	Page 1		Page 3
	CITY OF RIVIERA BEACH	1	MS. DAVIDSON: Rena Burgess.
	PLANNING AND ZONING BOARD	2	CHAIR BURGESS: Present.
		3	MS. DAVIDSON: You have a quorum.
		4	CHAIR BURGESS: Thank you.
		5	Item III, acknowledgment of Board member
		6	absence notification.
		7	MR. GAGNON: Thank you, Madam Chair.
	Thomas Marc 0, 2010	8	Jeff Gagnon, Acting Director of Development
	Thursday, May 9, 2019	9	Services.
	Council Chambers	10	Tonight we did, unfortunately, hear from
	600 West Blue Heron Boulevard Riviera Beach, Florida	11	Mr. Gustafson. He had a death in the family, so he
	Riviera Beach, Florida	12	won't be joining us tonight.
	6:34 p.m 7:21 p.m.	13	Additionally, we received word from
		14	Mr. Jackson that he actually submitted a resignation
		15	notice this afternoon, so we want to thank him for his
		16	time volunteering on the Board, and we know that he'll
		17	continue being involved in the community.
	IN ATTENDANCE:	18	I think everyone else is present. And
	Dana Burgasa Chair	19	everyone is a permanent Board member, so don't have to
	Rena Burgess, Chair Anthony Brown, Board Member	20	give any voting rights, so
	James Gallon, Board Member	21	CHAIR BURGESS: All right, thank you.
	Edward Kunuty, Board Member Margaret Shepherd, Board Member	22	Item IV, additions and deletions to the
	Jeff Gagnon, Acting Director of	23	agenda.
	Development Services	24	MR. GAGNON: Thank you, Madam Chair.
	Lina F. Busby, Assistant City Attorney Simone Davidson, Staff Assistant	25	I did want to make note of the May 6th memo
	Page 2		Page 4
1	BE IT REMEMBERED that the following Planning	1	that should be in the back of your binder. There's a
2	and Zoning Board meeting was had at Riviera Beach City	2	cover memo dated May 6th, and within that there were
3	Hall Council Chambers, 600 West Blue Heron Boulevard,	3	
4			City comments from April 12th, as well as an applicant
	Riviera Beach, Florida, on Thursday, May 9, 2019,	4	City comments from April 12th, as well as an applicant response from April 15th. Those were inadvertently
5	Riviera Beach, Florida, on Thursday, May 9, 2019, beginning at 6:34 p.m., with attendees as hereinabove	l .	response from April 15th. Those were inadvertently
	beginning at 6:34 p.m., with attendees as hereinabove	4	
5		4 5	response from April 15th. Those were inadvertently omitted from the original packet, so I wanted to make sure those were included. But that was kind of the
5 6	beginning at 6:34 p.m., with attendees as hereinabove noted, to wit:	4 5 6	response from April 15th. Those were inadvertently omitted from the original packet, so I wanted to make sure those were included. But that was kind of the discussion between staff and our consulting plat
5 6 7	beginning at 6:34 p.m., with attendees as hereinabove noted, to wit: CHAIR BURGESS: Good evening. The time is	4 5 6 7	response from April 15th. Those were inadvertently omitted from the original packet, so I wanted to make sure those were included. But that was kind of the
5 6 7 8	beginning at 6:34 p.m., with attendees as hereinabove noted, to wit:	4 5 6 7 8	response from April 15th. Those were inadvertently omitted from the original packet, so I wanted to make sure those were included. But that was kind of the discussion between staff and our consulting plat reviewer and the applicant as far as finalizing
5 6 7 8 9	beginning at 6:34 p.m., with attendees as hereinabove noted, to wit: CHAIR BURGESS: Good evening. The time is now 6:34 p.m. We'll go ahead and start the Thursday,	4 5 6 7 8 9	response from April 15th. Those were inadvertently omitted from the original packet, so I wanted to make sure those were included. But that was kind of the discussion between staff and our consulting plat reviewer and the applicant as far as finalizing comments.
5 6 7 8 9	beginning at 6:34 p.m., with attendees as hereinabove noted, to wit: CHAIR BURGESS: Good evening. The time is now 6:34 p.m. We'll go ahead and start the Thursday, May 9, 2019 Planning and Zoning Board meeting with a	4 5 6 7 8 9	response from April 15th. Those were inadvertently omitted from the original packet, so I wanted to make sure those were included. But that was kind of the discussion between staff and our consulting plat reviewer and the applicant as far as finalizing comments. Additionally, there were some minor
5 6 7 8 9 10 11	beginning at 6:34 p.m., with attendees as hereinabove noted, to wit: CHAIR BURGESS: Good evening. The time is now 6:34 p.m. We'll go ahead and start the Thursday, May 9, 2019 Planning and Zoning Board meeting with a moment of silence, followed by the Pledge of	4 5 6 7 8 9 10 11	response from April 15th. Those were inadvertently omitted from the original packet, so I wanted to make sure those were included. But that was kind of the discussion between staff and our consulting plat reviewer and the applicant as far as finalizing comments. Additionally, there were some minor amendments that were made to both the northern plat and
5 6 7 8 9 10 11	beginning at 6:34 p.m., with attendees as hereinabove noted, to wit: CHAIR BURGESS: Good evening. The time is now 6:34 p.m. We'll go ahead and start the Thursday, May 9, 2019 Planning and Zoning Board meeting with a moment of silence, followed by the Pledge of Allegiance.	4 5 6 7 8 9 10 11	response from April 15th. Those were inadvertently omitted from the original packet, so I wanted to make sure those were included. But that was kind of the discussion between staff and our consulting plat reviewer and the applicant as far as finalizing comments. Additionally, there were some minor amendments that were made to both the northern plat and the southern plat, and those are provided in that
5 6 7 8 9 10 11 12	beginning at 6:34 p.m., with attendees as hereinabove noted, to wit: CHAIR BURGESS: Good evening. The time is now 6:34 p.m. We'll go ahead and start the Thursday, May 9, 2019 Planning and Zoning Board meeting with a moment of silence, followed by the Pledge of Allegiance. (Moment of silence observed. Pledge of	4 5 6 7 8 9 10 11 12	response from April 15th. Those were inadvertently omitted from the original packet, so I wanted to make sure those were included. But that was kind of the discussion between staff and our consulting plat reviewer and the applicant as far as finalizing comments. Additionally, there were some minor amendments that were made to both the northern plat and the southern plat, and those are provided in that supplemental packet that was provided to the Board. So
5 6 7 8 9 10 11 12 13	beginning at 6:34 p.m., with attendees as hereinabove noted, to wit: CHAIR BURGESS: Good evening. The time is now 6:34 p.m. We'll go ahead and start the Thursday, May 9, 2019 Planning and Zoning Board meeting with a moment of silence, followed by the Pledge of Allegiance. (Moment of silence observed. Pledge of Allegiance recited.)	4 5 6 7 8 9 10 11 12 13	response from April 15th. Those were inadvertently omitted from the original packet, so I wanted to make sure those were included. But that was kind of the discussion between staff and our consulting plat reviewer and the applicant as far as finalizing comments. Additionally, there were some minor amendments that were made to both the northern plat and the southern plat, and those are provided in that supplemental packet that was provided to the Board. So those would supersede the documents within the original packet that was distributed. CHAIR BURGESS: Okay, thank you.
5 6 7 8 9 10 11 12 13 14	beginning at 6:34 p.m., with attendees as hereinabove noted, to wit: CHAIR BURGESS: Good evening. The time is now 6:34 p.m. We'll go ahead and start the Thursday, May 9, 2019 Planning and Zoning Board meeting with a moment of silence, followed by the Pledge of Allegiance. (Moment of silence observed. Pledge of Allegiance recited.) CHAIR BURGESS: Roll call.	4 5 6 7 8 9 10 11 12 13 14 15	response from April 15th. Those were inadvertently omitted from the original packet, so I wanted to make sure those were included. But that was kind of the discussion between staff and our consulting plat reviewer and the applicant as far as finalizing comments. Additionally, there were some minor amendments that were made to both the northern plat and the southern plat, and those are provided in that supplemental packet that was provided to the Board. So those would supersede the documents within the original packet that was distributed.
