 place for them to come, depending on the environment. 13 So I think that's a very good idea to be able 14 to have something to where someone now can predict your 15 environment, predict whatever your business is, kind of 16 what your customer is going to be, and having all this 17 information in one place and then knowing when it's 18 going to be here or when it's going to be developed or 19 where it's going to be at, just for location purposes. 20 I think this is a great idea just to be able to have 21 everything in one spot and have it streamlined, just to 22 be able to see everything. 23 So good job, Mr. Hunt. Thank you, sir. 24 MR. HUNT: Thank you. 25 One additional point. In early preparations</p>	<p>1 the county, that we can be just as much on par with 2 other P&amp;Z Board members from other municipalities? I 3 know it's out there. Someone spoke to me about it. 4 But if you could do that due diligence, I would 5 appreciate it. 6 MR. HUNT: Mr. Gagnon and I will work on 7 that. 8 ACTING CHAIR CLARK: Terrific. 9 Okay, if there are no other comments, let's 10 go to general discussion, to public comments. 11 MR. LEGER: Thank you. 12 ACTING CHAIR CLARK: Thank you. 13 MR. GAGNON: Yes, Madam Chair, I know we did 14 have a gentleman that wanted to speak under general 15 public comments. I'm not sure if he was able to submit 16 a comment card yet, but so long as he submits one prior 17 to leaving tonight, hopefully that will be acceptable 18 to the P&amp;Z Board. 19 ACTING CHAIR CLARK: Well, if he has the card 20 in and if he's available, let's go ahead into that now, 21 if that's fine. 22 MR. THOMPSON: Hello, everybody. My name is 23 Jeff. I'm not here to talk about planning or zoning or 24 anything, but I wanted to bring public awareness to a 25 new senior medical center that has opened up here in</p>
Page 54	Page 56
<p>1 for pulling this whole thing together, I have had 2 conversations with almost every senior leader in the 3 City departments and things of that sort. There's 4 still a few that I need to talk to. But they have been 5 uniformly supportive of the effort of doing this, 6 because the data collection is relatively modest, and 7 they're very excited about being able to see an 8 integrated look at who's doing what to whom. 9 And so I think the general consensus that 10 I've gotten from everybody I've talked to has been very 11 positive and supportive that this is not going to be 12 additional work and not going to be a burden on them. 13 ACTING CHAIR CLARK: Okay. 14 MR. HUNT: Thank you. 15 ACTING CHAIR CLARK: Good job. 16 Do we have any other comments? 17 And I just want to put one last thing on your 18 plate, since you've done a really good job, and that is 19 that many municipalities, their P&amp;Z Board members go 20 through some sort of class or certificate course or 21 seminar. I don't have a proper name for that, but I do 22 know they're out there. 23 Could you just follow up, just to give you 24 one more thing, just to see if there's some sort of 25 class or online or wherever we can go here close by in</p>	<p>1 Riviera Beach. 2 It's called Dedicated Senior Medical Center. 3 There's three of them in the county. Rivera Beach is 4 very lucky to have this. It's a concierge, VIP service 5 for low to middle income seniors who have Medicare. We 6 offer free transportation within a ten mile radius from 7 our center. 8 Our center is located at the northeast corner 9 of Blue Heron and Broadway, not too far from here, in 10 the Island Plaza. We offer an Uber X transportation 11 for our seniors within a ten mile radius. We bring 12 them in, we treat them like family. We are dedicated 13 to their health care. 14 It's a one-stop shop. We have basically one 15 primary care physician. They'll be able to see 16 specialists that we will have on site. We don't 17 have -- we have an open area where they can communicate 18 with one another. They don't get lost in the cracks. 19 It's something that is the way it should have been 20 practiced, you know. They should be practicing health 21 care like this now. This is the way they used to 22 practice it. 23 We're based on the health model of keeping 24 people out of the hospital and really treating them 25 like family and trying to get them healthy. So we deal</p>

Page 57	Page 59
<p>1 with multiple issues. They can get their labs done at 2 the center, they can do EKGs, ultrasounds. We even 3 have activities. We also have acupuncture for them. 4 So it's a really holistic approach that we're doing. 5 I'm going out doing some grassroots 6 partnering with churches, community centers, things 7 like that. So we all are heading that way. We're all 8 going to be seniors at some point. They're extremely 9 important to our community. So just wanted to bring 10 awareness to that. So I have some -- I'll get some 11 brochures and our business cards, and I'm going around 12 to different areas. 13 ACTING CHAIR CLARK: Well, thank you so very 14 much. 15 MR. THOMPSON: You're very welcome. 16 ACTING CHAIR CLARK: Let's give it some more 17 publicity. 18 MR. THOMPSON: Okay. 19 ACTING CHAIR CLARK: So if you could again 20 state the name, the location, and if you have a phone 21 number, feel free. 22 MR. THOMPSON: Absolutely. It's Dedicated 23 Senior Medical Center. It's on the northeast corner of 24 Broadway and Blue Heron. Like I said, we offer 25 concierge, VIP for seniors. And we really are trying</p>	<p>1 the country. So you'll hear more about us. 2 MR. WYLY: So do you have any cards or 3 anything, brochures with you tonight? 4 MR. THOMPSON: I have business cards. I'll 5 have brochures. I just started with them about three 6 weeks ago. We did the ribbon cutting. We had the 7 Mayor of the City there, and we had some pastors from 8 some of the churches. So it's going to be a great 9 thing for the community, it really is. 10 MR. WYLY: Yes, it is. 11 MR. THOMPSON: Thank you, guys. 12 ACTING CHAIR CLARK: Okay, thank you, Jeff. 13 MS. SHEPHERD: Excuse me, Jeff. May I ask 14 you one question? 15 MR. THOMPSON: Absolutely, ma'am. 16 MS. SHEPHERD: Is there one in the Ivey 17 Green, because I heard there's supposed to be one. 18 Yes, it's supposed to be one in old Ivey Green. The 19 Heron Estates, that's what it's called now. 20 MR. THOMPSON: I don't know. A medical 21 center, you mean? 22 MS. SHEPHERD: Yes, it's supposed to be a 23 medical center. Is it your center? 24 MR. THOMPSON: No. We only have three here 25 in Palm Beach County. We have the one here in Riviera</p>
Page 58	Page 60
<p>1 to keep them healthy, keep them out of the hospital, 2 and having activities for them, as well as the best 3 health care that we can possibly give them. 4 MS. CLARK: And it's Jeff? 5 MR. THOMPSON: My name is Jeff. 6 ACTING CHAIR CLARK: Jeff, your first and -- 7 MR. THOMPSON: Jeff Thompson. 8 ACTING CHAIR CLARK: Okay, Mr. Thompson. 9 MR. THOMPSON: I'm a Membership Growth 10 Consultant for Dedicated Senior Center. 11 ACTING CHAIR CLARK: Okay, great, for people 12 to reach out to you. 13 MR. THOMPSON: Exactly. 14 MR. HUNT: Is that in the former bank 15 building that the -- 16 MR. THOMPSON: It's near -- there's a 17 laundromat and CSL Plasma, I think where people donate 18 plasma. 19 MR. WYLY: That's not on the corner, it's up 20 further north. 21 MR. THOMPSON: Yes, it's called Island Plaza, 22 yes. We have another medical center in Greenacres and 23 one in Delray. And it started out in Miami. We have 24 like three centers down there, and we're growing. We 25 have like 60 centers. We're going up the east coast of</p>	<p>1 Beach, one in Delray off of West Atlantic and one in 2 Greenacres, 10th Avenue. 3 MS. SHEPHERD: Okay. 4 MR. THOMPSON: So that's the three we have 5 here. 6 MS. SHEPHERD: Okay. Supposed to be another 7 one there at the old Ivey Green. Maybe it's not you. 8 MR. THOMPSON: Yes, I don't -- it's not one 9 of ours, so -- 10 MS. SHEPHERD: Okay, okay, okay. Thank you. 11 MR. THOMPSON: Oh, you're very welcome. And 12 I have business cards. We all know seniors, and if you 13 know anybody that could benefit from this -- 14 MS. SHEPHERD: Okay, may I have one? 15 MR. THOMPSON: Great. Thank you so much. 16 MS. SHEPHERD: Thank you, thank you, thank 17 you. 18 ACTING CHAIR CLARK: Okay. Next, 19 correspondence, Mr. Gagnon. 20 MR. GAGNON: None for tonight's meeting. 21 ACTING CHAIR CLARK: And Planning and Zoning 22 Board comments. And I think we went over the project 23 updates and upcoming projects. Did we do that already 24 with that mapping? 25 MR. GAGNON: Yes, that was the intent of the</p>

15 (Pages 57 to 60)

<p style="text-align: right;">Page 61</p> <p>1 workshop. We do have, anticipated for our 2 December 12th meeting, a project along the Blue Heron 3 corridor, which is a commercial project just north of 4 Avenue P. It's just simply called Blue Heron 5 Commercial Projects. So we're anticipating that coming 6 before the Planning and Zoning Board in our 7 December 12th meeting. 8 ACTING CHAIR CLARK: Okay, all right. Let's 9 start at the end of any Board comments, and we'll move 10 on down the line, and then we'll adjourn. 11 Ms. Shepherd. 12 MS. SHEPHERD: No, I don't think I have one 13 offhand. 14 ACTING CHAIR CLARK: Okay. 15 MS. SHEPHERD: Thank you. 16 MR. WYLY: No comment. 17 MR. HUNT: No additional comment. 18 MR. GALLON: No comment. 19 MR. BROWN: No comment. 20 MR. NCUBE: No comment. 21 ACTING CHAIR CLARK: None either. 22 Okay, and at this point, do I need to have 23 anything accepted, or just to go ahead and ask for 24 adjournment? 25 MS. SHEPHERD: What about the gentleman to</p>	<p style="text-align: right;">Page 63</p> <p>1 CERTIFICATE 2 3 4 THE STATE OF FLORIDA ) 5 ) 6 COUNTY OF PALM BEACH ) 7 8 I, Susan S. Kruger, do hereby certify that 9 I was authorized to and did report the foregoing 10 proceedings at the time and place herein stated, and 11 that the foregoing pages comprise a true and correct 12 transcription of my stenotype notes taken during the 13 proceedings. 14 IN WITNESS WHEREOF, I have hereunto set my 15 hand this 25th day of November, 2019. 16 17 18 19 20 21 22 23 24 25</p> <div data-bbox="1088 756 1494 892"><p>Susan S. Kruger</p></div>
<p style="text-align: right;">Page 62</p> <p>1 your -- 2 ACTING CHAIR CLARK: He said no comment. 3 MS. SHEPHERD: Oh, okay. I didn't hear it, 4 I'm sorry. 5 MR. GAGNON: It sounds like there's no 6 further business, so if it pleases the Board, you may 7 adjourn the meeting. 8 MR. HUNT: I move we adjourn. 9 MS. SHEPHERD: Second. 10 ACTING CHAIR CLARK: All in favor? 11 (A chorus of ayes.) 12 ACTING CHAIR CLARK: Meeting adjourned. Good 13 job, everyone. 14 (Whereupon, at 7:57 p.m., the proceedings 15 were concluded.) 16 17 18 19 20 21 22 23 24 25</p>	

16 (Pages 61 to 63)

**Project Narrative and Justification Statement**  
**Blue Heron Commercial Plaza**  
**Resubmittal July 2, 2019**

Applicant, BLP Blue Heron LLC, is the owner of the 3.59 acre property on the north side of Blue Heron Boulevard, located east of R.J. Hendley Avenue (the “Property.”) It is the goal of the applicant to develop the Property with first-class retail, restaurant and medical office uses, providing an opportunity for small businesses to operate within the City of Riviera Beach. Applicant’s vision is to include an urgent care medical office, space for a restaurant or cafe, retail stores, and a future potential for small business offices.

Due to the long and shallow nature of the Property, it has sat vacant for decades. This is unfortunate in light of its prominent position along the Blue Heron Boulevard gateway between I-95 and the City’s downtown and waterfront. With the adoption of the new City’s new Arterial Design Standards Overlay, this project will be at the forefront of new development along this corridor, acting as a spark for further development. The modern and refined design by local architects Glidden-Spina + Partners will be a model for future commercial projects and will immediately improve the value and tax base of the Property.

**REQUESTED APPROVALS**

**I. Small-scale Land Use Amendment and Rezoning**

The Property currently has a future land use designation of “Office” and is zoned “Office Professional” (“OP”). These designations allow some of the anticipated uses, but unnecessarily limits the types of businesses that could benefit from this location. Applicant requests a small-scale land use change from Office to Commercial.

Concurrent with the change to the future land use designation, Applicant seeks a rezoning from the OP district to General Commercial – CG. This zoning designation will allow the medical office use, along with community serving retail, restaurant and future office uses anticipated for this site.

**II. Site Plan Approval**

Applicant requests approval of the proposed site plan, landscape plan and architectural design. All zoning regulations under the CG code are met by the proposed site plan. The site will also comply with the recently adopted Principal Arterial Design Standards Overlay, which will ensure a strong architectural character and form along the Blue Heron Boulevard.

**III. Request to Vacate Canal in Exchange for an Easement**

Due to the shallow nature of the Property, applicant is requesting the City vacate the platted canal right of way adjacent to the north boundary of the Property. As part of this approval, the Applicant

will provide a perpetual easement over the area to allow continued transmission of stormwater. The Applicant will be responsible for construction and maintenance of a permanent culvert system through the easement area. Through the City's permitting process, Applicant will provide all assurances necessary to assume full responsibility for the construction and perpetual maintenance of the culvert system.

The Property location and the impacted plat are shown on the attached exhibits. (See **Exhibit 1** – Aerial and, **Exhibit 2** - Plat). Applicant's consultants have surveyed the canal, prepared a preliminary engineering plan, and received a cost estimate for the construction of the drainage facility (**Exhibit 3** – Cost Estimate). With the receipt of the property and site plan approvals Applicant will be responsible for all costs involving the installation of the drainage facilities, paving, landscaping, and a 6-foot high masonry privacy wall along the north property line.

### **JUSTIFICATION STATEMENT**

#### **A. Small-Scale Land Use Amendment from Office to Commercial**

The Property qualifies as a “small scale” development amendment per the requirements of Florida Statute §163.3187:

- The Property is under 10 acres in size.
- The City staff has indicated that the annual city-wide cumulative 120 acre threshold has not been exceeded.
- There is no text change to the plan, but only a request for site-specific small scale development activity.
- The Property is not in an area of critical state concern.

This request is to amend the land use district for the property from “Office” to “Commercial”. The site is vacant, and there are no office developments surrounding the site or in close proximity. To the west, across R J Hendley Ave., is a parcel that has the Office designation, however the zoning there is “RM-15, Multiple Family Dwelling District,” and in fact there is a multi-family development on the site. The property to the east is also developed as multi-family housing.

South of the site, along Blue Heron Boulevard, is an area designated as Commercial, to a depth similar to what is contemplated on the Property. The Commercial designation is repeated again all along the Blue Heron Boulevard corridor, reflecting the nature of this major thoroughfare and gateway to the City. The requested land use change will be consistent with the needs of the community, is consistent with the surrounding land uses, and will promote the sensible development of the site.

Comprehensive Plan Policy 1.2.21(6) states: “The Blue Heron Corridor is the primary entrance to downtown and Singer Island. This corridor will accommodate mid-rise mixed-use development. Buildings must be placed on their sites in a manner that improves the pedestrian environment on the corridor.”



The proposed land use change to Commercial will promote the Plans goal of mixed-use development. As the site plan and architectural elevations show, the buildings will front along Blue Heron boulevard promoting pedestrian access and amenities.

Plan Policy 1.8.1 states that the Commercial land use designation is for, “Uses predominantly connected with the sale, rental or consumption of products, or performances of professional or non-professional services.” Accordingly, the proposed mix of uses anticipated by this land use is directly in line the Plans goals for the Blue Heron corridor.

As required by Florida Statutes 163.3177(6)(a), the comprehensive plan change request discourages urban sprawl. The property is a vacant lot along a developed commercial corridor, near existing homes and at a site where public utilities are readily available. This infill project will discourage the development of commercial uses on land removed from the urban core of Riviera Beach, and will promote job creation, capital investment, and economic development.

Florida Statute 163.3177(6)(a)8 provides:

Future land use map amendments shall be based upon the following analyses:

“a. An analysis of the availability of facilities and services.”

**Analysis:** Facilities and services are available to the Subject Property, which is located in a fully developed urban region. The site is served by the City’s water and sewer utility. The site abuts a major arterial corridors in Palm Beach County. All other service and utilities are available to the site.

“b. An analysis of the suitability of the plan amendment for its proposed use considering the character of the undeveloped land, soils, topography, natural resources, and historic resources on site.”

**Analysis:** The Subject Property is suitable for the proposed commercial use in light of the limited undeveloped land available in the region, absence of sensitive ecological resources on the site, its proximity to major road corridors and the lack of any historic resources on the site.

“c. An analysis of the minimum amount of land needed to achieve the goals and requirements of this section.”

**Analysis:** The Subject Property was arrived at through a careful analysis of the commercial demand created by the surrounding residential communities.

Florida Statute 163.3177(6)(a)9 provides:

“The future land use element and any amendment to the future land use element shall discourage the proliferation of urban sprawl.”

