

<p style="text-align: right;">Page 1</p> <p style="text-align: center;">CITY OF RIVIERA BEACH PLANNING AND ZONING BOARD</p> <p style="text-align: center;">---</p> <p style="text-align: center;">Thursday, January 24, 2019</p> <p style="text-align: center;">Council Chambers 600 West Blue Heron Boulevard Riviera Beach, Florida</p> <p style="text-align: center;">7:05 p.m. - 7:43 p.m.</p> <p style="text-align: center;">---</p> <p>IN ATTENDANCE:</p> <p>Tradrick McCoy, Chair James Gallon, Board Member Jon Gustafson, Board Member Anthony Brown, First Alternate Member Jeff Gagnon, Acting Director of Development Services Lina F. Busby, Assistant City Attorney Simone Davidson, Staff Assistant</p>	<p style="text-align: right;">Page 3</p> <p>1 (No response.) 2 MS. DAVIDSON: Tradrick McCoy. 3 CHAIR McCOY: Here. 4 MS. DAVIDSON: You have a quorum. 5 CHAIR McCOY: Thank you, Ms. Davidson. 6 Item number III, acknowledgment of Board 7 member absence notification. 8 MR. GAGNON: Thank you, Chair. 9 Jeff Gagnon, Acting Director of Development 10 Services. I did hear from Ms. Burgess tonight, as well 11 as from Mr. Kunuty that they would not be in 12 attendance. With those members out, I would ask that 13 Mr. Brown receive voting rights for this meeting. 14 CHAIR McCOY: Thank you, Mr. Gagnon. 15 Item number IV, additions and deletions. 16 MR. GAGNON: We do not have any additions or 17 deletions to the agenda. 18 I did, however, want to make an announcement 19 to the Board and introduce you to Ms. Ann DeVeaux, who 20 is our newest Planner. She's our Senior Planner and 21 GIS Specialist. We actually recruited her from Palm 22 Beach County. She has multiple years of experience and 23 we're definitely happy to have her on our team. 24 I don't know if you want to take a minute 25 just to say hi to the Board.</p>
<p style="text-align: right;">Page 2</p> <p>1 BE IT REMEMBERED that the following Planning 2 and Zoning Board meeting was had at Riviera Beach City 3 Hall Council Chambers, 600 West Blue Heron Boulevard, 4 Riviera Beach, Florida, on Thursday, January 24, 2019, 5 beginning at 7:05 p.m., with attendees as hereinabove 6 noted, to wit: 7 --- 8 CHAIR McCOY: Good evening. We're going to 9 call the January 24th, 2019, 7:00, Planning and Zoning 10 Board meeting to order. We'll start with a moment of 11 silence, followed by the Pledge of Allegiance. 12 (Moment of silence observed. Pledge of 13 Allegiance recited.) 14 CHAIR McCOY: Ms. Davidson, roll call. 15 MS. DAVIDSON: James Gallon. 16 MR. GALLON: Here. 17 MS. DAVIDSON: Jon Gustafson. 18 MR. GUSTAFSON: Miraculously here. 19 MS. DAVIDSON: Edward Kunuty. 20 (No response.) 21 MS. DAVIDSON: Margaret Shepherd. 22 (No response.) 23 MS. DAVIDSON: Anthony Brown. 24 MR. BROWN: Here. 25 MS. DAVIDSON: Renee Burgess.</p>	<p style="text-align: right;">Page 4</p> <p>1 MS. DeVEAUX: Good evening. Thank you. I'm 2 pleased to be a part of this team, and I'm looking 3 forward to helping to create a legacy here. Thank you. 4 MR. GUSTAFSON: Thank you. 5 CHAIR McCOY: Thank you. Welcome. 6 Any disclosure by members of the Board? 7 Hearing none, is there a motion to adopt the agenda? 8 MR. GALLON: So moved. 9 MR. GUSTAFSON: Second. 10 CHAIR McCOY: It's properly moved and 11 seconded. Ms. Davidson. 12 MS. DAVIDSON: James Gallon. 13 MR. GALLON: Yes. 14 MS. DAVIDSON: Jon Gustafson. 15 MR. GUSTAFSON: Yes. 16 MS. DAVIDSON: Anthony Brown. 17 MR. BROWN: Yes. 18 MS. DAVIDSON: Tradrick McCoy. 19 CHAIR McCOY: Yes. 20 MS. DAVIDSON: Unanimous vote. 21 CHAIR McCOY: Thank you. 22 Approval of the minutes of January 10, 2019. 23 Is there a motion? 24 MR. GALLON: So moved. 25 MR. BROWN: Second.</p>