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5 6 7 8 9 10 11 12 13 14 15 16	beginning at 6:34 p.m., with attendees as hereinabove noted, to wit: CHAIR BURGESS: Good evening. The time is now 6:34 p.m. We'll go ahead and start the Thursday, May 9, 2019 Planning and Zoning Board meeting with a moment of silence, followed by the Pledge of Allegiance. (Moment of silence observed. Pledge of Allegiance recited.) CHAIR BURGESS: Roll call. MS. DAVIDSON: Anthony Brown. MR. BROWN: Present.	4 5 6 7 8 9 10 11 12 13 14 15 16 17	response from April 15th. Those were inadvertently omitted from the original packet, so I wanted to make sure those were included. But that was kind of the discussion between staff and our consulting plat reviewer and the applicant as far as finalizing comments. Additionally, there were some minor amendments that were made to both the northern plat and the southern plat, and those are provided in that supplemental packet that was provided to the Board. So those would supersede the documents within the original packet that was distributed. CHAIR BURGESS: Okay, thank you. Item V, disclosure by Board members and
5 6 7 8 9 10 11 12 13 14 15 16 17	beginning at 6:34 p.m., with attendees as hereinabove noted, to wit: CHAIR BURGESS: Good evening. The time is now 6:34 p.m. We'll go ahead and start the Thursday, May 9, 2019 Planning and Zoning Board meeting with a moment of silence, followed by the Pledge of Allegiance. (Moment of silence observed. Pledge of Allegiance recited.) CHAIR BURGESS: Roll call. MS. DAVIDSON: Anthony Brown. MR. BROWN: Present. MS. DAVIDSON: Margaret Shepherd.	4 5 6 7 8 9 10 11 12 13 14 15 16 17 18	response from April 15th. Those were inadvertently omitted from the original packet, so I wanted to make sure those were included. But that was kind of the discussion between staff and our consulting plat reviewer and the applicant as far as finalizing comments. Additionally, there were some minor amendments that were made to both the northern plat and the southern plat, and those are provided in that supplemental packet that was provided to the Board. So those would supersede the documents within the original packet that was distributed. CHAIR BURGESS: Okay, thank you. Item V, disclosure by Board members and adoption of the agenda. Are there any disclosures?
5 6 7 8 9 10 11 12 13 14 15 16 17 18	beginning at 6:34 p.m., with attendees as hereinabove noted, to wit: CHAIR BURGESS: Good evening. The time is now 6:34 p.m. We'll go ahead and start the Thursday, May 9, 2019 Planning and Zoning Board meeting with a moment of silence, followed by the Pledge of Allegiance. (Moment of silence observed. Pledge of Allegiance recited.) CHAIR BURGESS: Roll call. MS. DAVIDSON: Anthony Brown. MR. BROWN: Present. MS. DAVIDSON: Margaret Shepherd. MS. SHEPHERD: Here.	4 5 6 7 8 9 10 11 12 13 14 15 16 17 18	response from April 15th. Those were inadvertently omitted from the original packet, so I wanted to make sure those were included. But that was kind of the discussion between staff and our consulting plat reviewer and the applicant as far as finalizing comments. Additionally, there were some minor amendments that were made to both the northern plat and the southern plat, and those are provided in that supplemental packet that was provided to the Board. So those would supersede the documents within the original packet that was distributed. CHAIR BURGESS: Okay, thank you. Item V, disclosure by Board members and adoption of the agenda. Are there any disclosures? Seeing none, do we have a motion to adopt the agenda?
5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20	beginning at 6:34 p.m., with attendees as hereinabove noted, to wit: CHAIR BURGESS: Good evening. The time is now 6:34 p.m. We'll go ahead and start the Thursday, May 9, 2019 Planning and Zoning Board meeting with a moment of silence, followed by the Pledge of Allegiance. (Moment of silence observed. Pledge of Allegiance recited.) CHAIR BURGESS: Roll call. MS. DAVIDSON: Anthony Brown. MR. BROWN: Present. MS. DAVIDSON: Margaret Shepherd. MS. SHEPHERD: Here. MS. DAVIDSON: Edward Kunuty.	4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20	response from April 15th. Those were inadvertently omitted from the original packet, so I wanted to make sure those were included. But that was kind of the discussion between staff and our consulting plat reviewer and the applicant as far as finalizing comments. Additionally, there were some minor amendments that were made to both the northern plat and the southern plat, and those are provided in that supplemental packet that was provided to the Board. So those would supersede the documents within the original packet that was distributed. CHAIR BURGESS: Okay, thank you. Item V, disclosure by Board members and adoption of the agenda. Are there any disclosures? Seeing none, do we have a motion to adopt the agenda? MR. GALLON: So moved.
5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21	beginning at 6:34 p.m., with attendees as hereinabove noted, to wit: CHAIR BURGESS: Good evening. The time is now 6:34 p.m. We'll go ahead and start the Thursday, May 9, 2019 Planning and Zoning Board meeting with a moment of silence, followed by the Pledge of Allegiance. (Moment of silence observed. Pledge of Allegiance recited.) CHAIR BURGESS: Roll call. MS. DAVIDSON: Anthony Brown. MR. BROWN: Present. MS. DAVIDSON: Margaret Shepherd. MS. SHEPHERD: Here. MS. DAVIDSON: Edward Kunuty. MR. KUNUTY: Here.	4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21	response from April 15th. Those were inadvertently omitted from the original packet, so I wanted to make sure those were included. But that was kind of the discussion between staff and our consulting plat reviewer and the applicant as far as finalizing comments. Additionally, there were some minor amendments that were made to both the northern plat and the southern plat, and those are provided in that supplemental packet that was provided to the Board. So those would supersede the documents within the original packet that was distributed. CHAIR BURGESS: Okay, thank you. Item V, disclosure by Board members and adoption of the agenda. Are there any disclosures? Seeing none, do we have a motion to adopt the agenda? MR. GALLON: So moved. MR. KUNUTY: Second.
5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22	beginning at 6:34 p.m., with attendees as hereinabove noted, to wit: CHAIR BURGESS: Good evening. The time is now 6:34 p.m. We'll go ahead and start the Thursday, May 9, 2019 Planning and Zoning Board meeting with a moment of silence, followed by the Pledge of Allegiance. (Moment of silence observed. Pledge of Allegiance recited.) CHAIR BURGESS: Roll call. MS. DAVIDSON: Anthony Brown. MR. BROWN: Present. MS. DAVIDSON: Margaret Shepherd. MS. SHEPHERD: Here. MS. DAVIDSON: Edward Kunuty. MR. KUNUTY: Here. MS. DAVIDSON: James Gallon.	4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22	response from April 15th. Those were inadvertently omitted from the original packet, so I wanted to make sure those were included. But that was kind of the discussion between staff and our consulting plat reviewer and the applicant as far as finalizing comments. Additionally, there were some minor amendments that were made to both the northern plat and the southern plat, and those are provided in that supplemental packet that was provided to the Board. So those would supersede the documents within the original packet that was distributed. CHAIR BURGESS: Okay, thank you. Item V, disclosure by Board members and adoption of the agenda. Are there any disclosures? Seeing none, do we have a motion to adopt the agenda? MR. GALLON: So moved. MR. KUNUTY: Second. CHAIR BURGESS: Roll call.