The requested change meets all statutory standards as follows:

- Will not promote, allow, or designate for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.
- Does not promote, allow, or designate significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.
- Does not promote, allow, or designate urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.
- The project has no environmentally sensitive areas.
- The project has no impact on agricultural activities.
- The infill nature of the proposed amendment will serve to maximize the use of existing public facilities and services.
- Due to the infill nature of the Property, the provision of needed commercial services can occur in an area where there will be limited expenditure of public funds to meet the service demands for the site.
- Nothing in the application will discourage or inhibit infill development. To the contrary, the Comprehensive Plan as proposed is the epitome of an infill project. The development of this vacant tract, in a highly developed urban area, provides needed commercial services.
- The proposal encourages a functional mix of uses. The amendment to allow commercial development will address the imbalance of uses that currently exists in the surrounding neighborhood.
- The Comprehensive Plan amendment does not result in poor accessibility among linked uses. The site will provide needed services in greater proximity than what is currently available to the surrounding community.
- The proposal does not result in the loss of functional open space. The property has been privately held for many years and does not provide open space for the community.
- The proposed land use amendment promotes the efficient and cost-effective provision of public infrastructure and services. The Subject Property's location in a fully developed urban region, where existing facilities are readily available, will insure that no undue extension of public infrastructure is required to meet the demands of the commercial use.
- The proposed amendment supports a mix of uses and intensities that will provide needed commercial uses, including retail, office and personal services in close proximity to the residential communities in the area. This proximity of uses will naturally promote the increased utilization of multimodal transportation options for the surrounding residents.
- The development of the commercial plaza will utilize modern construction and utilities to insure that the site promotes conservation of water and energy.
- The proposed Comprehensive Plan amendment was carefully crafted to directly balance the needs of the surrounding communities with required commercial services. By introducing a functional mix of commercial uses on the Subject Property: travel times will be reduced; there will be efficient use of public infrastructure; and, there will be reduced pressure to develop in a sprawling manner.

- The immediate surrounding area is a fully developed urban community. However, there remains an imbalance of uses, as the surrounding area developed almost exclusively as a residential community. The introduction of infill commercial development on this major corridor allows for the functional mixture of uses to more closely match the needs and demand, and create a more holistic and sustainable community.

## **B. Rezoning to General Commercial**

Along with the amendment to the Commercial land use district, Applicant seeks a concurrent rezoning to the consistent designation of General Commercial (“CG”).

The City’s zoning code states that the CG district is intended to:

“promote uses developed for retail and service needs of the entire community. This district includes uses usually associated with central business areas and shopping facilities which are ordinarily compatible with residential uses and do not involve any heavy machinery which will cause vibrations to the adjoining properties, create or emit noise, dust, odor, or noxious or toxic gas.” (§31-321).

The proposed rezoning to CG will fulfill this goal of the City’s code, allowing for a mix of uses that will benefit the surrounding neighbors and citizens, without creating any negative impacts.

The Property meets the City’s dimensional requirements for a CG property:

- Minimum size: 10,000 sq. ft.
  - Site area prior to Canal right-of-way vacated: 156,422 square feet
  - Site are after Canal right-of-way vacated: 213,901 square feet
- Minimum Property Width and Frontage: 100 feet
  - Site width: 1,436 feet
- Minimum Pervious Area: 20%
  - Pervious Area provided: 41%
- Parking Required: 159 spaces
  - Parking Provided: 159 spaces

In addition, all setbacks, building height limitations, and landscape requirements will be complied with.

The CG district zoning code also states that a six-foot high masonry or concrete wall may be necessary if required by the planning board and City council. The Applicant has already agreed that this wall will be provided, giving the residents to the north added privacy, security, and a buffer from the noise of Blue Heron Boulevard.

The proposed CG district is consistent with the property immediately to the south along Blue Heron, which currently is zoned CG. There are also several CG districts along Blue Heron, reflecting its status as one of the major east-west corridors and the gateway to the downtown area

and waterfront. The CG district will allow for the sensible and compatible development of this long-vacant site. In addition, Applicant believes this project will spur further development and re-development along the Blue Heron corridor.

### **C. Site Plan Approval**

Submitted with this application is the proposed site plan and architectural elevations. As shown on the plans, the configuration of the development will consist of 5 buildings, interspersed with access aisles, sidewalks, parking and landscape areas. This arrangement allows for greater flexibility, improved pedestrian circulation, and creates the opportunity for additional landscaping throughout the site. Three driveways provide ease of access to each of the buildings, and disperses the traffic to prevent any congestion along Blue Heron Boulevard. Adequate parking is provided, while emphasizing the pedestrian access and amenities. Lush landscaping exceeds code requirements, and a 15-foot landscape buffer runs along all property lines and Blue Heron Boulevard.

As suggested by the CG zoning code, a concrete or masonry wall will run along the entire northern property line, adjacent to the 15-foot landscape buffer, to provide the adjacent residents privacy, security and a sound barrier from Blue Heron Boulevard. The proposed site plan will have virtually no negative impacts on the surrounding residents. At the west end of the site a dry detention area will provide additional open space and attenuate any stormwater impacts.

The site plan and landscaping have also been designed in reference to the new Principal Arterial Design Standards. The project will serve as a model for future development along Blue Heron Boulevard with its buildings providing a strong urban frontage, meandering sidewalks and upgraded landscaping.

#### Compliance with the Principal Arterial Design Standards Overlay

The Property is subject to the recently adopted Arterial Design Standards. The project's site plan and architecture were developed with these standards in mind.

- (1) All structures on the same parcel of land or in the same development shall have a unified architectural theme. Color building elevations identifying said architectural theme shall be required to be submitted to the City for all applicable new developments, renovations, or additions.*

Response: The project architecture has been developed to provide a unified theme. Color building elevations have been submitted.

- (2) Building walls exposed to public view shall be designed through the use of a coherent and clear architectural design consistent with the character of the building. Building designs should incorporate architectural details and natural lighting.*

Response: As reflected in the submitted architectural renderings, a coherent and clear architectural design has been developed.

- (3) *Buildings facing a public street or interior courtyard space shall be architecturally emphasized through entrance treatments and building details. Buildings with more than one facade facing a public street shall provide architectural treatment on each such facade.*

Response: Every building has public facing facades that have been designed to emphasize the architectural details and entrance treatments. Every façade has been given consistent architectural detailing.

- (4) *Roofing shall be incombustible material such as shingles, clay or cement tiles, or metal.*

Response: All pitched roof sections comply with this requirement.

- (5) *Roof and exterior wall surfaces, with the exception of glass, shall be nonreflective. Reflective or mirrored glazing at ground level, visible from the sidewalk, is prohibited.*

Response: No reflective or mirrored glazing will be utilized.

- (6) *The rear and side of buildings shall be finished with material that in texture and color resembles the front of the building.*

Response: All four sides of the buildings will be given consistent architectural design and features to provide an attractive site from all vantage points.

- (7) *Glass windows and doors must make-up a minimum of twenty percent of the primary elevation and a minimum of ten percent of the secondary elevation. The primary elevation is defined as facing the abutting arterial road. The secondary elevation is defined as facing a perpendicular side road. Faux windows do not count towards the above mentioned required percentages.*

Response: The building design incorporates significantly more than 20% glazing on all primary elevations and secondary elevations.

- (8) *The coloration of all building walls shall be with a maximum of three colors, exclusive of the roof color. The primary use of "earth tone" and neutral color palettes shall be required. Semi-transparent stains are recommended for application on natural wood.*

Response: The building proposes a palette of no more than three earth tones, as required.

- (9) *Canopies over vehicular use areas shall have a maximum clearance of up to 14 feet above grade and shall be consistent with the main building design. The canopy columns shall be architecturally finished to match the building.*

Response: This requirement is currently not applicable as no canopies are proposed.

- (10) *Work area or storage doors and open bays shall not open toward or otherwise be visible from any of the designated principal roads.*

Response: There will be no storage doors or open bays on this property.

- (11) *Heating, ventilation, air conditioning equipment, duct work, air compressors, other fixed operating machinery shall be either screened from public view or located so*

*that such items are not visible from a designated arterial, adjacent residential properties or intersecting street.*

Response: All equipment will be screened from public view as required.

(12) *No temporary structures shall be permitted, except those used in conjunction with and during construction. Office-type mobile units when used as temporary facilities shall be screened from view from a designated arterial and equipped with rigid skirting on all sides. Any towing gear shall be removed, and if not removable, shall be screened from a designated arterial.*

Response: Noted. Other than construction offices, no temporary buildings shall be utilized on the site.

In addition to these standards, the site will provide a 15-foot landscape buffer along Blue Heron Boulevard, within the 20-foot front setback, as required by the overlay.

#### **D. Request to Vacate Canal Easement**

Applicant requests that the City vacate the 40-foot wide canal right of way along the north property line. As discussed above, the Property is exceedingly shallow, making it difficult, if not impossible, to develop for office or commercial uses. Several parcels to the east of the Property, on both sides of Avenue O, were able to convert the drainage swale to a piped configuration. Applicant requests that a similar arrangement will allow for the development and investment into this Property.

Applicant has had a survey prepared of the drainage swale, including elevations, banks, and volume calculations. This survey revealed that nearly half of the drainage ditch overlapped onto the Property, creating a significant impingement of the Applicant's property rights. It is clear that for any development to occur on the site, the drainage ditch would at the very least have to be relocated off of the Property.

Note, that as shown on the Plat, attached as **Exhibit 2**, the canal right-of-way is the northernmost portion of the plat. This was also true of the plat that preceded the current plat, wherein the canal was originally established. The legal standard when an area is vacated on the boundary of a plat, is that the property is returned to the adjacent lots on that plat only. Accordingly, if the City agrees to vacate the canal right-of-way, the entire width will be joined to the Subject Property, providing the necessary depth to make the site plan feasible.

Using the survey information, Applicant secured the services of Simmons & White civil engineers to assess the survey and site, and to design a system to pipe the drainage along the canal right-of-way to insure the continued proper functioning of the City's stormwater drainage system. Simmons and White prepared conceptual piping plans and contacted several site contractors for a bid. The lowest bid received was for nearly \$600k, a reflection of the significant length of the property, and the necessary scale of the piping to be installed.

Applicant will agree to pay for all costs associated with the piping, paving, landscaping, construction of the privacy wall, and all ongoing maintenance for the same, in perpetuity. The City will be granted an easement over the area for drainage along with an enforcement mechanism to insure that the drainage system is maintained at all times in the future and that the capacity of the system is in no way reduced. In return, by agreeing to vacate the canal, City will create an opportunity for the development of this parcel that has long sat vacant due to its unusual configuration.

### **CONCLUSION**

Applicant seeks the opportunity to bring a vibrant, first-class, retail and office establishment to the Blue Heron Boulevard corridor. This project will serve as a model for future development along Blue Heron and contribute to the beautification of this entryway into the City's downtown and waterfront. We hope the City's staff, board members, and elected leaders will act as partners in making this vision happen for the benefit of the entire community.



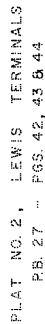




STATE OF FLORIDA  
COUNTY OF PALM BEACH  
This Plat was filed for record at 4:46 P.M.  
this 21<sup>st</sup> day of Feb  
1966 and duly recorded in Plat Book No.  
28 on page 99

JOHN B. DUNKLE, Clerk Circuit Court  
By Betha M. Wilson, D. C.

MONROE HEIGHTS  
P.B. II PG. 68



STATE OF FLORIDA  
COUNTY OF PALM BEACH, ss

I HEREBY CERTIFY, that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, PHILIP D LEWIS and DOROTHY A. STEPHENS, Vice-President and Assistant-Secretary, respectively, of LEWIS TERMINALS, INC., a Corporation, to me well known and known to me to be duly authorized to execute the foregoing instrument, their execution and acknowledgment before me, that they executed the same as such officers of said Corporation, by and with the authority of its Board of Directors for the purposes therein expressed, and that their act and deed was the act and deed of said Corporation.

WITNESS my hand and official seal at West Palm Beach, County of Palm Beach and State of Florida, this 17th day of December, A.D. 1955.

STATE OF FLORIDA  
COUNTY OF PALM BEACH <sup>ss</sup>  
I HEREBY CERTIFY, that the plat shown hereon is a  
true and correct representation of a survey, made under my  
direction, of the hereon described property, and that said  
survey is accurate to the best of my knowledge and belief,  
and that permanent reference monuments (PRM) have been  
placed as required by law.

**\*NOTE\***  
Building Setback Lines shall be as required by ordinances of the City of Riviera Beach, Florida.  
Easements are for Public Utilities, unless otherwise shown.

John J. Flowers  
Notary Public

My Commission expires: Aug. 7 1969

has caused the same to be surveyed and platted as shown hereon, and does hereby dedicate to the perpetual use of the public, the use of the Easements for the construction and maintenance of Public Utilities.

IN WITNESS WHEREOF, the said Corporation has caused these presents to be signed by its Vice-President and attested by its Assistant-Secretary and its corporate seal, to be affixed hereto by and with the authority of its Board of Directors, this 17th day of December, A.D.1965.

Approved: Dec. 15<sup>th</sup>, A.D. 1965  
City of Riviera Beach, Fla.

Approved: February 15, A.D. 1966  
Board of County Commissioners

LEWIS TERMINALS, INC.

Attest: Donathey A. Stephens  
Assistant - Secretary

By: Cheng-N. Lu  
Vice-President

By: George V. Warren  
Chairman

By: *[Signature]*  
County Engineer

HC-66A

**BROCKWAY, WEBER & BROCKWAY**  
ENGINEERS, INCORPORATED  
WEST PALM BEACH, FLORIDA

PLAT NO. 3  
SUB. OF PART OF S. 115' OF N. 155' OF  
PLAT NO. 2, LEWIS TERMINALS

FIELD:	J.J.F.	SCALE: 1" = 100'	Dwg. No.
OFFICE:	J.J.F.		
OR. BY:	M.G.B.	DATE: MAY 1965	Job No. 65
BY:	L-CB-PG.25		



**DEEVAN INCORPORATED**  
UNDERGROUND UTILITY CONTRACTORS  
WATER • SEWER • DRAINAGE

August 24, 2017

Simmons & White, Inc.  
Attn: Lauren Casaus  
2581 Metrocentre Boulevard, Ste 3  
West Palm Beach, FL 33407

RE: West Blue Heron Boulevard, Riviera Beach

**STORM DRAINAGE:**

- 3 - 8' diameter JC inlet with USF 6210
- 1,380 - 60" x 80" ECAP
- 1 - 60" x 80" precast endwall
- 4,000 CY - Clean fill to top of pipe

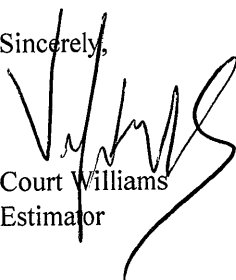
Note: All storm structures will be cleaned at time of installation and covered with a filter cloth barrier. Damage or removal of barrier will result in debris infiltration and all costs incurred for additional cleaning will be the responsibility of the general contractor.

**TOTAL: \$ 595,300.00**

Prices do not include: Survey; as-builts; permits; payment and performance bonds; density tests; removal or replacement of unsuitable soils or materials (rock, muck, trash, etc.); removal and disposal of any asbestos materials; removal of excess fill; dewatering permits or any fines and/or fees associated with dewatering; damage to unmarked and/or improperly marked existing utilities or irrigation systems; removal, restraint, or relocation of existing utilities or utility poles; irrigation systems; asphalt; concrete or landscape restoration; fire line; electric work for lift station including mounting of control panel; TV of lines; deflection gauge testing.

Price are subject to change after 30 days from proposal date.

Thank you for giving us the opportunity to provide you with this quotation. We look forward to discussing this project with you in detail.

