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1 motion?  
 2 VICE CHAIR McCOY: Move to adopt, Madam  
 3 Chair.  
 4 CHAIR JAMES: Is there a second?  
 5 MR. KUNUTY: Second.  
 6 CHAIR JAMES: Roll.  
 7 MS. DAVIDSON: Rena James.  
 8 CHAIR JAMES: Yes.  
 9 MS. DAVIDSON: Tradrick McCoy.  
 10 VICE CHAIR McCOY: Yes.  
 11 MS. DAVIDSON: Edward Kunuty.  
 12 MR. KUNUTY: Yes.  
 13 MS. DAVIDSON: Margaret Shepherd.  
 14 MS. SHEPHERD: Yes.  
 15 MS. DAVIDSON: James Gallon.  
 16 MR. GALLON: Yes.  
 17 MS. DAVIDSON: Jon Gustafson.  
 18 MR. GUSTAFSON: Yes.  
 19 MS. DAVIDSON: Anthony Brown.  
 20 MR. BROWN: Yes.  
 21 MS. DAVIDSON: Unanimous vote.  
 22 CHAIR JAMES: Thank you.  
 23 Approval of the minutes from September 28.  
 24 Is there a motion?  
 25 VICE CHAIR McCOY: Move to approve with the

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1 necessary changes, Madam Chair.  
 2 CHAIR JAMES: Is there a second?  
 3 MR. KUNUTY: Second.  
 4 CHAIR JAMES: Roll call.  
 5 MS. DAVIDSON: Rena James.  
 6 CHAIR JAMES: Yes.  
 7 MS. DAVIDSON: Tradrick McCoy.  
 8 VICE CHAIR McCOY: Yes.  
 9 MS. DAVIDSON: Edward Kunuty.  
 10 MR. KUNUTY: Yes.  
 11 MS. DAVIDSON: Margaret Shepherd.  
 12 MS. SHEPHERD: Yes.  
 13 MS. DAVIDSON: James Gallon.  
 14 MR. GALLON: Yes.  
 15 MS. DAVIDSON: Jon Gustafson.  
 16 MR. GUSTAFSON: Yes.  
 17 MS. DAVIDSON: Anthony Brown.  
 18 MR. BROWN: Yes.  
 19 MS. DAVIDSON: Unanimous vote.  
 20 CHAIR JAMES: Okay, we'll move right into new  
 21 business, since there is no old business or unfinished  
 22 business.  
 23 MR. GAGNON: Yes, thank you, Madam Chair.  
 24 So they gave me a clicker, but it never wants  
 25 to work, so I'm going to have to go back and forth to

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1 the computer.  
 2 I did want to make note of the fact, so the  
 3 applicant did originally submit, months back -- I think  
 4 the original submittal was back in April. And as you  
 5 know, we had some employees leave the City, so we were  
 6 short staffed. So this development was kind of caught  
 7 in this timeframe of not having a full staff, so  
 8 they've been really penalized by default, and they  
 9 haven't been able to move through the process.  
 10 Unfortunately, when I scheduled this item for  
 11 this meeting, I communicated with the architect, and  
 12 he's actually out of town currently. So I was hoping  
 13 that it would still be okay with the Board and would so  
 14 please the Board to move forward with the site plan  
 15 application, review the application. If there are any  
 16 questions, I'll be happy to answer to the greatest  
 17 extent that I can.  
 18 If there's something that really can't be  
 19 worked through just by my comments, then it can always  
 20 be moved to an upcoming meeting. However, I didn't  
 21 want to delay this project from moving forward if the  
 22 Board was comfortable reviewing it at this time.  
 23 CHAIR JAMES: Is there any concern from the  
 24 Board? We're good to move on tonight?  
 25 Okay, we're good, Jeff.