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1 CHAIR McCOY: Been a motion and a second.  
2 Roll call.  
3 MS. DAVIDSON: James Gallon.  
4 MR. GALLON: Yes.  
5 MS. DAVIDSON: Jon Gustafson.  
6 MR. GUSTAFSON: Yes.  
7 MS. DAVIDSON: Anthony Brown.  
8 MR. BROWN: Yes.  
9 MS. DAVIDSON: Tradrick McCoy.  
10 CHAIR McCOY: Yes.  
11 MS. DAVIDSON: Unanimous vote.  
12 CHAIR McCOY: Thank you, Ms. Davidson.  
13 No unfinished business. We'll jump to new  
14 business.  
15 MR. GAGNON: Yes, thank you, Chair.  
16 Under new business we have both letter A and  
17 B. These items are interrelated. A is for a  
18 resolution associated with site plan approval, and B is  
19 an ordinance for abandonment of a right-of-way. We can  
20 explain how these are connected in depth as we go  
21 through the staff report. So we will have to have two  
22 separate motions from the Board on the two separate  
23 items, even though they are interrelated.  
24 So letter A is a resolution of the City  
25 Council of the City of Riviera Beach, Palm Beach

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1 County, Florida, approving an application submitted by  
2 the City of Riviera Beach, which is staff number  
3 SP-18-21, requesting site plan approval for new  
4 elements specified within the Fire Station Number 2 and  
5 Barracuda Bay Aquatic Complex master plan, including  
6 construction of a new 12,490 square foot Fire Station  
7 and a new 648 square foot event building on  
8 approximately 5.45 acres located at the southwest  
9 corner of Blue Heron Boulevard and Avenue S, identified  
10 by parcel control numbers 56-43-42-29-04-007-0181 and  
11 56-43-42-29-0400-0010, and providing for an effective  
12 date.  
13 So at this time I would like to ask  
14 Ms. Andrea Harper, our Principal Planner, to provide  
15 the Board and public with a presentation. Also for the  
16 record, the information is available in back within our  
17 public information binders.  
18 Ms. Harper.  
19 MS. HARPER: Thanks, Jeff.  
20 Good afternoon, Planning and Zoning Board  
21 members, and happy new year, by the way. Andrea  
22 Harper, Principal Planner, for the record.  
23 The applicant is the City of Riviera Beach.  
24 The project name is the Riviera Beach Fire Station. The  
25 applicant is requesting -- has two requests before you

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1 tonight. One is site plan approval for a new Fire  
2 Station, and also a 648 square foot party room for  
3 Barracuda Bay. And the second request is the  
4 abandonment of Perry Avenue -- slash -- Perry Road.  
5 The property is located in the southeast --  
6 southwest corner of Blue Heron and Avenue S. The land  
7 use, we have a split land use. On the property where  
8 the Fire Station is located, the land use is community  
9 facility. And at Barracuda Bay the land use is  
10 recreational. But the entire site is zoned community  
11 facilities.  
12 The surrounding uses. To the north, we have  
13 Blue Heron Boulevard, and just north of that is a  
14 residential district. To the south is John F. Kennedy  
15 Middle School. Just to the east we have KFC, the  
16 drive-through, we have the apartments, a multifamily  
17 apartment complex, we have the church and we have  
18 another residential neighborhood.  
19 Now, KFC is zoned neighborhood commercial,  
20 and the church is also zoned community facilities, and  
21 we have, once again, a zoning district of a single  
22 family.  
23 To the west is the John F. Kennedy parking  
24 lot, and that's zoned community facilities.  
25 Here's a blowup. The lot size of the entire

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1 property is 5.42 acres. Existing right now on the site  
2 is a 4,000 square foot existing Fire Station, and then  
3 we have the entire Barracuda Bay complex. The access  
4 points will remain off of S Avenue.  
5 The applicant has provided for us a master  
6 site plan. In red you'll see the proposed Fire  
7 Station, and in blue you'll see the 648 square foot  
8 party room for Barracuda Bay.  
9 The applicant has also provided -- this is  
10 the Fire Station site plan, and these are elevations.  
11 This is the proposed elevations for the Fire Station.  
12 Elevations for the party room at Barracuda Bay.  
13 For the first request, staff is recommending  
14 approval of the City of Riviera Beach site plan  
15 application with the following conditions.  
16 Number one, landscaping irrigation is  
17 required prior to the issuance of the C.O.  
18 The second condition is construction must be  
19 initiated within 18 months of effective date of the  
20 adopted resolution.  
21 The third condition is City Council  
22 authorizes City staff to approve future amendments to  
23 the site plan administratively, so long as the site  
24 plan does not deviate greater than five percent or a  
25 1,000 square feet increase -- whichever is less -- from

