



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

LOCAL PLANNING AGENCY

Development Services Department: (561)845-4060, www.rivierabch.com

Commencement – 6:30 PM
Thursday, February 27, 2020

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, 1st Alternate

Jon Gustafson, Vice-Chair

Margaret Shepherd, Board Member

Stephen Hunt, Board Member

Moeti Ncube, 2nd 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 – February 13, 2020.

VII. UNFINISHED BUSINESS – None.

VIII. NEW BUSINESS

- A. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, APPROVING AN APPLICATION (SP-19-27) FROM BLUE LAGOON PLAZA, LLC. REQUESTING SITE PLAN APPROVAL TO CONSTRUCT A NEW COMMERCIAL BUILDING, APPROXIMATELY 3,840 SQUARE FEET IN AREA, ON APPROXIMATELY 0.41 ACRE OF VACANT LAND, LOCATED AT 200 WEST BLUE HERON BOULEVARD, NORTHWEST OF, AND ADJACENT TO, THE INTERSECTION OF WEST BLUE HERON BOULEVARD AND AVENUE 'F', IDENTIFIED BY PARCEL CONTROL NUMBER 56-43-42-28-04-006-0220, HAVING A DOWNTOWN MIXED USE FUTURE LAND USE DESIGNATION AND A DOWNTOWN GENERAL (DG) ZONING DESIGNATION; PROVIDING FOR CONDITIONS OF APPROVAL; AND PROVIDING FOR AN EFFECTIVE DATE.

IX. WORKSHOP ITEMS

- A. DISCUSSION OF PLANNING AND ZONING CONCEPTS, STRATEGIES AND RECOMMENDED APPROACHES.

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 – Mar. 12, 2020 / Mar. 26, 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.

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<p>CITY OF RIVIERA BEACH PLANNING AND ZONING BOARD</p> <p>---</p> <p>Thursday, February 13, 2020</p> <p>Council Chambers 600 West Blue Heron Boulevard Riviera Beach, Florida</p> <p>6:41 p.m. - 9:09 p.m.</p> <p>---</p> <p>IN ATTENDANCE:</p> <p>Jon Gustafson, Vice Chair 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 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</p>	<p>1 MS. DAVIDSON: Evelyn Harris Clark.</p> <p>2 MS. CLARK: Present.</p> <p>3 MS. DAVIDSON: Moeti Ncube.</p> <p>4 MR. NCUBE: Present.</p> <p>5 MS. DAVIDSON: Jon Gustafson.</p> <p>6 VICE CHAIR GUSTAFSON: Here.</p> <p>7 MS. DAVIDSON: Rena Burgess.</p> <p>8 (No response.)</p> <p>9 MS. DAVIDSON: You have a quorum.</p> <p>10 VICE CHAIR GUSTAFSON: Thank you all.</p> <p>11 Acknowledgement of Board meeting absence</p> <p>12 notifications.</p> <p>13 MR. GAGNON: Yes, thank you, sir. Jeff</p> <p>14 Gagnon, Acting Director of Development Services.</p> <p>15 We did hear from our Chairperson that she</p> <p>16 would be unable to attend tonight's meeting. So with</p> <p>17 that, we'd have one Board member absent, so we'd ask</p> <p>18 that the first alternate receive voting rights for</p> <p>19 tonight's meeting.</p> <p>20 VICE CHAIR GUSTAFSON: Very well. Item IV,</p> <p>21 additions or deletions to the agenda.</p> <p>22 MR. GAGNON: Thank you, sir. We do not have</p> <p>23 any additions or deletions to tonight's meeting.</p> <p>24 I did want to welcome our friends from the</p> <p>25 Riviera Beach Volunteers, a police service group. They</p>
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<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, February 13, 2020,</p> <p>5 beginning at 6:41 p.m., with attendees as hereinabove</p> <p>6 noted, to wit:</p> <p>7 ---</p> <p>8 VICE CHAIR GUSTAFSON: The time is 6:41.</p> <p>9 Good evening. I'd like to call to order the February</p> <p>10 13th, 2020 meeting for the P&Z or Planning and Zoning</p> <p>11 Board. We'll begin with a moment of silence, followed</p> <p>12 by the Pledge of Allegiance.</p> <p>13 (Moment of silence observed. Pledge of</p> <p>14 Allegiance recited.)</p> <p>15 VICE CHAIR GUSTAFSON: Roll call.</p> <p>16 MS. DAVIDSON: Margaret Shepherd.</p> <p>17 MS. SHEPHERD: Here.</p> <p>18 MS. DAVIDSON: William Wyly.</p> <p>19 MR. WYLY: Present.</p> <p>20 MS. DAVIDSON: Stephen Hunt.</p> <p>21 MR. HUNT: Present.</p> <p>22 MS. DAVIDSON: James Gallon.</p> <p>23 MR. GALLON: Here.</p> <p>24 MS. DAVIDSON: Anthony Brown.</p> <p>25 MR. BROWN: Present.</p>	<p>1 hold a monthly or annual meetings, and they actually</p> <p>2 invited me to speak at their meeting. And I told them</p> <p>3 unfortunately we had a conflict, but invited them to</p> <p>4 our meeting, and they actually took us up on the</p> <p>5 invite. So I wanted to welcome that group to our</p> <p>6 meeting tonight. I thank all of them for attending.</p> <p>7 Their intent is really to learn about different</p> <p>8 departments and processes, so this is probably a greet</p> <p>9 opportunity to see it firsthand. So I just wanted to</p> <p>10 welcome that group. Thank you.</p> <p>11 VICE CHAIR GUSTAFSON: Welcome all.</p> <p>12 Item V, disclosure by Board members and</p> <p>13 adoption of the agenda. Hearing none, approval of the</p> <p>14 minutes for January 9, 2020.</p> <p>15 MR. HUNT: I so move.</p> <p>16 MS. SHEPHERD: Second.</p> <p>17 VICE CHAIR GUSTAFSON: That was by -- the</p> <p>18 first by Hunt and second by Ms. Shepherd. Roll call.</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: Present -- yes.</p> <p>23 MS. DAVIDSON: Stephen Hunt.</p> <p>24 MR. HUNT: Yes.</p> <p>25 MS. DAVIDSON: James Gallon.</p>

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<p>1 MR. GALLON: Yes.</p> <p>2 MS. DAVIDSON: Anthony Brown.</p> <p>3 MR. BROWN: Yes.</p> <p>4 MS. DAVIDSON: Evelyn Harris Clark.</p> <p>5 MS. CLARK: Yes.</p> <p>6 MS. DAVIDSON: Moeti Ncube.</p> <p>7 MR. NCUBE: Yes.</p> <p>8 MS. DAVIDSON: Jon Gustafson.</p> <p>9 VICE CHAIR GUSTAFSON: Yes.</p> <p>10 MS. DAVIDSON: Unanimous vote.</p> <p>11 VICE CHAIR GUSTAFSON: Moving on, unfinished</p> <p>12 business. Mr. Gagnon.</p> <p>13 MR. GAGNON: Thank you, sir. You know what?</p> <p>14 I failed to mention that with the Chairperson out, Vice</p> <p>15 Chair, Mr. Gustafson, would serve in the Chair</p> <p>16 capacity. It probably doesn't need to be stated, but</p> <p>17 just for the record we'll make that announcement. So</p> <p>18 thank you, sir.</p> <p>19 VICE CHAIR GUSTAFSON: You're welcome. Thank</p> <p>20 you.</p> <p>21 MR. GAGNON: Tonight's business, we have</p> <p>22 multiple items under unfinished business, which we're</p> <p>23 actually carrying over from our previous Planning and</p> <p>24 Zoning Board meeting where these items were discussed</p> <p>25 on January 9th of this year. These items were also</p>	<p>1 land identified by parcel control number</p> <p>2 56-43-42-29-37-000-0030, located north of West Blue</p> <p>3 Heron Boulevard, south of West 23rd Street, east of</p> <p>4 R. J. Hendley Avenue, and west of Avenue O,</p> <p>5 establishing a perpetual City utility access easement,</p> <p>6 and providing for an effective date.</p> <p>7 The second, for the record, is an ordinance</p> <p>8 of the City Council of the City of Riviera Beach, Palm</p> <p>9 Beach County, Florida, approving the application from</p> <p>10 BLP Blue Heron, LLC requesting a future land use map</p> <p>11 amendment from an office designation to a commercial</p> <p>12 designation for approximately 4.91 acres of vacant land</p> <p>13 identified by parcel control number</p> <p>14 56-43-42-29-37-000-0030, and including land formerly</p> <p>15 designated as a canal right-of-way, located north of</p> <p>16 West Blue Heron Boulevard, south of West 23rd Street,</p> <p>17 east of R. J. Hendley Avenue, and west of Avenue O, and</p> <p>18 providing for an effective date.</p> <p>19 Our third item is an ordinance of the City</p> <p>20 Council of the City of Riviera Beach, Palm Beach</p> <p>21 County, Florida, approving the application from BLP</p> <p>22 Blue Heron, LLC requesting a zoning map amendment from</p> <p>23 an OP, office and professional district designation, to</p> <p>24 a CG, general commercial district designation, for</p> <p>25 approximately 4.91 acres of vacant land identified by</p>
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<p>1 workshopped in December of last year; it was December</p> <p>2 19th of 2019.</p> <p>3 If it pleases the Board, I'd like to provide</p> <p>4 a staff presentation for all four items. It's letters</p> <p>5 A, B, C and D under unfinished business. They're all</p> <p>6 associated with the same development proposal, so just</p> <p>7 for continuity, it would probably be best to have a</p> <p>8 uniform presentation, if that so pleases the Board.</p> <p>9 VICE CHAIR GUSTAFSON: Any comments from the</p> <p>10 Board? Very well.</p> <p>11 MR. GAGNON: Okay, thank you.</p> <p>12 So for the record, we have four applications</p> <p>13 that are currently under staff review and have been</p> <p>14 provided before the Planning and Zoning Board tonight.</p> <p>15 The first is an abandonment of a City canal</p> <p>16 right-of-way, which is staff number AB-19-02. The</p> <p>17 second is a land use map amendment, which is LU-18-02.</p> <p>18 Third is a zoning map amendment, RZ-18-02. And fourth</p> <p>19 and final is site plan approval, which is SP-18-13.</p> <p>20 For the record, the first item is an</p> <p>21 ordinance of the City Council of Riviera Beach, Palm</p> <p>22 Beach County, Florida, approving the application from</p> <p>23 BLP Blue Heron, LLC, requesting abandonment of</p> <p>24 approximately 57,520 square feet of canal right-of-way</p> <p>25 located adjacent to and north of the vacant parcel of</p>	<p>1 parcel control number 56-43-42-29-37-000-0030, and</p> <p>2 including land formerly designated as a canal</p> <p>3 right-of-way located north of West Blue Heron</p> <p>4 Boulevard, south of West 23rd Street, east of R. J.</p> <p>5 Hendley Avenue, and west of Avenue O, and providing for</p> <p>6 an effective date.</p> <p>7 The fourth and final item is a resolution of</p> <p>8 the City Council of the City of Riviera Beach, Palm</p> <p>9 Beach County, Florida, approving an application from</p> <p>10 BLP Blue Heron, LLC requesting site plan approval to</p> <p>11 construct five commercial buildings, totaling</p> <p>12 approximately 31,286 square feet on approximately</p> <p>13 4.91 acres of vacant land identified by parcel control</p> <p>14 number 56-43-42-29-37-000-0030, and including land</p> <p>15 formerly designated as a canal right-of-way located</p> <p>16 north of West Blue Heron Boulevard, south of West 23rd</p> <p>17 Street, east of R. J. Hendley Avenue, and west of</p> <p>18 Avenue O, providing for conditions of approval and</p> <p>19 providing for an effective date.</p> <p>20 So what you have before you is an aerial view</p> <p>21 of the site. The site that we're discussing tonight is</p> <p>22 currently called out in red. That's on the north side</p> <p>23 of Blue Heron Boulevard and indicated here.</p> <p>24 This is a little bit closer view of the site.</p> <p>25 You can see how it's kind of bookended by two different</p>

<p style="text-align: right;">Page 9</p> <p>1 roadways. There's a canal that runs on the north side 2 of the property, and we have single family residential 3 uses to the north of the canal. 4 This is a view from the eastern property line 5 looking west; and this is from the western property 6 line looking east. Again, you can see in this photo 7 the canal running east and west. 8 So to briefly talk about some of the project 9 items, all four of these items would require approval 10 in order for the project to move forward as proposed. 11 If any individual item didn't proceed, then the project 12 could not proceed successfully. 13 So the existing land area is currently 14 platted. It's approximately 3.59 acres, and we 15 approximate that the canal abandonment will add an 16 additional 1.32 acres to the site, so that will 17 generate the 4.91 total acres. The City sees this as a 18 benefit because we're creating over an acre of taxable 19 land that currently is serving as canal only. And with 20 this proposal, that canal function would still exist, 21 it would just be piped underground, and then, again, 22 generating over an acre of taxable land for the City. 23 Briefly, some of the background on the site, 24 it has been vacant and undeveloped for a significant 25 amount of time. We think that it's due to a couple</p>	<p style="text-align: right;">Page 11</p> <p>1 I'll highlight it with the mouse cursor. This is the 2 current configuration, which is an office future land 3 use designation. And what's currently being proposed 4 is that this area will have a commercial future land 5 use designation, which you can see the area just south 6 also has that commercial designation, so we feel like 7 it would be consistent. 8 The image before you now is associated with 9 the zoning map. The image on the top of the page is 10 office professional, and what is currently proposed is 11 an amendment to general commercial zoning. Again, that 12 would be consistent with the property to the south. 13 I'll touch upon some of the high points 14 within the staff analysis. Within this project there 15 are five new buildings. We feel like the future land 16 use map amendment and the zoning map amendment, if 17 those are approved, then the project would be 18 consistent with our requirements. We feel like there's 19 been significant efforts to ensure compatibility with 20 adjacent uses as well. 21 All levels of service are currently available 22 to the site, water, sewer, roadway, garbage collection, 23 et cetera. There's a brand new landscape package 24 that's proposed for the site significantly in line with 25 our overlay district for Blue Heron Boulevard, which we</p>
<p style="text-align: right;">Page 10</p> <p>1 different factors. We think the lot configuration 2 itself is one of the limiting factors. We also believe 3 that the current future land use designation as well as 4 the zoning designation of office professional may also 5 have restricted some development proposals that we may 6 have seen otherwise. 7 So what the current property owner has done 8 is really proposed a unique way of dealing with that 9 challenge, where they're looking to abandon that canal 10 right-of-way as currently platted and incorporating it 11 into their site design. Again, what that will do is 12 provide additional area that counts towards their 13 development, I guess, requirements as far as total 14 acreage for the site. 15 It lessens the burden on the City as far as 16 maintenance of that open canal area. The applicant has 17 agreed to a perpetual easement for the canal itself and 18 piping of that canal, so the City is pretty comfortable 19 with the proposal as provided. 20 Just for the record, the legal description 21 has been provided in your backup material for tonight's 22 meeting. 23 The image you see before you is associated 24 with the future land use map amendment. You can see 25 the section on the top side of the screen here, and</p>	<p style="text-align: right;">Page 12</p> <p>1 think you'd be pleased with. And parking and traffic 2 is in line with all the concurrency requirements. 3 For the record, here's a copy of the site 4 plan, which is also provided in your backup material. 5 This is the configuration and layout of the 6 design. This is east to west, and you can see the 7 building footprints as proposed. 8 And this is a copy of the landscape plan, and 9 you can see the treatment on the south side of the 10 project, which is along Blue Heron Boulevard. Pretty 11 significant landscape treatment, as well as a landscape 12 buffer on the north side adjacent to existing 13 residential uses. 14 Here are a few of the renderings that have 15 been provided by the applicant. This would be the view 16 from Blue Heron Boulevard, and this is the view from 17 Blue Heron Boulevard at the center of the site. 18 For the record, the elevations have been 19 provided in the backup and are demonstrated before you. 20 I believe there are five in total, one for each 21 building. 22 So what staff would like to do is go over 23 some of the proposed conditions of approval for each 24 item. Of course, we'd want to hear public comments for 25 each item separately, allow for public comments, and</p>

<p style="text-align: right;">Page 13</p> <p>1 the Board would have to provide guidance on each item 2 individually as well. 3 So staff recommendation for the abandonment 4 request, which is AB-19-02, City staff is recommending 5 that P&Z recommend approval to City Council for this 6 canal right-of-way abandonment with the following 7 conditions. 8 The first is the applicant shall provide a 9 City access easement identical to the legal description 10 of the City canal right-of-way abandonment area in 11 order to ensure access in perpetuity. 12 The second condition is following City 13 Council approval and adoption of this abandonment 14 ordinance and prior to the City canal right-of-way 15 abandonment becoming effective, the applicant shall 16 provide the City with a construction performance bond 17 for 110 percent of the value of the cost to channelize 18 or pipe and fill the existing City canal. 19 The third condition is the applicant is 20 responsible for any and all costs associated with 21 channelization or piping of the existing City canal. 22 The water management capacity of the newly piped canal 23 shall be equal to or greater than the capacity of the 24 existing canal, and the final design of the 25 infrastructure improvement shall be approved by the</p>	<p style="text-align: right;">Page 15</p> <p>1 with the site plan, which is SP-18-13. A few of the 2 conditions are our boilerplate conditions which we use 3 for all of our development orders. So the first, 4 second, third, fourth, fifth and sixth are all 5 customary conditions. 6 Number seven is somewhat unique. It states 7 the three concurrently processed ordinances for the 8 abandonment, the future land use map amendment and 9 zoning map amendment must be adopted, approved and 10 become effective prior to the site plan approval 11 becoming effective. So that's a timing condition for 12 the project. 13 Number eight is the applicant shall consult 14 with the Riviera Beach Police Department in order to 15 incorporate one or more internet protocol or IP cameras 16 within their site design for RBPd use. 17 Number nine is that the applicant shall 18 replat the City canal right-of-way abandonment area 19 with the adjacent parcel, known by PCN 20 56-43-42-29-37-000-0030, prior to the issuance of a 21 Certificate of Occupancy for the location, and the 22 replat shall include the City access easement that was 23 required as a condition of approval for the 24 abandonment. 25 Condition number ten has to do with water</p>
<p style="text-align: right;">Page 14</p> <p>1 City's Public Works Department. The applicant must 2 also apply and be issued one or more City building 3 permits prior to any site work commencing for 4 channelization of the existing canal. 5 The fourth condition is the applicant shall 6 replat the City canal right-of-way abandonment area 7 with the adjacent parcel, known by PCN 8 56-43-42-29-37-000-0030, prior to the issuance of a 9 Certificate of Occupancy for the location, and the 10 replat shall include City access easement that was 11 required as a condition of approval for the 12 abandonment. 13 So that concludes the recommended conditions 14 for the abandonment. 15 The recommendation for the future land use 16 map amendment is that the City staff recommends 17 Planning and Zoning Board recommend approval of the 18 future land use amendment to City Council from office 19 to commercial. 20 The next recommendation is associated with 21 the zoning map amendment, and City staff is also 22 recommending that the Board recommend approval to City 23 Council from an office professional designation to a 24 general commercial designation. 25 So we have multiple conditions associated</p>	<p style="text-align: right;">Page 16</p> <p>1 management on site. I believe the applicant has 2 already provided this documentation, but just for belt 3 and suspenders, condition ten is prior to issuance of 4 any City building permit, the applicant shall provide a 5 drainage report sufficient to demonstrate compliance 6 with the City and South Florida Water Management 7 District regulations, specifically demonstrating 8 compliance with the City Comp Plan infrastructure 9 element, policy 1.5.3, which is provided just for 10 further information. And this information is in the 11 staff report as well. 12 So that concludes staff's presentation on the 13 item. I know the applicant is present as well. If it 14 pleases the Board, I would like to provide an 15 opportunity for the applicant to present. 16 VICE CHAIR GUSTAFSON: Thank you, Mr. Gagnon. 17 MR. GAGNON: So Mr. Nichols. 18 MR. NICHOLS: Thank you, Jeff. 19 Members of the Board, good evening. Josh 20 Nichols, for the record, of Schmidt Nichols. 21 I've also got the development team with us 22 this evening. We've got the attorney for the project, 23 Seth Behn. The client and owner of the property is 24 here with us as well, Stu Hankin. And also, Rob 25 Rennebaun is the engineer of record, and he's going to</p>

<p style="text-align: right;">Page 17</p> <p>1 be speaking as well today.</p> <p>2 I wanted to just start -- I know that</p> <p>3 you've -- Jeff, of course, did a great job, as last</p> <p>4 time.</p> <p>5 Is this the right button to push? Okay,</p> <p>6 perfect. Yes, it switched over.</p> <p>7 So I will keep this very brief. I think you</p> <p>8 have a good understanding of kind of what the requests</p> <p>9 are and what the project is, so I'll keep that brief,</p> <p>10 and then we'll turn it over to Stuart Hankin for kind</p> <p>11 of an update on his task, which was to go out to the</p> <p>12 neighbors and see what their understanding was of the</p> <p>13 project and kind of just get some feedback there. So</p> <p>14 he's got some really good updates, so I'll move my side</p> <p>15 of it along.</p> <p>16 So again, the Comprehensive Plan amendment,</p> <p>17 the rezoning, all required in order to make this come</p> <p>18 to fruition. The site plan is about 31,000 square</p> <p>19 feet, and some of the uses that we're hoping to get in</p> <p>20 there, again, some first class retail, restaurant,</p> <p>21 medical clinic, so kind of like an M.D. Now or</p> <p>22 something like that. I think there's a need for that</p> <p>23 in the area, so hoping to get one of those users in</p> <p>24 there. And then also the abandonment of the canal.</p> <p>25 So I think this is good just to show kind of</p>	<p style="text-align: right;">Page 19</p> <p>1 impacting that, because it is the pleasure of one of</p> <p>2 the residents in that area. So we did want to honor</p> <p>3 that and bring that to the Board's attention, that we</p> <p>4 would work with staff in between to come up with a</p> <p>5 solution there for them.</p> <p>6 Let me just quickly go to -- and again, you</p> <p>7 saw these in Jeff's presentation, but again, I just</p> <p>8 wanted to show you we're really looking at some</p> <p>9 high-end design, a lot of glazing, which is a</p> <p>10 requirement of the corridor, and also the architectural</p> <p>11 treatment, splitting the buildings up so you don't have</p> <p>12 a large massing along the roadway, pulling those</p> <p>13 buildings up to the front.</p> <p>14 So I think the design came out really nice.</p> <p>15 Again, we've been in the -- well, not in the process,</p> <p>16 but in the design process for about two years, the</p> <p>17 better part of that. The abandonment was a big part of</p> <p>18 it. So we really look forward to your support in kind</p> <p>19 of moving this forward.</p> <p>20 Just to kind of go over these, we talked</p> <p>21 about them last time, but some of the benefits to the</p> <p>22 community in terms of the estimated project cost, the</p> <p>23 jobs and the tax revenue generation. So you saw those</p> <p>24 last time. Same run-through there.</p> <p>25 So with that, I'd like to bring up Stuart and</p>
<p style="text-align: right;">Page 18</p> <p>1 a color rendering of the site plan and so you can see.</p> <p>2 So you have the retail, restaurant, medical buildings</p> <p>3 kind of all fronting on Blue Heron. There was a</p> <p>4 recently adopted Blue Heron corridor plan, and so this</p> <p>5 is -- correct me if I'm wrong -- one of the first</p> <p>6 projects to kind of institute a lot of that streetscape</p> <p>7 design.</p> <p>8 So all the buildings were pushed up to the</p> <p>9 front. There's a meandering sidewalk that goes along</p> <p>10 all the frontage of the buildings, and then the</p> <p>11 landscaping was upgraded as well to kind of go with</p> <p>12 that motif along the frontage. So I think it turned</p> <p>13 out to be a really good plan. I know you saw the</p> <p>14 renderings. I'll show that real quick as well.</p> <p>15 One thing that Stuart had gained in his</p> <p>16 meetings with the residents was that this, the home</p> <p>17 here on the western end would like nothing to be behind</p> <p>18 their home, so -- which is good, because they're on the</p> <p>19 end here, so it's not behind one of the buildings or</p> <p>20 anything like that, so it's next to the canal.</p> <p>21 So we would ask -- and we can work with staff</p> <p>22 between here and City Commission. But to -- because I</p> <p>23 know we're required a buffer along the perimeter, but</p> <p>24 maybe we can shift that landscape material outside of</p> <p>25 that and create a view window there so we're not</p>	<p style="text-align: right;">Page 20</p> <p>1 kind of walk through some of his discussions with the</p> <p>2 adjacent property owners. Thank you.</p> <p>3 MR. HANKIN: Hello, everyone.</p> <p>4 MS. CLARK: Good evening.</p> <p>5 MR. HANKIN: Thank you again for the</p> <p>6 opportunity to come before you and discuss our project.</p> <p>7 I guess this is the third time we're talking about</p> <p>8 this. For some of you, it may be the second time, and</p> <p>9 for some of you the first time.</p> <p>10 In our last meeting it was abundantly clear</p> <p>11 that we needed to do some more community outreach to</p> <p>12 share our vision for the project and let the</p> <p>13 homeowners -- give the homeowners a chance to give us</p> <p>14 some direct feedback and for us to inform them about</p> <p>15 the plans for the project.</p> <p>16 So last Wednesday I went door to door at two</p> <p>17 times, one at 12:00 and one at 5:30. Not everybody was</p> <p>18 home, but I think over 75 percent of the people I was</p> <p>19 able to talk to directly. There are 21 houses that</p> <p>20 buffer my land, of which 20 of them currently have a</p> <p>21 fence or bushes or some sort of buffer that they use as</p> <p>22 security for their house.</p> <p>23 And as Josh spoke about, there is one that</p> <p>24 has no fence, has no bushes, has no buffer, and because</p> <p>25 of the way the project is laid out, we're able to keep</p>

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<p>1 that that way, again at the homeowner's request.</p> <p>2 There were three specific things that we got</p> <p>3 overwhelmingly positive support for, so just wanted to</p> <p>4 share that with you. First was the wall, a six foot</p> <p>5 wall, barrier wall behind their houses. Again, I</p> <p>6 really wasn't sure how the people would receive it, but</p> <p>7 again, overwhelmingly positive response. The level of</p> <p>8 security that the wall would provide versus the fences</p> <p>9 that are there today, almost everybody was very happy</p> <p>10 about replacing what exists there with a six foot wall.</p> <p>11 The second was the canal. Again, I didn't</p> <p>12 have anybody say that they loved the canal or wanted</p> <p>13 the canal. The canal was a burden for most people.</p> <p>14 Not safe, and a breeding ground for mosquitoes for</p> <p>15 times of the year. So that was number two.</p> <p>16 And the third was new business and economic</p> <p>17 development. Virtually everyone saw that as a positive</p> <p>18 for themselves and the greater community.</p> <p>19 We did have conversations about concerns as</p> <p>20 well. One concern was that our -- the construction of</p> <p>21 our project would in a way do damage to their</p> <p>22 project -- or to their houses, excuse me. And that's</p> <p>23 completely false. There's no construction work that</p> <p>24 we're doing, whether it be the canal or the</p> <p>25 construction of the buildings, that is going to somehow</p>	<p>1 to vibrations. And the type of construction techniques</p> <p>2 that are going to be used here with vibratory rollers</p> <p>3 are the same type of rollers that are used for house</p> <p>4 pad constructions.</p> <p>5 So the 21 houses that are adjacent to us,</p> <p>6 they weren't all built at the same time. One's built,</p> <p>7 and two's built and then another one's built next door</p> <p>8 to it. For the filling of that house pad, the same</p> <p>9 type of equipment that's used to vibrate that house pad</p> <p>10 is going to be used on our project.</p> <p>11 And the thing to remember is we're not</p> <p>12 compacting three or four or five feet of fill at a</p> <p>13 time. It's layered in very thin layers, so the</p> <p>14 construction equipment can be less vibratory than</p> <p>15 things you see at heavy DOT construction or heavy</p> <p>16 bridge constriction where they're putting in sheet</p> <p>17 piles, that if you're not careful and you're not</p> <p>18 engineered correctly, they can cause some damage to</p> <p>19 existing structures.</p> <p>20 Now, I was told that there was some concern</p> <p>21 from members of the Board and neighbors about the</p> <p>22 vibration, and I'm pretty good with this. But there's</p> <p>23 a local expert, a geotechnical engineer that I asked to</p> <p>24 meet with, and he came to my office. And he probably</p> <p>25 gave me more information than any of you are concerned</p>
Page 22	Page 24
<p>1 vibrate the ground and crack their pipes or their</p> <p>2 foundation. It's just not going to happen. And we</p> <p>3 have a civil engineer here that's been working on the</p> <p>4 project for a few years already that's just going to</p> <p>5 add a little bit to that.</p> <p>6 And really, that was it. Happy to answer any</p> <p>7 questions. Again, I was very happy the response from</p> <p>8 the community, and you know, look very excited about</p> <p>9 the project, look forward to vote. And thank you.</p> <p>10 Going to bring up Rob to briefly speak about</p> <p>11 the engineering impact of construction.</p> <p>12 VICE CHAIR GUSTAFSON: Thank you, Mr. Hankin.</p> <p>13 MR. RENNEBAUN: Good evening. My name is Rob</p> <p>14 Rennebaun. I'm a registered professional engineer and</p> <p>15 the president of Simmons & White Engineers.</p> <p>16 Our office is just one exit down, five</p> <p>17 minutes from here, at 45th Street and I-95. And I've</p> <p>18 been with Simmons & White for over 30 years, and I've</p> <p>19 done hundreds, if not thousands of projects just like</p> <p>20 this. And in my experience, we've never had an</p> <p>21 adjacent homeowner where pipes or foundations cracked</p> <p>22 or pipes damaged with the type of construction that's</p> <p>23 anticipated here on this project.</p> <p>24 We've had some people say they felt</p> <p>25 vibrations from projects, and humans are very sensitive</p>	<p>1 in, but it's more technical and it has to do with DOT</p> <p>2 standards.</p> <p>3 For years in the old days, people would</p> <p>4 complain about vibration, and there was no real</p> <p>5 standards. So DOT actually created standards for this</p> <p>6 type of construction. And the variable is inches per</p> <p>7 second. And the DOT has a standard. They want us to</p> <p>8 keep our vibrations at .2 inches per second, with a</p> <p>9 maximum of .5 inches per second.</p> <p>10 And he told me that to crack a foundation, to</p> <p>11 crack concrete, to crack a wall or to settle pipes in</p> <p>12 nearby neighborhoods or under the residences, it takes</p> <p>13 in the neighborhood of seven to ten inches per second</p> <p>14 from the equipment. And that, he said, is severe pile</p> <p>15 driving, heavy, heavy duty bridge construction type</p> <p>16 things.</p> <p>17 So what we're going to be doing here compared</p> <p>18 to the DOT standards, compared to what could crack or</p> <p>19 could settle pipes is like 35 to 50 times less</p> <p>20 intensive. So I don't think there's going to be any</p> <p>21 problem. We've never had a problem with this type of</p> <p>22 work, and we wanted to come and let you know the</p> <p>23 magnitude of the safety factor. We, as engineers, deal</p> <p>24 with safety factors of two or three. Here it's 35 to</p> <p>25 50 times less than what could cause damage to the</p>

