



**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 23, 2023

Riviera Beach – Event Center
190 E 13th Street, Riviera Beach, FL33404

Due to COVID-19, attendees must adhere to the City of Riviera Beach guidelines.

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

Frank Fernandez, Chairperson
Anthony Brown, Board Member
Rena Burgess, Board Member
Evelyn Harris Clark, Board
Member
Russell Barnes, 1st Alternate

William Wyly, Vice-Chair
Margaret Shepherd, Board Member
James Gallon, Board Member

Vacant, 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 – January 12, 2023

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 PLAT APPLICATION (PA-22-04) FROM TUR CONSTRUCTION, LLC/DEVELOPAR LLC., TO REPLAT AN EXISTING LOT OF RECORD (APPROXIMATELY .4213-ACRES – 18,351.8 SQUARE FEET IN LAND AREA) IN ORDER TO ACCOMMODATE 6 TOWNHOME DWELLING UNITS, IDENTIFIED BY PARCEL CONTROL NUMBERS 56-43-42-29-10-004-0100 AND 56-43-42-29-10-004-0110, PROVIDING FOR CONDITIONS OF APPROVAL, AND PROVIDING FOR AN EFFECTIVE DATE.

IX. WORKSHOP ITEMS

- A. Riviera Beach 2040 Comprehensive Plan Update

X. GENERAL DISCUSSION

- A. PUBLIC COMMENTS**
- B. CORRESPONDENCE**
- C. PLANNING AND ZONING BOARD COMMENTS**
 - A. Upcoming Planning and Zoning Board Meeting – March 9, 2023**

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.

MEETING
PLANNING AND ZONING BOARD MEETING

January 12, 2023
1-4

<p>Page 1</p> <p>1 PLANNING AND ZONING BOARD 2 CITY OF RIVIERA BEACH, FLORIDA 3 4 MEETING 5 6 January 12, 2023 7 6:36 p.m. 8 9 Riviera Beach - Event Center 10 190 East 13th Street 11 Riviera Beach, Florida 33404 12 13 14 15 16 17 18 19 20 21 22 23 Nicolette Greco Digital Reporter 24 Notary Commission No. HH 220848 25</p>	<p>Page 3</p> <p>1 (The proceedings commenced at 6:36 p.m.) 2 VICE-CHAIR WYLY: Hopefully, they had a very 3 Merry Christmas and a Happy New Year from the Planning 4 and Zoning Board. Good to see you guys back. Welcome 5 back. Welcome back. 6 Welcome to everyone in attendance and watching 7 on the broadcast and on the internet. 8 This is the Planning and Zoning Board meeting 9 for the City of Riviera Beach. The commencement time is 10 6:36. The location here is the Riviera Beach Event 11 Center. The date is Thursday, December 15th, 2023, and 12 the address here -- 13 MS. DAVIDSON: January 12th. I'm sorry. 14 VICE-CHAIR WYLY: What did I say? 15 MS. DAVIDSON: December 15th. 16 VICE-CHAIR WYLY: Oh my God. Let's not go 17 back. All right. January 15th -- 18 MS. DAVIDSON: 12th. 19 VICE-CHAIR WYLY: January 12th. January 12th, 20 2023. 21 The address here, just for the record, is 190 22 East 13th Street, Riviera Beach, Florida 33404. 23 If you wish to speak on any item on this 24 agenda, please complete the public commence -- comment 25 card and provide it to the Planning and Zoning staff.</p>
<p>Page 2</p> <p>1 APPEARANCES 2 WILLIAM WYLY, VICE-CHAIR 3 JAMES GALLON, BOARD MEMBER 4 ANTHONY BROWN, BOARD MEMBER 5 EVELYN HARRIS CLARK, BOARD MEMBER 6 SIMONE M. DAVIDSON, PLANNING AND ZONING, CITY OF RIVIERA 7 BEACH 8 CLARENCE SIRMONS, DIRECTOR OF DEVELOPMENT SERVICES, CITY 9 OF RIVIERA BEACH 10 GLEN TORCIVIA, CITY ATTORNEY 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25</p>	<p>Page 4</p> <p>1 Cards must be submitted prior to the Board discussion of 2 any item. Thank you. 3 We'll start off by giving a moment of silence 4 and Pledge Allegiance led by the Planning and Zoning 5 Board. 6 (A moment of silence was observed.) 7 (The Pledge of Allegiance was recited.) 8 VICE-CHAIR WYLY: All right. Can we have a 9 roll call? 10 MS. DAVIDSON: Anthony Brown? 11 BOARD MEMBER BROWN: (Non-verbal response.) 12 MS. DAVIDSON: Rene Burgess? Evelyn Harris 13 Clark? 14 BOARD MEMBER HARRIS CLARK: Present. 15 MS. DAVIDSON: James Gallon? 16 BOARD MEMBER GALLON: Here. 17 MS. DAVIDSON: Margaret Shepherd? Frank 18 Fernandez? William Wyly? 19 VICE-CHAIR WYLY: Present. 20 MS. DAVIDSON: Mr. Chair, you have a quorum. 21 VICE-CHAIR WYLY: Do we have acknowledgement 22 of any Board Member absent notification? 23 MS. DAVIDSON: Yes, Mr. Chair. We received 24 notification from the chairman that he would not be here 25 this evening, also from Board Member Burgess, Ms.</p>

MEETING
PLANNING AND ZONING BOARD MEETING

January 12, 2023
5-8

<p style="text-align: right;">Page 5</p> <p>1 Shepherd, and the First Alternate, Mr. Barnes. They all 2 provided notice of their absence. 3 VICE-CHAIR WYLY: Okay, thank you. 4 Item Number 4, Additions, are there any 5 additions or deletions to the agenda? 6 MS. DAVIDSON: Yes, Mr. Chair. Mr. Sirmons? 7 MR. SIRMONS: Yes, Mr. Chair. I would like to 8 request that we -- 9 MR. TORCIVIA: Chair, a recess for a five 10 minutes? Because I understand you may have an interest 11 -- I'm Glen Torcivia. I'm the attorney tonight, and I 12 just heard that you may have an interest in some of 13 these items. So can we talk about that offline for a 14 minute? 15 VICE-CHAIR WYLY: Okay. 16 MR. TORCIVIA: Take a five minute recess? 17 VICE-CHAIR WYLY: Okay. Yes. 18 MR. TORCIVIA: Thank you very much. 19 (Recess from 6:39 p.m. to 6:41 p.m.) 20 VICE-CHAIR WYLY: Okay. So we'll start back 21 with additions and deletions to the agenda. 22 It was brought to my attention that I used to 23 be a member of the -- well, I was a member of the CDC 24 Board, and I am no longer a member of that. It's been 25 about a year now. So, just to not have a conflict of</p>	<p style="text-align: right;">Page 7</p> <p>1 BOARD MEMBER BROWN: (Non-verbal response.) 2 MS. DAVIDSON: Evelyn Harris Clark? 3 BOARD MEMBER HARRIS CLARK: Yes. 4 MS. DAVIDSON: William Wyly? 5 VICE-CHAIR WYLY: Yes. 6 MS. DAVIDSON: Unanimous vote. 7 VICE-CHAIR WYLY: On to Unfinished Business. 8 Do we have any? 9 MS. DAVIDSON: None, Mr. Chair. 10 VICE-CHAIR WYLY: On to New Business. 11 MS. DAVIDSON: An ordinance of the City of 12 Riviera Beach, Palm Beach County, Florida, approving a 13 request from the Riviera Beach Community Redevelopment 14 Agency (CRA) and the Riviera Beach Community Development 15 Corporation (CDC) requesting an abandonment of an 16 existing 15 foot by 75 foot alleyway (approximately +/- 17 1,125 square feet in area) that bisects the properties 18 located at 130 West 11th Street and 120 West 11th Street 19 in Riviera Beach, Florida ("Attachment A"); and 20 providing for an effective date for other purposes. 21 VICE-CHAIR WYLY: All right. So we'll go 22 ahead and start our Workshop Items, A, Riviera Beach 23 2040 Comprehensive Plan Update. 24 MS. DAVIDSON: I'm sorry, no. Item A is going 25 to be -- Mr. Sirmons is going to speak on that.</p>
<p style="text-align: right;">Page 6</p> <p>1 interest with what's going on with the agenda today, 2 just so everyone knows that I am no longer with the CDC 3 Board. 4 So any other additions or deletions to the 5 agenda? 6 MR. SIRMONS: Not from staff. 7 VICE-CHAIR WYLY: Number 5, Disclosure by 8 Board Members or Adoption of the Agenda. 9 MR. SIRMONS: This would be the perfect time 10 to make your announcement, but you've already taken care 11 of that. 12 VICE-CHAIR WYLY: Got it. 13 MR. SIRMONS: Staff is not aware of any 14 additional disclosures, unless any other Board Members 15 have any. 16 VICE-CHAIR WYLY: Any other? All right. 17 Number 6, Approval of Minutes. 18 BOARD MEMBER GALLON: So moved. 19 VICE-CHAIR WYLY: We're going to have a vote. 20 MS. DAVIDSON: Is there a second? 21 BOARD MEMBER HARRIS CLARK: Second. 22 VICE-CHAIR WYLY: Second. 23 MS. DAVIDSON: James Gallon? 24 BOARD MEMBER GALLON: Yes. 25 MS. DAVIDSON: Anthony Brown?</p>	<p style="text-align: right;">Page 8</p> <p>1 MR. SIRMONS: Yes. 2 VICE-CHAIR WYLY: Yes, sir? 3 MR. SIRMONS: Sorry. Clarence Sirmons, 4 Director of Development Service, and I will be making 5 the presentation for Item A under New Business. 6 If it is satisfactory to the Board, I would 7 make one presentation for Items A, B, and C, as they are 8 associated with the same development project. 9 Additionally, Mr. Chair, if I may take a point 10 of personal privilege, I would like to introduce the new 11 assistant director of development services for the City 12 of Riviera Beach. Behind you all is Ms. Linda Mia 13 Franco. 14 VICE-CHAIR WYLY: Welcome. 15 MS. DAVIDSON: Welcome. 16 MR. SIRMONS: We are -- yes, yes. 17 (Applause.) 18 MR. SIRMONS: We are excited to have her join 19 the team. For the past six months, staff has been 20 working hard to fill in the gaps, and I definitely want 21 to commend Ms. Davidson and the other Development 22 Services staff, but we are in the process of filling 23 these positions, so you're going to see a lot more 24 projects come at you a lot quicker, but we are thankful 25 for Ms. Franco joining our team.</p>

<p style="text-align: right;">Page 9</p> <p>1 So, without further ado, I will get into our 2 presentation for the Villa L'onz project. The header 3 has been read into the record already, and I will move 4 past the next two, as they will be coming forth shortly. 5 The project location is indicated by the red 6 figure on the screen before you, in the southeast 7 quadrant of the City. 8 The aerial in front of you now highlights the 9 project location off of 11th Street between Wright and 10 Avenue E. 11 The subject properties are located at 130 West 12 11th Street, 120 West 11th Street, and 1101 Avenue E. 13 They are three contiguous properties that are proposed 14 to be combined for this project. The parcel is 0.51 15 acres or roughly 22,156 square feet. Currently, the 16 properties are vacant with no use. The zoning is 17 Downtown General, and the future land use is Downtown 18 Mixed Use. 19 The applicant's request includes the following 20 three items: 21 Abandonment of an existing 15 foot by 75 foot 22 alleyway, or about 1,125 square feet in area, which 23 bisects the properties located at 130 West 11th Street 24 and 120 West 11th Street. The second application is a 25 replat of three contiguous lots of record into one</p>	<p style="text-align: right;">Page 11</p> <p>1 two-story units with the three-story units having double 2 garages and the two-story units having single garages, 3 and then the front elevations at the bottom. 4 Before you now is a bird's eye rendering of 5 the proposed project off of 11th Street at the south end 6 of this block, and then a street level rendering of the 7 rear of the proposed development. 8 For the review of this project, City staff and 9 outside agencies have reviewed this project extensively 10 and have found the project to be consistent with the 11 City's Comprehensive Plan and Land Development Code, and 12 it is now ripe for consideration by this Board. We have 13 reviewed, again, the Future Land Use Plan, Zoning, 14 existing levels of service for utilities, compatibility 15 with surrounding land uses, landscaping, lighting, 16 parking, and traffic have all been verified by various 17 City staff and outside agencies. 18 As this project does fall within the CRA of 19 the City, it must be heard by their board before it can 20 move forward before City Council. On October 26th, the 21 project was reviewed by the CRA Board and was found to 22 be consistent with the goals and objectives of the 23 adopted Riviera Beach Community Redevelopment Plan. 24 For community feedback, staff has received no 25 official correspondence in support or opposition to this</p>
<p style="text-align: right;">Page 10</p> <p>1 parcel of property, totaling approximately 0.51 acres or 2 22,156 square feet of land area. The third component of 3 this development package request is a site plan from the 4 Riviera Beach CRA and Riviera Beach Community 5 Development Corporation to construct 12 two and 6 three-story affordable housing condominium-style 7 townhomes with associated amenities. 8 Before you is the proposed abandonment area 9 circumscribed in red. Currently, it is an unimproved 10 alleyway going between the lots. 11 Before you now is the proposed plat. You can 12 see here where the alleyway would end, if abandoned, and 13 then the combination of the individual lots into one 14 here, and then an access easement to access the proposed 15 townhomes. 16 Before you now is the proposed site plan for 17 the property with the access easement going along the 18 rear of the townhomes. There would be two six- unit 19 residential townhome buildings, and in between them a 20 common area with landscaping and sidewalks. 21 Before you now is the proposed landscape plan 22 for the project and the elevations. The project 23 proposes Dutch style townhome architecture, and at the 24 top you can see the rear elevations and the access 25 garages for each unit. Again, there are three-story and</p>	<p style="text-align: right;">Page 12</p> <p>1 project. And with that, I'll make the staff 2 recommendations. 3 We recommend that the Planning and Zoning 4 Board recommend approval of the subject applications, 5 Site Plan 22-5, Plat Application 22-2, and Abandonment 6 22-1 to construct three buildings, three -- I'm sorry. 7 Three two-stories in height having a total of 12 8 residential units within the Downtown General District 9 with the following site plan resolution conditions 10 proposed: 11 One, construction must be initiated within 18 12 months of the effective date of the resolution in 13 accordance with 31-60(b) of the City Code of Ordinances 14 or that the site plan would expire. 15 Two, a two-year landscaping performance bond 16 for 110 percent of the value of the landscaping and 17 irrigation shall be required before a CO is issued. 18 Three, the City Council authorizes staff to 19 approve future amendments to the site plan 20 administratively, so long as the site plan does not 21 deviate greater than five percent from the originally 22 proposed -- approved site plan. 23 Four, the development was receive final 24 Certificate of Occupancy from the City within five years 25 of approval or the development order would expire.</p>

<p style="text-align: right;">Page 13</p> <p>1 Five, all future advertising must state that</p> <p>2 the development is located within the City of Riviera</p> <p>3 Beach.</p> <p>4 Next, once approved, this resolution shall</p> <p>5 supersede any previous site plan approvals and</p> <p>6 resolutions associated with this property.</p> <p>7 Adoption and approval of the proposed</p> <p>8 abandonment and replat shall become effective prior to</p> <p>9 the adoption and approval of the proposed site plan.</p> <p>10 Permits shall stipulate that the commencement</p> <p>11 of construction shall occur within two years of</p> <p>12 approval; otherwise, the subject right-of-way shall</p> <p>13 revert back to the City.</p> <p>14 And the right-of-way abandonment privilege fee</p> <p>15 of \$3,266.27 must be paid to the City within 30 days of</p> <p>16 approval of the abandonment ordinance.</p> <p>17 And then, finally, this is related to the plat</p> <p>18 for this project, the HOA documents must be provided and</p> <p>19 reviewed by the City before this item can move forward</p> <p>20 before City Council for consideration.</p> <p>21 We have been working closely with the CRA</p> <p>22 throughout this process, and we do believe that they</p> <p>23 have brought forth a great product that will bring</p> <p>24 affordable housing to the City. The last item is the</p> <p>25 HOA documents for this project, just so we can match</p>	<p style="text-align: right;">Page 15</p> <p>1 much the entire presentation, but I'll run through it</p> <p>2 just because there's a few other items and some more</p> <p>3 graphics, just to give you something pretty to look at.</p> <p>4 How do I work this here? There's -- can we do</p> <p>5 the abandonment first, Walter? It would be the first</p> <p>6 one in the list, from top to bottom, on your screen.</p> <p>7 Yep, that one would be -- perfect. And we'll just click</p> <p>8 through it. Okay.</p> <p>9 As Mr. Sirmons mentioned, this development</p> <p>10 proposal has three components. The first component</p> <p>11 which you'll need to take action on has to do with the</p> <p>12 alley abandonment. That needs to be abandoned prior to</p> <p>13 the plat, and then, of course, the site plan.</p> <p>14 The project location south of Blue Heron</p> <p>15 Boulevard and west of Broadway, along 11th Street,</p> <p>16 between Wright and Avenue E. Close-up, a similar</p> <p>17 picture to what Mr. Sirmons had as well. You can see</p> <p>18 it's an underutilized, unimproved site, some residential</p> <p>19 structures to the south, commercial structures to the</p> <p>20 east, residential to the west, and then community center</p> <p>21 to the north.</p> <p>22 Here's the alley location, as you can see,</p> <p>23 which bisects the two parcels, and we'll get into when</p> <p>24 the alley was determined back in 1913.</p> <p>25 Vacant property located along 11th Street</p>
<p style="text-align: right;">Page 14</p> <p>1 those items up with everything needed to be reflected on</p> <p>2 the plat, once those are completed. Otherwise, we</p> <p>3 believe this project is ripe for your consideration and</p> <p>4 we do recommend approval, and that concludes staff</p> <p>5 presentation.</p> <p>6 The applicant is here, and I will yield the</p> <p>7 podium to them, so that they can make their own</p> <p>8 presentation.</p> <p>9 MS. DAVIDSON: Mr. Chair, we also have a</p> <p>10 comment card for Item 8, so I don't know if you want to</p> <p>11 hear it now or after the applicant presents.</p> <p>12 VICE-CHAIR WYLY: Would we like to wait until</p> <p>13 the applicant speaks, and then have -- yes.</p> <p>14 Welcome, sir.</p> <p>15 MR. SIEMSEN: Good evening, Board Members. My</p> <p>16 name is Dan Siemsen. I'm a landscape architect with the</p> <p>17 firm of 2GHO.</p> <p>18 I have with me, also, one of the partners with</p> <p>19 2GHO, Emily O'Mahoney, as well as Christine Morrell, our</p> <p>20 architect of record, and Alec Dickerson, also with 2GHO,</p> <p>21 senior planner, and Ms. Annetta Jenkins with the Riviera</p> <p>22 Beach CRA is the Director of Neighborhood Services.</p> <p>23 She's our client.</p> <p>24 Mr. Sirmons has done a fantastic job with the</p> <p>25 presentation. I'll -- you know, ours will mirror pretty</p>	<p style="text-align: right;">Page 16</p> <p>1 between Avenue E and Wright Street, non- functioning</p> <p>2 alley, dead-ends prior to 13th Street, so it will never</p> <p>3 connect. It doesn't connect to anything and unimproved.</p> <p>4 There is the presence of some underground utilities,</p> <p>5 which will be relocated as part of the project.</p> <p>6 Again, provides a CRA logical alternative for</p> <p>7 development, will provide a mechanism for pedestrians</p> <p>8 and vehicular traffic to traverse the site. By removing</p> <p>9 the alleyway, it's going to connect everything and allow</p> <p>10 it to work, okay? Code required privilege fee has been</p> <p>11 paid. We understand there is a condition of approval,</p> <p>12 but that fee has actually already been paid. We have a</p> <p>13 record of that and we provided that to staff, so that</p> <p>14 should be resolved. City's abandonment of the subject</p> <p>15 alley provides residential project, replaced</p> <p>16 underutilized property, and development of an unimproved</p> <p>17 non-maintained alley at no cost to the City of Riviera</p> <p>18 Beach. So that will conclude the alley abandonment, and</p> <p>19 we'll just go on to the plat.</p> <p>20 BOARD MEMBER HARRIS CLARK: I have a question.</p> <p>21 VICE-CHAIR WYLY: Go ahead.</p> <p>22 MR. SIEMSEN: Sure. Yes, ma'am?</p> <p>23 BOARD MEMBER HARRIS CLARK: For the</p> <p>24 abandonment, I don't know if you have in your</p> <p>25 presentation, if you have to go back to Mr. Sirmons's</p>