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1 original approval.  
2 The fourth condition. Once approved, this  
3 resolution shall supersede any previous site plan  
4 approval resolution associated with this property,  
5 causing previous site plan resolutions to be null and  
6 void.  
7 The next, the second request is we're  
8 requesting abandonment of Perry Avenue. It's an  
9 undeveloped road that goes east and west through the  
10 middle of the complex. Here, highlighted in blue,  
11 that's Perry Avenue -- slash -- Perry Road. And the  
12 reason why staff -- just giving you a little  
13 background -- we felt like when Barracuda Bay came in,  
14 that this should have been abandoned, because in this  
15 road you have handicap parking spaces, and it will be  
16 just like having handicap parking spaces on S Avenue  
17 and Blue Heron. So staff, you know, our goal is to,  
18 when we have projects, to clean it up a little bit. So  
19 we need to abandon this; to implement the site plan, we  
20 need to abandon this right-of-way.  
21 And based on that and what was presented and  
22 reviewing it, staff has no objections or no comments.  
23 The applicant has satisfied everything. And this  
24 concludes my presentation. Any questions?  
25 CHAIR McCOY: Members, questions of the

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1 presentation?  
2 I have a couple questions.  
3 MS. HARPER: Okay.  
4 CHAIR McCOY: So the applicant is the City of  
5 Riviera Beach.  
6 MS. HARPER: Yes, sir.  
7 CHAIR McCOY: And the conditions that we're  
8 imposing are on the City of Riviera Beach.  
9 MS. HARPER: Yes, sir.  
10 CHAIR McCOY: So if the City of Riviera Beach  
11 doesn't start construction after the passing of the  
12 resolution, then that resets everything?  
13 MS. HARPER: Yes, maybe. And let me go back  
14 a little bit. This project we're working phases, okay?  
15 So as stated in your staff report, there will be two  
16 phases. One phase is the Fire Station, which has  
17 already been funded. The second phase is the Barracuda  
18 Bay site, the 648 square foot building. It hasn't been  
19 funded yet. But talking to Public Works, they wanted  
20 to get this on the agenda and get it approved in case  
21 in the future it becomes, the funds become available,  
22 and we'll just take it through one time.  
23 CHAIR McCOY: Okay. And --  
24 MS. HARPER: And let me answer your question.  
25 To get it to this point, in last year's budget City

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1 Council has already approved the funds for the Fire  
2 Station.  
3 CHAIR McCOY: Okay.  
4 MR. GUSTAFSON: Chairman.  
5 CHAIR McCOY: Sure, just one second,  
6 Mr. Gustafson.  
7 So I couldn't understand, and I'm not sure if  
8 I can see it on this site plan, but is there going to  
9 be ingress and egress from the Fire Station into  
10 Barracuda Bay? Because I see --  
11 MS. HARPER: That's a great question.  
12 CHAIR McCOY: I see something that looks like  
13 a --  
14 MS. HARPER: Okay, that's a great question.  
15 Okay, right now, with the present Fire Station, they go  
16 out, fire trucks go, then they have to come back and  
17 back out into the facilities right now. But when we  
18 build this, ingress will take place from the second  
19 entrance here on S Avenue, okay?  
20 Now, we're going to address the -- and you  
21 might want to look at your site plan, and you'll see  
22 where there's going to be a fencing going on to block  
23 it so when trucks return, they won't interfere with any  
24 traffic that goes to Barracuda Bay, okay? So if you  
25 look at the back of your packet, the site plan, you