1 (Pages 1 to 4)

	Page 5		Page 7
1	MS. SHEPHERD: Here I mean yes. I'm	1	DeVeaux, our senior planner, to provide a presentation
2	sorry.	2	for the Board and public.
3	MS. DAVIDSON: Edward Kunuty.	3	Ms. DeVeaux. And I'll get out of your way.
4	MR. KUNUTY: Yes.	4	MS. DeVEAUX: Thank you, Mr. Gagnon.
5	MS. DAVIDSON: James Gallon.	5	Good evening, Planning and Zoning Board
6	MR. GALLON: Yes.	6	members. Ann DeVeaux, Development Services, for the
7	MS. DAVIDSON: Rena Burgess.	7	record.
8	CHAIR BURGESS: Yes.	8	To briefly summarize, the plat application
9	MS. DAVIDSON: Unanimous vote.	9	before you is a request on behalf of Florida Power &
10	CHAIR BURGESS: All right, item VI, approval	10	Light. The project name is Florida Power & Light, Port
11	of minutes from the April 11th, 2019 meeting. Is there	11	West Physical Distribution Center Plat.
12	a motion?	12	The request is to approve two final plats,
13	MR. GALLON: So moved.	13	north and south, for the Florida Power & Light Port
14	MR. KUNUTY: Second.	14	West site to consolidate the six parcels owned by
15	CHAIR BURGESS: Roll call.	15	Florida Power & Light that support the existing
16	MS. DAVIDSON: Anthony Brown.	16	Physical Distribution Center facilities. This plat
17	MR. BROWN: Yes.	17	application is required to comply with the condition of
18	MS. DAVIDSON: Margaret Shepherd.	18	approval contained in Resolution Number 141 approving
19	MS. SHEPHERD: Yes.	19	the major site plan review application to create a
20	MS. DAVIDSON: Edward Kunuty.	20	master plan of record for the six parcels.
21	MR. KUNUTY: Yes.	21	This is the location of the subject property.
22	MS. DAVIDSON: James Gallon.	22	It's approximately .12 miles east of the intersection
23	MR. GALLON: Yes.	23 24	of Military Trail and Port West Boulevard.
24 25	MS. DAVIDSON: Rena Burgess. CHAIR BURGESS: Yes.	25	An aerial view depicts A, B and C as plat north, and parcels D, E and F as plat south. The
23	CHAIR BURGESS. Tes.	25	norui, and parceis D, E and F as plat south. The
	Page 6		Page 8
1		1	
1 2	Page 6 MS. DAVIDSON: Unanimous vote. CHAIR BURGESS: Item VII, unfinished	1 2	zoning district for parcels A, B and C is general
	MS. DAVIDSON: Unanimous vote.		zoning district for parcels A, B and C is general industrial, IND, and parcels D, E and F is utilities.
2	MS. DAVIDSON: Unanimous vote. CHAIR BURGESS: Item VII, unfinished	2	zoning district for parcels A, B and C is general
2	MS. DAVIDSON: Unanimous vote. CHAIR BURGESS: Item VII, unfinished business. There is none. On to item VIII, new	2 3	zoning district for parcels A, B and C is general industrial, IND, and parcels D, E and F is utilities. The zoning designation is consistent with the future
2 3 4	MS. DAVIDSON: Unanimous vote. CHAIR BURGESS: Item VII, unfinished business. There is none. On to item VIII, new business.	2 3 4	zoning district for parcels A, B and C is general industrial, IND, and parcels D, E and F is utilities. The zoning designation is consistent with the future land use designation.
2 3 4 5	MS. DAVIDSON: Unanimous vote. CHAIR BURGESS: Item VII, unfinished business. There is none. On to item VIII, new business. MR. GAGNON: Thank you, Madam Chair. We have one item under new business, which is letter A: A resolution of the City Council of the City	2 3 4 5	zoning district for parcels A, B and C is general industrial, IND, and parcels D, E and F is utilities. The zoning designation is consistent with the future land use designation. Now, to the north you have the general
2 3 4 5 6	MS. DAVIDSON: Unanimous vote. CHAIR BURGESS: Item VII, unfinished business. There is none. On to item VIII, new business. MR. GAGNON: Thank you, Madam Chair. We have one item under new business, which is letter A: A resolution of the City Council of the City of Riviera Beach, Palm Beach County, Florida, approving	2 3 4 5 6	zoning district for parcels A, B and C is general industrial, IND, and parcels D, E and F is utilities. The zoning designation is consistent with the future land use designation. Now, to the north you have the general industrial zoning district. A recreational vehicle park is there. To the south you have the general industrial zoning district as well. The Florida Power
2 3 4 5 6 7 8	MS. DAVIDSON: Unanimous vote. CHAIR BURGESS: Item VII, unfinished business. There is none. On to item VIII, new business. MR. GAGNON: Thank you, Madam Chair. We have one item under new business, which is letter A: A resolution of the City Council of the City of Riviera Beach, Palm Beach County, Florida, approving the plat application PA-19-01 for Florida Power &	2 3 4 5 6 7 8	zoning district for parcels A, B and C is general industrial, IND, and parcels D, E and F is utilities. The zoning designation is consistent with the future land use designation. Now, to the north you have the general industrial zoning district. A recreational vehicle park is there. To the south you have the general industrial zoning district as well. The Florida Power & Light offices are there. To the east, also zoned
2 3 4 5 6 7 8 9	MS. DAVIDSON: Unanimous vote. CHAIR BURGESS: Item VII, unfinished business. There is none. On to item VIII, new business. MR. GAGNON: Thank you, Madam Chair. We have one item under new business, which is letter A: A resolution of the City Council of the City of Riviera Beach, Palm Beach County, Florida, approving the plat application PA-19-01 for Florida Power & Light, FPL, totaling approximately 88.68 acres, located	2 3 4 5 6 7 8 9	zoning district for parcels A, B and C is general industrial, IND, and parcels D, E and F is utilities. The zoning designation is consistent with the future land use designation. Now, to the north you have the general industrial zoning district. A recreational vehicle park is there. To the south you have the general industrial zoning district as well. The Florida Power & Light offices are there. To the east, also zoned general industrial, the Florida Power & Light power
2 3 4 5 6 7 8 9 10	MS. DAVIDSON: Unanimous vote. CHAIR BURGESS: Item VII, unfinished business. There is none. On to item VIII, new business. MR. GAGNON: Thank you, Madam Chair. We have one item under new business, which is letter A: A resolution of the City Council of the City of Riviera Beach, Palm Beach County, Florida, approving the plat application PA-19-01 for Florida Power & Light, FPL, totaling approximately 88.68 acres, located at 2460 Port West Boulevard, associated with parcel	2 3 4 5 6 7 8 9 10	zoning district for parcels A, B and C is general industrial, IND, and parcels D, E and F is utilities. The zoning designation is consistent with the future land use designation. Now, to the north you have the general industrial zoning district. A recreational vehicle park is there. To the south you have the general industrial zoning district as well. The Florida Power & Light offices are there. To the east, also zoned general industrial, the Florida Power & Light power plant and Interstate I-95 is there. And to the west is
2 3 4 5 6 7 8 9 10 11	MS. DAVIDSON: Unanimous vote. CHAIR BURGESS: Item VII, unfinished business. There is none. On to item VIII, new business. MR. GAGNON: Thank you, Madam Chair. We have one item under new business, which is letter A: A resolution of the City Council of the City of Riviera Beach, Palm Beach County, Florida, approving the plat application PA-19-01 for Florida Power & Light, FPL, totaling approximately 88.68 acres, located at 2460 Port West Boulevard, associated with parcel control number 56-42-42-36-33-000-0000, and providing	2 3 4 5 6 7 8 9 10 11	zoning district for parcels A, B and C is general industrial, IND, and parcels D, E and F is utilities. The zoning designation is consistent with the future land use designation. Now, to the north you have the general industrial zoning district. A recreational vehicle park is there. To the south you have the general industrial zoning district as well. The Florida Power & Light offices are there. To the east, also zoned general industrial, the Florida Power & Light power plant and Interstate I-95 is there. And to the west is also general industrial, and the Rapids Water Park and
2 3 4 5 6 7 8 9 10 11 12	MS. DAVIDSON: Unanimous vote. CHAIR BURGESS: Item VII, unfinished business. There is none. On to item VIII, new business. MR. GAGNON: Thank you, Madam Chair. We have one item under new business, which is letter A: A resolution of the City Council of the City of Riviera Beach, Palm Beach County, Florida, approving the plat application PA-19-01 for Florida Power & Light, FPL, totaling approximately 88.68 acres, located at 2460 Port West Boulevard, associated with parcel control number 56-42-42-36-33-000-0000, and providing for an effective date.	2 3 4 5 6 7 8 9 10 11 12	zoning district for parcels A, B and C is general industrial, IND, and parcels D, E and F is utilities. The zoning designation is consistent with the future land use designation. Now, to the north you have the general industrial zoning district. A recreational vehicle park is there. To the south you have the general industrial zoning district as well. The Florida Power & Light offices are there. To the east, also zoned general industrial, the Florida Power & Light power plant and Interstate I-95 is there. And to the west is also general industrial, and the Rapids Water Park and other industrial uses borders the west. The lot size
2 3 4 5 6 7 8 9 10 11 12 13	MS. DAVIDSON: Unanimous vote. CHAIR BURGESS: Item VII, unfinished business. There is none. On to item VIII, new business. MR. GAGNON: Thank you, Madam Chair. We have one item under new business, which is letter A: A resolution of the City Council of the City of Riviera Beach, Palm Beach County, Florida, approving the plat application PA-19-01 for Florida Power & Light, FPL, totaling approximately 88.68 acres, located at 2460 Port West Boulevard, associated with parcel control number 56-42-42-36-33-000-0000, and providing for an effective date. This is actually somewhat of a continuation	2 3 4 5 6 7 8 9 10 11 12 13	zoning district for parcels A, B and C is general industrial, IND, and parcels D, E and F is utilities. The zoning designation is consistent with the future land use designation. Now, to the north you have the general industrial zoning district. A recreational vehicle park is there. To the south you have the general industrial zoning district as well. The Florida Power & Light offices are there. To the east, also zoned general industrial, the Florida Power & Light power plant and Interstate I-95 is there. And to the west is also general industrial, and the Rapids Water Park and other industrial uses borders the west. The lot size is approximately 88.68 acres.
2 3 4 5 6 7 8 9 10 11 12 13 14 15	MS. DAVIDSON: Unanimous vote. CHAIR BURGESS: Item VII, unfinished business. There is none. On to item VIII, new business. MR. GAGNON: Thank you, Madam Chair. We have one item under new business, which is letter A: A resolution of the City Council of the City of Riviera Beach, Palm Beach County, Florida, approving the plat application PA-19-01 for Florida Power & Light, FPL, totaling approximately 88.68 acres, located at 2460 Port West Boulevard, associated with parcel control number 56-42-42-36-33-000-0000, and providing for an effective date. This is actually somewhat of a continuation from the previous site plan that was provided to the	2 3 4 5 6 7 8 9 10 11 12 13 14	zoning district for parcels A, B and C is general industrial, IND, and parcels D, E and F is utilities. The zoning designation is consistent with the future land use designation. Now, to the north you have the general industrial zoning district. A recreational vehicle park is there. To the south you have the general industrial zoning district as well. The Florida Power & Light offices are there. To the east, also zoned general industrial, the Florida Power & Light power plant and Interstate I-95 is there. And to the west is also general industrial, and the Rapids Water Park and other industrial uses borders the west. The lot size is approximately 88.68 acres. The north plat consists of parcels A, B and
2 3 4 5 6 7 8 9 10 11 12 13 14 15 16	MS. DAVIDSON: Unanimous vote. CHAIR BURGESS: Item VII, unfinished business. There is none. On to item VIII, new business. MR. GAGNON: Thank you, Madam Chair. We have one item under new business, which is letter A: A resolution of the City Council of the City of Riviera Beach, Palm Beach County, Florida, approving the plat application PA-19-01 for Florida Power & Light, FPL, totaling approximately 88.68 acres, located at 2460 Port West Boulevard, associated with parcel control number 56-42-42-36-33-000-0000, and providing for an effective date. This is actually somewhat of a continuation from the previous site plan that was provided to the Board in regards to the site, I believe previously	2 3 4 5 6 7 8 9 10 11 12 13 14 15	zoning district for parcels A, B and C is general industrial, IND, and parcels D, E and F is utilities. The zoning designation is consistent with the future land use designation. Now, to the north you have the general industrial zoning district. A recreational vehicle park is there. To the south you have the general industrial zoning district as well. The Florida Power & Light offices are there. To the east, also zoned general industrial, the Florida Power & Light power plant and Interstate I-95 is there. And to the west is also general industrial, and the Rapids Water Park and other industrial uses borders the west. The lot size is approximately 88.68 acres. The north plat consists of parcels A, B and C, and it is comprised of five pages. And the south
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2 (Pages 5 to 8)