Sincerely,  
  
Court Williams  
Estimator

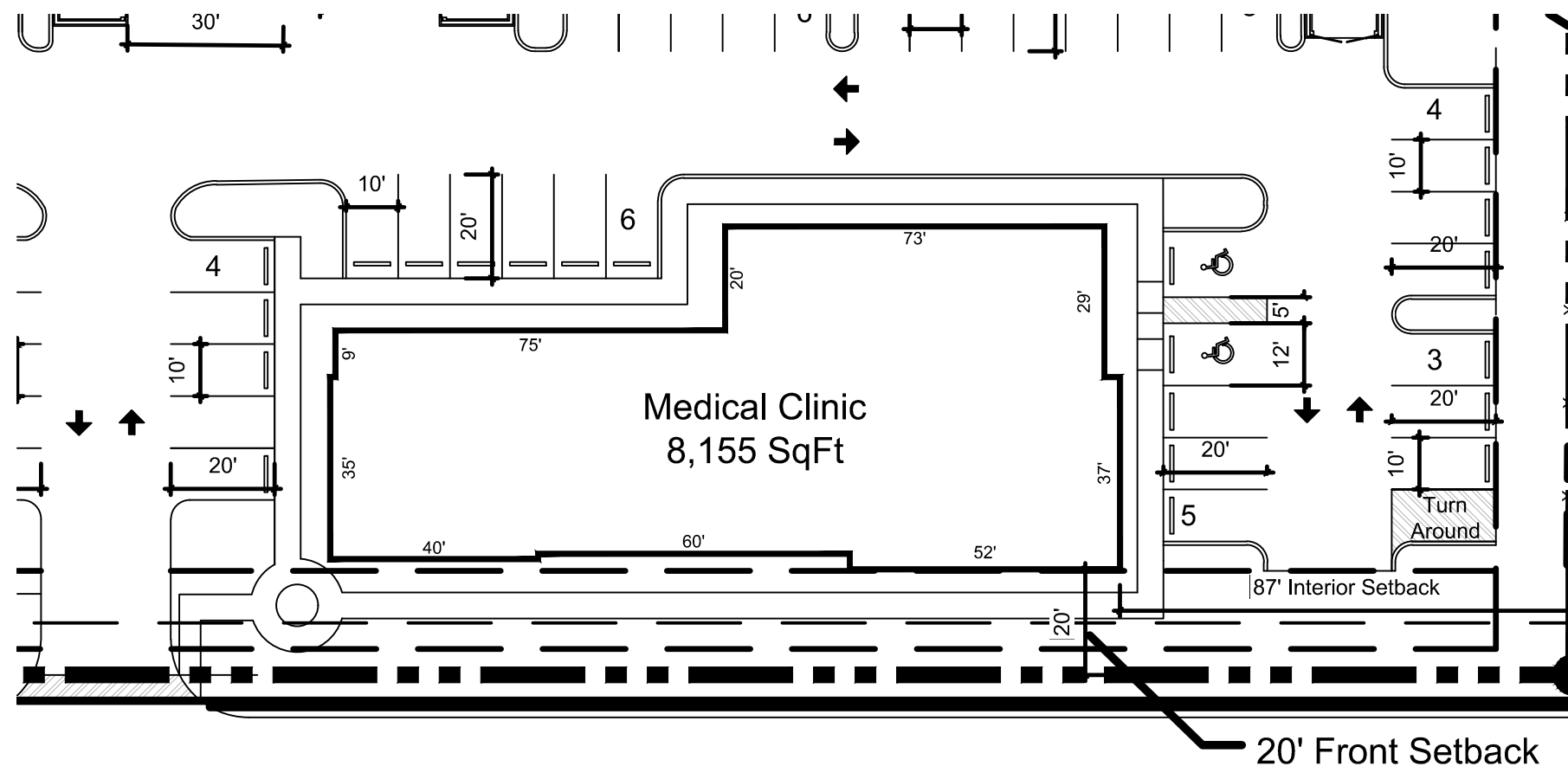








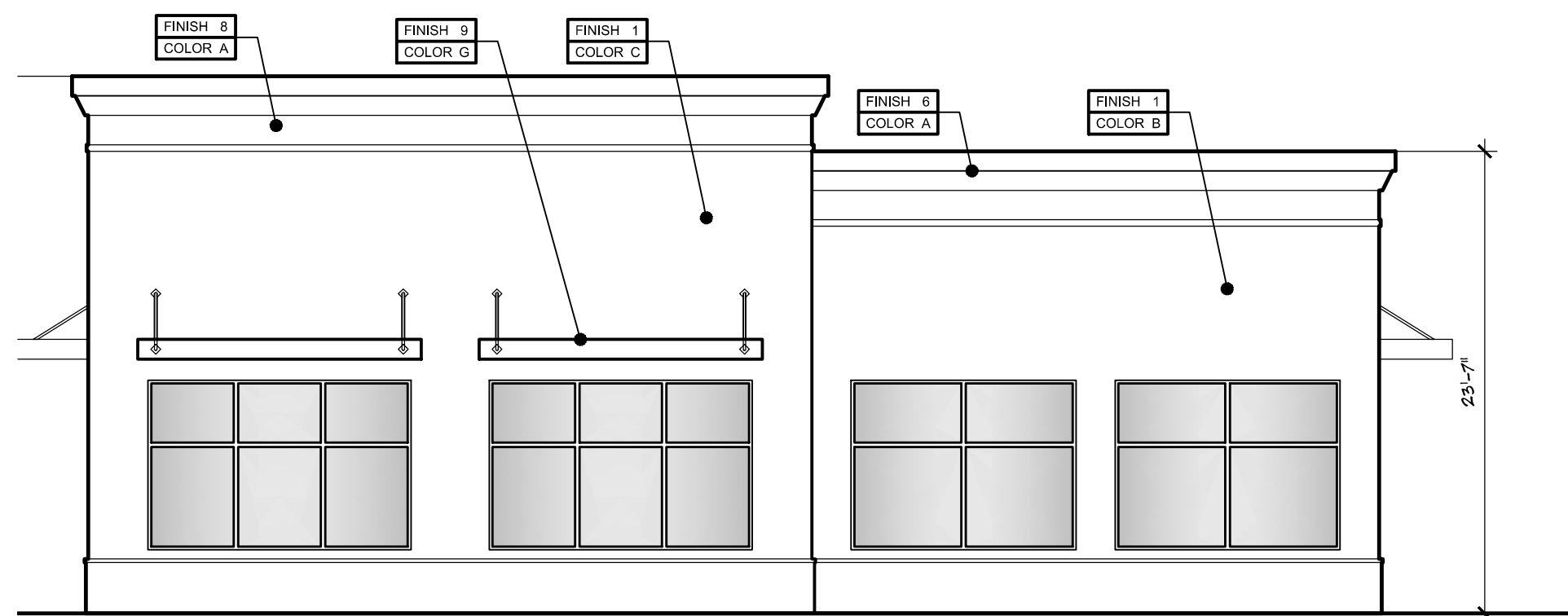




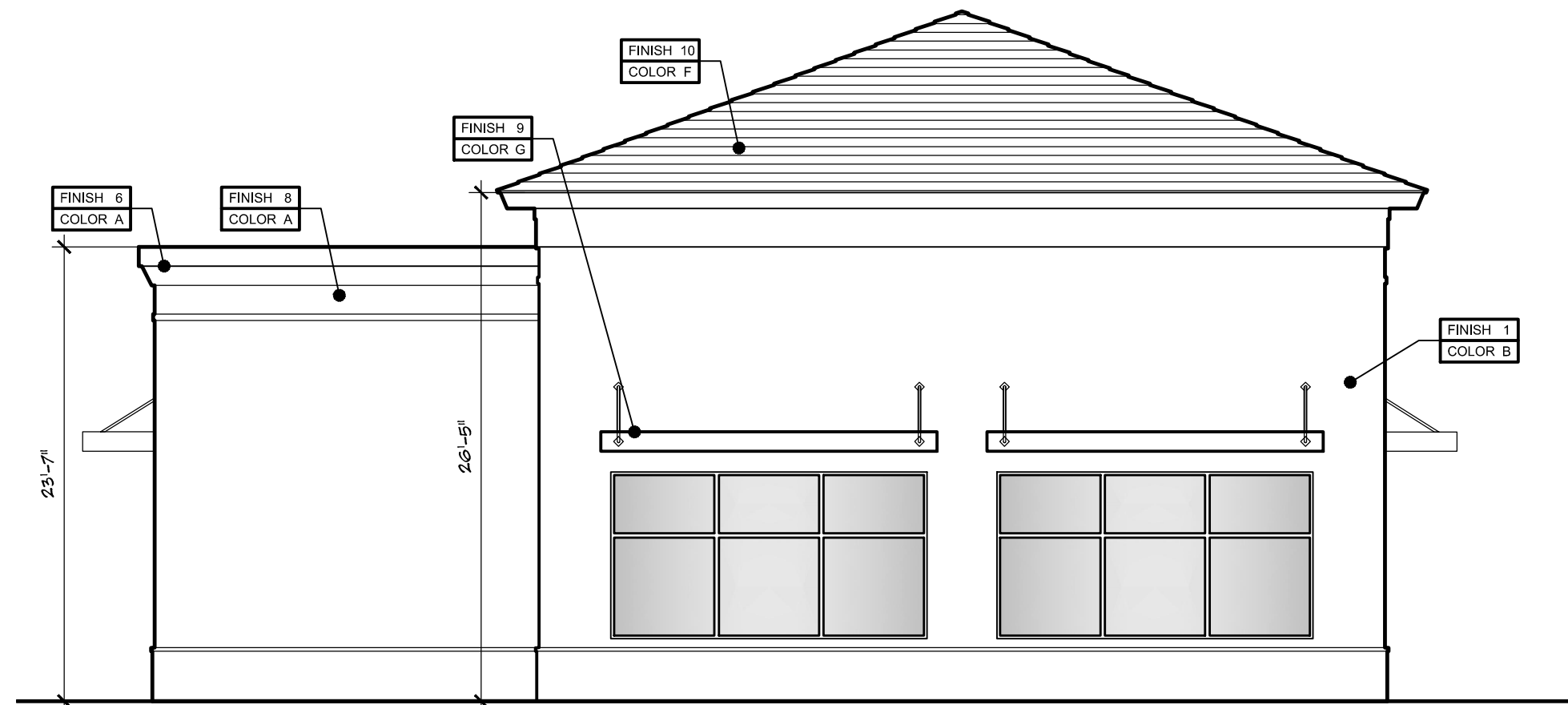
**A BUILDING A**  
SCALE: 1/32"=1'-0"

FINISH LEGEND:	
1	STUCCO - SMOOTH FINISH
2	BFS-STUCCO, MESH & FOAM SYSTEM, SMOOTH FINISH
3	ALUMINUM DOORS AND WINDOWS
4	GLASS
5	RAISED STUCCO BAND - SMOOTH FINISH
6	BFS-STUCCO, MESH & FOAM SYSTEM, TEXTURED FINISH
7	METAL DOOR FRAME OR ACCESSORY
8	SMOOTH BAWN CEDAR WOOD FASCEA
9	CANDITY - ALUMINUM W/ STAINLESS STL FITTING
10	ROOF

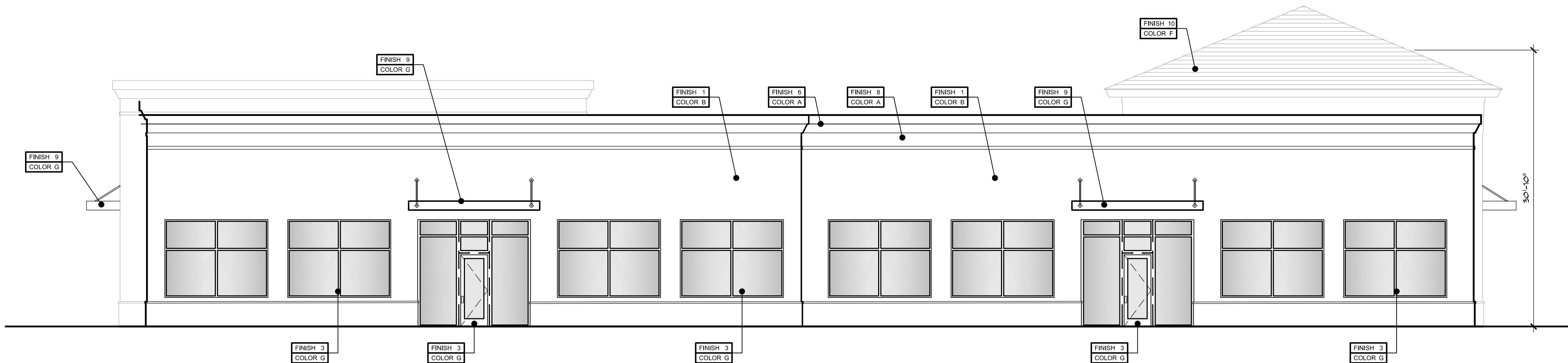
COLOR LEGEND:	
A	SHERVIN WILLIAMS - SW 7008, 'EXTRA WHITE' (TRIM)
B	SHERVIN WILLIAMS - TBD (FIELD)
C	SHERVIN WILLIAMS - TBD (FIELD)
D	SHERVIN WILLIAMS - TBD (ACCENT & BASE)
E	CLEAR GLASS
F	ROOF SHINGLES - TBD
G	BRONZE ANODIZED ALUMINUM



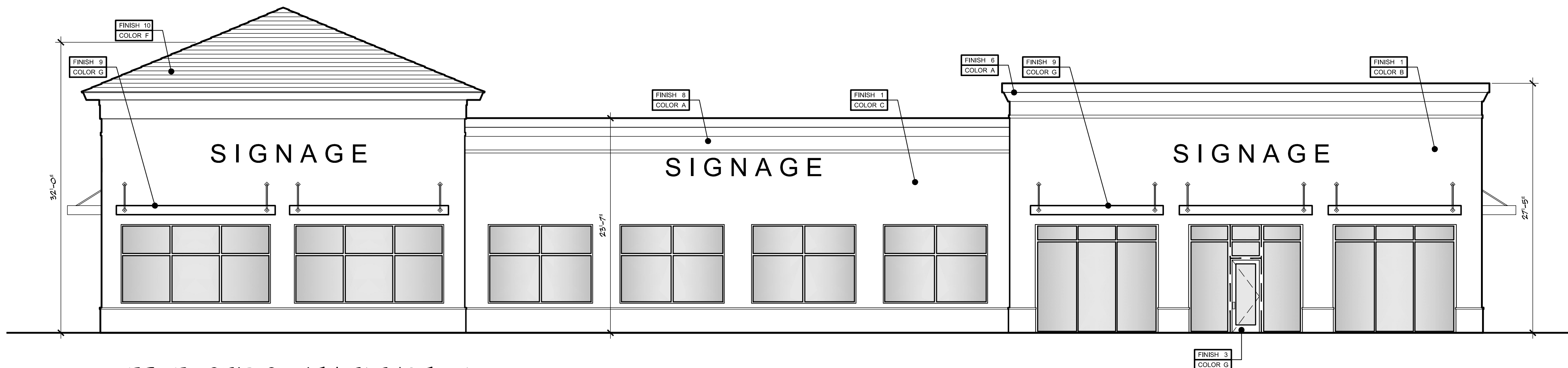
**4 PROPOSED EAST ELEVATION**  
SCALE: 1/8"=1'-0"



