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<p>1 MS. SHEPHERD: Second.</p> <p>2 CHAIR JAMES: Ms. Shepherd, did you second?</p> <p>3 MS. SHEPHERD: I second it, yes; I did second</p> <p>4 it.</p> <p>5 CHAIR JAMES: Roll call.</p> <p>6 MR. VELASQUEZ: Anthony Brown.</p> <p>7 MR. BROWN: Yes.</p> <p>8 MR. VELASQUEZ: James Gallon.</p> <p>9 MR. GALLON: No.</p> <p>10 MR. VELASQUEZ: Margaret Shepherd.</p> <p>11 MS. SHEPHERD: Yes.</p> <p>12 MR. VELASQUEZ: Edward Kunuty.</p> <p>13 MR. KUNUTY: No.</p> <p>14 MR. VELASQUEZ: Corey Blackwell, Sr.</p> <p>15 MR. BLACKWELL: Yes.</p> <p>16 MR. VELASQUEZ: Tradrick McCoy.</p> <p>17 VICE CHAIR MCCOY: Yes.</p> <p>18 MR. VELASQUEZ: Rena James.</p> <p>19 CHAIR JAMES: Yes.</p> <p>20 MR. VELASQUEZ: Motion passes. Four yes --</p> <p>21 five yes, two no.</p> <p>22 CHAIR JAMES: Thank you.</p> <p>23 On to item VIII, new business.</p> <p>24 If you guys could exit quietly, please, and</p> <p>25 thank you.</p>	<p>1 which is actually item (B) under new business, is a</p> <p>2 plat to reconfigure that parcel of land into one large</p> <p>3 parcel. So that will be following the site plan</p> <p>4 presentation.</p> <p>5 Now, here's a view that is looking west</p> <p>6 across the site. It's difficult to see on the screen,</p> <p>7 however, there is old signage from the Ivey Green</p> <p>8 Village that's still present. This image was taken</p> <p>9 from Google Earth, so the existing site conditions may</p> <p>10 be slightly different. However, the parcel itself is</p> <p>11 vacant, except for two structures that are minimal in</p> <p>12 nature that are towards the center of the site, and you</p> <p>13 can see them here. There's one structure here and also</p> <p>14 slightly to the north.</p> <p>15 For the record, this is a copy of the final</p> <p>16 site plan. It's also been provided within your packet</p> <p>17 as well. Phase one of the site plan, which is easier</p> <p>18 to visualize on following slides. However, this line</p> <p>19 drawn through the center of the site is the identifier</p> <p>20 for phase one of the project, and that's for the 101</p> <p>21 senior resident unit component of the development.</p> <p>22 And this is a portion of the landscape plan.</p> <p>23 All of the landscape pages were also provided as part</p> <p>24 of your packet as well, however, this does kind of</p> <p>25 bifurcate that phase one area from the overall site</p>
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<p>1 MR. GAGNON: Thank you, Chair. Our first</p> <p>2 item under new business, letter A, is a resolution of</p> <p>3 the City Council of the City of Riviera Beach, Palm</p> <p>4 Beach County, Florida approving a site plan application</p> <p>5 from the Riviera Beach Housing Authority to develop 101</p> <p>6 senior living apartments in phase one, and 79</p> <p>7 multifamily units in phase two on a parcel of land</p> <p>8 formerly known as the Ivey Green Village, approximately</p> <p>9 15.37 acres in size, identified by parcel control</p> <p>10 number 56-43-42-31-01-000-0010, located west of</p> <p>11 Congress Avenue, within the low density multiple family</p> <p>12 zoning district, abbreviated RML-12, and providing for</p> <p>13 an effective date.</p> <p>14 We do have the applicant, and their team is</p> <p>15 here tonight as well of the Riviera Beach Housing</p> <p>16 Authority and Wantman Group. So I'll continue with the</p> <p>17 presentation at this time.</p> <p>18 On the screen before you is a location map of</p> <p>19 the site. This is currently land that's owned by the</p> <p>20 Riviera Beach Housing Authority. It is west of North</p> <p>21 Congress Avenue, and there's an access point, West 17th</p> <p>22 Court.</p> <p>23 The way that the image identifies the</p> <p>24 different parcels, there's actually three separate</p> <p>25 parcels of land. The second portion of this approval,</p>	<p>1 plan.</p> <p>2 And the building structure itself is seen</p> <p>3 here. And this is Congress Avenue running north and</p> <p>4 south. There is a proposal for a new ingress and</p> <p>5 egress point towards the north side of the site as well</p> <p>6 that's located here and shown on the screen.</p> <p>7 This is the first floor plan, and it kind of</p> <p>8 starts to identify the layout of the structure.</p> <p>9 There's a community pool. There's also a drive-through</p> <p>10 canopied drop-off area that's proposed in the front of</p> <p>11 the structure as well.</p> <p>12 Within the packet we have provided the</p> <p>13 elevations. There are color elevations as well as the</p> <p>14 black and white elevations that are shown on screen.</p> <p>15 Just for the record, we have provided a few of the</p> <p>16 color elevations, however there are a few other color</p> <p>17 elevations that are provided in the packet as well.</p> <p>18 This is the view from the front entrance of</p> <p>19 the proposed development, so the center of the screen</p> <p>20 would be the main entranceway into the development</p> <p>21 proposal. And this is a view from the side of the</p> <p>22 project, so you can see there's some unique</p> <p>23 architectural designs that kind of set the development</p> <p>24 apart from just a standard residential structure.</p> <p>25 There's different balconies, different architectural</p>