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1 will see the fencing that's going to be installed. And  
2 these are T curves right here, because it's going to be  
3 fencing.  
4 So if I was to come in to visit Barracuda Bay  
5 and I go down here and I go in and I don't find a  
6 parking space, I'm able to turn back in and turn and go  
7 back out if I'm entering and exiting Barracuda Bay,  
8 okay? So the second exit, again, will be for fire  
9 trucks or City vehicles to go inside here. Can you see  
10 what I'm looking at?  
11 CHAIR McCOY: Um-hmm.  
12 MS. HARPER: Go inside the entrance and go  
13 all the way back into the Fire Station.  
14 CHAIR McCOY: So is that a new ingress onto  
15 Avenue S, or is that an existing --  
16 MS. HARPER: It's existing, but it's just  
17 being widened.  
18 CHAIR McCOY: So there's going to be some  
19 reconfiguration of that parking lot?  
20 MS. HARPER: Right here is the ingress  
21 already, okay?  
22 CHAIR McCOY: Okay.  
23 MS. HARPER: We're going to beef it up here  
24 and also put in landscaping as well to hide the  
25 chain-link fence. So that's the ingress right there.

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1 CHAIR McCOY: Okay. And my last question was  
2 on the, I guess, the party room for Barracuda Bay. I  
3 see it on the site plan, but I can't determine if this  
4 is actually a new building.  
5 MS. HARPER: Yes, it's going to be new  
6 construction.  
7 CHAIR McCOY: Is it going to be connected  
8 with the existing building, or is it going to be off to  
9 the --  
10 MS. HARPER: It's going to be a freestanding  
11 building.  
12 CHAIR McCOY: Okay.  
13 MS. HARPER: You know, it doesn't show all  
14 the buildings here, but if you look at your site plan,  
15 you can see it clear at the end of your packet where  
16 it's kind of ghost out. And when the applicant makes  
17 its presentation, they'll have something just a little  
18 bit clearer than we have to show the ghost buildings  
19 out here on Barracuda Bay. But it is a freestanding  
20 building.  
21 CHAIR McCOY: Okay, thank you.  
22 Mr. Gustafson, you're recognized.  
23 MR. GUSTAFSON: Thank you.  
24 This may be a question to staff. Is the  
25 applicant here to discuss the Fire Station?

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1 MS. HARPER: Yes, they want to do a  
2 presentation.  
3 MR. GUSTAFSON: Okay, so there will be a  
4 presentation --  
5 MS. HARPER: Yes.  
6 MR. GUSTAFSON: -- from the applicant of --  
7 MS. HARPER: If the Board like.  
8 MR. GUSTAFSON: Absolutely. That's what I  
9 was wanting to hear. Thank you.  
10 CHAIR McCOY: Any other members, questions of  
11 Ms. Harper?  
12 MR. BROWN: Mr. Chairman.  
13 CHAIR McCOY: You're recognized.  
14 MR. BROWN: I have a revision on this, on  
15 these documents, where from the beginning it refers to  
16 Perry Avenue, but on the schedule description, which is  
17 what is going to transfer it, it is Perry Street.  
18 That's the page behind the staff report. And also on  
19 the plat it is referred to as Perry Street.  
20 CHAIR McCOY: Okay. Ms. Harper, would you be  
21 able to respond to his concern?  
22 MS. HARPER: And I thank Mr. Brown for his  
23 expertise. And between now and going to City  
24 Commission, we will make sure we get with the  
25 engineering firm and the people that did it to correct

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1 that error. And we appreciate his expertise.  
2 CHAIR McCOY: Okay, thank you.  
3 MS. HARPER: And thank you so much,  
4 Mr. Brown.  
5 CHAIR McCOY: And just for clarification, is  
6 it Perry Street or is it Perry Avenue, as it's  
7 recorded?  
8 MS. HARPER: Well, we got to do further  
9 research, but based on Mr. Brown's expert knowledge, it  
10 should be Perry Road.  
11 CHAIR McCOY: Okay. Thank you, Mr. Brown,  
12 for pointing that out.  
13 MS. HARPER: We really appreciate that, that  
14 catch.  
15 CHAIR McCOY: Thank you. Anything else?  
16 MR. BROWN: That's it.  
17 CHAIR McCOY: Hearing no other questions of  
18 the presentation, we'll have a presentation from the  
19 applicant.  
20 MS. HARPER: Thank you, Board.  
21 CHAIR McCOY: Thank you, Ms. Harper.  
22 MS. PLUNKETT: Good evening.  
23 CHAIR McCOY: Good evening.  
24 MS. PLUNKETT: My name is Nicole Plunkett,  
25 with Coteleur & Hearing. And we've been working with