MEETING
PLANNING AND ZONING BOARD MEETING

January 12, 2023
17-20

<p style="text-align: right;">Page 17</p> <p>1 presentation. So the alleyway is coming straight down 2 the middle. 3 MR. SIEMSEN: That's right. Right now, it 4 bisects north/south, so there's three parcels. 5 BOARD MEMBER HARRIS CLARK: Right. It's 6 coming right down the middle with parcels on the left 7 and on the right. 8 MR. SIEMSEN: Yes, ma'am. 9 BOARD MEMBER HARRIS CLARK: And the diagram of 10 the proposed was the proposed, and I don't know if you 11 can go back to it -- 12 MR. SIEMSEN: We'll have it up here shortly, 13 yes. 14 BOARD MEMBER HARRIS CLARK: Should I hold my 15 question until you get to that point? 16 MR. SIEMSEN: Yeah, when we get to that point, 17 you can -- 18 BOARD MEMBER HARRIS CLARK: Okay. 19 MR. SIEMSEN: I think it will all come 20 together once you see the graphic. 21 BOARD MEMBER HARRIS CLARK: Okay, good. All 22 right, thank you. 23 MR. SIEMSEN: Yeah. The -- the plat, please, 24 Walter. Thank you. Ready to go? 25 Villa L'onz is the name of the project. This</p>	<p style="text-align: right;">Page 19</p> <p>1 make sure I'm clear in my mind, that little section 2 that's in the middle right there on the proposed -- 3 yeah, thank you. 4 MR. SIEMSEN: That's -- 5 BOARD MEMBER HARRIS CLARK: That -- 6 MR. SIEMSEN: That's the continuation of the 7 alley as it goes up to 13th Street. Can we -- are we 8 able to go back on this? There you go. So -- oops. 9 Right there. Perfect, thank you. 10 So, in 1913, the laid out the lots along 11 Wright Street and Avenue E, as you can see here. Our 12 project is comprised of -- really, these were combined 13 at some point in time, and so were these, just not as -- 14 not platted, and the alley, and all the way up to here, 15 and I don't know the name of this street right here, but 16 that's not 13th. 13th is all the way up here now. So 17 the development of the area conflicts with what this 18 plan is showing now, so we're resolving that as part of 19 this project. 20 BOARD MEMBER HARRIS CLARK: Right. But in 21 1913, are you saying that the alley went lengthwise from 22 Boulevard all the way to the end of Wright Street? Is 23 that what I'm looking at? 24 MR. SIEMSEN: Yeah, the -- it was -- 25 BOARD MEMBER HARRIS CLARK: Okay.</p>
<p style="text-align: right;">Page 18</p> <p>1 is the second component of the project, which is the 2 replat. It's required to combine all the lots into one 3 unified project area. The owner requests approval of 4 the replat, recorded Block 17 Riviera plat. It's a 5 companion to the site plan application, as we mentioned, 6 for 12 multifamily units, 11th Street. 7 This is the 1913 plat, which was originally 8 established the alleyway land area, essentially, which 9 bisect all the lots along Wright Street and Avenue E. 10 The alley was never constructed, it was never built, 11 never improved. There are some utilities on our portion 12 of the site, but I don't know or believe that they run 13 the entire length of the property. Since 1913, a lot of 14 changes have happened, of course. 13th Street now 15 interweaves along the northern portion of the project, 16 and we'll -- I'll show you that a little bit more when 17 we get to the other aerial for the site plan, but the 18 proposed project and the plat obviously combines the 19 lots, but there is need for access into the rear of the 20 building, so -- both of the buildings, so we had to 21 establish an easement. It's not an alley, it's just a 22 driveway, it's a one-way easement behind there that is 23 private to this development so that they can access the 24 back of their lots. 25 BOARD MEMBER HARRIS CLARK: Okay. Just to</p>	<p style="text-align: right;">Page 20</p> <p>1 MR. SIEMSEN: It was designated as that space, 2 but it was never improved, it was never built, it was 3 just shown as platted lines on a piece of paper. 4 BOARD MEMBER HARRIS CLARK: Right. So it's 5 going that way. Can you go to the new plat, the new 6 proposed plat? 7 MR. SIEMSEN: There you go. 8 BOARD MEMBER HARRIS CLARK: Okay. So that 9 little section right there, that is the front of West 10 11th Street, and you're saying that, now, the alleyway 11 is going that way. When I was looking at 1913, it was 12 going widthwise, and now this is going lengthwise. 13 That's what's confusing me. 14 BOARD MEMBER GALLON: Yeah, the same. 15 BOARD MEMBER HARRIS CLARK: I'm sorry. That's 16 -- 17 MR. SIEMSEN: So -- 18 BOARD MEMBER HARRIS CLARK: I'm either looking 19 at this wrong or something. 20 MR. SIEMSEN: So, in 1913, the alley went all 21 the way through here. 22 BOARD MEMBER HARRIS CLARK: Okay. So it did 23 go all the way through there. 24 MR. SIEMSEN: Right. 25 BOARD MEMBER HARRIS CLARK: Okay.</p>

MEETING
PLANNING AND ZONING BOARD MEETING

January 12, 2023
21-24

<p style="text-align: right;">Page 21</p> <p>1 MR. SIEMSEN: This project eliminates the 2 alley, cutting north/south, and combines all the lots 3 into one unified piece along 11th Street. 4 BOARD MEMBER HARRIS CLARK: Okay, got it. 5 MR. SIEMSEN: So what you saw on the old 1913 6 plan had a lot here, a lot here, and a lot here, with an 7 alley in the middle -- 8 BOARD MEMBER HARRIS CLARK: Okay. 9 MR. SIEMSEN: -- and then three lots here. 10 BOARD MEMBER HARRIS CLARK: Okay. 11 MR. SIEMSEN: Since 1913, the lots were 12 combined, not platted, but they were combined on either 13 side, so now -- 14 BOARD MEMBER HARRIS CLARK: Okay. 15 MR. SIEMSEN: -- there's three lots. There's 16 one here, there's the alley, and then one here, and as 17 part of this plat and part of project, we're combining 18 all three. 19 BOARD MEMBER HARRIS CLARK: Okay. Now, that 20 little section that is the little bit of alley, that's 21 still going to be existing? 22 MR. SIEMSEN: Yeah, it's going to be 23 identified as an alley right now. There's a future plan 24 for that. 25 BOARD MEMBER HARRIS CLARK: Right. Right.</p>	<p style="text-align: right;">Page 23</p> <p>1 BOARD MEMBER HARRIS CLARK: So there are going 2 to be garages in the back? 3 MR. SIEMSEN: Yes, ma'am. 4 BOARD MEMBER HARRIS CLARK: And people will be 5 able, from left to right, to access their garages in the 6 back. So there's going to be a street back there? 7 MR. SIEMSEN: It's -- it will be, right, it 8 will be a driveway. 9 BOARD MEMBER HARRIS CLARK: Okay. So there 10 will be a driveway back there. 11 Now, let me ask, and if you use your pointer, 12 there's going to be a driveway back there, but there's 13 also those two other lots that are right behind it, too. 14 I guess the CRA owns that, too, but the driveway has got 15 to go through their land. You've got to make that 16 driveway through their land, so that people can enter 17 their garage. Is that how that's going or -- 18 MR. SIEMSEN: That -- 19 BOARD MEMBER HARRIS CLARK: -- is that wrong? 20 MR. SIEMSEN: That portion will all be part of 21 this project, so they won't be going through anybody 22 else's land. 23 BOARD MEMBER HARRIS CLARK: So they're not 24 going to have to chop off a piece of that land that's 25 above that line right there to make the driveway is what</p>
<p style="text-align: right;">Page 22</p> <p>1 We'll come back to this whole -- okay, got it. 2 MR. SIEMSEN: In the -- in the near future, 3 hopefully. 4 BOARD MEMBER HARRIS CLARK: Right, okay. I 5 got the visual -- 6 MR. SIEMSEN: Once this project -- 7 BOARD MEMBER HARRIS CLARK: I got the visual 8 now. 9 Just one question. That line is going 10 straight across in the middle, that's the back of the 11 property? 12 MR. SIEMSEN: Correct. 13 BOARD MEMBER HARRIS CLARK: And they're not 14 going to have too much of a backyard back there, but 15 they're going to have -- 16 MR. SIEMSEN: Right. 17 BOARD MEMBER HARRIS CLARK: -- a little patio 18 or whatever back there. 19 MR. SIEMSEN: Most of their space that they 20 utilize will actually be in the front of the building or 21 in between the buildings. 22 BOARD MEMBER HARRIS CLARK: Okay, right. How 23 -- is there going to be any entrance from that back that 24 not -- 25 MR. SIEMSEN: Just the garages.</p>	<p style="text-align: right;">Page 24</p> <p>1 I'm asking. 2 MR. SIEMSEN: No, ma'am, this will all be 3 self-contained in these -- in this lot. 4 VICE-CHAIR WYLY: So the driveway will be the 5 dotted line right there? 6 BOARD MEMBER HARRIS CLARK: Right there? 7 VICE-CHAIR WYLY: That's the driveway? 8 MR. SIEMSEN: Yes. 9 VICE-CHAIR WYLY: Perfect. 10 BOARD MEMBER HARRIS CLARK: Okay. That's what 11 I'm asking. 12 MR. SIEMSEN: And it's on -- it's on the 13 current subject property. It's not off-site. 14 BOARD MEMBER HARRIS CLARK: Okay, got it. All 15 right. It's just hard to see from way down here, and 16 everything is so tiny. 17 MR. SIEMSEN: It is. In the site plan 18 presentation, we've got a big site plan, and it makes 19 more sense. 20 BOARD MEMBER HARRIS CLARK: Okay, got it. 21 MR. SIEMSEN: Just to -- in conclusion, as I 22 mentioned, the plan basically combines all the lots. It 23 makes it one unified project area. It's -- we'll have 24 the necessary easement for the access in the back, and 25 it creates a cohesive project. And the -- the next</p>

<p style="text-align: right;">Page 25</p> <p>1 portion will be the site plan.</p> <p>2 I think it was the one you had prior to that.</p> <p>3 That one. Nope. You can -- yeah. That one, you got</p> <p>4 it. Rock and roll, all right.</p> <p>5 So this is the third and final component of</p> <p>6 the project site plan for 12 multifamily units. We know</p> <p>7 where the project is located and what it looks like</p> <p>8 today.</p> <p>9 As Mr. Sirmons mentioned, it's a 0.51 acre</p> <p>10 vacant site when it's all combined located on 11th</p> <p>11 Street between Wright and Avenue E. Subject properties</p> <p>12 acquired by the City of Riviera Beach CRA and the</p> <p>13 Riviera Beach Community Development Corporation for</p> <p>14 residential development. The site is underutilized,</p> <p>15 lacking any viable development over the past several</p> <p>16 years.</p> <p>17 Here's the illustrated site plan. Two</p> <p>18 buildings identical to each other, three and two-story</p> <p>19 units. There are six units in each building. The</p> <p>20 buildings are essentially bookended on the east and west</p> <p>21 side by two three-story units with the two-story units</p> <p>22 in between.</p> <p>23 The access drive, as you can see, is on the</p> <p>24 north side. It's a one-way drive that enters off of</p> <p>25 Wright Street and allows folks to access their garages</p>	<p style="text-align: right;">Page 27</p> <p>1 from what's happening on the back side of the buildings</p> <p>2 where they enter their garages.</p> <p>3 The street view, looking at the front of the</p> <p>4 buildings here. You see the three-story units on the</p> <p>5 ends, and it mirrors that on the other side, and</p> <p>6 two-story units in between.</p> <p>7 Looking the other way down the street, the</p> <p>8 front of the buildings there, you see the parking along</p> <p>9 11th Street.</p> <p>10 So, as we go to the project, we've got to look</p> <p>11 at a few things in terms of the Code. First and</p> <p>12 foremost, we look at the Comprehensive Plan, make sure</p> <p>13 the project meets all the goals and objectives, as Mr.</p> <p>14 Sirmons mentioned. The project adds a residential</p> <p>15 development further protecting the housing stock in the</p> <p>16 City, which is a component of your Comp Plan. Supports</p> <p>17 a less intensive use within the Avenue E corridor,</p> <p>18 provides a harmonious transition between the Broadway</p> <p>19 corridor and the adjacent residential neighborhoods.</p> <p>20 Lower floor area ratio with a maximum of 2.0 allowed,</p> <p>21 this project is actually a 0.91.</p> <p>22 After looking at the Comp Plan, we look at the</p> <p>23 land development regulations in your codes, also the</p> <p>24 Riviera Beach CRA Master Plan. This is, as mentioned,</p> <p>25 in the CRA. The proposed project accomplishes several</p>
<p style="text-align: right;">Page 26</p> <p>1 for each unit. The three-story units have a two-car</p> <p>2 garage, and the two-story units have a one- car garage.</p> <p>3 The project also incorporates some</p> <p>4 improvements along 11th Street, not just the landscape</p> <p>5 improvements, but there are some parallel parking spaces</p> <p>6 that are improved along there. Those spaces shall also</p> <p>7 be utilized by residents and/or guests.</p> <p>8 The land use, as Mr. Sirmons mentioned, is</p> <p>9 Downtown Mixed Use, zoning is Downtown General, 12</p> <p>10 units, two and three-story, the one-way drive aisle in</p> <p>11 the back. There's 25 percent open space, provides for</p> <p>12 26 parking spaces total, including the garage and the</p> <p>13 spaces along the street. There's 24 required for the</p> <p>14 project, so we're just slightly over- parked for those</p> <p>15 guests.</p> <p>16 The architecture, beautiful architecture. The</p> <p>17 style is characterized as Dutch-Caribbean architecture,</p> <p>18 features a lively color palate with several pastel</p> <p>19 tones. Pertinent architecture elements include the</p> <p>20 gabled fronted building facades, incorporation of</p> <p>21 balconettes into the front and rear facades. Simple</p> <p>22 clean trims tie together the aesthetics of the facades.</p> <p>23 Here's the bird's eye view of the front of the</p> <p>24 buildings along 11th Street, and here's the rear of the</p> <p>25 building. So they're -- that gives you a perspective</p>	<p style="text-align: right;">Page 28</p> <p>1 ideas from the 2008 Citizens Master Plan, as it has</p> <p>2 potential to attract new residents to the city,</p> <p>3 encourage future development investment by expanding</p> <p>4 northward of this, this will spur that development</p> <p>5 heading north from this project to do something similar</p> <p>6 there. Aid in the revitalization of existing</p> <p>7 neighborhood. Adds multifamily residential with an</p> <p>8 Avenue E corridor. Improves pedestrian mobility with</p> <p>9 the addition of five-foot concrete sidewalk. Right now,</p> <p>10 I don't believe there's any sidewalks along Avenue E in</p> <p>11 that location, and also combines that sidewalk to give</p> <p>12 the residents of these units access to the rear of the</p> <p>13 building. Sets the streetscape precedent for future</p> <p>14 development along 11th Street. So all those</p> <p>15 improvements on 11th Street with the parking on street</p> <p>16 and the additional landscape, hoping to spur future</p> <p>17 improvements along 11th Street.</p> <p>18 Overall community benefits, it's a viable</p> <p>19 infill development project that will accomplish the</p> <p>20 following: Beautification of the existing environment;</p> <p>21 uses existing resources for infrastructure. So, as part</p> <p>22 of the project, they're going to utilize what's there</p> <p>23 and connect into it.</p> <p>24 Lastly, infill development that meets the</p> <p>25 ideals of the City's Comprehensive Plan, CRA Master</p>