<p style="text-align: right;">Page 25</p> <p>1 neighbors.</p> <p>2 And I'm here to answer any questions if you</p> <p>3 have anything you'd like. Thank you.</p> <p>4 VICE CHAIR GUSTAFSON: Thank you,</p> <p>5 Mr. Rennebaun.</p> <p>6 MR. NICHOLS: And again, just, I know we went</p> <p>7 on there for a bit, so we want to just open it up now</p> <p>8 to any questions you may have. So thank you.</p> <p>9 MR. NCUBE: Board Chair.</p> <p>10 VICE CHAIR GUSTAFSON: Mr. Ncube.</p> <p>11 MR. NCUBE: Yes, I just want to make a</p> <p>12 comment and actually commend you guys for following</p> <p>13 through with the requests that were made last time. I</p> <p>14 was a little bit skeptical because I actually wanted to</p> <p>15 see if you were going to do anything like this.</p> <p>16 And just looking at the survey, this actually</p> <p>17 exceeded my expectations, because I really like the</p> <p>18 fact that you made notes and spoke about the</p> <p>19 conversations. You know, I especially liked the fact</p> <p>20 that, you know, it was one person you were able to sit</p> <p>21 there and just talk to him for 30 minutes, you know.</p> <p>22 And that's important, because I think when you're doing</p> <p>23 things like that, the community is impacted, and it's</p> <p>24 important that people know who's actually doing the</p> <p>25 work. And I'm sure that you probably may have learned</p>	<p style="text-align: right;">Page 27</p> <p>1 I want to go to the wall design. I know at</p> <p>2 this point there is buy-in, except for that one house</p> <p>3 on the corner, and I don't know if the architect has</p> <p>4 already, with that six foot wall, talked about the</p> <p>5 aesthetic of that. Sure it can go up six feet, but did</p> <p>6 you get any feedback in terms of the aesthetic, or did</p> <p>7 you present aesthetic and the neighbors said thumbs up?</p> <p>8 MR. NICHOLS: I don't mean to speak for Stu,</p> <p>9 but I don't think -- did you talk specifically about</p> <p>10 the aesthetic?</p> <p>11 Well, we're required to have architectural</p> <p>12 consistency between the buildings and the wall. So</p> <p>13 that will be, you know, of that same color scheme. The</p> <p>14 wall can't be -- you know, it's not going to be a</p> <p>15 fancy, over the top ornate wall or anything, but it's</p> <p>16 going to -- you know, you have the columns and then the</p> <p>17 slats that kind of slip in there. So there's not a</p> <p>18 huge footer. It's a pretty sleek design, and it's</p> <p>19 going to be the same color scheme as the buildings.</p> <p>20 MS. CLARK: And that's okay. I just want to</p> <p>21 make sure that the residents will not be surprised to</p> <p>22 say you know what, for example, off of Australian, the</p> <p>23 walls that the City put in, I think it's -- no, it's</p> <p>24 Martin Luther King Boulevard over there, and the</p> <p>25 neighbors were really distraught when they eventually</p>
<p style="text-align: right;">Page 26</p> <p>1 something from the community.</p> <p>2 So again, you know, like I said, it's always</p> <p>3 a -- we all have to make decisions, but I definitely</p> <p>4 think this is a really great job.</p> <p>5 MR. NICHOLS: Good job, Stuart.</p> <p>6 MR. HANKIN: Thank you.</p> <p>7 VICE CHAIR GUSTAFSON: Ms. Clark, you're</p> <p>8 recognized.</p> <p>9 MS. CLARK: Yes, I think my colleague has</p> <p>10 expressed my sentiment exactly, because I was very</p> <p>11 adamant to have some forum with the community to get</p> <p>12 their buy-in.</p> <p>13 To the engineer, and just for the viewing</p> <p>14 audience, I just want them to clearly understand that</p> <p>15 the Board didn't necessarily have a problem with the</p> <p>16 interruption of pipes and the land settling and that</p> <p>17 sort of thing. It was, unfortunately, on those</p> <p>18 residents who had another engineering company, another</p> <p>19 vendor who did a shoddy job of some other street</p> <p>20 repairs, and they were absolutely gun-shy, thinking</p> <p>21 that they would see a replication of a job that was not</p> <p>22 done very well. So your engineer here was just really</p> <p>23 to clarify, to give a comfort level, to use this forum</p> <p>24 right now to get that message out, plus it's of record</p> <p>25 too.</p>	<p style="text-align: right;">Page 28</p> <p>1 saw the wall. And they were just not happy because no</p> <p>2 one spoke to them. They expected a high wall. They</p> <p>3 got a really short wall, and I'm hoping that the lovely</p> <p>4 landscape kind of made up for it.</p> <p>5 And what I'm saying is if I'm one of the</p> <p>6 homeowners, and a wall goes up, and I just want to look</p> <p>7 out my window, I just want to make sure I'm looking at</p> <p>8 something that makes me feel good when I go look in the</p> <p>9 morning or when I go to bed, that it looks okay. And</p> <p>10 that was really about it.</p> <p>11 It doesn't have to be ornate. I'm not saying</p> <p>12 that. Just that there is some level of expectation,</p> <p>13 because that's going to be the first thing they see</p> <p>14 when they wake up, probably the last thing they see</p> <p>15 when they go at night, and maybe it will be sleek and</p> <p>16 it looks great.</p> <p>17 MR. HANKIN: So what was explained was that</p> <p>18 there would be a six foot concrete wall. The wall will</p> <p>19 have stucco on both sides and be finished on both</p> <p>20 sides, and it will be aesthetically pleasing. That's</p> <p>21 really the short version of that. Nobody really</p> <p>22 expressed anything above and beyond requirements, but</p> <p>23 it will definitely be consistent with the rest of the</p> <p>24 project. It will look great, and it will add to the</p> <p>25 back of their house for sure.</p>

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<p>1 MS. CLARK: Okay, thank you. That's fine. 2 You've clarified that. That's of record, so now they 3 know what to expect. 4 MR. NICHOLS: Thank you. 5 VICE CHAIR GUSTAFSON: Anything else from the 6 Board? 7 MR. HUNT: I have -- 8 VICE CHAIR GUSTAFSON: Mr. Hunt, you're 9 recognized. 10 MR. HUNT: I'm sorry. 11 I have a couple of observations. First of 12 all, Mr. Rennebaun, I thank you again for taking the 13 time and effort to do it, because it showed the value 14 of having the real facts that we need to balance the 15 judgment of the community. 16 And while we want to listen to all of the 17 opposing views, we also want to make sure we listen to 18 the positive views as well. And I think you did a 19 great job of summarizing everything, and I think it 20 makes it a lot easier for the Council to approve it as 21 well, because it's not going to be a football tossed 22 into their lap. Thank you. 23 VICE CHAIR GUSTAFSON: Mr. Wyly, you're 24 recognized. 25 MR. WYLY: Yes. Excuse me. I'm a little bit</p>	<p>1 going in from Blue Heron and the traffic study that we 2 had on there? I'm still a little skeptical about the 3 traffic not being able to have a turn-in because of the 4 amount of traffic during certain times of the day to 5 where it will slow down traffic coming down Blue Heron, 6 especially going west if that was an issue. 7 So I know you can't really budge on that. 8 You talked about it, because I understand it's the 9 design there and it would kind of hurt the rest of the 10 design of the building. But you're still going to have 11 my strong vote on that, but that was something that to 12 where I was wondering did you do any more kind of to 13 look in on that to kind of see if anything can be done? 14 MR. HANKIN: So Josh will give you a 15 technical response. My response, I had breakfast in 16 PGA Commons this morning, and that's a very similar 17 site on PGA Boulevard, which has similar traffic 18 patterns. And the entrance of PGA Commons is the same 19 as we've proposed here. It's one long drive with no 20 turn-in lane. So we've done the traffic studies, and 21 I'm sure he will, you know, expand on the requirements, 22 but I just wanted to make that note to you. 23 MR. WYLY: Okay, okay. 24 MR. HANKIN: Is there anything else you want 25 to add?</p>
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<p>1 under the weather today. 2 Again, I kind of, you know, expressed the 3 same type of feelings that my colleagues have, is thank 4 you for coming and bringing this project to the city, 5 because it's something I thought was well needed. 6 Because like I said, I'm born and raised here, and as a 7 little kid walking up and down Blue Heron, there was 8 nothing ever in that location. And finally, 50 years 9 later -- wow, Lord, I'm 50. 10 MR. HUNT: Forty-eight. 11 MR. WYLY: Yes, 48. That, you know, now that 12 something now is going to be there, because I was just 13 making a joke earlier about, you know, this is not 14 Rivera Beach country, it needs to be Rivera Beach city, 15 and it needs to have that kind of image. 16 So thanks a lot for like what he said, for 17 coming in and talking to the residents on 23rd and 18 actually getting a buy-in on it, even for the person on 19 the corner, because I know that person on that corner, 20 and they'd kind of like to have that view of Blue 21 Heron, look outside the house and see that. So I 22 understand that. And thank you for making an 23 adjustment for that. 24 I have one thing though. Do we think that 25 the idea of -- remember I talked about the driveway, of</p>	<p>1 MR. NICHOLS: Yes, just to kind of restate 2 sort of what we had talked about last time, but I just 3 want to make you feel comfortable. We do meet -- this 4 is a DOT road, this section, right? So we have 5 approval from DOT on our driveways and with the 6 intensity and the number of turns. So it does meet all 7 those standards. 8 MR. WYLY: Okay. 9 MR. NICHOLS: So I just want -- so, yes, it 10 really -- again, the shallowness of the site, if we 11 start putting in turn lanes, really, really starts to 12 inhibit -- 13 MR. WYLY: Right, right. 14 MR. NICHOLS: -- that ability to develop the 15 site. So luckily enough, we do meet all the standards 16 by what we're showing as proposed. 17 MR. WYLY: All right. One more question. 18 What is the time limit? Specifically, what's the time 19 limit on this project, because to be honest with you, 20 I'm kind of -- I will be excited to see it. I at least 21 want to be around to be able to see it. 22 MS. SHEPHERD: Going somewhere? Where you 23 going? 24 MR. NICHOLS: So obviously, depending on 25 permitting and -- but we'd like to get construction</p>

<p style="text-align: right;">Page 33</p> <p>1 going before the end of the year, if that's possible. 2 So we're not going to -- 3 MR. WYLY: Well, so what's the expectation of 4 the finish date? 5 (Discussion held off the record.) 6 MR. NICHOLS: So fourth quarter, 2021. 7 You'll make it to then. I have faith; I have faith; I 8 have faith. 9 MR. HUNT: You're not going anywhere. 10 MR. WYLY: Thank you, sir. 11 MR. NICHOLS: Thank you. 12 MS. CLARK: Mr. Chair, I have another 13 question. 14 VICE CHAIR GUSTAFSON: Ms. Clark. 15 MS. CLARK: That may be directed more at 16 Mr. Gagnon. We have a lot here of digits with the 17 traffic study, and I was a little bit glazed over 18 looking at all of that, because I do have a full-time 19 job. 20 So my question is we have, I believe it's 21 Australian, and we have Congress in which the project 22 is going to develop. And the criteria for the traffic 23 has been met. And my question is it's just focusing on 24 the traffic patterns between that Australian and 25 Congress where this project is, but did the DOT look at</p>	<p style="text-align: right;">Page 35</p> <p>1 mean by background is any projects that are on the 2 books -- they have to actually be on the books, so they 3 can't be just in the pipeline totally unless they're, 4 you know, already reviewed by DOT or the County. But 5 otherwise, and then we look at all the road networks 6 that do have an impact on the project and where these 7 trips are going throughout the day. So all that is 8 evaluated in the traffic study. 9 MS. CLARK: Okay, thanks. I think it's a 10 valid question that the developer has a lot to do with 11 it, but it falls upon Department of Transportation, and 12 knowing what we have going on as a City in the bigger 13 picture in the future and have that futuristic look so 14 that we are managing that traffic flow and we don't end 15 up -- not that we're going to end up like Miami, Fort 16 Lauderdale or Atlanta or Chicago, for that example, but 17 for a small town, new traffic coming through should be 18 considered, because it would have an impact. 19 But go ahead, Mr. Gagnon. 20 MR. GAGNON: Yes, so if you can think of it 21 as there's a pot that has been established as far as 22 total number of trips available, so that's the metric 23 that's used for any sort of traffic calculation. 24 So I think your real point is as we're 25 experiencing more growth, how do we ensure that we're,</p>
<p style="text-align: right;">Page 34</p> <p>1 Riviera Beach, Blue Heron in aggregate to say that we 2 have these projects that are on Singer Island and Blue 3 Heron that we're looking at developing, and those 4 individuals, like I think it is a 30 story foot hotel 5 parking lot that's going to be on Singer Island, Blue 6 Heron, and that traffic flow any time of the day has to 7 come down to where this project will be to get to I-95 8 and go to West Palm Beach airport, for example, because 9 I don't think they're going to traverse back the other 10 way and cut through to Jupiter. 11 So my question is because of that future 12 traffic based upon those projects, what is that going 13 to do to this particular section of traffic where it is 14 Australian, Congress where this is? 15 MR. NICHOLS: I can jump in here, I think, 16 and Jeff can add anything that I may miss. But so 17 basically, we look at the background traffic. So 18 anything that's approved within a sphere of influence, 19 basically, is looked at and is evaluated in the traffic 20 study, so any projects that are on the books. 21 And again, the County, so not just DOT, but 22 the County also reviews for traffic performance 23 standards, and then the City also reviews it. So you 24 have three different agencies that are reviewing it. 25 But yes, all the background traffic, and I</p>	<p style="text-align: right;">Page 36</p> <p>1 you know, staying within the limitations that are 2 provided within the roadway itself. And as new 3 projects come in and seek concurrency approval and seek 4 approval from either FDOT or the County, they're given 5 a placeholder, for lack of a better term, and those 6 trips that are dedicated to the project are reserved 7 for them until either a date certain that's specified 8 within the concurrency letter that's provided or until 9 the project really comes to fruition and is built out. 10 So if we had an unfortunate circumstance 11 where a project was approved and went through the 12 process and reserved that capacity and then just didn't 13 come to fruition, for whatever reason, and wasn't 14 built, then those trips would go back into the pool and 15 be available for other development teams. But so long 16 as they have an active development order, those trips 17 are reserved for that development. 18 MS. CLARK: Thank you. 19 MS. SHEPHERD: Mr. Chair. 20 VICE CHAIR GUSTAFSON: Ms. Shepherd, you're 21 recognized. 22 MS. SHEPHERD: As I listen to my colleagues 23 talking, we have to remember one thing. Riviera Beach 24 is growing. It's growing fast now with all the 25 construction. And I want to make it clear, very clear</p>

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<p>1 that we're growing and we have to accept the roads 2 being torn up and the buildings are growing. 3 And you know, I'm just ecstatic this company 4 is here. And I think that this company is going to 5 make a statement that the city of Rivera Beach is 6 growing. I think you're moving in the right direction. 7 And I'm sure right there it's going to be stagnated 8 with the schools and Barracuda Bay, it's going to be 9 stagnated. The Fire Department is coming. 10 So when I go out and take a drive and I want 11 to go somewhere, I know I have to leave at least 20 12 minutes or an hour early. So my grandchildren say I 13 drive 20 miles an hour, and I know I'm a little slow, 14 but I get there. And so with this project coming on 15 Blue Heron, I used to live right there on Blue Heron, 16 and at certain times every the day, I'll tell you, the 17 traffic is horrible. 18 So I want to look at the good side, and I 19 want to say my city is growing. And I know for a fact 20 buildings are coming with the new -- sorry, my phone. 21 With the new buildings that's coming on the island, I'm 22 sure that we have to brace ourselves for the future. I 23 am bracing myself for the future of Riviera Beach. 24 My parents were born and raised here but 25 moved to Detroit. And I'll be honest with you, I've</p>	<p>1 there. 2 MR. HANKIN: They're definitely on my short 3 list of businesses I think would be perfect there, but 4 I can't start negotiations with any until I have 5 approvals. Nobody's willing to have discussion until I 6 say here's the project, here are the approvals, here's 7 what's coming. 8 MR. WYLY: One more question for you. Are 9 you still working with the guy, the young man at the 10 storage building to try to make the buildings similar 11 as far as paint, because I know -- 12 MR. HANKIN: The only time I ever met him was 13 sitting here, and we had never had a discussion on 14 coordinating that in any way. 15 MR. WYLY: Right, sort of assistance to where 16 it makes it look like the little city feel. 17 MR. HANKIN: Yes. 18 MR. WYLY: You know, so we talked about that 19 last meeting, but -- 20 MR. NICHOLS: The good thing is they're both 21 our clients, so we can make that connection -- 22 MR. WYLY: Oh, yes, exactly, exactly. 23 MR. NICHOLS: -- and look at that. 24 MS. SHEPHERD: Oh, they are? 25 MR. WYLY: Yes.</p>
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<p>1 been here a little over 30 years, and it's been the 2 same. Nothing's been going up until now. And that 3 corner, I always wondered, who own that corner, who own 4 that corner? And now you're sitting in our chamber 5 saying this is your project. And I hope people take a 6 good look at you and say Riviera Beach is moving on. 7 With that, I thank you. 8 MR. NICHOLS: Thank you. 9 VICE CHAIR GUSTAFSON: Mr. Wyly, you're 10 recognized. 11 MR. WYLY: Just one more question. I know 12 you spoke -- I know you don't, really can't control, I 13 guess, the businesses when everything gets set up, all 14 the businesses are going in. But you spoke of like an 15 M.D. Now, like a medical center or something like that. 16 Is there any kind of negotiations with any company or 17 any companies at this moment who possibly may be coming 18 into that location, because I think that would be 19 great. 20 If an M.D. Now comes in, that would be great, 21 because I know a lot of people in that area who travel 22 to Palm Beach Gardens or either West Palm Beach or Palm 23 Beach Lakes just to get medical attention. If there's 24 something right there in your neighborhood, it would be 25 awesome, if it's a possibility that we can get that</p>	<p>1 MR. NICHOLS: Yes. 2 MS. SHEPHERD: Oh, good. 3 MR. NICHOLS: The storage facility across the 4 street, and obviously, this one, yes. 5 MS. SHEPHERD: That sounds even better. 6 MR. NICHOLS: Yes, so we'll try to -- we can 7 try to coordinate that, yes, at least so they don't 8 clash. 9 MR. WYLY: Exactly. 10 MR. NICHOLS: But I can't guarantee that 11 they'll be the same color, but at least that they won't 12 clash. 13 MR. WYLY: Exactly. 14 MR. NICHOLS: We can try to coordinate that, 15 absolutely. 16 MR. WYLY: Thank you again, sir; thank you. 17 MS. CLARK: Chair, just a question for you. 18 Are our questions kind of open, to get them out in the 19 open right now, or just ask them at the appropriate 20 time in the rest of the presentation? 21 VICE CHAIR GUSTAFSON: Right now we can get 22 as many questions out as we need to from the Board. 23 MS. CLARK: Okay. I wanted to just ask -- 24 VICE CHAIR GUSTAFSON: As long as it's within 25 topic.</p>

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<p>1 MS. CLARK: It's in topic. 2 VICE CHAIR GUSTAFSON: Okay, very well. 3 MS. CLARK: Launching this project. 4 Okay, to the owner of the land, I was looking 5 at all of the documentation, so I want to understand 6 who actually owns the land. I'm looking at a warranty 7 deed. Is it your company, or do you have a consortium 8 of investors and the title is truly going to those, 9 that entity, or is it within your ownership? 10 Because if I'm understanding, once we do the 11 abandonment of the canal, that becomes real property 12 that follows the history of the parcel number. Even if 13 you were to sell the property and flip it, that canal 14 becomes, you know, real property. And I'm just trying 15 to understand in this documentation that's going to be 16 recorded -- 17 MR. HANKIN: Sure. 18 MS. CLARK: -- is it, you know, under your 19 ownership or different, the LLC's, for example? 20 MR. HANKIN: So the LLC is BLP Blue Heron, 21 LLC. I am the owner and manager of that LLC. I have 22 one investor who's a silent partner that puts up money 23 along with me, but I'm 100 percent the decision maker 24 and the person that's running the project. 25 MS. CLARK: Okay, so the real property is up</p>	<p>1 from the Board? Moving on, we have. 2 MR. NICHOLS: Excuse me, Mr. Chairman, one 3 quick second. 4 VICE CHAIR GUSTAFSON: Absolutely. 5 MR. NICHOLS: I just needed to make sure that 6 we agree to the conditions of approval. I missed that 7 at the end of the presentation. So we just wanted to 8 make sure that for the record, we're in agreement with 9 the conditions of approval for all four of the 10 applications. Thank you. 11 VICE CHAIR GUSTAFSON: Thank you. 12 Jeff, I also believe that there was a, in the 13 last meeting there was talk about having the department 14 speak about this -- is that true -- about any of the -- 15 from the different Police Departments or Fire 16 Departments about the buildings? 17 MS. SHEPHERD: You mean a backup? 18 MR. HUNT: I don't recall. 19 MS. SHEPHERD: Of the Fire Department and -- 20 VICE CHAIR GUSTAFSON: Yes. 21 MR. GAGNON: We haven't received any 22 additional concerns. They were part of the site plan 23 and project review process. 24 VICE CHAIR GUSTAFSON: So everything is 25 approved from all of our --</p>
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<p>1 under your purview. 2 MR. HANKIN: Correct. 3 MS. CLARK: That's what I'm asking. 4 MR. HANKIN: Yes. 5 MS. CLARK: Okay, thank you for that. 6 And one last question. Mr. Gagnon showed us 7 a colorful picture of the view of the land pointing 8 towards I-95, for example, and there was that part of 9 the canal. I just wanted to get an understanding, and 10 it might be that total end piece that had the tunnel, 11 that canal, the big hole, are you covering over, making 12 that underground too, or is that just going to remain 13 as is? 14 MR. HANKIN: It's going to remain as is. 15 MS. CLARK: Oh, it's going to remain as is. 16 Oh, okay. All right. Not that it -- you know, I'm not 17 an engineer, so I didn't know if you were just going to 18 end up encasing that as well and making that part of 19 it, but you're just going to leave it as is. 20 MR. HANKIN: This picture is a good 21 representation of what our plan is. 22 MS. CLARK: All right. I just wanted clarity 23 on it, if it was coming in or if it was just going to 24 remain as is. Okay. 25 VICE CHAIR GUSTAFSON: Any other questions</p>	<p>1 MR. GAGNON: Yes. One of the items, one of 2 the comments associated with police has to do with the 3 camera systems that they would like to have access to, 4 and they want to work with the development team, an IP 5 based camera system. 6 VICE CHAIR GUSTAFSON: And we have no update 7 from them. As long as the applicant is willing to work 8 with the Police Department, we make the recommendations 9 as per the -- 10 MR. GAGNON: Yes, sir. And from a fire 11 standpoint, of course, when the project comes in for 12 building permit, all of the plans would have to be up 13 to date for all the fire code approvals and building 14 code requirements. And that typically is Fire 15 Department's main concern, just to ensure that all the 16 fire safety is up to current code. 17 VICE CHAIR GUSTAFSON: Very well. Thank you. 18 Moving on, I guess we would move on to public 19 comments regarding this before we move forward. We 20 have one card here from Claudene Anthony that would 21 like to discuss items A through D. 22 MS. ANTHONY: Good evening, Mr. Chair, 23 members of the Board. My name is Claudene Anthony. 24 VICE CHAIR GUSTAFSON: Good evening. 25 MS. ANTHONY: I am the property owner that's</p>

<p style="text-align: right;">Page 45</p> <p>1 at the west end of the project who did not want a wall 2 behind her home -- or should I say our home, as I am 3 married -- because I do enjoy the view of Blue Heron in 4 the morning and at night. 5 I just want to say that I am -- it's 6 unfortunate that Ms. Hubbard was unable to be here this 7 evening. 8 But I do want to thank Mr. Hankin for coming 9 by my office, as well as my home last week. He did not 10 get the opportunity to speak with me, but he did speak 11 with my husband to advise the wall would not be behind 12 our home, nor will the canal be filled behind our home. 13 Ms. Harris Clark asked about the piping 14 that's over there by my home. That is City owned 15 property. That's part of our Utility Special District, 16 which, Ms. Clark, is the reason, possible reason why it 17 will not be bothered, which also may lend to why the 18 canal will not be fenced -- will not be filled on that 19 end, because not only do you have that pipe in there, 20 but you have a lift and a pump station that is there. 21 I moved there. I don't have to worry about a smell 22 that usually come from those things, okay? 23 However, I took the privilege of driving down 24 Blue Heron and through other thoroughfares of the city 25 to see what other neighborhoods were abutted by</p>	<p style="text-align: right;">Page 47</p> <p>1 How will this project affect property values 2 once completed or once neglected? No, I do not have 3 confidence in the property being properly maintained as 4 time goes by. 5 You have heard my comments. I thank you for 6 your time. 7 VICE CHAIR GUSTAFSON: Thank you, 8 Ms. Anthony. 9 MS. SHEPHERD: Mr. Chair. 10 VICE CHAIR GUSTAFSON: Ms. Shepherd. 11 MS. SHEPHERD: I was under the understanding 12 that everybody in that neighborhood approved that. I'm 13 kind of stunned to hear Ms. Anthony talk about it. Did 14 it affect anybody else? Did you get any statements 15 from anyone else? This is the first I've heard of it. 16 And I got friends in that area, and I haven't heard 17 them talk about it, not at all. 18 MR. HANKIN: Yes, so there were two public 19 comments last time of people that were not excited 20 about the project. Ms. Hubbard was the other person. 21 But speaking to everybody else directly, they 22 responded very positively. And you know, we're able to 23 make the consideration to keep the project away from 24 the house all the way to the west. So we didn't take a 25 vote, we didn't ask anybody to sign anything. We let</p>
<p style="text-align: right;">Page 46</p> <p>1 businesses, and to my surprise, there were not many, if 2 any. So the question becomes: Why here? 3 Mr. Wyly, I understand that you've been 4 wondering what was going to be built there because of 5 what you've seen through the years. At the last 6 meeting when this item was discussed, according to the 7 developer, the impact would only be on approximately 25 8 property owners and/or renters. I want to inform the 9 developer whether the number is 25, 2,500 or 25,000, 10 we, the residents of this city on 23rd Street, are 11 stakeholders, just like anyone else, and our dollars do 12 matter. 13 I made comments on safety concerns, noise 14 concerns during construction, possible damage to 15 residential infrastructure, but I did not bring to your 16 attention the effect of the City's fragile 17 infrastructure, as the lift and pump stations in that 18 area has issues currently with its current utilization. 19 What about the effect of the utility vehicles 20 being able to access homes between the fencing of the 21 properties and the barrier wall? 22 Better yet, how will the construction 23 equipment access the site? Do they plan on passing 24 through on the west end, which means driving on my 25 property, because you can't access from the east side?</p>	<p style="text-align: right;">Page 48</p> <p>1 everybody know that we would be here tonight 2 presenting, and everybody had the opportunity to come 3 in opposition. 4 And again, you know, we have one person that 5 obvious -- that I'm not sure if that was all positive 6 or all negative. But, yes, that's the response. The 7 summary that's provided in your packet was every 8 discussion I had with the people there. 9 MS. SHEPHERD: Well, she brought it up. 10 Since Ms. Anthony brought it up, how will you get the 11 easement to her property to work on this project? 12 MR. HANKIN: Yes, we have access directly 13 from Blue Heron, so we don't need to come -- 14 MS. SHEPHERD: You don't need to go through 15 her property? 16 MR. HANKIN: No, absolutely not. 17 MS. SHEPHERD: Okay, because I wouldn't want 18 to upset her. 19 MR. HANKIN: No. Today there is no access 20 through there. When people come and service the 21 property, they come in through Blue Heron Boulevard. 22 Right now they just kind of pull up on the sidewalk. 23 So there won't be any need for access through any part 24 of 23rd Street. 25 MS. SHEPHERD: How did you access the</p>

<p style="text-align: right;">Page 49</p> <p>1 opinions? I've been out sick for a while, so I ask 2 these questions. What did you do, put door knockers, 3 or you just went? 4 MR. HANKIN: I literally knocked on the 5 doors, yes. And for everyone that was home, you know, 6 we just had a conversation. Some people had heard 7 about it and wanted to talk about it. Some people 8 wanted to explain their support. 9 Some people had some questions about what the 10 construction would be like, and I, you know, shared 11 that with them and I showed them pictures of what it 12 would look like. I wrote them a letter. I gave them 13 my personal cell phone number. I've received two calls 14 since then, both positive. So everybody was left with 15 my letter, pictures and my business card with my 16 personal cell phone on it. 17 MS. SHEPHERD: How many houses did you go to? 18 MR. HANKIN: There were 21. I knocked on -- 19 there were 16 homeowners. Of the 21, there were five 20 investors. I didn't knock on the investor doors; I 21 knocked on the homeowner doors. And again, there's a 22 summary of my conversations with all of the homeowners. 23 MS. SHEPHERD: All right, thank you, 24 Mr. Chair. 25 MS. CLARK: Mr. Chair, all of the detail is</p>	<p style="text-align: right;">Page 51</p> <p>1 the packet. The effort that he went, he did go door to 2 door, all of that's here and he spoke about that. I'm 3 clear on that. That's good. It's the infrastructure, 4 which maybe falls more in our lap as a City to address 5 the residents' concern. 6 MR. GAGNON: So if the project receives 7 approval and moves forward where they receive a 8 development order from the City Council, when they come 9 in for a City building permit, that information in that 10 packet is routed to each reviewing department and 11 division. 12 So one of those divisions is our Utility 13 District. So they're definitely aware of where their 14 lift stations are and if there's any concerns 15 associated with some of the construction, or, you know, 16 abandonment of the easement and piping of that canal. 17 If they feel like there's any sort of conflict or 18 concern, that's their true opportunity to see the 19 complete development plans, to make any comments or 20 amendments that they see fit. 21 If there's any concern or issue that does 22 require additional resolution or another meeting, they 23 have the option of really providing a request for 24 additional information to the applicant or any other 25 comments that they have. And the project can't proceed</p>
<p style="text-align: right;">Page 50</p> <p>1 here in the packet that the staff prepared for us, as 2 well as the developer and his team articulating even 3 further. 4 I want to have this question directed to 5 Mr. Gagnon just based upon Ms. Anthony's question, and 6 this is something that the developer may or may not 7 know, but we should. And she was pointing out the 8 fragileness of our infrastructure, because we, as a 9 City, just have bad piping, if you will, and it's 10 fragile. 11 So what she's asking is was that taken into 12 consideration when the development happens, and if 13 anything were to happen, if you will, the water pipes, 14 because I've experienced that myself with something as 15 much as just walking on the ground, and I ended up with 16 a 500, \$600 problem, and that was something that's the 17 City's issue because the pipes are so old. But yet 18 still when you have a developer coming in, they may, 19 may not know how fragile it is, but the residents want 20 to know. They don't want to see a problem, and if 21 there is a problem, maybe it falls upon us as a City. 22 I think that's what she's asking. 23 If I'm wrong, Ms. Anthony, please correct me. 24 But I want to make sure that that is 25 addressed, because that's something that's not here in</p>	<p style="text-align: right;">Page 52</p> <p>1 until that building permit application is approved by 2 each department or division. So the Utility 3 Department -- excuse me -- the Utility Division or the 4 District would have to approve any building permit 5 application that's submitted to the City prior to any 6 dirt being turned whatsoever. 7 MS. CLARK: And I'm just hoping that that 8 answers Mrs. Anthony's question as a resident, which is 9 what I'm trying to get at. And if it doesn't, I think 10 she can speak for herself. 11 VICE CHAIR GUSTAFSON: Very well. Moving on, 12 we have another public comment from Mercy Selver. 13 UNIDENTIFIED SPEAKER: (Inaudible.) 14 VICE CHAIR GUSTAFSON: Ms. Selver is looking 15 to make comments regarding B through D, so I don't see 16 why we couldn't vote, or if there was a motion out 17 there for item A. 18 MR. HUNT: I move that we adopt and approve 19 item A on the agenda. 20 MR. GALLON: Second. 21 MR. WYLY: Second. 22 VICE CHAIR GUSTAFSON: I believe that was a 23 motion by Mr. Hunt and a second by Mr. Gallon. Roll 24 call. 25 MS. DAVIDSON: Margaret Shepherd.</p>