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1 MR. GAGNON: Thank you. So for the record,  
 2 new business, letter A is a resolution of the City  
 3 Council of the City of Riviera Beach, Palm Beach  
 4 County, Florida, approving site plan application  
 5 SP-17-02 to construct three buildings for industrial  
 6 and office use on approximately 1.7 acres of vacant  
 7 land identified by parcel control number  
 8 56-43-42-31-20-000-0090, and providing for an effective  
 9 date.  
 10 So as you can see from the aerial, the  
 11 location is identified in red on the screen. Let me  
 12 see if can I cursor over it. So this is the location  
 13 of the site. It's off of West 10th Street, which is  
 14 located off of North Congress Avenue, which is north of  
 15 Dr. MLK, Jr. Boulevard.  
 16 This is a little closer perspective of the  
 17 site itself. It was previously partially developed.  
 18 The site is somewhat improved as far as a parking area,  
 19 however, there's no structures currently on site.  
 20 For the record, both the site plan and  
 21 landscape plan have been provided within the hard copy  
 22 packet available to the Board. Identical information  
 23 is also available in the informational packet for the  
 24 public in the back of the room tonight.  
 25 So this is the site plan. It's somewhat

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1 difficult to see, and I actually have a color rendering  
 2 that I want to show the Board following the  
 3 presentation. The size of the file was so large, I was  
 4 unable to include it in this presentation, but it  
 5 really does highlight the location of the buildings, as  
 6 well as landscaping and parking areas for the site. So  
 7 again, this is the site plan, for the record.  
 8 And this is the landscape plan. Because the  
 9 site is adjacent to two other industrial parcels that  
 10 have been built out for some time now, there are a few  
 11 large, mature trees, shade trees on the property line,  
 12 so the landscape plan accommodated the existing trees  
 13 in order to make sure that their growth and their  
 14 growing area would be protected. So that's  
 15 incorporated into this landscape plan as well.  
 16 So staff is recommending approval of the site  
 17 plan, with the six conditions provided below and also  
 18 in the staff report.  
 19 In summary, it's a two year landscaping  
 20 performance bond for 110 percent of the value of  
 21 landscaping and irrigation.  
 22 Construction and landscape improvements must  
 23 be initiated within 18 months of the effective date of  
 24 the resolution, in accordance with Section 31-60(b) of  
 25 the City's Code of Ordinances.

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1 Development must receive final Certificate of  
 2 Occupancy from the City for all buildings and units  
 3 approved within five years of the approval of the  
 4 adopting resolution.  
 5 All future advertising must state that the  
 6 development is located within the City of Riviera  
 7 Beach.  
 8 Once approved, this resolution shall  
 9 supersede any previous site plan approval resolutions.  
 10 And City Council authorizes City staff to  
 11 approve future amendments to the site plan  
 12 administratively, so long as the site plan does not  
 13 deviate greater than five percent from the originally  
 14 approved site plan.  
 15 So if you would bear with me for one moment,  
 16 I'd like to bring up the color renderings as well.  
 17 So this is a color rendering of the site  
 18 plan. The site itself -- this is the southern property  
 19 boundary. This is the ingress/egress off of 10th  
 20 Street. Western property boundary. The northern  
 21 boundary is actually up here, and there is a wall  
 22 that's existing. It was built as part of the overall  
 23 industrial development, and that acts as a buffer in  
 24 between the industrial area and the adjacent  
 25 residential areas to the north and east of the

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1 property.  
 2 The following slide shows the elevations of  
 3 each building, so building one, building two, and then  
 4 building three. This is the southernmost building,  
 5 which will function as purely office use for the  
 6 proposed tenant, which is a construction company. As  
 7 you can see from the renderings, it looks almost as if  
 8 it's a residential type of feel to the office  
 9 development, so I think it will be a nice addition to  
 10 that area, being that it is industrial in nature.  
 11 And that concludes my presentation. I'll be  
 12 happy to answer any questions the Board may have.  
 13 CHAIR JAMES: We'll go right into Board  
 14 comments, since there are no public comment cards,  
 15 correct?  
 16 MS. DAVIDSON: Correct.  
 17 CHAIR JAMES: We'll begin with Mr. Brown.  
 18 MR. BROWN: No comments.  
 19 CHAIR JAMES: Mr. Gustafson.  
 20 MR. GUSTAFSON: No comment.  
 21 CHAIR JAMES: Ms. Shepherd.  
 22 MS. SHEPHERD: No comment.  
 23 CHAIR JAMES: Mr. Kunuty.  
 24 MR. KUNUTY: Just one question. You  
 25 mentioned a construction company. Are they going to

