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CITY OF RIVIERA BEACH  
PLANNING AND ZONING BOARD

- - -

Thursday, May 23, 2019

Council Chambers  
600 West Blue Heron Boulevard  
Riviera Beach, Florida

6:35 p.m. - 8:33 p.m.

- - -

IN ATTENDANCE:

Rena Burgess, Chair  
Jon Gustafson, Vice Chair  
Anthony Brown, Board Member  
James Gallon, Board Member  
Margaret Shepherd, Board Member  
Jeff Gagnon, Acting Director of  
Development Services  
Lina F. Busby, Assistant City Attorney  
Simone Davidson, Staff Assistant

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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, May 23, 2019,  
5 beginning at 6:35 p.m., with attendees as hereinabove  
6 noted, to wit:

- - -

8 CHAIR BURGESS: Good evening, and welcome to  
9 the May 23rd, 2019 Planning and Zoning Board meeting.  
10 The time is now 6:35, and we're ready to begin. We'll  
11 start with a moment of silence, followed by the Pledge  
12 of Allegiance.

13 (Moment of silence observed. Pledge of  
14 Allegiance recited.)

15 CHAIR BURGESS: Roll call.

16 MS. DAVIDSON: Margaret Shepherd.

17 MS. SHEPHERD: Here.

18 MS. DAVIDSON: James Gallon.

19 MR. GALLON: Here.

20 MS. DAVIDSON: Edward Kunuty.

21 (No response.)

22 MS. DAVIDSON: Anthony Brown.

23 MR. BROWN: Present.

24 MS. DAVIDSON: Jon Gustafson.

25 VICE CHAIR GUSTAFSON: Here.

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1 MS. DAVIDSON: Rena Burgess.

2 CHAIR BURGESS: Here.

3 MS. DAVIDSON: You have a quorum.

4 CHAIR BURGESS: All right, moving on to item  
5 III, acknowledgement of Board member absence  
6 notification.

7 MR. GAGNON: Yes, thank you, Madam Chair.  
8 Jeff Gagnon, Acting Director of Development  
9 Services.

10 We did hear from Mr. Kunuty that he has a  
11 conflict tonight. All other Board members are present.

12 CHAIR BURGESS: All right, thank you.  
13 Item IV, additions and deletions to the  
14 agenda.

15 MR. GAGNON: Yes, thank you, Madam Chair.  
16 I just wanted to note for the record that a  
17 supplement was provided, and it was posted online  
18 yesterday and actually distributed through e-mail early  
19 this morning.

20 What was in that supplement was an amended  
21 traffic analysis that included traffic counts and trips  
22 associated with the Avenue E connection, which is  
23 associated with the Riviera Cove project, which is  
24 letters A, B, C and D. So I want to make note of that  
25 addition. That traffic analysis will supersede the

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1 traffic analysis that was in the original packet.  
2 Thank you.

3 CHAIR BURGESS: Okay. Adoption of the  
4 agenda. Is there a motion?

5 MR. GALLON: So moved.

6 VICE CHAIR GUSTAFSON: Second.

7 CHAIR BURGESS: Roll call.

8 MS. DAVIDSON: Margaret Shepherd.

9 MS. SHEPHERD: Yes.

10 MS. DAVIDSON: James Gallon.

11 MR. GALLON: Yes.

12 MS. DAVIDSON: Anthony Brown.

13 MR. BROWN: Yes.

14 MS. DAVIDSON: Jon Gustafson.

15 VICE CHAIR GUSTAFSON: Yes.

16 MS. DAVIDSON: Rena Burgess.

17 CHAIR BURGESS: Yes.

18 MS. DAVIDSON: Unanimous vote.

19 CHAIR BURGESS: Item VI, approval of the  
20 minutes from the May 9th, 2019 P&Z meeting. Is there a  
21 motion for approval?