MEETING
PLANNING AND ZONING BOARD MEETING

January 12, 2023
29-32

<p style="text-align: right;">Page 29</p> <p>1 Plan, and the City zoning codes. As Mr. Sirmons 2 mentioned, it has been before the CRA Board and received 3 great, positive feedback, and also, as Mr. Sirmons 4 mentioned, we appreciate staff's recommendation for 5 approval. 6 And we appreciate your time and we would be 7 happy to answer any questions you have. Like I 8 mentioned, we've got our architect, as well as other 9 staff member here to help. 10 VICE-CHAIR WYLY: I'd like to ask one 11 question. I apologize if I -- if I missed it. When you 12 had the picture -- thank you, that's the -- picture I 13 need. As far as the parking for the residents, it's 14 going to be in the back with the garage area, of course. 15 MR. SIEMSEN: Mm-hmm. 16 VICE-CHAIR WYLY: But with the guests, how 17 many parking spots per guest -- I mean how many parking 18 spots per residents will be provided for the guests? 19 MR. SIEMSEN: Two, two per resident. 20 VICE-CHAIR WYLY: So there will be enough 21 space for that area, because I was trying to see where 22 that was on the map, to where that parking will be right 23 there directly in front? 24 MR. SIEMSEN: Right there in front, yes. 25 VICE-CHAIR WYLY: Okay. And --</p>	<p style="text-align: right;">Page 31</p> <p>1 it's narrow now because you've made accommodation for 2 on-street parking? 3 MR. SIEMSEN: Actually, believe it or not, 4 11th Street is very wide. It's 80 feet wide, so we 5 didn't have to cut into 11th Street. We actually had 6 more than enough room in 11th Street to accomplish the 7 parking without taking away from the project area. So 8 we were able to fit the parking and the trees and the 9 sidewalk. 10 BOARD MEMBER HARRIS CLARK: Okay. It will be 11 great that, behind all of that, if the CRA, the City 12 owns that and we're going to have future development, 13 that will really be great, specifically because you've 14 got the cars that are coming in and out behind the 15 homes, and right now you've got the vacant lot. 16 I just want to make sure that there's some 17 sort of security factor back there for the protection of 18 the residents up until that other side is developed, and 19 depending upon what that is, then there will be a lot of 20 security, but for right now, with that open space, and E 21 Avenue is kind of, right now, a little gnarly street, 22 and you know, I don't know if people can just, who don't 23 live there, can just walk down that path. You know how 24 they take a shortcut? 25 MR. SIEMSEN: Right.</p>
<p style="text-align: right;">Page 30</p> <p>1 MR. SIEMSEN: As part of the Downtown Code for 2 Riviera Beach within the CRA, they're allowed to include 3 the parking along the street -- 4 VICE-CHAIR WYLY: Right. 5 MR. SIEMSEN: -- to count towards required 6 parking. 7 VICE-CHAIR WYLY: Right. Because I was 8 looking at this one and this is more where the tree line 9 was closer to the house, and I think the other picture 10 was more to where the sidewalk was prior to the -- to 11 the tree line. 12 MR. SIEMSEN: Yeah, there's -- there's -- the 13 trees are kind of shadowed out on this picture, so that 14 you can see the architecture. 15 VICE-CHAIR WYLY: Right. 16 MR. SIEMSEN: But there's a -- there's a green 17 strip between the parking and the sidewalk, and that 18 will be treelined as well. 19 VICE-CHAIR WYLY: Got it. Okay. Thank you. 20 Any other questions? 21 BOARD MEMBER HARRIS CLARK: Yeah, I just have, 22 just aesthetic questions. With the parking right there 23 and the sidewalk, were you utilizing that plat to 24 encompass the parking in the front and the driveway, or 25 did you have to cut into 11th Street a little bit and</p>	<p style="text-align: right;">Page 32</p> <p>1 BOARD MEMBER HARRIS CLARK: Sometimes they may 2 go through that vacant lot or they may just say, hey, 3 this is paved right here, why don't I just walk right 4 behind these townhomes. 5 MR. SIEMSEN: It's possible. 6 BOARD MEMBER HARRIS CLARK: So there's not 7 really any security parameters for behind there to stop 8 non-residents from just utilizing the back of their spot 9 to get to the other side to Wright Street? 10 MR. SIEMSEN: So it's the CRA's intent to 11 have, first and foremost, have cameras there to aid in 12 the security of that, but they also, like you said, they 13 own that property, so they will be monitoring that area 14 closely, and there's, yeah, and it's very -- going to be 15 very well lit. So there's -- 16 BOARD MEMBER HARRIS CLARK: Oh, okay. 17 MR. SIEMSEN: There's a lot of lighting. So 18 they're going to be following all the CPTED requirements 19 as recommended by the consultants. 20 BOARD MEMBER HARRIS CLARK: Okay. And this 21 has nothing to do with the project here. Does anybody 22 know that building that is next door, that warehouse, 23 and who actually owns it -- 24 MR. SIEMSEN: To the east? 25 BOARD MEMBER HARRIS CLARK: Yes, it's right</p>

MEETING
PLANNING AND ZONING BOARD MEETING

January 12, 2023
33-36

<p style="text-align: right;">Page 33</p> <p>1 here. Who actually owns it now? And I'm just saying</p> <p>2 this just could be gossip, but I heard that another</p> <p>3 marine company bought that land over there, that</p> <p>4 warehouse, and they are going to put up more boats and</p> <p>5 other sort of boating repair shops over there. I don't</p> <p>6 know if that's true or not. I hope that's not the case</p> <p>7 because it would just so ruin that property, the</p> <p>8 property on the other side, and everything that we're</p> <p>9 trying to do, just by who has that property over there,</p> <p>10 if it's not going to be housing, and I'm just hearing</p> <p>11 gossip.</p> <p>12 MR. SIEMSEN: Sure.</p> <p>13 BOARD MEMBER HARRIS CLARK: I don't know if</p> <p>14 that's true or not. I was just wondering if anybody</p> <p>15 heard anything?</p> <p>16 MR. SIEMSEN: I'm not aware. I'm not aware of</p> <p>17 any plans for that, that site. While we going through</p> <p>18 the process, we did look at the site, and it appeared to</p> <p>19 be vacant. There was a -- there's a Google note on</p> <p>20 there for a restaurant, but I don't think that's what it</p> <p>21 really is, so I don't know what the future plans are.</p> <p>22 BOARD MEMBER HARRIS CLARK: Yeah, yeah, I was</p> <p>23 just wondering. We just heard a marine company bought</p> <p>24 it and they wanted to put some more boats in, because,</p> <p>25 obviously, there's no more space on the water side, so</p>	<p style="text-align: right;">Page 35</p> <p>1 VICE-CHAIR WYLY: Yes.</p> <p>2 MR. SIRMONS: Yes, staff has received an</p> <p>3 application for development for the lot to the east of</p> <p>4 this project, and I can direct you to those proposed</p> <p>5 plans for it after this meeting.</p> <p>6 BOARD MEMBER HARRIS CLARK: Is that to the</p> <p>7 answer to my question I was just asking.</p> <p>8 MR. SIRMONS: Correct, yes, the plat to the</p> <p>9 east of this project. There is an active development</p> <p>10 application for it.</p> <p>11 BOARD MEMBER HARRIS CLARK: No, I just want to</p> <p>12 hear about it after the meeting, I guess.</p> <p>13 BOARD MEMBER GALLON: Yeah, we all are going</p> <p>14 to want to hear about that.</p> <p>15 BOARD MEMBER HARRIS CLARK: Yes, thank you,</p> <p>16 you're right.</p> <p>17 BOARD MEMBER BROWN: Yes, I was saying this is</p> <p>18 a nice looking development, or will be. I just have a</p> <p>19 couple of questions.</p> <p>20 Are these going to be privately owned units?</p> <p>21 MR. SIEMSEN: Yes.</p> <p>22 BOARD MEMBER BROWN: Do you know how they're</p> <p>23 going to transfer the ownership?</p> <p>24 MR. SIEMSEN: It will be --</p> <p>25 BOARD MEMBER BROWN: The CRA going to own them</p>
<p style="text-align: right;">Page 34</p> <p>1 they're looking to traverse back where us residents are.</p> <p>2 I was just wondering.</p> <p>3 MR. SIEMSEN: There -- this is sort of --</p> <p>4 there's a transition area right here along Avenue E</p> <p>5 where it goes from a more intensive use to less intense</p> <p>6 use. So this type of development, a multifamily type</p> <p>7 development, high density, but it's a good transition</p> <p>8 between the less intensive residential uses. So</p> <p>9 hopefully that will -- they'll -- it will be a</p> <p>10 harmonious transition there.</p> <p>11 And funny enough, or what we thought was funny</p> <p>12 is the properties to the south of this on 11th Street</p> <p>13 are zoned Industrial.</p> <p>14 BOARD MEMBER HARRIS CLARK: Which -- what side</p> <p>15 do you mean?</p> <p>16 MR. SIEMSEN: To the south, to the south.</p> <p>17 They're single-family residences right now.</p> <p>18 BOARD MEMBER HARRIS CLARK: That way?</p> <p>19 MR. SIEMSEN: This way.</p> <p>20 BOARD MEMBER HARRIS CLARK: Oh, this way?</p> <p>21 MR. SIEMSEN: Yeah. They're zoned Industrial.</p> <p>22 So, it's residential, but nonetheless, it was just</p> <p>23 interesting the way the zoning map was created, but we</p> <p>24 get off the subject, sorry.</p> <p>25 MR. SIRMONS: Mr. Chair, if I may?</p>	<p style="text-align: right;">Page 36</p> <p>1 in the beginning?</p> <p>2 MR. SIEMSEN: Yes, the CRA is going to develop</p> <p>3 the project and they'll sell each individual unit.</p> <p>4 BOARD MEMBER BROWN: So is there going to be</p> <p>5 condominium documents, or?</p> <p>6 MR. SIEMSEN: They're currently in the process</p> <p>7 of creating those right now.</p> <p>8 BOARD MEMBER BROWN: Okay. I have a couple</p> <p>9 questions on the plat, which I discussed with staff</p> <p>10 before.</p> <p>11 I noticed, on -- on the plat, there are some</p> <p>12 parcels, Lot A, the parcel, and you have the 17-foot</p> <p>13 access easement, but there's no dedication for those.</p> <p>14 MR. SIEMSEN: For the easement?</p> <p>15 BOARD MEMBER BROWN: For -- for Lot A and for</p> <p>16 the easement, yes.</p> <p>17 MR. SIEMSEN: Okay.</p> <p>18 BOARD MEMBER BROWN: That needs to be</p> <p>19 addressed. Also, I see (indiscernible) plans of</p> <p>20 reservations for the HOA, which there is nothing,</p> <p>21 nothing dedicated to them.</p> <p>22 One more thing, I believe there -- there must</p> <p>23 be sewer, electric, and other things there.</p> <p>24 MR. SIEMSEN: Sorry, say again?</p> <p>25 BOARD MEMBER BROWN: Sewer, electric, water.</p>

<p style="text-align: right;">Page 37</p> <p>1 MR. SIEMSEN: Oh yes, they will all be 2 private. 3 BOARD MEMBER BROWN: Yes, but there must be 4 easements for those, too, right? 5 MR. SIEMSEN: No because they're all private. 6 BOARD MEMBER BROWN: Privately owned? 7 MR. SIEMSEN: Privately owned, yes, sir. So 8 the connection point will be outside the property 9 boundary and there won't be public connection on the 10 inside of the property, so there's no easements 11 required, is our understanding from the surveyor. 12 BOARD MEMBER BROWN: I'm sure I saw a sewer 13 easement running through the back. Was there a sewer 14 running through the back, the rear of the property? 15 MR. SIEMSEN: There's a -- yes, that would all 16 be private. There's a storm, storm line that runs in 17 the back, as well as I think the -- hold on. 18 MR. SIRMONS: Mr. Chair, if I may? 19 VICE-CHAIR WYLY: Yes, sir. 20 MR. SIRMONS: I would like to clarify one 21 thing that these are -- these are not fee simple 22 townhome lots, so it is one lot with a condominium 23 association. So the lines feeding each individual 24 condominium unit, the applicant is describing would be 25 private because it would be one main for the whole</p>	<p style="text-align: right;">Page 39</p> <p>1 MR. SIEMSEN: Okay. 2 BOARD MEMBER HARRIS CLARK: And behind it, it 3 was all torn down, and I just think what my concern is, 4 is that the CRA has a broader plan to revitalize that 5 Wright Street, 11th Street, E Avenue, and the subsequent 6 streets around it, and again, I'm just hearing, and I 7 don't know if it's true, that the warehouse, and right 8 on 11th Street, right by these townhouses, on the 9 opposite side where those homes have been bulldozed, 10 that, again, another marine company purchased that and 11 the intent is to, now, to traverse over to 10th Street, 12 traverse over to 11th street, close to where these 13 townhomes are being built, close to where the existing 14 residents already live, and put up boat repair 15 operations. 16 It just seems that, if that happens, it's 17 defeating the purpose of what the CRA and what the 18 residents want for this potential downtown area, 19 because, eventually, we've got a sign going up where our 20 new City Hall is going to be right on the main street 21 right there, and all of that was supposed to be -- 22 turned into a downtown area, and I just don't know 23 what's happening with that corner or even those lots up 24 the street, but I just hope that it's not going to 25 defeat the purpose of what the CRA is trying to do and</p>
<p style="text-align: right;">Page 38</p> <p>1 property because it's a condominium more so than a -- 2 MR. SIEMSEN: Fee simple. 3 MR. SIRMONS: -- fee simple townhome project. 4 So that is one point I just wanted to make sure was 5 clear that may not have come out on the staff 6 presentation. 7 VICE-CHAIR WYLY: Noted. 8 BOARD MEMBER BROWN: I guess that's it, as 9 long as they take care of the HOA. 10 MR. SIEMSEN: Yes. Yeah, as part -- as Mr. 11 Sirmons mentioned, as one of the conditions of approval 12 is that they submit the condominium association 13 documents. So any additions to the plat prior to 14 recordation would have to be added to that. 15 BOARD MEMBER HARRIS CLARK: May I ask a 16 broader question? The broader question, I don't know if 17 this is the CRA can answer this or if Mr. Sirmons can 18 answer it. 19 We have these condominiums, townhome 20 condominiums going up. Then across the street is that 21 warehouse building, and it sounds like there is an 22 applicant that wants to do something with that, and 23 certainly want to hear about that. Then, further up the 24 street, across from where the warehouse is, there were 25 small, tiny apartments there that were all torn down.</p>	<p style="text-align: right;">Page 40</p> <p>1 what the residents want for that area. 2 MR. SIEMSEN: Right. 3 BOARD MEMBER HARRIS CLARK: And I don't know 4 that, when the CRA takes a look at building the 5 condominiums, when they got the empty lots and they're 6 looking at proposed development for that, if they kind 7 of hear rumbles of what's going to happen around and 8 they're taking in consideration of, you know, am I going 9 to really find buyers for the townhouse or condominiums, 10 am I going to find buyers for the future development of 11 those empty lands. 12 Even the residents who live over there, I 13 think they would have a concern about what happens to 14 their property value if it doesn't coincide with the 15 vision of what the CRA has planned. 16 VICE-CHAIR WYLY: Agreed. Agreed. 17 BOARD MEMBER HARRIS CLARK: And I'm hearing 18 rumbles, I don't know if it's true or not. We want the 19 CRA to do what they are doing, not only in that area but 20 other areas, and we just have people who own those lots, 21 and their intentions don't mesh with the City, and it 22 doesn't mesh with the residents, and it doesn't mesh 23 with the CRA. 24 MR. SIEMSEN: So -- 25 BOARD MEMBER HARRIS CLARK: And that's just a</p>

MEETING
PLANNING AND ZONING BOARD MEETING

January 12, 2023
41-44

<p style="text-align: right;">Page 41</p> <p>1 broad comment or statement because, you know, the goal</p> <p>2 is to infill. We've got these beautiful houses that the</p> <p>3 CRA did almost eight years ago on Old 13th Street, and</p> <p>4 it just really changed the dynamic of that area to put</p> <p>5 those lovely houses there and to start to change the</p> <p>6 community, but we know that there wasn't going to be any</p> <p>7 commercial development over there. It was the CRA doing</p> <p>8 the housing infill.</p> <p>9 MR. SIEMSEN: Right.</p> <p>10 BOARD MEMBER GALLON: Chair?</p> <p>11 VICE-CHAIR WYLY: Yes, sir?</p> <p>12 BOARD MEMBER GALLON: Can we take that on our</p> <p>13 Planning and Zoning Board comments and move on with the</p> <p>14 applicant?</p> <p>15 VICE-CHAIR WYLY: So, public comments?</p> <p>16 MR. SIEMSEN: Thank you for your comments.</p> <p>17 VICE-CHAIR WYLY: Thank you, sir.</p> <p>18 MS. DAVIDSON: Mr. Chair, we have Ms. Mary</p> <p>19 Bram who would like to speak on Item A.</p> <p>20 MARY BRAM: I apologize for spraying,</p> <p>21 spraying, okay? We take care of ourselves. Happy New</p> <p>22 Year to everyone.</p> <p>23 VICE-CHAIR WYLY: Happy New Year.</p> <p>24 MARY BRAM: First of all, I would like to --</p> <p>25 can you hear me?</p>	<p style="text-align: right;">Page 43</p> <p>1 underground utilities located at up in that area there,</p> <p>2 and has it been designated where would they be put when</p> <p>3 that development comes in there? That's critical.</p> <p>4 That, to me, that's critical. Okay.</p> <p>5 Another thing that I picked up on, see, bonds</p> <p>6 are used for various things, and this is a two-year</p> <p>7 bonding for the landscape. Now, that's what I heard</p> <p>8 there, also. Who's going to pay for that? Who would be</p> <p>9 responsible for that? Will the contractors, or will</p> <p>10 this be on the CRA? So those are some things there.</p> <p>11 And I like the idea where you said by the</p> <p>12 streetscape, that you would lead future development. I</p> <p>13 always say that we do not build for what we see right</p> <p>14 now, we build out for the future. So -- so that was a</p> <p>15 good gesture there, because on this part here that's</p> <p>16 going to intercede here, we do want that built out, so.</p> <p>17 And the construction, will we be on target?</p> <p>18 We must not -- we must stop planning to do these things</p> <p>19 here and not be on target.</p> <p>20 Well, the mic was just messing up, so.</p> <p>21 We mustn't -- we must proceed within that, I</p> <p>22 think it was 18 months, somebody correct me if I'm</p> <p>23 wrong, but from what I heard, it was 18 months. Will we</p> <p>24 be on target to do that? Because we, as a city, we say</p> <p>25 that we're going to do these things here and they takes</p>
<p style="text-align: right;">Page 42</p> <p>1 VICE-CHAIR WYLY: Pull the mic down.</p> <p>2 MARY BRAM: Can you hear me now?</p> <p>3 VICE-CHAIR WYLY: There we go.</p> <p>4 MARY BRAM: Can you hear me? Happy New Year</p> <p>5 to everyone.</p> <p>6 Okay. First of all, I would like for somebody</p> <p>7 to pronounce this new development name, Villa L'onz.</p> <p>8 BOARD MEMBER HARRIS CLARK: Villa L'onz.</p> <p>9 MARY BRAM: Just a question. Okay. Has the</p> <p>10 -- I see, back in 2021, the owner, Ms. Mahoney here, she</p> <p>11 sold it off to the CRA, these two properties here. It's</p> <p>12 designated all the way back up there.</p> <p>13 My question -- talk in the mic, she say talk</p> <p>14 in the mic, Ms. Bram. Okay.</p> <p>15 My question is, because I do have -- I do have</p> <p>16 some questions, and I really would like for them to be</p> <p>17 attainable to answering them, has a price been set for</p> <p>18 these affordable houses? That's one thing.</p> <p>19 Are they really going to be affordable, so</p> <p>20 that peoples can, the ones that can move out and desire</p> <p>21 to move back in, because they would be controlled under</p> <p>22 the CRA. I think that has already been established.</p> <p>23 That is one thing.</p> <p>24 The underground utilities, I would like for</p> <p>25 someone to show me on this plat here, where are the</p>	<p style="text-align: right;">Page 44</p> <p>1 a lot. So we, as residents, we want to see these things</p> <p>2 on target. This is 2023, and it is a very uneven number</p> <p>3 three.</p> <p>4 So all the elements that I would like to have</p> <p>5 addressed is, you know, like the back end. They already</p> <p>6 said it would be 26 parking. No, it is not my desire to</p> <p>7 see all along Broadway here, it's all boats, boats,</p> <p>8 boats, boats, boats, boats, boats, boats. We are more</p> <p>9 than this. We have the most jewel now here in our city</p> <p>10 over on Broadway there, and we must stop this type of</p> <p>11 building here.</p> <p>12 We have to do this in order to build up the</p> <p>13 City here to where we say, everybody say that it is this</p> <p>14 destination. How can we be a destination when boats and</p> <p>15 stuff, warehouses and stuff going continuously to infuse</p> <p>16 us. So I want this Board here to address the bonding.</p> <p>17 I want this Board here to address the time frame, would</p> <p>18 we be on target here for 18 months, and what we consider</p> <p>19 to be as affordable, what we consider to be as</p> <p>20 affordable, because I would like to have those that can</p> <p>21 come back into this city to live. Thank you.</p> <p>22 VICE-CHAIR WYLY: Thank you, ma'am. Would --</p> <p>23 Mr. Sirmons, do we have any answers to the questions</p> <p>24 that Mrs. Bram had, or our developer, would you have any</p> <p>25 questions? Because I see you copying down some notes.</p>