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<p>1 features that almost seem to separate the building</p> <p>2 visually into different units, although it is one large</p> <p>3 structure and one building.</p> <p>4 So City staff advises that the Planning and</p> <p>5 Zoning Board review and consider all information</p> <p>6 presented and provide a recommendation to City Council.</p> <p>7 If the Planning and Zoning Board chooses to</p> <p>8 recommend approval, City staff recommends including the</p> <p>9 following conditions of approval. There are six</p> <p>10 conditions of approval in total, and these are our</p> <p>11 standard conditions of approval.</p> <p>12 Condition one is a two year landscaping</p> <p>13 performance bond for 110 percent of the value of</p> <p>14 landscaping and irrigation.</p> <p>15 Number two is construction and landscaping</p> <p>16 improvements must be initiated within 18 months of the</p> <p>17 effective date of this resolution.</p> <p>18 Number three, this development must receive a</p> <p>19 final Certificate of Occupancy from the City for all</p> <p>20 buildings and units approved within five years of the</p> <p>21 approval.</p> <p>22 Number four, all future advertising must</p> <p>23 state that the development is located in the City of</p> <p>24 Riviera Beach.</p> <p>25 Number five, once approved, this resolution</p>	<p>1 MS. ZOLEZZI: So as mentioned by Jeff, this</p> <p>2 is an approval for 101 senior living units. The</p> <p>3 architecture is, we feel it is a superior design. This</p> <p>4 project has always been an affordable housing</p> <p>5 development. The site has always been for affordable</p> <p>6 housing.</p> <p>7 It's compatible with the community. We've</p> <p>8 actually had a neighborhood meeting. We've reached out</p> <p>9 to the community. We've met with the leasing team at</p> <p>10 Spinnaker (inaudible). We've talked to some of the</p> <p>11 residents over in Congress Lakes. We've given them all</p> <p>12 flyers from their meeting. So we have reached out to</p> <p>13 the community. We've received positive response on the</p> <p>14 project.</p> <p>15 A little history on the site. It was</p> <p>16 formerly the Ivey Green Village site. There was</p> <p>17 hurricane damage in 2004, so it was demolished in 2008.</p> <p>18 But it has always been owned by Riviera Beach Housing</p> <p>19 Authority and there was always a plan to put affordable</p> <p>20 housing back on this site.</p> <p>21 This shows you a graphic of the site plan.</p> <p>22 As Jeff, we think that it's a little bit easier to see</p> <p>23 this graphic than the black and white. But phase one</p> <p>24 is, again, 101 senior units. It's right around the</p> <p>25 lake, so there's going to be amenities. It's going to</p>
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<p>1 shall supersede any previous site plan approval</p> <p>2 resolutions.</p> <p>3 Number six, City Council authorizes City</p> <p>4 staff to approve future amendments to this site plan</p> <p>5 administratively so long as the site plan does not</p> <p>6 deviate greater than five percent from the originally</p> <p>7 approved site plan.</p> <p>8 So we do have representatives from Riviera</p> <p>9 Beach Housing Authority. Mr. Hurt is present, as well</p> <p>10 as Ms. Zolezzi from Wantman Group. So at this point,</p> <p>11 we could open the floor to the applicant or Board</p> <p>12 comments, whatever the Board desires.</p> <p>13 CHAIR JAMES: The applicant can come up, if</p> <p>14 they wish.</p> <p>15 MS. ZOLEZZI: Good evening. I'm Lynn Zolezzi</p> <p>16 with Wantman Group, and I'm here representing Housing</p> <p>17 Group. We do have a PowerPoint presentation for you.</p> <p>18 We will keep it brief, as we know you've been here</p> <p>19 already for quite a while.</p> <p>20 CHAIR JAMES: Yes, seems like it's getting</p> <p>21 colder too.</p> <p>22 MS. ZOLEZZI: We'll make it very brief.</p> <p>23 CITY MANAGER EVANS: We do that on purpose.</p> <p>24 CHAIR JAMES: To get us out of here? Well,</p> <p>25 Mr. McCoy has coffee, so --</p>	<p>1 be a gated community. There will be security.</p> <p>2 This is the project overview. We have 81</p> <p>3 one-bedroom units, and the rental rate is going to be</p> <p>4 709, projected. It is age restricted, 62 years and</p> <p>5 older only. We have 20 two-bedroom units, and again,</p> <p>6 the price is 859.