22 MR. GALLON: So moved.

23 MR. BROWN: Second.

24 CHAIR BURGESS: Roll call.

25 MS. DAVIDSON: Margaret Shepherd.

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1 MS. SHEPHERD: Yes.  
 2 MS. DAVIDSON: James Gallon.  
 3 MR. GALLON: Yes.  
 4 MS. DAVIDSON: Anthony Brown.  
 5 MR. BROWN: Yes.  
 6 MS. DAVIDSON: Jon Gustafson.  
 7 VICE CHAIR GUSTAFSON: Yes.  
 8 MS. DAVIDSON: Rena Burgess.  
 9 CHAIR BURGESS: Yes.  
 10 MS. DAVIDSON: Unanimous vote.  
 11 CHAIR BURGESS: All right, item VIII, new  
 12 business.  
 13 MR. GAGNON: Thank you, Madam Chair.  
 14 Under new business we have connected items;  
 15 letters A, B, C and D are all connected items. What  
 16 we'd like to do, if it pleases the Board, is make a  
 17 joint presentation for all four items simultaneously.  
 18 We can take comment cards individually for each item.  
 19 But we'd also request that the Planning and  
 20 Zoning Board make a recommendation motion for each one  
 21 of these items individually, just to make the record  
 22 clear. I think that -- well, I'll leave it up to the  
 23 Chair if you'd like me to read all four simultaneously  
 24 for the record or maybe go an item at a time.  
 25 CHAIR BURGESS: We can go an item at a time.

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1 But before you do that, Jeff, I just want to reiterate  
 2 to the public about the comment cards, so I'm just  
 3 going to read what the back states for the record.  
 4 Members of the public are encouraged to  
 5 actively participate during the Planning and Zoning  
 6 Board meetings and may do so by speaking on items or  
 7 providing comments in writing to be read into the  
 8 record. Most often, three minutes are provided to each  
 9 individual on each action item, however, discussion  
 10 time allocated may be modified from time to time. So  
 11 we do have the timer tonight, so I ask that each of you  
 12 respect the three minute time limit.  
 13 If you wish to address the Board, please  
 14 complete the card and provide it to City staff. Please  
 15 be mindful that this card must be submitted to City  
 16 staff before the item you wish to comment on is open  
 17 for discussion.  
 18 When your name is called by the Chairperson  
 19 to speak, please state your name and address for the  
 20 record before beginning your comments. Comments should  
 21 be pertinent to and associated with the specific agenda  
 22 item being discussed. Any person making impertinent or  
 23 slanderous remarks or acting in a disruptive manner may  
 24 be barred from further participation. The Chairperson  
 25 may advise that person to cease their discussion and

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1 may also ask that the individual be removed from the  
 2 meeting.  
 3 If you have any questions, please ask City  
 4 staff. Thank you.  
 5 Staff --  
 6 MR. GAGNON: Thank you, Madam Chair.  
 7 CHAIR BURGESS: -- proceed.  
 8 MR. GAGNON: So continuing with letter A,  
 9 letter A is an ordinance of the City Council of the  
 10 City of Riviera Beach, Palm Beach County, Florida,  
 11 amending the City's Comprehensive Plan by changing the  
 12 future land use map designation from high density,  
 13 multifamily, MF-20 future land use for the western 5.13  
 14 acres of the property to downtown mixed use, DMU future  
 15 land use for the property located at 3301 Broadway,  
 16 totaling 9.50 acres of land, identified by parcel  
 17 control number 56-43-42-28-00-001-0120, to  
 18 construct 89 townhomes, and providing for an effective  
 19 date.  
 20 So at this time I'd like to ask Ms. Andrea  
 21 Harper, our Principal Planner, to provide the Board and  
 22 public with a presentation on letters A, B, C and D,  
 23 which are all associated.  
 24 Ms. Harper.  
 25 MS. HARPER: Thank you, Jeff.

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1 Good evening, Planning and Zoning Board  
 2 members.  
 3 CHAIR BURGESS: Good evening.  
 4 MS. HARPER: Andrea Harper, Principal  
 5 Planner, for the record.  
 6 Before you this evening, the applicant is  
 7 D. R. Horton. The agent of record is Wantman Group.  
 8 The project's name is Riviera Cove.  
 9 Before you this evening we have four  
 10 requests. One is a future land use amendment, the  
 11 second is the zoning map amendment, third is site plan  
 12 approval and fourth is a plat approval.  
 13 The site is located at 3301 Broadway, just  
 14 south of Silver Beach Road at the intersection of 34th  
 15 and Broadway in the southwest corner. Just a bigger  
 16 area view.  
 17 And I just want to make mention of the  
 18 surrounding uses. To the north and the south is a  
 19 single family residential district zoned RS-6. To the  
 20 south of the site is an existing mobile home park which  
 21 has a split zoning district, downtown general and RS,  
 22 single family. Just to the east is the Broadway  
 23 right-of-way, and across Broadway to the east is a  
 24 motel, and just south of that is a federal building.  
 25 The entire site is nine and a half acres.