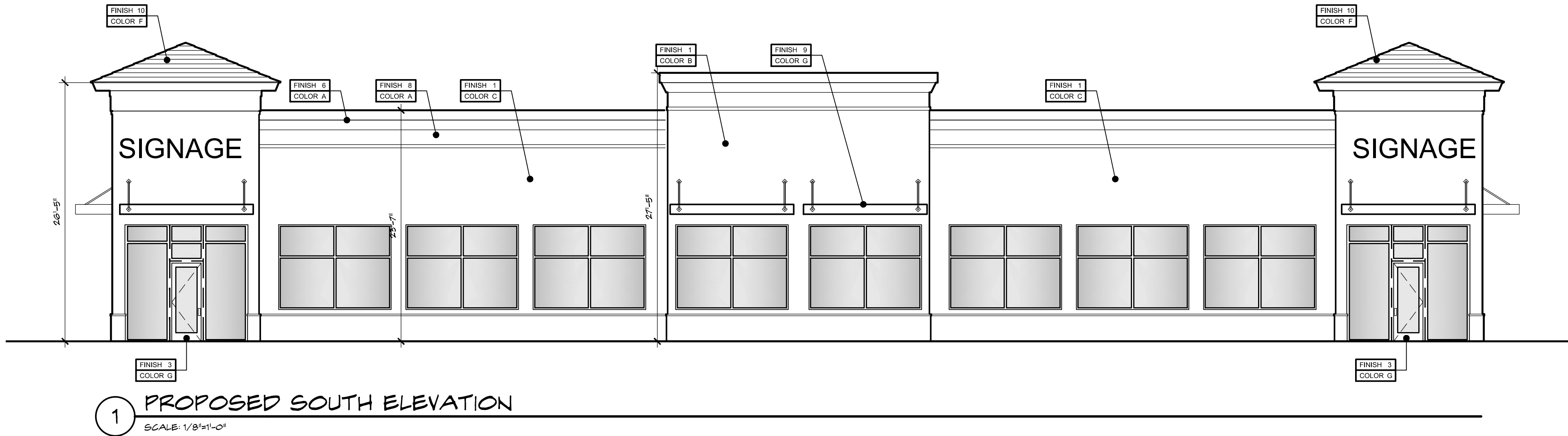
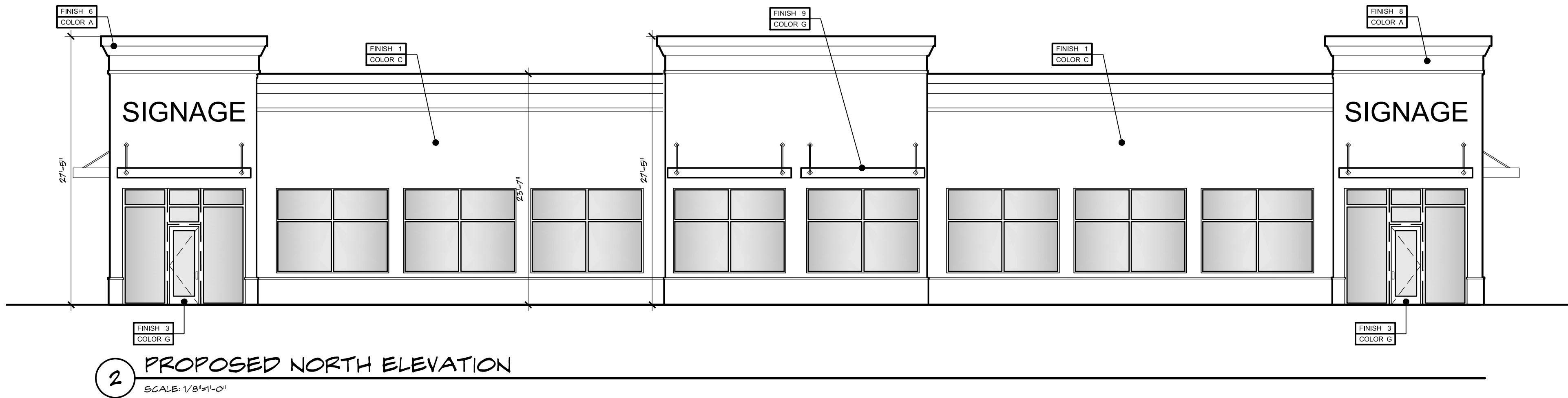
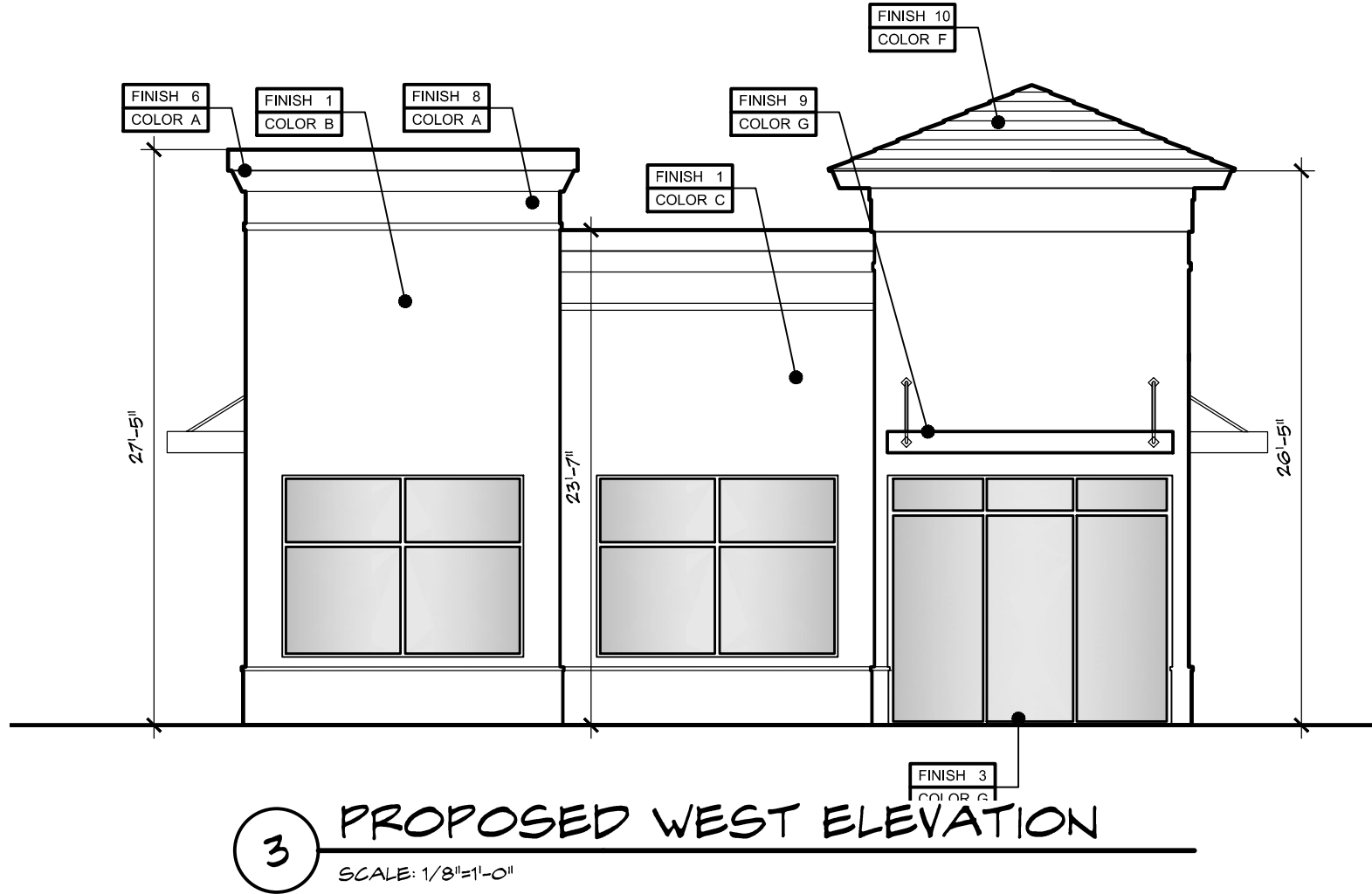
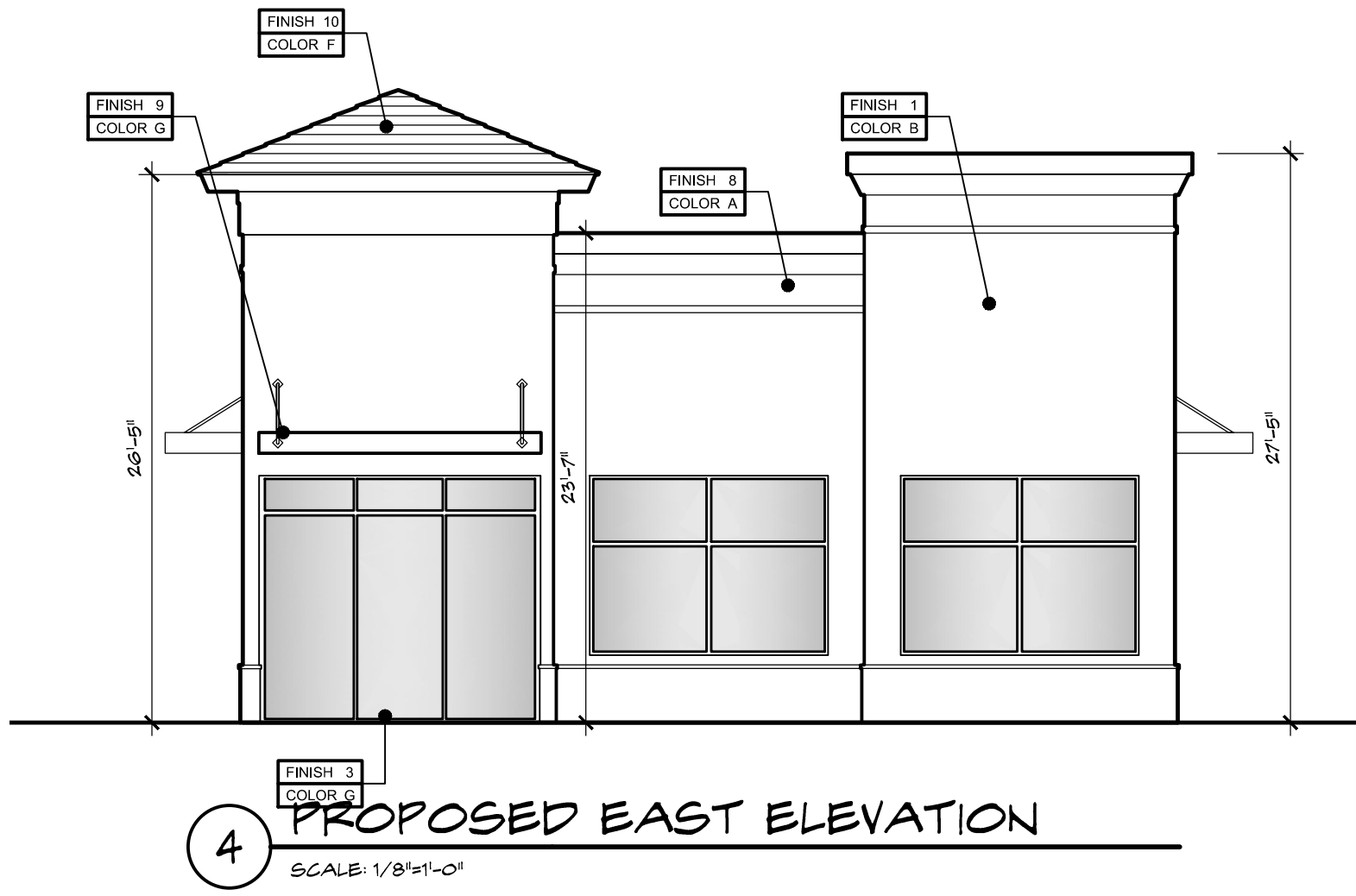
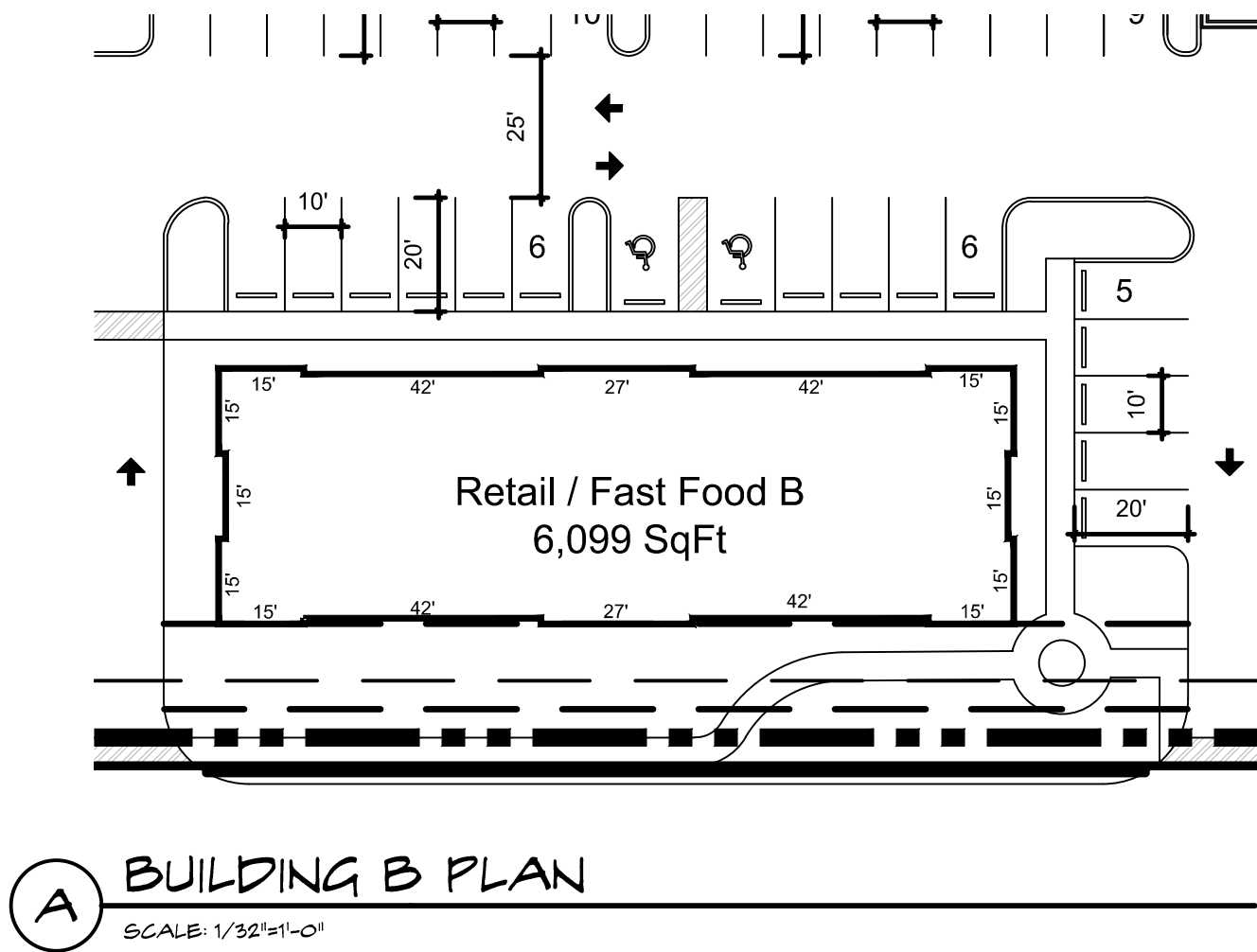
**3 PROPOSED WEST ELEVATION**  
SCALE: 1/8"=1'-0"



**2 PROPOSED NORTH ELEVATION**  
SCALE: 1/8"=1'-0"



**1 PROPOSED SOUTH ELEVATION**  
SCALE: 1/8"=1'-0"



207 SIXTH STREET  
WEST PALM BEACH, FLORIDA 33401  
ph: 561.684.6844 • gliddenspina.com  
FL Lic. # AA26002399

**GLIDDENSPINA**  
+ PARTNERS

Architecture • Interior Design  
Keith M. Spina # A013419

New Construction for:  
**BLUE HERON RETAIL**  
BLUE HERON BLVD.  
RIVIERA BEACH, FL

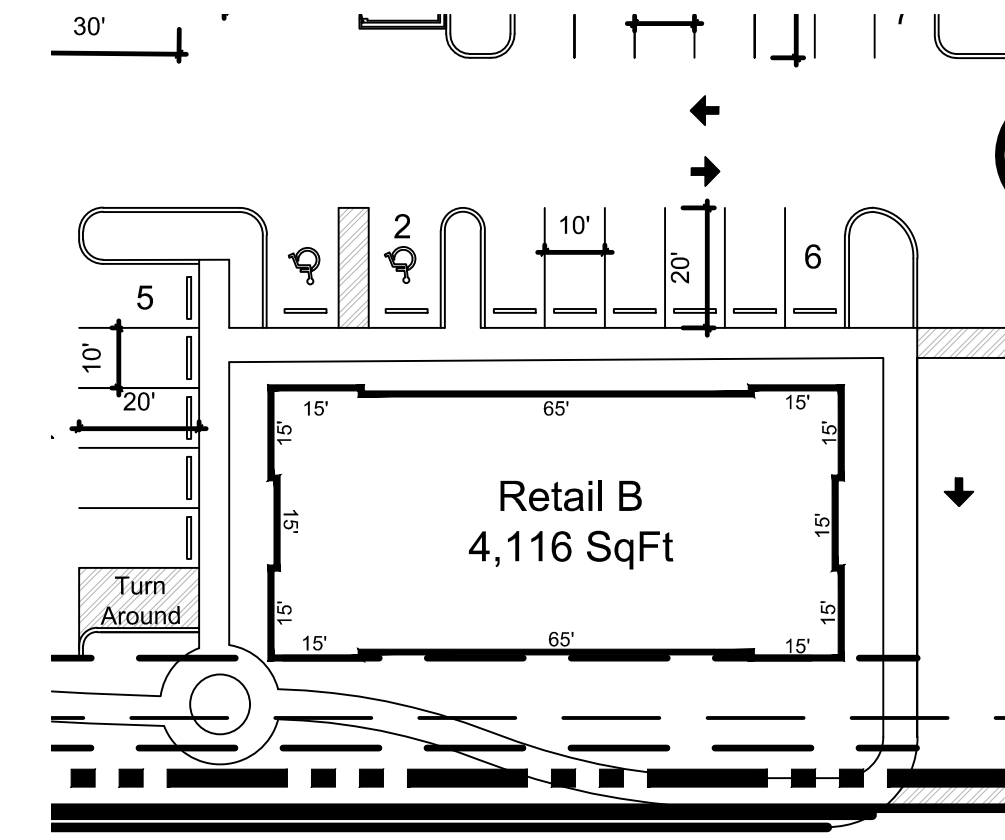
THESE DRAWINGS ARE FOR THE EXCLUSIVE  
USE OF GLIDDEN SPINA + PARTNERS, INC.  
AND MAY NOT BE DUPLICATED,  
REPRODUCED OR USED IN ANY MANNER  
WITHOUT THE EXPRESS WRITTEN CONSENT  
OF GLIDDEN SPINA + PARTNERS, INC. ALL  
RIGHTS RESERVED.