</p> <p>7 Again, this is going to be a nice</p> <p>8 development. There's going to be a plethora of</p> <p>9 amenities. We have a walking trail, we have a swimming</p> <p>10 pool, exercise room. It's going to be a nice</p> <p>11 community.</p> <p>12 There's many safety issues that we've</p> <p>13 addressed. We have 24 hour surveillance. We have a</p> <p>14 gated, controlled access. We have professional site</p> <p>15 management, and we think that's very important to keep</p> <p>16 this area nice and to have a very secure community.</p> <p>17 There's energy efficiency. And the graphics, I think,</p> <p>18 they tell the story that this is going to be a well</p> <p>19 maintained community. It's an improvement to a vacant</p> <p>20 site in this community. You can see the north</p> <p>21 entrance, south entrance, lake features.</p> <p>22 And that's pretty much it. So we're here to</p> <p>23 answer any questions you have. We have Housing Trust</p> <p>24 Group, and we have also John Hurt from Riviera Beach</p> <p>25 Housing Authority.</p>

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<p>1 CHAIR JAMES: Thank you. We just have one 2 public comment card on this item, and that's Mary 3 Brabham. 4 MS. BRABHAM: Ms. Mary Brabham, Riviera 5 Beach. 6 I would just like to say that we are glad to 7 see that this project here is moving on. Over on that 8 corridor we all know that that was a senior living 9 facility, and we know that it has been a long time 10 coming. So hopefully that we can proceed forward on 11 this project. 12 And if I remember, I would like to also know 13 too that how many units were to be set aside for the 14 veterans? Was the veterans supposed to also utilize, 15 you know, a component of this building project? So I 16 would like that question also answered. 17 And I think from what I can remember, this is 18 the first phase of it for 101 units, with the age limit 19 being 55 plus, single family. This is the first phase 20 of it. So is there any other phase that also 21 incorporated the veterans? Because if I remember, it 22 was a conversation about the veterans, setting aside 23 some of those units for our veterans here in the City 24 of Riviera Beach. So thank you. 25 CHAIR JAMES: Thank you, Ms. Brabham.</p>	<p>1 call you up. 2 Okay, Ms. Shepherd. 3 MS. SHEPHERD: Madam Chair, thank you. 4 Mr. Hurt, may I ask you one question while 5 it's on my brain? 6 MR. HURT: Yes, ma'am. 7 MS. SHEPHERD: I know you said it was 62. 8 MR. HURT: Sixty-two years of age and older. 9 MS. SHEPHERD: Okay. First let me thank 10 Mr. Hurt. I was the second to the last person that 11 lived in Ivey Green, and I thank you for allowing me to 12 volunteer and show my pictures. 13 But Mr. Hurt, if I remember, while I was 14 there, if there was a vacancy and someone came there 15 that was like 55, 56 or whatever and they came with a, 16 I think like abuse or whatever, they would allow them 17 to come in at an early age. Will the Riviera Beach 18 Housing Authority up under your (inaudible) consider 19 that particular scenario? 20 MR. HURT: I think in our management plan as 21 we will develop for the senior building, it will 22 certainly be a consideration for some handicapped and 23 disabled families that may be less than 62 years of age 24 or under. That would be a consideration. However, in 25 our application we did design it for age 62 years of</p>
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<p>1 Applicant, can you clarify the age limits? I 2 thought I saw on the side the age limit was 62 plus. 3 MR. HURT: Good evening. I'm John Hurt from 4 the Riviera Beach Housing Authority. Phase one, we 5 have set the age limit at age 62 years of age and 6 older, okay? It is a mixed income community, a 7 residential community. Heron Estates, as it will be 8 named, will no longer be identified as a public housing 9 site. It's an affordable residential community. Phase 10 one is designed for the seniors. 11 To the question, phase two is 79 units of 12 residential housing. We anticipate we will have a 13 veterans preference. Veterans will get a higher 14 priority in admissions to that phase two, which is a 15 family development of one, two and three bedroom units. 16 CHAIR JAMES: Okay. 17 MR. HURT: If you have any other questions, 18 we have our co-development partners here of the Housing 19 Trust Group, Mr. Finnie. 20 CHAIR JAMES: Hi. 21 MR. FINNIE: Good evening. Bryan Finnie of 22 the Housing Trust Group, Vice President of Development. 23 Am I answering questions? 24 CHAIR JAMES: Oh, okay. Well, we'll go into 25 Board comments, and then if they have anything, we'll</p>	<p>1 age and older. So there may be exceptions. 2 Mr. Finnie just reminded me that this is a 3 mixed income community. We will have some project base 4 vouchers in there to assist in assisting those families 5 of lower income and in those project based units. 