<p style="text-align: right;">Page 53</p> <p>1 MS. SHEPHERD: Yes.</p> <p>2 MS. DAVIDSON: William Wyly.</p> <p>3 MR. WYLY: Yes.</p> <p>4 MS. DAVIDSON: Stephen Hunt.</p> <p>5 MR. HUNT: Yes.</p> <p>6 MS. DAVIDSON: James Gallon.</p> <p>7 MR. GALLON: Yes.</p> <p>8 MS. DAVIDSON: Anthony Brown.</p> <p>9 MR. BROWN: Yes.</p> <p>10 MS. DAVIDSON: Evelyn Harris Clark.</p> <p>11 MS. CLARK: Yes.</p> <p>12 MS. DAVIDSON: Moeti Ncube.</p> <p>13 MR. NCUBE: Yes.</p> <p>14 MS. DAVIDSON: Jon Gustafson.</p> <p>15 VICE CHAIR GUSTAFSON: Yes.</p> <p>16 MS. DAVIDSON: Unanimous vote.</p> <p>17 VICE CHAIR GUSTAFSON: Moving on for --</p> <p>18 MR. NICHOLS: Thank you very much.</p> <p>19 VICE CHAIR GUSTAFSON: Very well.</p> <p>20 Ms. Selver, you'd like to make comments regarding items</p> <p>21 B through D?</p> <p>22 MS. SELVER: Yes, please. Good evening. My</p> <p>23 name is Mercy Selver, and I'm a resident on West 23rd</p> <p>24 Street. I've been there about 35 years. Ms. Claudene</p> <p>25 happens to be my neighbor.</p>	<p style="text-align: right;">Page 55</p> <p>1 saying it was going to be very minimum. But in the</p> <p>2 event -- you know, I take pride in my home. I put a</p> <p>3 lot of money in there, always doing upgrades to make my</p> <p>4 home look beautiful, and I want it to remain that way.</p> <p>5 I am a retiree, and I have a -- this is a second career</p> <p>6 for me.</p> <p>7 But I want to make sure that my property is</p> <p>8 not impacted by all of this drilling and stuff like</p> <p>9 that. And if it is damaged, because there's nothing</p> <p>10 wrong with my home right now, but in the event --</p> <p>11 because of that other construction that we had, I mean</p> <p>12 it was terrible, all of the vibrations.</p> <p>13 And I don't want -- you know, I know business</p> <p>14 has to go on. I'm for growth and development because I</p> <p>15 know it brings in jobs. And I just want to make sure</p> <p>16 again, if something does happen, that I don't have to</p> <p>17 come out of my pocket or my neighbors don't have to</p> <p>18 come out of their pockets to get these repairs done.</p> <p>19 And as far as the traffic and things that are</p> <p>20 a concern, right now there's already a problem on West</p> <p>21 Blue Heron Boulevard when you're trying to get from,</p> <p>22 turn from Blue Heron to R. J. Hendley Boulevard.</p> <p>23 Getting across there is terrible. You know, you have</p> <p>24 to be very, very careful. Your car almost have to be</p> <p>25 in the road to see around the corner to get through</p>
<p style="text-align: right;">Page 54</p> <p>1 And my concern -- well, I want to thank</p> <p>2 Mr. Stuart. He did come by the home. I have a home</p> <p>3 day care. At the time he came, it was like noontime,</p> <p>4 and that's crunch time for me, so I really didn't have</p> <p>5 the time to talk with him. I maybe spoke maybe one or</p> <p>6 less than two minutes, because I didn't have time</p> <p>7 because of my children.</p> <p>8 But I was concerned about the canal behind my</p> <p>9 house. And he was saying that there would -- the canal</p> <p>10 was going to remain as is, that my home would not be</p> <p>11 impacted, because again, I was concerned about the</p> <p>12 impact of them filling in that canal would have on my</p> <p>13 home. And he was saying that it would have no impact,</p> <p>14 that it was going to be left as is.</p> <p>15 So I just want to make it clear I've heard</p> <p>16 all of the civil engineers and all that. I'm not</p> <p>17 familiar with all the technical terms or what have you,</p> <p>18 but the only thing I want to say is like I have been</p> <p>19 there for 35 years, and there's a lot of other people</p> <p>20 in our neighborhood that's been there a very long time,</p> <p>21 and they are senior citizens. A lot of them don't</p> <p>22 drive at night. You know, they have difficulty getting</p> <p>23 around.</p> <p>24 But I'm concerned about the damages that</p> <p>25 might happen to my home. I know the engineer was</p>	<p style="text-align: right;">Page 56</p> <p>1 Avenue R, and there's going to be accidents and things</p> <p>2 like that. So we need to make sure that we have the</p> <p>3 traffic control or whoever responsible for that, that</p> <p>4 that doesn't occur.</p> <p>5 And I saw the beautiful designs. You know,</p> <p>6 all this look good. And I pray that if it is approved,</p> <p>7 that we keep this design and it doesn't look like what</p> <p>8 we're looking at across the city -- across Blue Heron</p> <p>9 right now. When you look at all those things, they got</p> <p>10 every funeral home over there, they got some of</p> <p>11 everything there. And I just don't want -- you know,</p> <p>12 this look good. But hold them to this, you know.</p> <p>13 And as far -- we didn't even talk about the</p> <p>14 wall, but if a wall goes up, I don't want a big white</p> <p>15 wall behind my home. I want it to look nice, because I</p> <p>16 put a lot of money in my home to make it look nice. So</p> <p>17 whenever you all -- if you have to put the wall up</p> <p>18 there, make it look presentable, maybe put some flowers</p> <p>19 on there, do whatever so it is pretty. When you look</p> <p>20 at it, you want to see that.</p> <p>21 But just make sure that they're held</p> <p>22 accountable, and that, you know, like he was saying,</p> <p>23 there's going to be very minimum. You know, people say</p> <p>24 anything to get what they want done, but just hold</p> <p>25 people accountable to it. And I just don't want no</p>

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<p>1 damage to my property, my neighbors' property, because 2 we don't have money that like. And that's all I have 3 to say. 4 VICE CHAIR GUSTAFSON: Thank you for your 5 comments. 6 Mr. Gallon. 7 MR. GALLON: Jeff, I have a question about 8 that term that she's talking about. Those trees or 9 hedges in the middle of the road when you get ready to 10 make that left-hand turn on Hendley, is there any way 11 that they can take that shrubbery down or cut that one 12 tree down that's right there as you're making that 13 left-hand turn, because you really cannot see the 14 traffic coming. You have to pull out far enough to 15 where you can see that traffic coming. 16 MR. GAGNON: So this is within the landscape 17 median in the roadway? 18 MR. GALLON: Yes. 19 MR. GAGNON: I think we can absolutely have 20 that conversation with DOT. A lot of those landscape 21 packages that they put in are to FDOT standards, but if 22 there's any sort of line of sight issue where the view 23 for traffic or drivers is blocked, then we definitely 24 want to ensure that it's open -- 25 MR. GALLON: It is. It's terrible.</p>	<p>1 MS. DAVIDSON: Evelyn Harris Clark. 2 MS. CLARK: Yes. 3 MS. DAVIDSON: Jon Gustafson. 4 VICE CHAIR GUSTAFSON: Yes. 5 MS. DAVIDSON: Unanimous vote. 6 VICE CHAIR GUSTAFSON: Moving forward, item 7 C. Is there a motion? 8 MR. HUNT: I so move to approve item C and -- 9 MR. GALLON: Second. 10 VICE CHAIR GUSTAFSON: We have a motion from 11 Mr. Hunt and a second from Mr. Gallon. Roll call. 12 MS. DAVIDSON: Margaret Shepherd. 13 MS. SHEPHERD: Yes. 14 MS. DAVIDSON: William Wyly. 15 MR. WYLY: Yes. 16 MS. DAVIDSON: Stephen Hunt. 17 MR. HUNT: Yes. 18 MS. DAVIDSON: James Gallon. 19 MR. GALLON: Yes. 20 MS. DAVIDSON: Anthony Brown. 21 MR. BROWN: Yes. 22 MS. DAVIDSON: Evelyn Harris Clark. 23 MS. CLARK: Yes. 24 MS. DAVIDSON: Jon Gustafson. 25 VICE CHAIR GUSTAFSON: Yes.</p>
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<p>1 MR. GAGNON: -- and accessible. 2 MR. GALLON: It really is, because you have 3 to pull out quite a ways to really make sure that 4 there's no traffic coming. 5 MR. GAGNON: Can we meet after the meeting 6 tonight, and you can pinpoint the exact location so I 7 can make sure to follow up on it? 8 MR. GALLON: Okay. 9 VICE CHAIR GUSTAFSON: Moving forward, do we 10 have a motion for item B? 11 MR. HUNT: I move that we accept and approve 12 item B on the agenda. 13 MR. WYLY: Second. 14 VICE CHAIR GUSTAFSON: The motion was by 15 Mr. Hunt, and seconded by Mr. Wyly. Roll call. 16 MS. DAVIDSON: Margaret Shepherd. 17 MS. SHEPHERD: Yes. 18 MS. DAVIDSON: William Wyly. 19 MR. WYLY: Yes. 20 MS. DAVIDSON: Stephen Hunt. 21 MR. HUNT: Yes. 22 MS. DAVIDSON: James Gallon. 23 MR. GALLON: Yes. 24 MS. DAVIDSON: Anthony Brown. 25 MR. BROWN: Yes.</p>	<p>1 MS. DAVIDSON: Unanimous vote. 2 VICE CHAIR GUSTAFSON: And finally, under 3 item VII, letter D. Do we have a motion? 4 MR. GALLON: I move that we approve item D as 5 submitted. 6 MR. BROWN: Second. 7 MR. HUNT: And I second. 8 VICE CHAIR GUSTAFSON: I believe that was a 9 motion from Mr. Gallon and a second from Mr. Hunt. 10 Roll call. 11 MS. DAVIDSON: Margaret Shepherd. 12 MS. SHEPHERD: Yes. 13 MS. DAVIDSON: William Wyly. 14 MR. WYLY: Yes. 15 MS. DAVIDSON: Stephen Hunt. 16 MR. HUNT: Yes. 17 MS. DAVIDSON: James Gallon. 18 MR. GALLON: Yes. 19 MS. DAVIDSON: Anthony Brown. 20 MR. BROWN: Yes. 21 MS. DAVIDSON: Evelyn Harris Clark. 22 MS. CLARK: Yes. 23 MS. DAVIDSON: Jon Gustafson. 24 VICE CHAIR GUSTAFSON: Yes. 25 MS. DAVIDSON: Unanimous vote.</p>

15 (Pages 57 to 60)

<p style="text-align: right;">Page 61</p> <p>1 MR. HANKIN: Thank you.</p> <p>2 VICE CHAIR GUSTAFSON: Moving forward, item</p> <p>3 VIII, new business.</p> <p>4 MR. GAGNON: Thank you, Chair.</p> <p>5 We have one item on tonight's agenda under</p> <p>6 new business. For the record, it is an ordinance of</p> <p>7 the City Council of the City of Riviera Beach, Palm</p> <p>8 Beach County, Florida, amending City Code of</p> <p>9 Ordinances, Chapter 31, Zoning, Article I, In General,</p> <p>10 Section 31-1, Definitions, by adding a definition for</p> <p>11 drive-up or drive-through facility; a definition for</p> <p>12 restaurant, excluding drive-through; and a definition</p> <p>13 for restaurant drive-through, drive-in; and amending</p> <p>14 Chapter 31, Zoning, Article VI, Supplemental District</p> <p>15 Regulations, Section 31-551, Principal Arterial Design</p> <p>16 Standards Overlay by amending the location criteria for</p> <p>17 developments with drive-up facilities by deleting the</p> <p>18 existing 500 foot separation requirement and requiring</p> <p>19 special exception approval for drive-up facilities, and</p> <p>20 providing for conflicts, severability and codification,</p> <p>21 and providing for an effective date.</p> <p>22 At this point in time, I would like to ask</p> <p>23 our Senior Planner, Ms. Ann DeVeaux, to provide the</p> <p>24 Board with a presentation. Thank you.</p> <p>25 MS. DeVEAUX: Thank you, Mr. Gagnon.</p>	<p style="text-align: right;">Page 63</p> <p>1 Before you tonight is the applicant and</p> <p>2 property owner, Riviera Partners, LLC. The authorized</p> <p>3 agent is Hope Calhoun from Dunay, Miskel and Backman,</p> <p>4 LLP.</p> <p>5 The request on behalf of the applicant is to</p> <p>6 amend the City Code of Ordinances to add definition for</p> <p>7 drive-up facility as well as amend the location</p> <p>8 criteria for developments with drive-up facilities by</p> <p>9 deleting the existing 500 foot separation requirement</p> <p>10 and requiring special exception approval for drive-up</p> <p>11 facilities within the Principal Arterial Design</p> <p>12 Standards Overlay.</p> <p>13 The amendment is global, and it is not site</p> <p>14 specific.</p> <p>15 A little of the background and analysis. The</p> <p>16 applicant purchased the vacant parcel identified by</p> <p>17 parcel control number 56-43-42-30-37-003-0000 located</p> <p>18 on Blue Heron Boulevard on May 22nd, 2018 with the</p> <p>19 intent to develop the property for an end user. The</p> <p>20 applicant has been unable to find a tenant for this</p> <p>21 commercial space, and therefore, they desire to develop</p> <p>22 the parcel with a drive-through, and it's likely a</p> <p>23 restaurant.</p> <p>24 The parcel is a little less than an acre,</p> <p>25 .88.19 acres. The zoning designation is general</p>
<p style="text-align: right;">Page 62</p> <p>1 Good evening.</p> <p>2 MR. HUNT: Good evening.</p> <p>3 MS. DeVEAUX: Good evening, Planning and</p> <p>4 Zoning Board members. Ann DeVeaux, Senior Planner,</p> <p>5 Development Services.</p> <p>6 VICE CHAIR GUSTAFSON: Good evening.</p> <p>7 MS. DeVEAUX: One moment, please.</p> <p>8 MR. GAGNON: I just put new batteries in it</p> <p>9 too.</p> <p>10 MS. DeVEAUX: So tonight an ordinance of the</p> <p>11 City Council of the City of Riviera Beach, Palm Beach</p> <p>12 County, Florida amending City Code of Ordinances,</p> <p>13 Chapter 31, Zoning, Article I, In General, Section</p> <p>14 31-1, Definitions, by adding a definition for drive-up,</p> <p>15 drive-through facility; a definition for restaurant,</p> <p>16 excluding drive-through; and a definition for</p> <p>17 restaurant, drive-through, drive-in; and amending</p> <p>18 Chapter 31, Zoning, Article VI, Supplemental District</p> <p>19 Regulations, Section 31-551, Principal Arterial Design</p> <p>20 Standards Overlay by amending the location criteria for</p> <p>21 developments with drive-up facilities by deleting the</p> <p>22 existing 500 foot separation requirement and requiring</p> <p>23 special exception approval for drive-up facilities, and</p> <p>24 providing for conflicts, severability and codification,</p> <p>25 and providing for an effective date.</p>	<p style="text-align: right;">Page 64</p> <p>1 commercial. The future land use is commercial. And it</p> <p>2 is within the overlay, the Principal Arterial Design</p> <p>3 Standards Overlay. It is situated in the Wedgewood</p> <p>4 Center replat number one subdivision along the 1700</p> <p>5 block on West Blue Heron Boulevard. And it is adjacent</p> <p>6 to Taco Bell, which is a drive-through restaurant</p> <p>7 facility. Palm Beach County records and City records</p> <p>8 have revealed no prior development to the parcel.</p> <p>9 The City's Principal Arterial Design</p> <p>10 Standards Overlay regulations was originally approved</p> <p>11 by Ordinance Number 2833 in 1999. It was amended</p> <p>12 January 4th, 2017 by Ordinance Number 4091; amended</p> <p>13 again May 2nd, 2018 by Ordinance Number 4110, and it is</p> <p>14 codified in the City's Land Development Regulations.</p> <p>15 Ordinance Number 4110 addressed a moratorium</p> <p>16 that was enacted by Ordinance Number 4091, which</p> <p>17 limited the filing and receiving of site plan</p> <p>18 applications along Broadway, U.S. 1 and Blue Heron</p> <p>19 Boulevard development corridors to allow City staff</p> <p>20 time to evaluate and propose new amendments pertaining</p> <p>21 to the corridors. The purpose and intent of the</p> <p>22 overlay was to promote consistent and compatible</p> <p>23 development and redevelopment within the City's primary</p> <p>24 roadway corridors.</p> <p>25 Now, the Rivera Beach Principal Arterial</p>

<p style="text-align: right;">Page 65</p> <p>1 Overlay is now associated with the properties fronting 2 on any of the following roads in the City, and there 3 are eight of them: Dr. Martin Luther King, Jr. 4 Boulevard, President Barack Obama Highway, Blue Heron 5 Boulevard, Broadway, U.S. Highway Number 1, 13th 6 Street, Military Trail, Congress Avenue and Australian 7 Avenue. 8 The City's overlay code currently prohibits 9 drive-up facilities to be located within 500 feet of an 10 existing drive-up facility located on the same side of 11 a designated arterial road, and it permits existing 12 drive-up facilities located closer than 500 feet to be 13 improved or upgraded with conditions. 14 The proposed zoning text amendment to delete 15 the 500 foot separation requirement for drive-up or 16 drive-through facilities may create the potential for 17 adverse impacts to the balance of uses along these 18 roadway corridors. 19 From a planning aspect, restricting the 20 number of drive-through restaurant facilities within a 21 community may be beneficial to the community 22 environmentally and socially. 23 In summary, creating definitions for 24 drive-up, drive-through facility, restaurant excluding 25 drive-through, and restaurant drive-through, drive-in,</p>	<p style="text-align: right;">Page 67</p> <p>1 see before you is the existing code, and the changes or 2 the deletions that the applicant is proposing. 3 No drive-up facility -- number one, sorry. 4 No drive-up facilities may be located along a principal 5 arterial roadway unless approved in accordance with 6 special exception, Section 61 of the City Code, and 7 only in those zoning districts which currently permit 8 drive-up facilities by right or special exception. 9 And number two would be deleted. 10 Staff conclusion: The City staff recommends 11 that the Planning and Zoning Board review the 12 information that has been presented and to provide a 13 recommendation to the City Council. 14 That concludes my presentation. 15 VICE CHAIR GUSTAFSON: Thank you. 16 MR. HUNT: Questions. You can start at the 17 other end or whichever way you want to. 18 MS. CLARK: I just have a question. As we -- 19 VICE CHAIR GUSTAFSON: Ms. Clark, you're 20 recognized. 21 MS. CLARK: As we discuss this, can we have 22 the picture that's in our deck here of the property 23 that we're talking about, so as we're discussing it, we 24 have a visual? 25 MS. DeVEAUX: This is a -- may I? This is a</p>
<p style="text-align: right;">Page 66</p> <p>1 are necessary City Code improvements. We currently 2 don't have definitions outlined in the code for those. 3 The request to modify the existing 500 foot separation 4 requirement for drive-through facilities could result 5 in both positive and negative community impacts. 6 The proposed new code definition, the 7 applicant proposal you will see there. And staff's 8 recommendation, which is drive-up, drive-through 9 facility, means any place of business or premises which 10 serves, sells or otherwise makes available its goods or 11 services directly to customers situated in motor 12 vehicles. 13 Restaurant excluding drive-through means an 14 establishment where the principal business is the sale 15 of food in a ready to consume state to persons who are 16 seated within the principal building, seated outside 17 on the premises, or for carryout. 18 And restaurant drive-through, drive-in means 19 an establishment where the principal business is the 20 sale of food in a ready to consume state to customers 21 within the establishment and directly to customers on 22 the premises situated in motor vehicles. 23 Section 31-551, Principal Arterial Design 24 Standards Overlay, the location criteria for 25 developments with drive-up facilities. And what you</p>	<p style="text-align: right;">Page 68</p> <p>1 publicly initiated amendment, and the applicant will 2 have that information for you, because it -- 3 MR. HUNT: This applies to everywhere 4 throughout the City. 5 MR. GAGNON: Yes. So if I may, the applicant 6 would also like to present information to the Board for 7 your review and consideration. 8 VICE CHAIR GUSTAFSON: Absolutely. Before we 9 go on to questions, let's hear from the applicant. 10 MR. GAGNON: Thank you. And just for the 11 record, the ordinance itself would have what we would 12 call a global impact, so it would potentially impact 13 any parcel that's fronting one of our principal 14 arterial roadway corridors. However, the applicant and 15 Ms. Calhoun can probably explain this in greater 16 detail, the applicant is looking to amend the code in 17 order to facilitate redevelopment of a particular site. 18 However, again, this amendment would have a global 19 impact. 20 MS. CLARK: Right. I get that it's global, 21 but the example in its globalness will give everybody a 22 visual. That's what I was requesting. 23 VICE CHAIR GUSTAFSON: Yes, let's hear from 24 the applicant. 25 MS. CALHOUN: Good evening. My name is Hope</p>

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<p>1 Calhoun, land development attorney, here tonight on 2 behalf of Rivera Partners. 3 And so as was already stated, the impact 4 potentially of what we are proposing is global, 5 however, the reason we're bringing it forward is for 6 our particular parcel, and it's the uniqueness of our 7 parcel. A couple of things I think that are important 8 before I -- and I'm going to put the visual up, I 9 promise. 10 MS. CLARK: Thank you. 11 MS. CALHOUN: A couple of things just to keep 12 in mind with regard to the globalness of this is that 13 we are not asking that drive-through facilities just be 14 permitted outright by right. They still have to be 15 permitted through the special exception process. So 16 this Board would see and have the ability still to 17 approve the location and appropriateness of a 18 drive-through facility. But again, what's driving this 19 particular application -- 20 I use this one, right? Thank you. 21 What's driving this particular application is 22 the configuration of this particular parcel. And we've 23 been at this for probably over a year with Planning 24 staff in figuring out how can we accommodate our need 25 in a way that I guess everyone can still have control</p>	<p>1 was not involved in, but I understand the prior owner 2 tried to get a Zaxby's on this location, and for 3 whatever reason, that didn't work out. You guys are 4 all familiar with Zaxby's, so there's one here. So 5 that didn't work out. 6 I became involved in a use that you're 7 probably not going to like and you're happy it didn't 8 go forward. You don't have to comment, but it was a 9 Checker's, and that didn't go forward, and that 10 obviously needed a drive-through component. You never 11 saw it. We just had internal conversations with staff, 12 and it just didn't go forward for various reasons. 13 You'll note -- I think this was already 14 presented, the parcel size is less than an acre. It's 15 .888ths of an acre, so not even quite an acre. So it's 16 a very small parcel. And of that parcel size, the .8, 17 only approximately .6, .7 acres are actually buildable 18 once you -- because we can't build on that green space 19 behind us, and once you take out setbacks and 20 everything else, that still leaves us with less than an 21 acre to build on. 22 You already know what the text amendment is, 23 what the language is, rather, that we're proposing. 24 Again, this is just another visual showing 25 the site a little closer, closer up, if that's correct</p>
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<p>1 over. 2 So this is the project location, the one that 3 my particular client is impacted by. You can see it's 4 there just as a point of reference. I-95 is to our 5 west. This particular pad, you'll know again directly 6 on Blue Heron there's an O'Reilly's Auto Parts store, 7 there's a Taco Bell, and then there's the vacant 8 parcel. 9 Back in 2014 the prior owner of the parcel 10 got -- I'm going to call it a master plan approved for 11 this, all three lots. That master plan anticipated 12 retail uses on all three parcels. I wasn't a part of 13 that, I wasn't here then, but I would assume that at 14 that time that particular owner had a vision of what he 15 thought he could bring to the property and to all three 16 parcels. Again, I wasn't involved, I'm just making 17 assumptions that he thought that if he had, again, 18 those spaces, he would have the ability to add a retail 19 component on the last one. 20 What I can tell you is that I have, since 21 becoming involved with this property, and actually 22 prior to this owner, I spoke with -- I had a few 23 meetings with the City about different restaurant users 24 on this property, and none of them came to fruition. 25 The first one I'm going to tell you about, I</p>	<p>1 English. 2 The one thing about this particular corridor 3 and our particular parcel is that it's very auto 4 oriented, right? So I think it was mentioned in the 5 last presentation, Blue Heron is a highly traveled 6 corridor. It's one of the main arterial roads in the 7 city. And so, you know, in this context and along this 8 roadway, a use like we're proposing -- that we're 9 requesting that allows a drive-through is really 10 conducive and compatible with the stage that's already 11 been set along Blue Heron. 12 One of the objectives, or a couple of, 13 rather, the objectives, as stated previously by 14 Ms. DeVaux in the, this particular code section, is 15 that uses along this corridor of Blue Heron should be 16 compatible with other permitted uses in the same 17 district, and things should be developed in a 18 consistent and harmonious manner. So we believe that 19 to allow a drive-through on our particular parcel does 20 that. 21 I know everybody doesn't like to see the fast 22 food that's being depicted here. You can see the 23 McDonald's and the Wendy's, but that's the kind of, 24 that's the tone that's been set along Blue Heron, at 25 least in this particular section of Blue Heron.</p>

<p style="text-align: right;">Page 73</p> <p>1 One thing I want to point out also is that my 2 client -- I'm just going to -- I'm going to go 3 backwards, actually. One thing I want to point out 4 also is that my client has tried to speak with not just 5 fast food developers, but people that have what we call 6 now fast casual developers. Restaurants. I shouldn't 7 say developers. Fast casual restaurants. 8 So a Zaxby's is a fast casual. It provides 9 you with the opportunity to either eat inside, or if 10 you're driving along or you want to go home or you're 11 getting a quick dinner, you can go through the 12 drive-through, not just sit inside. 13 At one point Captain D's, I believe, was 14 interested in the site, but as the drive-through is not 15 permitted because of the existing, we couldn't get the 16 Captain D's, and that deal fell apart. 17 So what this amendment would allow would 18 allow my client to be able to take the property out to 19 market and maybe say to people now, look, it's not a 20 home run, but at least it's not prohibited at this 21 point. And that creates a greater opportunity for more 22 potential users to come and utilize the site. 23 And then very quickly, the existing -- these 24 regulations are taken from the existing City Code. A 25 full service restaurant -- the first thing, actually,</p>	<p style="text-align: right;">Page 75</p> <p>1 restaurant -- a parcel, sorry, this size -- excuse me. 2 A drive-through facility, if it's permitted here, still 3 has to go through the special exception process. So 4 it's not a slam dunk, it's not a by right use. We 5 would ask that you would look at this request 6 favorably. 7 The other definitions that were proposed were 8 really kind of -- we worked with the City and kind of, 9 in my words, kind of cleaned up, because some 10 definitions were not in the code. So we agreed to 11 include them with our application. So we would ask 12 that you would approve all of the language that we are 13 requesting tonight. 14 I'm here with my client. We are happy to 15 answer any questions should you have them. Thank you 16 for your time. 17 VICE CHAIR GUSTAFSON: Thank you very much. 18 MS. CALHOUN: And I'll put the site back up 19 so you can look at it while you're discussing. 20 VICE CHAIR GUSTAFSON: Mr. Ncube. 21 MR. NCUBE: You said Zaxby's, and my ears 22 perked up. Is that still a possibility, a Zaxby's? 23 MS. CALHOUN: Today, no, because 24 drive-through is not permitted. 25 MR. NCUBE: But if it was to get approved,</p>
<p style="text-align: right;">Page 74</p> <p>1 the size of the building is not from the City Code; the 2 parking regulations are. So a full service restaurant 3 is generally about you see 4,000 to 9,000 square feet. 4 That requires a lot size of one to two acres. That's a 5 sit-down restaurant. I already explained we don't have 6 that. So for our parcel, we couldn't build you a full 7 service restaurant. 8 A fast food restaurant building, the footage 9 is typically 2,000 to 4,000 square feet, with a lot 10 size of .5 to one and a half acres. Again, we are .8 11 acres. So even to get what we're calling the fast 12 casual restaurant, it's going to take some creative 13 designing to be able to allow it. 14 But you can see one of our -- one of the 15 things that makes it more difficult is the required 16 parking. Everybody just thinks of the building, but we 17 forget about the parking, even when we're talking about 18 fast casual, because if you want a Captain D's or 19 you're going to a Zaxby's or you're going to have a 20 Chipotle or anything like that and you want to go in, 21 you have to park. That's 13 to 27 spaces for a fast 22 food restaurant. And a full service, sit-down 23 restaurant is 27 to 60 spaces. We are, again, less 24 than an acre, so we just don't have the space to do it. 25 And again, just as a reminder, a</p>	<p style="text-align: right;">Page 76</p> <p>1 would it still be a possibility? 2 MS. CALHOUN: I can't -- I don't know right 3 now, to be perfectly honest, because they won't know 4 who could come here until they know what happens. So 5 what would happen tonight -- after tonight, rather, 6 assuming this is sent forward with a positive 7 recommendation, we'd go to City Commission, hopefully 8 with a positive recommendation, hopefully they would 9 approve it, then my clients would go back out to market 10 and say guess what we got, and they would see who comes 11 to the table. 12 MR. NCUBE: Okay. I just want to say to the 13 Board, I don't know if you guys has Zaxby's, but we 14 need that. I drive all the way down to Okeechobee, all 15 the way out west just to get some of that chicken. So 16 if we can get one here, what do I have to do? 17 MS. CALHOUN: I just want to be clear, I'm 18 not saying that's what's going to happen. 19 MR. NCUBE: I know, I understand. I'm 20 just -- 21 MS. CALHOUN: I don't want anybody to say you 22 said we were going to get a Zaxby's, but I'm not saying 23 that. 24 MR. NCUBE: Make it happen. 25 MS. CALHOUN: I'll do my best. We'll do our</p>