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1 The site is vacant right now, and it sits on a split  
 2 land use and a split zoning district.  
 3 Once again, the first request is a land use  
 4 application, 18-01. It's a small scale Comp Plan  
 5 amendment. The applicant wants to change the zoning  
 6 land use map from high density, multifamily, MF-20, to  
 7 downtown mixed use, as you can see highlighted in brown  
 8 is the amendment area. The applicant would like to  
 9 change the land use, the entire land use of the 9.5  
 10 acres entirely to -- they want to establish a  
 11 consistent land use throughout the property.  
 12 We ask that the proposed future land use is  
 13 consistent with adjacent uses, it's consistent with the  
 14 Comp Plan and our land use development regulations. We  
 15 had no department objections. We ask that the Board  
 16 consider reviewing this information presented by the  
 17 applicant for the proposed future land use amendment as  
 18 presented.  
 19 The second request is a rezoning application,  
 20 18-01, a rezoning from downtown residential to downtown  
 21 general. Once again, highlighted in the yellow is the  
 22 proposed zoning change. The applicant would like, once  
 23 again, to rezone the entire nine and a half acres to  
 24 downtown general to make it consistent with the eastern  
 25 portion of the property.

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1 We ask, once again, the proposed zoning  
 2 amendment is consistent and compatible with the  
 3 adjacent uses. It's compatible with our zoning, the  
 4 Comprehensive Plan and Land Development Regulations.  
 5 No objections by the departments, and we also ask you  
 6 that you consider this proposed zoning map amendment.  
 7 The third request is a site plan approval  
 8 application, 18-08, site plan approval application with  
 9 89 townhome units. This is the proposed site plan that  
 10 the applicant submitted to us. It is comprised of 16  
 11 two-story townhome units, townhome -- well, 16 townhome  
 12 buildings, two-story townhome buildings. The access  
 13 point is off of Broadway and Avenue E.  
 14 The applicant has also provided, as you can  
 15 see in your packet, some amenities, and one of the  
 16 amenities is a tot lot right here at the bottom, south  
 17 of the property. There also is a shade structure for  
 18 anybody that wants to watch their kids play in the park  
 19 or just wanted to sit out here. And also, the agent  
 20 has also let me know that the shade structure will be  
 21 used for kids catching the bus, you know, that's going  
 22 to be a resident of this development.  
 23 To the north you have a rec area that they  
 24 also provided. And they also laid out the site where  
 25 we have sidewalks that goes directly down in the

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1 development all over, which is good, you know, so we  
 2 have that pedestrian access for this development.  
 3 Next is a parking layout. The site is  
 4 required to have 178 parking spaces. Staff wanted some  
 5 guest parking, so the applicant provided us an extra  
 6 100 spaces. Those spaces are highlighted in green  
 7 throughout the site. So we thought it would be best  
 8 that you provide, you know, the applicant provide the  
 9 spaces so the tenants or the owners won't be parking in  
 10 the right-of-way. So as you can see, it's enough  
 11 parking spaces for all the 89 units.  
 12 They also provided an overall landscaping  
 13 plan. And in your packet you have individual  
 14 landscaping plans, if the Board choose to go through  
 15 that.  
 16 They also provided elevations. This is the  
 17 four unit elevation building unit. This is the five  
 18 unit building. This is the six unit building and a  
 19 seven unit building.  
 20 Once again, there were no objections by any  
 21 of the department staff. We ask you to please consider  
 22 reviewing the information presented by the applicant  
 23 and for the proposed site plan with 11 conditions as  
 24 follows.  
 25 Condition one is a standard condition. It's