6 Because they are subsidized by HUD, then they will be 7 available to handicapped and disabled families under 8 the age of 62 years of age. So the threshold would, at 9 that point, be 55, yes, ma'am. 10 MS. SHEPHERD: So you will be opening up to 11 that criteria. 12 Number two, I can't quite remember, but was 13 there supposed to be a pool put in there, or am I 14 getting the retention pond mixed up with the pool? Can 15 you clarify? 16 MR. HURT: Perhaps if we could go back, 17 there's both a lake feature, which is a retention 18 pond -- 19 MS. SHEPHERD: Okay. 20 MR. HURT: -- and in addition to that, there 21 is a pool with a spa. 22 MS. SHEPHERD: It's a spa. 23 MR. HURT: A pool and a spa. 24 MS. SHEPHERD: And a spa, okay. 25 MR. HURT: And a spa, yes, ma'am.</p>

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<p>1 MS. SHEPHERD: One more thing. I think, if 2 my memory serve me well, did we talk about having like 3 a weight room or a sauna? I'm not quite sure. I think 4 we talked about, or you talked about it. 5 MR. HURT: I and our Board has had a lot of 6 discussion about the amenities in the building. At 7 this point in time we will have a community room, we 8 will have laundry facilities in the building along with 9 the pool. There's been discussion as to allowable 10 space for an exercise room as well. 11 MS. SHEPHERD: Okay. I'm trying to refresh 12 my memory. 13 MR. HURT: Yes, ma'am. 14 MS. SHEPHERD: Will you have security and 15 cameras on that property since you have seniors that 16 will be occupying that particular building? 17 MR. HURT: Yes. Yes, ma'am, it will be a 18 controlled access building, okay? Once we complete the 19 entire site, we will have a controlled access gated 20 community, and upon the final completion of phase two, 21 we will have a manned guardhouse at the main entry. 22 MS. SHEPHERD: Okay. And another question -- 23 about to lose my mind here thinking about it. Oh, I 24 know; I know. Talking about the hurricane season, 25 someone was very clear at is that building going to be</p>	<p>1 initiate the redevelopment of that site has had its 2 challenges. We are fortunate at this point in time to 3 have partnered with the Housing Trust Group and to be 4 able to bring a funding, a financial plan together that 5 we can get phase one done. And we're working steadfast 6 on getting phase two done. Developing affordable 7 housing in the state of Florida, in the county of Palm 8 Beach has its challenges. 9 MR. FINNIE: Again, this is Bryan Finnie from 10 the Housing Trust Group. 11 I just have to take this opportunity, because 12 you did open the door. We're proud of where we are 13 right now. We've got this project funded and we expect 14 to close late summer, early as fall. 15 But I will say that because of the changes in 16 Washington, resources that were available may not 17 always be available, so we need as much help as 18 possible to get through the approval process so we can 19 close this thing before anybody decides to change 20 budgets or make those changes that we anticipate are 21 coming but not quite here yet. So please pray for us, 22 because I don't want to come back and say that we 23 missed the boat because we did not do this as soon as 24 possible. I had to take that opportunity. 25 CHAIR JAMES: Good to know.</p>
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<p>1 hurricane safe with the hurricane windows? 2 MR. HURT: We will comply with all required 3 codes for the building. We would -- 4 MR. FINNIE: Hurricane resistant 5 construction. 6 MR. HURT: Thank you. 7 MR. FINNIE: Yes. The answer is yes. 8 MS. SHEPHERD: Okay. All right, I think 9 that's all I can remember. 10 MR. HURT: Well, thank you. Thank you, 11 Ms. Shepherd -- 12 MS. SHEPHERD: Thank you. 13 MR. HURT: -- and thank you for your 14 continued support. 15 MS. SHEPHERD: Thank you, Mr. Hurt. 16 CHAIR JAMES: Mr. Blackwell. 17 MR. BLACKWELL: No comment. 18 CHAIR JAMES: Okay, Mr. Brown. 19 MR. BROWN: No questions. 20 CHAIR JAMES: Mr. Gallon. 21 MR. GALLON: I have one question. What took 22 so long? 23 MR. HURT: You're asking me? We certainly -- 24 we've been here six years and working with the Board of 25 the Riviera Beach Housing Authority. Trying to</p>	<p>1 MS. SHEPHERD: All right. 2 CHAIR JAMES: Were you talking about the 3 Sadowsky housing? 4 MR. FINNIE: I'm talking -- 5 CHAIR JAMES: All of it. 6 MR. FINNIE: I'm talking about Tallahassee 7 and I'm talking about Washington. 8 CHAIR JAMES: Okay. Thank you, Mr. Finnie. 9 Mr. -- oh, Mr. Kunuty, did I skip over you? 10 MR. KUNUTY: Yes, you did. 11 CHAIR JAMES: I'm so sorry. 12 MR. KUNUTY: That's all right. Don't worry 13 about it. 14 I just have a couple of questions. Would you 15 consider this a government/private business, joint 16 venture kind of a project? 17 MR. HURT: This is certainly a public/private 18 partnership. 19 MR. KUNUTY: Okay. And the Wantman Group is 20 the public? 21 MR. HURT: No, the Riviera Beach Housing 22 Authority is the public. 23 MR. KUNUTY: Okay. Now, they're the owners 24 of the land, but -- 25 MR. HURT: That's correct.</p>