			
	Page 9		Page 11
1	plats.	1	cloudy. I think it was about trucks or something you
2	Staff is recommending approval of the plat	2	were building there. Kind of explain that again.
3	application PA 19-01 from FP&L imposed by Resolution	3	MS. WALTER: Okay, sure. Let me pull up my
4	Number 141 as a condition of approval to create a	4	aerial.
5	master plan of record and unify the parcels.	5	(Discussion held off the record.)
6	That concludes my presentation. If the Board	6	MS. WALTER: With all due respect to Board
7	has any questions, I'll be happy to address those.	7	Member Brown, plats are not good color renderings.
8	CHAIR BURGESS: Does the Board have any	8	Thank you, that's perfect. Great, thank you.
9	questions of staff? Seeing that there are no	9	Yes, this project has been a three step
10	questions, Jeff, is the applicant here?	10	process, this being the third step. But initially we
11	MR. GAGNON: Yes, ma'am. Ms. Walter is	11	came in for a site plan amendment for what is known as
12	present, representing the applicant, and if you have	12	parcel A. And that was to add a permanent building
13	any questions.	13	that was associated with the vehicle commissioning
14	CHAIR BURGESS: Okay.	14	that's part of the Physical Distribution Center,
15	MS. WALTER: Good evening, Madam Chair, Board	15	because at that time when we met with staff, it was
16	members. Collene Walter with Urban Design, Kilday	16	identified that there was not a complete record of the
17	Studios here on behalf of Florida Power & Light.	17	Physical Distribution Center on file in the City's
18	CHAIR BURGESS: Good evening.	18	records. As Ms. DeVeaux said, these facilities have
19	MS. WALTER: As Mr. Gagnon has indicated, and	19	been out there for over 30 years, and there just were
20	Ms. DeVeaux, this is essentially the last step in	20	not plans that showed what was there.
21	completing the overall master site plan for the sites.	21	So we did come forward and receive site plan
22	There was a condition of approval imposed by the City	22	approval for that. As a condition of that site plan
23	Council to plat the properties, and so we are bringing	23	approval, there was a requirement, or actually an
24	forth the two plats that are before you this evening.	24	agreement to bring in an overall site plan so that
25	I'd be happy to answer any questions that you	25	there would be a record of the existing facilities on
			Page 12
1	have. Thank you.	1	site. And so that, I believe, was brought to the
2	CHAIR BURGESS: Thank you.	2	Planning and Zoning Board last November and approved by
3	Let the record reflect that there have been	3	the City Council in December. And as part of that
4	no comment cards issued by the public. So we'll go	4	approval, the City Commission imposed the condition to
5	into Board comments, and I'll start with Mr. Brown.	5	plat. So this is the third step to complete that.
6	MR. BROWN: No comments.	6	But yes, your recollection of that very first
7	CHAIR BURGESS: Mr. Kunuty.	7	application up here was for an additional building.
8	MR. KUNUTY: I'm just curious. Is there a	8	That was the only improvement that was shown on the
9	timetable to complete the next phases?	9	overall master plan.
10	MS. WALTER: At this point in time there is	10	MS. SHEPHERD: Thank you. You kind of
11	no new development proposed. However, the condition of	11	cleared it up. One more question. Have you started
12	approval does require that the plats be recorded before	12	anything in that first particular building?
13	they come forward and seek any further development	13	MS. WALTER: Yes, I believe that it's under
14	approvals. So we're just essentially completing this	14	construction. Yes, the permits have been issued and
15	so that the properties will be in position to move	15	it's under construction.
16	forward with any future expansions that FPL may have.	16	MS. SHEPHERD: Okay, thank you.
17	MR. KUNUTY: Are there future expansion plans	17	CHAIR BURGESS: Thank you.
18	on that property?	18	Mr. Gallon.
19	MS. WALTER: Not at this point in time.	19	MR. GALLON: No questions.
20	MR. KUNUTY: Okay, no other questions.	20	CHAIR BURGESS: And I don't have any
21	CHAIR BURGESS: Thank you.	21	questions as well.
22	Ms. Shepherd.	22	MR. BROWN: Madam Chair.
23	MS. SHEPHERD: Yes. You mentioned the past,	23	CHAIR BURGESS: Yes, Mr. Brown.
24 25	I guess the past productions you are doing on that	24 25	MR. BROWN: I just have one. And there's a
∠5	property. Have you started? My mind is kind of	23	typographical error in the mortgagee's consent. State

3 (Pages 9 to 12)