<p style="text-align: right;">Page 45</p> <p>1 So do you have any answers to the questions?</p> <p>2 MR. SIRMONS: For the staff side, I know where</p> <p>3 the utilities are. That was one of the questions that</p> <p>4 is on -- that was reviewed by our Utility District staff</p> <p>5 on where they would be, and he has satisfied -- or they</p> <p>6 have satisfied his comments in regards to where the</p> <p>7 utilities will be and making sure that they're protected</p> <p>8 from any development. So, with his approval, we do</p> <p>9 believe everything is intact with utilities.</p> <p>10 The price of the homes, I would have to defer</p> <p>11 to the applicant on that question.</p> <p>12 VICE-CHAIR WYLY: Okay. That was the next</p> <p>13 question.</p> <p>14 MS. JENKINS: Good evening.</p> <p>15 VICE-CHAIR WYLY: Good evening, ma'am.</p> <p>16 MS. JENKINS: Annetta Jenkins, Director of</p> <p>17 Neighborhood Services for the CRA, and I also represent</p> <p>18 the CDC as the executive director.</p> <p>19 If you've been following this project in the</p> <p>20 City, and for those who are listening, you know that</p> <p>21 it's intended to be an affordable/workforce project, and</p> <p>22 that means that there will be a mix of incomes.</p> <p>23 We wanted to make sure that this is stable</p> <p>24 housing, number one; that we have residents. We don't</p> <p>25 want to create a project where investors will buy the</p>	<p style="text-align: right;">Page 47</p> <p>1 rates have just almost gone off the chart.</p> <p>2 Some comfort we have is that we're starting to</p> <p>3 see things to slow down, costs coming down a little bit,</p> <p>4 prices starting to come down a little bit, and by the</p> <p>5 time we're ready, we get closer to bidding out this</p> <p>6 project, we're hoping that things will have come down</p> <p>7 quite a bit.</p> <p>8 The CRA, when we initially started this</p> <p>9 project, provided close to a million dollars to help</p> <p>10 assist with development. We'll be seeking other dollars</p> <p>11 to bring into this project that will help to create some</p> <p>12 additional affordability. Sorry I can't give a better</p> <p>13 answer to -- than that, but our whole goal is to make</p> <p>14 something that our residents can be proud of, something</p> <p>15 that they can participate in, and something that they</p> <p>16 will be able to afford. It is meant as a</p> <p>17 workforce/affordable project, and hopefully that answers</p> <p>18 Ms. Bram's question.</p> <p>19 VICE-CHAIR WYLY: Great job, Ms. Jenkins.</p> <p>20 BOARD MEMBER GALLON: What about the bond?</p> <p>21 MS. JENKINS: The bond? The bond will be</p> <p>22 considered part of the development cost, and as</p> <p>23 developers, you know, will incur that and make -- of</p> <p>24 course it will have to be paid before, as the condition</p> <p>25 says, before a CO is issued. So --</p>
<p style="text-align: right;">Page 46</p> <p>1 units and then use them for rentals, short- term rentals</p> <p>2 or long-term rentals. The requirement, and there will</p> <p>3 be a deed restriction, is that these be occupied as</p> <p>4 homesteads, as permanents residences.</p> <p>5 The affordability is a question that you have</p> <p>6 to determine what is affordable, what is workforce, and</p> <p>7 our city is actually going through a discussion being</p> <p>8 led by Development Services Department defining what we</p> <p>9 mean in this city by "affordable," which generally is 80</p> <p>10 percent and blow. Moderate is 80 to 100, maybe 120, and</p> <p>11 then closer to market is our higher incomes. So, to</p> <p>12 simplify it a little bit, we want to make sure that</p> <p>13 there are some units within these 12 units, this is a</p> <p>14 relatively small project, where people who perhaps have</p> <p>15 incomes closer to 70, 80,000, depending on how many</p> <p>16 people are in the household, could afford some of the</p> <p>17 units.</p> <p>18 The three-story units are being proposed as</p> <p>19 market rate units. They are three stories, two-car</p> <p>20 garage, and we didn't talk about the square footage, but</p> <p>21 all of the units are relatively nice size. We don't</p> <p>22 have prices right now, we're too far out to get firm</p> <p>23 estimates. I don't have to tell anybody in the room,</p> <p>24 but construction costs have been through the roof,</p> <p>25 prices of homes have been through the roof, interest</p>	<p style="text-align: right;">Page 48</p> <p>1 BOARD MEMBER GALLON: Will that be --</p> <p>2 MS. JENKINS: That will be included in the</p> <p>3 financing stack for the project.</p> <p>4 BOARD MEMBER HARRIS CLARK: Ms. Jenkins, a</p> <p>5 short question. You mentioned homestead. It will be</p> <p>6 homestead, but is there the propensity that -- to get</p> <p>7 the homestead, you have to be in the house to get the</p> <p>8 homestead credit. So does that eliminate the propensity</p> <p>9 of someone buying a unit and knowing it's right across</p> <p>10 the street from the Margaritaville cruise ship and they</p> <p>11 start to rent that unit out at some point in time as an</p> <p>12 Airbnb?</p> <p>13 MS. JENKINS: It's a -- it's a deed restricted</p> <p>14 property. We will have condominium or call it homeowner</p> <p>15 association, but condominium documents, and it would be</p> <p>16 in violation of that, and people will be subject to</p> <p>17 whatever the consequences of that are.</p> <p>18 BOARD MEMBER HARRIS CLARK: Oh good, thanks.</p> <p>19 VICE-CHAIR WYLY: Thank you. Any other</p> <p>20 questions by the Board?</p> <p>21 Correspondence, Planning and Zoning Board</p> <p>22 comments, so I guess those were the comments.</p> <p>23 MS. DAVIDSON: Mr. Chair?</p> <p>24 VICE-CHAIR WYLY: Yes, ma'am?</p> <p>25 MS. DAVIDSON: Can we take a vote on the</p>

MEETING
PLANNING AND ZONING BOARD MEETING

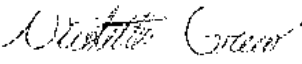

January 12, 2023
49-52

<p style="text-align: right;">Page 49</p> <p>1 items.</p> <p>2 VICE-CHAIR WYLY: Yes, we would like to go to</p> <p>3 a vote, thank you.</p> <p>4 MS. DAVIDSON: Okay. And will we be doing it</p> <p>5 individually or together?</p> <p>6 VICE-CHAIR WYLY: Individually.</p> <p>7 BOARD MEMBER BROWN: Individually.</p> <p>8 MS. DAVIDSON: Item VIII-A.</p> <p>9 BOARD MEMBER GALLON: So moved.</p> <p>10 VICE-CHAIR WYLY: Second.</p> <p>11 MS. DAVIDSON: Mr. Gallon?</p> <p>12 BOARD MEMBER GALLON: Yes.</p> <p>13 MS. DAVIDSON: Mr. Brown?</p> <p>14 BOARD MEMBER BROWN: Yes.</p> <p>15 MS. DAVIDSON: Ms. Evelyn Harris Clark?</p> <p>16 BOARD MEMBER HARRIS CLARK: Yes.</p> <p>17 MS. DAVIDSON: Mr. Wyly?</p> <p>18 VICE-CHAIR WYLY: Yes.</p> <p>19 MS. DAVIDSON: Unanimous vote. Item VIII-B.</p> <p>20 BOARD MEMBER GALLON: So moved.</p> <p>21 VICE-CHAIR WYLY: Second.</p> <p>22 BOARD MEMBER BROWN: With corrections.</p> <p>23 MR. SIEMSEN: Mr. Sirmons, I don't know that</p> <p>24 the other two ordinances were read.</p> <p>25 BOARD MEMBER GALLON: Yeah, I don't think</p>	<p style="text-align: right;">Page 51</p> <p>1 BOARD MEMBER BROWN: Yes.</p> <p>2 MS. DAVIDSON: Ms. Clark?</p> <p>3 BOARD MEMBER HARRIS CLARK: Yes.</p> <p>4 MS. DAVIDSON: Mr. Wyly?</p> <p>5 VICE-CHAIR WYLY: Yes.</p> <p>6 MS. DAVIDSON: Unanimous vote.</p> <p>7 Item VIII-C, a resolution of the City Council</p> <p>8 of the City of Riviera Beach, Palm Beach County,</p> <p>9 Florida, approving a site plan request from the Riviera</p> <p>10 Beach Community Redevelopment Agency (CRA) and the</p> <p>11 Riviera Beach Community Development Corporation (CDC);</p> <p>12 to construct 12 two and three-story affordable housing</p> <p>13 townhomes within two buildings with associated</p> <p>14 amenities, on approximately 0.51 acres of land (+/-</p> <p>15 22,156 square feet); located at 130 West 11th Street,</p> <p>16 120 West 11th Street, and 1101 Avenue E; providing for</p> <p>17 conditions of approval, providing for an effective date</p> <p>18 and for other purposes.</p> <p>19 BOARD MEMBER GALLON: Chair, I have a</p> <p>20 question.</p> <p>21 VICE-CHAIR WYLY: Yes, sir?</p> <p>22 BOARD MEMBER GALLON: It was mentioned about</p> <p>23 affordable housing and workforce, and workforce is not</p> <p>24 listed in there.</p> <p>25 VICE-CHAIR WYLY: Would someone like to</p>
<p style="text-align: right;">Page 50</p> <p>1 they've been read in the record.</p> <p>2 MS. DAVIDSON: Thank you. I'll go ahead and</p> <p>3 do so now, and then we'll have the vote. Thank you,</p> <p>4 sir.</p> <p>5 MR. SIEMSEN: I'm sorry.</p> <p>6 MS. DAVIDSON: That's okay.</p> <p>7 Item VIII-B, a resolution of the City Council</p> <p>8 of the City of Riviera Beach, Palm Beach County,</p> <p>9 Florida, approving a replat, from the Riviera Beach</p> <p>10 Community Redevelopment Agency (CRA) and the Riviera</p> <p>11 Beach Community Development Corporation (CDC), to replat</p> <p>12 three contiguous lots of development -- I'm sorry, three</p> <p>13 contiguous lots of record into a single parcel of</p> <p>14 property totaling approximately +/- 0.51 acres (+/-</p> <p>15 22,156 square feet) of land area, regarding properties</p> <p>16 located at 130 West 11th Street, 120 West 11th Street,</p> <p>17 and 1101 Avenue E, identified by Parcel Control Numbers</p> <p>18 56434233060170170, 56434233060170142, and</p> <p>19 56434233060170141; and providing for an effective date</p> <p>20 and for other purposes.</p> <p>21 BOARD MEMBER GALLON: So moved.</p> <p>22 BOARD MEMBER HARRIS CLARK: Second.</p> <p>23 MS. DAVIDSON: Mr. Gallon?</p> <p>24 BOARD MEMBER GALLON: Yes.</p> <p>25 MS. DAVIDSON: Mr. Brown?</p>	<p style="text-align: right;">Page 52</p> <p>1 address that?</p> <p>2 BOARD MEMBER GALLON: Can we add that, that</p> <p>3 "workforce" be added into --</p> <p>4 MR. SIRMONS: To have "workforce" incorporated</p> <p>5 into the header for the item?</p> <p>6 BOARD MEMBER GALLON: Yes, where they have</p> <p>7 affordable housing townhomes, can we add in "workforce"?</p> <p>8 MR. SIRMONS: Mr. Chair, the City is, as Ms.</p> <p>9 Jenkins stated, working on definitions for "workforce"</p> <p>10 and "attainable housing." They are part of the MEHOP</p> <p>11 ordinance that is moving through the City's -- City</p> <p>12 Council agenda, but it is not adopted yet.</p> <p>13 Right now, we do have "affordable housing" in</p> <p>14 our City's definition, but it is not advised to add</p> <p>15 "workforce" if it's not currently in the City's</p> <p>16 definition because it could be misconstrued by other</p> <p>17 municipalities or the County's definitions for that</p> <p>18 term.</p> <p>19 BOARD MEMBER GALLON: Okay.</p> <p>20 MS. DAVIDSON: May I have a motion for Item</p> <p>21 VIII-C?</p> <p>22 BOARD MEMBER GALLON: So moved.</p> <p>23 VICE-CHAIR WYLY: Second.</p> <p>24 MS. DAVIDSON: Mr. Gallon?</p> <p>25 BOARD MEMBER GALLON: Yes.</p>

<p style="text-align: right;">Page 53</p> <p>1 MS. DAVIDSON: Mr. Brown?</p> <p>2 BOARD MEMBER BROWN: Yes.</p> <p>3 MS. DAVIDSON: Ms. Clark?</p> <p>4 BOARD MEMBER HARRIS CLARK: Yes.</p> <p>5 MS. DAVIDSON: Mr. Wyly?</p> <p>6 VICE-CHAIR WYLY: Yes.</p> <p>7 MS. DAVIDSON: Unanimous vote.</p> <p>8 VICE-CHAIR WYLY: On to -- we had the Planning</p> <p>9 and Zoning Board comments, I guess Upcoming Planning and</p> <p>10 Zoning Board Meetings. January 26th has been canceled?</p> <p>11 MS. DAVIDSON: I'm sorry, Mr. Chair, we have a</p> <p>12 comment card for Public Comments, Item X- A.</p> <p>13 Ms. Bram?</p> <p>14 MARY BRAM: Ms. Bram, Riviera Beach.</p> <p>15 Apparently, one of the questions was not asked. We --</p> <p>16 we state in that timeframe for 18 months because it is</p> <p>17 noted in there they have designated 18 months for this</p> <p>18 project. That question there was not asked, so I would</p> <p>19 like to hear a response.</p> <p>20 Will we be -- will we be on target in 18</p> <p>21 months to have this (indiscernible), these townhomes</p> <p>22 built within that timeframe? Because if not, then it</p> <p>23 should not be included as 18 months, but if you give</p> <p>24 that timeframe, this is what we as a city look for, you</p> <p>25 to have completed within 18 months. Now, if it's not 18</p>	<p style="text-align: right;">Page 55</p> <p>1 and we should, we should be mindful and skill set and</p> <p>2 professional peoples to realize this. Your health</p> <p>3 matters. Just like water is life, your health matters,</p> <p>4 and we must, in 2023, set a course here to get these</p> <p>5 employees out of these sick, moldy, rained out</p> <p>6 buildings, buildings, because climate change is real.</p> <p>7 Every day, our climate is changing. It's</p> <p>8 raining. The buildings are mold and infested. So these</p> <p>9 -- I would deliver that, and I wanted you to know</p> <p>10 because, residents and employees, we are behind you 100</p> <p>11 percent. Thank you.</p> <p>12 VICE-CHAIR WYLY: Thank you, Ms. Bram.</p> <p>13 Mr. Sirmons, the first question she asked, is</p> <p>14 there any assurance that -- within that time period?</p> <p>15 MR. SIRMONS: Staff can't provide that kind of</p> <p>16 assurance, but the Code does require that the</p> <p>17 construction start within 18 months or the development</p> <p>18 order, if approved by City Council, automatically</p> <p>19 expires. The Code does allow provisions for the</p> <p>20 applicant to request extensions based on certain events</p> <p>21 that are approvable at the Department level, but I will</p> <p>22 defer to the applicant to talk about their readiness for</p> <p>23 construction.</p> <p>24 VICE-CHAIR WYLY: Okay, thank you.</p> <p>25 MS. JENKINS: Thank you. Annetta Jenkins,</p>
<p style="text-align: right;">Page 54</p> <p>1 months, you take that out of there. So I would like</p> <p>2 that addressed.</p> <p>3 Also, I would like to also address my deep</p> <p>4 concern for these employees in this city, from the</p> <p>5 police department to our City government buildings.</p> <p>6 Just like we sit here, and we move things along here,</p> <p>7 the health and well-being of every employee, as well as</p> <p>8 residents, when we go into these sick buildings. We</p> <p>9 have sick moldy buildings here in our city, and I'm not</p> <p>10 ashamed of saying it, because our employees are working</p> <p>11 through all of this, and if we can move everything else,</p> <p>12 we need to move our employees to a better living</p> <p>13 facilities, living quarters. Their health matters.</p> <p>14 They have children and babies and grandchildren, too,</p> <p>15 and every day some of them are going home sick, as well</p> <p>16 as we as residents that go and visit these buildings</p> <p>17 here that have respiratory problems here. We need to</p> <p>18 move.</p> <p>19 If we can do bonding for any -- everything</p> <p>20 else in this city here, residents, and I've gotten with</p> <p>21 you all, thank you for the senior luncheon today, and</p> <p>22 elsewhere that I've been all down in Delray and</p> <p>23 everywhere else, we must take care our home. This city</p> <p>24 will not exist without its employees as well as its</p> <p>25 residents, but our employees make this city operational,</p>	<p style="text-align: right;">Page 56</p> <p>1 Director of Neighborhood Services for the CRA.</p> <p>2 It is our intent to begin construction within</p> <p>3 the 18 months, and definitely to complete construction</p> <p>4 within the timeframe, which is another, what is that, 36</p> <p>5 months after that.</p> <p>6 This is a great step, so thank you for your</p> <p>7 vote of confidence. We'll be moving very swiftly to</p> <p>8 City Council, and then to the CRA Board. We are already</p> <p>9 in the process of working on our construction documents.</p> <p>10 We know that there is a housing crisis not</p> <p>11 only in our county, but definitely in our city, and</p> <p>12 we're doing everything we can to move as expeditiously</p> <p>13 forward, as fast as we can, and we look forward to</p> <p>14 community support. So we make that assurance that, and</p> <p>15 I will tell you that if there is anything I can do in my</p> <p>16 power to push, pull, tug, plead, beg, to get this</p> <p>17 project moving, we will do it.</p> <p>18 VICE-CHAIR WYLY: Thank you, ma'am. Any other</p> <p>19 questions by the Board?</p> <p>20 All right. Moving forward. Since there are</p> <p>21 Planning and Zoning Board comments, we've discussed our</p> <p>22 upcoming Planning and Zoning Board meetings --</p> <p>23 BOARD MEMBER HARRIS CLARK: Oh --</p> <p>24 BOARD MEMBER GALLON: You missed -- you missed</p> <p>25 the Correspondence, B.</p>