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1 the City of Riviera Beach over the past couple of  
2 months on the new Fire Station and the party room.  
3 So Ms. Harper did a great job explaining our  
4 request, so I'm just going go through my presentation.  
5 As you already know, we're asking for the new Fire  
6 Station and the event building off of Barracuda Bay.  
7 Our applicant is the City of Riviera Beach.  
8 The architect who designed these buildings is  
9 with REG Architects, and Manuel is here with us tonight  
10 if you have any architectural questions. The landscape  
11 architect, site and land planner is Coteleur & Hearing,  
12 who I'm with, and our civil engineer/surveyor is the  
13 Engenuity Group.  
14 I'm going to skim through this because we  
15 already are familiar with the location of the property.  
16 We took the site plan that Ms. Harper showed earlier,  
17 and we rendered it to show what it would look like in  
18 the future if the Fire Station is built. So this shows  
19 the proposed Fire Station along with the new party  
20 building. You can see the Fire Station plan right  
21 here, and the party building is integrated within the  
22 Barracuda Bay plan as well.  
23 This plan is also great too because it shows  
24 a little bit more the ingress off of Avenue S that  
25 Ms. Harper was speaking about earlier. So the trucks

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1 would come in off of this entrance, loop around. And  
2 I've got actually some arrows kind of showing how that  
3 would function.  
4 So we do have a fence that runs along this to  
5 kind of help with security and to help keep it  
6 contained and allow the City and allow the Fire staff  
7 to have a little bit of security within that area. And  
8 the parcel itself, there are a second set of gates  
9 along here, which all of these gates will be landscaped  
10 and buffered to make it visually appealing as well.  
11 A zoomed-in version of the site plan for the  
12 Fire Station. Again, we're providing ingress and  
13 egress on multiple sides of the property to provide a  
14 little bit more flexibility and also some security  
15 measures as well with the fences and the gates. Now  
16 we're providing parking on the north and the south  
17 side, which wasn't previously on the existing plan  
18 that's out there today.  
19 Landscape-wise, we really stuck with a lot of  
20 natives, with some shade trees, gumbos, oaks, sabal  
21 palms, a lot of the native vegetation. Currently  
22 there's not too much out there that can be salvageable,  
23 but this is going to end up being a beautiful plan with  
24 a beautiful new building, which I'll show you the  
25 elevations coming up here in a minute.

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1 And another thing I want to point out is  
2 we've added a pedestrian pathway that leads from the  
3 entrance of the Fire Station all the way out to the  
4 right-of-way sidewalk which will connect on West Blue  
5 Heron Boulevard.  
6 Taking a look at the architecture, it is --  
7 on the inside it's got all the typical architectural  
8 features and elements of a Fire Station, so it will  
9 have the dorms, the lockers, a kitchen, a gym,  
10 community space, the bays with the station trucks and  
11 also an upper story mezzanine. The Fire Station itself  
12 is one story, and it really plays off of the architecture  
13 of this really plays off of the adjacent Barracuda Bay  
14 with kind of like a nautical theme. And I think that  
15 it's just -- it's got a great design.  
16 We do have signage which is being proposed,  
17 and you see the two signs, the Fire Station 88 Rivera  
18 Beach up here, and then the number 88 on this sign as  
19 well.  
20 And then looking at the Barracuda Bay  
21 elevations for the party room, the interior of the room  
22 is going to consist of two separate spaces which can be  
23 used for a variety of manners, however it needs to be  
24 used.  
25 But we're here with our team, so we're happy

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1 to answer any questions, and we really appreciate your  
2 time tonight. Thank you so much.  
3 CHAIR McCOY: Ms. Plunkett, I've got a couple  
4 of questions of the presentation. Would you be able to  
5 go back in your slides for me? I think it's right  
6 around the initial one, or maybe the second or third.  
7 Right there.  
8 So at what point does that ingress from  
9 Avenue S no longer become public? Is there something  
10 that's going to prevent a regular vehicle from going  
11 in, or is there like a specific fob access for a fire  
12 truck or something?  
13 MS. PLUNKETT: I believe Ms. Harper can help  
14 me answer this, but we do have a set of gates right  
15 here which can be accessed and monitored, and then --  
16 MR. GAGNON: If I may?  
17 MS. PLUNKETT: Sure, yes, go ahead.  
18 MR. GAGNON: So the set of gates that was  
19 just pointed out is proposed, and I believe there's  
20 also a set of gates along Avenue S as well. So that  
21 way, the entrance area itself will be secured when it  
22 needs to be secured. I believe they're proposing some  
23 sort of fob system or key card system to provide access  
24 through that easement area.  
25 CHAIR McCOY: Okay. And while we're on that