Revisions:

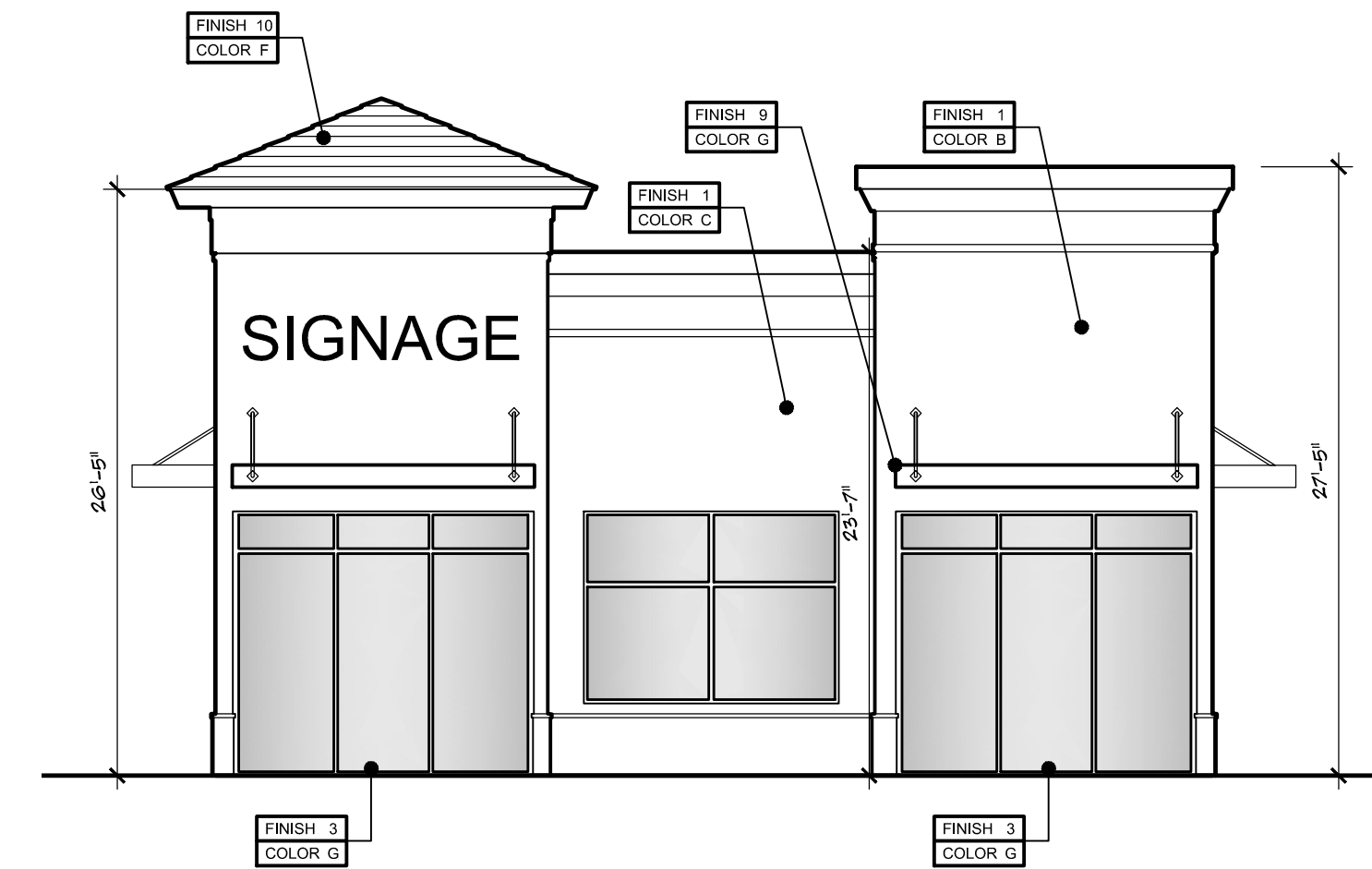
Project no:	17318
Date:	06.15.2018
Drawn by:	CG
Project Architect:	JL

**A3.2**

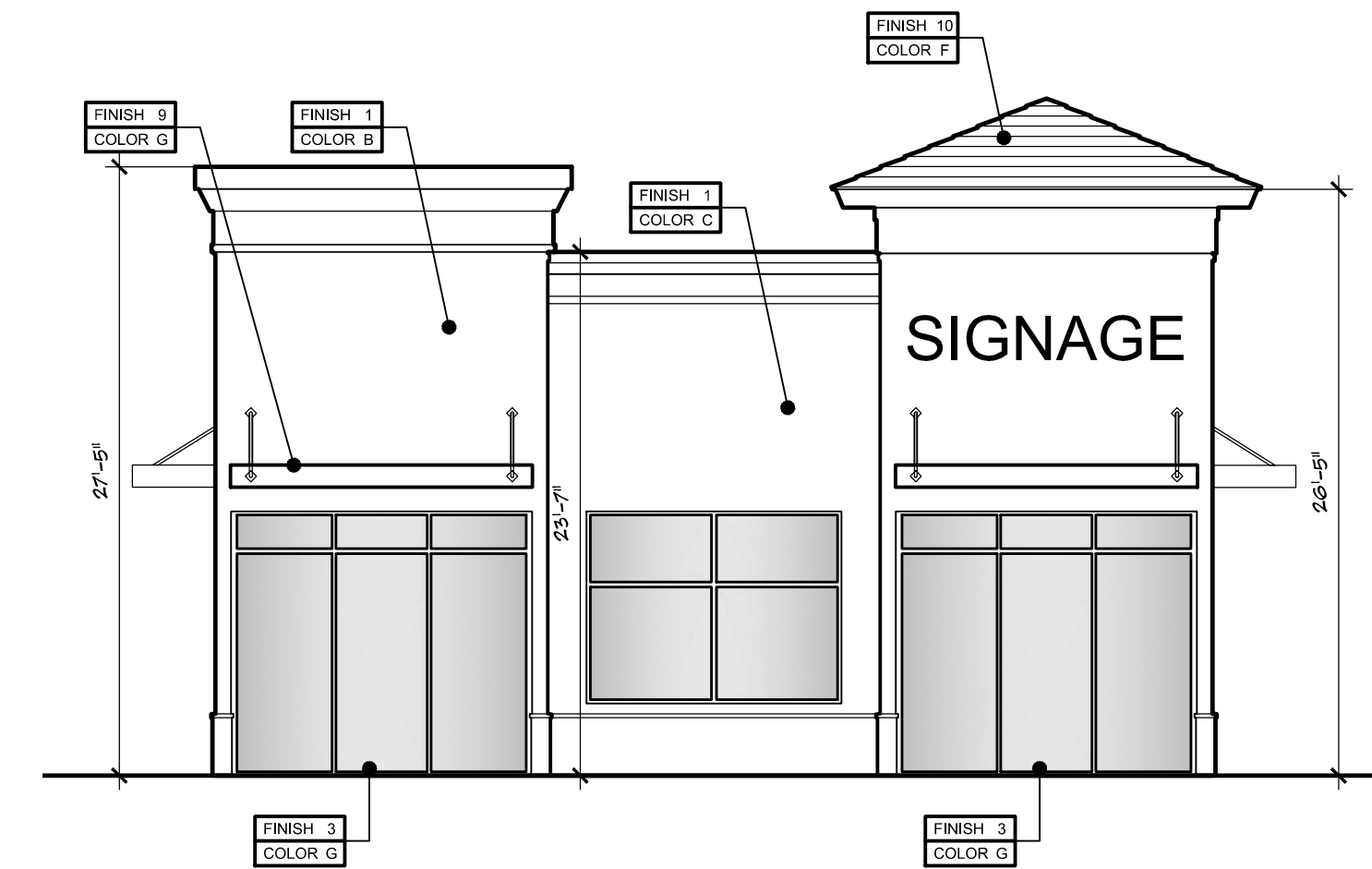
EXTERIOR ELEVATIONS



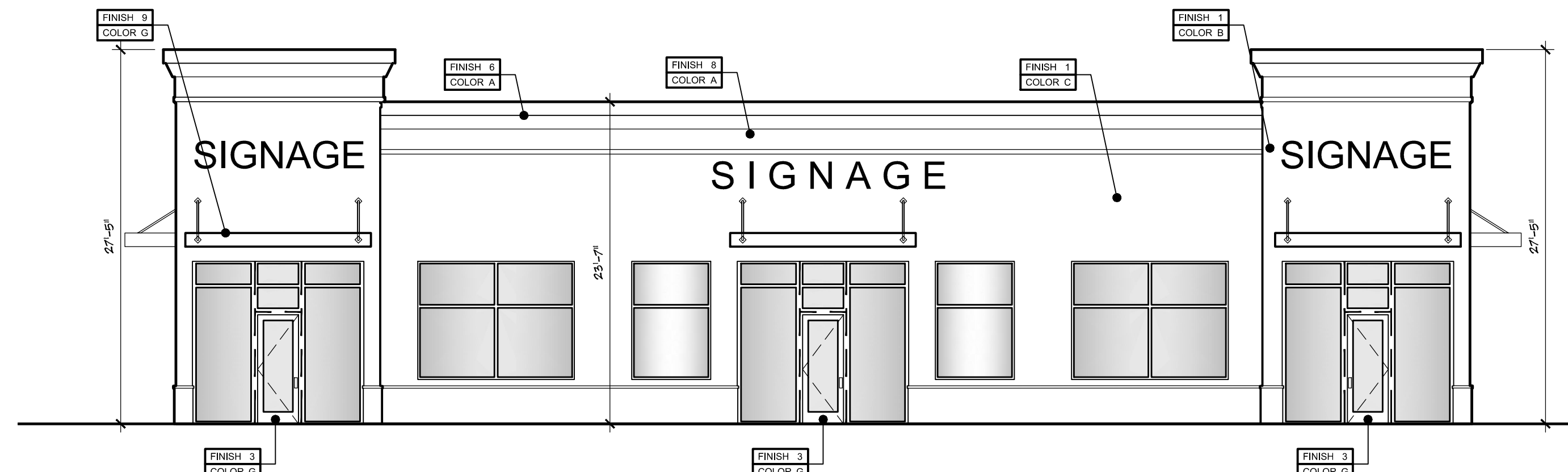
**A BUILDING C PLAN**  
SCALE:  $1/32" = 1'-0"$



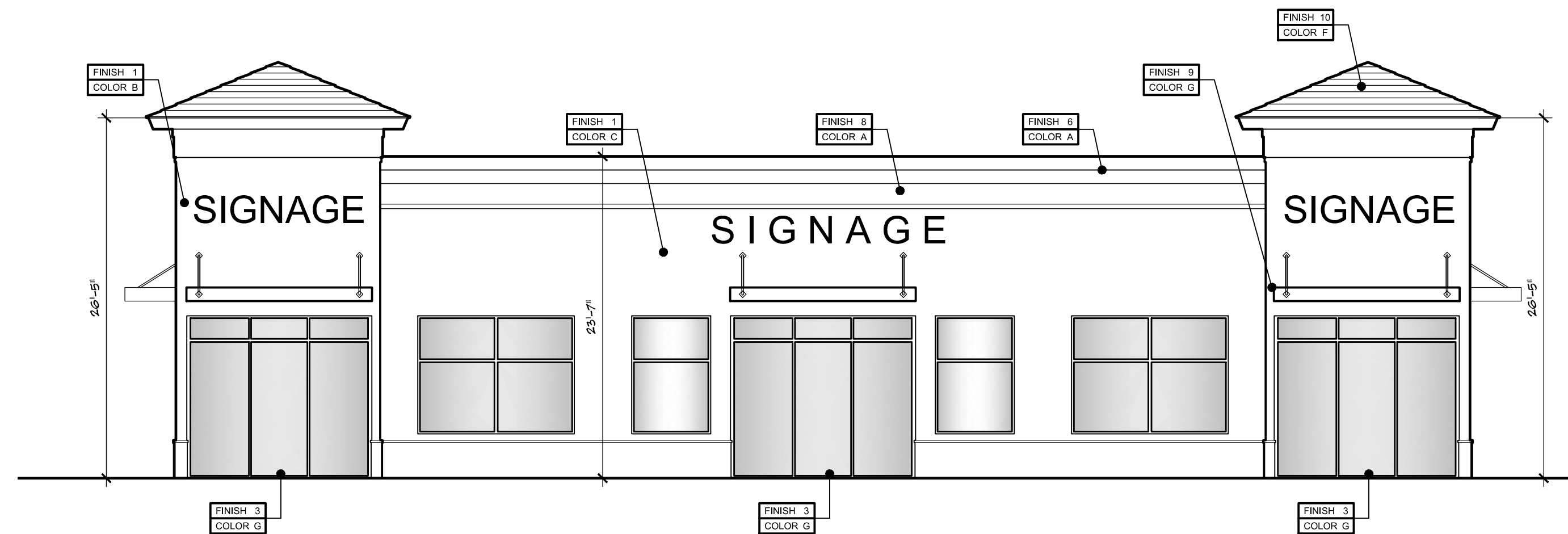
4 PROPOSED EAST ELEVATION  
SCALE: 1/8"=1'-0"