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1 a two year landscaping performance bond.  
 2 The second is construction must be initiated  
 3 within 18 months of the effective date.  
 4 The third condition is all future  
 5 advertisement must state that the development is  
 6 located in the City of Riviera Beach.  
 7 The fourth condition is this development must  
 8 receive final Certificate of Occupancy from the City  
 9 for all buildings and units approved within five years  
 10 of the approval of this adopted resolution.  
 11 The fifth condition is once approved, the  
 12 adopting resolution shall supersede any previous site  
 13 plan.  
 14 The sixth condition is once approved, the  
 15 City Council authorizes City staff to approve future  
 16 amendments to the site plan administratively, as long  
 17 as the site does not deviate greater than five percent  
 18 or 1,000 square feet, whatever is less, from the  
 19 originally approved site plan. This condition of  
 20 approval does not include an increase in the number of  
 21 units.  
 22 The seventh condition is prior to receipt of  
 23 Certificate of Occupancy or Certificate of Completion,  
 24 the applicant must provide a 10 by 30 Palm Tran  
 25 easement, and the bus shelter installation and

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1 maintenance shall be required.  
 2 The eighth condition: The owner shall record  
 3 the plat within the official records of Palm Beach  
 4 County prior to the issuance of the C.O. or of the C.C.  
 5 The ninth condition: In order to increase  
 6 the neighborhood stability, all units must be owner  
 7 occupied for the first year after initial sales date.  
 8 The tenth condition: The property owner is  
 9 responsible for the completion of Avenue E roadway  
 10 extension to West 34th Street, located on the north  
 11 side of the development, prior to the issue of the  
 12 Certificate of Occupancy or a Certificate of  
 13 Completion. This is identified on the site plan as:  
 14 Avenue to be extended to West 34th Street.  
 15 And the last condition: The property owner  
 16 agrees to allow the completion of Avenue E within the  
 17 public right-of-way when the adjacent property to the  
 18 south is redeveloped in the future. This is also  
 19 identified on the site plan as: Future right-of-way to  
 20 be constructed when adjacent property is redeveloped.  
 21 The last, the fourth and last approval is a  
 22 plat approval application, 18-02, for the entire nine  
 23 and a half acres. This is the western portion of the  
 24 plat; eastern portion of the plat.  
 25 Once again, there were no objections from any

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1 of department staff. The plat was reviewed and  
 2 approved by the City's plat review consultant. The  
 3 plat is needed to facilitate the development, and once  
 4 again, I ask that you consider reviewing the  
 5 information presented by the applicant for the proposed  
 6 plat.  
 7 This concludes my presentation. If you have  
 8 any questions, I'll be free to answer.  
 9 CHAIR BURGESS: Does the Board have any  
 10 questions of staff? So none at this time. So if we  
 11 could hear from the applicant.  
 12 MS. HARPER: We'll let the applicant.  
 13 MS. CALHOUN: Good evening. My name is Hope  
 14 Calhoun. I am the attorney for the applicant.  
 15 City staff, Andrea, presented a very thorough  
 16 presentation. I'm happy to answer any questions.  
 17 We've been working on this project for over a year with  
 18 City staff. We are excited to move forward with the 89  
 19 townhouse units. I can go through the PowerPoint.  
 20 It's going to actually look very similar to the one you  
 21 saw, but I'll go through it very briefly.  
 22 Technical difficulty on my end.  
 23 Again, you've heard all of the requests that  
 24 are before you this evening, the site plan, rezoning,  
 25 Comp Plan and the plat. We have submitted and you have

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1 seen in your backup the narratives and justifications  
 2 for all of those, and we have satisfied the criteria  
 3 for each of them.  
 4 Again, this is just the site. Again, you've  
 5 already seen it, you know where it is located. And we  
 6 believe, obviously, the townhomes are a good transition  
 7 from the single family to the Broadway Avenue and the  
 8 commercial across the street.  
 9 Again, just another graphic of the  
 10 surrounding uses. Again, just pinpointing the uses  
 11 that are surrounding us and the surrounding zoning.  
 12 Again, we are consistent. The proposed plan is  
 13 consistent with what is around us. And again, the  
 14 townhomes proposed -- the townhomes pose a good  
 15 transition for the area.  
 16 Again, you've seen this, the existing  
 17 conditions. Previously it was a mobile home park, and  
 18 we are looking to redevelop the site that is vacant now  
 19 and make it really a nice area for new and existing  
 20 residents of the city.  
 21 Again, you are aware that there is split  
 22 zoning on the parcels, so we're looking to unify both  
 23 the zoning and the land use through the two  
 24 applications that are before you, that is the rezoning  
 25 application and the land use application. The goal of