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1 occupy all three buildings?  
 2 MR. GAGNON: Yes. They will have their  
 3 office headquartered here. They will have storage on  
 4 site; they will have really a storage unit or storage  
 5 building. The northernmost building is for storage.  
 6 So it's all for this one construction company. I  
 7 believe the name of the company is Axtell Construction.  
 8 They actually have the name -- and I might be able to  
 9 zoom into it -- the name anticipated on the top of the  
 10 building itself.  
 11 MR. KUNUTY: Are they currently located in  
 12 Riviera Beach, or are they a new addition?  
 13 MR. GAGNON: You know, I think they actually  
 14 have a lot of work in Riviera Beach, but they're not  
 15 located in the City. I think they do a lot of work  
 16 associated with FDOT, if I remember correctly, but I do  
 17 not believe they're currently located in the City  
 18 currently.  
 19 MR. KUNUTY: No other questions.  
 20 CHAIR JAMES: Mr. Gallon.  
 21 MR. GALLON: Yes. Jeff, will they be storing  
 22 their vehicles, like trucks and stuff there also?  
 23 MR. GAGNON: Yes, they will. On the site  
 24 plan itself, it was a little bit difficult to see in  
 25 the presentation, but on the eastern property line

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1 there's a designated storage area that they have  
 2 provided for vehicle storage.  
 3 MR. GALLON: And were the residents notified,  
 4 or were they involved in any type of way?  
 5 MR. GAGNON: There wasn't a notification  
 6 process involved with this site plan. This one does  
 7 not require any sort of special exception approval.  
 8 That's typically the trigger that requires notification  
 9 for adjacent residences. So there was not a  
 10 notification with this process, other than the legal ad  
 11 that was provided prior to our meeting.  
 12 MR. GALLON: Okay, that's it.  
 13 CHAIR JAMES: Mr. McCoy.  
 14 VICE CHAIR McCOY: Mr. Gagnon, the legal ad,  
 15 where was that? Was that published in the newspaper?  
 16 MR. GAGNON: Yes, sir, Palm Beach Post.  
 17 VICE CHAIR McCOY: Is it under that community  
 18 section, is it in the local department -- just  
 19 identifying that as a Planning and Zoning meeting --  
 20 that's circulated on Sunday, or is it in the legal  
 21 notices section?  
 22 MR. GAGNON: I believe it goes in the legal  
 23 notice section. I can verify. I can send out the ad  
 24 proof to the Board. I believe that's where it's  
 25 typically printed. It is noted at the top of the legal

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1 ad that it's a public hearing notice, so I think it  
 2 appears in the legal ad section.  
 3 (Discussion held off the record.)  
 4 VICE CHAIR McCOY: Okay. All right, so I  
 5 understand you said it was -- you believe it's in the  
 6 legal notice section?  
 7 MR. GAGNON: I believe that's where it's  
 8 printed. I can follow up with the ad proof that was  
 9 provided and provide that to the Board as well.  
 10 VICE CHAIR McCOY: What would be the reason  
 11 that it needs to be in the legal notice section? I  
 12 didn't know we had a requirement to do that for site  
 13 plans. Is there something unique regarding this  
 14 application?  
 15 MR. GAGNON: It's actually not a requirement.  
 16 The ordinances that we're discussing would have  
 17 required that notification, so I just rolled all three  
 18 items that we're discussing tonight into that legal ad.  
 19 I figured if we're already doing a legal ad, I might as  
 20 well provide notification of this project as well.  
 21 VICE CHAIR McCOY: Okay. Well, that is  
 22 exactly what caught my attention, because it doesn't  
 23 seem typical to put just a site plan application into a  
 24 legal notice in the paper.  
 25 MR. GAGNON: That's true.