of New Your, New Y-o-u-r. CHAIR BURGESS: Is that on the plans? MR, BROWN: On the front page of the plats, MR, BROWN: That's in the north plat? MR, BROWN: That's in the north plat? MR, BROWN: Yes, No, south plat, sorry, and the north plat also, MS, MALTER: Ido know the plats — I think the addendand no your agenda includes the revised plats that had the name of the new mayor revised for that. MR, GAGNON: Yes, you can see it, Your versus York. MR, BROWN: Your, Your. MR, BROWN: Solary, so if we have no further Board questions or comments, is there a motion? MR, BROWN: Second. MR, BROWN: Second. MR, BROWN: Second. MR, BROWN: Yes, Solary, so if we have no further Board questions or comments, is there a motion? MR, GAGNON: Yes, Wall and the second? MR, BROWN: Throw for the plat with the correction. MR, BROWN: Throw for the plat with the correction. MR, BROWN: Yes, Solary, so if we have no further Board questions or comments, is there a motion? MR, GAGNON: We would have a hard copy document of the plats. MR, BROWN: Yes, Solary, so if we have no further Board questions or comments, is there a motion? MR, BROWN: Throw for the plat with the correction. MR, BROWN: Yes, Solary, so if we have no further Board questions or comments, is there a motion? MR, GAGNON: Wall and the analysis of the plate of the control of the document. His plats a presentation to provide our research and findings to date, so we don't have a hard copy if you'd like one. MR, ShEPHERD: Ves. MS, DAVIDSON: Mangaret Shepherd. MS, DAVIDSON: Mangaret Shepherd. MR, SAULTY: Yes. MS, DAVIDSON: Mangaret Shepherd. MR, GAGNON: Yes, Madom Chair. Under workshop items. MR, DAVIDSON: Mangaret Shepherd. MR, GAGNON: Yes, Madom Chair. Under workshop items. MR, GAGNON: Rea Burgess. CHAIR BURGESS:				
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## MR. RAGNON: On the front page of the plats. ## MR. GAGNON: That's in the north plat? ## MR. BROWN: Yes. No, south plat, sorry, and the north plat also. ## MR. BROWN: Yes. No, south plat, sorry, and the north plat also. ## MR. WALTER: I do know the plats — I think the addendum to your agenda includes the revised plats that had the name of the new mayor revised for that. ## MR. GAGNON: Yes, you can see it, Your versus York. ## MR. BROWN: Your, Your. ## MR. BROWN: Tour, Your. ## MR. BROWN: I move for the plat with the correction. ## CHAIR BURGESS: Is there a second? ## MR. GALON: Second. ## CHAIR BURGESS: Is there a second? ## MR. GALON: Second. ## MR. BROWN: Yes. ## MR. BROW	2	CHAIR BURGESS: Is that on the plans?	2	
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8 the addendum to your agenda includes the revised plats that had the name of the new mayor revised for that. 9 that had the name of the new mayor revised for that. 10 MR. GAGNON: Yes, you can see it, Your versus 17 York. 11 MR. BROWN: Your, Your. 12 MR. BROWN: Your, Your. 13 MS. WALTER: Gotcha, yes. Thank you. 14 MS. DeVEAUX: Thank you. 15 CHAR BURGESS: Okay, so if we have no 16 further Board questions or comments, is there a motion? 16 further Board questions or comments, is there a motion? 17 MR. BROWN: I move for the plat with the correction. 19 CHAR BURGESS: Solicall. 20 MR. GALLON: Second. 21 CHAR BURGESS: Roll call. 22 MS. DAVIDSON: Anthony Brown. 23 MR. BROWN: Yes. 24 MS. DAVIDSON: Margaret Shepherd. 25 MS. DAVIDSON: Margaret Shepherd. 26 MR. GALLON: Yes. 27 MR. BAURGESS: Thank you. 28 MS. DAVIDSON: Edward Kunuty. 29 MR. GALLON: Yes. 30 MS. DAVIDSON: Jamses Gallon. 41 MR. GALLON: Yes. 42 MS. DAVIDSON: Edward Kunuty. 43 MS. DAVIDSON: Imanimous vote. 44 MR. GALLON: Yes. 45 MS. DAVIDSON: Danaimous vote. 46 CHAR BURGESS: You're welcome. Thank you. 47 MR. BURGESS: You're welcome. Thank you. 48 CHAR BURGESS: You're welcome. Thank you very much for your consideration. Good evening. 49 MR. GAGNON: Yes, Madam Chair. Under workshop items. 40 MR. GAGNON: Yes, Madam Chair. Under workshop items. 41 workshop items. 42 MR. GAGNON: Yes, Madam Chair. Under workshop items. 43 MS. DAVIDSON: Unanimous vote. 44 MR. GAGNON: Yes, Madam Chair. Under workshop items. 45 MS. DAVIDSON: Unanimous vote. 46 CHAR BURGESS: You're welcome. Thank you. 47 CHAR BURGESS: You're welcome. Thank you. 48 MR. GAGNON: Yes, Madam Chair. Under workshop items. 49 MS. MALTER: 10 MR. GAGNON: Okay, we'll get hard copies printed right now. 40 MR. GAGNON: Okay, we'll get hard copies printed right now. 41 MR. BOUNT: Yes. 41 MR. BOUNT: Yes. 42 MS. DAVIDSON: Jamses Gallon. 43 MS. DAVIDSON: Jamses Gallon. 44 MR. GAGNON: Okay, we'll get hard copies printed right now. 45 MR. GAGNON: Okay, we'll get hard copies printed right now. 46 MR. GAGNON: Okay, we'll get	5	MR. BROWN: Yes. No, south plat, sorry, and	5	
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MR. GAGNON: Yes, you can see it, Your versus	8	the addendum to your agenda includes the revised plats	8	DeVeaux, for the record, Development Services.
12 MR. BROWN: Your, Your. 13 MS. WALTER: Gotcha, yes. Thank you. 14 MS. DeVEAUX: Thank you. 15 CHAIR BURGESS: Okay, so if we have no further Board questions or comments, is there a motion? 16 further Board questions or comments, is there a motion? 17 MR. BROWN: I move for the plat with the correction. 18 CHAIR BURGESS: Is there a second? 19 CHAIR BURGESS: Is there a second? 20 MR. GALION: Second. 21 CHAIR BURGESS: Roll call. 22 MS. DAVIDSON: Anthony Brown. 23 MR. BROWN: Yes. 24 MS. DAVIDSON: Margaret Shepherd. 25 MS. DAVIDSON: Margaret Shepherd. 26 MS. SHEPHERD: I would like to read it. MR. GAGNON: Okay, we'll get hard copies printed right now. 27 MR. BROWN: Yes. 28 MS. DAVIDSON: Margaret Shepherd. 29 MS. DAVIDSON: Bedward Kunuty. 20 MS. DAVIDSON: James Gallon. 31 MS. DAVIDSON: James Gallon. 42 MR. GALION: Yes. 43 MS. DAVIDSON: James Gallon. 44 MR. GALION: Yes. 45 MS. DAVIDSON: Bedward Kunuty. 46 MR. GALION: Yes. 47 MS. DAVIDSON: James Gallon. 48 MR. GALION: Yes. 49 MS. DAVIDSON: James Gallon. 40 MR. GALION: Yes. 40 MR. GALION: Yes. 41 MR. GARON: Yes. 42 Tresearch into digital signs and being permitted in the residential zoning district. Just to summarize, let me read first the code definition of animated sign capable of displaying words, symbols, figures, numerals or images that can electronically or mechanically consideration. Good evening. 44 Workshop items. 45 MS. DAVIDSON: Yes Madam Chair. Under workshop items we have letter A, which is a discussion of proposed amendments to Chapter 28 of the Citys Code of Ordinances, entitled Signs, in order to provide for content neutral sign regulations as well as digital sign use associated with places of worship. 46 Workshop items we have letter to provide for content neutral sign regulations as well as digital sign use associated with digital sign use in did to do at this point in time— 40 again, this is just a workshop item, but what we want to do at this point in time— 41 workshop items we have letter to provide for content neutral sign regulations as well as digit	9	that had the name of the new mayor revised for that.	9	MS. SHEPHERD: Excuse me, Mr. Gagnon. I
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14 MS. DeVEAUX: Thank you. 15 CHAIR BURGESS: Okay, so if we have no 16 further Board questions or comments, is there a motion? 17 MR. BROWN: I move for the plat with the 28 correction. 29 MR. GALLON: Second. 20 MR. GALLON: Second. 21 CHAIR BURGESS: Is there a second? 21 CHAIR BURGESS: Rol call. 22 MS. DAVIDSON: Anthony Brown. 23 MR. BROWN: Yes. 23 MR. BROWN: Yes. 24 MS. DAVIDSON: Anthony Brown. 25 MS. SHEPHERD: Yes. 26 MS. SHEPHERD: I would like to read it. 27 MR. BROWN: Yes. 28 MS. DAVIDSON: Anthony Brown. 29 MS. DAVIDSON: Margaret Shepherd. 20 MS. SHEPHERD: Yes. 21 MS. DAVIDSON: Margaret Shepherd. 22 MS. DAVIDSON: Edward Kunuty. 23 MR. KUNUTY: Yes. 24 MS. DAVIDSON: Edward Kunuty. 25 MS. DAVIDSON: Edward Kunuty. 26 MR. KUNUTY: Yes. 27 MS. DAVIDSON: Rena Burgess. 28 CHAIR BURGESS: Yes. 38 MS. DAVIDSON: Rena Burgess. 49 MS. DAVIDSON: Hore workshop items. 40 MR. GAGION: Yes Madam Chair. Under workshop items we have letter A, which is a discussion of proposed amendments to Chapter 28 of the City's Code of Ordinances, entitled Signs, in order to provide for content neutral sign regulations as well as digital sign use to date, so we don't have a hard copy if you'd like one. MS. SHEPHERD: I would like to read it. MR. GAGION: Okay, we'll get hard copies printed right now. MS. HARPER: I can give her one. MR. HARPER: I can give her one. MR. GAGION: You have an extra one? MR. GAGION: You have an extra one? MR. GAGION: You have an extra one? CHAIR BURGESS: Thank you. A Carding to City Code of Circlinance, Section 18 19 2 10 10 10 10 10 10 10 10 10 10 10 10 10	12	MR. BROWN: Your, Your.	12	
15	13	MS. WALTER: Gotcha, yes. Thank you.	13	MS. SHEPHERD: Oh, it's not in