<p style="text-align: right;">Page 57</p> <p>1 VICE-CHAIR WYLY: Yes, I did. B, 2 Correspondence, do we have any? 3 MS. DAVIDSON: None, Mr. Chair. 4 VICE-CHAIR WYLY: Now, C. 5 BOARD MEMBER HARRIS CLARK: Just a Board 6 comment, just in general, the Jazz on the Beach for our 7 residents was absolutely phenomenal and fabulous. I 8 wish that we had a -- a better and bigger turnout. The 9 trio, I believe, that came, put on a great jazz 10 performance on the beach. I understand that we are 11 having more activities come up there of music on the 12 beach. 13 I just want to encourage any of our residents 14 and guests who are looking that Riviera Beach, our city, 15 is one municipality that puts on a lot of free events 16 and activities for our community, and we are not 17 attending them, and pretty soon, if we keep our 18 attendance low, we're simply just not going to have 19 anything served up to us because we're not patronizing 20 the great events and activities that our staff, whether 21 it's the City, whether it's Park and Recreation, the 22 CRA, that they're putting on, they are just phenomenal, 23 and I am really encouraging our residents to really come 24 out and support the City of Riviera Beach. 25 If you're not supporting what we do free, what</p>	<p style="text-align: right;">Page 59</p> <p>1 flyer or a mailer, but that can -- that can -- I think 2 that would be, you know, quite expensive, but I was 3 thinking of some ways, also, because she was just saying 4 that, you know, Jazz on the Beach and I didn't hear 5 anything about it myself, and I -- I know I'm quite 6 busy, but I didn't hear anything about it myself, and I 7 definitely want to attend something that was here, done 8 by the City of Riviera Beach. So, hopefully, we can 9 come up with some solution to where we can get that out 10 to the residents more to where we would be able to 11 attend and get that to where people can appreciate the 12 City more. 13 BOARD MEMBER HARRIS CLARK: Oh, and Chair, I 14 have one other question. 15 When we're in this facility here and we are 16 giving our Pledge of Allegiance, and I think everybody 17 kind of turned around this way, that way, looking for 18 the flag, Walter, is there a possibility that we could 19 put a digital flag up, that you can get a JPEG of our 20 United States flag, so that now we know it's up there 21 and we're turning that way. Is that a possibility? 22 UNIDENTIFIED SPEAKER: Actually, it should 23 have been up there (indiscernible). 24 BOARD MEMBER HARRIS CLARK: And it may not be 25 sometimes, but if we can compensate with a digital?</p>
<p style="text-align: right;">Page 58</p> <p>1 makes developers think you're going to support paid 2 events? Let's start with the free events. They're 3 quality, they're magnificent, they're fun, they're 4 family-oriented, and as far as I'm concerned, they're 5 the best around. From Lake Park, all the way up to 6 Jupiter, nobody does it like the City of Riviera Beach. 7 Thank you, Chair. 8 BOARD MEMBER GALLON: Chair? 9 VICE-CHAIR WYLY: Yes, sir. 10 BOARD MEMBER GALLON: I think one of our main 11 issues that we have with these events that we put on is 12 that the residents doesn't know. A lot of people don't 13 do Facebook, and a lot of people don't drive, so they 14 don't see the signs. We have to do a better -- there 15 has to be a better way that the City can communicate to 16 the residents that they're having these activities. 17 There has to be. 18 I don't know if you can send out a flyer once 19 a month, or what, but there has to be a better way to 20 let the residents know these events are going on. Now, 21 I get a newsletter through my email. Everybody don't 22 have emails. So we have to figure out a way to let the 23 residents know that these events are going on. 24 VICE-CHAIR WYLY: Agreed. I was thinking the 25 same thing about possibly, like you said, stating a</p>	<p style="text-align: right;">Page 60</p> <p>1 Yeah. 2 VICE-CHAIR WYLY: That's a great idea. 3 BOARD MEMBER GALLON: Chair? 4 VICE-CHAIR WYLY: Yes, sir. 5 BOARD MEMBER GALLON: Mr. Sirmons, I still 6 have issues with the zoning areas. I know that there's 7 things being worked on. Just like I just found that out 8 tonight about the industrial area right down the street 9 here where there are homes. This stuff has to be fixed. 10 It has to be fixed. This is getting ridiculous, and now 11 we're putting in townhomes and then they're going to 12 have a boatyard down the street. 13 Come on, when is this City going to -- going 14 to wake up? We cannot have a boatyard right next to 15 where we're putting up high-rises. So I hope staff is 16 really thinking about the way they're letting these 17 people just come here and put stuff up wherever they 18 want it. Thanks. 19 VICE-CHAIR WYLY: One thing I would like to 20 state also, for the past five or six months, over the 21 Riviera Beach Marina, I had a young lady, a 22 schoolteacher at Roosevelt Middle School by the name of 23 Marcia Kelley (phonetic), who came up with a program, an 24 ACT program, ACT bootcamp that I'm a part of, and over 25 at the Riviera Beach Library, the kids are coming in on</p>

<p style="text-align: right;">Page 61</p> <p>1 Saturday morning, spend approximately four hours there. 2 They're getting provided breakfast by the City of 3 Riviera Beach, and they're getting provided by the City 4 of Riviera Beach, and we are teaching these kids how to 5 pass the English, the science, and the math portion of 6 the ACT. 7 The problem that we have is that the kids in 8 our -- in our community are graduating from high school, 9 but the grades and the scores they're receiving on the 10 test are putting them in the position to where they have 11 to go to either a community college or they have to go 12 to a college not of their choice, to where they're 13 accepted. 14 But what we're doing now is that, from the 15 past couple months, we have kids coming in now who are 16 scoring very high scores on the ACT score, the composite 17 score, and are now able to get into D-1 colleges, and 18 it's especially beneficial for the athletes, for 19 baseball, basketball, football, soccer, any sport that 20 they attend to now they can get into these -- these 21 great colleges, or any colleges. Any education is 22 really good, depending on -- depending on the kid, but 23 it's a great opportunity for a kid to be able to be 24 given the opportunity to maximize their opportunity for 25 an education and opportunity to be seen on a</p>	<p style="text-align: right;">Page 63</p> <p>1 the Riviera Beach Library Saturday, and then we'll get 2 them set up for the test, and then, after that, once -- 3 I think the test is on the 9th, I forgot what Saturday 4 that is, in February, I think it's before the Super 5 Bowl, then right after that, two weeks later, we start 6 up again with another program with -- the ACT program 7 with the kids, also, for the next test day also. 8 So we're trying to keep these kids busy and 9 get them on the right mindset to where they become nice, 10 productive citizens, hopefully in the City of Riviera 11 Beach. Thank you. And I think that is it. 12 MR. SIRMONS: Mr. Chair, a couple -- 13 VICE-CHAIR WYLY: Yes, sir? 14 MR. SIRMONS: A couple comments from staff. 15 The next Planning and Zoning Board meeting will be 16 February 9th. We will not be meeting on January 26th. 17 And one follow-up to our last Planning and 18 Zoning Board meeting, where we had a workshop on the 19 Comprehensive Plan, we are in regular communication with 20 our consulting firm regarding that, and we will be 21 kicking off one-on-one meetings with each of you and the 22 consultant team to get your -- to give you time to 23 express your thoughts, concerns, visions for the next 24 version of the City's Comprehensive Plan. We will start 25 scheduling those the first week of February, and you</p>
<p style="text-align: right;">Page 62</p> <p>1 professional level at that point. 2 Any people inside the City of Riviera Beach, 3 the principal at Dwyer Middle School -- excuse me, Dwyer 4 High School, has actually set up a program to where the 5 kids who are in Riviera Beach are able to come to the 6 Riviera Beach Library and attend this ACT program free 7 of charge. It's a free program, and they're allowed to 8 go there, and they're going to have all the expertise 9 from myself, teaching math, Mr. Sean Allen (phonetic), 10 and Ms. Marcia Kelley teaching, teaching reading, and 11 amongst other people there that will be there to help 12 out with that program. 13 This is something that we plan on doing to not 14 only help out the City of Riviera Beach, but the City of 15 West Palm Beach, and also Palm Beach Gardens, to make -- 16 and again, I think the most important thing about, even 17 though these cities are involved, I think the best thing 18 is to get these kids on the right level and be able to 19 have them see that there is something better out there 20 for them, instead of just settling for the things that 21 life provides for them, and give them this proper 22 education. So please, if you get opportunity. 23 There's also going to be a second session, the 24 kids can come there now, don't worry about signing up 25 for it now, just have the kids there at 8:00 o'clock at</p>	<p style="text-align: right;">Page 64</p> <p>1 should expect communication from staff soon to set up 2 those meetings. So we expect you all to be fully 3 involved and engaged in this process and really lead the 4 vision that's communicated to this firm beyond what's 5 already been put in that scope. So please look forward 6 to those communications. 7 BOARD MEMBER HARRIS CLARK: Thank you. 8 Breakfast, lunch, snacks with our one-on- ones? 9 (Laughter.) 10 MR. SIRMONS: I can't speak to that on the 11 record right now, but we will make sure we create an 12 environment for you to share all of the information and 13 visions you have with them. 14 VICE-CHAIR WYLY: One other question. Also, 15 with something as big as what's coming up with the 16 Comprehensive Plan, is there a way that the residents 17 who are watching and tuning in to hear these great 18 things that are going on with the City of Riviera Beach, 19 is there any way for them to contact the City for any 20 ideas that they may have, or any requests that they may 21 have, or something that we can ask that can be put into 22 the City, or just any ideas to where they will be able 23 to give those directly to either us, as -- as the 24 members of the Council -- not Council, but members of 25 the Planning and Zoning Board, or to be directly in</p>

<p style="text-align: right;">Page 65</p> <p>1 contact with yourself, to be able to express these</p> <p>2 ideas?</p> <p>3 MR. SIRMONS: Absolutely. We have not started</p> <p>4 on our meeting sessions yet because we wanted to make</p> <p>5 sure the public outreach plan was in place before we</p> <p>6 begin this campaign.</p> <p>7 VICE-CHAIR WYLY: Correct.</p> <p>8 MR. SIRMONS: So, right now, we're</p> <p>9 collaborating with the consultant to make sure that</p> <p>10 their plan for public outreach is fully encompassing all</p> <p>11 persons and members of our community.</p> <p>12 And to the points made earlier about the best</p> <p>13 ways to communicate with the residents, even if --</p> <p>14 whether it's about a City sponsored entertainment event</p> <p>15 or the opportunities to provide input to the</p> <p>16 Comprehensive Plan, we have to make sure our outreach</p> <p>17 program affords the opportunity for all types of Riviera</p> <p>18 Beach citizens to provide that feedback. So, that,</p> <p>19 we're working on specifically, and that will range from</p> <p>20 community meetings to websites and other methods of</p> <p>21 meeting the community where they are to provide</p> <p>22 feedback.</p> <p>23 If you want ways for them to communicate</p> <p>24 directly with Planning and Zoning Board members, I'm</p> <p>25 sure we can facilitate that as well, but when you have</p>	<p style="text-align: right;">Page 67</p> <p>1 CERTIFICATE OF DIGITAL REPORTER</p> <p>2</p> <p>3 I, NICOLETTE GRECO, a Digital Reporter and</p> <p>4 Notary Public within and for the State of Florida, do</p> <p>5 hereby certify:</p> <p>6 That the foregoing proceeding is accurately</p> <p>7 captured with annotations by me during the proceeding in</p> <p>8 the above-titled matter, all to the best of my skills</p> <p>9 and ability.</p> <p>10 I further certify that I am not related to any</p> <p>11 of the parties to this action by blood or marriage and</p> <p>12 that I am in no way interested in the outcome of this</p> <p>13 matter.</p> <p>14 IN WITNESS THEREOF, I have hereunto set my</p> <p>15 hand this 24th day of January 2023.</p> <p>16</p> <p>17</p> <p>18</p> <p>19</p> <p>20 </p> <p>21</p> <p>22 Nicolette Greco, Digital Reporter</p> <p>23 Commission No.: HH 220848</p> <p>24 Expiration Date: January 31, 2026</p> <p>25</p>
<p style="text-align: right;">Page 66</p> <p>1 these one-on-one sessions, we will be providing you with</p> <p>2 a copy of that public outreach plan. So if you have any</p> <p>3 edits or comments on that as well, we want to afford</p> <p>4 that, but we want to have the document in place before</p> <p>5 we begin our meetings.</p> <p>6 VICE-CHAIR WYLY: Thank you. And also, to the</p> <p>7 public, as stated, our next meeting will be February</p> <p>8 9th, 2023. Please attend that meeting if you do have</p> <p>9 any ideas of what you may want to see in your city for</p> <p>10 the future of the City of Riviera Beach.</p> <p>11 Any other questions by council? Any motions?</p> <p>12 BOARD MEMBER GALLON: Adjourn.</p> <p>13 VICE-CHAIR WYLY: Motion to adjourn.</p> <p>14 BOARD MEMBER HARRIS CLARK: Second.</p> <p>15 (Proceedings concluded at 8:04 p.m.)</p> <p>16</p> <p>17</p> <p>18</p> <p>19</p> <p>20</p> <p>21</p> <p>22</p> <p>23</p> <p>24</p> <p>25</p>	<p style="text-align: right;">Page 68</p> <p>1 CERTIFICATE OF TRANSCRIPTIONIST</p> <p>2</p> <p>3 I, NANCY KRAKOWER, Legal Transcriptionist, do</p> <p>4 hereby certify:</p> <p>5 That the foregoing is a complete and true</p> <p>6 transcription of the original digital audio recording of</p> <p>7 the testimony and proceedings captured in the</p> <p>8 above-entitled matter. As the transcriptionist, I have</p> <p>9 reviewed and transcribed the entirety of the original</p> <p>10 digital audio recording of the proceeding to ensure a</p> <p>11 verbatim record to the best of my ability.</p> <p>12 I further certify that I am neither attorney</p> <p>13 for nor a relative or employee of any of the parties to</p> <p>14 the action; further, that I am not a relative or</p> <p>15 employee of any attorney employed by the parties hereto,</p> <p>16 nor financially or otherwise interested in the outcome</p> <p>17 of this matter.</p> <p>18 IN WITNESS THEREOF, I have hereunto set my</p> <p>19 hand this 24th day of January 2023.</p> <p>20</p> <p>21</p> <p>22 </p> <p>23</p> <p>24 Nancy Krakower, Transcriptionist</p> <p>25</p>

LEGAL DESCRIPTION

PROPERTY ADDRESS 1:

1173 WEST 28TH STREET, RIVIERA BEACH, FL 33404

LEGAL DESCRIPTION 1:

LOT 10 LESS THE NORTH 10 FT THEREOF, BLOCK 4, AMENDED PLAT OF LAURAVILLE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 48, OF THE PUBLIC RECORD OF PALM BEACH COUNTY, FLORIDA.

PROPERTY ADDRESS 2:

1181 WEST 28TH STREET, RIVIERA BEACH, FL 33404

LEGAL DESCRIPTION 1:

LOT 11 LESS THE NORTH 10 FT THEREOF, BLOCK 4, AMENDED PLAT OF LAURAVILLE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 48, OF THE PUBLIC RECORD OF PALM BEACH COUNTY, FL



CITY OF RIVIERA BEACH STAFF REPORT
CASE NUMBER PA-22-0004
A Replat request for lots 10 & 11

A Resolution of the City Council of the City of Riviera Beach, Palm Beach County, Florida, approving plat application (PA-22-0004) from Tur Construction, LLC/Developar LLC., to replat an existing lot of record (approximately .4213-acres – 18,351.8 square feet in land area) in order to accommodate 6 Townhome Dwelling units, identified by parcel control numbers 56-43-42-29-10-004-0100 and 56-43-42-29-10-004-110, providing for conditions of approval, and providing for an effective date.

A. Applicants: Tur Construction, LLC/Developar, LLC

B. Request: The applicant is requesting approval of a re-plat request is for the development of 6 units.

C. Location: The subject property is located at folio numbers 56-43-42-29-10-004-0100 and 56-43-42-29-10-004-0110.

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

Parcel Control Numbers: 56-43-42-29-10-004-0100
56-43-42-29-10-004-0110

Parcel Size: 18,351.8 square feet (.4213 acre) approximately

Existing Use: Vacant Land

Zoning: Multiple Family (RM-15) Zoning District

Future Land Use: Medium Density Multiple Family Residential: Up to 15 dwelling units per acre (MF-15)

E. Adjacent Property Description and Uses:

North: RM-15 - Multiple Family Residential: Single Family Residential

South: RS-8 - Single Family Residential (RS-8): Single Family Residential

East: RM-15- Multiple Family Residential: Residential

West: RM-15 Multiple Family Residential High Density Residential: Residential



F. Background:

The site currently is currently vacant land.

G. Staff Analysis:

Proposed Use: Re-plat in order to accommodate 6 multi-family residential townhomes

Review for Compliance: The proposed replat was reviewed for compliance with the state and City's ordinance requirements by a third-party consulting firm – Lidberg Land Surveying, Inc.

H. Recommendation:

Staff recommends that Council review the submitted application; plat (PA-22-0004) and approve the re-plat for the proposed residential development of 6 residential townhome units to be located at parcel control numbers 56-43-42-29-10-004-0100 and 56-43-42-29-10-004-110.



Location Map (N.T.S.)



March 17, 2022

Mary Savage-Dunham, AICP- Assistant Director of Development Services
City of Riviera Beach
Department of Development Services
600 W. Blue Heron Blvd
Riviera Beach FL 33404

Re: 1173 & 1181 West 28th Street – A Replat request for lots 10&11
Folios: 56-43-42-29-10-004-0100
56-43-42-29-10-004-0110

Dear Mary,

On behalf of the Owner, please accept the submitted draft plat document and survey for the city's review and consideration. The re-plat request is for the development of 6 units on W 28th Street. The proposed plat will be consistent with Chapter 30 the Riviera Beach Land Development Regulations, as well as Chapter 177 of the Florida Statutes, pertaining to Platting

We appreciate the City's efforts to reviewing the attached plat documents. Please do not hesitate to contact me if you should need any additional information.'

Respectfully,

Carolina Mindiola

Carolina Mindiola
CM Designs
AIA Assoc, | LEED AP
317-496-9445

DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT DEVELOPAR LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE OWNER OF THE LAND SHOWN HEREON AS REPLAT OF LOT 10 AND 11, BLOCK 4, AMENDED PLAT OF LAURAVILLE, RECORDED IN PLAT BOOK 7, PAGES 48, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SITUATED IN THE SOUTH HALF OF SECTION 29, TOWNSHIP 42 SOUTH, RANGE 43 EAST, CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 10 LESS THE NORTH 10 FT THEREOF, BLOCK 4, AMENDED PLAT OF LAURAVILLE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 48, OF THE PUBLIC RECORD OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

LOT 11 LESS THE NORTH 10 FT THEREOF, BLOCK 4, AMENDED PLAT OF LAURAVILLE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 48, OF THE PUBLIC RECORD OF PALM BEACH COUNTY, FLORIDA.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON.

IN WITNESS WHEREOF, DEVELOPAR LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS AUTHORIZED MANAGER, AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS ____ DAY OF 2022.

DEVELOPAR LLC,
A FLORIDA LIMITED LIABILITY COMPANY,

WITNESS: _____

BY: _____

(PRINT NAME)

PABLO JAIRE DIN, MEMBER

WITNESS: _____

(PRINT NAME)

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS ____ DAY OF _____, 2022, BY PABLO JAIRE DIN, AS MEMBER OF DEVELOPAR LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF SAID LIMITED LIABILITY COMPANY ☐ WHO PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

PRINT NAME: _____

COMMISSION NUMBER: _____

NOTARY SEAL

TITLE CERTIFICATION

I, _____, ESQUIRE, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY, THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN DEVELOPAR LLC, A FLORIDA LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: _____

BY: _____
NAME: _____
FLORIDA BAR NO. _____

CITY OF RIVIERA BEACH APPROVALS:

IT IS HEREBY CERTIFIED THAT THIS PLAT OF "REPLAT OF LOT 10, BLOCK B, PLAT No. 2 LEWIS TERMINALS" HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE CITY OF RIVIERA BEACH, FLORIDA, THIS _____, DAY OF _____, 2022.