3 PROPOSED WEST ELEVATION  
SCALE: 1/8"=1'-0"

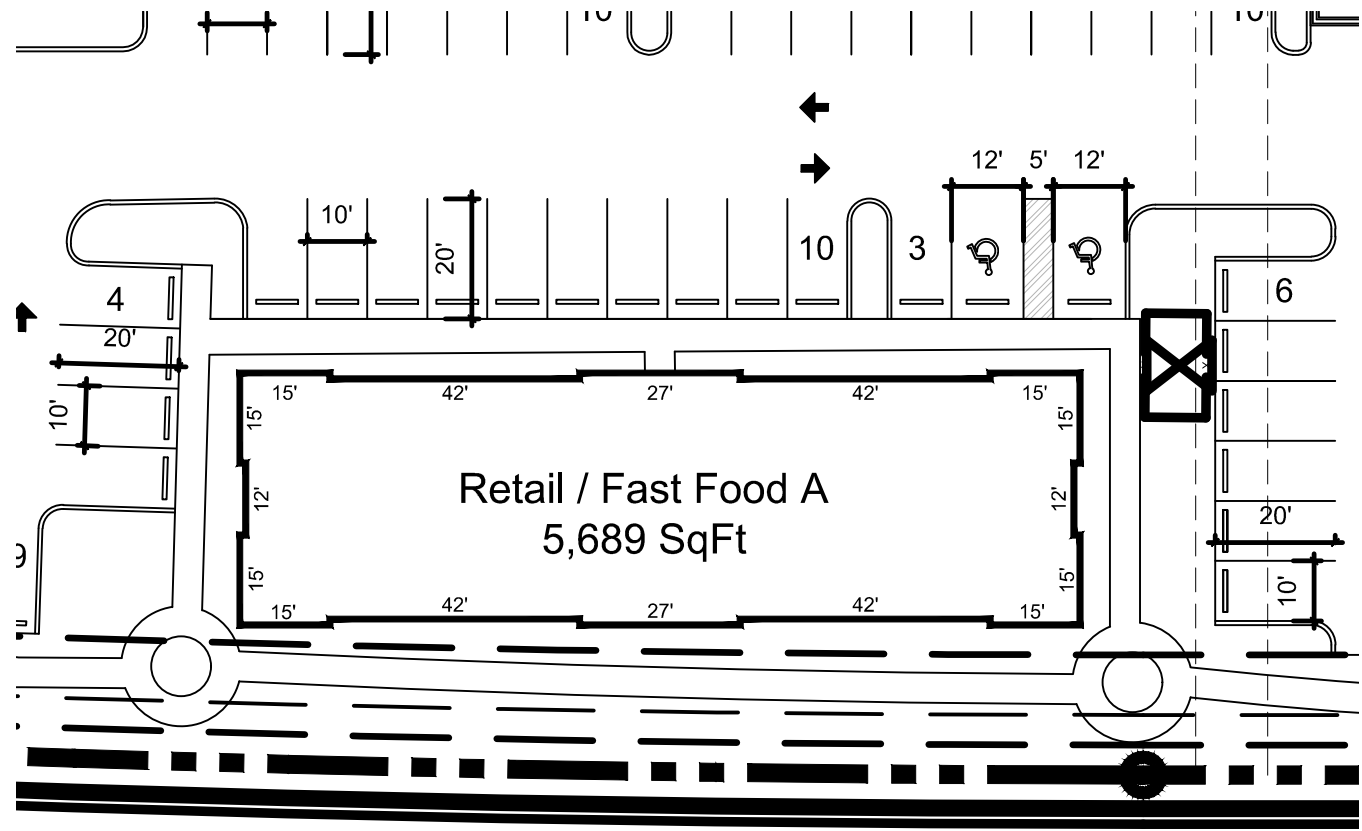


2 PROPOSED NORTH ELEVATION  
SCALE: 1/8"=1'-0"

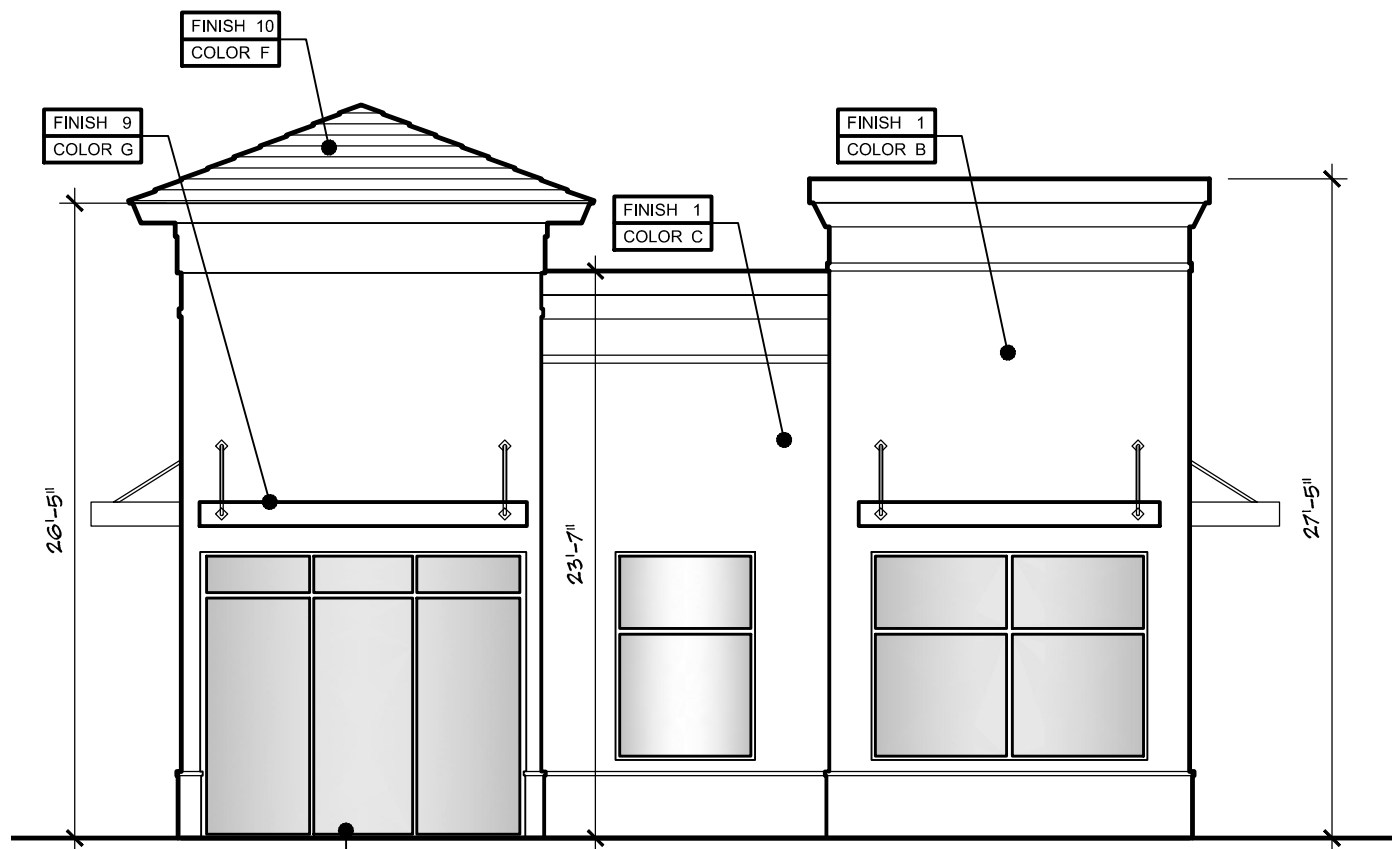


1 PROPOSED SOUTH ELEVATION  
SCALE: 1/8"=1'-0"

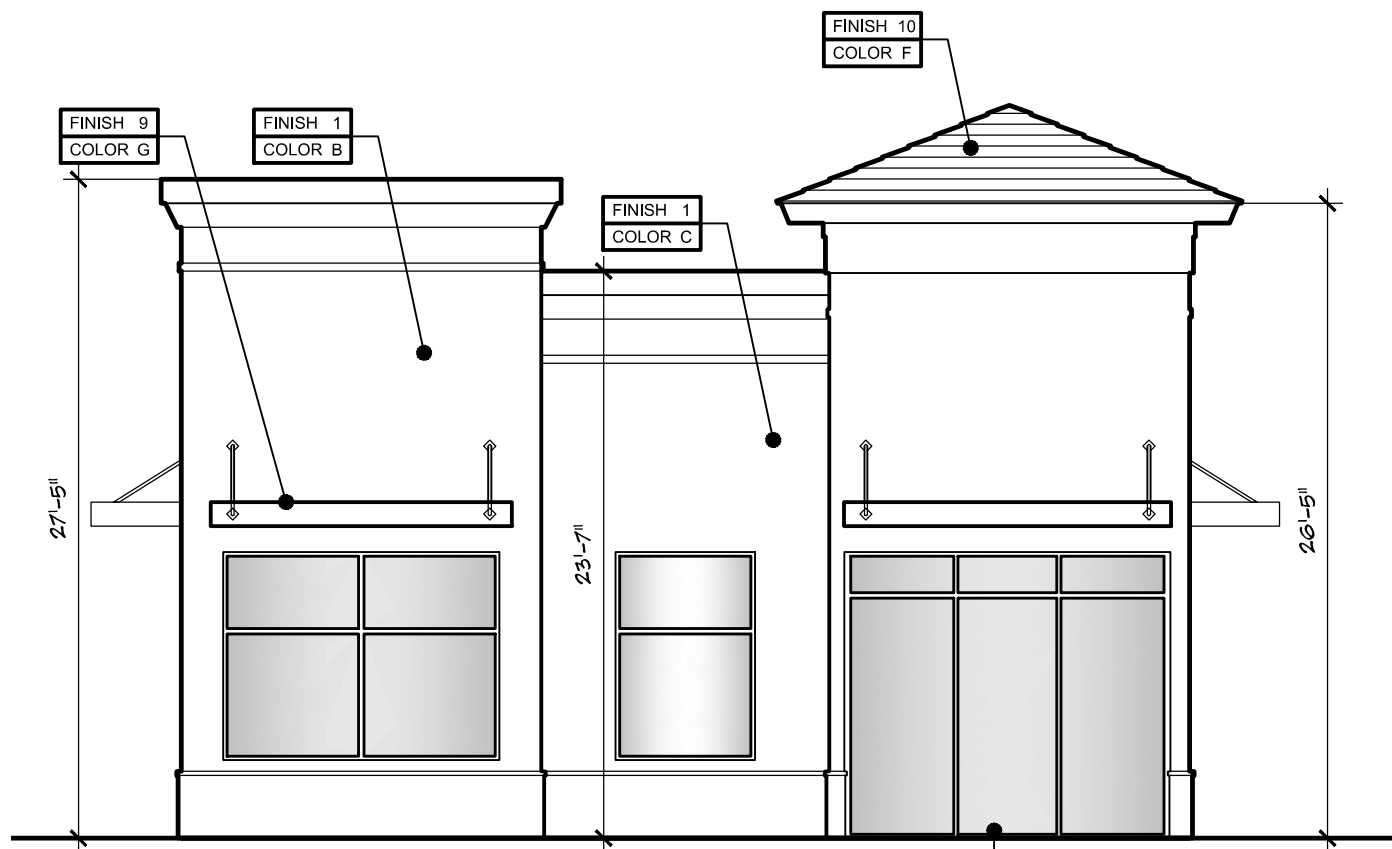




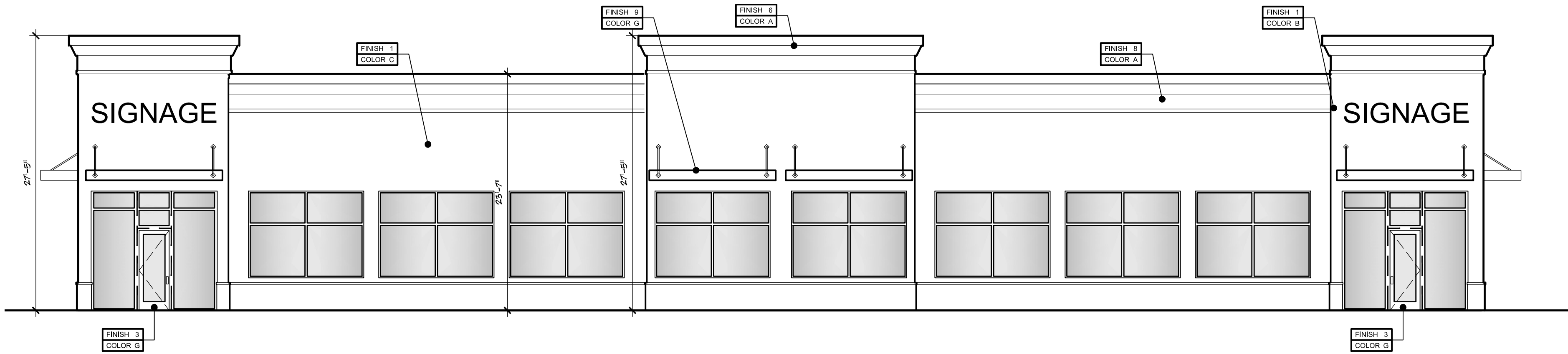
**A BUILDING D PLAN**  
SCALE: 1/32"=1'-0"



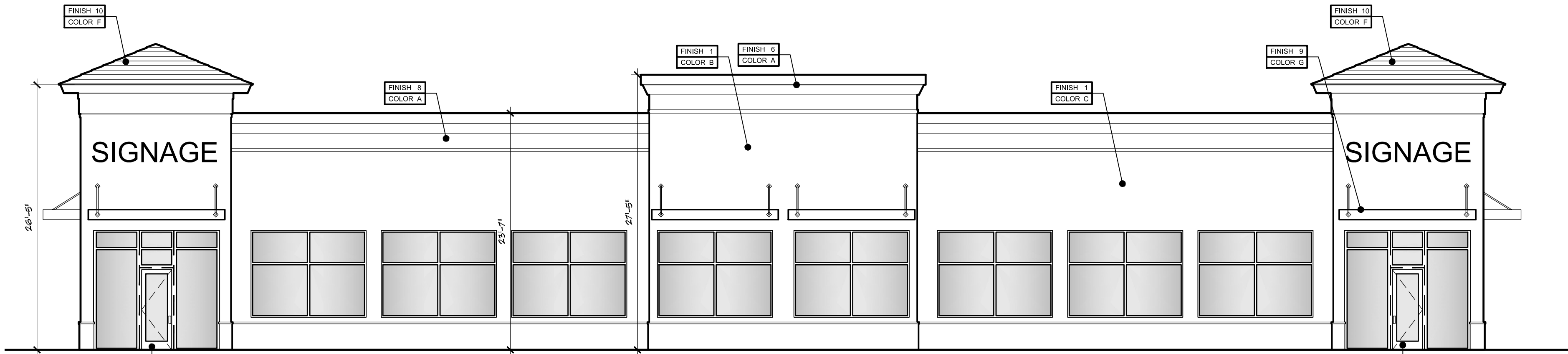
**4 PROPOSED EAST ELEVATION**  
SCALE: 1/8"=1'-0"



**3 PROPOSED WEST ELEVATION**  
SCALE: 1/8"=1'-0"

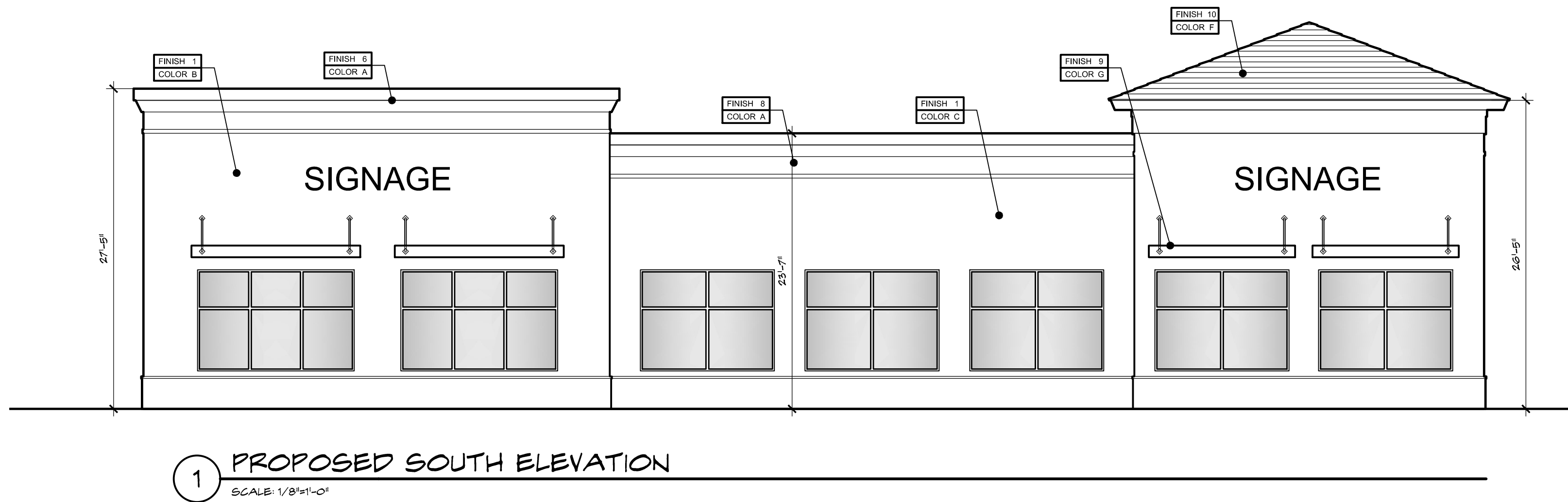
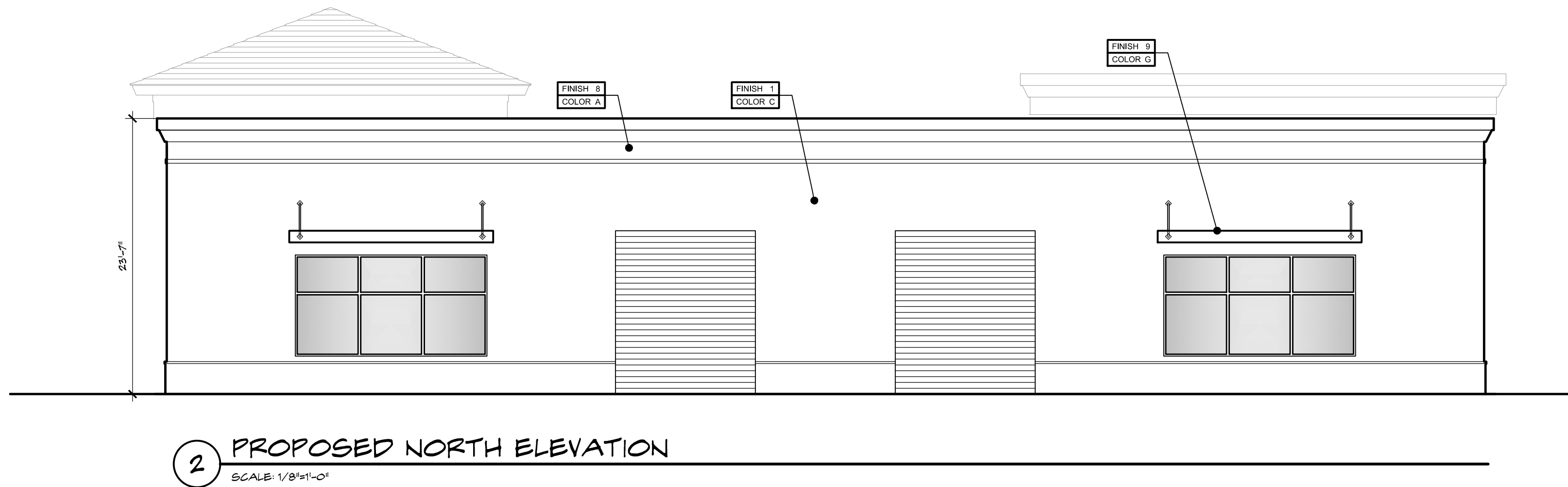
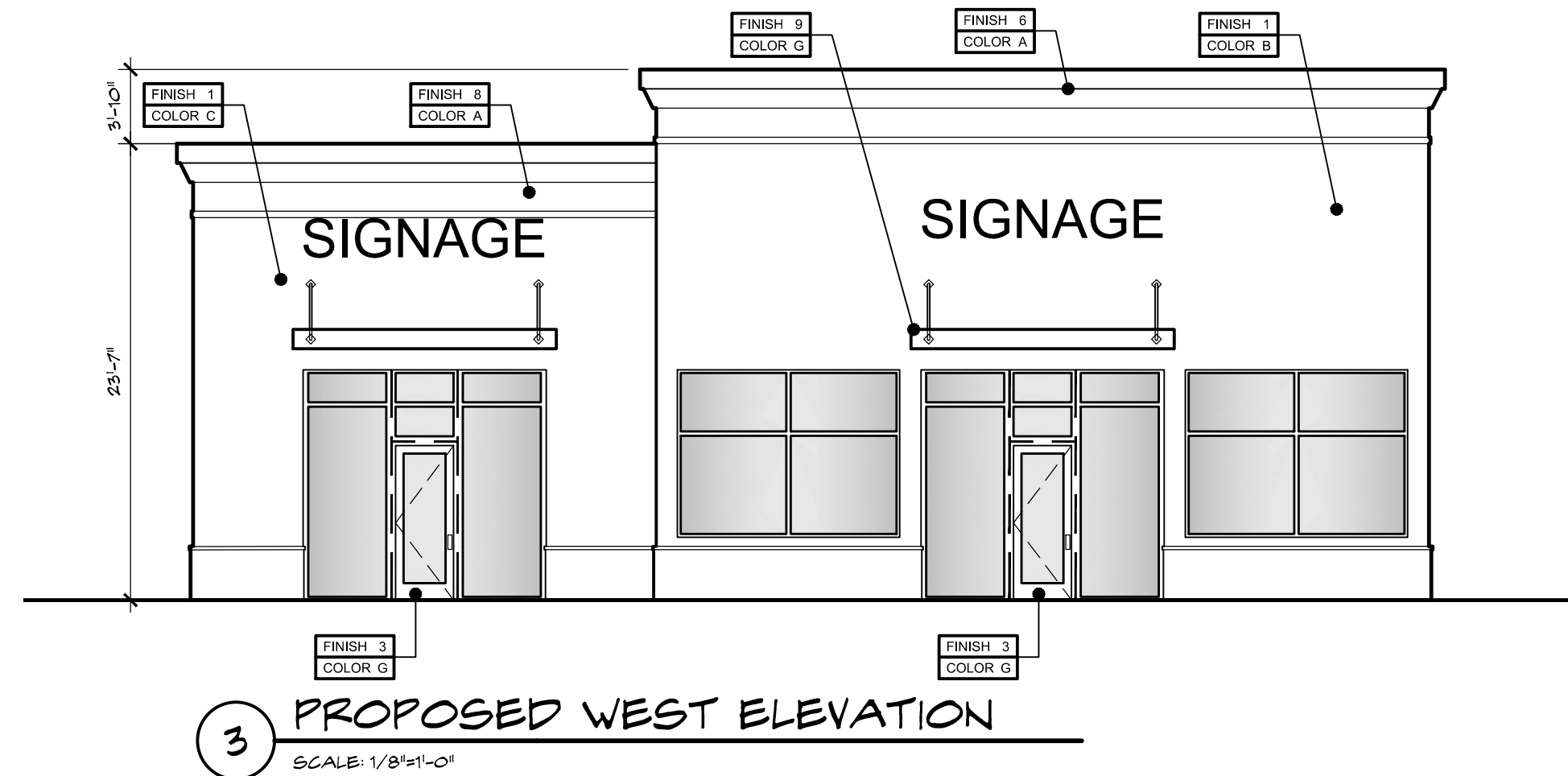
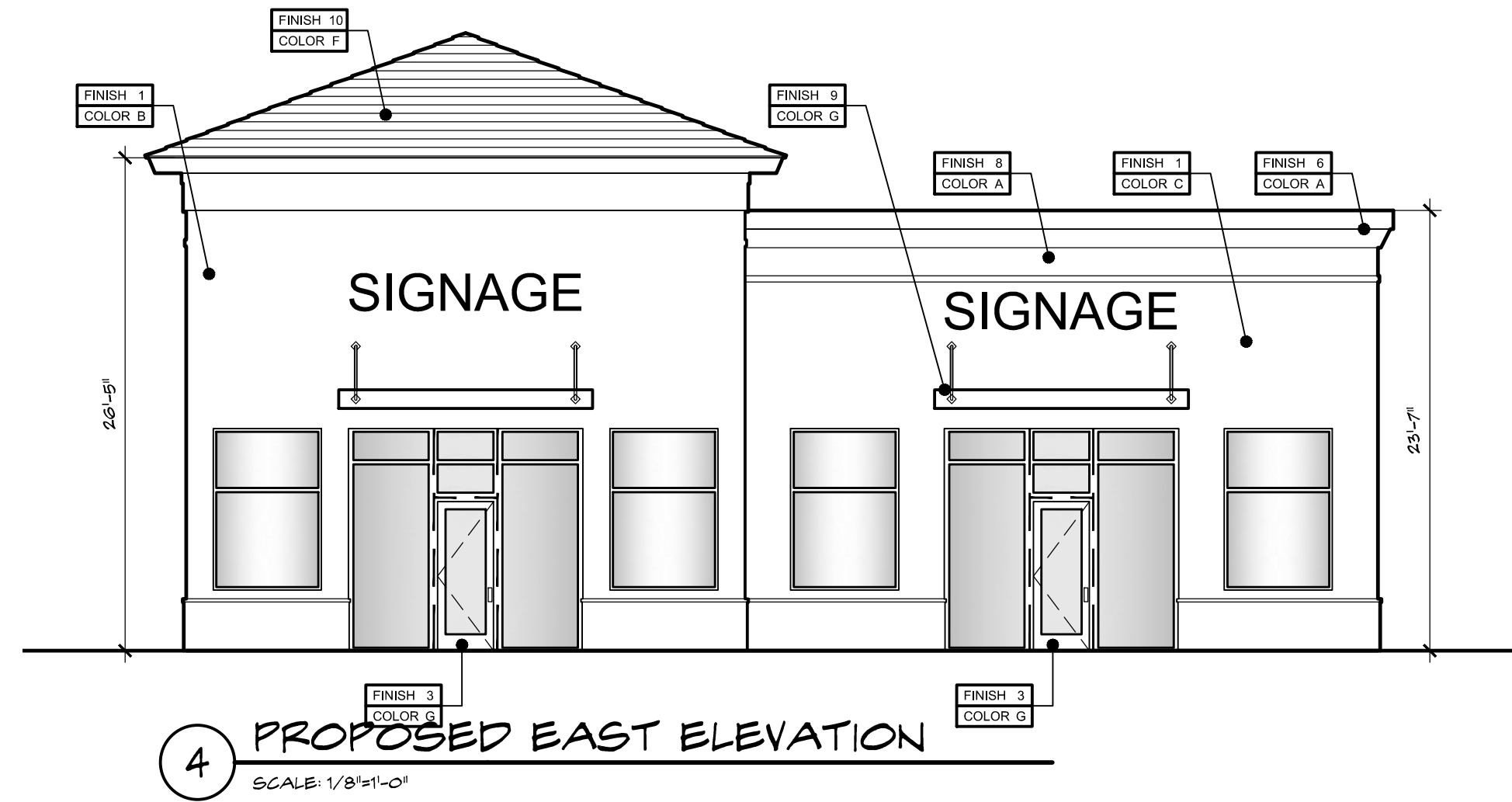
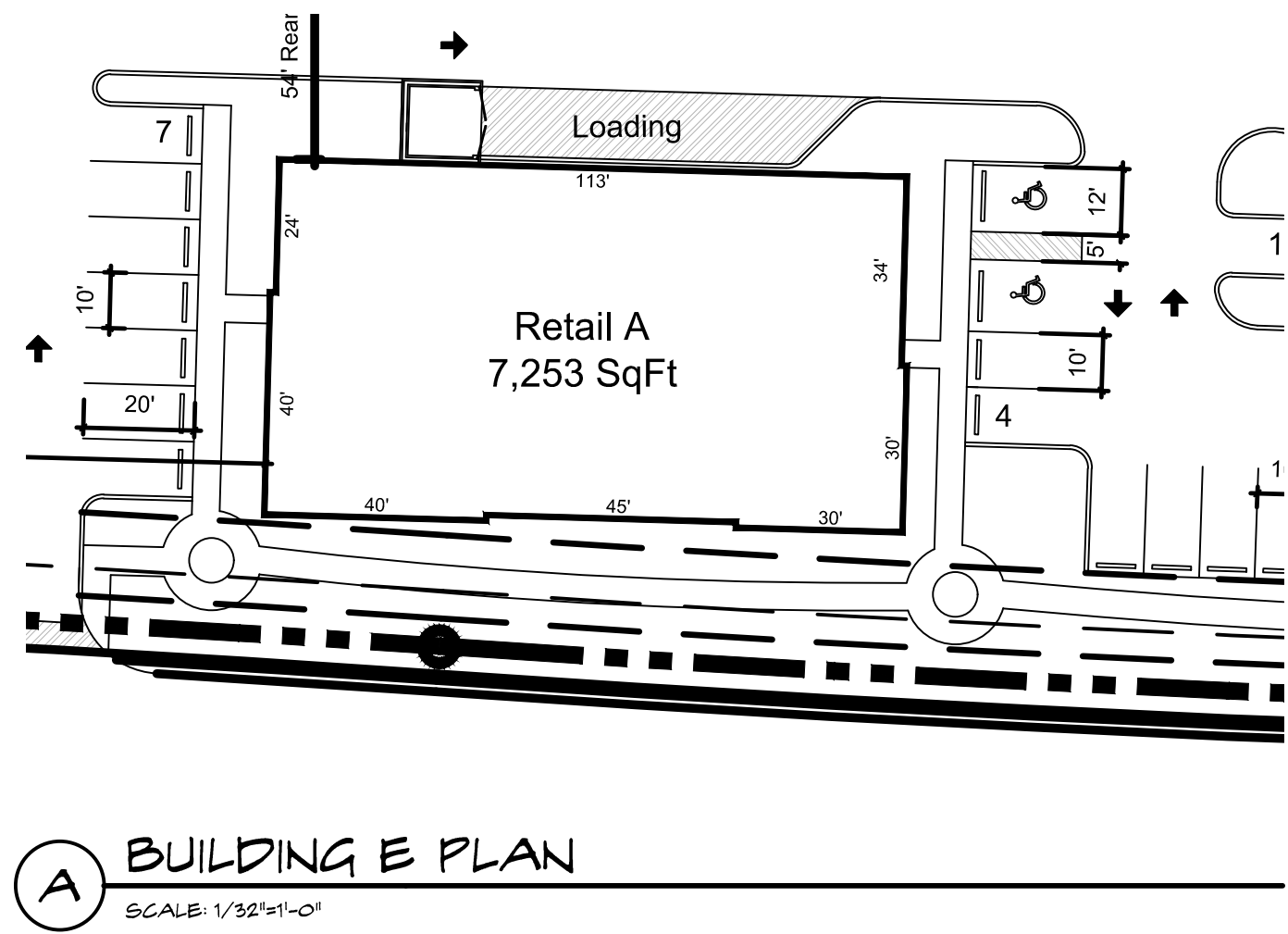