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1 those is to combine and have a unified land use and  
 2 zoning on the property.  
 3 You've seen this. This, again, is the site  
 4 plan that we're proposing, 89 units on the nine and a  
 5 half acres. We will construct Avenue E as a condition  
 6 of approval. With regard to the conditions of  
 7 approval, we have read and understand each of them, and  
 8 we have agreed to them.  
 9 Again, we're just here highlighting the green  
 10 area and the green space that will go -- that you'll  
 11 see once the project is completed. Again, we're making  
 12 an improvement to a currently very underutilized parcel  
 13 of land.  
 14 Just more graphics again showing the  
 15 recreation area, as has already been discussed and  
 16 addressed on both the north and the south end of the  
 17 eastern entrance of the property and the project. And  
 18 that is the area highlighted on the south side. The  
 19 future extension of Avenue E, once the park to the  
 20 south, if and when it gets developed, will go through  
 21 there.  
 22 Site plan. Again, you have this in your  
 23 backup. The mail kiosk is located at the beginning of  
 24 the community, so as people come in, they can park.  
 25 There are parking spaces there. They can park and get

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1 their mail, or they can go home and get a little  
 2 exercise and walk up to the rec area and get their mail  
 3 or play at the tot lot and enjoy the shelter that we've  
 4 provided.  
 5 Again, the plat. You just saw the east and  
 6 then the western plat.  
 7 Very quickly, the renderings. The units will  
 8 have four, five, six and seven units. They are very  
 9 similar in architecture, really just it's a matter of  
 10 how many units are in a building or a block. Again,  
 11 consistent architecture throughout.  
 12 With that, I'm happy to answer any questions.  
 13 I am here, obviously, to answer them, and so is the WGI  
 14 team. Thank you:  
 15 CHAIR BURGESS: All right, let's see what we  
 16 have for public comment.  
 17 MS. CALHOUN: I'm sorry, just one other  
 18 thing. I just would like to ask to reserve some time  
 19 to respond to any public comments that may need a  
 20 response from the applicant.  
 21 CHAIR BURGESS: Thank you.  
 22 MS. CALHOUN: Thank you.  
 23 CHAIR BURGESS: The first comment card I  
 24 received does not state which particular item they  
 25 would like to speak on. It just says 3301 Broadway for

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1 Raj. Would you like to come to the mike and speak?  
 2 MR. MADHAV: Good evening.  
 3 CHAIR BURGESS: Good evening.  
 4 MR. MADHAV: I have no objection with the  
 5 property, what they're doing, all the townhomes. But  
 6 the issue is only we need guarded security 24/7 in that  
 7 area, because seriously, the mobile homes, a lot of  
 8 issues. And I have property right across, Travel Inn  
 9 Motel. And we've been through that before also, so  
 10 that's why they shut down that area. The only request  
 11 is just 24/7 security guard and gated community so  
 12 nobody can go in and out, and safer for my property  
 13 also.  
 14 CHAIR BURGESS: Thank you. Mr. Raj, can you  
 15 state your address for the record?  
 16 MR. MADHAV: 334 Broadway.  
 17 UNIDENTIFIED SPEAKER: 334?  
 18 MR. MADHAV: 3334.  
 19 CHAIR BURGESS: Okay, thank you.  
 20 MR. MADHAV: Thank you.  
 21 MR. GAGNON: Madam Chair, I'm sorry. I think  
 22 we had an issue with our timer too, so I don't want to  
 23 cut anybody short. So if his comments weren't  
 24 finished --  
 25 CHAIR BURGESS: Were you finished?