<p style="text-align: right;">Page 77</p> <p>1 best.</p> <p>2 VICE CHAIR GUSTAFSON: Any other questions?</p> <p>3 MR. HUNT: Yes.</p> <p>4 VICE CHAIR GUSTAFSON: Mr. Hunt.</p> <p>5 MR. HUNT: Actually, it's not just a</p> <p>6 question, but it's to more of Mr. Gagnon. I'm a little</p> <p>7 frustrated with the definitions, because they seem to</p> <p>8 fog things up a little bit about the distinction</p> <p>9 between drive-up and drive-through. And we can talk</p> <p>10 about it afterwards if you want and things of that</p> <p>11 sort, because I think it needs a little bit more</p> <p>12 cleanup than you referred to.</p> <p>13 Here would be my concern. The 500 foot</p> <p>14 separation seems grossly unrealistic. But if we look</p> <p>15 at the property there, a drive-through would be traffic</p> <p>16 going right up to the, essentially to the fence of the</p> <p>17 property owners on the Blue Heron side of the -- or the</p> <p>18 east side of that property line. And if I were one of</p> <p>19 those property owners, I would be quite concerned about</p> <p>20 the prospect of folks with blaring music or loud</p> <p>21 mufflers or hotrodding kinds of things going through</p> <p>22 the drive-through.</p> <p>23 If it was a drive-up, it would be less likely</p> <p>24 to cause problems on that side, because you could build</p> <p>25 the restaurant closer to the property line, or to the</p>	<p style="text-align: right;">Page 79</p> <p>1 MR. GAGNON: Yes. So when staff was looking</p> <p>2 in our current definition section, we were trying to</p> <p>3 use this as an opportunity to add specific definitions,</p> <p>4 because we were finding that we were lacking in certain</p> <p>5 areas. So the three different items that are attempted</p> <p>6 to be defined, the first isn't necessarily associated</p> <p>7 with a restaurant use.</p> <p>8 MR. HUNT: That's fine.</p> <p>9 MR. GAGNON: So that could be for a bank or</p> <p>10 another -- a pharmacy maybe would have a drive-up</p> <p>11 window.</p> <p>12 MR. HUNT: Sure.</p> <p>13 MR. GAGNON: And what staff was trying to do</p> <p>14 is accommodate the definition to the way that these</p> <p>15 uses have been referred to in our existing code</p> <p>16 throughout the years. So we found some kind of</p> <p>17 cross-terminology as far as a drive-up or drive-through</p> <p>18 facility where it tended to mean the same exact thing,</p> <p>19 but it was used in a different format.</p> <p>20 So the first definition is really supposed to</p> <p>21 apply to any business use that has that capacity --</p> <p>22 MR. HUNT: Understand that.</p> <p>23 MR. GAGNON: So the second one that we have</p> <p>24 up, which is restaurant excluding drive-through, is</p> <p>25 really supposed to be for, you know, what you would</p>
<p style="text-align: right;">Page 78</p> <p>1 houses, and have the traffic on the other side.</p> <p>2 But I still think we need a little bit more</p> <p>3 work to clarify the definitions and to be quite clear</p> <p>4 that we're distinguishing between three different</p> <p>5 classes. One is the drive-up, secondly is the</p> <p>6 drive-through, and thirdly is the combination of both</p> <p>7 of those.</p> <p>8 MS. CALHOUN: I know you weren't asking me,</p> <p>9 and I know Mr. Gagnon is going to speak, but I think a</p> <p>10 large part of -- to address your concern would be where</p> <p>11 the speakers and the box are placed through the site</p> <p>12 planning process. But I understand your point.</p> <p>13 MR. HUNT: Well, I'm sure we've all heard</p> <p>14 some folks who choose not to use regular mufflers and</p> <p>15 things of that sort, and if they're idling there at</p> <p>16 10:00 to get their sandwich, that can become a serious,</p> <p>17 serious problem for anybody living in that property.</p> <p>18 So my concern is twofold. One is to clarify</p> <p>19 the terms so that we're not using exclusion of the -- I</p> <p>20 think the problem is it's excluding drive-through adds</p> <p>21 a degree of fog. So what I would propose would be a</p> <p>22 drive-up and drive-through, a drive-up and a</p> <p>23 drive-through only, and that would distinguish each of</p> <p>24 those three categories and make it a little bit simpler</p> <p>25 to --</p>	<p style="text-align: right;">Page 80</p> <p>1 think of as a sit-down restaurant. So that could</p> <p>2 provide takeout. I think carryout is becoming more and</p> <p>3 more popular, and even for, you know, restaurants that</p> <p>4 are customarily sit-down restaurants, carryout is</p> <p>5 turning to a large percentage of their revenue. So</p> <p>6 that's what the restaurant definition was attempting to</p> <p>7 capture.</p> <p>8 And then the final is really the drive-in</p> <p>9 restaurant that allows the drive-through capability.</p> <p>10 MR. HUNT: Yes, I understand the concept. I</p> <p>11 think my previous comments apply still. I think it's a</p> <p>12 bit foggy, because we're really talking about</p> <p>13 drive-through and drive-up are the two key distinctions</p> <p>14 here. Drive-through means there is a traffic line with</p> <p>15 potential individuals idling, going through the</p> <p>16 speakers and whatever other steps are necessary, and</p> <p>17 that has more disruption to neighborhood residents. A</p> <p>18 drive-up does not have those same kinds of potential</p> <p>19 problems. It still is not a slam dunk --</p> <p>20 MR. GAGNON: Yes.</p> <p>21 MR. HUNT: -- but it doesn't have the same</p> <p>22 degree of problems. So the drive-through is the most</p> <p>23 critical aspect from protecting the property rights of</p> <p>24 the adjacent homeowners and their peace and quiet,</p> <p>25 reasonable hours.</p>

<p style="text-align: right;">Page 81</p> <p>1 MR. GAGNON: I think that staff was including 2 the drive-in reference because, again, it is within our 3 code, and I don't think we have that really proffered 4 regularly by businesses. So that would almost be the 5 drive-in section at a Sonic restaurant, perhaps, where 6 it's not driving in through the window, but you're 7 parking and then the food's brought to the vehicle 8 while it's stationary. 9 So again, it's not perfect by any means, but 10 we're, again, trying to make really a silent code 11 section to at least refer to those elements within the 12 code. So we'd be happy to try to wordsmith that 13 further if you think that would be necessary. 14 MR. HUNT: My comments -- 15 MS. CLARK: Chair. 16 MR. HUNT: -- apply. My concern is the 17 getting rid of the 500 feet separation makes a lot of 18 sense, but does that also mean zero feet separation is 19 a good idea too? I mean I'm more worried about the 20 property owners in those residences right adjacent to 21 your property. 22 And what happens when they propose a 23 drive-through? Does that come right back to us again 24 to have to mediate what degree of noise and disruption 25 is going to be allowed? And I think it's a potential</p>	<p style="text-align: right;">Page 83</p> <p>1 develop this -- find a buyer or someone to build out on 2 it. Why is that the City's problem? I don't know what 3 kind of effort that individual put in to really attract 4 businesses for this parcel of land and then just deem 5 that we're going to put a restaurant here. We don't 6 know what type of restaurant. Do I want to see a White 7 Castle, or do I want to see a Starbucks? This is just 8 so a quandary for me. 9 Granted that we need to look at these 10 definitions so we can enable future growth and future 11 opportunities like this, but I feel it's the cart 12 before the horse, that we're acquiescing to someone who 13 bought property, couldn't figure out what to do to 14 market it and come up with an idea of a restaurant. We 15 don't know what type of restaurant. 16 We have the issue that my colleague brought 17 up with the families or the houses next door. You 18 know, have they been surveyed to understand what impact 19 this is going to have on their quality of life? And 20 the reason that I'm bringing this up is because I live 21 in a neighborhood that's very similar. I'll be darned 22 if someone puts a Burger King that they plan on putting 23 on my street and ruin my quality of life with all sorts 24 of riff and raff. 25 I just think this is not quite thought</p>
<p style="text-align: right;">Page 82</p> <p>1 issue. 2 I would suggest -- I'm not trying to give you 3 orders, but I would suggest we think about the 4 disruption to the neighbors, especially if they're 5 residential, for a drive-through. A drive-up, drive-in 6 could be mitigated a little bit, but there could still 7 be disruptive people. But the layout is not the same 8 as having to have a drive-through, which is a circular 9 drive all the way around the property. 10 That's all I have to say. 11 MS. CLARK: Chair. 12 VICE CHAIR GUSTAFSON: Mr. Wyly, and then 13 we'll come to you, Mrs. Clark. 14 MR. WYLY: Ladies first; I'll go second. 15 VICE CHAIR GUSTAFSON: Oh, ladies first. 16 Mrs. Clark. 17 MS. CLARK: I have the same comments that my 18 astute colleague has just presented. I'm getting the 19 feeling that this is the cart before the horse, that 20 we, as a City, address these issues when a developer 21 comes about and has an idea, and now we have to change 22 everything. I get it that we needed to have considered 23 this a long time ago, so it's not the cart before the 24 horse. 25 We're talking restaurant. He's not able to</p>	<p style="text-align: right;">Page 84</p> <p>1 through. I'd like to accommodate the developer, but I 2 just have questions, just like my colleague has 3 questions. Has anyone been spoken to to get buy-in? 4 We need to look at these ordinances of drive-in, 5 drive-through and get very clear on that. I'd really 6 like to know. They may not get a Zaxby's. They could 7 probably get -- end up with food trucks over there. 8 Who knows? You can drive up and drive through with a 9 food truck. 10 Why is that our challenge, that the developer 11 couldn't find someone to do something with that land in 12 terms of the configuration? You bought it. You knew 13 that when you bought it. Those are my comments. And 14 again, I'm not against development or growth. I'm just 15 saying it's the cart before the horse for me. 16 MS. CALHOUN: Mr. Chair, may I respond? 17 VICE CHAIR GUSTAFSON: Absolutely. 18 MS. CALHOUN: Thank you. 19 So I'm going to try to hit all your points, 20 but I didn't write them down, so I'll try my best. 21 I think one of the points or questions you 22 raise was what's the benefit to the City and why, why 23 does it matter. And so something to keep in mind is 24 that this parcel has been vacant for a very, very, very 25 long time, and I would venture to guess that one of the</p>

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<p>1 reasons it's been vacant for so long is because no one 2 has been able to find a tenant or a user that can 3 utilize the space as it is. Also, just a reminder, 4 there is already a Taco Bell on the site, so this isn't 5 introducing a new use, it's just introducing an 6 additional use.</p> <p>7 Further, please keep in mind we're not asking 8 to have a drive-through by right. Any future use on 9 the property, if it should have a drive-through, has to 10 come back before this Board for a special exception and 11 site plan approval. And to use your example, today as 12 the code is written, we couldn't even put a Starbucks.</p> <p>13 So what's happened is the current regulations 14 are so restrictive that they don't really allow for 15 anything. I showed you, and I can put it up again if 16 it's helpful, I showed you the average size of a retail 17 use. Just a regular retail use can't go there. It 18 just doesn't fit, it doesn't work. Once we add 19 setbacks and landscaping and buffers and parking, it 20 can't work. I showed you a sit-down regular 21 restaurant. Same issue.</p> <p>22 So what we're hoping to do here is open up 23 the door for fast casual users. If you'd like, if the 24 Chair would allow, I can have the current owner tell 25 you how many places and how many people he's gone to to</p>	<p>1 property values around the vacant parcel start to 2 become depressed because people start to wonder what's 3 going on in this corridor, why is nothing happening.</p> <p>4 MS. CLARK: I'll buy it.</p> <p>5 MS. CALHOUN: That's awesome. I can put you 6 in touch with my client, and he can tell you what the 7 asking price is.</p> <p>8 MS. CLARK: Absolutely. I'm not seeing it. 9 I'm finding difficulty finding land in any 10 configuration because it's not available. And I 11 appreciate your explanation, I hear you, I agree with 12 some of it; some of it I don't. I'm caught in two 13 right now.</p> <p>14 And just because we, as a City, made some 15 decisions 10, 15, 20, 30, 40 years ago didn't make it 16 right because it may not fit us today. That's what 17 we're trying to look at today, whether it's Blue Heron, 18 Broadway, some of our other streets. Who are we and 19 what do we want to be when we grow up? And so that's 20 on us, and we know quite clear what we want to do.</p> <p>21 And I'd like to see feedback from our 22 residents. And I'll give you an example. We have on 23 Broadway residents clearly saying we do not want a 24 Dollar Store. It's horrid. It is terrible. And we 25 have heard our residents say not again. We don't want</p>
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<p>1 try to get the use here, but my understanding is 2 everyone he's spoken with, every user -- and he is a 3 developer, so they have conferences and conventions 4 where they go out and they say I own this .8 acres in 5 Riviera Beach. Do you want to come? And to the best 6 of my knowledge and understanding, the response from 7 restaurants was: Can I do a drive-through there? Even 8 a Starbucks? And the answer is no, not as the 9 regulations are currently written because of the 10 distance separation issue.</p> <p>11 And I know I've said it now three times, but 12 just as a reminder, any potential drive-through user, 13 drive-through, drive-up, whoever it is, is going to 14 have to come back before this body for a special 15 exception approval and a site plan approval. So that 16 site plan approval also gives you the opportunity to 17 address the location of the menu board, right? So if 18 you're concerned about the neighbors to the east, then 19 you can address -- that can be addressed during the 20 site plan phase.</p> <p>21 But we can't bring you a site plan until we 22 have a regulation that allows us to get some additional 23 users to even show an interest in the site. So it 24 doesn't help the City that this parcel has been vacant 25 for so long. And what happens over time is that</p>	<p>1 another 7-Eleven. I've heard them.</p> <p>2 So, you know, again, I'd like the residents 3 to come out, and if they cosign on this, you know, 4 we're going to listen to them. We don't want to 5 interject our personal opinions, but we welcome our 6 residents to come and share in.</p> <p>7 The thing that I do agree with the ordinances 8 for future opportunities, yes, we do need to take a 9 look at those definitions so that we can accommodate 10 businesses who want to come in and maybe have, you 11 know, an idea such as yours. I was just feeling it was 12 the cart before the horse. Thank you.</p> <p>13 VICE CHAIR GUSTAFSON: You're very welcome.</p> <p>14 Mr. Hunt --</p> <p>15 MR. HUNT: And I already --</p> <p>16 VICE CHAIR GUSTAFSON: Mr. Hunt.</p> <p>17 MR. HUNT: Yes.</p> <p>18 VICE CHAIR GUSTAFSON: Mr. Wyly, I know you 19 had a comment before.</p> <p>20 MR. WYLY: Yes.</p> <p>21 MR. HUNT: Oh, I'm sorry.</p> <p>22 MR. WYLY: One thing I noticed about what's 23 going on with City, and like I said, I'm -- to me, I'm 24 excited and proud that, you know, companies now want to 25 come here and they want to develop and establish</p>

22 (Pages 85 to 88)

<p style="text-align: right;">Page 89</p> <p>1 something here in the city.</p> <p>2 My idea is anything that we put on that</p> <p>3 property there is going be -- that's going to have</p> <p>4 people involved or people, you know, paying for an item</p> <p>5 or buying something, food or whatever, like that is</p> <p>6 going to be a distraction to that location, regardless.</p> <p>7 So any answer for that property will be not necessarily</p> <p>8 a fence, but some kind of border, number one.</p> <p>9 And then number two, and I'm not an engineer,</p> <p>10 I'm a schoolteacher, but I have to come up with all</p> <p>11 kind of solutions every day to try to get my kids to</p> <p>12 learn a different way or learn something or see</p> <p>13 something a different way, and it could be a design</p> <p>14 issue to where maybe we have a drive-through, but the</p> <p>15 drive-through is on the west side, and turn around</p> <p>16 right where the Taco Bell is, in that side, and to loop</p> <p>17 around. And that way, the building is almost</p> <p>18 sheltering the noise from that end, and then have a</p> <p>19 wall up and that way it protects it.</p> <p>20 But I'm all for growth and I'm all for</p> <p>21 potential. That's what I do. That's my job, is to</p> <p>22 grow the kids and to be able to -- hopefully I took</p> <p>23 this job to be able to grow the city and make it a</p> <p>24 better city and make it where my son will want to come</p> <p>25 here and stay also. So I think we need to come up with</p>	<p style="text-align: right;">Page 91</p> <p>1 my food without having to get in my car? So it's a</p> <p>2 different, you know, way of looking at things.</p> <p>3 But I just hope we come to a solution to that</p> <p>4 and we can keep continuing to grow the city. And thank</p> <p>5 you for at least trying to bring business into our</p> <p>6 city.</p> <p>7 MS. CALHOUN: Mr. Chair, if I could, just</p> <p>8 really quickly, if you don't mind?</p> <p>9 VICE CHAIR GUSTAFSON: Go ahead.</p> <p>10 MS. CALHOUN: I think that the comments I'm</p> <p>11 hearing are really -- and Mr. Gagnon can jump in and</p> <p>12 correct me. I think they're more site plan issues that</p> <p>13 have to be addressed at the time of site plan, whether</p> <p>14 there's a wall, how tall the wall is, what goes around</p> <p>15 the wall, where the board is placed, the sound,</p> <p>16 acoustics, code enforcement, all those things. But</p> <p>17 again, we can't get to any of that until we get through</p> <p>18 this.</p> <p>19 So with all due respect, I don't think it's</p> <p>20 the cart before the horse, nor do I think we're</p> <p>21 changing for a developer. I think we're asking for the</p> <p>22 change in order to allow development. And the issues</p> <p>23 that have been raised I think can be addressed during</p> <p>24 the site plan phase.</p> <p>25 MR. NCUBE: Chair. Oh, sorry.</p>
<p style="text-align: right;">Page 90</p> <p>1 some kind of idea to where both sides are happy, but at</p> <p>2 the same time I'm all for growth.</p> <p>3 And especially if someone is saying I have</p> <p>4 this property, I want to build something and I want to</p> <p>5 make this profitable and I want to make this city</p> <p>6 something else, because like I said, for 30, 40, 50</p> <p>7 years, like she said earlier, we just been sitting in</p> <p>8 one spot. So, and now is the time, it's the</p> <p>9 opportunity. And that's what our city has been doing</p> <p>10 for the past two years, is trying to grow. And I think</p> <p>11 we need to make a change at some point.</p> <p>12 So the 500 rule, I think definitely that</p> <p>13 needs to be changed or talked about in some form,</p> <p>14 because that's not even really conducive to what, if</p> <p>15 any, growing business, especially want to bring in any</p> <p>16 restaurants. But at the same time, we still want</p> <p>17 people to be happy in their homes and still have the,</p> <p>18 you know, peace and tranquility.</p> <p>19 But also we have to come up with an answer to</p> <p>20 where it satisfies both, because I guarantee if you put</p> <p>21 their favorite restaurant on that corner, like he just</p> <p>22 said about the Zaxby's, you put their favorite</p> <p>23 restaurant there, they're going to loop around that</p> <p>24 corner and they're going to say: Hey, can you knock</p> <p>25 down a little wall so I can walk through and I can get</p>	<p style="text-align: right;">Page 92</p> <p>1 VICE CHAIR GUSTAFSON: Mr. Hunt.</p> <p>2 MR. HUNT: Yes. Just out of curiosity, what</p> <p>3 is the width of your property line there? Is it about</p> <p>4 100 feet, 200 feet?</p> <p>5 MS. CALHOUN: I think I have the survey.</p> <p>6 Do you know off the top of your head?</p> <p>7 MR. HUNT: What I'm trying to get to is</p> <p>8 visualizing what a 500 foot separation means in any</p> <p>9 practical sense. 500 feet's a long, long way. And</p> <p>10 that would probably stretch all the way past the parts</p> <p>11 store. 125 feet? Okay.</p> <p>12 VICE CHAIR GUSTAFSON: I have about 124 feet.</p> <p>13 MR. HUNT: Okay. I'm sorry, I should have</p> <p>14 looked to see if that was in there.</p> <p>15 So essentially, if we take four of the</p> <p>16 equivalence of those blocks in all directions, you</p> <p>17 can't build anything closer than that for any</p> <p>18 drive-through, drive-in or anything of that sort. I</p> <p>19 agree with the basic principle of getting rid of the</p> <p>20 500 foot limitation. My concerns about the definitions</p> <p>21 are separate.</p> <p>22 So I think if we could get rid of the 500</p> <p>23 feet, then we could at least start to make some</p> <p>24 practical sense of offering the potential for finding a</p> <p>25 good, suitable candidate. The sensitivity I have is</p>

23 (Pages 89 to 92)

<p style="text-align: right;">Page 93</p> <p>1 leaving it zero feet separation merely puts the monkey 2 right back on our shoulders for every single new 3 development that comes in. And then how do we 4 collectively establish a fair and reasonable standard 5 that doesn't change every single time a particular 6 piece of property comes in? 7 So let's separate the discussion into 8 cleaning up the definitions. That's one issue. I 9 agree -- my personal view is I agree with getting rid 10 of the 500 foot separation. That makes no sense at 11 all. And I guess maybe we could ask the owner to see 12 if we remove that 500 foot requirement, would that 13 solve the -- or would it simplify the process of 14 finding a suitable buyer or investor in terms of the 15 property. 16 MS. CALHOUN: Just, I know you asked, but 17 what would you be suggesting then if we -- 18 MR. HUNT: Well -- 19 MS. CALHOUN: So the 500 feet -- and I don't 20 want to speak for City staff, but that's intended to 21 kind of create that distance so you don't have one 22 often. 23 MR. HUNT: Right. Well, 500 feet is heritage 24 from the past. I presume it wasn't recently 25 established. So Mr. Gagnon, is that -- that has been</p>	<p style="text-align: right;">Page 95</p> <p>1 So from your standpoint, you know, you have 2 to look at it from a perspective of both, you know, 3 economic value to the City, but also kind of planning 4 theory as well, and kind of balance those two talking 5 points, really what direction does the City want to go 6 in. 7 MR. HUNT: Obviously I can't speak for the 8 City and I can't speak for the Board. My personal view 9 is that a 500 foot arbitrary distance separation 10 doesn't seem to make any particular sense, especially 11 when you look at that particular property. For all 12 practical purposes, you couldn't put anything there, 13 for all practical purposes, because of the 500 foot 14 separation requirement. 15 MR. GAGNON: Yes, when the site plan was 16 originally approved, there were three pads that were 17 created. So we had the O'Reilly site, which is the 18 westernmost parcel; we had the Taco Bell site, which is 19 the center parcel; and then the third parcel that we're 20 discussing tonight was approved for kind of a retail 21 shell. For whatever reason, that parcel was never 22 developed. 23 So previously, during the subdivision 24 process, it was known that that center would be a 25 drive-through. So now we're at the current situation</p>
<p style="text-align: right;">Page 94</p> <p>1 in the code for quite a while, the 500 foot separation? 2 MR. GAGNON: Yes. So the overlay district, I 3 believe it was originally approved in 1999. With that 4 we were actually able to pull the original agenda item 5 summary sheet, which kind of provided the staff 6 narrative that went along with the ordinance itself. 7 And at that point in time, there were no architectural 8 themes for the major roadway corridors in the city. 9 There was limited landscape requirements. 10 So I think that staff, at that point in time, 11 was trying to follow best available planning practices, 12 and drive-through facility kind of fell within to that 13 conversation -- fell into that conversation as far as 14 essentially having a separation between uses so there's 15 not oversaturation along, let's say, the Blue Heron 16 corridor, where let's say day one, if it's all green 17 space, it could be any commercial property is now 18 turning into a drive-through. 19 Now, I don't know if at that point in time if 20 a drive-through restaurant required a special exception 21 approval within general commercial districts. It does 22 currently. The applicant is now proposing again to 23 remove that 500 foot requirement between drive-through 24 uses in order to proceed with an application that would 25 still require a special exception approval.</p>	<p style="text-align: right;">Page 96</p> <p>1 where we do have the separation requirement that is 2 prohibiting the applicant from even providing an 3 application for a drive-through use. 4 MR. HUNT: Well, the 500 feet comes both from 5 the Taco Bell as well as from this particular property 6 too, so with the 500 foot rule, you couldn't possibly 7 have two adjacent drive-through facilities. 8 MR. GAGNON: Correct. 9 MR. HUNT: So if we were to get rid of the 10 500 foot issue, the definitions separate, would that 11 address the issue that we're trying to cover here in 12 this ordinance? I understand the definitions. Put 13 that aside. But the real guts of the whole issue, as I 14 understand it, is to get rid of that 500 foot 15 separation, because that's what's creating the problem, 16 and the catch 22 prevents anything from effectively 17 using that property. Is that correct? 18 MR. GAGNON: That's what the applicant's 19 proposing, correct. 20 MR. HUNT: Okay. I know I'm being a pain in 21 the butt on the definitions, but I would be supportive 22 of making an amended resolution about getting rid of 23 the 500 square feet and then having at least an 24 opportunity to adjust the terminology a little bit. 25 But it's up to the Chair to see if it goes beyond the</p>

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<p>1 question.</p> <p>2 VICE CHAIR GUSTAFSON: Any other questions or</p> <p>3 comments?</p> <p>4 In closing, I've looked at it, and Jeff, I</p> <p>5 have one question to staff. In the current situation,</p> <p>6 is it required that there's a special exemption now,</p> <p>7 even if there is a drive-through, one to another --</p> <p>8 MR. GAGNON: So I'll use this parcel that</p> <p>9 we've been discussing tonight, for that zoning district</p> <p>10 as a general commercial zoning. So any drive-through</p> <p>11 restaurant proposed in general commercial does require</p> <p>12 a special exception approval.</p> <p>13 VICE CHAIR GUSTAFSON: Okay. So my biggest</p> <p>14 concern is that if we did make this amendment -- it is</p> <p>15 global, and it could be anywhere in the city -- that we</p> <p>16 would be fighting against the 500 feet. And it would</p> <p>17 be my recommendation that it should only be under</p> <p>18 special exemption.</p> <p>19 But I would -- my personal opinion is we need</p> <p>20 to keep the 500 feet apart from each other. But if the</p> <p>21 property owner wants to make a case that he has a</p> <p>22 business that is willing to come onto the property that</p> <p>23 needs the special exemption to continue forward, that</p> <p>24 business plan can come against this Board and the</p> <p>25 Council to request that action to happen. But until</p>	<p>1 drive-through facilities? Then we'd know that the</p> <p>2 property owner has the ability to go shop a preferred</p> <p>3 drive-through facility that the City could look at and</p> <p>4 say this is appropriate for that particular piece. We</p> <p>5 could then question the City and the residents to</p> <p>6 north, south, east and west of that if it can happen</p> <p>7 and to see what the responsibility is from this Board</p> <p>8 to making a special exemption to happen.</p> <p>9 I don't want to just delete the 500 feet,</p> <p>10 because the amendment goes global. And then as soon as</p> <p>11 it happens on Broadway, now it can -- excuse me. As</p> <p>12 soon as it happens on Blue Heron, it can now happen on</p> <p>13 Broadway, it can happen on Barack Obama, it can happen</p> <p>14 on Military, and we can get inundated by</p> <p>15 drive-throughs, which could be a negative aspect, as</p> <p>16 staff has already presented.</p> <p>17 So by dropping it, maybe it is a change to</p> <p>18 the footage from 500 to 300. But right now there is a</p> <p>19 Taco Bell that is directly adjacent to it that's 124</p> <p>20 feet away, and it's 124 feet away from a residence.</p> <p>21 And I agree with, you know, my colleagues on the Board</p> <p>22 here that we may be over impacting that location by</p> <p>23 dropping that 500 feet. I don't know if it's necessary</p> <p>24 to do that. Maybe we need to look at a smaller foot</p> <p>25 separation. That's my comments.</p>
Page 98	Page 100
<p>1 then, I see no reason to get rid of the 500 feet</p> <p>2 because of the global situation.</p> <p>3 MR. GAGNON: So it would -- if I understand</p> <p>4 what you're stating --</p> <p>5 VICE CHAIR GUSTAFSON: It should always fall</p> <p>6 under a special exemption to put --</p> <p>7 MR. GAGNON: So the use will require a</p> <p>8 special exception approval currently, and that's what</p> <p>9 the development team is proposing, that the process is</p> <p>10 utilized.</p> <p>11 But what would happen is if they attempted to</p> <p>12 provide staff with an application currently, they</p> <p>13 would, in essence, have to provide a similar code</p> <p>14 amendment or an identical code amendment that we're</p> <p>15 discussing now that would simultaneously have to be</p> <p>16 approved with that site plan application in order for</p> <p>17 us to honor it. So that 500 foot separation is</p> <p>18 prohibiting a potential application from being</p> <p>19 submitted, just to try to clarify the process and</p> <p>20 timing.</p> <p>21 VICE CHAIR GUSTAFSON: So the 500 feet is the</p> <p>22 control before the special exemption?</p> <p>23 MR. GAGNON: Correct.</p> <p>24 VICE CHAIR GUSTAFSON: Could we go by special</p> <p>25 exemption first and look at the separation between</p>	<p>1 MR. HUNT: May I ask a follow-up?</p> <p>2 VICE CHAIR GUSTAFSON: Mr. Hunt.</p> <p>3 MR. HUNT: What I heard you say, Mr. Gagnon,</p> <p>4 is that the special exemption process cannot waive that</p> <p>5 500 foot.</p> <p>6 MR. GAGNON: Correct.</p> <p>7 MR. HUNT: That that's a separate part of the</p> <p>8 code, and so a special exemption can't overrule that.</p> <p>9 You have to ultimately get rid of that 500 foot, or</p> <p>10 modify it, not get rid of it --</p> <p>11 MR. GAGNON: Right. So to --</p> <p>12 MR. HUNT: -- modify it so that maybe there</p> <p>13 is some other more reasonable number. But the special</p> <p>14 exemption alone can't be worded in such a way that it</p> <p>15 can overrule that 500 foot.</p> <p>16 MR. GAGNON: Right. So when an application</p> <p>17 is submitted to City staff, it would go through a</p> <p>18 sufficiency period. And what would happen, let's say</p> <p>19 tomorrow if Ms. Calhoun submitted an application for a</p> <p>20 drive-through at the location that's shown on the</p> <p>21 screen, during the sufficiency review period, staff</p> <p>22 would identify the fact that there is a drive-through</p> <p>23 adjacent, which is contradictory to the 500 foot</p> <p>24 separation requirement.</p> <p>25 So in essence, we would have to reject or</p>

25 (Pages 97 to 100)