**2 PROPOSED NORTH ELEVATION**  
SCALE: 1/8"=1'-0"



**1 PROPOSED SOUTH ELEVATION**  
SCALE: 1/8"=1'-0"







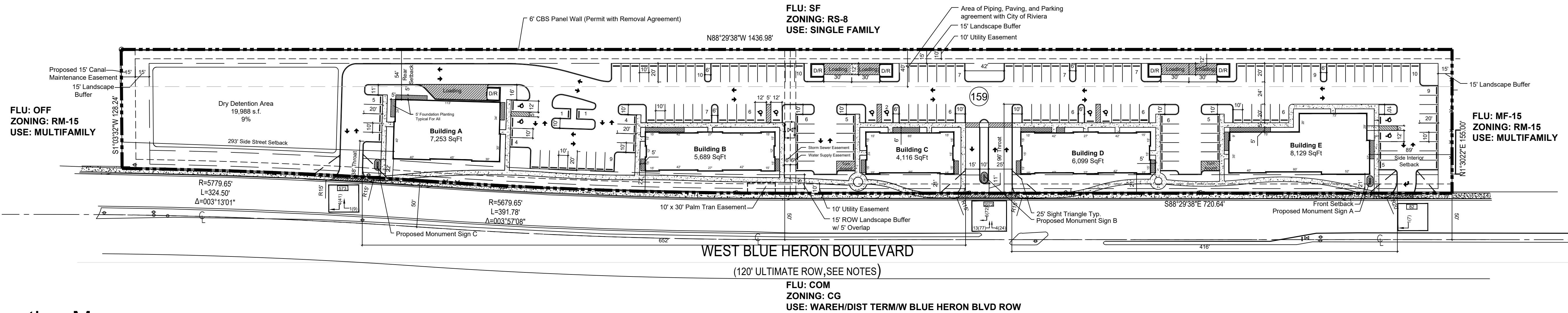
SCHMIDT  
NICHOLS

LANDSCAPE ARCHITECTURE  
AND URBAN PLANNING

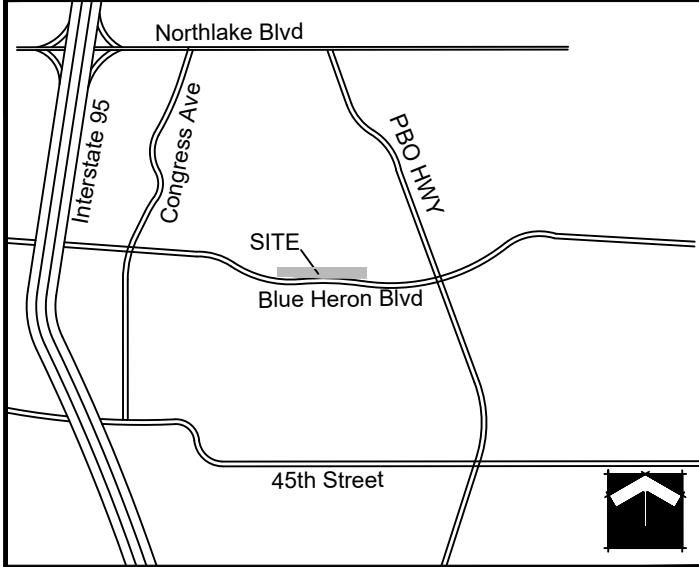
1551 N. Flagler Dr, Ste 102  
West Palm Beach, FL 33401  
Phone: 561.684.6141  
Email: info@snlandplan.com  
Website: www.snlandplan.com  
License No: LC26000232

# Blue Heron Commercial

Rivera Beach, Florida



## Location Map



## Site Data

Application Name: Blue Heron Commercial  
Application Number: SP-18-13, RZ-18-02, LU-18-02  
Proposed Use: Medical Clinic/Retail/Restaurant  
Existing Future Land Use Designation: Office (OFF)  
Proposed Future Land Use Designation: Commercial (COM)  
Existing Zoning District: Office Professional (OP)  
Proposed Zoning District: General Commercial (CG)  
Section, Township, Range: 29/42/43  
Property Control Number: 56-43-42-29-37-000-0030  
Applicable Overlay(s): Principal Arterial Design Standards Overlays  
Total Gross Land Area: 4.91 ac (213,901.39 s.f.)  
Deeded Land Area: 3.59 ac (156,422.19 s.f.)  
Total Gross Floor Area: 31,286 s.f.

Building A (Retail/Restaurant): 7,253 s.f.  
Building B (Retail/Restaurant): 5,689 s.f.  
Building C (Retail/Restaurant): 4,116 s.f.  
Building D (Retail/Restaurant): 6,099 s.f.  
Building E (Medical Clinic): 8,129 s.f.

Concurrency Approval\*  
Retail/Restaurant: 23,157 s.f.  
Medical Clinic: 8,129 s.f.

\*Concurrency is approved for the above uses and amounts shown on this plan.

Total Floor Area Ratio: .15  
Total Building Coverage: 15%  
Pervious Area: 41%  
Open Space: 76,646 s.f.  
Landscape Area: 10,424 s.f.  
Detention: .45 a.c. (19,988 s.f.)  
Building Height: 32'-0"  
Number of Stories: 1  
Parking Required: 159 SPACES  
Restaurant - 1 Space/150 s.f. @ 6,000 s.f. = 40 Spaces  
Medical Clinic - 1 Space/250 s.f. @ 8,129 s.f. = 33 Spaces  
Retail - 1 Space/200 s.f. @ 17,157 s.f. = 86 Spaces  
Proposed Parking: 159 SPACES  
Handicap Spaces Required: 6  
Handicap Spaces Proposed: 10  
Loading Required (12' x 30' Min.): 3  
Loading Provided: 5  
Traffic Analysis Zone: 129

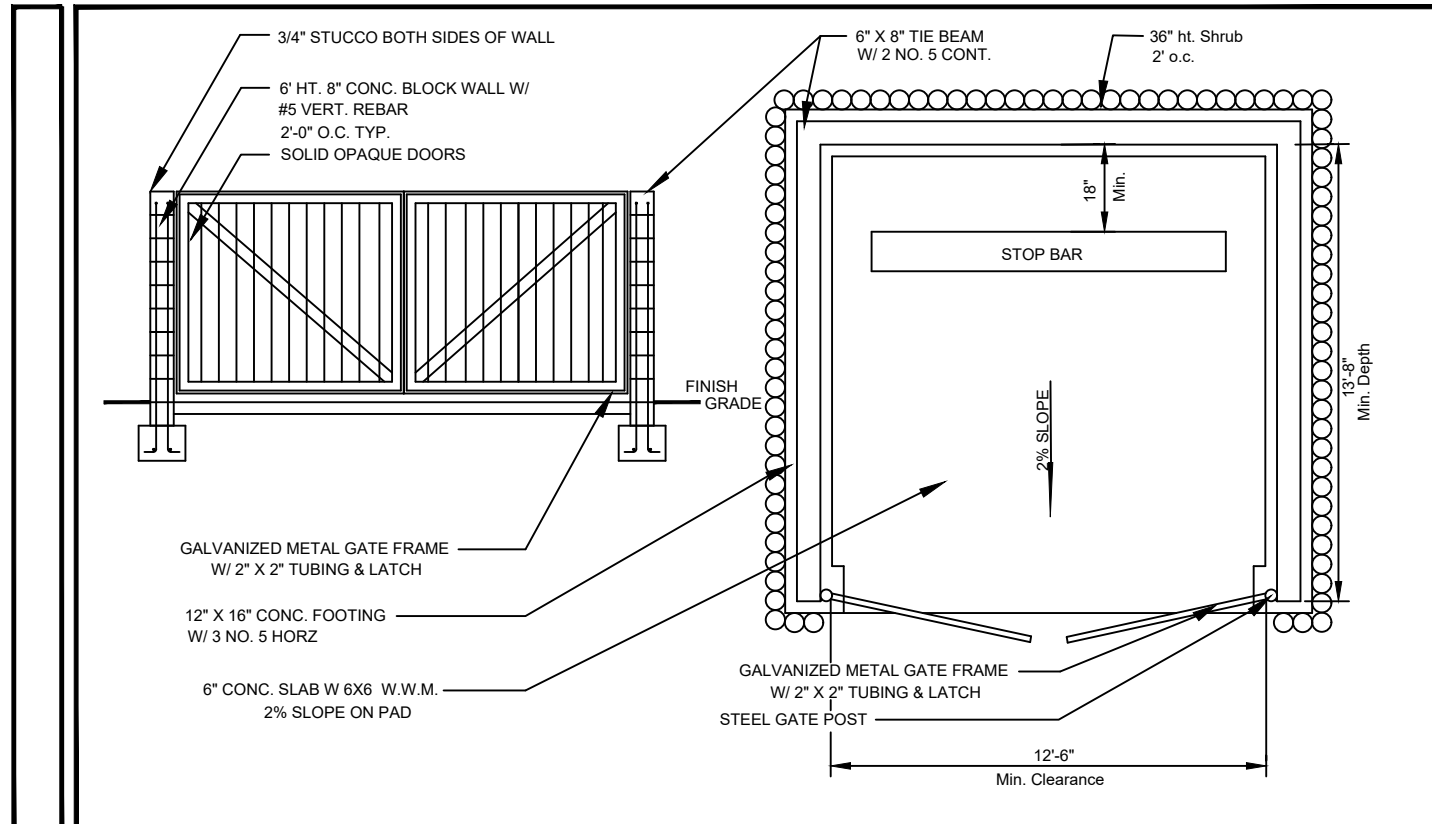
## Development Team

DEVELOPER: BLP BLUE HERON LLC  
741 N MILITARY TRAIL, SUITE 1  
PALM BEACH GARDENS, FLORIDA 33410  
(561) 684-6141  
ARCHITECT: GLIDDEN SPINA & PARTNERS ARCHITECTURE  
207 6TH STREET  
WEST PALM BEACH, FLORIDA 33401  
(561) 684-6844  
CIVIL/TRAFFIC ENGINEER: SIMMONS & WHITE  
2581 METROCENTRE BLVD, SUITE 3  
WEST PALM BEACH, FLORIDA 33407  
(561) 478-7848  
PLANNER: SCHMIDT NICHOLS  
1551 N. FLAGLER DR, SUITE 102  
WEST PALM BEACH, FLORIDA 33401  
(561) 684-6141  
SURVEYOR: GEOPPOINT SURVEY, INC.  
4152 W BLUE HERON BLVD, SUITE 105  
RIVIERA BEACH, FLORIDA 33404  
(561) 444-2720