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<p>1 MR. KUNUTY: -- you're buying the land from 2 them? 3 MR. HURT: We're leasing the land to the 4 development entity. 5 MR. FINNIE: The developer for the project is 6 the Housing Trust Group. We're leasing -- oh, sorry. 7 The developer for the project is the Housing Trust 8 Group. The Housing Trust Group is in joint venture 9 with the Riviera Beach Housing Authority. The Wantman 10 Group is our consultant that we hired to help us with 11 the land use planning and getting items ready for 12 approval, for permits, you know, like land use items. 13 MR. KUNUTY: Okay, understood. So do our 14 residents of Riviera Beach get any preferential 15 treatment, or is this -- to this housing, or is it kind 16 of first come, first served? 17 MR. HURT: Absolutely Riviera Beach residents 18 will have a priority. 19 MR. KUNUTY: Okay. 20 MR. HURT: And in addition to that, former 21 residents of the Ivey Green Village senior building 22 will have preference. 23 MR. KUNUTY: Okay. I'm impressed with the 24 project, and you know, I have no other questions. 25 MR. HURT: Thank you.</p>	<p>1 hard to tell. The tree in the middle is the median, 2 the tree in the middle. Let me use this. 3 VICE CHAIR McCOY: In both -- 4 MS. ZOLEZZI: Right here; right here. It's 5 ingress this way, and it's egress. 6 VICE CHAIR McCOY: Right, so is there a 7 security? Is there like a security -- 8 MS. ZOLEZZI: Card reader; card reader. 9 There will be a card reader at that gate, and then 10 there'll be a security officer at the southern 11 entrance. The southern is the main entrance; the 12 southern is the main entrance, which is right here. 13 That's the main entrance, and that'll have a security 14 gate. And when it's totally built out, it will have -- 15 it will be manned. 16 VICE CHAIR McCOY: So is that not the first 17 phase? 18 MS. ZOLEZZI: You're going to have to answer 19 that for me. The structure is part of the first phase. 20 You're going to have to answer the manned -- 21 MR. HURT: The structure is part of the first 22 phase. It will be manned upon the completion of the 23 entire site. And the new entry is residents; it's 24 planned for resident only entries. 25 MS. ZOLEZZI: Right. And the main entrance</p>
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<p>1 MR. KUNUTY: Good luck with it. 2 MR. HURT: Thank you. 3 CHAIR JAMES: Mr. Blackwell, did I get you? 4 MR. BLACKWELL: Yes. 5 CHAIR JAMES: Okay, good. 6 MR. BLACKWELL: I had no comments. 7 CHAIR JAMES: Vice Chair McCoy. 8 VICE CHAIR McCOY: Yes, I was looking at your 9 site plan. Is there a new ingress? 10 MR. HURT: We plan to apply. 11 MS. ZOLEZZI: Yes, there's a new ingress off 12 of -- yes, I'll bring it up. It's right here. 13 Do you have a pointer? 14 (Discussion held off the record.) 15 MS. ZOLEZZI: Right here. This is -- sorry, 16 I'm used to a pointer. Right there. Yes, that's the 17 new ingress right here. Currently the ingress is off 18 of 17th Court, which is south of the subject property. 19 That's the existing ingress. But the one that is in 20 the middle, just in the middle right there, that's the 21 proposed new ingress, and that does meet traffic 22 standards. 23 VICE CHAIR McCOY: And is it both ingress and 24 egress? It's kind of -- 25 MS. ZOLEZZI: It is ingress and egress. It's</p>	<p>1 will be card reader until it is manned. 2 VICE CHAIR McCOY: And is the Wantman Group 3 responsible for the architecture here? 4 MS. ZOLEZZI: It's another consultant. It 5 was David Lawrence. And we're responsible for 6 engineering, site planning, permits, anything, 7 everything else. 8 VICE CHAIR McCOY: Okay. All right -- 9 MS. ZOLEZZI: Landscape. We're responsible 10 for landscape architecture too, which it will be nice 11 landscaping also. It's going to be a quality project. 12 VICE CHAIR McCOY: Sure. Thank you. 13 MR. FINNIE: And excuse us. With us, we have 14 Jason Larson of the Housing Trust Group, so if you want 15 to blame anybody for the architecture, you can blame 16 him. 17 VICE CHAIR McCOY: It's different, you know. 18 MR. LARSON: Yes, it was different. 19 VICE CHAIR McCOY: It's definitely different. 20 MR. LARSON: Hi. I'm Jason Larson with the 21 Housing Trust Group. 22 And yes, David Lawrence is an architect that 23 does a lot of work in the county and had a relationship 24 with that Riviera Beach Housing Authority. And so we 25 decided to stick with him, and I think he did a very</p>