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17 copy of the document. But we can provide a hard copy if you'd like one. 18 if you'd like one. 19 CHAIR BURGESS: Is there a second? 20 MR. GALLON: Second. 21 CHAIR BURGESS: Roll call. 22 MS. DAVIDSON: Anthony Brown. 23 MR. BROWN: Yes. 24 MS. DAVIDSON: Margaret Shepherd. 25 MS. SHEPHERD: Yes. 26 MS. SHEPHERD: Yes. 27 MS. DAVIDSON: Bargaret Shepherd. 28 MS. DAVIDSON: Edward Kunuty. 29 MR. KUNUTY: Yes. 20 MR. GALLON: Second. 10 Tesearch into digital signs and being permitted in the residential zoning district. Just to summarize, let me residential zoning district. Just to summarize, let me residential zoning district. Just to summarize, let me read first the code definition for digital signs. 40 MR. GALLON: Yes. 41 MS. DAVIDSON: Bargaret Shepherd. 42 MS. DAVIDSON: Bargaret Shepherd. 43 MR. GALLON: Yes. 44 MR. GALLON: Yes. 45 MS. DAVIDSON: Rena Burgess. 46 CHAIR BURGESS: Totalk you. 47 MS. DAVIDSON: Unanimous vote. 48 CHAIR BURGESS: Totalk you. 49 MS. WALTER: Thank you very much for your consideration. Good evening. 40 CHAIR BURGESS: You're welcome. Thank you. 41 IEM IX, workshop items. 42 MS. DAVIDSON: Unanimous vote. 43 MR. GAGNON: Yes. 44 MS. DAVIDSON: Unanimous vote. 45 MS. DAVIDSON: Unanimous vote. 46 CHAIR BURGESS: Totalk you. 47 MS. DAVIDSON: Unanimous vote. 48 CHAIR BURGESS: You're welcome. Thank you. 49 IEM IX MARCHAIR BURGESS: You're welcome. Thank you. 40 IEM IX MARCHAIR BURGESS: You're welcome. Thank you. 41 IEM IX, workshop items. 42 IEM IX MR. GAGNON: You have an extra one? 43 CHAIR BURGESS: Hank you. 44 CHAIR BURGESS: Hank you. 55 MS. DAVIDSON: James dallon. 56 CHAIR BURGESS: Totalk you. 66 CHAIR BURGESS: Totalk you. 77 IEM IX MR. GALLON: Yes. 78 MS. DAVIDSON: Lemimous vote. 89 CHAIR BURGESS: Totalk you. 80 CHAIR BURGESS: Totalk you. 80 CHAIR BURGESS: Totalk you. 81 CHAIR BURGESS: Totalk you. 81 CHAIR BURGESS: Totalk you. 82 CHAIR BURGESS: Totalk you. 83 Total first the code definition for digital signs and provential to the fore the fore the fore	15		15	
commenting district. Just to business of CHAIR BURGESS: Tank you. 18	16	further Board questions or comments, is there a motion?	16	research and findings to date, so we don't have a hard
CHAIR BURGESS: Is there a second? MR. GALLON: Second. CHAIR BURGESS: Roll call. CHAIR BURGESS: Roll call. MR. GAGNON: Okay, we'll get hard copies printed right now. MR. HARPER: I can give her one. MR. HARPER: I can give her one. MR. HARPER: I can give her one. MR. GAGNON: You have an extra one? CHAIR BURGESS: Thank you, staff. MS. DAVIDSON: Edward Kunuty. MR. SHEPHERD: Yes. Page 14 MR. SHEPHERD: Yes. Page 14 MR. SHEPHERD: I can give her one. MR. HARPER: I can give her one. CHAIR BURGESS: Thank you, staff. MR. DEVEAUX: Okay, the presentation involves MR. DAVIDSON: Edward Kunuty. MR. SHEPHERD: Yes. Page 14 Page 16	17	MR. BROWN: I move for the plat with the	17	
MR. GALLON: Second. CHAIR BURGESS: Roll call. MS. DAVIDSON: Anthony Brown. MR. BROWN: Yes. MS. DAVIDSON: Margaret Shepherd. MS. DAVIDSON: Margaret Shepherd. MS. SHEPHERD: Yes. Page 14 MS. DAVIDSON: Edward Kunuty. MR. KUNUTY: Yes. MR. GALLON: Yes. MR. GALLON: Yes. MR. GAGNON: You have an extra one? CHAIR BURGESS: Thank you, staff. MS. DAVIDSON: Edward Kunuty. MR. KUNUTY: Yes. MR. GALLON: Yes. MR. GAGNON: You have an extra one? CHAIR BURGESS: Thank you, staff. MS. DAVIDSON: Edward Kunuty. MR. GALLON: Yes. MR. GALLON: Yes. MR. GAGLON: You have an extra one? CHAIR BURGESS: Thank you. MR. DAVIDSON: Ledward Kunuty. MR. GALLON: Yes. MR. GAGLON: Yes. MR. DAVIDSON: Ledward Kunuty. MR. GALLON: Yes. MR. GAGLON: Yes. MR. DAVIDSON: Ledward Kunuty. MR. GALLON: Yes. MR. GALLON: Yes. MR. GAGLON: Yes. MR. DAVIDSON: Ledward Kunuty. MR. GALLON: Yes. MR. GAGLON: Yes. MR. DAVIDSON: Ledward Kunuty. MR. GAGLON: Yes. MR. Cacroding to City Code Ordinance, Section or an eread first the code definition for digital sign wards. symbols, figures, numerals or capable of display mords, symbols, figures, numerals or capable of display mords, symbols, figures, numerals or capable of display in words, symbols, figures, numerals or capable of display in capable of display in words, symbols, figures, numerals or capable of display in capab	18	correction.	18	if you'd like one.
21 CHAIR BURGESS: Roll call. 22 MS. DAVIDSON: Anthony Brown. 23 MR. BROWN: Yes. 24 MS. DAVIDSON: Margaret Shepherd. 25 MS. SHEPHERD: Yes. 26 MS. DAVIDSON: Edward Kunuty. 27 MS. DAVIDSON: Edward Kunuty. 28 MS. DAVIDSON: Belward Kunuty. 29 MR. KUNUTY: Yes. 30 MS. DAVIDSON: James Gallon. 40 MR. GALLON: Yes. 41 MS. DAVIDSON: Brea Burgess. 42 MR. GALLON: Yes. 43 MS. DAVIDSON: Margaret Shepherd. 44 MR. GALLON: Yes. 45 MS. DAVIDSON: James Gallon. 46 MR. GALLON: Yes. 47 MS. DAVIDSON: Mena Burgess. 48 CHAIR BURGESS: Yes. 49 MS. DAVIDSON: Unanimous vote. 40 CHAIR BURGESS: Thank you. 41 CHAIR BURGESS: Thank you. 41 CHAIR BURGESS: Thank you. 42 Shepton of proposed amendments to Chapter 28 of the City's Code of Ordinances, entitled Signs, in order to provide for conten neutral sign regulations as well as digital sign use associated with places of worship. 40 What we want to do at this point in time — again, this is just a workshop items based overview of some of the research we've been able to do to date specifically associated with digital sign use as ormanuity facility. CF zoning district. And this community facility. CF zoning district. And this community facility. CF zoning district. And this	19	CHAIR BURGESS: Is there a second?	19	MS. SHEPHERD: I would like to read it.
MS. DAVIDSON: Anthony Brown. MS. DAVIDSON: Margaret Shepherd. MS. SHEPHERD: Yes. Page 14 MS. DAVIDSON: Edward Kunuty. MR. KUNUTY: Yes. MS. DAVIDSON: Edward Kunuty. MR. KUNUTY: Yes. MS. DAVIDSON: Edward Kunuty. MR. GALLON: Yes. MS. DAVIDSON: Bean Burgess. CHAIR BURGESS: Yes. CHAIR BURGESS: Yes. CHAIR BURGESS: Yes. CHAIR BURGESS: Thank you. MS. DAVIDSON: Lamaimous vote. CHAIR BURGESS: Thank you. MS. DAVIDSON: Damimous vote. CHAIR BURGESS: Thank you. MS. DAVIDSON: Damimous vote. CHAIR BURGESS: You're welcome. MS. WALTER: Thank you very much for your consideration. Good evening. CHAIR BURGESS: You're welcome. MR. GAGNON: Yes, Madam Chair. Under Workshop items we have letter A, which is a discussion of proposed amendments to Chapter 28 of the City's Code of Ordinances, entitled Signs, in order to provide for content neutral sign regulations as well as digital MR. GAGNON: Yes, Madam Chair. Under MS. WALTER: Thank you very much for your consideration. Good evening. MR. GAGNON: Yes, Madam Chair. Under MS. WALTER: Thank you very much for your consideration. Good evening. The City Code of Ordinances, Section 28-125 The City Code of Ordinances of worship. What we want to do at this point in time— again, this is just a workshop item, but what we want to do is provide the Board and public with kind of an overview of some of the research we've been able to do to dat specifically associated with digital sign use to date specifically associated with digital sign use Section 28-125 permits digital signs in the community facility, CF zoning district. And this	20	MR. GALLON: Second.	20	MR. GAGNON: Okay, we'll get hard copies
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Page 14 MS. DAVIDSON: Edward Kunuty. MR. KUNUTY: Yes. MS. DAVIDSON: James Gallon. MR. GALLON: Yes. MS. DAVIDSON: Rena Burgess. CHAIR BURGESS: Yes. MS. DAVIDSON: Unanimous vote. CHAIR BURGESS: Thank you. MS. DAVIDSON: Unanimous vote. CHAIR BURGESS: Thank you. MS. DAVIDSON: Unanimous vote. CHAIR BURGESS: Thank you. MS. DAVIDSON: Unanimous vote. MS. DAVIDSON: Unanimous vote. CHAIR BURGESS: Thank you. MS. MALTER: Thank you. or under the workshop items we have letter A, which is a discussion of proposed amendments to Chapter 28 of the City's Code of Ordinance, section 21 to do is provide the Board and public with kind of an overview of some of the research we've been able to do 23 to date specifically associated with digital sign use Line line line line line line line line l	22		22	
Page 14 MS. DAVIDSON: Edward Kunuty. MR. KUNUTY: Yes. MS. DAVIDSON: James Gallon. MR. GALLON: Yes. MS. DAVIDSON: Bear Burgess. CHAIR BURGESS: Yes. MS. DAVIDSON: Unanimous vote. CHAIR BURGESS: Thank you. MS. WALTER: Thank you very much for your CHAIR BURGESS: You're welcome. Thank you. Item IX, workshop items. MR. GAGNON: Yes, Madam Chair. Under workshop items we have letter A, which is a discussion of proposed amendments to Chapter 28 of the City's Code of Ordinances, entitled Signs, in order to provide for content neutral sign regulations as well as digital sign use associated with places of worship. MS. DAVIDSON: Lower bear and first the code definition for digital signs. According to City Code Ordinance, Section 28-1: Digital sign means a type of animated sign capable of displaying words, symbols, figures, numerals or images that can electronically or mechanically change by remote or automatic means. And its components may include, but are not limited to light emitting diodes, liquid crystal display screens, plasma screens and their functional equivalents. Sign display elements may be illuminated by reflected light. A digital sign may be a part of another permanent sign that is not a digital sign. The City Code of Ordinances, Section 28-125 states: Programmable digital signs, approved by Ordinance Number 4059 in 2015, regulates permissible locations for digital signs in addition to providing separation requirements from residential districts. Currently the code limits the use of digital signs to locations having a community facility zoning designation. Section 28-125 permits digital signs in the community facility, CF zoning district. And this	23			
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4 (Pages 13 to 16)