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1 slide, immediately to the south of the Fire Station,  
2 that green space, that's owned by the City, or is that  
3 the School District's?  
4 MS. PLUNKETT: That's within the Barracuda  
5 Bay property. Am I right?  
6 MS. HARPER: Right here? Are you talking  
7 about there?  
8 CHAIR McCOY: Yes, yes.  
9 MS. HARPER: Okay, that's a retention area.  
10 CHAIR McCOY: Oh, it is?  
11 MS. HARPER: That's dry retention.  
12 CHAIR McCOY: Oh, okay.  
13 MS. HARPER: All of this. And that's City  
14 property right here. Now, it is an easement. Well, it  
15 is a right-of-way that goes through here. But in order  
16 to abandon that, that means we already have required  
17 parking in there, so half of it would become the School  
18 Board's and half of it will become the City. But we  
19 don't want to get in that battle right now, okay? So  
20 that's why we're only proposing to abandon Perry  
21 Avenue -- slash -- Perry Road.  
22 CHAIR McCOY: And that's only going to be  
23 ingress, no egress from --  
24 MS. HARPER: Yes, it's only going to be  
25 ingress. There may -- if Fire -- from time to time,

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1 when we have some emergency situations, City vehicles  
2 will be allowed in there and allowed to exit as well in  
3 that parking area down here, which presently exists  
4 right now.  
5 CHAIR McCOY: So the arrows to the left  
6 that's going, that's pointing northbound, are those  
7 vehicles that's proposed to be parked?  
8 MS. HARPER: No, no, that's going to be  
9 eliminated right there. That's going to be eliminated.  
10 That's going to be eliminated parking, but this parking  
11 is going to be for firemen. That's the required  
12 parking for firemen, and that's going to be where they  
13 park, you know, the building.  
14 CHAIR McCOY: Okay.  
15 MS. HARPER: This parking up here is for  
16 residents to visit. From time to time you have  
17 residents go check their high blood pressure or  
18 whatever, or just to visit a Fire Station. So that's  
19 going to be for residents or guests of firefighters.  
20 CHAIR McCOY: And this perhaps may be out of,  
21 I guess, the scope of this stage, but will this require  
22 that Fire Station be closed down for some time, the  
23 construction?  
24 MS. HARPER: Yes, they will be relocated.  
25 CHAIR McCOY: Okay. And finally, what starts

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1 first in a project like this Fire Station, is it the  
2 budget that drives the conceptual idea, or is it the  
3 other way around, we come up with a conceptual idea --  
4 MS. HARPER: The budget. And they already  
5 funded it. It has been funded in last year's budget.  
6 CHAIR McCOY: So this was, I guess this was  
7 based off of whatever that budget amount is.  
8 MS. HARPER: Yes, um-hmm. And I think we  
9 stated that in your staff report, in the background  
10 information, that it was funded in 2018.  
11 CHAIR McCOY: Okay. I just didn't know which  
12 one started first, whether, you know, the demand or  
13 were we constrained with a certain budget amount.  
14 MS. HARPER: It's already been funded. And  
15 it's overdue, because the Fire Station is over 30 years  
16 old, almost 40 years.  
17 CHAIR McCOY: Forty, yes. Okay.  
18 Any other members, questions of the  
19 presentation?  
20 MR. GUSTAFSON: Chairman.  
21 CHAIR McCOY: You're recognized.  
22 MR. GUSTAFSON: Understanding that the  
23 funding has already been provided, can you give us a  
24 deeper insight of why we're replacing the Fire Station?  
25 MS. HARPER: It's old and delapidated. It's

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1 about to fall down.  
2 MR. GUSTAFSON: Fall down?  
3 MS. HARPER: Yes, literally. Have you ever  
4 visited?  
5 MR. GUSTAFSON: I have.  
6 MS. HARPER: Okay, yes, it's --  
7 MR. GUSTAFSON: And I don't want to, you  
8 know, discourage from -- challenging what we can  
9 provide to our firefighters or our residents, but I'm  
10 just wondering if there was -- if the City could  
11 explain why we're doing this. I don't know if you can  
12 do that, or Jeff maybe.  
13 MR. GAGNON: Yes, I can add some additional  
14 comments on it.  
15 MR. GUSTAFSON: Please.  
16 MR. GAGNON: It really has just met its  
17 serviceable life, is the bottom line. So similar to a  
18 vehicle where repairs start outweighing the value of  
19 the vehicle itself, we're running into a similar  
20 situation where there's some minor repairs, renovations  
21 that are taking place, and it's getting to a point  
22 where the facility is just outdated.  
23 It doesn't really have some of the elements  
24 that newer Fire Stations would have, you know, based on  
25 technological advancement. You know, if you could