<p style="text-align: right;">Page 101</p> <p>1 return the application to the applicant because of that 2 separation requirement in the code. So the special 3 exception process would not be initiated because the 4 applicant wouldn't be deemed valid by staff in the 5 first place. 6 MR. HUNT: Okay. And then a second question. 7 And that 500 foot separation is in the overlay for the 8 eight separate roads that are addressed? 9 MR. GAGNON: Correct. 10 MR. HUNT: So if we were to modify the 11 overlay and change the footage, it would only apply to 12 those eight streets anyway. 13 MR. GAGNON: Yes. 14 MR. HUNT: Okay. So -- 15 MS. CLARK: Mr. Chair. 16 VICE CHAIR GUSTAFSON: You're recognized. 17 MS. CLARK: We have a lot of conversation 18 going back and forth just trying to get clarity, just 19 trying to understand the beginning point and how we 20 need to get to the end to figure this out. 21 I'm just asking. We need to, as a body, 22 along with Mr. Gagnon, you know, to sit in some sort of 23 different forum and just talk through this so that we 24 all can get on the same page and we're all very clear, 25 so that we are able to help the applicant. And we can</p>	<p style="text-align: right;">Page 103</p> <p>1 this application is ultimately successful, we are happy 2 to host a workshop so that we can talk about the site 3 plan and further refine and define. But as it stands 4 today, we'll never get to that point. 5 And the prior owner tried it. This owner has 6 tried it. Applicants before me have tried it, and no 7 development has happened. And the longer this stays 8 vacant, the harder it will be and the longer it will 9 take for the City to see any economic benefit from this 10 parcel, if any. 11 I recognize that it is global, but again, 12 every case, every case that will come before you for a 13 special exception application is separate, and it has 14 to meet the burden, and you have approve it and you 15 have to discuss it. 16 But again, we are happy -- I'm not even 17 looking at my client because he's probably not going to 18 be happy, but we'll come back at any point, you know, 19 if we have a user or a slew of users and discuss how 20 that would look and how it would work through the 21 special exception process. But again, we can't even -- 22 we tried it; we tried it. We can't even move forward. 23 MS. CLARK: And I appreciate -- 24 MS. SHEPHERD: Mr. Chair. 25 MS. CLARK: -- that and I understand --</p>
<p style="text-align: right;">Page 102</p> <p>1 go back and forth, and everybody's going to be kind of 2 different. Trying to get us on the same page right now 3 is a bit challenging. I'd just like to, before I make 4 a decision, I want to be clear, and I want to be clear 5 for the applicant. 6 MS. CALHOUN: Mr. Chair, if I may? 7 VICE CHAIR GUSTAFSON: Absolutely. 8 MS. CALHOUN: So Mr. Gagnon clearly stated 9 our issue, which is we cannot -- we could leave here 10 tonight no different than we came, which means we are 11 not able to go out to the market and present anything 12 different than we have today. And I think, you know, 13 we are here, happy to answer any and all questions that 14 anyone might have about how this could impact us. 15 That's why we submitted the application, to have this 16 conversation and get a full understanding. 17 Again, our request is it doesn't change the 18 fact that any application for a drive-through, drive-up 19 use on this parcel still has to come before this body 20 through the special exception process. All we're 21 asking, as Mr. Gagnon explained, was for the 22 opportunity to even submit an application. As it 23 stands today, we can't even submit an application. 24 I think if there comes a point or a time 25 where a -- when we have a potential user, assuming that</p>	<p style="text-align: right;">Page 104</p> <p>1 MS. SHEPHERD: May I chime in for one minute? 2 VICE CHAIR GUSTAFSON: Ms. Shepherd. 3 MS. SHEPHERD: I haven't said nothing because 4 I've been listening to Ms. Calhoun. That property 5 she's talking about has -- and that was when Ms. Wade 6 was the Chairwoman and I think Ms. Sylvia Lee Blue was 7 the Vice Chair. They wanted to put O'Reilly's there. 8 And it just blew up. I know they were saying that the 9 grease, the oil be -- blah, blah, blah. Now they're 10 talking about Taco Bell. Taco Bell will never be 11 built. And we go on and on and on. We would never 12 build this city up because we find a little flaw in the 13 milk. 14 If we have to have a workshop to get some 15 clear understanding, because I clearly have been here 16 30 years and seen that property turn over and over and 17 over, and we're sitting on the same conclusion that 18 this is wrong and that is wrong. 19 And Mr. Gagnon, it has to stop now with us of 20 getting a clear understanding. A workshop, I think, 21 would be nice in a setting that can get the 22 understanding, because we're sitting on their property. 23 This is their property, and they're not going nowhere 24 because we -- and it has to go before Council too, and 25 that's going to be another session.</p>

26 (Pages 101 to 104)

<p style="text-align: right;">Page 105</p> <p>1 But I think it's time now, it's the Planning 2 and Zoning that we have to come to conclusion how we're 3 going to handle them. I know they want to move on. I 4 know they want to move on, because this property has 5 been vacant for years. 6 Thank you, Mr. Chair. 7 VICE CHAIR GUSTAFSON: Ms. Clark. 8 MS. CLARK: I agree with my colleague on the 9 other end. Just as the other applicant before us had a 10 challenge and we -- they didn't rush us. And we asked 11 them to go back and do some things to help us help 12 them, and they did that, and they walked out of here 13 very happy. 14 So no one is trying to inhibit growth, 15 inhibit what someone wants to do with the land, but I 16 think we need to do our due diligence so that we can 17 have an applicant who walked out of here right before 18 you, respectfully, very happy. They didn't push us. 19 They let us do what we needed to do. We did what we 20 needed to do, and you saw the smiles on their face. 21 You see the smiles on our faces. 22 So I think the residents of this city are 23 going to say don't get pushed around. You, Board, do 24 what you need to do, because you're our voice. Make 25 sure you're clear, you make sure you articulate to us</p>	<p style="text-align: right;">Page 107</p> <p>1 And it's not a nitpicking. That's not what 2 we're doing. We're just saying if we got questions and 3 we are not clear from the definitions, because that was 4 very clear, we know what the applicant wants to do, 5 let's take one more meeting and do what we did with the 6 other applicant. They did what they needed to do, and 7 it worked. 8 And it's not that anybody nitpicked. There 9 were gaps in the process of information, and they 10 cleared all of that up. We cleared everything up and 11 kept it moving. That's all we would like to do for 12 this applicant, to make sure we're all on the same 13 page. And when we are, we keep it moving. It is not 14 to stop the process. It's to be clear and comfortable 15 and we can say we made the right decisions, not only as 16 a Board, but also for the residents; but also for the 17 residents. But it's not inhibiting anything. 18 MS. SHEPHERD: I never said you were 19 nitpicking. I said we should stop and make a decision. 20 This has been going on for 30 years. That property has 21 stayed vacant. It is nothing but a Taco Bell. You see 22 the Walgreens. They're gone. You're going to have to 23 find somebody to take their property while this 24 particular property is vacant. 25 I'm so tired every time we come to the water</p>
<p style="text-align: right;">Page 106</p> <p>1 that we're clear and we keep it moving. That's what 2 happened to the applicant before us, and now they're on 3 their merry way to give us this wonderful property. 4 That's all we're asking. 5 MS. SHEPHERD: I'm not saying not be -- 6 MS. CLARK: I'm not -- 7 MS. SHEPHERD: -- making them happy. 8 MS. CLARK: I'm not saying that. 9 VICE CHAIR GUSTAFSON: One at a time. 10 MS. SHEPHERD: What I am saying -- excuse me. 11 What I'm saying is we keep pushing people away. This 12 particular city will never have growth because we find 13 something to always say we can't do this, we can't do 14 that. Every city is growing but us. We're the only 15 city. Lake Park is moving. West Palm Beach downtown 16 is booming. And we're sitting in the middle of 17 paradise, and yet we sit here and find something wrong. 18 MS. CLARK: I don't find that -- I think, 19 again, I just articulated that we worked with a 20 developer who walked out of here very happy and we're 21 talking about making this applicant very happy too. 22 I'm just saying just as we did with the other 23 applicant, they were -- had some challenges. We needed 24 to think through that. We did. We came to a 25 resolution. It's closed. They're building.</p>	<p style="text-align: right;">Page 108</p> <p>1 and drink, somebody say, whoa, the water is dirty, or 2 there -- you know, it's time to move the city forward. 3 I did not say nobody's nitpicking. And I think that we 4 are adults, that we should look and see what's going 5 on, but yet say let's give these people an opportunity 6 to make sure that their property is protected so they 7 can build. The market might go down tomorrow. Then 8 they're stuck again with a piece of property they 9 cannot move. That's all I'm saying. Never did I say 10 nobody nitpicking. I'm saying -- 11 MR. NCUBE: May I say something? 12 MS. SHEPHERD: I'm saying be adults and let's 13 move forward. 14 MR. NCUBE: Mr. Chair. 15 MR. GALLON: Chair, can we vote? 16 MR. NCUBE: Could I just ask one question? 17 VICE CHAIR GUSTAFSON: Mr. Ncube. 18 MR. NCUBE: What would be the worst case 19 scenario if we were to approve it as is? What's like, 20 what's the worst case scenario that could happen? 21 VICE CHAIR GUSTAFSON: I think the worst case 22 scenario, that it's global. But it still does fall 23 under special exemption. 24 MR. NCUBE: No, I get it's global. But, you 25 know, let's say that so for instance, like the 500</p>

27 (Pages 105 to 108)

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<p>1 foot, that's global to the whole city, but, you know, 2 ultimately anybody who -- you still have to submit an 3 approval. So I mean the worst case scenario is that 4 they have to -- there's more people submitting 5 applications for fast food restaurants, but they still 6 have to get approval. 7 VICE CHAIR GUSTAFSON: Through special 8 exemption. 9 MR. NCUBE: Yes. So I'm just saying if I 10 look at it, even if we approve this, I don't see there 11 being any real downside. There's no real downside. 12 You know, they still have to get approval. So 13 honestly, I don't -- I'm not saying I understand 14 everything here, but I don't see a real negative if 15 it's approved. 16 MR. HUNT: At the risk of -- 17 VICE CHAIR GUSTAFSON: Mr. Hunt. 18 MR. HUNT: Mr. Gagnon, I thought you said 19 that this 500 foot separation requirement is in the 20 overlay only. 21 MR. GAGNON: That's correct. 22 MR. HUNT: And so it does not apply globally. 23 It applies to those eight streets in the city. 24 MR. GAGNON: When staff used the reference to 25 globally, it would be global for that overlay, but it's</p>	<p>1 MS. DAVIDSON: Evelyn Harris Clark. 2 MS. CLARK: No. 3 MS. DAVIDSON: Jon Gustafson. 4 VICE CHAIR GUSTAFSON: No. 5 MS. DAVIDSON: That vote passed with 6 Ms. Evelyn Harris Clark dissenting, and Mr. Gustafson. 7 MS. CALHOUN: Thank you very much. You'll 8 see us again, hopefully. Thank you. 9 VICE CHAIR GUSTAFSON: Item X, workshop 10 items. Mr. Gagnon. 11 MR. GAGNON: So we have no workshop items on 12 tonight's agenda, and I don't believe under general 13 discussion we've received any other public comment 14 cards. 15 Ms. Davidson, do we have any? 16 No other public comment cards either, Chair. 17 We've received no correspondence either. 18 MR. HUNT: I have one item. 19 VICE CHAIR GUSTAFSON: Mr. Hunt. 20 MR. HUNT: Mr. Chair, we had talked about 21 trying to find a date for the workshop to discuss the 22 Planning and the Zoning Handbook, and I would like your 23 permission to actually contact each of the members of 24 the Board to work out a schedule of what works for them 25 and what works for me. I think adding that to</p>
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<p>1 not parcel specific. 2 MR. HUNT: Okay, so -- 3 MR. GAGNON: So I don't want anyone on the 4 Board to think it's only for this one parcel. 5 MR. HUNT: Precisely why I wanted to be sure, 6 okay. 7 VICE CHAIR GUSTAFSON: Well, I think we've 8 beaten the horse to death, so -- 9 MR. HUNT: The horse is dead. 10 VICE CHAIR GUSTAFSON: Is there a motion? 11 MR. GALLON: Yes, I would like to motion that 12 we approve as submitted. 13 MS. SHEPHERD: Second. 14 VICE CHAIR GUSTAFSON: There's a motion from 15 Mr. Gallon and a second from Ms. Shepherd. Roll call. 16 MS. DAVIDSON: Margaret Shepherd. 17 MS. SHEPHERD: Yes. 18 MS. DAVIDSON: William Wylly. 19 MR. WYLY: Yes. 20 MS. DAVIDSON: Stephen Hunt. 21 MR. HUNT: Yes. 22 MS. DAVIDSON: James Gallon. 23 MR. GALLON: Yes. 24 MS. DAVIDSON: Anthony Brown. 25 MR. BROWN: Yes.</p>	<p>1 Mr. Gagnon's workload hasn't worked so far, and I just 2 need to be assured that I'm not going to be in 3 violation of the Sunshine rule. But I would like very 4 much to work out a date that is compatible with 5 everybody's schedule. 6 VICE CHAIR GUSTAFSON: Thank you for that 7 comment. 8 Mr. Gagnon or counsel, do we have a problem 9 with that? 10 MS. BUSBY: Yes, I just want to caution you 11 on contacting Board members for things that might come 12 before the Board. If it's just a schedule, that's -- 13 MR. HUNT: It's just the schedule. I would 14 not touch any other issue. It would be just here's 15 some available dates -- 16 MS. BUSBY: Oh, yes. 17 MR. HUNT: -- can you do that. 18 MS. BUSBY: Yes, scheduling is fine. 19 MR. GAGNON: If I may, there's actually -- I 20 don't remember the specific provider, but it's almost a 21 scheduling tool that you would schedule anyone that 22 you're interested in inviting to the meeting and have 23 open dates, and each individual can click the bubble on 24 the date that could apply, something like that. I 25 guess out of an abundance of caution, just because</p>

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Sunshine is -- and I wouldn't say that you would ever even contemplate breaking any Sunshine Law, but just removing any sort of possibility of that happening, to use a scheduling mechanism like that, it might be cleaner and --

MR. HUNT: I will certainly look at it. I'm not opposed to using different technologies. The issue is my schedule is getting more and more complicated, and if we agree to a date that I can't meet, then the whole thing falls apart. So I want to drive the date and at least be handed with what dates I can support and what dates I can't. I'll use whatever tool is necessary.

MS. BUSBY: That's fine.

VICE CHAIR GUSTAFSON: Very well. Thank you. Any other comments from the Board? Hearing none, do I have a motion to adjourn?

MR. HUNT: I move we adjourn.

MR. GALLON: Second.

MR. NCUBE: Second.

(Whereupon, at 9:09 p.m., the proceedings were concluded.)

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C E R T I F I C A T E

THE STATE OF FLORIDA)

)
COUNTY OF PALM BEACH)

I, Susan S. Kruger, do hereby certify that I was authorized to and did report the foregoing proceedings at the time and place herein stated, and that the foregoing pages comprise a true and correct transcription of my stenotype notes taken during the proceedings.

IN WITNESS WHEREOF, I have hereunto set my hand this 20th day of February, 2020.


Susan S. Kruger



29 (Pages 113 to 114)



**CITY OF RIVIERA BEACH STAFF REPORT
CASE NUMBER SP-19-27, BLUE LAGOON PLAZA
FEBRUARY 27, 2020**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, APPROVING AN APPLICATION (SP-19-27) FROM BLUE LAGOON PLAZA, LLC. REQUESTING SITE PLAN APPROVAL TO CONSTRUCT A NEW COMMERCIAL BUILDING, APPROXIMATELY 3,840 SQUARE FEET IN AREA, ON APPROXIMATELY 0.41 ACRE OF VACANT LAND, LOCATED AT 200 WEST BLUE HERON BOULEVARD, NORTHWEST OF, AND ADJACENT TO, THE INTERSECTION OF WEST BLUE HERON BOULEVARD AND AVENUE 'F', IDENTIFIED BY PARCEL CONTROL NUMBER 56-43-42-28-04-006-0220, HAVING A DOWNTOWN MIXED USE FUTURE LAND USE DESIGNATION AND A DOWNTOWN GENERAL (DG) ZONING DESIGNATION; PROVIDING FOR CONDITIONS OF APPROVAL; AND PROVIDING FOR AN EFFECTIVE DATE.

- A. Applicants:** Property Owner: Community Redevelopment Agency (CRA)
Authorized Agent: Paul Skyers, (Blue Lagoon Plaza, LLC.)
- B. Request:** The applicant is requesting site plan approval to construct a new commercial building, approximately 3,840 square feet in area, for restaurant (2,208 sq. ft.), retail and office space (1,632 sq. ft.).
- C. Location:** The subject property is located at the northwest intersection of West Blue Heron Blvd and Avenue F, with postal address 200 W Blue Heron Blvd, and identified by Parcel Control number: 56-43-42-28-04-006-0220. This parcel is located within the City's municipal boundary as depicted on Exhibit A, Location Map below.

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

<u>Parcel Control Numbers:</u>	56-43-42-28-04-006-0220
<u>Parcel Size:</u>	0.41 Acre
<u>Existing Use:</u>	Vacant Land
<u>Zoning:</u>	Downtown General (DG) Zoning District
<u>Future Land Use:</u>	Downtown Mixed Use (DMU)

E. Adjacent Properties Zoning Districts and Current Uses:

<u>North:</u>	RS-6 Single Family Dwelling District: Single Family Residential
<u>South:</u>	Downtown General (DG): Multifamily Apartments (Residential), West Blue Heron Blvd Right-of-Way (ROW)
<u>East:</u>	Downtown General (DG): Single Family Residential, Avenue F (ROW)
<u>West:</u>	Downtown General (DG): Single Family Residential

F. Background:

On December 2008, the Community Redevelopment Agency (CRA) purchased the subject property for redevelopment purposes. At the time of the purchased, the property was already developed and comprised of two dilapidated structures. Thus, both structures were demolished shortly after the CRA acquired the property, and the site has not been redeveloped since.

City staff received a Uniform Land Use Application along with other related documents for site plan review from the Applicant (Blue Lagoon Plaza, LLC.) in July 2019. Please refer to the Applicant's Justification Statement for additional information. The proposal consist of a 3,840 sq. ft. building structure with three commercial bays. As shown on the proposed site plan, the largest bay will accommodate a 2,208 sq. ft. restaurant (Tony's is anticipated), and the two remaining bays will each be approximately 816 sq. ft. for a total of 1,632 sq. ft. and are designated for retail and office uses.

This site plan application if approved by Council will cause this site plan to be the controlling document to remain on record and must be adhere to or amended administratively for any future redevelopment so long as the site plan does not deviate greater than 5% as allowed by code.

The site plan application for the subject property is scheduled to be heard by the Planning and Zoning Board on Thursday, February 27, 2020 at 06:30 P.M. The CRA Board and City Council in the near future.

G. Staff Analysis:

Proposed Use: Restaurant, Retail and Office.

Zoning Regulations: The Downtown General (DG) Zoning District highlights the requirements for developments / redevelopment within the District. The proposed new construction for a commercial building is contained within the site, away from any required setbacks and does not affect existing surrounding buffers. The proposed development complies with the general standards for all Downtown Zoning districts to include building façade-facing streets having transparent windows covering between 20-75% of wall areas and transmit at least 50% of visible daylight. In addition, the site plan shows 45% frontage is provided along the primary street (W. Blue Heron Blvd), with a continuous maintained hedge to accommodate for the remaining 20% building frontage requirement per the architectural standards of the Downtown Code. The proposed development complies with the general standards and the Downtown General (DG) zoning district section of the code.

Comprehensive Plan: The proposal is consistent with the City's Comprehensive Plan and the Downtown Mixed Use (DMU) land use designation.

Uses: The Applicant is proposing to utilize the site for a restaurant, retail and office, which are permitted uses per the DG Zoning District code section 31-536.

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

Landscaping: New landscaping will be installed according to the landscape plan consistent with the City's landscape code requirements.

Parking/Traffic: Parking calculations has been reviewed as part of the Site Plan application in accordance to the parking section of the Zoning Code for the downtown districts Sec.31-539. Based on the total proposed building square footage, 14 parking spaces would have been required. However, after careful review and considerations based on market demand, and other unique circumstances of the project. Staff considered an administrative waiver of the minimum number of parking spaces from 14 spaces to 13 spaces pursuant to code sec.31-539. Thus, 13 parking spaces is provided as shown on the site plan. One access point for Ingress / egress is provided at the northeast corner of the property along Avenue F.

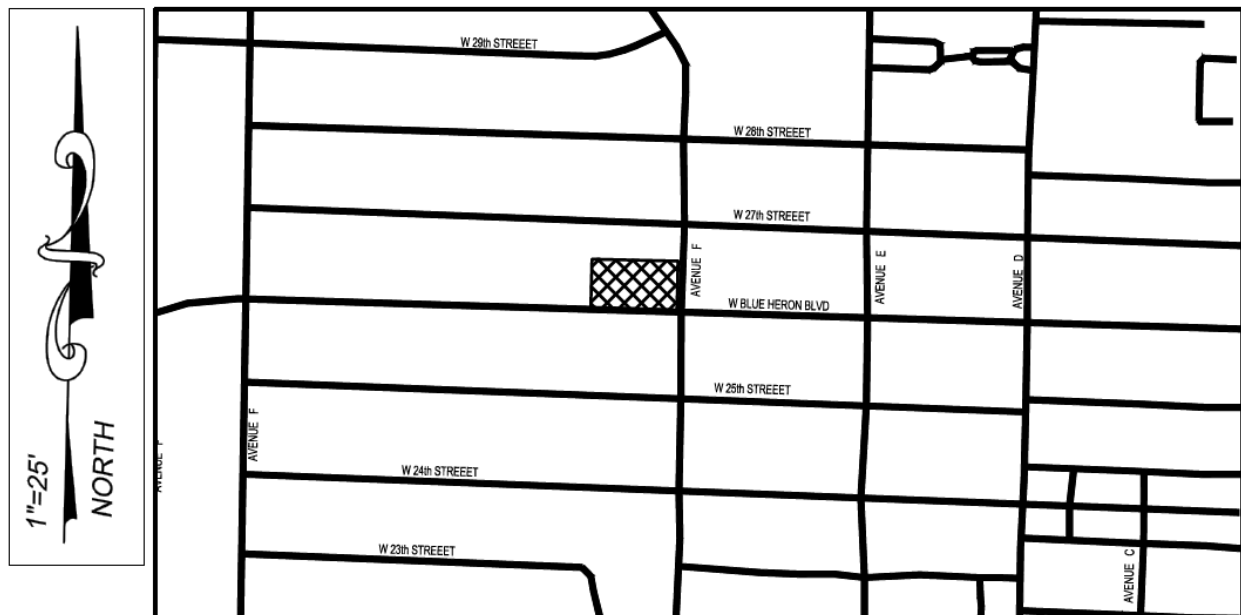
H. Recommendation:

Staff recommends approval of the subject application (SP-19-27) to construct an approximately 3,840 square feet commercial building, on approximately 0.41-acre of vacant land, located at the northwest intersection of West Blue Heron Boulevard and Avenue F, identified by parcel control number 56-43-42-28-04-006-0220, with the following conditions of approval:

1. A two-year landscaping performance bond for 110% of the value of landscaping and irrigation shall be required before a Certificate of Occupancy or Certificate of Completion is issued for the Addition.
2. Construction and landscaping improvements must be initiated within 18 months of the effective date of this Resolution in accordance with Section 31-60(b), of the City Code of Ordinances. Demolition, site preparation and/or land clearing shall not be considered construction. Building permit application and associated plans and documents shall be submitted in its entirety and shall not be accepted by City staff in a partial or incomplete manner.
3. City council authorizes City staff to approve future amendments to this site plan administratively so long as the site plan does not deviate greater than 5% from the originally approved site plan.
4. This development must receive final Certificate of Occupancy from the City for all buildings and units approved within five years of the approval of the adopting resolution or the adopting resolution shall be considered null and void, requiring the applicant to resubmit application for site plan and special exception approval and re-initiate the site plan approval process.
5. All future advertising must state that the development is located in the City of Riviera Beach. Fees and penalties in accordance with City Code Sec. 31-554 will be levied against the property owner and/or business for violation of this condition.
6. Once approved, this resolution shall supersede any previous site plan approval resolutions associated with this property, causing previous site plan approval resolutions to be null and void.
7. The Applicant shall consult with the Riviera Beach Police Department in order to incorporate on or more Internet Protocol (IP) Cameras within their site design for RBPD use.

8. The final east and west building elevations, specifically areas visible from adjacent roadways, must utilize consistent architectural treatments with the south elevation (fronting West Blue Heron Boulevard), including but not limited to paint colors, expression lines, cornices, light fixtures, and decorative façade treatments.
9. Prior to the issuance of a City Certificate of Occupancy (CO), a sufficient plat application to re-plat the three existing lots of record must be submitted to the City's Planning and Zoning Division for processing.

Location Map



LOCATION MAP

SCALE: NTS

Legal Description

Lots 22, 23, and 24, Block 6, BLUE HERON PARK, AN ADDITION TO THE CITY OF RIVIERA BEACH, FLORIDA, according to the Plat thereof, as recorded in Plat Book 20, Page 87, of the Public Records of Palm Beach County, Florida; LESS the South seven feet (7') thereof.

Project Narrative
for the
Blue Lagoon Plaza Project
200 W. Blue Heron Blvd., Riviera Beach, Florida 33404
Original Submittal: January 24, 2019

Request

On behalf of the Blue Lagoon Plaza, LLC., Paul Skyers (Project Manager), Vann Buckle Design Group (Project Designer), Rodriguez & Anglin Professional Design, Inc. (Project Engineers), respectfully requests approval of the project's plans & specifications from the City of Riviera Beach. The subject property {PCN: 56-43-42-28-04-006-0220} is a 0.4-acre site which is located on the northwest corner of the intersection of Blue Heron Blvd and Avenue F within the City of Riviera Beach. The subject property's legal description is as follows:

**Lots 22, 23, and 24, Block 6, BLUE HERON PARK, AN ADDITION TO
THE CITY OF RIVIERA BEACH, FLORIDA, according to the Plat thereof,
as recorded in Plat Book 20, Page 87, of the Public Records of Palm Beach
County, Florida; LESS the South seven feet (7') thereof.**

This application is a request for the approval of the plans and specifications for the construction of a 3,840 square foot office/retail plaza along with 13 parking spaces on the subject parcel.

Description of Proposed Development

The subject site is a vacant 0.41 acre parcel located at a high traffic intersection (Blue Heron Blvd. & Avenue F) on the main east-west artery in Riviera Beach. The proposed development will include a 3,840 sq. ft. retail/office plaza which will be divided into three bays. Onsite parking will be provided and vehicular access to the site will be by a two way driveway accessed from Avenue F. Pedestrian access is by way of a wide walkway directly from the northern sidewalk of West Blue Heron Boulevard. As required by the pertinent City Code the site will be landscaped and separated from the residences on the north and to the west by a 6 foot high concrete wall. A required hedge will be added along the frontage. Street trees will be provided in the swale. The site features a six foot high monument sign visible from both directions. The building has been designed to be architecturally compliant with the relevant city codes. The development will be constructed to comply with the Florida Building Code 2017, sixth edition, NEC 2014, NFPA 2014 and City's Downtown General District Code.

Demonstrate that the Proposed Use is Appropriate

The subject site has a Commercial land use designation and an existing zoning of Downtown Mixed Use. The proposed use will not deviate from the previous use of the site, and it is consistent with the existing land use and zoning designation for the site.

Surrounding Uses:

PROPERTY	CURRENT LAND USE	ZONING	FUTURE LAND USE
Subject Property	Commercial	Downtown General District	Downtown Mixed Use
To The North	Single Family Dwelling	Downtown General District	Downtown Mixed Use
To The South	Multi-Family Dwelling	Downtown General District	Downtown Mixed Use
To The East	Single Family Dwelling	Downtown General District	Downtown Mixed Use
To The West	Single Family Dwelling	Downtown General District	Downtown Mixed Use

How does the intended use meet the standards in the Land Development Code?

The existing land use and Downtown General District zoning of the site allows for the construction of the intended Retail/Office facility on the subject site.

All setback requirements have been met. A variance for 1 less than required parking spaces is being requested from, and granted by the Riviera Beach CRA. The use of pervious concrete not only retains water on site but is considered to be environmentally advantageous. The frontage of the building (store front) was designed to adhere to the Architectural design standards.

Demonstrate how drainage and paving requirements will be met:

In accordance with the South Florida Water Management Permit, the site can accommodate up to 79% impervious area with the existing water management system. The total impervious area of the site will be less than the 79% limit (approx. 39.75%) – The parking lot and driveway will be constructed with pervious concrete. Storm water runoff from the building will be absorbed through the pervious concrete and will be stored within the voids of the base layer under the pervious concrete. Legal positive outfall from the site is to the C-17 canal located immediately west of Congress Park. Best Management Practices including the use of silt fences and construction access road, will be employed during construction to reduce or prevent sediment being discharged from the site.

Demonstrate that the proposed location and site is appropriate for the requested use:

The proposed Retail/Office facility contributes to the changing character of the district in the addition of a new commercial amenity. The applicant is proposing to increase the district's retail/office capacity and to make these amenities available to local emerging enterprises.

Demonstrate how the site and the proposed building have been designed so that they are compatible with adjacent uses and neighborhood:

The proposed site is currently vacant; even though its use differs from the adjacent uses (which are residential), its scale and appearance has been designed to blend into the existing environment while possessing the character and attributes that will be broadly adopted by future redevelopment projects in the neighborhood.

Demonstrate any landscaping techniques that will be used to visually screen the uses from the adjacent uses:

The applicant intends to use six foot high hedging and vegetation that is similar to those that are being utilized within the RBCRA's beautification project at the northwest corner of Blue Heron Blvd. & Broadway {sourced from the Florida Friendly Landscaping™ Plant List} to block sight lines from the adjacent properties to the north and to the west, and absorb typical noises generated by the patrons on the subject site.

On the Blue Heron Blvd. side, trees will be planted in the swale and a thirty-inch high hedge will be planted along the street boundary lines.

Demonstrate what is proposed to reduce the impact of any potential hazards, problems, and public nuisances generated by use:

Perimeter lighting for this project will be angled away from adjacent properties and towards the building and its parking lot thereby minimizing the impact of light pollution exposure to its neighbors. All of the project's waste management facilities (the garbage dumpster, the grease trap, and exterior hood vent) will be situated at least 25 feet away from the project's property line thereby limiting the impact of waste pollution exposure to its neighbors .

Demonstrate how utilities and other service requirements of the use can be met:

- a. A gated Garbage enclosure has been designed to provide storage for the accumulation of the projects refuse in a 9ft garbage dumpster which will be picked up regularly by Waste Management. This Garbage enclosure is landscaped on three sides. Inside the enclosure the concrete floor will be provided with a floor drain with a removable strainer basket. The hose bib on the exterior of the enclosure allows the enclosure to be periodically washed down for cleanliness

and hygiene whiles the removable basket will keep larger solids out of the greasy water entering the onsite grease trap.