BY: _____
RONNIE L. FELDER, MAYOR

BY: _____
CLAUDENE L. ANTHONY, CMC, CITY CLERK

BY: _____
LUOIS A. JOHNSON, DIRECTOR OF PUBLIC WORKS

ABBREVIATIONS:

FND. = FOUND
MON. = MONUMENT
O.R.B. = OFFICIAL RECORD BOOK
P.B. = PLAT BOOK
P.B.Co. = PALM BEACH COUNTY
PG. = PAGE
PGS. = PAGES
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
R/W = RIGHT OF WAY
W/ = WITH
(C) = CALCULATED
(P) = PLAT

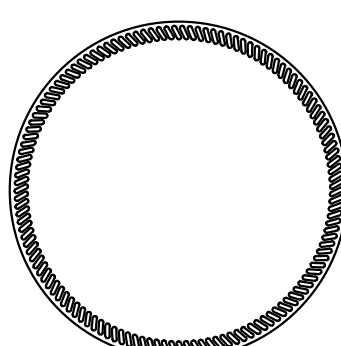
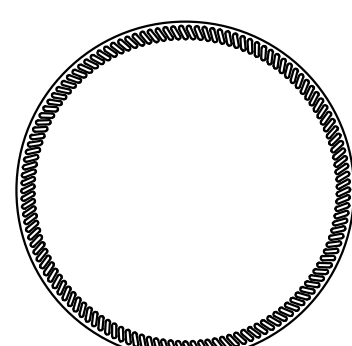
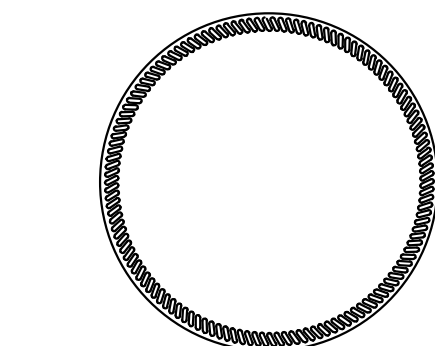
LEGEND:

⊙ = DENOTES FOUND PK NAIL
⊙ = DENOTES FOUND IRON PIN
● = DENOTES SET IRON PIN STAMPED "LB 4431"
□ = DENOTES PERMANENT REFERENCE MONUMENT

DEVELOPAR LLC
A FLORIDA LIMITED LIABILITY COMPANY

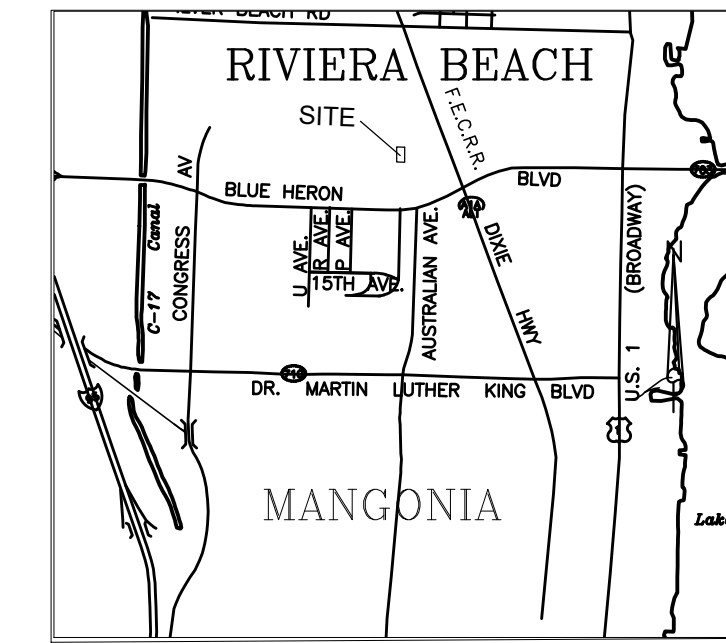
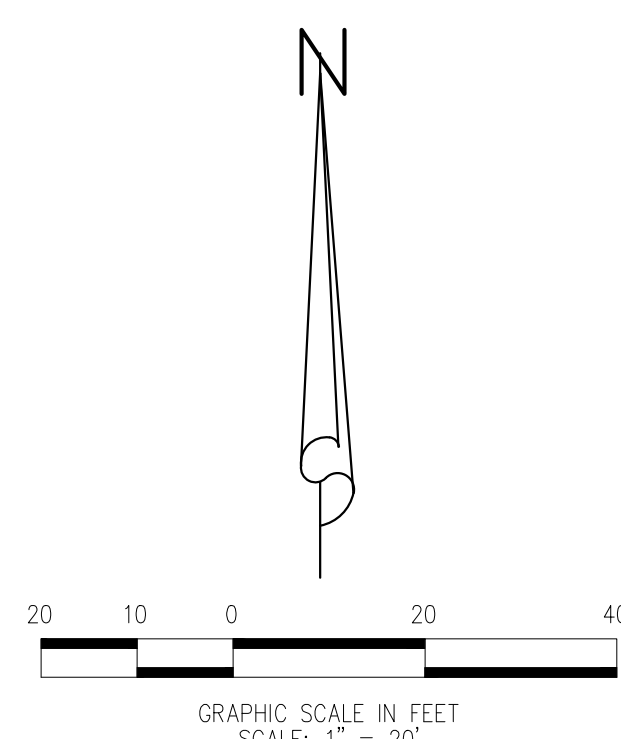
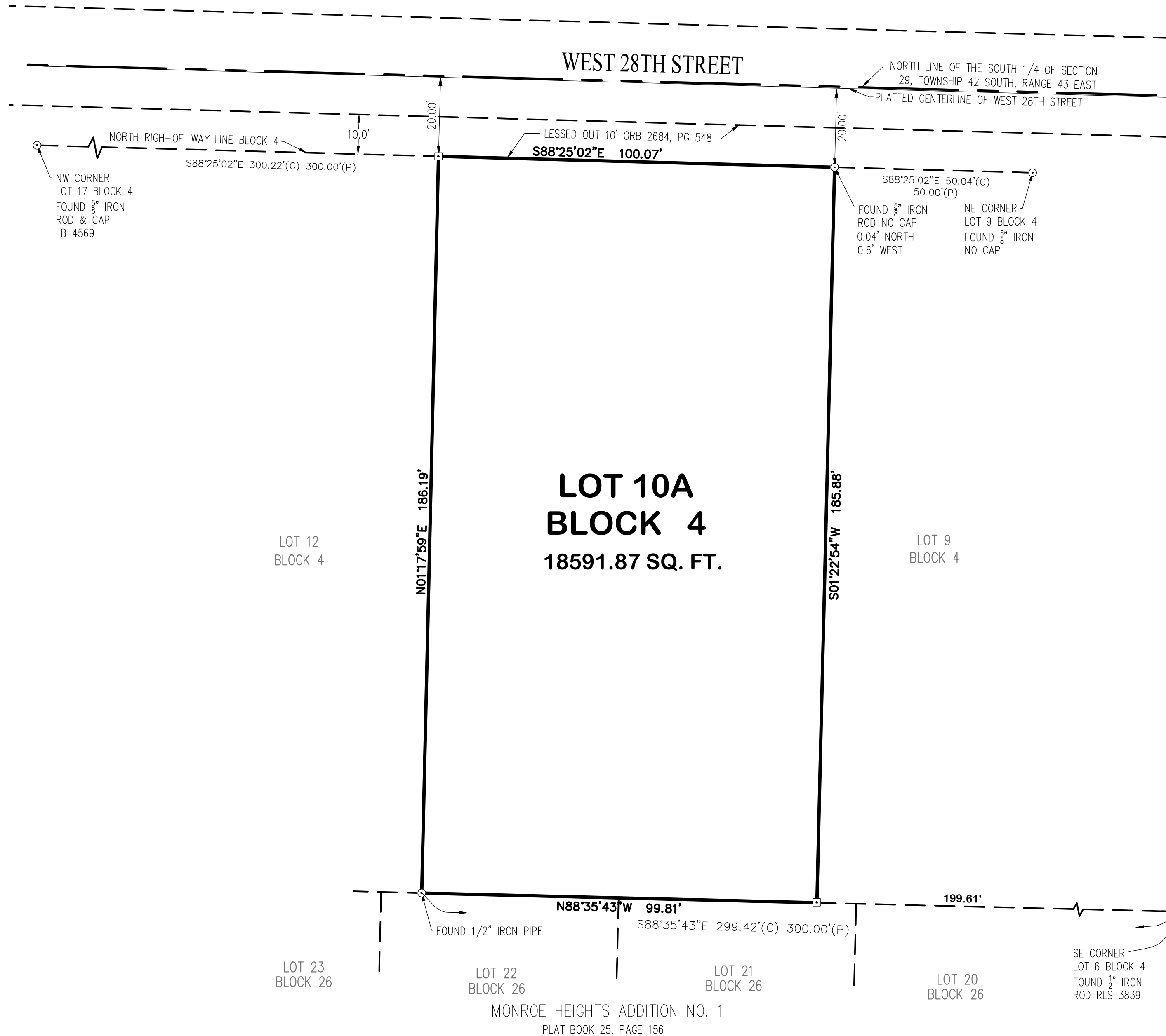
CITY CLERK

DIRECTOR OF PUBLIC WORKS



REPLAT OF
LOTS 10 AND 11, BLOCK 4
AMENDED PLAT OF LAURAVILLE
RECORDED IN PLAT BOOK 7, AT PAGE 48, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
BEING A PART OF THE SOUTH HALF
SECTION 29, TOWNSHIP 42 SOUTH, RANGE 43 EAST
PALM BEACH COUNTY, FLORIDA

OWNED BY:
DEVELOPAR LLC
2419 HOLLYWOOD BOULEVARD, SUITE F, HOLLYWOOD, FL.



LOCATION SKETCH NOT TO SCALE

REVIEWING SURVEYOR APPROVAL

ON BEHALF OF THE CITY OF RIVIERA BEACH, IN ACCORDANCE WITH CHAPTER 177.081(1) FLORIDA STATUTES, THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177, PART 1, FLORIDA STATUTES, AND THE ORDINANCES OF THE CITY OF RIVIERA BEACH. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF GEOMETRIC DATA, OR THE FIELD VERIFICATION OF MONUMENTS AT TRACT CORNERS.

DATE: _____ BY: _____
NAME: _____ PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA NO. _____

SURVEYOR AND MAPPER'S NOTES:

- THIS BOUNDARY RE-PLAT CONFORMS TO THE STANDARDS OF PRACTICE AS OUTLINED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.
- RE-PLAT BASED ON THE LEGAL DESCRIPTION FURNISHED BY WESTCOT LAND TITLE INSURANCE COMPANY, UNIVERSAL ID NO. 1171617, DATED OCTOBER 29, 2021 AT 8:00 A.M.
- THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE X, AREA DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FLOOD INSURANCE RATE MAP NO. 12099C0387F, EFFECTIVE DATE OCTOBER 5, 2017. NO SEARCH FOR ANY MAP AMENDMENTS OR REVISIONS HAS BEEN MADE BY THIS OFFICE.
- THIS PARCEL IS DESIGNATED RM-15, MULTIPLE FAMILY DISTRICT AS ADOPTED BY THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH BY ORDINANCE NUMBER 2152 ON MARCH 17, 1982.
- BEARING BASIS: THE GRID BEARING OF S88°25'02"E ALONG THE NORTH RIGHT-OF-WAY LINE OF BLOCK 4.
- THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS NOT SHOWN ON THIS RE-PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN PERFORMED BY LIDBERG LAND SURVEYING, INC.
- ALL FIELD-MEASURED CONTROL MEASUREMENTS EXCEEDED AN ACCURACY OF 1" IN 7,500'.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OF TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- NOTICE: THIS RE-PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE RE-PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS RE-PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED.
- THIS RE-PLAT IS PREPARED ONLY FOR THE PARTIES LISTED BELOW AND IS NOT ASSIGNABLE.
PREPARED FOR:
DEVELOPAR, LLC
- © COPYRIGHT 2022 BY LIDBERG LAND SURVEYING, INC. THE SKETCH OF RE-PLAT AND RE-PLAT REPORT COMPRISE THE COMPLETE RE-PLAT. THIS RE-PLAT IS NOT VALID UNLESS THE SKETCH AND REPORT ACCOMPANY EACH OTHER. REPRODUCTIONS OF THIS RE-PLAT ARE NOT VALID WITHOUT THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER EMPLOYED BY LIDBERG LAND SURVEYING, INC.

LIDBERG LAND SURVEYING, INC.

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW, AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF RIVIERA BEACH, FLORIDA.

DATE: _____ BY: _____
KENNETH J. BUCHANAN
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA NO. 7202

LIDBERG LAND SURVEYING, INC.		CAD: K:\AUTOCAD2000\294243\7-48\22-073-306.DWG	
LB4431		REF.	
675 West Indiantown Road, Suite 200, Jupiter, Florida 33458 TEL: 561-746-8454		FLD. K.F.	FB. PG. JOB 22-073-306
		OFF. K.J.B., M.R.	799 32 DATE 7/17/2022
		CKD. K.J.B.	SHEET 1 OF 1 DWG: D22-073P

DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT DEVELOPAR LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE OWNER OF THE LAND SHOWN HEREON AS CEDRO AZUL TOWNHOMES, A REPLAT OF LOTS 10 AND 11, BLOCK 4, OF THE AMENDED PLAT OF LAURAVILLE, AS RECORDED IN PLAT BOOK 7, AT PAGE 48, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING A PART OF THE SOUTH HALF OF SECTION 29, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 10 LESS THE NORTH 10 FT THEREOF, BLOCK 4, AMENDED PLAT OF LAURAVILLE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 48, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

LOT 11 LESS THE NORTH 10 FT THEREOF, BLOCK 4, AMENDED PLAT OF LAURAVILLE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 48, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON.

IN WITNESS WHEREOF, DEVELOPAR LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS AUTHORIZED MANAGER, AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS ____ DAY OF 2022.

DEVELOPAR LLC,
A FLORIDA LIMITED LIABILITY COMPANY,

WITNESS: _____

BY: _____

(PRINT NAME)

PABLO JAIRE DIN, MEMBER

WITNESS: _____

(PRINT NAME)

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS ____ DAY OF _____, 2022, BY PABLO JAIRE DIN, AS MEMBER OF DEVELOPAR LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF SAID LIMITED LIABILITY COMPANY ☐ WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

PRINT NAME: _____

COMMISSION NUMBER: _____

NOTARY SEAL

TITLE CERTIFICATION

I, _____, ESQUIRE, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY, THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN DEVELOPAR LLC, A FLORIDA LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: _____

BY: _____
NAME: _____
FLORIDA BAR NO. _____

CITY OF RIVIERA BEACH APPROVALS:

IT IS HEREBY CERTIFIED THAT THIS PLAT OF "CEDRO AZUL TOWNHOMES A REPLAT OF LOTS 10 AND 11, BLOCK 4, OF THE AMENDED PLAT OF LAURAVILLE, AS RECORDED IN PLAT BOOK 7, AT PAGE 48," HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE CITY OF RIVIERA BEACH, FLORIDA, THIS ____ DAY OF _____, 2022.

BY: _____
RONNIE L. FELDER, MAYOR

BY: _____
CLAUDENE L. ANTHONY, CMC, CITY CLERK

BY: _____
LOUIS A. JOHNSON, DIRECTOR OF PUBLIC WORKS

REVIEWING SURVEYOR APPROVAL

ON BEHALF OF THE CITY OF RIVIERA BEACH, IN ACCORDANCE WITH CHAPTER 177.081(1) FLORIDA STATUTES, THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177, PART 1, FLORIDA STATUTES, AND THE ORDINANCES OF THE CITY OF RIVIERA BEACH. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF GEOMETRIC DATA, OR THE FIELD VERIFICATION OF MONUMENTS AT TRACT CORNERS.

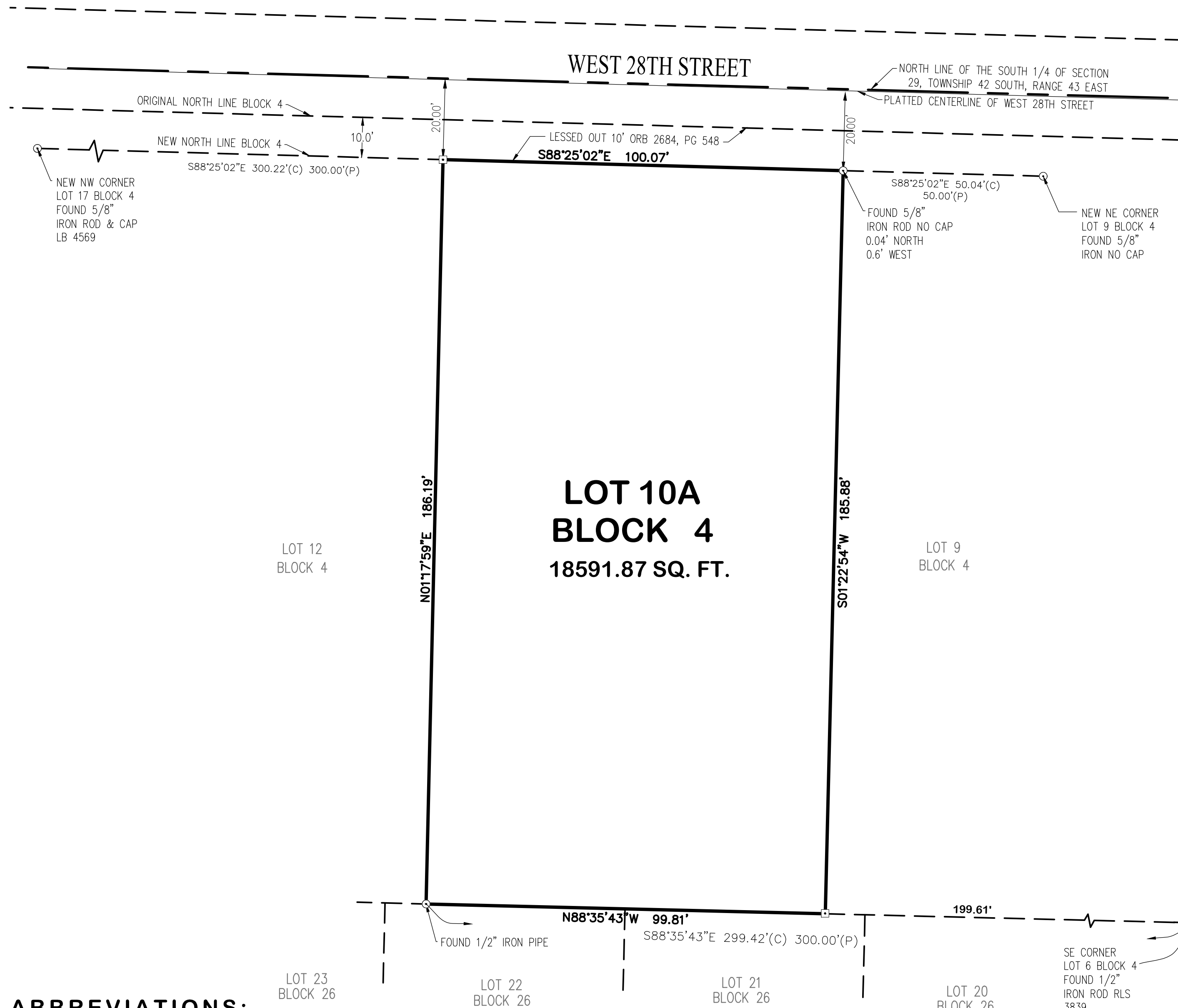
DATE: _____
NAME: _____

BY: _____
GARY M. RAYMAN
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA NO. 2633

CEDRO AZUL TOWNHOMES

A REPLAT OF LOTS 10 AND 11, BLOCK 4, OF THE AMENDED PLAT OF LAURAVILLE, AS RECORDED IN PLAT BOOK 7, AT PAGE 48, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA BEING A PART OF THE SOUTH HALF SECTION 29, TOWNSHIP 42 SOUTH, RANGE 43 EAST PALM BEACH COUNTY, FLORIDA

OWNED BY:
DEVELOPAR LLC
2419 HOLLYWOOD BOULEVARD, SUITE F, HOLLYWOOD, FL.