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<p style="text-align: right;">Page 133</p> <p>1 good job. Something, yes, a little different on the 2 design, but modern design, and I think it will be well 3 suited. 4 VICE CHAIR McCOY: Thank you. And there 5 wouldn't be a management company, it just would all be 6 managed by Housing Authority, correct? 7 MR. HURT: We will have a private management 8 company. The Housing Authority -- well, this is not a 9 Housing Authority site, okay? 10 MR. FINNIE: I'm sorry. There will be a 11 private managing company, but it will be a joint 12 venture between the Housing Authority and HTG. So we 13 will be the managing entity of the property. 14 MR. HURT: Going forward, yes. We're in 15 negotiations with that as we speak. The Housing 16 Authority will be involved as an entity going forward 17 because ultimately, with our partners, this being a tax 18 credit property, once the tax credit is burned off in 19 15 years, this project is scheduled to revert back to 20 the Housing Authority as a permanent fixture in the 21 community. So we, as the Housing Authority, early on 22 want to get involved in the management and operations 23 going forward, but I say transitional sort of 24 initiative over time. 25 VICE CHAIR McCOY: Sure. Okay, thank you.</p>	<p style="text-align: right;">Page 135</p> <p>1 that had pictures, and I'm the only one that had 2 newspapers. So when Mr. Hurt and them that did not 3 understand, I -- I had no say-so in anything. 4 Volunteering is just giving them the pictures and the 5 history of the City. But I had no sit-down to a table 6 with them over nothing. 7 MR. GAGNON: Okay. The only other portion 8 that I would caution you on is any sort of financial 9 transaction could be viewed, even the perception of a 10 conflict, not to say that there is a conflict, however, 11 any sort of current residential situation, any -- 12 MR. HURT: If I may, if I may for disclosure, 13 I would, for disclosure purposes, say that Ms. Shepherd 14 is a resident in one of our neighborhood stabilization 15 program houses that we own. It is not a public 16 housing, nor is it affiliated with this project in any 17 way. She happens to be a resident of one of the few 18 houses, affordable houses that we have in the City of 19 Riviera Beach. 20 MR. GAGNON: Again, I will let Ms. Shepherd 21 be the ultimate decision making authority on this, 22 however, even the perception of a conflict -- and 23 again, I just want to caution you, Ms. Shepherd, that 24 it just may be best to recuse yourself from -- 25 MS. SHEPHERD: Once again, Jeff, let me</p>
<p style="text-align: right;">Page 134</p> <p>1 CHAIR JAMES: Thank you, Mr. McCoy. 2 Ms. Shepherd, did you have another comment? 3 MS. SHEPHERD: Yes, Madam Chair. 4 While it's on my mind, Mr. Ron Lewis, who is 5 one of the former managers here in the City of Riviera 6 Beach -- you know, I'm getting kind of up there -- how 7 does he fit into the equation. 8 MR. HURT: Ron Davis, the former City Manager 9 here at Riviera Beach has been involved in this project 10 from the beginning. He's an integral part and 11 partnership in this, and you will see him, you know, 12 involved through this entire process. 13 MS. SHEPHERD: Okay. Thank you, Madam Chair. 14 CHAIR JAMES: Okay, if there's no further 15 questions from the Board, do we have a motion? 16 MR. GAGNON: Madam Chair, if I may, I just -- 17 I want to ask Ms. Shepherd a question just out of, I 18 guess, caution. 19 I know you mentioned before and you disclosed 20 you'd volunteered with the Housing Authority. I don't 21 know if there's any other potential conflicts 22 whatsoever. It may be best to just recuse yourself 23 from voting. 24 MS. SHEPHERD: Well, may I clarify it? I 25 thought about it. Volunteer is that I'm the only one</p>	<p style="text-align: right;">Page 136</p> <p>1 clarify for the community. 2 MR. GAGNON: Yes, ma'am. 3 MS. SHEPHERD: I have had no dialogue with 4 the City of Riviera Beach Housing Authority. When I go 5 into the meetings, I sit to the back. I don't sit to 6 the table. I give no input, only the pictures and the 7 newspapers. But if it would clear the air, if it will 8 clear the air with any type of perception that I have 9 any dealings -- I have no dealings, but I will recuse 10 myself, Madam Chair. 11 CHAIR JAMES: From the voting? 12 MS. SHEPHERD: Yes, from the voting. 13 CHAIR JAMES: Okay. 14 MS. SHEPHERD: But I want the public to know 15 I haven't been in a while. That's why I keep asking 16 questions, to refresh my memory. And still, the 17 pictures are what tells the story. Also, on, I think, 18 Channel 18 there was a little segment of me showing the 19 property where I live. 20 So absolutely I have nothing to do with it, 21 never spoke in those meetings, only to say what I 22 thought was wrong with my property and also the 23 pictures, which I think I showed Mr. Evans. And 24 anybody that want to know, I have the only pictures 25 when the Housing Authority went down.</p>