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1 MR. MADHAV: Yes, I'm finished.  
 2 CHAIR BURGESS: Okay, thank you.  
 3 Next, Bonnie Larson.  
 4 MS. LARSON: Bonnie Larson. I have several  
 5 things I want to bring up right up front, and that is  
 6 that it's a known fact we're going to be redoing the  
 7 Comp Plan very soon, so I think to approve something  
 8 like this may be -- maybe it needs to wait a while,  
 9 because we're going to be redoing it, so --  
 10 Another thing is I thought we were going to  
 11 have a downtown area. And this is the only downtown  
 12 area that we have, so if we start putting housing -- I  
 13 know someone else wanted to put housing there too. We  
 14 start putting housing right on Broadway, businesses are  
 15 not going to want to come in and build right next to  
 16 that. It's just not going to happen, so we're going to  
 17 ruin the whole downtown area. We've got to think ahead  
 18 what we want.  
 19 And the attorney said it was consistent with  
 20 surrounding area. Well, the surrounding area are  
 21 mobile homes, and that's what we're trying to get rid  
 22 of. And we've gotten rid of a lot of them, and the  
 23 other ones will go by the wayside. So I don't think  
 24 saying that it's consistent with the surrounding area  
 25 is a good argument, because that's not what we want.

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1 I just saw the drawings tonight, so -- and I  
 2 think also when we have something like this, it would  
 3 be nice to meet -- I don't know the applicant. I heard  
 4 his name just now, Wantman or something like that. We  
 5 should meet them. They should come up here and  
 6 introduce themselves, not just the attorney. We need  
 7 to see who these people are.  
 8 There's a Mr. Hine I saw. Mr. Hine and  
 9 Nicholas Hine. I know that name pretty well. He's the  
 10 gentleman with the water issue, six year water issue,  
 11 not paying. He's somehow connected with this. I don't  
 12 know if he owns it or what. It's not clear.  
 13 Parking. Okay, we have such -- I've talked  
 14 about this at the City Council meeting many, many  
 15 times. We only allow two parking spots per unit. That  
 16 was in the '50s; '40s or '50s. Today is 2019. Husband  
 17 and wife both have a car, kids have a car. They can't  
 18 park anywhere. All those visitors' parking spots are  
 19 going to be taken up right away, so there won't be any  
 20 visitors' parking. And also the visitors' parking is  
 21 way off in another direction.  
 22 I can see wanting to zone it all the same so  
 23 that you can do whatever. I didn't understand what  
 24 they said -- oh, another thing I didn't like.  
 25 Owner-operator the first year. We are, what, 60

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1 percent rental or something? So why is it only for the  
 2 first year? You can't dictate when somebody buys it,  
 3 but to say owner-operator for the first year,  
 4 inconsequential.

5 Extend Avenue E to West 34th? Who's going to  
 6 do that and who's going to pay for that?

7 So many notes here.

8 Anyway, I saw there was a tot lot. I'm in  
 9 favor of that. It didn't say how big the tot lot was,  
 10 because all these people have kids.

11 Like I said, parking is not going to do it.  
 12 And when we have a chance to improve things in the  
 13 city, we need to do it. More parking. Two per unit  
 14 isn't going to cut it in 2019.

15 Also, I didn't hear how many five building,  
 16 six building and seven building units there would be; I  
 17 didn't hear that. I also didn't hear a price. I read  
 18 the price somewhere else, but I didn't hear them say  
 19 it.

20 Anyhow, I have a lot more, but I just want  
 21 you to think about that. Do we want to put housing on  
 22 Broadway, because we're not -- we're doing away with  
 23 our downtown area. And I would like to meet the  
 24 applicants. They should come up. But think about  
 25 that, what it's going to do to our downtown area. We

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1 won't have one. Thank you.

2 CHAIR BURGESS: Thank you, Mrs. Larson.  
 3 I'll have the applicant come up and address  
 4 those concerns, because she had quite a few. So if,  
 5 yes, if you could come up and address -- I kind of took  
 6 some notes, so if you don't have everything, I can help  
 7 you out there. Let's start off with the first comment  
 8 that we had about the 24/7 security, because he just  
 9 had the one comment, and then you can address  
 10 Mrs. Larson's comments.