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or administered by the City for the purpose of public uses. The permitted location must be associated with a public use. One sign per development site, not more than 100 square feet in area per street front is permitted, and no digital sign within 250 feet of a residentially zoned parcel or residential structure.

The following slides are digital sign examples, photos, what some of them may look like. This particular one is a part -- the digital part is a part of the sign. Associated with a school, public use. Associated with a university. An elementary school.

The slide that we just passed, this is an aerial view of that slide. It is located in the community facility zoning district, but as you can see, there is a major thoroughfare separating it from the residential zoning district where the sign is located, about there. There's also a wall that buffers that residential zoning district there. So there's absolutely no impact from this sign to those residences.

The staff also did some research actually of approximately 41 municipalities, and the chart that you see here is a representative sample of the larger municipalities. And as you can see in the red, most of

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And the sign would convey only information relating to operation of the premises where located. No advertising related to other entities or businesses would be allowed.

It would emit no more than one foot candle of light measured from the property line of an adjacent property. The display would be limited to alpha numeric text and directional symbols. It must contain static, motionless messages only, and each message on a digital sign must be displayed for a minimum of six seconds. Each message must be complete and not continued subsequently to another displayed message. Displaying of any form of motion or optical illusion of movement, movement of any illumination or flashing, scintillating video or varying light intensity is prohibited -- would be prohibited.

And the sign would be operational during hours actively engaged in the activity, but in no event would it be earlier than 7 a.m. or later than 9:00 p.m. And the sign must be licensed -- well, the business or the place of worship must be licensed, with an active business tax receipt for a minimum of one year.

These are just some of the additional standards that staff is considering in case the Board decides to move forward with the special exception

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these were not permitted anywhere. There was one, I believe, that was permitted in a single family zoning district and multifamily zoning district in Boca Raton, but there were stringent guidelines and regulations for those signs.

Next slide. Also, there were two other outside jurisdictions that were considered and researched as well, and the same does apply to those outside of the county.

Okay, some of the standards that we work and staff was considering if we did want to move forward with making amendments to approve digital signs in residential zoning districts as a special exception approval process, we would basically have the standards that we have for digital signs presently in the code in addition to some additional standards to be met as a condition of approval.

Some of those would be that we would consider meeting a separation criteria of no closer than 100 feet from the right-of-way. It must be located 250 feet from a residential structure. Not be located on a site with less than 100 parking spaces located on the site. Limited to only one sign. Limited to 24 square feet per sign face and an aggregate of 48 square feet. Limited to seven feet in height.

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approval process. This concludes my presentation.

CHAIR BURGESS: Thank you.

MS. DeVEAUX: You're welcome.

CHAIR BURGESS: Let the record reflect that there's no public comment cards, so we'll move into Board comments. Mr. Brown.

MR. BROWN: Nothing at this time. CHAIR BURGESS: Mr. Kunuty.

MR. KUNUTY: So what's our next step?

MR. GAGNON: So the real intent of tonight's presentation was to bring the Board and public up to speed as far as what our research has discovered. I believe, if I remember correctly, Ms. DeVeaux stated there were approximately 41 locations that were examined, and only one of them allowed for this use, with additional considerations. So it seems as if what the research is indicating is this is something that's not very frequently occurring.

And I think we're at a point now, based on this research, where staff is looking for direction from the Planning and Zoning Board whether or not the Planning and Zoning Board wants to have staff continue down this pathway. These standards that were just discussed are some options that we could utilize as far as additional standards to safeguard the community or

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adjacent residents that could be located either across the street or within close proximity of a digital sign.

But overall, I think staff is looking for feedback from the Board on whether or not we should proceed or whether or not we should provide this information to City Council with a recommendation potentially to stop going down this pathway.

MR. KUNUTY: I was just curious. What was the genesis of bringing this up in the first place? It doesn't sound like almost anyone is doing it in other municipalities. There doesn't seem to be any cry for digital signs in Riviera Beach or people demanding them. I mean should our position just be we don't need them?

MR. GAGNON: It could be. The genesis of this process was actually through a City Council directive which happened, I don't remember the meeting date, but it was a few months back at this point. There was, I believe, one constituent that was --

MR. KUNUTY: Well, that's changed.

MR. GAGNON: That is true; that is true. And with that, I think that's why staff is looking for input from the Planning and Zoning Board as far as if the Board sees this as a direction that would be beneficial to the city.

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MS. SHEPHERD: Mr. Gagnon, going back to the churches, can you give me a -- go back and give me a view of what the signs you're talking about with the churches flashing. I haven't seen one flashing.

MR. GAGNON: I believe these are just general examples, so --

MS. SHEPHERD: Hold it there. Now, what's wrong with that sign? And they're flashing a message of the time or the date or --

MR. GAGNON: I don't want anyone to think that we're saying there's something wrong with the sign. We're just providing the data and the research as far as whether or not other municipalities have these regulations or don't have the regulations.

So the trend right now is that other municipalities don't provide for this type of signage, for digital signage. But again, we're not saying that there's something wrong with it, we're just saying that this is not the trend that we're seeing in neighboring communities.

MS. SHEPHERD: So if this go into effect with the Council, you would send letters to these different churches or businesses and say they can't use these signs? Because I know one church came to my house and started talking about the City or Planning and Zoning

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Again, you know, Ms. DeVeaux has spent a good amount of time, you know, really digging down into this and drilling down to see what adjacent municipalities are also doing, so we're at a point where we feel as if we have a large enough data set to indicate that this is not something that is frequently occurring, not to say that the Planning and Zoning Board could be an outlier or that the City Council could recommend something different. But I think we're at a point where we're looking for input from the Planning and Zoning Board.

MR. KUNUTY: If I remember our discussion, the primary potential user would be churches, which are usually in residential areas.

MR. GAGNON: That's correct.

MR. KUNUTY: And I think a few of the comments that were made were that that would kind of be an imposition, you know, in your neighborhood to see these flashing signs or whatever, however we describe them. My feeling is, you know, we're creating a rule that nobody seems to need, you know, or trying to create a rule that nobody seems to need, and, you know, probably better off without. So that's my view.

CHAIR BURGESS: Thank you, Mr. Kunuty. Ms. Shepherd.

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is trying to shut down the church from getting a sign. And I just need to know what's wrong with a sign like that that's flashing their messages?

MR. GAGNON: The current conflict is our sign code doesn't allow for that use, so the discussion and the practice we're going through now is to see what other local municipalities have done and how they've treated that use. The research has shown that there's not really many others that are allowing that type of use or sign functionality. But the current difficulty staff is having is that our code doesn't allow for it, our current code.

MS. SHEPHERD: Not being disrespectful, that's your people saying it's flashy and whatever. I don't think the churches are bothering anybody. I think that if they want a sign, they should have a sign. I don't think it should be no restrictions.

Those churches been there before I was even born, and now they want to put the signs where people would see. It's not flashy, it's not bothering anybody. And I want to know why did this come up? The churches are really, really upset. So why are we talking of this? We should be doing other things rather than talking signs for the church.