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<p>1 But to make you comfortable, Jeff --</p> <p>2 CHAIR JAMES: So noted, Ms. Shepherd. It's</p> <p>3 noted for the record.</p> <p>4 MS. SHEPHERD: Okay, thank you.</p> <p>5 CITY MANAGER EVANS: And also, Ms. Shepherd,</p> <p>6 if we can make sure that you file the appropriate</p> <p>7 paperwork for recusing yourself from this particular</p> <p>8 vote, because that needs to be filed with the</p> <p>9 appropriate entity. So staff will make sure that you</p> <p>10 get that.</p> <p>11 MS. SHEPHERD: No problem. Thank you.</p> <p>12 CHAIR JAMES: Okay, so is there a motion for</p> <p>13 item A?</p> <p>14 MR. BLACKWELL: Yes, Madam Chair.</p> <p>15 CHAIR JAMES: Yes, Mr. Blackwell.</p> <p>16 MR. BLACKWELL: I move that we accept and</p> <p>17 more forward with the Riviera Beach Housing project and</p> <p>18 with the caveat that this seven conditions also be</p> <p>19 included. Seven or six? Excuse me, strike that. Six</p> <p>20 special conditions.</p> <p>21 VICE CHAIR McCOY: Second.</p> <p>22 CHAIR JAMES: Roll call.</p> <p>23 MR. VELASQUEZ: Anthony Brown.</p> <p>24 MR. BROWN: Yes.</p> <p>25 MR. VELASQUEZ: James Gallon.</p>	<p>1 56-43-42-31-01-000-0010, located west of Congress</p> <p>2 Avenue, and providing for an effective date.</p> <p>3 So this plat is in conjunction with the site</p> <p>4 plan that was just viewed by the Board. It's the same</p> <p>5 location map that was provided previously. And really,</p> <p>6 it's just what we consider a boundary plat which would</p> <p>7 make this one unified parcel for development to</p> <p>8 continue in the future.</p> <p>9 So City staff advises that the P & Z review</p> <p>10 and consider the information presented and provide a</p> <p>11 recommendation to City Council.</p> <p>12 CHAIR JAMES: Okay. There are no public</p> <p>13 comment cards for this item, so we're going to move</p> <p>14 right into Board comments.</p> <p>15 Ms. Shepherd.</p> <p>16 MS. SHEPHERD: This is --</p> <p>17 CHAIR JAMES: This is comments, so if you</p> <p>18 have a Board comment, this not a vote.</p> <p>19 MS. SHEPHERD: Oh. No, no comment.</p> <p>20 CHAIR JAMES: Okay. Mr. Blackwell.</p> <p>21 MR. BLACKWELL: No comment.</p> <p>22 CHAIR JAMES: Mr. Kunuty.</p> <p>23 MR. KUNUTY: No comment.</p> <p>24 CHAIR JAMES: Mr. Brown.</p> <p>25 MR. BROWN: It's probably insignificant, but</p>
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<p>1 MR. GALLON: Yes.</p> <p>2 MR. VELASQUEZ: Edward Kunuty.</p> <p>3 MR. KUNUTY: Yes.</p> <p>4 MR. VELASQUEZ: Corey Blackwell, Sr.</p> <p>5 MR. BLACKWELL: Yes.</p> <p>6 MR. VELASQUEZ: Tradrick McCoy.</p> <p>7 VICE CHAIR McCOY: Yes.</p> <p>8 MR. VELASQUEZ: Rena James.</p> <p>9 CHAIR JAMES: Yes.</p> <p>10 MR. VELASQUEZ: Unanimous voting. Motion</p> <p>11 approved.</p> <p>12 CHAIR JAMES: Okay, item B.</p> <p>13 MR. HURT: Thank you very much. I would also</p> <p>14 like to note we have one of our Board of Commissioners</p> <p>15 meeting -- Board of Commissioners in attendance,</p> <p>16 Mr. Horace Towns, who is the newest member to our Board</p> <p>17 of Commissioners.</p> <p>18 CHAIR JAMES: Welcome.</p> <p>19 MR. TOWNS: Thank you.</p> <p>20 MR. GAGNON: Under new business, letter B, a</p> <p>21 resolution of the City Council of the City of Riviera</p> <p>22 Beach, Palm Beach County, Florida approving the Heron</p> <p>23 Lakes Senior Center plat from the Riviera Beach Housing</p> <p>24 Authority, approximately 15.37 acres in size,</p> <p>25 identified by parcel control number</p>	<p>1 on the first sheet of the plat on the section one, line</p> <p>2 four, it's inconsistent. I think that should be</p> <p>3 corrected.</p> <p>4 MR. GAGNON: It's section one?</p> <p>5 MR. BROWN: Section one, line four.</p> <p>6 MR. GAGNON: Section one, line four. And I</p> <p>7 know you do have expertise in the plat field --</p> <p>8 MR. BROWN: Yes.</p> <p>9 MR. GAGNON: -- so I would definitely adhere</p> <p>10 to that advice. And what we'll do is prior to final</p> <p>11 execution of the plat, we'll make sure the third party</p> <p>12 plat review is finalized and also all entities from the</p> <p>13 City will sign off on the final plat. So thank you for</p> <p>14 noting that.</p> <p>15 CHAIR JAMES: Yes, thank you, Mr. Brown.</p> <p>16 Mr. Gallon.</p> <p>17 MR. GALLON: No comment.</p> <p>18 CHAIR JAMES: There's no comments from myself</p> <p>19 as well. Is there a motion?</p> <p>20 MR. KUNUTY: So moved that we approve it with</p> <p>21 staff recommendations.</p> <p>22 MR. BLACKWELL: Second.</p> <p>23 MR. GAGNON: Just for the record, because</p> <p>24 it's a similar item, similar entity -- same entity, to</p> <p>25 be clear, prior to calling the roll, will you be</p>

35 (Pages 137 to 140)