11 MS. CALHOUN: At this time we're not prepared  
 12 to provide 24/7 security. However, I will say we're  
 13 happy to have the conversation with Mr. --

14 MR. MADHAV: Madhav. Raj.

15 MS. CALHOUN: -- Raj and see what that would  
 16 look like and what he would expect there. But I can't  
 17 guarantee that we will have 24 hour security. There  
 18 will be a gate, but as far as personnel, I can't say  
 19 that right now.

20 CHAIR BURGESS: Let me just ask you a  
 21 question --

22 MS. CALHOUN: Sure.

23 CHAIR BURGESS: -- because I did have it in  
 24 my notes to ask about that. So you just stated that  
 25 the front entrance will be gated.

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1 MR. GAGNON: Madam Chair, I might be able to  
 2 address a few of the questions and comments while the  
 3 presentation gets rewound, so to speak.

4 CHAIR BURGESS: Okay. I definitely want to  
 5 hear about the gate and where the gate would be  
 6 located.

7 MR. GAGNON: Yes. So there's no gate  
 8 proposed currently. The Avenue E connection is  
 9 essentially a public right-of-way, so that would be  
 10 open. The east and west roadway would be a private  
 11 street, however. Because of, what we would say,  
 12 stacking issues on Broadway, there's really not enough  
 13 distance to have a gate.

14 If you can imagine, if there was one or two  
 15 vehicles waiting to make that turn, it would stack up  
 16 and it would be a traffic issue. So because of some of  
 17 that queuing concern, there's not enough road distance  
 18 in the roadway to actually have a gate there. So  
 19 there's no gate currently proposed.

20 MS. CALHOUN: I meant to say fence. I'm  
 21 sorry.

22 MR. GAGNON: Yes, there is a fence and a nice  
 23 perimeter wall along U.S. 1. But no gate is proposed  
 24 at this time, and quite honestly, I don't think there  
 25 could be one in the future based on the design of the

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1 site.

2 CHAIR BURGESS: Interesting. So there will  
 3 be no gate at the front entrance, and if and when  
 4 Avenue E is completed or developed or redone, there  
 5 will be no gate at that entrance or exit either.

6 MR. GAGNON: That's correct. And one of the  
 7 conditions of approval of this project is to make that  
 8 connection on Avenue E to 34th Street. So that  
 9 northern connection is one of the conditions of  
 10 approval that the development team will have to  
 11 complete as part of this project.

12 CHAIR BURGESS: Okay, so no gate and no  
 13 24 hour security at this point.

14 MR. GAGNON: That's correct.

15 CHAIR BURGESS: Okay, so you can proceed.

16 MS. CALHOUN: I have a note about commercial  
 17 along this corridor as opposed to residential. I'll  
 18 just say that with regard to commercial development, so  
 19 what often happens or the way development general  
 20 trends tend to work is that the people come first, and  
 21 then the commercial comes around it.

22 So again, in the area you already have  
 23 residential. That's what I meant by consistent. Then  
 24 across the street you have commercial. So the  
 25 townhomes, the residential townhomes are a good

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1 transition between the single family homes and the  
 2 commercial, that area across the street from there.  
 3 So again, what generally happens, the general  
 4 pattern of development is that people come first, and  
 5 then the commercial follows. The commercial doesn't  
 6 always come first, because they don't have any people  
 7 around to shop at the places that they build.  
 8 CHAIR BURGESS: Okay, the parking issue.  
 9 MS. CALHOUN: So we provide a hundred and --  
 10 have to check my notes. 178 parking spaces are  
 11 required, and we provide 278 parking spaces.  
 12 The other thing to note with regard to our  
 13 plan is on the end units, for example -- so these would  
 14 be considered the end units here -- there are -- the  
 15 driveways can hold, can maintain rather, four cars, and  
 16 there's a garage also for each of the end units.  
 17 Similarly, the interior units have parking  
 18 spaces in the driveway for two cars and additional cars  
 19 in the garage. In addition to that, as you can see on  
 20 the site plan, we have parking here, here and here. So  
 21 again, we believe that we have met and actually  
 22 exceeded what's required by code with regard to parking  
 23 for the site.  
 24 CHAIR BURGESS: Ms. Calhoun, I'm a little  
 25 confused about the parking because the paperwork that