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1 VICE CHAIR McCOY: I couldn't tell from the  
 2 site plan nor from the renderings or the elevation what  
 3 is the perimeter. I did see on the landscape plan  
 4 some, it looks to be various, some sort of perhaps  
 5 cabbage palms or something. Is there a masonry wall?  
 6 What's going to be the -- I guess what's going to be  
 7 the perimeter, a fence or a wall or --  
 8 MR. GAGNON: There is a masonry wall that  
 9 exists on the north side and the east side of the  
 10 property currently. That was built -- really, the  
 11 entire industrial area, it was almost like a PUD style  
 12 development where they have a master water management  
 13 plan, a specific retention area. They have a perimeter  
 14 wall that goes around all the parcels.  
 15 So the actual property line, it's somewhat  
 16 difficult to see, but the black line here indicates the  
 17 property line itself, and the fence is currently built  
 18 in these areas, almost on top of the property line.  
 19 The anticipated landscaping, again, there  
 20 were some larger shade trees that are well established,  
 21 so those are being maintained. The rest of the  
 22 plantings, there's some silver buttonwood, some  
 23 understory trees, a few, like a mix of palm trees and  
 24 other shade trees are also proposed within the  
 25 landscape plan.

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1 VICE CHAIR McCOY: What kind of fence is it  
 2 that's there?  
 3 MR. GAGNON: It's a concrete wall that's  
 4 currently there.  
 5 VICE CHAIR McCOY: Okay. Okay, thank you,  
 6 Mr. Gagnon.  
 7 MR. GAGNON: You're welcome, sir.  
 8 CHAIR JAMES: I don't have anything  
 9 additional to add, so at this time would we like to  
 10 entertain a motion?  
 11 VICE CHAIR McCOY: Move to approve, Madam  
 12 Chair.  
 13 CHAIR JAMES: Is there a second?  
 14 MR. GALLON: Second.  
 15 CHAIR JAMES: Roll call.  
 16 MS. DAVIDSON: Rena James.  
 17 CHAIR JAMES: Yes.  
 18 MS. DAVIDSON: Tradrick McCoy.  
 19 VICE CHAIR McCOY: Yes.  
 20 MS. DAVIDSON: Edward Kunuty.  
 21 MR. KUNUTY: Yes.  
 22 MS. DAVIDSON: James Gallon.  
 23 MR. GALLON: Yes.  
 24 MS. DAVIDSON: Margaret Shepherd.  
 25 MS. SHEPHERD: Yes.

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1 MS. DAVIDSON: Jon Gustafson.  
 2 MR. GUSTAFSON: Yes.  
 3 MS. DAVIDSON: Anthony Brown.  
 4 MR. BROWN: Yes.  
 5 MS. DAVIDSON: Unanimous vote.  
 6 CHAIR JAMES: Item B.  
 7 MR. GAGNON: Thank you, Chair.  
 8 Item B under new business is an ordinance of  
 9 the City Council of the City of Riviera Beach, Palm  
 10 Beach County, Florida, amending Chapter 31 of the  
 11 City's Code of Ordinances entitled Zoning; Article VI,  
 12 entitled Supplemental District Regulations; Section  
 13 31-551, entitled Principal Arterial Commercial Design  
 14 Standards Overlay, to amend existing objectives and  
 15 district delineation, and to enact new regulations for  
 16 the appearance of structures, landscape design, buffer  
 17 standards and signage, and providing for an effective  
 18 date.  
 19 So I'd like to refer the Board to the hard  
 20 copy packet that's been provided. This is actually a  
 21 proposed ordinance to amend existing regulations that  
 22 provide design guidelines and architectural standards  
 23 for the major corridors of the City.  
 24 So those major corridors include Dr. Martin  
 25 Luther King, Jr. Boulevard, Old Dixie Highway, Blue