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1 think of gender roles back 40 years ago versus now,  
2 there's just been a lot of advances in the fire field.  
3 And what the new building will do is really bring us up  
4 to, you know, current standards that are not being met  
5 by this facility.  
6 MR. GUSTAFSON: Is the City also looking at  
7 putting new equipment in there? I don't know if that's  
8 really our place, but I'm just wondering if the new  
9 building will be able to accommodate new equipment in  
10 the future. Correct?  
11 MR. GAGNON: Equipment as far as vehicles  
12 or --  
13 MR. GUSTAFSON: Fire trucks, ambulances,  
14 everything. Everything that this building will be able  
15 to provide will be up to the latest technology for  
16 whatever --  
17 MR. GAGNON: Yes, so the Fire Department and  
18 Public Works Department has a different retention  
19 schedule for any sort of fire apparatus or vehicles.  
20 So that schedule will be maintained. But this facility  
21 is designed to house any needed equipment that we can  
22 foresee in the near future.  
23 MR. GUSTAFSON: And therefore, egress and  
24 ingress would be accommodated for that --  
25 MR. GAGNON: Absolutely.

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1 MR. GUSTAFSON: -- future growth.  
2 MR. GAGNON: Yes.  
3 MR. GUSTAFSON: Thank you.  
4 CHAIR McCOY: Mr. Gagnon, am I correct, I  
5 believe there are living quarters within these Fire  
6 Stations?  
7 MR. GAGNON: I believe you're correct, yes.  
8 CHAIR McCOY: Do we know how many, or you  
9 know, I don't know how it works. Is it a bed or is it  
10 rooms or --  
11 MS. HARPER: We have the architect to answer  
12 that.  
13 MR. AYALA: Good evening, members of the  
14 Board. Manuel Ayala, REG Architects. We're the  
15 architects for the applicant.  
16 Yes, the Fire Station is going to house  
17 approximately seven, let's just call them regular  
18 quarters, which are really just bunk rooms, and then  
19 two larger quarters for officers, for a total of nine  
20 crew members.  
21 Most of these Fire Stations carry an average  
22 of seven to nine crew members in three shifts. So the  
23 bunks are just for the firemen to have a place to kind  
24 of lay down and sleep and spend the time, although most  
25 of the time it's, you know, they're doing their active

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1 duty, they're training, they're going through their  
2 exercise routines and maintaining the firehouse itself.  
3 These are smaller nine by seven sort of bunk  
4 beds for them. It's, you know, they would stay there  
5 overnight in case of emergencies, obviously, storm  
6 events and when they're changing shifts. Yes, the Fire  
7 Station is designed to house up to nine crew members  
8 for any given shift.  
9 CHAIR McCOY: Thank you.  
10 Any other members, questions of the  
11 presentation? Hearing none, letter A, is there a  
12 motion of approval on this item?  
13 MR. GALLON: So moved.  
14 CHAIR McCOY: There's been a motion. Second?  
15 MR. BROWN: Second.  
16 CHAIR McCOY: It's been moved and seconded.  
17 Ms. Davidson.  
18 MS. DAVIDSON: James Gallon.  
19 MR. GALLON: Yes.  
20 MS. DAVIDSON: Jon Gustafson.  
21 MR. GUSTAFSON: Yes.  
22 MS. DAVIDSON: Anthony Brown.  
23 MR. BROWN: Yes.  
24 MS. DAVIDSON: Tradrick McCoy.  
25 CHAIR McCOY: Yes.

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1 MS. DAVIDSON: Unanimous vote.  
2 CHAIR McCOY: Letter B, do we have a  
3 different presentation on the abandonment, or is it --  
4 MR. GAGNON: It was a concurrent  
5 presentation, so that was covered in the previous item.  
6 However, prior to any Board action, I'd like to read  
7 the title block into the record. If there's any  
8 elements that the Board wishes to revisit, then we can  
9 do so at this time.  
10 CHAIR McCOY: Thank you.  
11 MR. GAGNON: So letter B is an ordinance of  
12 the City Council of the City of Riviera Beach, Palm  
13 Beach County, Florida, abandoning the undeveloped  
14 right-of-way known as Perry Avenue, a 40 foot wide  
15 strip of land, being a portion of corrected plat of the  
16 third acre Home Park addition to Kelsey City, as  
17 recorded in plat book 15, page 17 of the public records  
18 of Palm Beach County, Florida, and lying in section 29,  
19 township 42 south, range 43 east, containing  
20 approximately 18,905 square feet or .434 acre, adjacent  
21 to and surrounded by the real property addressed as  
22 1621 West Blue Heron Boulevard, parcel control number  
23 56-43-42-29-04-007-0181, providing conditions,  
24 providing for severability and conflicts, and providing  
25 for an effective date.