- b. The project's utilities (Electrical, Cable, Communication, Sanitary Sewer collection lines) are already present at the periphery of the subject site. Utilities on site will be connected to city provided water and sewer lines and FPL provided power sources. The owner shall select the Communications provider of his choice.
- c. Pervious concrete over compacted ballast fill allows storm water to drain through the concrete and be stored in the voids of the ballast. This will allow not only the first inch of rainfall to be retained onsite, but it will also allow storm water from a 30-minute shower of a 5-year storm to be retained onsite. As such all storm water runoffs will meet South Florida Water Management District's requirements.

Demonstrate how the impact of traffic generated will be handled:

A traffic impact study was completed for this project. Results indicate that this project will generate a maximum of approximately twenty two new net trips in the peak hour. This level of traffic was not deemed to have a significant impact as per Tests 1 and 2 of the Traffic Performance Standards of Palm Beach Traffic Department. The traffic report was provided by Greg Buckle and L. Hugh Anglin, PE.

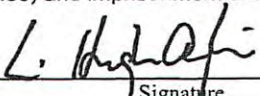
FUTURE LAND USE	Existing Use: Vacant	Proposed Use: Restaurant, Retail/Office
	Land Use Designation: DMU	Requested Land Use: DMU mixed use commercial
	Adjacent Land Uses: North: Single Family Dwelling South: Multi-Family Dwelling	
	East: Single Family Dwelling West: Single Family Dwelling	
	Size of Property Requesting Land Use Change: The subject site is a vacant 0.41 acre parcel	

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

VARIANCE	Describe the Variance sought:
	Demonstrate that the Variance is needed to overcome a hardship caused by the unique physical conditions of the site:
	Specify the minimum Variance requirements including: height, lot area, size of structure, size of yard, setback, buffer or open space:
	Other:

SITE PLAN	Describe proposed development: The proposed development will include a 3,840 sq. ft. retail/office plaza
	Demonstrate that proposed use is appropriate to site: The proposed use will not deviate from the previous use of the site, and it is consistent with the existing land use and zoning designation for the site.
	Demonstrate how drainage and paving requirement will be met: The total impervious area of the site will be less than the 79% limit (approx. 39.75%) – The parking lot and driveway will be constructed with pervious concrete.
	Demonstrate any landscaping techniques to visually screen use from adjacent uses: The applicant intends to use six foot high hedging and vegetation absorb typical noises generated by the patrons on the subject site.
	Demonstrate what is proposed to reduce the impact of any potential hazards, problems, public nuisances generated by use: Perimeter lighting for this project will be angled away from adjacent properties and towards the building and its parking lot thereby minimizing the impact of light pollution exposure to its neighbors.
	Demonstrate how utilities and other service requirements of the use can be met: please see attached Project Narrative
	Demonstrate how the impact of traffic generated will be handled: 13 Parking Spaces are provided on-site. Traffic exiting the property can stack up to six deep in the driveway. On-site: The driveway allows two way traffic so entering and exiting can be accomplished simultaneously. Off-site: A traffic study has determined that there is no significant impact on existing traffic patterns

OTHER	<u>COMMUNICATION TOWER CO-LOCATION REQUIREMENTS:</u>
	<ul style="list-style-type: none"> • Three sets of signed and sealed Construction documents, elevations and all equipment shelters, cabinets, Coax, telephone and power conduits identified. These plans will then be used to obtain the Building Permit. • Antenna manufacture cut sheets including antenna size and shape. • Zoning map of area with site clearly marked. • Photos of existing building or tower and surrounding uses. • Letter of non-interference and FCC compliance from applicant's Radio Frequency Professional. • Map of surrounding carrier existing locations in all directions with type i.e. Guyed, Self-Support, Monopole, Rooftop. • Letter of structural capacity and building code compliance. • Notes on plan or letter demonstrating floor area coverage not in excess of restrictions • Provide Photo Enhancements of proposal. • Statement that proposal is in compliance with Environmental Regulations prior to permit issue.

Confirmation of Information Accuracy	
<p>I hereby certify that the information on this application is correct. The information included in this application is for use by the City of Riviera Beach in processing my request. False or misleading information may be punishable by a fine of up to five hundred dollars (\$500.00) and imprisonment of up to thirty (30) days and may result in the summary denial of this application.</p>	
 _____ Signature	07-19-19 _____ Date

AGENT AUTHORIZATION FORM

RV Riviera Beach CRA ANDRE' Lewis
Owner(s) of Record: Blue Lagoon Plaza, LLC - Principal: George Steele

64 W. 21st Street, Riviera Beach, FL 33404 2001 Broadway
Riviera Beach, FL 33404
Suite 300

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority personally appeared George Steele *ANDRE' Lewis*

who, being first duly sworn upon oath and personal knowledge say(s) that they are the owner(s) of record of the following described real property:

PCN: 56-43-42-28-04-006-0220

Lots 22, 23, and 24, Block 6, BLUE HERON PARK, AN ADDITION TO THE CITY OF RIVIERA BEACH, FLORIDA, according to the Plat thereof, as recorded in Plat Book 20, Page 87, of the Public Records of Palm Beach County, Florida; LESS the South seven feet (7') thereof.

the street address of which is: 200 W. Blue Heron Blvd, Riviera Beach, FL 33404

and that we hereby appoint:

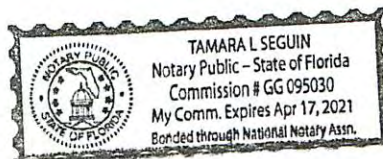
Name: Paul Skyers - Blue Lagoon Plaza, LLC
Address: 2001 Broadway, Suite 210
Riviera Beach, FL 33404
Telephone: (561) 789-2132

as our authorized agent, to file applications and papers with the City of Riviera Beach, and to represent me (us) at any Hearing regarding my (our) interest.

George Steele (Seal)
____ (Seal)
____ (Seal)

Sworn to and subscribed before me this 23rd day of July, 2019.

Tamara L Seguin
Notary Public



LOT 4
BLOCK 6

USE: SINGLE FAMILY RESIDENTIAL
Z:RE FLU: OFFICES

LOT 3
BLOCK 6

USE: SINGLE FAMILY RESIDENTIAL
Z:RE FLU: OFFICES

LOT 2
BLOCK 6

USE: SINGLE FAMILY RESIDENTIAL
Z:RE FLU: OFFICES

LOT 1
BLOCK 6

LOT 21
BLOCK 6

USE: SINGLE FAMILY RESIDENTIAL
Z:RE FLU: DMU

LOCATION MAP

SCALE: NTS

SITE DATA:

APPLICATION NAME BLUE LAGOON PLAZA
APPLICATION NO. SP-19-27
FUTURE LAND USE (DMU) DOWNTOWN MIXED USE
ZONING DISTRICT DG-DOWNTOWN GENERAL
APPLICABLE OVERLAY DISTRICT C.R.A.
PROPERTY CONTROL NUMBER 56-43-42-28-04-006-0220
PROPOSED USE RESTAURANT-RETAIL/OFFICE
TRAFFIC ANALYSIS ZONE
BUILDING SQUARE FOOTAGE
A - RESTAURANT - 2208 S.F.
B - RETAIL SPACE-1 - 816 S.F.
C - RETAIL SPACE-2 - 816 S.F.

REQUIRED PARKING

RESTAURANT - 2,208 S.F. @ 1/300 S.F. 8 SP
RETAIL/OFFICE - 816 S.F. @ 1/300 S.F. 3 SP
RETAIL/OFFICE - 816 S.F. @ 1/300 S.F. 3 SP
TOTAL PARKING SPACES REQUIRED 14 SP
TOTAL PARKING SPACES PROVIDED (SEC. 31-539. - DOWNTOWN PARKING AND ACCESS. (B)(3).) 13 SP
HANDICAPPED SPACES REQUIRED 1 SP
HANDICAPPED SPACES PROVIDED 1 SP
LOADING SPACES REQUIRED 1 SP
LOADING SPACES PROVIDED 1 SP
TOTAL LOT AREA 19,600 S.F.
BUILDING W/ COVERED WALKWAY 4,080 S.F.
DRIVEWAY/PARKING 2,086 S.F.
WALKWAYS 1,238 S.F.
GARBAGE PAD 96 S.F.
PARKING LOT (PERVIOUS CONCRETE) 4,335 S.F.
TOTAL IMPERVIOUS AREA(59.21%) 11,607 S.F.
SODDED & LANDSCAPED AREAS 7,474 S.F.
TOTAL PERVIOUS AREA (60.34%) 7,474 S.F.

PROPERTY DEVELOPMENT REGULATIONS

ZONING DISTRICT	MINIMUM LOT DIMENSIONS			BLDG. HEIGHT	FAR	BLDG. COVER	BLDG. FRONTAGE %	SETBACKS/SEPARATION			
	SIZE	WIDTH	DEPTH					FRONT	SIDE	SIDE ST.	REAR
REQUIRED	2000 SF min/ No Max	20 Ft Min/ No Max		3 Storeys Max	2.0 Max	80.00% Max	65% min. on Primary Streets	10' Min-15' Max	0'	10' Min	10' Min
PROPOSED ACTUAL	.47 AC	175.0'	112.0'	19'	0.21	20.81%	45.71%	15'	11'	59'	59'

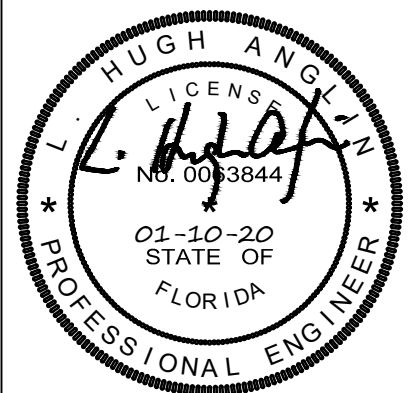
GENERAL PLAN NOTES

BASE INFORMATION FOR THIS PROJECT WAS OBTAINED FROM A BOUNDARY SURVEY PREPARED BY COMPASS SURVEYING, INC. DATED 2019, OCTOBER 16

AMENDMENT STAMPS

ZONING STAMPS

RODRIGUEZ & ANGLIN
PROFESSIONAL DESIGN, INC.
8404 NW 59th STREET
TAMARAC, FL 33321
MECHANICAL, PLUMBING, ELECTRICAL,
FIRE ALARM & FIRE PROTECTION.
Tel. 305-748-4913
E-Mail: rha@raao.com



BUCKLE
VANN

BLUE LAGOON PLAZA
AT

200 WEST BLUE HERON BOULEVARD
RIVIERA BEACH, FL 33404

Project Name and Address :

REVISIONS

SHEET
SP-1

1 OF 2

PROJECT # RAPD-1801-6

SP-1



1. CONTRACTOR SHALL FIELD VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO ORDERING STRUCTURES OR THE BEGINNING OF CONSTRUCTION.
2. EXTREME CAUTION SHALL BE EXERCISED DURING DIGGING TO ENSURE SAFE OPERATION AND PROTECTION OF EXISTING INFRASTRUCTURE.
3. ALL APPROPRIATE UTILITY OWNERS AND LOCAL AUTHORITIES SHALL BE NOTIFIED IN WRITING A MINIMUM OF 72 HOURS IN ADVANCE.
4. STORM WATER POLLUTION PREVENTION PLAN IS PERFORMANCE BASED. IT MEANS, THAT IF THE CONTRACTOR PROPERLY INSTALLED ALL SWPPP DEVICES AND THEY FAILED TO FUNCTION FOR ANY REASON – OWNER WILL BEAR FULL RESPONSIBILITY TO NOTIFY FDEP AND REPLACE DEVICES WITH WORKING ALTERNATIVE AS SOON AS POSSIBLE.

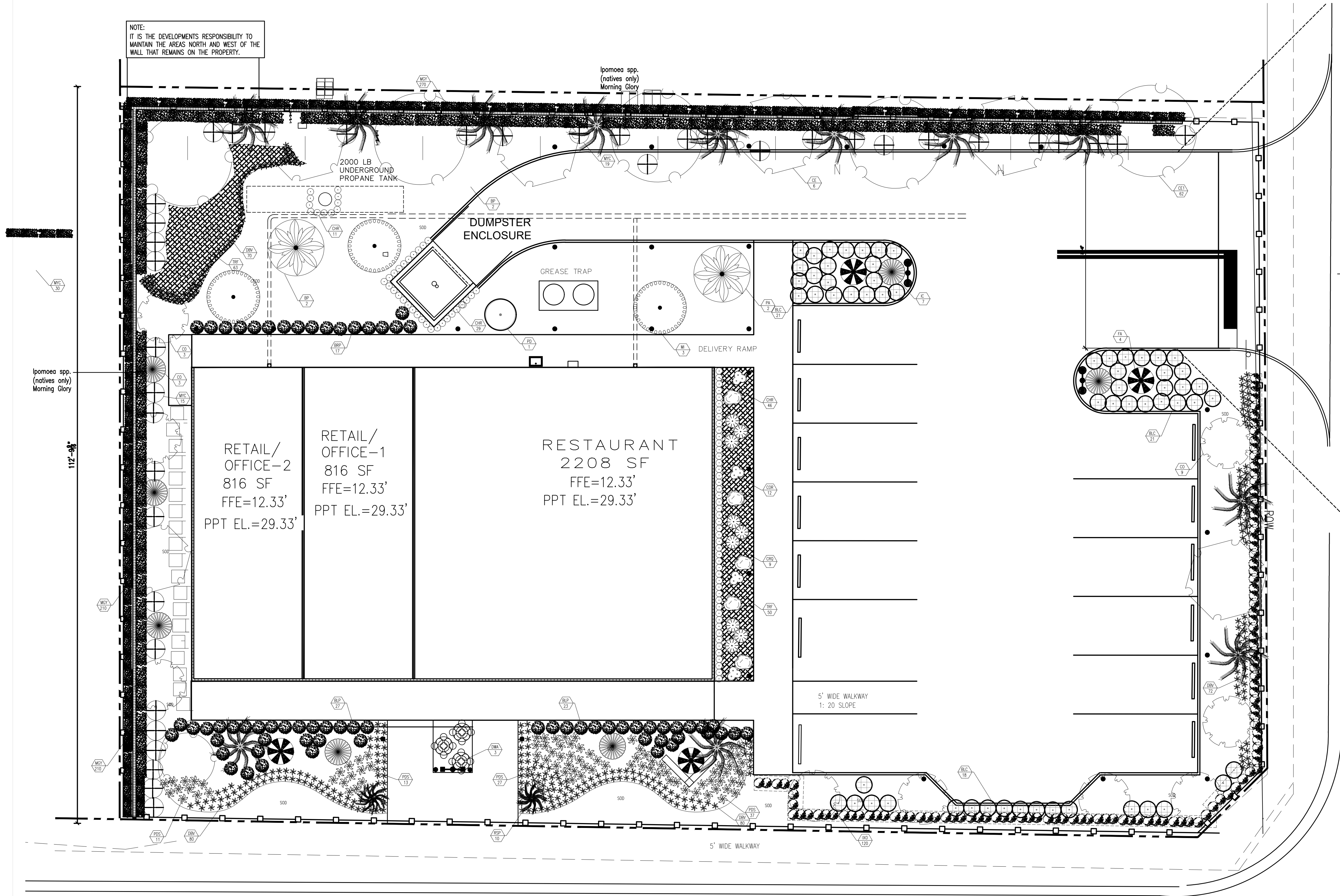


PLAN VIEW

SCALE: $\frac{1}{2}" = 1'-0"$



SIGN DETAILS



SHADE TREES



GREEN BUTTONWOOD



SILVER BUTTONWOOD



SKIN LEAF



PIMENTA DOKA



MANGIFERA INDICA - NAM DOC MAI



MANGIFERA INDICA - RUSSEL WOODRO

PALM TREES



CABBAGE PALM



FALSE ASHOKA



ITALIAN CYPRESS

ACCENT TREES

SHRUBS AND HEDGES



WAX MYRTLE



Ipomoea spp.
(natives only)
Morning Glory



IXORA SPP

GRASSES AND GROUND COVER



DWARF FAKAHATCHEE GRASS



RED TIPPED COCOPLUM



PLUMOSA DOUBLE SALVIA



MORNING SUNSHINE TI PLANT



QUEEN EMMA CANNA



DWARF BLUE VERONICA



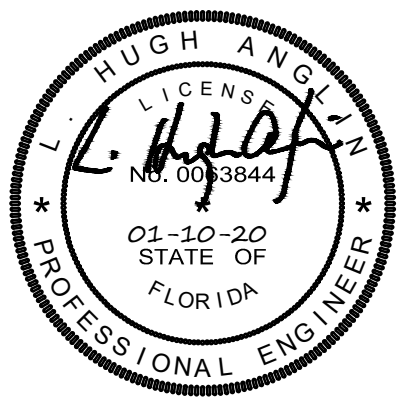
DWARF AZALEA



BLUE PLUMANGO

RODRIGUEZ & ANGLIN
PROFESSIONAL DESIGN, INC.
8404 NW 59th STREET
TAMARAC, FL 33321
Tel: 305-748-4913
E-Mail: rha@raao.com

**MECHANICAL, PLUMBING, ELECTRICAL,
FIRE ALARM & FIRE PROTECTION.**



BUCKLE
VANN

**BLUE LAGOON PLAZA
AT
200 WEST BLUE HERON BOULEVARD
RIVIERA BEACH, FL 33404**

Project Name and Address :

REVISIONS

REVIEW COMMENTS 11-15-19

SHEET
L-1
1 OF 2
PROJECT # RAPD-1801-6

L-1

LANDSCAPE DATA

TOTAL SITE AREA	0.45 ACRE (19,600 SF)
ZONING DISTRICT	DOWNTOWN GENERAL
LAND-USE CLASSIFICATION	DOWNTOWN MIXED USE

TOTAL BUILDING AREA

LANDSCAPE DATA

TOTAL NUMBER OF TREES REQUIRED (29 BOUNDARY + 13 INTERIOR)			42 TREES
TOTAL NUMBER OF TREES PROVIDED (SHADE AND PALM)			52 TREES
NUMBER OF SHADE TREES	REQUIRED (60%) = 26	PROVIDED = 27	
NUMBER OF PALM TREES	ALLOWED (20%) = 9	PROVIDED = 14	
NUMBER OF ACCENT TREES	ALLOWED (10%) = 5	PROVIDED = 11	





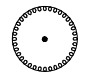


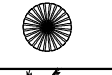

PERCENTAGE OF NATIVE TREES VEG. PROVIDED	79% (1½2)
PERCENTAGE OF NATIVE SHRUB VEG. PROVIDED	95%
TOTAL PERCENTAGE OF NATIVE VEGETATION PROVIDED	95%

PERCENTAGE OF DROUGHT TOLERANT TREES PROVIDED	100%
PERCENT OF DROUGHT TOLERANT SHRUBS PROVIDED	95%
TOTAL PERCENTAGE OF DROUGHT TOLERANT TREES PROVIDED	95%

MISC. DATA

LANDSCAPE AREA REQUIRED	
(20% OF TOTAL AREA	3,920 SF
ADDITIONAL LANDSCAPE AREA REQUIRED (ON SITE)	390 SF
(30 SF. FT. FOR EACH PARKING SPACE SIZE REDUCTION)(13)	390 SF
TOTAL LANDSDCAPE AREA REQUIRED	4,310 SF
TOTAL LANDSCAPE AREA PROVIDED	7,474 SF

TREES AND PALMS



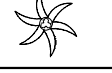
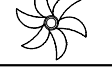


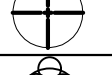
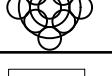
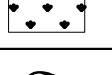

SYMBOL ON PLAN			PLANT NAME		NATIVE SPECIE		DIMENSIONS			SPACING	QUANT.	REMARKS
SYMBOL	NEW		COMMON NAME	SCIENTIFIC NAME	YES	NO	HEIGHT	WIDTH	CALIPER	ESTIMATED@ MATURITY		
	CE1	*	GREEN BUTTONWOOD	CONOCARPUS ERECTUS	*		14'	5'	MULTIPLE TRUNKS	0	6	4-5' C.T MIN. FULL MULTI-TRUNK SPECIMEN
	CE	*	SILVER BUTTONWOOD	CONOCARPUS ERECTUS SERICEUS	*		14'		SINGLE	A.S.	6	4-5' C.T MIN. FULL SPECIMEN
	CO	*	SATIN LEAF	CHRYSOPHYLLUM OLIVIFORME	*		14' HT. MIN	5' MIN	2 MIN	A.S.	9	FULL
	PA		RUSSEL AVOCADO	PERSEA AMERICANA 'RUSSELL'	*		6'	8	#3	30'	2	4-6' C.T MIN. FULL SPECIMEN
	MI		NAM DOC MAI MANGO	MANGIFERA INDICA		*	6'	8	#3	30'	3	4-6' C.T MIN. FULL SPECIMEN
	PD		PIMENTO	PIMENTA DIOICA		*					1	4-6' C.T MIN. FULL SPECIMEN
	FA	*	FALSE ASHOKA	CONOCARPUS ERECTUS	*		14'	5'	#5	6	4	4-5' C.T MIN. FULL TRUNK SPECIMEN
	IC	*	ITALIAN CYPRESS	CONOCARPUS ERECTUS		*	14'	5'	#5	6	7	4-5' C.T MIN. FULL TRUNK SPECIMEN
	RSP		CABBAGE PALM	SABAL PALMETTO	*		VARIES	VARIES	-	A.S.	14	EXISTING RELOCATED

SHADE TREES= 30

ACCENT TREES= 11

PALM TREES= 14

SHRUBS AND GROUNDCOVER

SYMBOL ON PLAN			PLANT NAME		NATIVE SPECIE		DIMENSIONS			SPACING	QUANT.	REMARKS
SYMBOL	NEW		COMMON NAME	SCIENTIFIC NAME	YES	NO	HEIGHT	WIDTH	GAL	ESTIMATED@ MATURITY		
	CHR	*	RED TIP COCOPLUM	CHRYSOBALANUS ICACAO "RED TIP"	*		24"	12"	-	A.S.	86	FULL & THICK TO BASE
	COR	*	MORNING SUNSHINE TI PLANT	CORDYLINE FRUTICOSA "MORNING SUNSHINE"	*		36" MIN	O.A.	-	A.S.	12	FULL & THICK TO BASE, MIN 3 STEMS PER POT
	CRQ	*	CRINUM AUGUSTUM "QUEEN EMMA"	QUEEN EMMA CRINUM	*		4' O.A. MIN	-	-	A.S.	9	PURPLE, FULL, NO PUPS
	TRF	*	TRIPSACUM FLORIDANA	FLORIDA GAMMA GRASS	*		18"	18"	#3	24"	113	FULL CLUMP
	DBV	*	DWARF BLUE VERONICA	VERONICA ULSTER DWARF BLUE	*		12"	14"	#3	14"	302	FULL CLUMP
	PDS	*	PLUMOSA DOUBLE SALVIA	SALVIA NEMOROSA 'PLUMOSA'	*		18"	18"	#3	24"	87	FULL CLUMP
	IXO	*	IXORA	IXORA SPP	*		30"	36"		36"	120	FULL CLUMP
	BLP	*	BLUE PLUMBAGO	PLUMBAGO AURICULATA	*		18"	18"		24"	67	FULL CLUMP
	MGY	*	MORNING GLORY	IPOMEA SPP	*		-	-		24"	500	FROM SEEDS, PLANT ON BOTH SIDES OF WALL
	MYC	*	WAX MYRTLE	MYRICA CERIRERA	*		48"	24"	#	24" O.C.	34	FULL & THICK TO BASE, TO BE USED AS SCREENING
	DWA	*	DWARF AZALEA	RHODODENDRON SPP.		*	4'	36"	#5	36"	3	PLANT IN CONTAINERS
	BGR	*	PALMETTO ST. AUGUSTINE GRASS	STENOTAPHRUM SECUNDATUM 'PALMETTO'	*		-	-	-	A.S.	3800 SF	TURF APPLICABLE AREA
	BLC	*	BLUE LAGOON CATMINT	NEPETA BLUE LAGOON		*	7"	30"		30"	60	FULL CLUMP

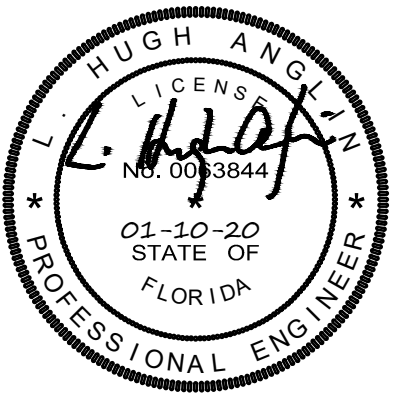
(c)
Commercial and other nonresidential development. A commercial or other nonresidential development being new development, renovation development or vacant development shall include one existing or planted tree for every 1,500 square feet, or fraction thereof, of development site. The owner shall landscape not less than 20 percent of the developed site.

R

RODRIGUEZ & ANGLIN

PROFESSIONAL DESIGN, INC.
8404 NW 59th STREET
TAMARAC, FL 33321

MECHANICAL, PLUMBING, ELECTRICAL,
FIRE ALARM & FIRE PROTECTION.
Tel. 305-748-4913
E-Mail:rhwa@aol.com



BUCKLE
VANN

BLUE LAGOON PLAZA
AT
200 WEST BLUE HERON BOULEVARD
RIVIERA BEACH, FL 33404

REVISIONS

REVIEW COMMENTS 11-15-19

SHEET
L-2
OF
PROJECT # RAPD-1801-6

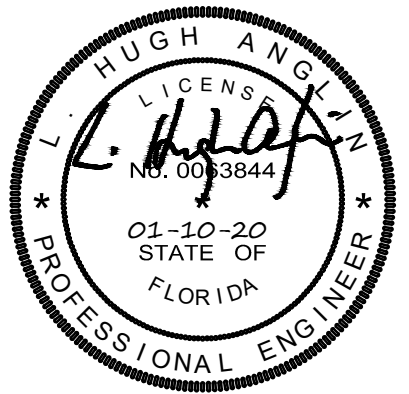
L-2



R

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E-Mail: info@ra-inc.com



BUCKLE
VANN

BLUE LAGOON PLAZA
AT
200 WEST BLUE HERON BOULEVARD
RIVIERA BEACH, FL 33404

Project Name and Address :

REVISIONS

REVIEW COMMENTS 11-15-19

SHEET
A-4
OF
PROJECT # RAPD-1801-6

A-4

- 1

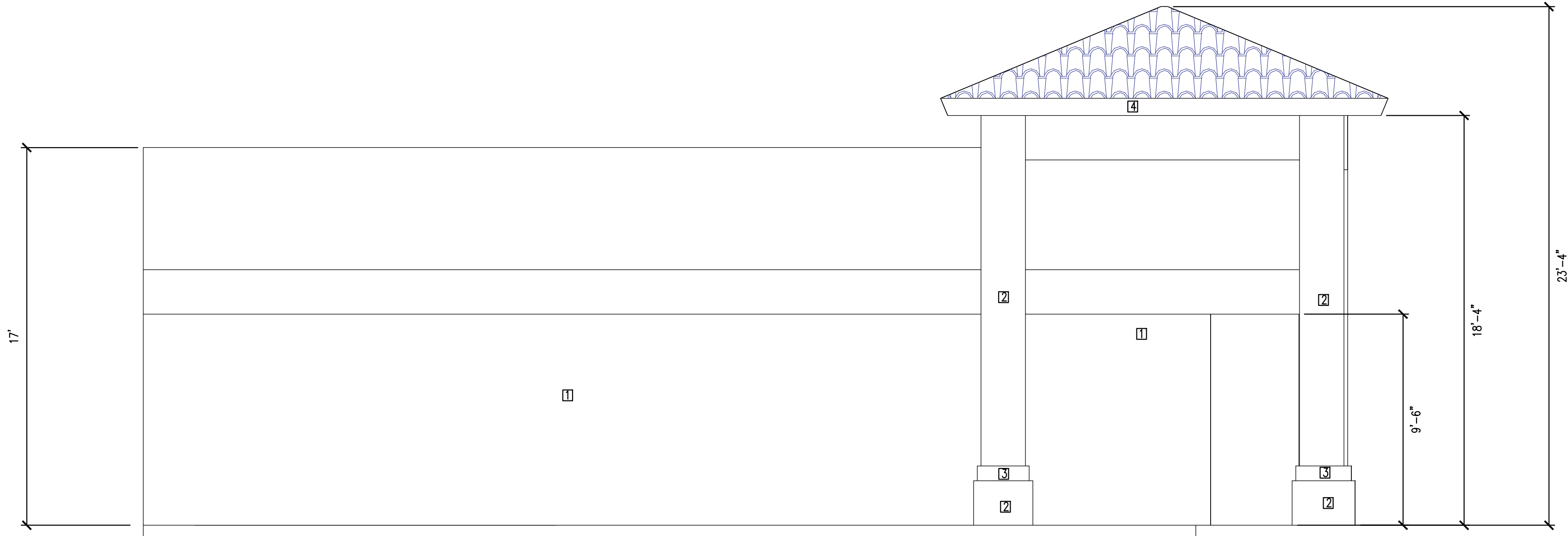
PAINTED STUCCO
SMOOTH FINISH
(BENJAMIN MOORE
GRACEFUL SEA 767)
- 2

2" RAISED STUCCO
MATTE FINISH PAINTED
(BENJAMIN MOORE
LAGUNA BLUE 2059-30)
- 3

2" RAISED STUCCO
MATTE FINISH PAINTED
(BENJAMIN MOORE
ICED SLATE 2130-60)
- 4

P.T. WOOD PAINTED
(BENJAMIN MOORE
WHITE WISP 2137-70)
(TYP)
- 5

METAL FRAME PAINTED
(BENJAMIN MOORE
WHITE WISP 2137-70)
(TYP)



WEST ELEVATION

SCALE: 1/4" = 1'-0"

1
A-4.1



SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

1
A-4.2

ELEVATIONS

R

A

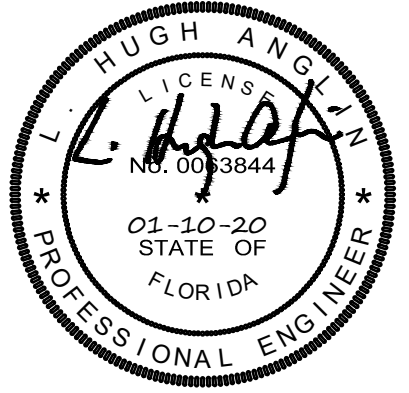
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FIRE ALARM & FIRE PROTECTION.