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1 Heron Boulevard, Broadway, also known as U.S. 1, 13th  
 2 Street, Military Trail, Congress Avenue and Australian  
 3 Avenue.  
 4 If you do recall, there was the moratorium  
 5 that was enacted by the City Council, I believe it was  
 6 in December of 2016. That was Ordinance Number 4091.  
 7 And what that did is put a hold on any development  
 8 applications, any site plan applications to be  
 9 submitted along Blue Heron Boulevard and U.S. 1. So  
 10 this code amendment is in response to that ordinance.  
 11 Staff believes that the recommendations  
 12 within this ordinance will help strengthen the  
 13 development guidelines and standards for the main  
 14 corridors of the City. And if it pleases the Board, I  
 15 can go through the amended changes, or if you have any  
 16 specific questions at this time, I'd be happy to answer  
 17 before I go into the specific language.  
 18 CHAIR JAMES: I'd say go through the  
 19 language.  
 20 MR. GAGNON: Okay. Do you think there's a  
 21 benefit in maybe showing the map of the City, the areas  
 22 that could potentially be impacted?  
 23 CHAIR JAMES: Sure.  
 24 MR. GAGNON: Let me put the map up too. And  
 25 again, the technology, bouncing back and forth, just

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1 bear with me one second. Thanks.  
 2 CHAIR JAMES: No problem.  
 3 MR. GAGNON: So this is the proposed overlay  
 4 map. This is not the area that the overlay currently  
 5 exists on. The overlay currently pertains to any  
 6 commercial properties on the same arterial roadways, so  
 7 all the roadways that were named before, if it's a  
 8 commercially zoned property, these regulations would  
 9 apply.  
 10 What this amendment will do is not only enact  
 11 these regulations on commercial properties, but it  
 12 would enact the regulations on almost every property  
 13 along these arterial roadways. There is an exemption  
 14 section that I can refer to in a moment. It's  
 15 actually, I believe, number eight, towards the end of  
 16 the ordinance. It's actually on page four.  
 17 It's specifically for right-of-way buffers,  
 18 so if you have a single family residence, a townhouse  
 19 lot or a property that is adjacent to the Intracoastal  
 20 Waterway, a private street right-of-way internal to a  
 21 PUD and alleyways, the right-of-way buffer would not  
 22 apply. So there are some exemptions to where the  
 23 overlay would be applicable.  
 24 But just for a general overview of the  
 25 impacts of the City, this map demonstrates the parcels

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1 that would be impacted if this proposed ordinance moves  
 2 forward. As you can see, it does -- really, it does  
 3 impact, just from visualizing this map, approximately  
 4 15 to 20 percent of the land area of the City.  
 5 If you'll notice, everything that is east of  
 6 President Barack Obama Highway, except for one little  
 7 area on Singer Island, that's also impacted with this  
 8 proposal. That area is mainly our downtown district,  
 9 and this ordinance would not apply to our downtown  
 10 district.  
 11 When the future land use and zoning districts  
 12 that pertain to our downtown district were enacted,  
 13 they superseded this overlay, so they would not be  
 14 included within this overlay. So again, this is going  
 15 to impact the areas that are shown in that yellow color  
 16 on the map currently.  
 17 Yes, sir.  
 18 VICE CHAIR McCOY: Mr. Gagnon. Madam Chair.  
 19 CHAIR JAMES: Go ahead.  
 20 VICE CHAIR McCOY: You said it supersedes the  
 21 downtown development district?  
 22 MR. GAGNON: So when the downtown development  
 23 in the downtown area was improved, there's a section of  
 24 the ordinance that basically says this new ordinance  
 25 supersedes any previous ordinance that offered