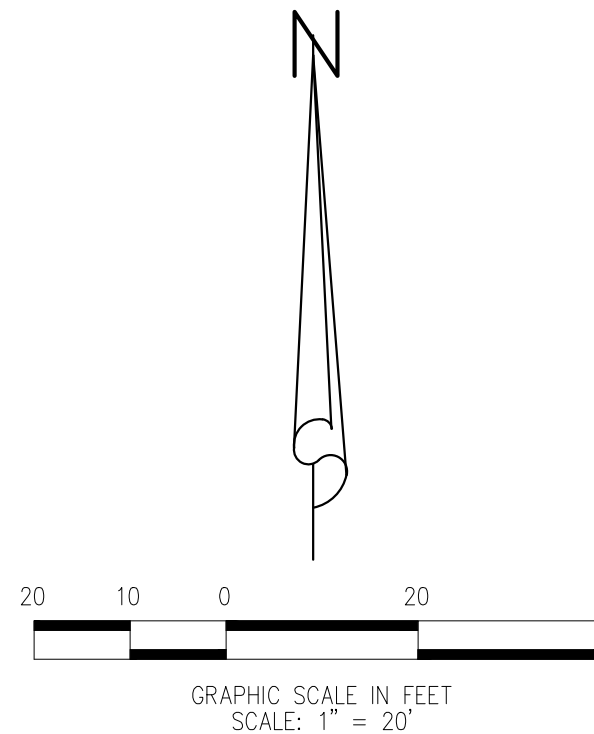
ABBREVIATIONS:

FND. = FOUND
MON. = MONUMENT
O.R.B. = OFFICIAL RECORD BOOK
P.B. = PLAT BOOK
P.B.Co. = PALM BEACH COUNTY
PG. = PAGE
PGS. = PAGES
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
R/W = RIGHT OF WAY
W/ = WITH
(C) = CALCULATED
(P) = PLAT

MONROE HEIGHTS ADDITION NO. 1
PLAT BOOK 25, PAGE 156

LEGEND:

- = DENOTES FOUND PK NAIL
- ⊙ = DENOTES FOUND IRON PIN
- = DENOTES SET IRON PIN STAMPED "LB 4431"
- ⊠ = DENOTES PERMANENT REFERENCE MONUMENT SET

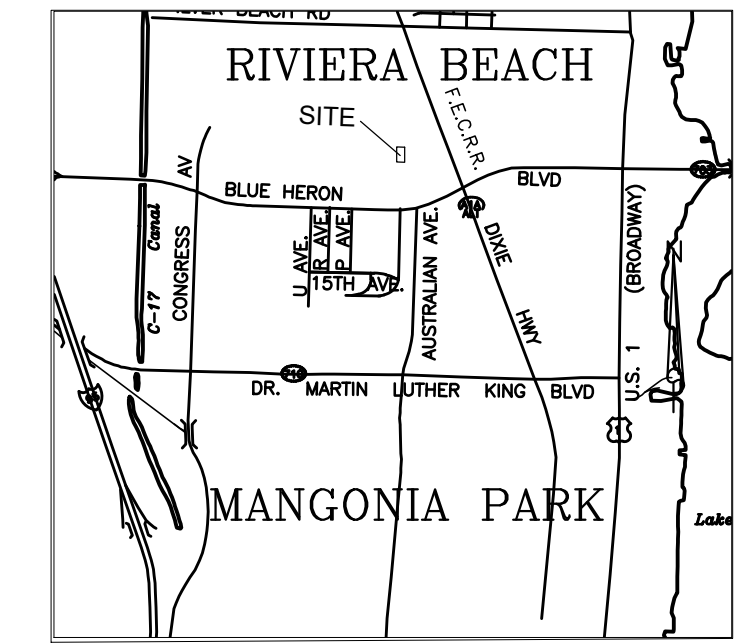


SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW, AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF RIVIERA BEACH, FLORIDA.

DATE: _____

BY: _____
KENNETH J. BUCHANAN
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA NO. 7202



LOCATION SKETCH NOT TO SCALE

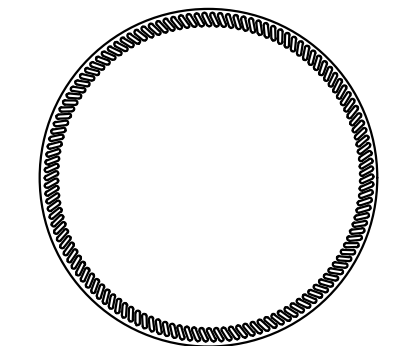
STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THIS PLAT WAS FILED FOR RECORD
AT _____, M. THIS
____ DAY OF _____,
2022, AND DULY RECORDED IN PLAT
BOOK _____, ON PAGES _____
THRU _____.

JOSEPH ABRUZZO
CLERK OF THE CIRCUIT COURT
AND COMPTROLLER OF PALM BEACH
COUNTY

BY: _____

SHEET 1 OF 1



CLERK OF THE CIRCUIT COURT
AND COMPTROLLER OF PALM BEACH
COUNTY

SURVEYOR AND MAPPER'S NOTES:

- THIS BOUNDARY RE-PLAT CONFORMS TO THE STANDARDS OF PRACTICE AS OUTLINED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.
- RE-PLAT BASED ON THE LEGAL DESCRIPTION FURNISHED BY WESTCOIR LAND TITLE INSURANCE COMPANY, UNIVERSAL ID NO. 1171617, DATED OCTOBER 29, 2021 AT 8:00 A.M.
- THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE X, AREA DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FLOOD INSURANCE RATE MAP NO. 12099C0387F, EFFECTIVE DATE OCTOBER 5, 2017. NO SEARCH FOR ANY MAP AMENDMENTS OR REVISIONS HAS BEEN MADE BY THIS OFFICE.
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PREPARED FOR:
DEVELOPAR, LLC
- © COPYRIGHT 2022 BY LIDBERG LAND SURVEYING, INC. THE SKETCH OF RE-PLAT AND RE-PLAT REPORT COMPRISE THE COMPLETE RE-PLAT. THIS RE-PLAT IS NOT VALID UNLESS THE SKETCH AND REPORT ACCOMPANY EACH OTHER. REPRODUCTIONS OF THIS RE-PLAT ARE NOT VALID WITHOUT THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER EMPLOYED BY LIDBERG LAND SURVEYING, INC.

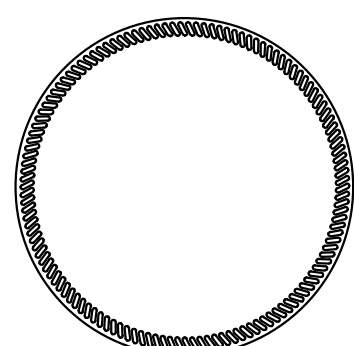
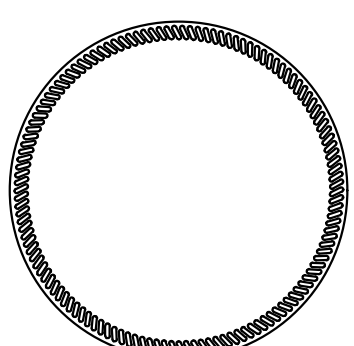
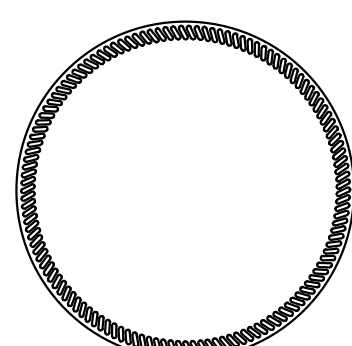
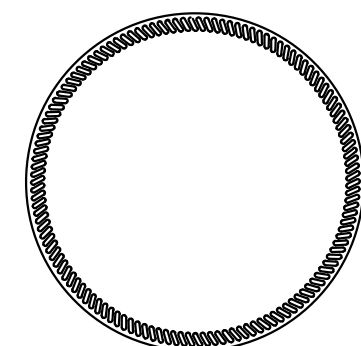
LIDBERG LAND SURVEYING, INC.

DEVELOPAR LLC
A FLORIDA LIMITED LIABILITY COMPANY

CITY CLERK

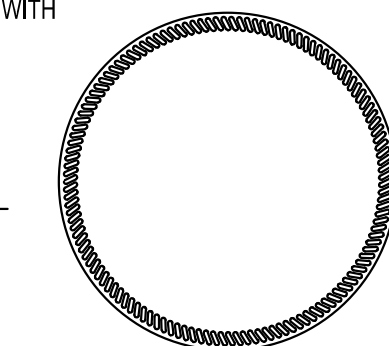
DIRECTOR OF PUBLIC WORKS

GARY RAYMON, LS 2633



LIDBERG LAND SURVEYING, INC.
LB4431 675 West Indiantown Road, Suite 200,
Jupiter, Florida 33458 TEL: 561-746-8454

CAD:	K:\AUTOCAD\2000\294243\7-48\22-073-306.DWG			
REF:				
FLD:	K.F.	FB:	PG:	JOB 22-073-306
OFF:	K.J.B., M.R.	799	32	DATE 7/17/2022
CKD:	K.J.B.	SHEET 1	OF 1	DWG: D22-073P

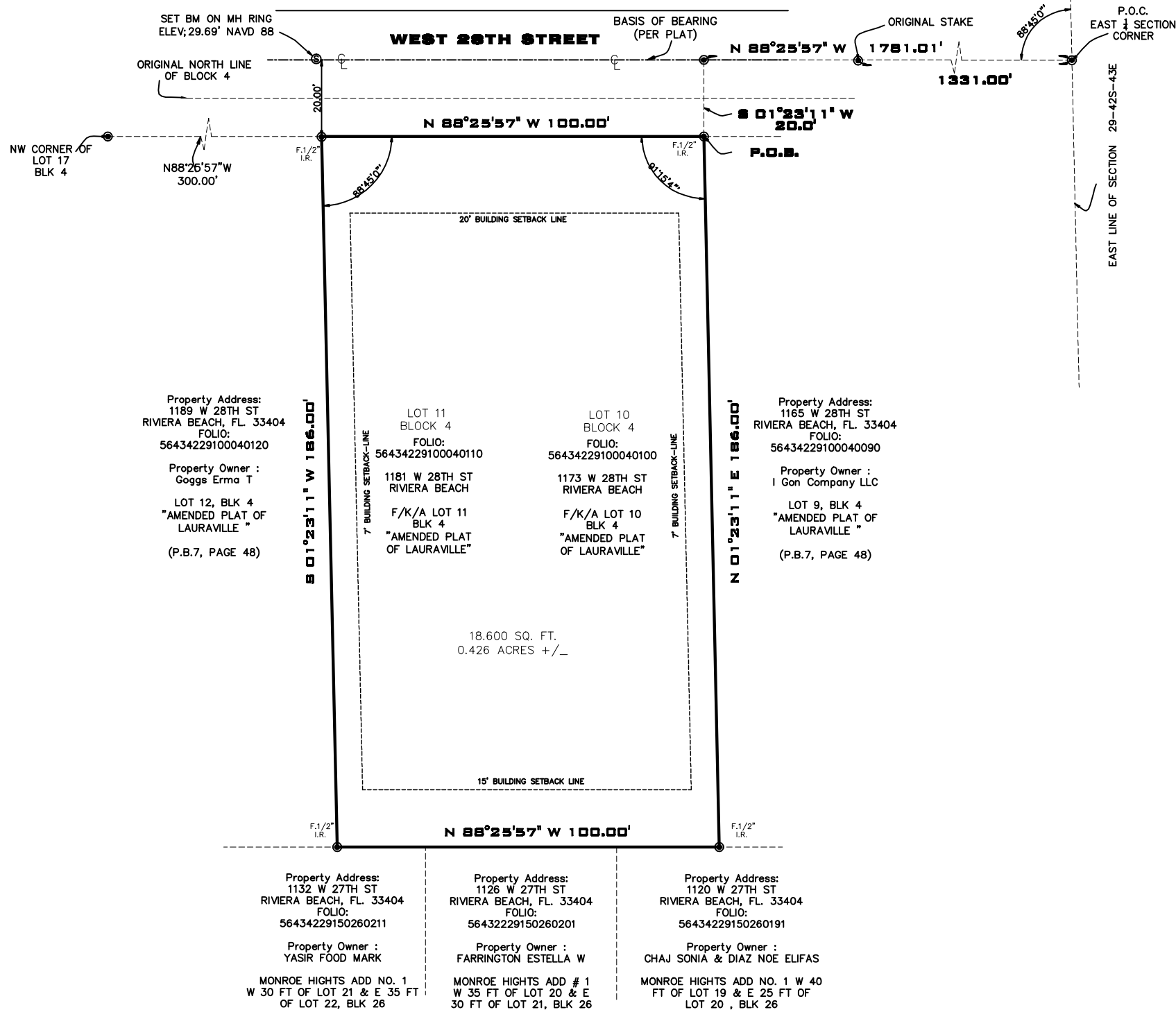




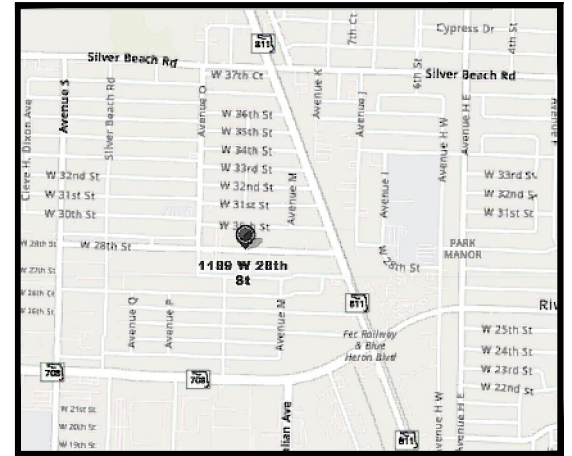
REPLAT OF LOT 10 & LOT 11

A REPLAT OF 10 AND 11 IN BLOCK 4, AMENDED PLAT OF LAURAVILLE AS RECORDED IN PLAT BOOK 7 PAGE 48, PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA, PART OF N.E. 1/4 SEC. 29 T.42 S.R. 43 E. AND A PART OF N.E. 1/4 OF THE S.W. 1/4 AND PART OF THE S.E. 1/4 OF SEC. 29 T. 42 S.R. 43 E.

29TH DAY OF APRIL, 2022



LOCATION MAP NOT TO SCALE



LEGAL DESCRIPTION:

COMMENCING ON THE EAST 1/4 OF THE SECTION 29, TOWNSHIP 42 SOUTH RANGE 43 EAST, THENCE CONTINUE N 88°25'57" W ALONG THE NORTH LINE OF THE SE 1/4 OF SECTION 29, TOWNSHIP 42 SOUTH, RANGE 43 EAST A DISTANCE OF 1781.0 FEET, THENCE SOUTH 01°23'11" W A DISTANCE OF 20 FEET, TO P.O.B. THENCE NORTH 88°25'57" WEST FOR A DISTANCE 100 FEET, THENCE SOUTH 01°23'11" W FOR A DISTANCE OF 100 FEET, THENCE RUN SOUTH 88°25'57" EAST FOR A DISTANCE OF 100 FEET, THENCE NORTH 01°23'11" EAST FOR A DISTANCE OF 100 FEET TO THE POINT OF BEGINNING.

ALSO KNOWN AS LOT 10, LESS THE NORTH 10 FEET THEREOF, IN BLOCK 4, & LOT 11, LESS THE NORTH 10 FEET THEREOF, IN BLOCK 4, "AMENDED PLAT OF LAURAVILLE", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 7, PAGE 48, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

FOLIO: 56-43-42-29-10-004-0100

LOT 10, LESS THE NORTH 10 FEET THEREOF, IN BLOCK 4, LESS THE NORTH 10 FEET THEREOF, IN BLOCK 4, "AMENDED PLAT OF LAURAVILLE", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 7, PAGE 48, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

FOLIO: 56-43-42-29-10-004-0110

LOT 11, LESS THE NORTH 10 FEET THEREOF, IN BLOCK 4, LESS THE NORTH 10 FEET THEREOF, IN BLOCK 4, "AMENDED PLAT OF LAURAVILLE", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 7, PAGE 48, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PROPERTY ADDRESS:

1173 W 28TH STREET RIVIERA BEACH FL 33404
1181 W 28TH STREET RIVIERA BEACH FL 33404

LEGEND AND ABBREVIATIONS:

A.	= AND	P.A.M.	= FOUND IRON PIPE 1/2"	R.M.N.	= RIGHT OF WAY
A.B.	= AIR CONDITIONING	P.L.	= FOUND NAIL	M.P.	= METAL PIERCE
B.S.	= BUILDING SETBACK	P.A.D.	= FOUND NAIL AND DIED		
C.B.	= CATCH BASIN	N.A.V.D.	= NATIONAL GEODETIC VERTICAL DATUM		
C.L.	= CENTER LINE	O.L.	= ON LINE		
C.L.P.	= CHAIN LINK FENCE	P.C.	= POINT OF CURVATURE		
C.L.	= CENTER LINE	P.C.P.	= PERMANENT CONTROL POINT		
C.O.N.C.	= CONCRETE	P.P.M.	= FOUND PERMANENT REFERENCE MONUMENT		
C.B.S.	= CONCRETE BLOCK STRUCTURE	P.T.	= POINT OF TANGENCY		
A.	= DELTA	R.P.	= RADIAL POINT		
D.B.	= DRAINAGE BASIN	R.M.	= RECORD AND MEASURE		
D.M.	= DITCH OR DRAIN	S.A.D.	= SET NAIL AND DIED		
F.P.P.	= FOUND PERMANENT CONTROL POINT	TYP.	= TYPICAL		
P.A.M.	= FOUND IRON PIPE 1/2"	U.L.	= UTILITY LINE		
		W.	= WATER		

PREPARE FOR:

DEVELOPAR LLC

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY DIRECTION, AND THAT THIS SURVEY MEETS THE "MINIMUM TECHNICAL STANDARDS" AS SET FORTH BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 47B.05, FLORIDA STATUTES, 61-17.001 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 47B.05, FLORIDA STATUTES.

Arturo R
Toirac
Arturo R Toirac P.L.S.
PROFESSIONAL SURVEYOR AND MAPPER #5182

SURVEYOR'S SEAL

Not valid without the signature and original seal of a Florida Licensed Surveyor and Mapper.