BUCKLE

VANN

BLUE LAGOON PLAZA
AT
200 WEST BLUE HERON BOULEVARD
RIVIERA BEACH, FL 33404

Project Name and Address :

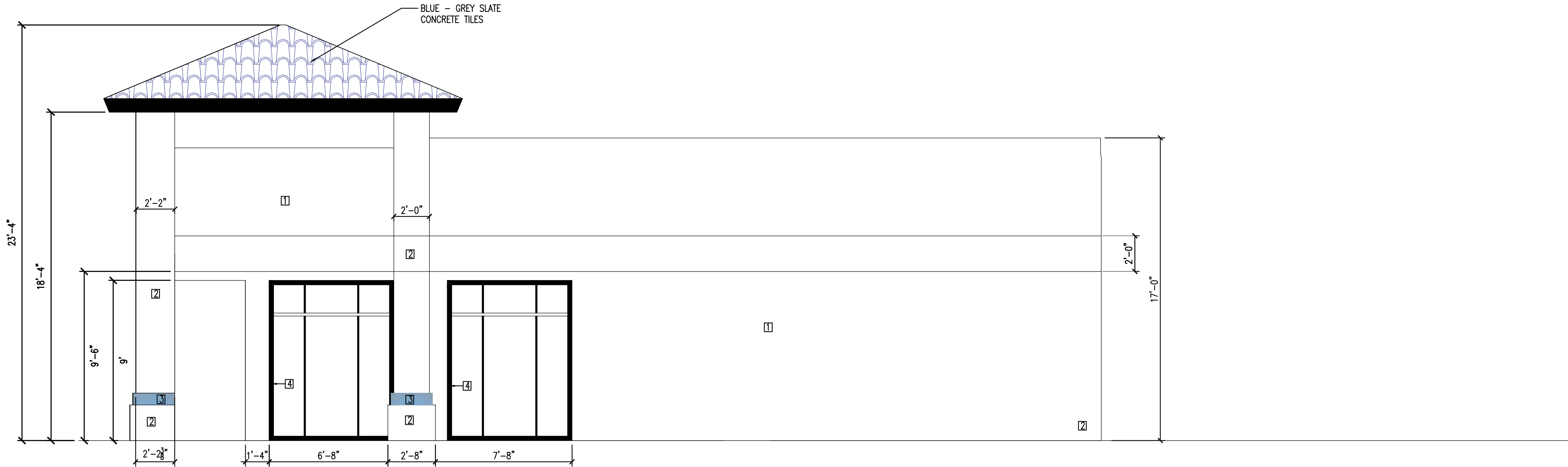
REVISIONS

REVIEW COMMENTS 11-15-19

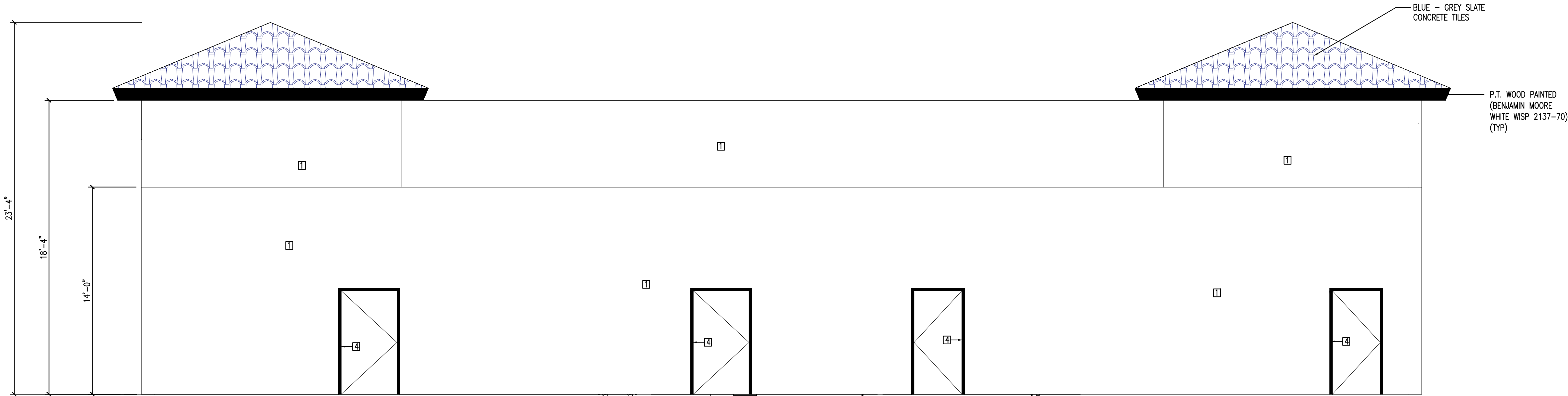
SHEET
A-4.1
OF

PROJECT # RAPD-1801-6

A-4.1



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

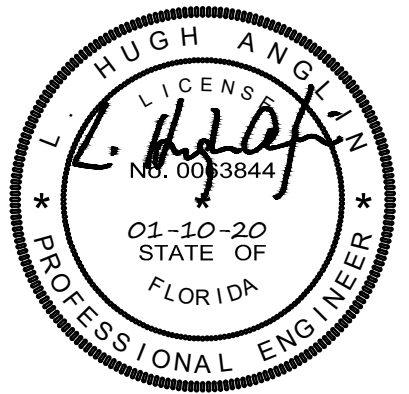


NORTH ELEVATION
SCALE: 1/4" = 1'-0"

ELEVATIONS

- 1 PAINTED STUCCO
SMOOTH FINISH
(BENJAMIN MOORE
GRACEFUL SEA 767)
- 2 2" RAISED STUCCO
MATTE FINISH PAINTED
(BENJAMIN MOORE
LAGUNA BLUE 2059-30)
- 3 2" RAISED STUCCO
MATTE FINISH PAINTED
(BENJAMIN MOORE
ICED SLATE 2130-60)
- 4 P.T. WOOD PAINTED
(BENJAMIN MOORE
WHITE WISP 2137-70)
(TYP)
- 5 METAL FRAME PAINTED
(BENJAMIN MOORE
WHITE WISP 2137-70)
(TYP)

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BUCKLE
VANN

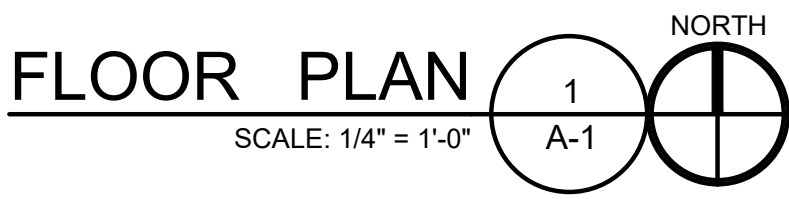
BLUE LAGOON PLAZA
AT
200 WEST BLUE HERON BOULEVARD
RIVIERA BEACH, FL 33404

Project Name and Address :

REVISIONS

SHEET
A-4.2
6 OF 7
PROJECT # RAPD-1801-6

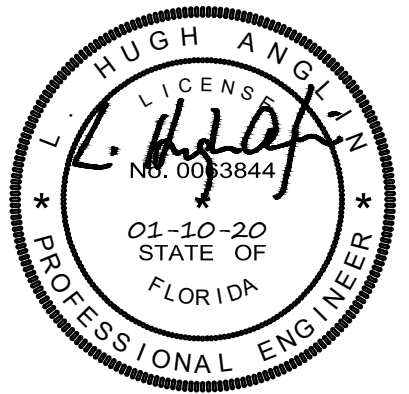
A-4.2



RA **RODRIGUEZ & ANGLIN**
PROFESSIONAL DESIGN, INC.
8404 NW 59th STREET
TAMARAC, FL 33321

**MECHANICAL, PLUMBING, ELECTRICAL,
FIRE ALARM & FIRE PROTECTION.**

Tel: 305-748-4913
E-Mail: rnaftw@yahooc.com

BUCKLE
VANN

Name and Address : BLUE LAGOON PLAZA
AT
200 WEST BLUE HERON BOULEVARD
RIVIERA BEACH, FL 33404

REVISIONS

SHEET
A-1
1 OF 4
PROJECT # RAPD-1801-6

A-1



CITY OF RIVIERA BEACH

DEVELOPMENT SERVICES DEPARTMENT | 600 WEST BLUE HERON BLVD.
RIVIERA BEACH FL, 33404 | MAIN: (561) 845-4060 | FAX: (561) 845-4038

PLANNING AND ZONING DIVISION

August 23, 2019

November 6, 2019

February 19, 2020

Sent by email only: p_skyers@pbcr.org

Attn: Paul Skyers – Agent
2001 Broadway, Suite 210
Riviera Beach, FL 33404

RE: City Staff Review of Site Plan Application (Public Hearing) for Blue Lagoon Plaza (SP-19-27).

Questions and comments generated from City Staff review of the Site Plan application submitted by Blue Lagoon Plaza, LLC. for the Blue Lagoon Plaza development have been attached.

Please be advised that it is the responsibility of the agent to follow-up with all applicable reviewing agencies / departments prior to resubmittal and ensure that all comments are satisfied.

Police Department (561) 845-4123: OK - Provided recommendations.
Fire (561) 845-4137: OK - No comments
Utilities District (561) 845-4185: OK - No comments
Engineering (561) 845-3472: Corner Clip Identified on Site Plan.
Building (561) 845-4020: OK - Provided recommendations.

Planning and Zoning: OK

1. Please refer to the additional REDLINE Review (See Attached).
2. Please dimension and label the corner clip at the Blue Heron and Avenue F Intersection.
3. Please label and dimension the safe site triangle at the ingress and egress point of the property. **OUTSTANDING**
RESOLVED
4. Please dimension parking spaces for ADA and regular.
5. Please delineate / identify the loading area on the plan. **OUTSTANDING** **RESOLVED**
6. Under Site Data, parking lot (Pervious Concrete) need to be calculated as impervious. However, City Engineer can credit a percentage towards pervious calculations. Please provide written proof from the City Engineering of what percentage can be credited towards pervious calculations. **OUTSTANDING** **RESOLVED**
7. All documents and plan sheets must be itemized on the CD (i.e. site plan, landscape plan, floor plan, elevations, Narrative, lighting photometric, etc.). Please rescan and submit at the next submittal. **OUTSTANDING** **RESOLVED**
8. Please revise the set for sheet A-1, I am not sure if this sheet belongs to the set (Not consistent with Site Configuration).
9. Please identify / label the grease trap on the site plan. **OUTSTANDING** **RESOLVED**
10. Revise line weights and differentiate dimension lines vs. parking, building on all applicable plans.
11. Dimension all setbacks on the site plan.
12. Please add the following to the Property Dev. Chart: Building Frontage %, and Rear Setback. **OUTSTANDING**
13. Backing up space must be dimensioned and measured at least 24 feet.
14. Please indicate the total number of Plan sheets for the Site Plan (SP-1 of XX), and any other applicable plans.
15. Please delineate and dimension all ROW Buffers along W Blue Heron Blvd., and perimeter buffers along the West and north property line on the plan. **OUTSTANDING** **RESOLVED**
16. Sheet SP-3 Should be Sheet SP-2 (Please contact Staff to discuss).
17. Please revise the Elevations provided (Please Contact Staff to discuss). **OUTSTANDING** **RESOLVED** (See COA)
18. Please revise the landscape plan to reflect the Florida Friendly Code Section. (Please contact Staff to discuss)
OUTSTANDING **RESOLVED**

Second Round of Comments (11/4/2019):

1. Please remove shading from elevations. (Elevations must only be line drawings) **RESOLVED**
2. East and North elevations are not labeled properly on the elevations provided. **RESOLVED**
3. Please revise the dimensions on the elevations. **RESOLVED**
4. Please delete the North Arrow from elevations. **RESOLVED**
5. Symbol for roof materials must be depicted consistently on all elevations. (Concrete tiles) **RESOLVED**
6. Delete symbol (similar to light pole symbol) from the parking lot. **RESOLVED**
7. Identify revision dates on the site plan. **RESOLVED**
8. REDLINE review outstanding comments: **OUTSTANDING** **RESOLVED**

- Delete legal description on the site plan.
 - Revise the application no. to reflect SP-19-27
 - Revise the Future Land Use to reflect Downtown Mixed Use (DMU)
 - Revise the PCN to Reflect 56-43-42-28-04-006-0220
 - Please check with the county, Traffic Analysis Zone (I believe is 1767) **RESOLVED**
 - Minimum parking provided cannot be less than 14 spaces. However, the Development Services Director may be able make a determination on the total parking provided based according to the CRA Code section.
 - Please revise the total building square footage under the site data. **RESOLVED**
 - Please revise the total computation for impervious / pervious calculations. This calculation must reflect the following: driveway, parking lot, walkways, dumpster enclosure pad and building, etc. The parking lot is not 100% impervious even though porous pavers are proposed. Please confirm with the City Engineer the total percent of the parking lot that can be counted towards pervious calculations. **RESOLVED**
 - Spellcheck the Property Development Regulation chart. (Minimum Lot Dimension & Stories)
 - The table should be titled "Property Development Regulations". Thus, delete "Table 31-536 c."
 - Please revise the FAR and Building Coverage, Calculation not correct (Total Bldg. S.F. will impact this calculation) **RESOLVED**
 - Please delete the word Sign at the southeastern corner of the property. If this is an existing sign on the ROW, then label as such in smaller fonts using callouts. **RESOLVED**
 - Sign setback must be a minimum of five feet from the south property line. **RESOLVED**
 - Please delete the Utility Manhole circles from the site plan since it's not relevant to the site plan and that information is already provided on the survey.
 - Please ensure that labels are not overlapping lines, which is hard to read. Please realign labels wherever they overlap with lines. (i.e. side setback, check all perimeter, etc.) Northern Property line distance between Wall and Property line and western property line.
 - Inches are not properly depicted on the site plan. Please check all indications of inches and fix the triple quotation marks to reflect a double quotation marks. **RESOLVED**
 - Delineate circulation arrow at the ingress and egress point. **RESOLVED**
 - Label and dimension the "safe sight triangle" at the ingress and egress point.
 - Terminal landscape islands must be the same lengths / depths as parking spaces. **RESOLVED**
 - Label Avenue F on the site plan as shown on the survey. **RESOLVED**
 - The ROW buffer along W. Blue Heron Blvd. cannot overlap the parking lot. **RESOLVED** Code allows for relocation of vegetation on site.
9. Please revise sheet D-1 to be called "Tree Disposition Plan" (Not demolition) as there is no structure on the property. The removal of slabs can remain as a note. **RESOLVED**
10. Landscape plan must be drawn, signed and sealed by a Landscape Architect. The landscape plan provided does not meet current industry standards for graphic representation and is not in compliance with the City's landscape requirements for new development. (Please discuss with staff) **RESOLVED**
11. Please provide a written response to all questions and comments.

Comment: Please be advised that modifications / amendments made to documents and plans may triggers additional comments.

Please provide a written response to all questions and comments. If the response to a comment results in changes to documents or plans, please provide details within the written response explaining the change(s) made. For the resubmittal please provide hard copies and a digital copy of all documents provided in a CD (All documents must be in PDF format). Feel free to contact us with questions or comments; (561) 845-4060.

Josue Leger, Senior Planner GIS Specialist | jleger@rivierabeach.org | Direct: 561-845-4021 | Main: 561-845-4060

C: Jeff Gagnon, AICP, Acting Development Services Department Director



CITY OF RIVIERA BEACH

600 WEST BLUE HERON BLVD. • RIVIERA BEACH, FLORIDA 33404
(561) 845-4104 (561) 845-4137

OFFICE OF THE
FIRE CHIEF

TO: Josue Leger, Senior Planner GIS Specialist

FROM: Frank Stallworth, Fire reviewer

DATE: October 26, 2019

SUBJECT: Blue Lagoon Plaza located at 200 West Blue Heron Blvd. (SP-19-27), site plan review. PCN: 56-43-42-28-04-006-0220.

Comments

The applicant is proposing to construct a new building containing; one restaurant occupancy 2208sqft and two rental spaces 816sqft each. Total under roof 3,840sqft.

The Fire Prevention Bureau has no comments at this time.

If you have any questions, feel free to contact me at 561-845-4106.

Police Department

To: Jose Leger, Senior Planner

From: Steven Thomas, Police Major

Date: October 29, 2019

RE: Blue Lagoon Plaza SP-19-27

The Riviera Beach Police Department makes the following recommendations on the above captioned Site Plan:

1. It is strongly recommended that graffiti-resistant paints/coating be utilized on the walls and /or fences that surround the property
2. We encourage the use of preventative landscaping and low ground cover to prevent loitering and graffiti
3. IP Based video surveillance is suggested for the interior and exterior of the building
 - a. Ensure that the local staff can re-play video on-site and produce copies
4. Numerical Address shall be placed at this location before final approval
 - a. Address shall be illuminated for nighttime visibility
 - b. Address shall not be obstructed by any landscaping
5. Adequate perimeter lighting shall be provided
6. Landscaping shall be maintained according to the approved site plan
7. Contractor shall obtain an alarm permit for all units from the City and provide the contact information for the alarm company via the Police Department Alarm Coordinator's web site: <https://www.crywolf.os/oss/rivierabeachfl/>
8. All glazed areas should be impact resistant

The Police Department requests these items in order to maintain and monitor this location and the City's development standards at this site in the future.

CC: Spencer Rozier, Interim Chief of Police

Michael Madden, Assistant Chief of Police



MEMORANDUM

To: Josue Leger, Senior Planner
From: John Armstrong, Senior Utilities Engineer
Date: August 15, 2019
Re: Blue Lagoon Plaza - Site Plan Application SP-19-27 - 200 W Blue Heron Blvd

The Utility District has no comments on the site plan.

Information for pending construction drawings are as follows:

1. The site plan shows existing sanitary manhole locations and existing residential water meter locations which are also shown on the attached GIS map; however, the existing and proposed water and sewer pipes are not shown on the site plan and shall be shown on the pending construction drawings. There is an existing 8-inch VCP sanitary sewer main along the east side of the property shown in blue on the attached GIS map. There is an existing 6-inch AC water main along the north side of the property shown in blue on the attached GIS map. Commercial water meters shall be installed. Also, larger diameter commercial sewer laterals shall be installed instead of using the smaller diameter residential sewer laterals.
2. Construction drawings shall include standard details for proposed sewer and water utility connections. Please revise the drawings to include utility details. Standard details for the City of Riviera Beach Utility District (RBUD) are available at website: <http://www.rivierabch.com/content/24505/24547/24747.aspx>. At a minimum, the RBUD mechanical thrust restraint table along with design details for; pavement replacement, pipe transition, typical gate valve settings, sample point on main, filling and flushing, sewer cleanouts, , 3" – 10" Water Meter Detail, RPZ backflow prevention device, Reduced Pressure Detector Assembly Sizes 3" – 10", typical lateral connections, and cleanouts at property line, shall be included in construction plans.
3. Will an irrigation line be needed? If so, a separate reduced-pressure principle detector assembly (RPDA) will be required on the irrigation line. If not, the construction drawings shall explain plans to provide irrigation for the proposed landscaping. If an auxiliary water system with a well will be used for irrigation a separate reduced-

pressure principle detector assembly (RPDA) will be required on each potable water service, in accordance with Section 20-234 of the City of Riviera Beach Code of Ordinances and Section 62-555.360, Florida Administrative Code.

4. Include a note on the drawings identifying the source of water for irrigation. A copy of a water use permit form the South Florida Water Management District would need to be provided prior to construction plan approval if an irrigation well will be used.
5. For the dedicated fire service connection, please show a reduced-pressure principle detector assembly (RPDA).
6. Include a note on the plans that states the following: The existence, exact locations and depths of utilities depicted on drawings and plans provided by the City of Riviera Beach Utility District (CRBUD), shall be field verified by the contractor prior to construction. The CRBUD assumes no responsibility for any potential utility conflicts. If it is determined that utilities depicted on drawings and plans provided by CRBUD are non-existent or partially existent, the CRBUD assumes no responsibility for construction of these utilities.
7. Include a note on the plans that states the following: The contractor is responsible for any damage done to CRBUD utilities as a result of this work.
8. Include a note on the plans that states the following: Any water and/or sewer connections must be coordinated and supervised by Utility District personnel. Please give 72 hours' notice for connections.
9. The City of Riviera Beach Utility District is in the process of changing out our large meters which will be replaced by meters from another manufacturer, Mueller systems. Specs on the new meters are at . <http://muellersystems.com/wp-content/uploads/2015/11/HbMAG-COMBO-3in-12in-12-09-14.pdf>
10. Construction drawings shall include potable water and sewer use calculations in accordance with the City of Riviera Beach Code of Ordinances (Sec. 31-716).



RIVIERA BEACH, FLORIDA. . . "[*The Best Waterfront City In Which To Live, Work & Play*](#)"

From: Bailey, Terrence [<mailto:TBailey@rivierabeach.org>]
Sent: Wednesday, November 06, 2019 12:58 PM
To: Paul Skyers
Cc: Leger, Josue
Subject: RE: Blue Lagoon Plaza - Engineering & Public Works Comments - Inquiry

Paul,

My only comment on the resubmittal is remaining from #4 about the site triangle. The land is removed from the boundary on the new site plan as if this area has already been dedicated to the City. So we either need to show the triangle as an area that will be dedicated in the future, or the right of way dedication needs to be completed prior to site plan approval so that the boundary shown is accurate.

Terrence N. Bailey, LEED AP, P.E.
Interim Director of Public Works
[1481 15th St Riviera Bch 33404](#)
Phone: (561) 845-4080
Fax: (561) 840-4038
tbailey@rivierabeach

SP-19-27 Site Plan Application Blue Lagoon Plaza

Guy, Durrani

Mon 11/18/2019 1:24 PM

To: Leger, Josue <JLeger@rivierabeach.org>

Good Morning Josue,

With respect to the Site Plan application for SP-19-27 Site Plan Application Blue Lagoon Plaza. The submitted documents are acceptable as submitted. Once building permit applications are submitted, an addition review will be conducted based on the standards of the current version of the Florida Building Code.

Durrani Guy CBO

Building Official

City of Riviera Beach

660 W. Blue Heron Blvd.

Riviera Beach, FL 33404

dguy@rivierabeach.org

Main: 561-845-4008



“THE BEST WATERFRONT CITY IN WHICH TO LIVE, WORK, AND PLAY”

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June 5, 2019

Mr. Gregory Vann Buckle
Vann Buckle Planning Consultant/Designer
P.O. Box 203
Hobe Sound, FL 33475

RE: Blue Lagoon Plaza
Project #: 190212
Traffic Performance Standards Review

Dear Mr. Buckle:

The Palm Beach County Traffic Division has reviewed the **Blue Lagoon Plaza** Traffic Impact Statement, dated April, 2019, pursuant to the Traffic Performance Standards in Article 12 of the Palm Beach County Unified Land Development Code (ULDC). The project is summarized as follows:

Municipality:	Riviera Beach
Location:	NW corner of W Blue Heron Boulevard and Ave F
PCN:	56-43-42-28-04-006-0220
Access:	1 right-in/right-out driveway connection onto Avenue F (project proposed, not necessarily implies approval by County through this TPS letter)
Existing Uses:	Vacant
Proposed Uses:	Small Office Building = 1,632 SF Quality Restaurant = 2,208 SF
New Daily Trips:	128
New PH Trips:	6 AM (4/2); 15 PM (9/6)
Build-out:	December 31, 2020

Based on our review, the Traffic Division has determined the proposed development does not have significant peak hour traffic impact (as defined in PBC TPS) on the roadway network and, therefore, **meets** the Traffic Performance Standards of Palm Beach County.

Please note the receipt of a Traffic Performance Standards (TPS) approval letter does not constitute the review and issuance of a Palm Beach County Right-of-Way (R/W) Construction Permit nor does it eliminate any requirements that may be deemed as site related.

For work within Palm Beach County R/W, a detailed review of the project will be provided upon submittal for a R/W permit application. The project is required to comply with all Palm Beach County standards and may include R/W

**Department of Engineering
and Public Works**

P.O. Box 21229

West Palm Beach, FL 33416-1229

(561) 684-4000

FAX: (561) 684-4050

www.pbcgov.com



**Palm Beach County
Board of County
Commissioners**

Mack Bernard, Mayor

Dave Kerner, Vice Mayor

Hal R. Valeche

Gregg K. Weiss

Robert S. Weinroth

Mary Lou Berger

Melissa McKinlay

County Administrator

Verdenia C. Baker

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County Administrator

Verdenia C. Baker

Mr. Gregory Vann Buckle

June 5, 2019

Page 2

dedication. A discussion with Palm Beach County, involving at a minimum Traffic Division, Land Development Division, and Roadway Production Division, is advisable for access related issues of the site plan on County maintained roadways before a site plan is submitted to the municipality for consideration.

No building permits are to be issued by the City after the build-out date specified above. The County traffic concurrency approval is subject to the Project Aggregation Rules set forth in the Traffic Performance Standards Ordinance.

The approval letter shall be valid no longer than one year from date of issuance, unless an application for a Site Specific Development Order has been approved, an application for a Site Specific Development Order has been submitted, or the approval letter has been superseded by another approval letter for the same property.

If you have any questions regarding this determination, please contact me at 561-684-4030 or email QBari@pbcgov.org.

Sincerely,

A handwritten signature in black ink that reads "Quazi Bari".

Quazi Bari, P.E.,
Senior Professional Engineer
Traffic Division

QB:DS:qg

cc:

Dominique Simeus, Project Coordinator II, Traffic Division

Steve Bohovsky, Technical Assistant III, Traffic Division

Jeff Gagnon, P&Z Administrator, City of Riviera Beach

L. Hugh Anglin, P.E., Rodriguez & Anglin Professional Design, Inc. (hafitware@yahoo.com)

File: General - TPS - Mun - Traffic Study Review

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Traffic Impact Study
for
BLUE LAGOON PLAZA

**Blue Heron Boulevard
Riviera Beach, Florida**

PCN: 56-43-42-28-04-006-0220

April 2019

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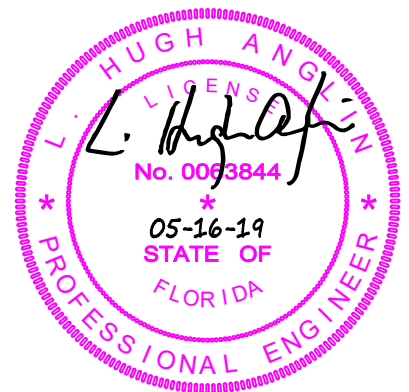


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INTRODUCTION

There is a vacant parcel of land located at the northwest corner of Blue Heron Boulevard and Avenue "F" in Riviera Beach, Palm Beach County, Florida. The Parcel Control Number (PCN) for this site is as follows:

□ PCN: 56-43-42-28-04-006-0220

This traffic impact analysis is in connection with a proposed retail/quality restaurant development on the subject site. This concurrency traffic impact analysis has been prepared in accordance with *Article 12: Traffic Performance Standards (TPS)* of the Palm Beach County (PBC) *Unified Land Development Code*.

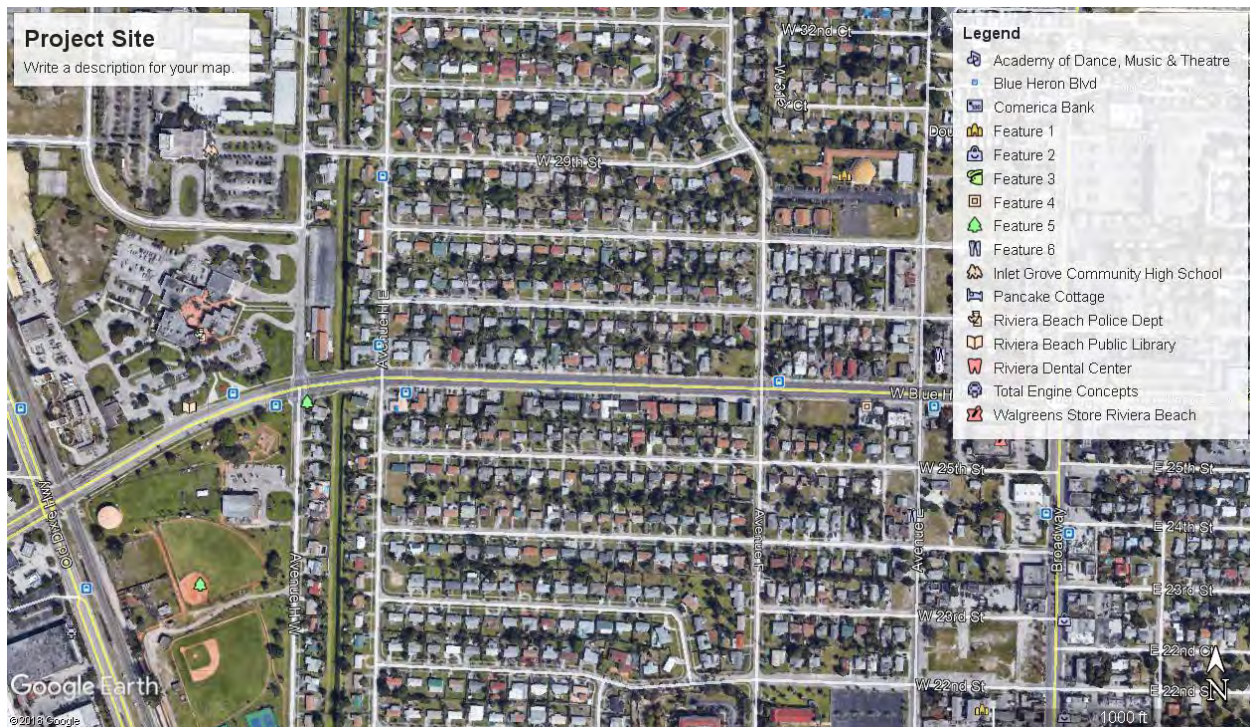


Figure 1: Proposed Project Location

INVENTORY

Existing Land Use and Access

The subject site consists of approximately .47 acres and is currently vacant. At the present time, there is no formal vehicular access to the site.

Proposed Land Uses and Access

The subject site is proposed to be developed with 3,840 square feet of office/retail space and a 2,208 square foot quality restaurant. Access to this site is proposed via one (1) right-in / right-out only driveway to be located on Avenue "F." A preliminary site plan for this proposed development is attached in **Appendix A.**

For the purposes of this traffic study, this project is anticipated to be completed and occupied by 2020.