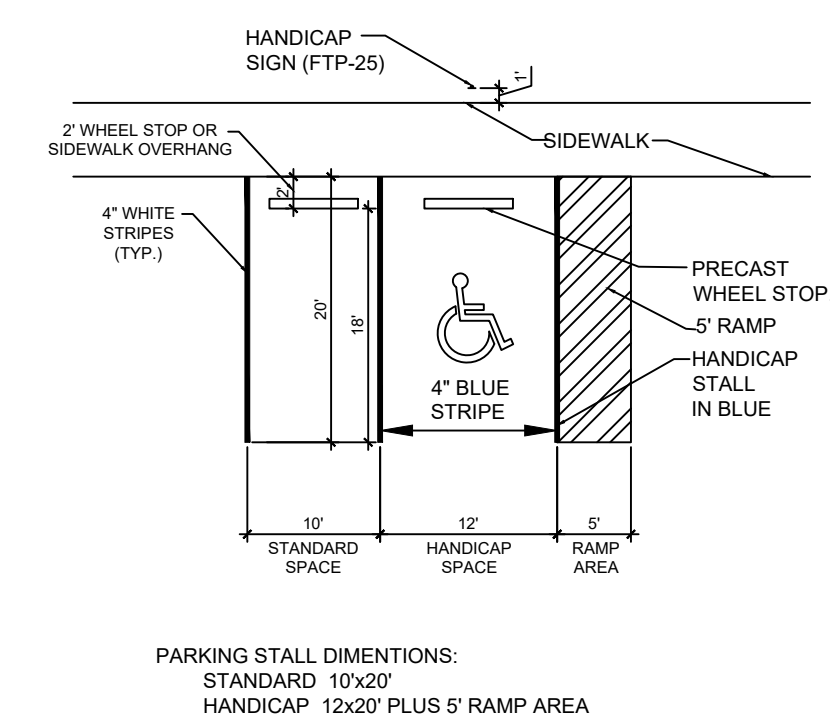
## Notes

- BASE INFORMATION FOR THIS PROJECT WAS OBTAINED FROM A SURVEY PREPARED BY GEOPPOINT SURVEYING, INC. DATED 07/05/2017
- D/R DUMPSTER WITH ENCLOSURES
- LIGHTING LOCATIONS ARE CONCEPTUAL AND ARE SUBJECT TO FINAL PHOTOMETRICS.
- PBC TRAFFIC HAS CONFIRMED NO ADDITIONAL ROW IS NECESSARY. BLUE HERON BLVD WILL REMAIN AS A 100' ROW

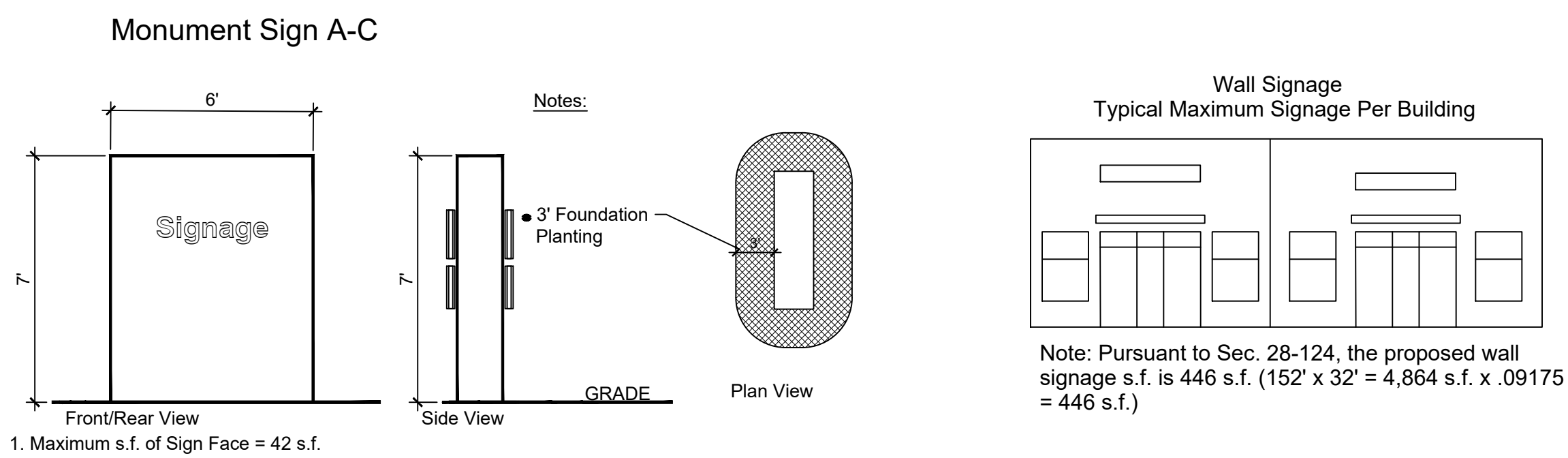
## Dumpster Detail



## Parking and Striping

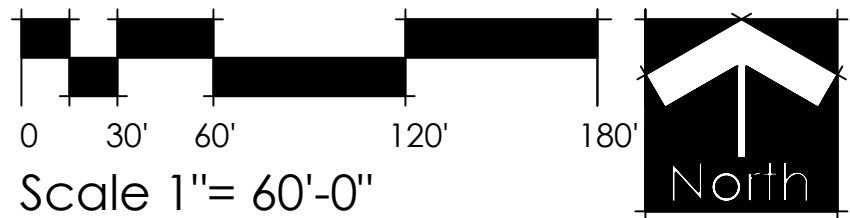


## Master Sign Program



## Development Regulations

CG PROPERTY DEVELOPMENT REQUIREMENTS												
ZONING DISTRICT	MINIMUM LOT DIMENSIONS	SIZE	WIDTH	FRONTAGE	DEPTH	MAX. FAR	MAX. BLDG COVER	MIN. PERVIOUS	SETBACKS/SEPARATIONS			
									FRONT	SIDE INTERIOR	SIDE STREET	REAR
CG	10,000 S.F.	100'	100'	N/A	N/A	1.4	N/A	20%	20'	20'	15'	20'
CG	4.91 AC.	1,436.92'	1,436.92'	115'	.15	15%	41%	21'	89'	293'	54'	



## Amendment Stamp

## Zoning Stamp

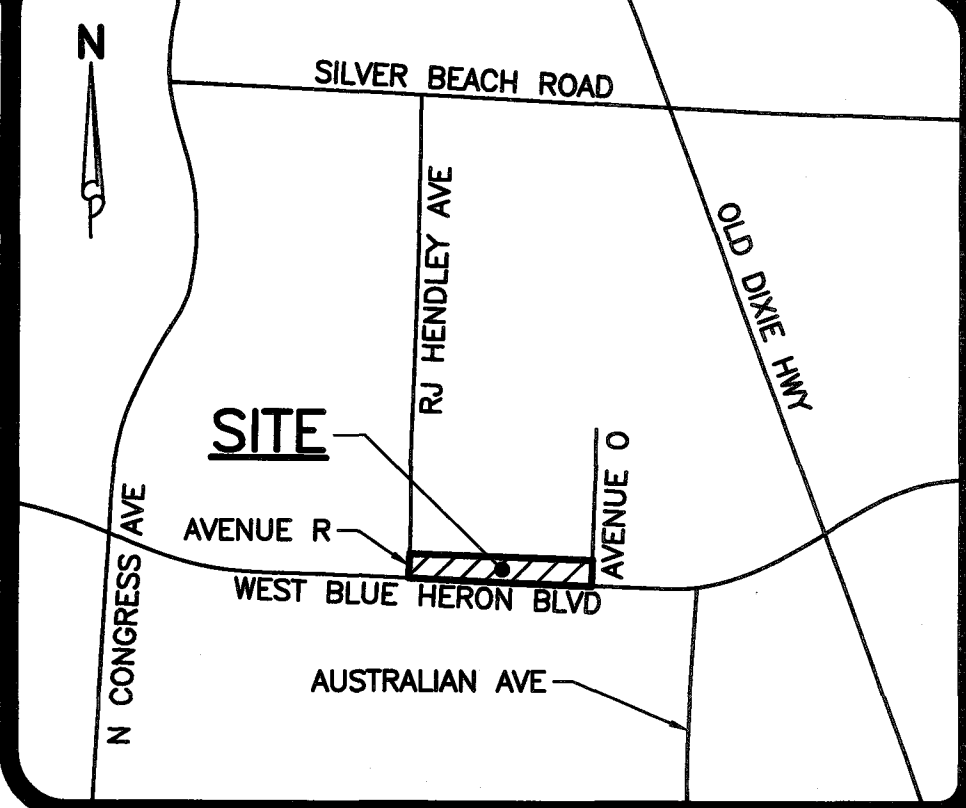
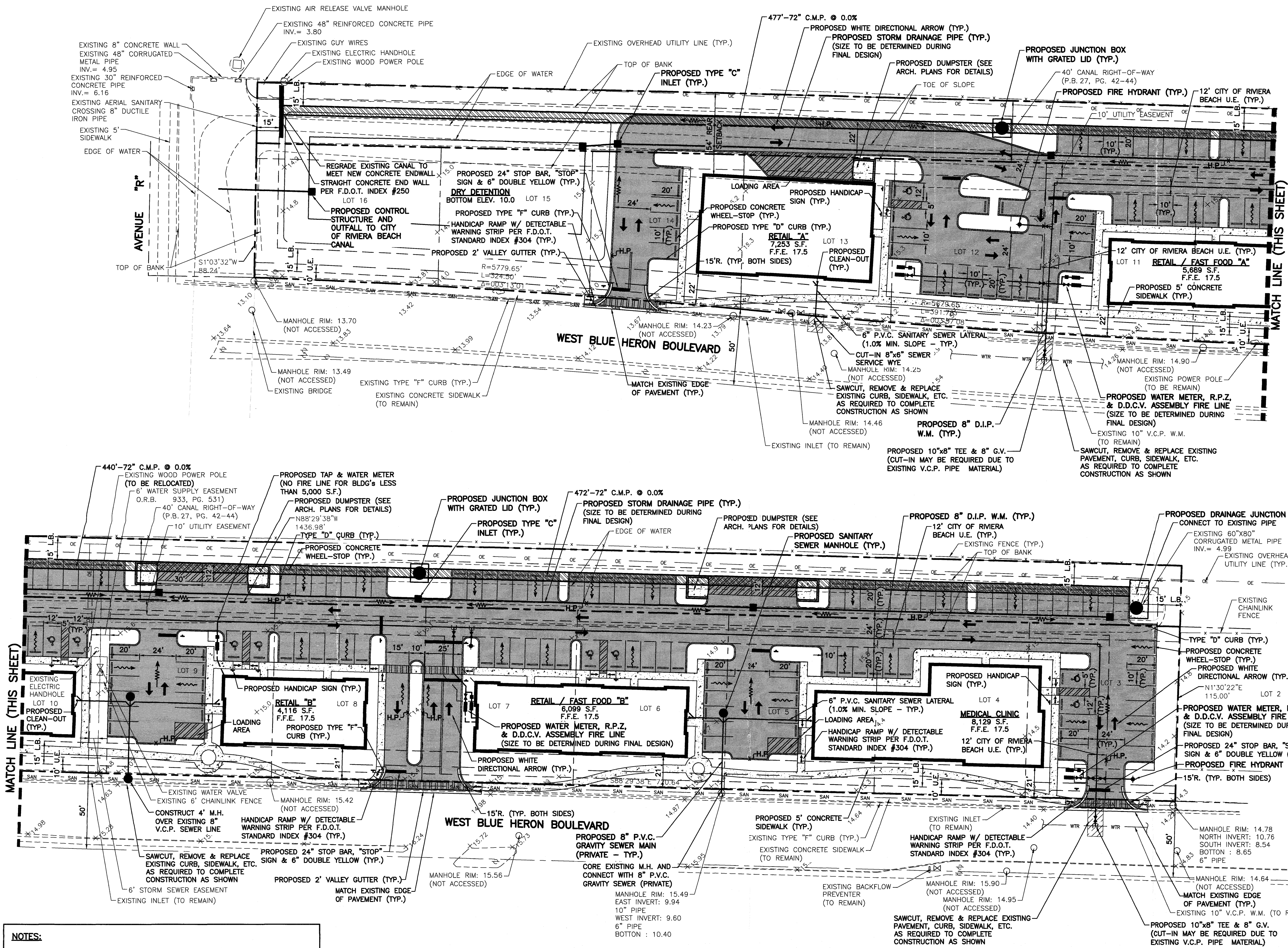
Date: 06/15/18  
Scale: 1" = 60'-0"  
Design By: JN  
Drawn By: MLD  
Checked By: JN  
File No: 852.01  
Job No: 17-82

## REVISIONS / SUBMISSIONS

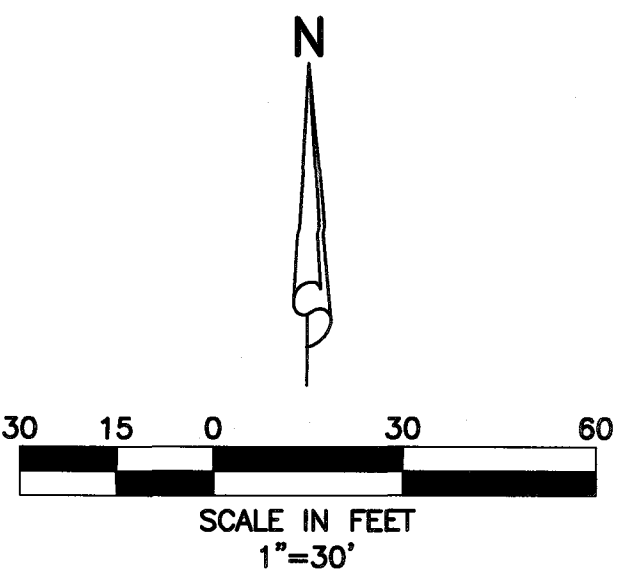
07/03/19 Resubmittal

## Site Plan





LOCATION MAP  
NOT TO SCALE



LEGEND

- PROPOSED STORM SEWER AND CATCH BASIN
- DIRECTION OF FLOW
- DIRECTION OF SWALE
- PROPOSED HIGH POINT
- EXISTING GRADE ELEVATION
- PROPOSED ASPHALT OR CONCRETE
- PROPOSED CONCRETE
- PROPOSED BRICK PAVERS/DECORATIVE PAVEMENT
- PROPOSED DETECTABLE WARNING SURFACE
- SAWCUT, REMOVE, & REPLACE EXISTING PAVEMENT, CONCRETE, CURB, ETC.
- SAWCUT & REMOVE EXISTING PAVEMENT, CONCRETE, CURB, ETC.
- PROPOSED EXFILTRATION TRENCH (ACTUAL LENGTH & SIZE TO BE DETERMINED DURING FINAL DESIGN)
- SEWER SERVICE W/ CLEAN-OUT
- FIRE HYDRANT W/ GATE VALVE
- PROPOSED SANITARY SEWER LINE, MANHOLE & FLOW DIRECTION
- WATER SERVICE & R.P.Z. (REFER TO POTABLE WATER SERVICE SINGLE METER INSTALLATION DETAIL.)
- PROPOSED LIGHT POLE (BY OTHERS)
- PROPOSED DIRECTIONAL ARROW
- PROPOSED BENCH & TRASH CAN (BY OTHERS)
- PROPOSED BIKE RACK (BY OTHERS)
- PROPOSED 24\"/>
- EXISTING OVERHEAD POWER LINE & POWER POLE
- EXISTING STORM DRAINAGE PIPE
- EXISTING WATER MAIN
- EXISTING SEWER MAIN
- EXISTING FORCE MAIN

**NOTES:**

- 1.) THIS DESIGN IS CONCEPTUAL AND SUBJECT TO CHANGE BASED ON FINAL DESIGN.
- 2.) ALL WATER AND WASTEWATER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RIVIERA BEACH AND THE PALM BEACH COUNTY HEALTH DEPARTMENT.
- 3.) LOCATIONS OF WATER AND SANITARY SEWER SERVICES, DRAINAGE STRUCTURES AND PIPES AND OTHER STRUCTURES TO BE COORDINATED WITH LANDSCAPE DESIGN DURING PREPARATION OF FINAL CIVIL ENGINEERING PLANS.



**BLUE HERON COMMERCIAL**  
SECTION 29, TOWNSHIP 42S., RANGE 43E.  
CITY OF RIVIERA BEACH, FLORIDA  
CONCEPTUAL PAVING, DRAINAGE,  
WATER AND WASTEWATER PLAN