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<p>1 recusing yourself once again, Ms. Shepherd?</p> <p>2 MS. SHEPHERD: Madam Chair, I will be</p> <p>3 recusing myself.</p> <p>4 CHAIR JAMES: Thank you, Ms. Shepherd.</p> <p>5 MR. GAGNON: Thank you very much.</p> <p>6 MR. VELASQUEZ: Anthony Brown.</p> <p>7 MR. BROWN: Yes.</p> <p>8 MR. VELASQUEZ: James Gallon.</p> <p>9 MR. GALLON: Yes.</p> <p>10 MR. VELASQUEZ: Edward Kunuty.</p> <p>11 MR. KUNUTY: Yes.</p> <p>12 MR. VELASQUEZ: Corey Blackwell, Sr.</p> <p>13 MR. BLACKWELL: Yes.</p> <p>14 MR. VELASQUEZ: Tradrick McCoy.</p> <p>15 VICE CHAIR McCOY: Yes.</p> <p>16 MR. VELASQUEZ: Rena James.</p> <p>17 CHAIR JAMES: Yes.</p> <p>18 MR. VELASQUEZ: Unanimous voting. Motion</p> <p>19 approved.</p> <p>20 CHAIR JAMES: Okay, on item C.</p> <p>21 MR. GAGNON: So item C, as I scroll down,</p> <p>22 it's an ordinance of the City Council of the City of</p> <p>23 Riviera Beach, Palm Beach County, Florida amending</p> <p>24 Chapter 10 of the City's Code of Ordinances entitled</p> <p>25 "Licenses and Business Regulations," Article VIII,</p>	<p>1 city. Specifically, it identifies certain sections of</p> <p>2 the city along Blue Heron Boulevard and also along</p> <p>3 Broadway and also encompasses the City's marina uplands</p> <p>4 as well.</p> <p>5 So at this point, I don't know if it would</p> <p>6 please the Board to look through the ordinance</p> <p>7 provisions line by line, if you just want to open it up</p> <p>8 to general comments or conversation, whatever pleases</p> <p>9 the Board.</p> <p>10 VICE CHAIR McCOY: I have one question,</p> <p>11 Mr. Gagnon.</p> <p>12 Madam Chair.</p> <p>13 CHAIR JAMES: Go ahead.</p> <p>14 VICE CHAIR McCOY: Is there an actual, I</p> <p>15 guess a GIS mapping or something of that, sort of the</p> <p>16 overlay?</p> <p>17 MR. GAGNON: An overlay for mobile vendors?</p> <p>18 VICE CHAIR McCOY: Well, for this district.</p> <p>19 MR. GAGNON: I don't believe a map has been</p> <p>20 created at this point to identify geographically where</p> <p>21 changes would occur. It's something that could be</p> <p>22 done.</p> <p>23 VICE CHAIR McCOY: Okay.</p> <p>24 And Madam Chair, if I may?</p> <p>25 CHAIR JAMES: Jump right in.</p>
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<p>1 entitled "Mobile Vendors," to amend existing</p> <p>2 regulations and to create new regulations for mobile</p> <p>3 vendor uses within the city, providing for conflicts,</p> <p>4 severability and codification, and providing for an</p> <p>5 effective date.</p> <p>6 I also wanted to be sure that we did receive</p> <p>7 comments from Mr. Brown on the language. I do</p> <p>8 appreciate that. So I did want to pass out that</p> <p>9 e-mail. It was passed out. So there was a few items</p> <p>10 that were noted, so we can kind of use that as a</p> <p>11 jump-off point, or at least reference that as we go</p> <p>12 through the language.</p> <p>13 So this is a City initiated code amendment</p> <p>14 process, and we've found throughout the years that the</p> <p>15 perception for mobile vendors and what's currently</p> <p>16 desired in the form of food trucks and other type of</p> <p>17 food capabilities or having different food options</p> <p>18 available to the public has changed over the past ten</p> <p>19 years or so.</p> <p>20 Historically, there was a mobile vending</p> <p>21 ordinance that was approved back in 2009, which, in</p> <p>22 essence, restricted the location for mobile vendors</p> <p>23 within the city itself. What this ordinance does is</p> <p>24 reconsider the mobile vending use, and specific</p> <p>25 locations of that use could be approved within the</p>	<p>1 VICE CHAIR McCOY: My next question was the</p> <p>2 moratorium that exists currently on the Blue Heron and</p> <p>3 Broadway corridor, that wouldn't impact this, would it?</p> <p>4 MR. GAGNON: I believe that moratorium's for</p> <p>5 site plan applications. So to move forward with mobile</p> <p>6 vending, it's typically just a permit that's required,</p> <p>7 so it's not a full site plan application process. So I</p> <p>8 don't believe that that moratorium would impact mobile</p> <p>9 vending.</p> <p>10 VICE CHAIR McCOY: Okay, so the moratorium is</p> <p>11 for site plan.</p> <p>12 MR. GAGNON: I believe that's the language in</p> <p>13 the moratorium, yes, sir.</p> <p>14 VICE CHAIR McCOY: Okay.</p> <p>15 CHAIR JAMES: Okay, and Jeff, I guess if you</p> <p>16 could just read what's the now proposed language.</p> <p>17 MR. GAGNON: So the new language contemplates</p> <p>18 the creation of different districts, so the Blue Heron</p> <p>19 civic district and the Broadway commercial district.</p> <p>20 So that language is provided, underlined on the screen</p> <p>21 currently.</p> <p>22 What it does is it really focuses on the</p> <p>23 roadway itself and then expands from there that 200</p> <p>24 foot radius to encompass other parcels within that</p> <p>25 area. So if you had a parcel within that defined area,</p>