TRIP GENERATION

The trip generation for this project was determined using the trip generation information published in the Institute of Transportation Engineers' (ITE) *Trip Generation Manual (10th Edition)* report and the information documented by the Palm Beach County Engineering Traffic Division. Based upon this information, the weekday, AM peak hour, and PM peak hour trip generation rates as well as the pass-by information for the proposed Riviera Beach Retail Center are as follows:

Small Office Building – ITE Land Use #712

- ☐ Weekday Trip Generation Rate: (<5000 SF) $T = 16.19x(X)$
where T = number of trips and X = 1,000 SF gross floor area
- ☐ AM Peak Hour Trip Generation Rate: $T \text{ (a.m.)} = 1.92 \times (X)$ (83% in / 18% out)
- ☐ PM Peak Hour Trip Generation Rate: $T \text{ (p.m.)} = 2.45 \times (X)$ (32% in / 68% out)
- ☐ Pass-by = 10%

Quality Restaurant – ITE Land Use #931

- ☐ Weekday Trip Generation Rate: $T = 83.84 \times (X)$
where T = number of trips and X = 1,000 SF gross floor area
- ☐ AM Peak Hour Trip Generation Rate: $T = 0.73 \times (X)$ (50% in / 50% out)
- ☐ PM Peak Hour Trip Generation Rate: $T = 7.8 \times (X)$ (67% in / 33% out)
- ☐ Pass-by = 44%

*The County's approved trip generation information is presented in **Appendix B** of this report. Table 1 on the following page summarizes the trip generation results for the proposed Blue Lagoon Plaza development.*

<p align="center">Table 1</p> <p align="center">Trip Generation Summary</p> <p align="center">Blue Lagoon Plaza - Riviera Beach, Florida</p>								
Land Use	Size	Daily Trips	AM Peak Hour Trips			PM Peak Hour Trips		
			In	Out	Total	In	Out	Total
<i>Proposed</i>								
Small Office Building¹	1632 S.F.	27	3	1	4	2	3	5
<i>-Pass-by (10%)</i>		<i>-3</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>
Quality Restaurant²	2208 S.F.	185	1	1	2	12	5	17
<i>-Pass-by (44%)</i>		<i>-81</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>-5</i>	<i>-2</i>	<i>-7</i>
Total		131	4	2	6	9	6	15

¹ General Commercial, ITE Land Use #820

² Quality Restaurant, ITE Land Use #931

Compiled by: L. Hugh Anglin (April 2019)

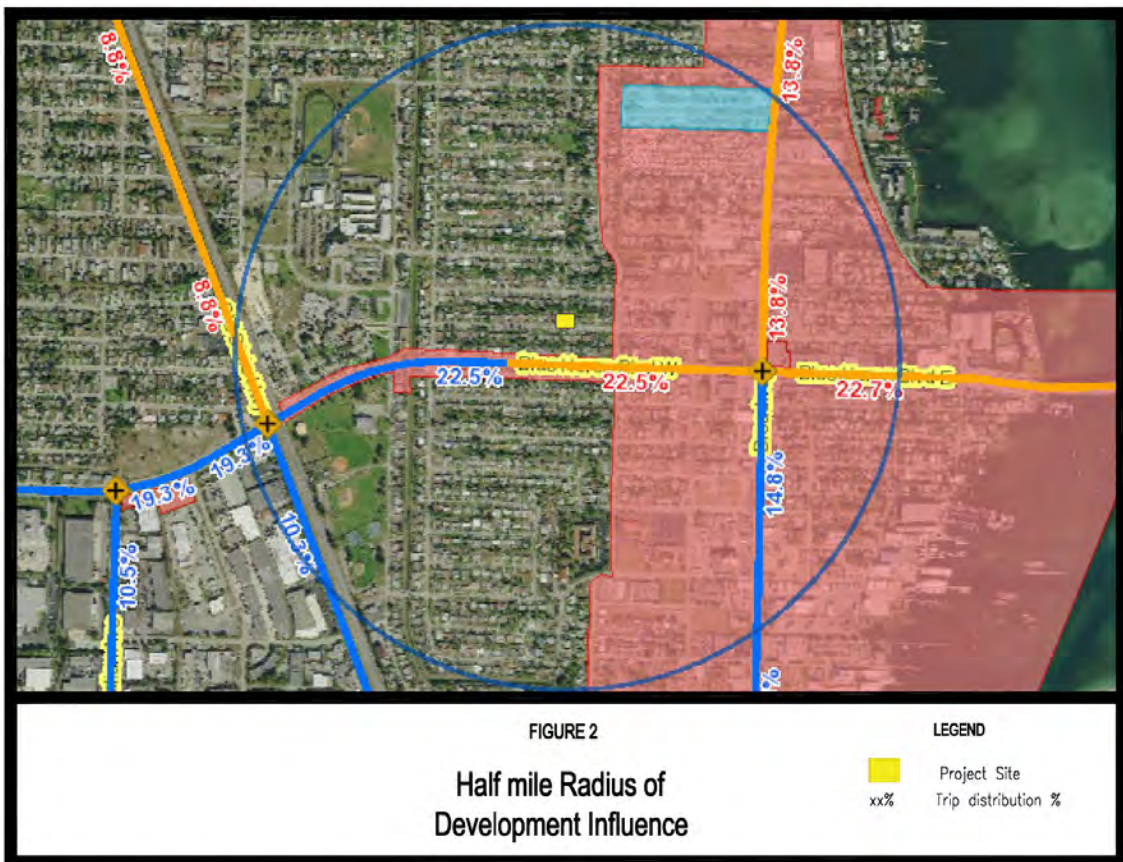
Source: Palm Beach County Trip Generation Rates (March 26, 2019)

As indicated by the Trip Generation Analysis, the proposed Blue Lagoon Plaza development is estimated to result in an additional 131 daily vehicle trips, 5 additional AM peak hour trips (4 inbound and 2 outbound), and 15 additional PM peak hour trips (9 inbound and 6 outbound).

RADIUS OF DEVELOPMENT INFLUENCE

For the Blue lagoon Plaza project, the increase in net external trips during the PM peak hour is projected to be greater than those during the AM peak hour and therefore was utilized to determine the project's radius of development influence. With 15 net new trips projected during the PM peak hour, the radius Test-1 of Development Influence for the proposed project (as defined by Table 12.B.2.D-7 3A of the traffic Performance Standards) is (0.5) mile.

The Resulting Radius of development is presented graphically in Figure 2 below.



TRIP DISTRIBUTION AND TRAFFIC ASSIGNMENT

The trip distribution and traffic assignment for the Blue Lagoon Plaza project was developed based upon knowledge of the study area, examination of the surrounding roadway network characteristics, review of the current traffic volumes, and existing land use patterns. Figure 3 on this page depicts the anticipated trip distribution for this project within the 1/2 mile radius of development influence.



TRAFFIC PERFORMANCE STANDARDS ANALYSIS

Significantly impacted roadways links were determined by comparing the project's net new peak hour trip assignment to the link's Level of Service (LOS) 'D' capacity in accordance with Tests 1 and 2 of the Traffic Performance Standards (TPS). For Test 1, significantly impacted links are defined as those links within the Radius of development influence with a project impact equal to or greater than one percent (1%) of the adopted LOS 'D' capacity, or those links outside of the radius with a project impact equal to or greater than (5%) of the adopted LOS 'D' capacity.

For Test 2, significantly impacted links are defined as those links within the radius of the development influence with a project impact equal or greater than three percent (3%) of the adopted LOS 'E' capacity, or those links outside of the radius with a project impact equal to or greater than five percent (5%) of the adopted LOS 'E' capacity. Tables 2 and 3 present the AM and PM peak hour significance analysis, respectively. **Appendix C** contains the 2018 traffic volumes documented by Palm Beach County.

Table 2												
Significant Impact Analysis - Test 1 & 2 (AM Peak Hour)												
Blue Lagoon Plaza – Riviera Beach, Florida												
Street Name		Dir.	# of Lanes	Peak Hour		2018 Volume	Project Traffic				Test 1 Analysis Link (Y/N)	Test 2 Analysis Link (Y/N)
From	To			LOS 'D' Capacity	LOS 'E' Capacity		Percent Assigned	Project Traffic	Percent LOS "D"	Percent LOS "E"		
Blue Heron Blvd												
Old Dixie	Broadway	EB*	3	1770	1870	901	100%	4	0.226	0.214	N	N
		WB**	2	1770	1870	838	100%	2	0.113	0.107	N	N

Table 3												
Significant Impact Analysis - Test 1 &2 (PM Peak Hour)												
Blue Lagoon Plaza – Riviera Beach, Florida												
Blue Heron Blvd												
Old Dixie	Broadway	EB*	3	1770	1870	901	100%	14	0.79	0.75	N	N
		WB**	2	1770	1870	838	100%	8	0.45	0.43	N	N

Test 1 Analysis – Roadway links

As documented in Table 2 and 3, the project traffic associated with the Blue Lagoon Plaza is not significant with respect to Test 1 on any of the project links within the radius of development influence during the AM or PM hours.

Test 1 Analysis – Roadway links

As documented in Table 2 and 3, the project traffic associated with the Blue Lagoon Plaza is not significant with respect to Test 2 on any of the project links within the radius of development influence during the AM or PM hours.

DRIVEWAY VOLUMES

Access to the proposed facility will be provided by a single drive way at the northeastern end of the property which will issue on to Avenue F. This is located ~60 feet from the intersection of Blue Heron and Avenue F. Because project traffic volumes are so low the entire project volume was assigned to the link of Blue Heron between Broadway and Old Dixie.

Table 4 below is an excerpt from the intersection turning counts Data Base provided by Palm Beach County and indicates the most of the south bound traffic on Avenue F will turn in either direction on Blue Heron Boulevard.

The project Driveway will then be expected handle the pm peak hour trips delivering 100% to Blue Heron Boulevard. Any delays in exiting the property will be accommodated by stacking in the parking area.

SIGNAL ID	E-W STREET	N-S STREET	DATE	TIME	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	TOTAL
83900	Big Lake Plaza	SR 80	4/21/2015	7:30 AM	11	54	708	48	0	95	643	41	0	65	3	22	0	48	7	58	1803
83900	Big Lake Plaza	SR 80	4/21/2015	12:00 PM	10	46	683	41	7	94	707	118	0	140	22	17	0	47	7	65	2004
83900	Big Lake Plaza	SR 80	4/21/2015	4:30 PM	8	37	777	31	14	75	887	119	0	136	10	14	0	38	4	50	2200
20110	Blue Heron Bl	42nd Way	11/27/2017	7:30 AM	0	10	1	21	0	8	5	5	4	1	1652	9	43	4	1430	11	3204
20110	Blue Heron Bl	42nd Way	11/27/2017	12:00 PM	0	15	8	19	0	21	2	4	8	5	1093	9	50	15	1030	17	2296
20110	Blue Heron Bl	42nd Way	11/27/2017	4:30 PM	0	6	5	19	0	14	3	9	5	2	1633	15	42	42	1632	15	3442
20230	Blue Heron Bl	Australian Ave	11/27/2017	7:30 AM	0	214	0	236	0	0	0	0	4	0	948	332	1	281	741	0	2757
20230	Blue Heron Bl	Australian Ave	11/27/2017	12:00 PM	3	225	0	211	0	0	0	0	9	0	754	240	0	145	788	0	2375
20230	Blue Heron Bl	Australian Ave	11/27/2017	4:30 PM	4	464	0	311	0	0	0	0	9	0	845	202	1	186	1101	0	3123
20230	Blue Heron Bl	Australian Ave	1/8/2015	7:30 AM	0	220	0	222	0	0	0	0	0	0	985	329	1	313	629	0	2699
20230	Blue Heron Bl	Australian Ave	1/8/2015	4:45 PM	0	550	0	242	0	0	0	0	8	0	813	187	1	233	1195	0	3229
20230	Blue Heron Bl	Australian Ave	1/21/2014	7:15 AM	0	199	0	181	0	0	0	0	2	0	941	334	1	288	713	0	2659
20230	Blue Heron Bl	Australian Ave	1/21/2014	4:45 PM	1	424	0	292	0	0	0	0	6	0	789	188	0	236	1126	0	3062
20260	Blue Heron Bl	Ave F	11/16/2016	7:45 AM	0	33	37	12	0	23	33	46	0	23	758	35	0	3	571	26	1600
20260	Blue Heron Bl	Ave F	11/16/2016	12:00 PM	0	39	30	13	0	19	30	27	0	27	694	23	0	7	666	24	1599
20260	Blue Heron Bl	Ave F	11/16/2016	4:45 PM	0	41	72	26	0	37	61	22	0	73	797	60	0	41	695	74	1999
20260	Blue Heron Bl	Ave F	5/27/2014	7:45 AM	0	42	24	14	0	24	48	29	0	29	639	42	0	6	483	14	1394
20260	Blue Heron Bl	Ave F	5/27/2014	4:45 PM	1	69	44	13	0	25	43	28	0	31	621	37	0	8	680	21	1621
20250	Blue Heron Bl	Ave H	11/16/2016	7:45 AM	0	31	17	12	0	21	9	123	0	136	849	17	0	2	708	27	1952
20250	Blue Heron Bl	Ave H	11/16/2016	12:30 PM	0	19	8	9	0	16	26	31	0	50	792	25	0	33	932	44	1985
20250	Blue Heron Bl	Ave H	11/16/2016	4:45 PM	0	45	31	11	0	49	48	91	0	111	959	59	0	22	781	19	2226
20250	Blue Heron Bl	Ave H	5/27/2014	7:30 AM	0	37	22	5	0	29	18	112	0	145	786	22	0	6	655	30	1867
20250	Blue Heron Bl	Ave H	5/27/2014	4:45 PM	0	22	17	16	0	32	18	67	0	74	760	45	0	17	925	27	2020
20228	Blue Heron Bl	Ave O	12/6/2017	7:30 AM	1	11	1	2	0	81	1	61	8	45	1353	31	9	9	998	55	2666
20228	Blue Heron Bl	Ave O	12/6/2017	12:00 PM	0	14	0	3	0	43	0	31	31	46	911	13	4	10	1132	34	2272
20228	Blue Heron Bl	Ave O	12/6/2017	4:30 PM	0	18	1	3	0	71	0	51	46	87	1121	5	2	4	1635	65	3109
20228	Blue Heron Bl	Ave O	10/15/2015	7:30 AM	0	40	1	3	1	60	0	63	7	69	1277	30	7	13	885	41	2497
20228	Blue Heron Bl	Ave O	10/15/2015	4:30 PM	0	25	0	25	0	79	1	78	23	48	1038	2	0	2	1451	69	2841
20226	Blue Heron Bl	Ave S	12/6/2017	7:45 AM	0	48	86	80	1	57	72	98	1	49	1388	60	18	67	921	23	2969
20226	Blue Heron Bl	Ave S	12/6/2017	12:15 PM	0	29	35	32	0	51	35	61	0	34	880	56	17	48	1067	17	2362
20226	Blue Heron Bl	Ave S	12/6/2017	4:45 PM	0	47	70	62	0	75	56	117	0	98	1087	62	38	65	1527	35	3339
20226	Blue Heron Bl	Ave S	10/15/2015	7:45 AM	0	51	80	78	0	63	77	123	0	65	1353	47	10	74	901	23	2945
20226	Blue Heron Bl	Ave S	10/15/2015	4:45 PM	0	110	41	73	0	84	66	94	0	63	1141	41	5	66	1471	51	3306

SUMMARY AND CONCLUSIONS

There is a vacant parcel of land located at the northwest corner of Blue Heron Boulevard and Avenue "F" in Riviera Beach, Palm Beach County, Florida. The subject site consists of approximately .47 acres and is currently vacant. At the present time, there is no formal vehicular access to the site.

The subject site is proposed to be developed with 3,840 square feet of office/ retail space and a 2,208 square foot quality restaurant. Access to this site is proposed via one (1) right-in / right-out only driveway to be located on Avenue "F."

As indicated by the trip generation analysis, the proposed Riviera Beach Retail Center development is estimated to result in an additional 212 daily vehicle trips, 6 additional AM peak hour vehicle trips (4 inbound and 2 outbound), and 22 additional PM peak hour vehicle trips (5 inbound and 17 outbound).

Since the project generated traffic does not significantly impact any links or intersections under Test 1 and/or Test 2 the proposed project meets Palm Beach County's Traffic Performance Standards.

Appendix A:

Site Plan & Location Map

APPENDIX B

Trip Generation Information

Palm Beach County Trip Generation Rates

(May be used immediately, but must be used in traffic studies submitted to the County on or after 4/15/2019)

Cat.	Landuse	ITE Code	Unit	Daily Rate/Equation	Pass-By %	AM Peak Hour		PM Peak Hour	
						In/Out	Rate/Equation	In/Out	Rate/Equation
Industrial	Light Industrial	110	1000 S.F.	4.96	10%	88/12	0.7	13/87	0.63
	Warehouse	150	1000 S.F.	1.74	10%	77/23	0.17	27/73	0.19
	Flex Space - IND FLU	PBC	1000 S.F.	7.86	10%	64/36	1.53	40/60	1.21
	Flex Space - COM FLU	PBC	1000 S.F.	29.67	45%	72/28	2.12	40/60	2.67
Residential	Mini-Warehouse/SS	151	1000 S.F.	1.51	10%	60/40	0.1	47/53	0.17
	Single Family Detached	210	Dwelling Unit	10	0%	25/75	0.74	63/37	$\ln(T) = 0.96 \ln(X) + 0.20$
	Multifamily Low-Rise Housing upto 2 story (Apartment/Condo/TH)	220	Dwelling Unit	7.32	0%	23/77	0.46	63/37	0.56
	Multifamily Mid-Rise Housing 3-10 story (Apartment/Condo/TH)	221	Dwelling Unit	5.44	0%	26/74	0.36	61/39	0.44
	55+ SF Detached	251	Dwelling Unit	4.27	0%	33/67	0.24	61/39	0.30
	55+ SF Attached	252	Dwelling Unit	3.7	0%	35/65	0.2	55/45	0.26
	Congregate Care Facility	253	Dwelling Unit	2.02	0%	60/40	0.07	53/47	0.18
	Assisted Living Facility	254	Beds	2.6	0%	63/37	0.19	38/62	0.26
	Hotel	310	Rooms	8.36	10%	59/41	0.47	51/49	0.6
	Movie Theater	444	Seats	1.76	5%	N/A	0	55/45	0.09
Rec	Health Club	492	1000 S.F.	32.93	5%	50/50	1.41	57/43	3.53
Institutional	Elementary School	520	Students	1.89	0%	54/46	0.87	48/52	0.17
	Middle/Junior School	522	Students	2.13	0%	54/46	0.58	49/51	0.17
	High School	530	Students	2.03	0%	67/33	0.52	48/52	0.14
	Private School (K-8)	534	Students	Use Private K-12 rate	0%	55/45	0.91	46/54	0.26
	Private School (K-12)*	536	Students	2.48	0%	61/39	0.80	43/57	0.17
	Church/Synagogue*	560	1000 S.F.	6.95	5%	60/40	0.33	45/55	0.49
	Day Care	565	Students	4.09	50%	53/47	0.78	47/53	0.79
	Library	590	1000 S.F.	72.05	10%	71/29	1	48/52	8.16
Med	Hospital	610	1000 S.F.	10.72	10%	68/32	0.89	32/68	0.97
	Nursing Home	620	Beds	3.06	10%	72/28	0.17	33/67	0.22
	General Office (>5,000 SF GFA)	710	1000 S.F.	$\ln(T) = 0.97 \ln(X) + 2.50$	10%	86/14	$T = 0.94(X) + 26.49$	16/84	1.15
Office	Small Office Building (<=5,000 SF GFA)	712	1000 S.F.	16.19	10%	83/18	1.92	32/68	2.45
	Medical Office	720	1000 S.F.	34.8	10%	78/22	2.78	28/72	3.46
	Medical Office (Reduced) ^b	PBC	1000 S.F.	17.4	10%	78/22	1.39	28/72	1.73
	Government Office	730	1000 S.F.	22.59	10%	75/25	3.34	25/75	1.71

Palm Beach County Trip Generation Rates

(May be used immediately, but must be used in traffic studies submitted to the County on or after 4/15/2019)

Cat.	Landuse	ITE Code	Unit	Daily Rate/Equation	Pass-By %	AM Peak Hour In/Out Rate/Equation	In/Out	PM Peak Hour Rate/Equation
Retail	Nursery (Garden Center)	817	Acre	108.1	0%	N/A ^a	N/A ^a	8.06
	Nursery (Wholesale)	818	Acre	19.5 ^c	0%	N/A ^a	N/A ^a	0.45
	Gen. Commercial	820	1000 S.F.	$\ln(T) = 0.68 \ln(X) + 5.57^{d,2}$	Note e	62/38	48/52	$\ln(T) = 0.74 \ln(X) + 2.88^f$
	Automobile Sales (New)	840	1000 S.F.	27.84	15%	73/27	40/60	2.43
	Automobile Parts Sales	843	1000 S.F.	55.34	28%	55/45	48/52	4.91
	Tire Store	848	1000 S.F.	28.52	28%	64/36	43/57	3.98
	Pharmacy + DT	881	1000 S.F.	109.16	50%	53/47	50/50	10.29
	Drive-In Bank ^g	912	1000 S.F.	100.03	47%	58/42	50/50	20.45
	Quality Restaurant	931	1000 S.F.	83.84	44%	50/50	67/33	7.8
	High Turnover Sit-Down Rest.	932	1000 S.F.	112.18	43%	55/45	62/38	9.77
Services	Fast Food Restaurant w/o DT	933	1000 S.F.	346.23	45%	60/40	50/50	28.34
	Fast Food Restaurant + DT	934	1000 S.F.	470.95	49%	51/49	52/48	32.67
	Coffee/Donut Shop w/o DT	936	1000 S.F.	686.67 ^h	45%	51/49	50/50	36.31
	Coffee/Donut Shop + DT	937	1000 S.F.	820.38	49%	51/49	50/50	43.38
	Gas Station w/Convenience Store ⁱ	FDOT	FP, 1000 S.F.	14.3 ^j PM Trips	61%	50/50	50/50	12.3 ^j FP + 15.5 ^j (X)
	Carwash (Automated) ^k	PBC	Lane	166.00	0%	50/50	50/50	13.65

Fodnotes: a) Weekend peak hour rate = 9.99 per 1,000 s.f. with a 48/52 directional split

b) To be used only when adjacent to hospital, for Med. Office square footage not to exceed 44% of the hospital square footage

c) Use caution when using because of very low sample data. Consult with the County before using.

d) For intensities under 10,000 s.f., use a rate of 125.61 / 1,000 S.F. instead of the equation.

e) Pass-by percent = 62% for 10,000 s.f. or less, otherwise = $83.18 - 9.30 * \ln(A)$ where A is 1,000 s.f. of leasable area

f) For intensities under 10,000 s.f., use a rate of 9.9 / 1,000 s.f. instead of the equation.

g) Use these rates for a drive-in bank with up to 4 drive-thru lanes (excl. ATM lane). For additional drive-thru lanes, use per lane rates from ITE Code 912 (124.76 daily, 8.83 AM, 27.15 PM. Use same in/out splits)

h) ITE rate NA. Rate derived using PM to Daily ratio for ITE Code 937

i) FP=Fueling Position. Use both FP and Convenience Store size in estimating trips using the provided equation. Note that no internalization between the gas pumps and convenience store, as per ULDC Article 12, should be applied to estimate the net trips.

j) Use PM rates

k) Daily rate taken from PBC trip gen. study. Peak hour rates derived by applying peak to daily ratios for gas station to daily carwash rate

l) Assume 50/50

APPENDIX C

Palm Beach County Traffic Volumes

E-W Street: Blue Heron Blvd W
 N-S STREET: Broadway
 TIME PERIOD: AM
 GROWTH RATE: -0.04%
 SIGNAL ID: 20270

Input Data
 COUNT DATE: 03/10/2010
 CURRENT YEAR: 2010
 ANALYSIS YEAR: 2018
 PSF: 1

Report Created
 04/10/2019

	Intersection Volume Development												
	Eastbound			Westbound			Northbound			Southbound			
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Existing Volume	140	416	115	194	228	143	61	508	99	154	1000	142	
Diversions	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	
Peak Season Volume	140	416	115	194	228	143	61	508	99	154	1000	142	
Committed Developments													Type
Wellness Resort	0	47	0	5	18	3	0	0	12	8	0	0	NR
Village Shoppes II	15	0	0	0	0	7	0	4	0	9	6	18	NR
Northlake Promenade	0	1	0	0	0	0	0	0	1	0	0	0	NR
Stewart Toyota Expansion	13	0	0	0	0	3	0	6	0	2	3	6	NR
JDA Industrial	0	0	0	0	0	0	0	0	0	0	1	1	NR
Total Committed Developments	28	48	0	5	18	13	0	10	13	19	10	25	
Total Committed Residential	0	0	0	0	0	0	0	0	0	0	0	0	
Total Committed Non-Residential	28	48	0	5	18	13	0	10	13	19	10	25	
Double Count Reduction	0	0	0	0	0	0	0	0	0	0	0	0	
Total Discounted Committed	28	48	0	5	18	13	0	10	13	19	10	25	
Historical Growth	-0	-1	-0	-1	-1	-0	-0	-2	-0	-0	-3	-0	
Comm Dev+1% Growth	40	8200.00%	10	21	37	25	5	52	21	32	93	37	
Growth Volume Used	40	82	10	21	37	25	5	52	21	32	93	37	
Total Volume	180	498	125	215	265	168	66	560	120	186	1093	179	

E-W Street: Blue Heron Blvd W
 N-S STREET: Broadway
 TIME PERIOD: PM
 ROWTH RATE: -0.04%
 SIGNAL ID: 20270

Input Data
 COUNT DATE: 03/10/2010
 CURRENT YEAR: 2010
 ANALYSIS YEAR: 2018
 PSF: 1

Report Created
 04/10/2019

	Intersection Volume Development														
	Eastbound			Westbound			Northbound			Southbound					
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right			
Existing Volume	296	445	56	238	442	179	146	1351	145	195	602	172			
Diversions	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%			
Peak Season Vo	296	445	56	238	442	179	146	1351	145	195	602	172			
Committed Developments														Type	% Complete
Wellness Resor	0	36	0	12	48	8	0	0	9	6	0	0	NR	0%	
Village Shoppes	36	0	0	0	0	18	0	11	0	17	10	34	NR	30%	
Northlake Prom	0	5	0	5	5	0	0	0	5	0	0	0	NR	64%	
Stewart Toyota	11	0	0	0	0	3	0	6	0	3	6	13	NR	47%	
JDA Industrial	1	0	0	0	0	0	0	1	0	0	0	0	NR	0%	
Total Committec	48	41	0	17	53	29	0	18	14	26	16	47			
Total Committec	0	0	0	0	0	0	0	0	0	0	0	0			
Total Committec	48	41	0	17	53	29	0	18	14	26	16	47			
Double Count R	0	0	0	0	0	0	0	0	0	0	0	0			
Total Discounte	48	41	0	17	53	29	0	18	14	26	16	47			
Historical Growt	-1	-1	-0	-1	-1	-1	-0	-4	-0	-1	-2	-1			
Comm Dev+1%	73	78	5	37	90	44	12	130	26	42	66	61			
Growth Volume	73	78	5	37	90	44	12	130	26	42	66	61			
Total Volume	369	523	61	275	532	223	158	1481	171	237	668	233			

ROAD NAME: Blue Heron Blvd W
CURRENT YEAR: 2010
ANALYSIS YEAR: 2018
GROWTH RATE: -2.27%

Input Data

STATION: 2811
FROM: Midpoint
TO: Broadway
COUNT DATE: 02/16/2010
PSF: 1

Report Created
04/24/2019

Link Analysis								
Time Period	AM		PM					
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB		
Existing Volume	1155	695	460	1665	814	866		
Peak Volume	1155	695	460	1665	814	866		
Diversion(%)	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%		
Volume after Diversion	1155	695	460	1665	814	866		
Committed Developments							Type	% Complete
Parcel 34.01 A	0	0	0	0	0	0	NR	100%
Northlake Square East	0	0	0	0	0	0	NR	100%
Wal-Mart # 3348	0	0	0	0	0	0	NR	100%
Sierra Bay Apartments	0	0	0	0	0	0	Res	100%
JDA Industrial	1	0	1	1	1	0	NR	0%
Northlake Promenade	2	1	1	21	10	11	NR	64%
Pentacostal Church - Child Development Center	6	3	3	6	3	3	NR	0%
Wellness Resort	66	48	18	84	36	48	NR	0%
Lewis Terminal	6	5	1	7	1	6	NR	0%
Stewart Toyota Expansion	18	13	6	24	11	13	NR	47%
Village Shoppes II	33	14	18	70	36	34	NR	30%
Sun Coast High School	0	0	0	0	0	0	NR	100%
Total Committed Developments	132	84	48	213	98	115		
Total Committed Residential	0	0	0	0	0	0		
Total Committed Non-Residential	132	84	48	213	98	115		
Double Count Reduction	0	0	0	0	0	0		
Total Discounted Committed Developments	132	84	48	213	98	115		
Historical Growth	-193	-116	-77	-279	-136	-145		
Comm Dev+1% Growth	228	142	86	351	165	187		
Growth Volume Used	228	142	86	351	165	187		
Total Volume	1383	837	546	2016	979	1053		
Lanes								
LOS D Capacity	3220	1770	1770	3220	1770	1770		
Link Meets Test 1?	YES	YES	YES	YES	YES	YES		
LOS E Capacity	3400	1870	1870	3400	1870	1870		
Link Meets Test 2?	YES	YES	YES	YES	YES	YES		

ROAD NAME: Blue Heron Blvd W
CURRENT YEAR: 2010
ANALYSIS YEAR: 2018
GROWTH RATE: -2.27%

Input Data

STATION: 2811
FROM: Old Dixie Hwy
TO: Midpoint
COUNT DATE: 02/16/2010
PSF: 1

Report Created
04/24/2019

Link Analysis								
Time Period	AM		PM					
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB		
Existing Volume	1155	695	460	1665	814	866		
Peak Volume	1155	695	460	1665	814	866		
Diversion(%)	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%		
Volume after Diversion	1155	695	460	1665	814	866		
Committed Developments							Type	% Complete
Parcel 34.01 A	0	0	0	0	0	0	NR	100%
Northlake Square East	0	0	0	0	0	0	NR	100%
Wal-Mart # 3348	0	0	0	0	0	0	NR	100%
Sierra Bay Apartments	0	0	0	0	0	0	Res	100%
JDA Industrial	1	0	1	1	1	0	NR	0%
Northlake Promenade	2	1	1	21	10	11	NR	64%
Pentacostal Church - Child Development Center	6	3	3	6	3	3	NR	0%
Wellness Resort	66	48	18	84	36	48	NR	0%
Lewis Terminal	6	5	1	7	1	6	NR	0%
Stewart Toyota Expansion	18	13	6	24	11	13	NR	47%
Village Shoppes II	33	14	18	70	36	34	NR	30%
Sun Coast High School	0	0	0	0	0	0	NR	100%
Total Committed Developments	132	84	48	213	98	115		
Total Committed Residential	0	0	0	0	0	0		
Total Committed Non-Residential	132	84	48	213	98	115		
Double Count Reduction	0	0	0	0	0	0		
Total Discounted Committed Developments	132	84	48	213	98	115		
Historical Growth	-193	-116	-77	-279	-136	-145		
Comm Dev+1% Growth	228	142	86	351	165	187		
Growth Volume Used	228	142	86	351	165	187		
Total Volume	1383	837	546	2016	979	1053		
Lanes								
LOS D Capacity	3220	1770	1770	3220	1770	1770		
Link Meets Test 1?	YES	YES	YES	YES	YES	YES		
LOS E Capacity	3400	1870	1870	3400	1870	1870		