FIELD BOOK: 09/0000

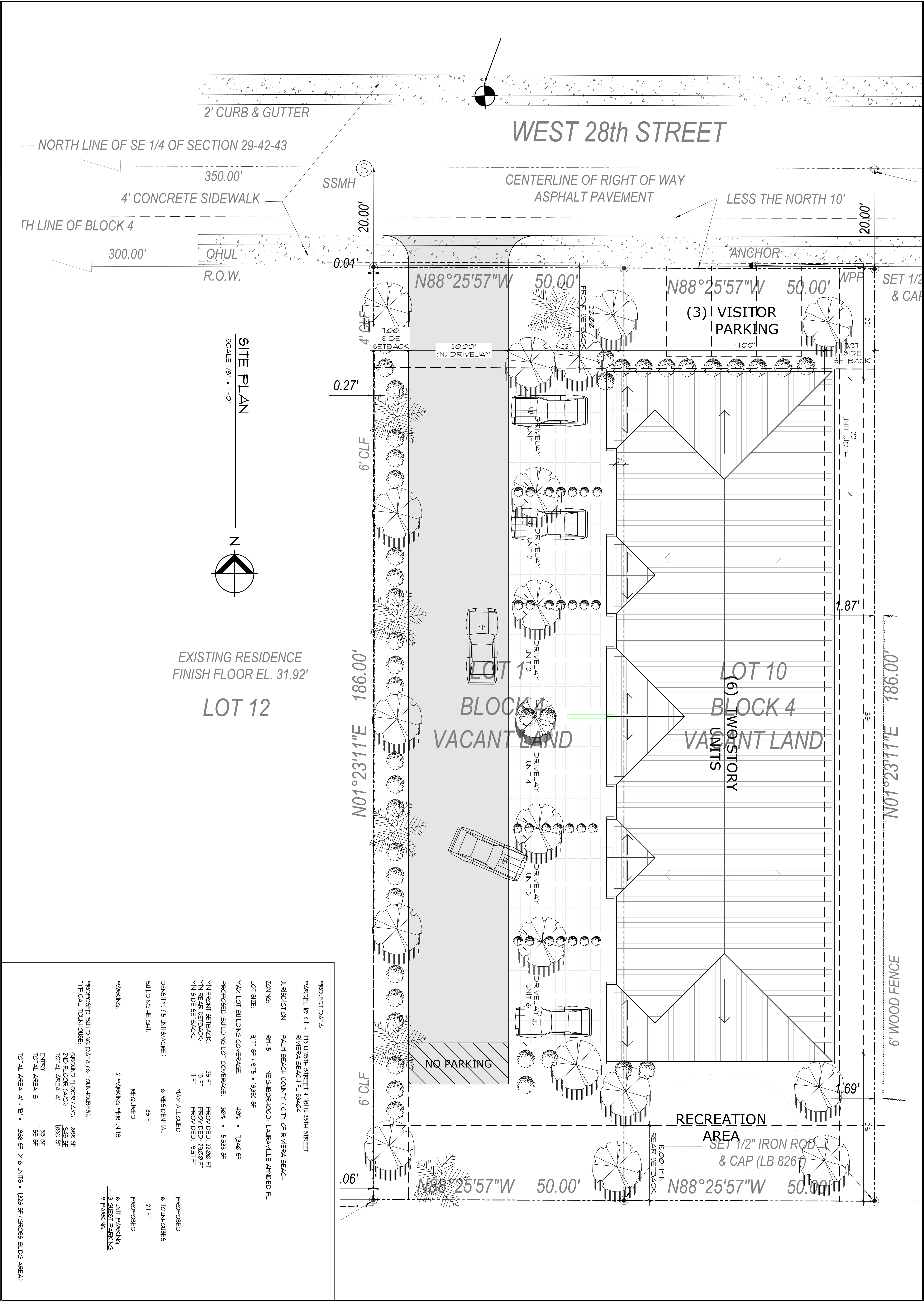
DATE: 04/20/2022
REVISIONS:
1
2
3
4

JOB #:

2022-04-29
PAGE: 2 OF 2
DRAWN: K.M.
CHECKED: A.T.

VIZCAYA SURVEYING & MAPPING, INC.

13517 S.W. 40th LANE
MIAMI, FLORIDA 33175
PHONE: (305) 233-6080
E-MAIL: RVIZCAYA13@GMAIL.COM L.S.# 8200



PROJECT DATA:	
PARCEL 10 & 11 - 1173 W 28TH STREET & 1181 W 28TH STREET	
JURISDICTION	PALM BEACH COUNTY / CITY OF RIVIERA BEACH
ZONING:	RM-1B NEIGHBORHOOD: LAURAVILLE AMNDED PL
LOT SIZE:	9,171 SF + 9,175 = 18,346 SF
MAX LOT BUILDING COVERAGE:	40% = 7,340 SF
PROPOSED BUILDING LOT COVERAGE:	30% = 5,533 SF
MIN FRONT SETBACK:	25 FT PROVIDED: 22,000 FT
MIN REAR SETBACK:	15 FT PROVIDED: 29,000 FT
MIN SIDE SETBACK:	1 FT PROVIDED: 391 FT
MAX ALLOWED	
DENSITY: (15 UNITS/ACRE)	6 TOWNHOUSES
BUILDING HEIGHT:	35 FT
PARKING:	2 PARKING PER UNITS
PROPOSED BUILDING DATA (6 TOWNHOUSES):	
TYPICAL TOWNHOUSE:	
GROUND FLOOR (A/C):	888 SF
2ND FLOOR (A/C):	945 SF
TOTAL AREA (A):	1833 SF
ENTRY:	55 SF
TOTAL AREA (B):	55 SF
TOTAL AREA (A) + (B):	1888 SF X 6 UNITS = 11,328 SF (GROSS BLDG AREA)

A-1

NEW TOWNHOUSE RESIDENCES

LAURAVILLE AMNDED PL

1173 & 1181 W 28TH STEET

RIVIERA BEACH, FL 33404

CM DESIGNS

Carolina Mangione

4840 SW 15th Terrace

Miami, FL 33077

Phone - 317-486-4445

cmrtdesigns@gmail.com

REVISIONS

DATE:

DRAWN BY:

MCM

SHEET TITLE:

PHONE: (317) 486-4445

DATE: 02-25-2022



CITY OF RIVIERA BEACH
DEVELOPMENT SERVICES DEPARTMENT
PLANNING & ZONING DIVISION
600 WEST BLUE HERON BLVD.
RIVIERA BEACH, FL 33404
561.845.4060

CONSENT FORM

INSTRUCTIONS: consent is required from the property owner(s) and contract purchaser, if applicable, to an agent if the property owner(s) or contract purchaser does not intend to attend all meetings and public hearings and submit in person all material pertaining to the application. A separate form is required from each owner/contract purchaser. Consent to a firm shall be deemed consent for the entire firm, unless otherwise specified. Consent is valid for one year from date of notary, unless otherwise specified. Attach copy of last recorded warranty deed for subject property.

Project Name: Developar Llc Submittal Date: 03/22/2022

This form shall serve as CONSENT for the agent identified below to prepare or have prepared and submit all documents for the following application(s) affecting property I have an ownership interest in:

- ☐ Special Permit
☐ Special Event

I hereby give CONSENT to Carolina C Mindiola (type, stamp or print clearly full name of agent) to act on my behalf, to submit or have submitted this application and all required material and documents, and to attend and represent me at all meetings pertaining to the application(s) indicated above. Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application for the proposed use of:

Construction project of 6 units

I hereby certify I have full knowledge the property I have an ownership interest in is the subject of this application. I further certify the statements or information made in any paper or plans submitted herewith are true and correct to the best of my knowledge. I understand this application, related material and all attachments become official records of the Development Services Department of the City of Riviera Beach, Florida, and will not be returned. I understand that any false, inaccurate or incomplete information provided by me or my agent will result in the denial, revocation or administrative withdrawal of this application, request, approval or permits. I acknowledge that additional information may be required to process this application. I further consent to the City of Riviera Beach to publish, copy or reproduce any copyrighted document submitted as a part of this application for any third party. I further agree to all terms and conditions, which may be imposed as part of the approval of this application.

OWNER/CONTRACT PURCHASER INFORMATION: I am the ☐ Owner ☒ Contract Purchaser

Pablo Jairedin

(Name - type, stamp or print clearly)

3666 San Simeon Cir

(Address)

(Signature)

Weston, FL, 33331

(City, State, Zip)

AGENT INFORMATION:

Maria C Mindiola

(Name - type, stamp or print clearly)

4843 SW 155th Terrace

(Address)

CM designs

(Name of firm)

Miramar, FL, 33027

(City, State, Zip)

NOTARY PUBLIC INFORMATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 23 day of March, 2022 by Pablo Jairedin (name of person acknowledging). He/she is personally known to me or has produced DL (type of identification) as identification and did/did not take an oath (circle correct response).

Maria J Leyva
(Name - type, stamp or print clearly)

(Signature)

My Commission Expires on: 5/2024



NOTARY'S SEAL OR STAMP

FORM BDC

Development Services Department | Planning & Zoning Division
600 West Blue Heron Blvd. | Riviera Beach, FL 33404
Z: Planning and Zoning/Terms_Documents_Templates/Consent Form

Scanned with CamScanner

Scanned with CamScanner

This Instrument prepared by:
Mary Anne McDaniel
Florida Fidelity Title & Escrow LLC
7751 North Military Trail, STE 2
Palm Beach Gardens, FL 33410
(561) 569-2250
Parcel ID: 56-43-42-29-10-004-0100
Consideration: \$85,000.00

Warranty Deed

This Indenture is made this **8th day of December, 2021**, Between **Stuart Hankin, Trustee of the W 28th St Development SWH Land Trust**, ("Grantor") of **P.O. BOX 18050 West Palm Beach, FL 33416**; and **DEVELOPAR LLC, a Florida Limited Liability Company**, ("Grantee") of **2419 Hollywood Blvd, Suite F, Hollywood, FL 33020**.

WITNESSETH that the Grantor, for and in consideration of the sum of EIGHTY FIVE THOUSAND AND 00/100 (\$85,000.00), and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained and sold to the said Grantee and Grantee's heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Palm Beach, State of Florida, to wit:

Lot 10, Less the North 10 feet thereof, in Block 4, Amended Plat of Lauraville, according to the Plat thereof, recorded in Plat Book 7, Page 48. of the Public Records of Palm Beach County, Florida.

SUBJECT TO comprehensive land use plans, zoning, and other land use restrictions, prohibitions and requirements imposed by governmental authority; restrictions and matters appearing on the Plat or otherwise common to the subdivision; outstanding oil, gas and mineral rights of record without right of entry; unplatted public utility easements of record; and taxes for the year 2021 and subsequent years.

TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. TO HAVE AND TO HOLD, the same in fee simple forever.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of homestead property.

And the Grantor hereby covenants with said Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby fully warrants title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal as of the year
and date first above written.

Signed, sealed and delivered in the presence of two witnesses:

Witness #1
Print Name: Martina Nunez

Witness #2
Print Name: M. A. MCDANIEL

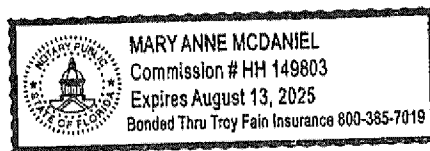
The W 28th St Development SWH Land
Trust

By: Stuart Hankin, Trustee

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of (1) physical presence or
() online notarization this 4 day of December, 2021, by Stuart Hankin, Trustee of the
W 28th St Development SWH Land Trust, on behalf of the Trust.

Signature of Notary Public
Print, Type/Stamp Name of Notary



Personally Known: ☒ OR Produced Identification: ☐
Type of Identification
Produced: _____

This Instrument Prepared by
and Return to:

Michael Borell, P.A.
1501 Venera Ave., #203
Coral Gables, FL 33146
305.597.0036

Property Appraisers Parcel Identification (Folio) Number(s): 56-43-42-29-10-004-0110
Grantee(s) S.S. #(s):

SPACE ABOVE THIS LINE FOR PROCESSING DATA

This Quit-Claim Deed, Executed this 25 day of July, 2022, by TURCONSTRUCTION LLC., a Florida Limited Liability Company, whose post office address is 2419 Hollywood Blvd., Suite F, Hollywood, FL 33020, first party, to DEVELOPAR LLC., a Florida Limited Liability Company, whose post office address is 2419 Hollywood Blvd., Suite F, Hollywood, FL 33020, second party:

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, that the said first party, for and in consideration of LOVE AND AFFECTION in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party, forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of PALM BEACH, State of Florida, to-wit:

Lot 11, Less the North 10 feet thereof, Block 4, of AMENDED PLAT OF LAURAVILLE, according to the Plat thereof, as recorded in Official Plat Book 7, Page 48, of the Public Records of Palm Beach County, Florida.

Folio No.: 56-43-42-29-10-004-0110

To Have and to Hold The same together with all and singular the appurtenances thereunto belonging on in anywise appertaining, and all the estate, right, title, interest lien, equity and claim whatsoever of the said first party, either in law or equity, to the only property use, benefit and behoof of the said second party forever.

In Witness Whereof, The said first party has signed and sealed these presents the day and year first above written.

By: TURCONSTRUCTION LLC., a
Florida Limited Liability Company

Pablo A. Jareidin, Manager

Gustavo T. Jareidin, Manager

Witness Signature

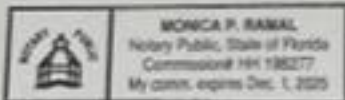
Printed Name

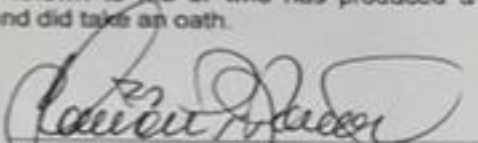
Witness Signature

Printed Name

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this 25 day of July, 2022 by Pablo A Jairedin and Gustavo T Jairedin, both as Managers of TURCONSTRUCTION LLC., a Florida Limited Liability Company, who is personally known to me or who has produced a Argentina Passport as identification and did take an oath.




Notary Public
Monica P. Rahal

AFFIDAVIT

TURCONSTRUCTION LLC

BEFORE ME, the undersigned authority, duly authorized to take acknowledgments and administer oaths, personally appeared Pablo A Jairedin and Gustavo T Jairedin ("Affiant"), who depose(s) and say(s) under penalties of perjury that:

(When used, "Affiant", includes singular or plural as context so requires or admits.)

1. This affidavit is made with regard to the following described property:

Lot 11, Less the North 10 feet thereof, Block 4, of AMENDED PLAT OF LAURAVILLE, according to the Plat thereof, as recorded in Official Plat Book 7, Page 48, of the Public Records of Palm Beach County, Florida.

2. TURCONSTRUCTION, LLC, a Florida limited liability company ("LLC"), is the owner of the property described in item 1 above ("Property") by virtue of deed recorded Dec. 13, 2017 in Official Records 33134, Page 1, Public Records of Palm Beach County, Florida.

3. Affiant(s), Pablo A Jairedin and Gustavo T Jairedin, Managers of TURCONSTRUCTION, LLC are all of the current member(s) of LLC.

4. Affiant(s) consent(s) to the conveyance to DEVELOPAR LLC, a Florida Limited Liability Company, of the above described Property and Affiants, Pablo A Jairedin and Gustavo T Jairedin, further state that they are the authorized Members of the Company to execute the deed of conveyance, closing statement and all other documents necessary for the sale and conveyance of the Property.

5. The persons or entity authorized under item 4 above are not a debtor in bankruptcy and have not been a debtor in bankruptcy since becoming a member of the LLC.

6. The person or entity authorized under item 4 has not become dissociated pursuant to Sec. 605.0302(11), F.S. (by filing a statement of dissociation), Secs. 605.0601, or 605.0602, F.S., nor has that person wrongfully caused dissolution of the company.

7. Initial as applicable:

GJ PJ LLC is not one of a family or group of entities.

____ LLC is one of a family or group of entities, but none of the other entities in this family or group of entities is a debtor in bankruptcy.

8. Initial as applicable:

GJPJ LLC has more than one member.

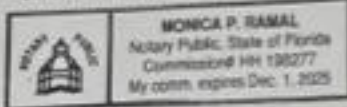
____ LLC is a single member limited liability company, but there are no creditors who have acquired or are attempting to acquire control of LLC by executing on or attaching or seizing the member's interest in LLC.


Pablo A Jairedin


Gustavo T Jairedin

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was sworn to and subscribed before me by means of ☐ physical presence or ☐ online notarization this 25 day of July, 2022 by Pablo A Jairedin and Gustavo T Jairedin, who ☐ is personally known or ☒ has produced a ~~Driver's license as identification~~ Foreign Passport.



[Signature]
Notary Public *Monica Ramal*



City of Riviera Beach Planning and Zoning Division
600 W. Blue Heron Blvd.
Riviera Beach, FL 33404
Phone: (561) 845-4060
Email: POC@rivierabeach.org

AFFIDAVIT OF INSTALLATION OF NOTIFICATION SIGNS

INSTRUCTIONS: To be completed by individual submitting application (property owner, petitioner with consent, or authorized agent).

Application Number and Name:

Date(s) of Public Hearing(s):

STATEMENT OF COMPLETENESS AND ACCURACY

In accordance with the requirements of Section 31-4 Public Notification Signs, of the Code of Ordinances of Riviera Beach, Carolina Mindiola, hereby certify that 2 Notification Signs, herein called Signs, for the above

Application Number and Name have been posted/installed on the subject property under review for said Application located at: 1173 W 28th St & 1181 W 28th St, Riviera Beach, FL.

The Signs have been produced and meet the specifications of the requirements of the City of Riviera Beach, Zoning Division's Technical Manual. Posting/Installation of the Signs was completed on Jan 24, 2023, which was no less than fifteen (15) days prior to the first public hearing listed above. Said signs have been posted in a manner which provides an unobstructed view and which allows for clear reading from the street(s) along W 28th St.

I will ensure that the Signs remain on the subject property, until the application has had a Final Development Order by the Hearing Officer, Planning and Zoning Board, or City Council or has been withdrawn by the Applicant. The Signs, in no case, shall remain on the subject property more than five (5) days following the Final Board Action. I understand that any knowingly false, inaccurate, or incomplete information provided by me will result in the denial, revocation, postponement, or administrative withdrawal of this application request.

Supportive Documents: Attached hereto as Attachment "A" is a complete list of all photographs of posted signs along the subject property.

Check (X) one: I am the ☐ property owner ☐ agent ☒ other Project Manager.

Maria Carolina Mindiola

(Name - type, stamp or print clearly)

CM Designs

(Name of Firm)

(Signature)

4843 SW 1ST TERRACE, Miramar
FL 33027

(Address, City, State, Zip)

NOTARY PUBLIC INFORMATION:

**STATE OF FLORIDA
COUNTY OF PALM BEACH**

The foregoing instrument was acknowledged before me this 24 day of January, 2023 by

Maria Carolina Mindiola He/she is personally known to me or has produced Florida Driver License
(Name of person acknowledging) (Type of identification)

as identification and did/did not take an oath (circle correct response).

Daniela Archila Di Sipo
(Name - type, stamp or print clearly)

(Signature)

My Commission Expires on: 7/28/2025



ATTACHMENT A: Photographs of Signs

All posted signs along the subject property are required to be photographed and attached here.



SIGN #1 POSTED AT 1173 W 28TH ST
DATE INSTALLED: 01-24-2023



SIGN #2 POSTED AT 1181 W 28TH ST
DATE INSTALLED: 01-24-2023