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1 CHAIR McCOY: Thank you, Mr. Gagnon.  
2 Members, is there a motion on the abandonment  
3 of Perry Avenue?  
4 MR. GALLON: So moved, with the correction of  
5 the Perry Road versus Perry Street.  
6 CHAIR McCOY: There's been a motion. Is  
7 there a second?  
8 MR. BROWN: Second.  
9 CHAIR McCOY: There's a motion by Mr. Gallon,  
10 and there was a second by Mr. Brown.  
11 Ms. Davidson, roll call.  
12 MS. DAVIDSON: James Gallon.  
13 MR. GALLON: Yes.  
14 MS. DAVIDSON: Jon Gustafson.  
15 MR. GUSTAFSON: Yes.  
16 MS. DAVIDSON: Anthony Brown.  
17 MR. BROWN: Yes.  
18 MS. DAVIDSON: Tradrick McCoy.  
19 CHAIR McCOY: Yes.  
20 MS. DAVIDSON: Unanimous vote.  
21 CHAIR McCOY: Thank you, members.  
22 We have no workshop items. Number X, general  
23 discussion. I don't believe we have any public  
24 comments. Any correspondence?  
25 MR. GAGNON: No, sir.

<p style="text-align: right;">Page 29</p> <p>1 CHAIR McCOY: Members, any comments, general 2 Planning and Zoning Board comments? 3 MR. GUSTAFSON: Chairman. 4 CHAIR McCOY: You're recognized, 5 Mr. Gustafson. 6 MR. GUSTAFSON: I just want to apologize to 7 everyone for my tardiness this evening. And I 8 apologize. It was my mistake. I must have missed 9 something in my e-mail. I'm sorry again. 10 CHAIR McCOY: Thank you. 11 Any other members? 12 MR. GALLON: Yes. 13 CHAIR McCOY: You're recognized. 14 MR. GALLON: I would like to thank Mr. Gagnon 15 for the recommendation that I made about the different 16 departments and how they respond to their comments and 17 everything. I notice that it's done professionally 18 instead of in the e-mails. Thank you. 19 CHAIR McCOY: Thank you, Mr. Gallon. 20 I have nothing. 21 Mr. Brown, anything? 22 MR. BROWN: No, Mr. Chairman. 23 CHAIR McCOY: Mr. Gagnon, any updates or 24 upcoming projects? 25 MR. GAGNON: Yes, I'd say in response to</p>	<p style="text-align: right;">Page 31</p> <p>1 CERTIFICATE 2 3 4 THE STATE OF FLORIDA ) 5 ) 6 COUNTY OF PALM BEACH ) 7 8 I, Susan S. Kruger, do hereby certify that 9 I was authorized to and did report the foregoing 10 proceedings at the time and place herein stated, and 11 that the foregoing pages comprise a true and correct 12 transcription of my stenotype notes taken during the 13 proceedings. 14 IN WITNESS WHEREOF, I have hereunto set my 15 hand this 28th day of January, 2019. 16 17 18 19 20 21 22 23 24 25  <hr style="width: 20%; margin-left: auto; margin-right: 0;"/><p style="text-align: right;">Susan S. Kruger</p></p>
<p style="text-align: right;">Page 30</p> <p>1 Mr. Gallon's compliment, I'll have to give the credit 2 to Ms. Harper, who's been the project manager for this 3 one, so I definitely thank her for that. 4 The only updates I have are anticipated 5 Planning and Zoning Board meetings on February 14th; 6 then the next anticipated meeting would be February 7 28th. 8 CHAIR McCOY: Thank you. 9 Anything else for the good of the order? 10 Hearing none, we stand adjourned. 11 (Whereupon, at 7:43 p.m., the proceedings 12 were concluded.) 13 14 15 16 17 18 19 20 21 22 23 24 25</p>	