MR. GAGNON: So again, Ms. Shepherd, the

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	Page 25		Page 27
1	discussion was our current code, in essence, prohibits	1	you didn't ask to be acknowledged, and the question
2	this use. So there was the discussion at a Council	2	was proposed
3	meeting, and they directed staff to look at the code	3	MS. SHEPHERD: I didn't have to ask. You
4	requirements. And part of any code amendment process	4	called my name. You called my name, Ms. Burgess, and I
5	would be providing the information to the Planning and	5	replied to it.
6	Zoning Board, receive input from the Planning and	6	CHAIR BURGESS: No, ma'am. I was asking the
7	Zoning Board, and then provide it back to City Council.	7	question to staff.
8	MS. SHEPHERD: Mr. Gagnon, truly, I	8	Staff, are you
9	understand what you're talking about. But I've been to	9	MS. SHEPHERD: So Mr excuse me.
10	these churches and the cities of Riviera Beach. Those	10	Mr. Gagnon.
11	churches not bothering anybody. And they want to put a	11	CHAIR BURGESS: Staff, are you finished?
12	sign out there. I mean why bother? Because what	12	MS. SHEPHERD: Excuse me, Mr. Gagnon. I
13	you're going to do is flare up, and those people going	13	don't want to be a part of this. And you know, I just
14	to come in here and bust these chambers wide open if	14	want to move the dais because I don't want to be I
15	you brother with the churches.	15	just don't want to be a part of it.
16	Now, I just don't see it. I want to go on	16	MS. BUSBY: Permission to address the Board?
17	record, I really that's why I asked for this,	17	CHAIR BURGESS: Staff, yes, you may. Thank
18	because I really don't want to be a part of it, I	18	you.
19	really don't.	19	MS. BUSBY: Ms. Shepherd, you could always
20	MR. GAGNON: The difficulty staff has, again,	20	abstain from any discussion or abstain from any kind of
21	is that the code prohibits it currently, so	21	recommendation that the Board makes with respect to
22	MS. SHEPHERD: Staff need to go to church.	22	this issue. That is your pleasure, your choice.
23	CHAIR BURGESS: Okay, I have a question for	23	CHAIR BURGESS: Thank you, staff.
24	staff.	24	Mr. Gallon, your comments.
25	Are you finished, Ms. Shepherd?	25	MR. GALLON: Yes, I think I had spoke about
	Page 26		Page 28
1		1	
1 2	MS. SHEPHERD: Yes, I am.	1 2	this before. I know, first of all, I would like to say
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2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22	MS. SHEPHERD: Yes, I am. CHAIR BURGESS: Okay, staff, does Ms. Shepherd need to state, for purposes of disclosure, the churches that she had communication with in reference to this issue? MS. BUSBY: Well, Ms. Shepherd can disclose, make a public disclosure of whoever that she feels that she met, and that if this item comes before the Planning and Zoning Board today it was just as an informative discussion, workshop item. So yes, if you're going to make any recommendations regarding amending the sign code to allow for this use, then yes, at that time I think it would be appropriate. MS. SHEPHERD: First of all, I'm just rescinding from being a part of it. And in my home, with private conversations, I don't have to disclose anything. It was the discussion. I was there. They brought it to me. And you know, to have it not into the agenda, I mean I'm just but you can do what you want to do. CHAIR BURGESS: Thank you, staff, for your response.	2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22	this before. I know, first of all, I would like to say I think the people in the neighborhood would also need to be notified if this is going to happen, so it would probably need to be added to your standards if we decide to go forward with this. Some neighborhoods have associations. You know, those people have to be notified. They have to be able to make a decision whether or not they want to see that in their neighborhood. I know with me, I have a church there. I know I wouldn't want to see it in my neighborhood. And I don't know what it would do to the property value with having that sign or that type of signage there. You know, so I think staff need to see if they can find out any information on that. MS. DeVEAUX: Just to be clear, to see whether or not the property values would be decreased? MR. GALLON: Yes. MS. DeVEAUX: Certainly. MR. GALLON: And that the neighborhood and/or associations need to be notified to say whether or not they would want it.

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1	Staff did research, 41 other cities, and most of them	1	submitted. So we'll move to item B, correspondence.
2	did not agree or this is a non-permittable use. So did	2	MR. GAGNON: Madam Chair, I just wanted to
3	you note any specific reasons that the signs were	3	make note of the correspondence provided by
4	unpermittable in those other 41 municipalities? Like	4	Mr. Jackson, the resignation notice noted earlier.
5	did you see a trend or something to that effect?	5	CHAIR BURGESS: Okay, thank you.
6	MS. DeVEAUX: It was basically the common	6	Item C, Planning and Zoning Board comments.
7	response was that the lighting would be a bit much for	7	Are there any final comments from the Board?
8	the neighboring residents. And the other comment or	8	Mr. Brown?
9	responses that were given is that they don't belong in	9	MR. BROWN: No comments.
10	residential neighborhoods. Those were the two common	10	CHAIR BURGESS: Mr. Kunuty.
11	responses.	11	MR. KUNUTY: Just one question of staff. At
12	CHAIR BURGESS: Which I can totally agree	12	our last meeting you had mentioned that you were
13	with, and that is how I see this situation. I don't	13	working on a presentation for one of the Broadway
14	think that this would be something beneficial to our	14	properties north of the vacant properties north of
15	city because we have a lot of churches, and I just	15	Blue Heron. Is that still in process?
16	don't think at this time that this use would be	16	MR. GAGNON: Yes, we actually I believe,
17	beneficial to the city. So those are my comments and	17	if I remember correctly, and correct me if I'm thinking
18	my view on this issue.	18	something different, but one of the former sites that
19	So being that we have all of the Board's	19	functioned as a trailer park that has been
20	comments, how would we like to proceed? Motion to City	20	demolished that's the site?
21	Council or directive to staff not to pursue any	21	MR. KUNUTY: Correct.
22	further? What's the pleasure of the Board?	22	MR. GAGNON: Yes, we actually were
23	MR. GALLON: Chair.	23	anticipating that coming to the Planning and Zoning
24	CHAIR BURGESS: Yes, Mr. Gallon.	24	Board, I think it's on the May 23rd meeting.
25	MR. GALLON: If it was up to me, I would say	25	MR. KUNUTY: Okay.
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1	not to pursue it any further.	1	MR. GAGNON: It's an application for future
2	CHAIR BURGESS: I would agree. Do we have	2	land use amendment, zoning amendment, site plan
3	agreement from the other Board members? Mr. Brown?	3	approval and plat.
4	MR. BROWN: I agree with you.	4	MR. KUNUTY: Okay, very good. No other
5	CHAIR BURGESS: Mr. Kunuty.	5	questions.
6	MR. KUNUTY: Yes.	6	CHAIR BURGESS: Thank you, Mr. Kunuty.
7	CHAIR BURGESS: Ms. Shepherd has already	7	Ms. Shepherd.
8	stated that she would not like to take any part in	8	MS. SHEPHERD: Yes. Mr. Gagnon, can you
9	this. Am I correct, staff?	9	please explain the drive-in on President Barack I'm
10	MS. DeVEAUX: Yes.	10	really not
11	CHAIR BURGESS: So then you have consensus	11	MR. GAGNON: Barack Obama Highway?
12	from Mr. Gallon, Mr. Brown, Mr. Kunuty and Mrs. Burgess	12	MS. SHEPHERD: Yes. I have people come and
13	to not proceed any further as our recommendation, as a	13	they wanted me to explain it. I can't explain it. A
14	Board recommendation.	14	yellow sign was up, and I know I saw Planning and
15	MR. GAGNON: Okay. What staff can do is	15	Zoning. Did they sell the building or did they not?
16	provide the meeting minutes from tonight's meeting, as	16	MR. GAGNON: Yes, so
17	well as the consensus from the Planning and Zoning	17	MS. SHEPHERD: I'm sorry, the site.
18	Board to City Council. Ultimately, it's the City	18	MR. GAGNON: The site is located on the
19	Council's decision, so they'll take the Board's	19	northwest corner of President Barack Obama Highway and
20	recommendation into consideration.	20	13th Street. Is that the site that
21	CHAIR BURGESS: Thank you.	21	MS. SHEPHERD: Yes.
22	MS. DeVEAUX: Thank you.	22	MR. GAGNON: functioned as an old drive-in
23	CHAIR BURGESS: Moving on to item number X,	23	movie theater?
24	general discussion, public comments. Let the record	24	MS. SHEPHERD: That's it.
25	reflect that there are no public comment cards	25	MR. GAGNON: So that was actually presented,

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1	the site plan was presented to City Council on, I think	1	CERTIFICATE
2	it was May 1st, the first Wednesday of the month. The	2	
3	site plan was approved by Council with a three to two	3	THE STATE OF FLORIDA
4	vote, and it seems as if the development will move	4	THE STATE OF FLORIDA)
5	forward.	5	COUNTY OF PALM BEACH)
6	MS. SHEPHERD: What are they building on that	6	COUNTY OF FALM BEACTY)
7	site, the warehouses?	7	
8	MR. GAGNON: So they're building what's been	8	I, Susan S. Kruger, do hereby certify that
9	called like a class A warehouse space, which is really	9	I was authorized to and did report the foregoing
10	designed for today's kind of clean industries. So it	10	proceedings at the time and place herein stated, and
11	could be used for anything from a distribution center	11	that the foregoing pages comprise a true and correct
12	for a company like Amazon or similar, all the way to	12	transcription of my stenotype notes taken during the
13	other supply chain or logistical centers for industries	13	proceedings.
14	that don't deal with any sort of chemicals or tires or	14	IN WITNESS WHEREOF, I have hereunto set my
15	flammable liquids or anything that could be potentially	15 16	hand this 13th day of May, 2019.
16	harmful to the community.	17	
17	MS. SHEPHERD: Thank you.	18	NA.
18	MR. GAGNON: You're welcome.	19	CDTC2
19	CHAIR BURGESS: Mr. Gallon.	20	
20	MR. GALLON: No question.	21	Juson S. Kruger
21	CHAIR BURGESS: I don't have any additional		Susan S. Kruger
22	comments, so we'll go into project updates and upcoming	22	
23	projects.	23	
24	MR. GAGNON: Yes, Madam Chair. Also as	24	
25	previously noted, we are anticipating to meet on May	25	
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1	23rd. We'll take a look at the project that was just		
2	referenced.		
3	What's the name of the project again?		
4	MS. HARPER: Riviera Cove.		
5	MR. GAGNON: The project name is Riviera		
6	Cove, and it's proposing 89 townhomes. So we look		
7	forward to review of that project.		
8	CHAIR BURGESS: Okay, thank you.		
9	MR. GAGNON: Thank you.		
10	CHAIR BURGESS: There's nothing else. Do we		
11	have a motion to adjourn?		
12	MR. KUNUTY: So moved.		
13	CHAIR BURGESS: Meeting adjourned.		
14	(Whereupon, at 7:21 p.m., the proceedings		
15	were concluded.)		
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