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1 I'm looking at says the driveway parking is 118, the  
 2 parking lot is 70, for a total of 188, and you just  
 3 stated it's 278, we're at 278 parking spaces there.  
 4 MS. CALHOUN: So what I understand -- go back  
 5 to Andrea's diagram.  
 6 MR. GAGNON: So there's another sheet within  
 7 the packet.  
 8 CHAIR BURGESS: I had the red and the green,  
 9 and the green was the --  
 10 MR. GAGNON: Yes. Yes, it's somewhat a  
 11 unique plan because what it does is call out the  
 12 required parking spots and then what staff has  
 13 considered additional parking spots per our code.  
 14 So one of the talking points that Ms. Calhoun  
 15 brought up before was the fact that the City does not  
 16 allow parking garages to count toward total parking.  
 17 So if an owner does choose to utilize their garage  
 18 space for a vehicle, they can do so, and that would  
 19 generate more parking spaces. But we've found that  
 20 over time those spaces aren't used for vehicles,  
 21 they're used for storage.  
 22 CHAIR BURGESS: Storage, right.  
 23 MR. GAGNON: And because it's such a  
 24 difficult thing to monitor or regulate, we basically  
 25 say, look, we want to have the garage space, but we

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1 can't allow it to count towards total parking counts.  
 2 CHAIR BURGESS: Understandably, yes.  
 3 MR. GAGNON: So what this diagram shows is  
 4 the total number of parking. The red spots are  
 5 designated required parking spots. The green are what  
 6 we're considering visitor parking spots. Of course,  
 7 those can be, you know, interchanged depending on what  
 8 the demand is, so some of those auxiliary parking areas  
 9 could be used for required versus visitor. But I  
 10 thought this was a really interesting way of  
 11 graphically identifying the total parking on site.  
 12 And I'll move aside if there's any other  
 13 comments from Ms. Harper or Ms. Calhoun.  
 14 CHAIR BURGESS: Okay, let's look at this for  
 15 a minute. Let's take, for example, the townhome D, six  
 16 units. Okay, so you have two red, which signifies  
 17 existing parking, so it's two cars right behind each  
 18 other. So that's two, and that's four. So is that --  
 19 trying to see where these doors are located to see how  
 20 the parking lines up. So it's just two, basically, per  
 21 unit, but you're counting the two as not in a garage,  
 22 but outside, right behind each other.  
 23 MS. HARPER: Yes.  
 24 CHAIR BURGESS: And then the additional  
 25 parking lot with the -- how many exactly are there in

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1 the parking lot? Is it 70 or is it more than 70 where  
 2 all of the green spaces are?  
 3 MS. HARPER: Forty-six.  
 4 CHAIR BURGESS: So can you do just like a  
 5 breakdown? Let me see, I did calculate this out. So  
 6 in the packet is driveway, 118; 118 parking spaces.  
 7 And then it says parking lot, 70, for a total of 188.  
 8 Is that correct?  
 9 MS. HARPER: Okay, let me -- per code, it's  
 10 required two parking spaces per code, okay?  
 11 CHAIR BURGESS: Right, so it's 89 townhomes  
 12 times two is 178.  
 13 MS. HARPER: Um-hmm, and so --  
 14 CHAIR BURGESS: So I'm thinking all those 178  
 15 would be the red per townhome, and then that only  
 16 leaves ten extra, for a total of 188.  
 17 MS. HARPER: They've given us 100 over for  
 18 guests. Can you see the chart up here in your packet?  
 19 Are you looking at that? It gives you your breakdown.  
 20 CHAIR BURGESS: Oh, yes, I didn't see it  
 21 broken out like this in the packet.  
 22 MS. HARPER: And we realize that there's a  
 23 shortage in Riviera Beach as far as parking, and that's  
 24 why we pressed on the applicant to provide more  
 25 parking. And we didn't want the residents to park in

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1 the middle of the right-of-way, you know, so that's --  
 2 CHAIR BURGESS: Can we blow that up so the  
 3 public can see that chart? If we can't blow it up,  
 4 then I'll read it into the record.  
 5 MS. HARPER: Chair, we didn't want them to  
 6 park in this right-of-way right here.  
 7 CHAIR BURGESS: Right.  
 8 MS. HARPER: You know, and that would be a  
 9 health/safety issue, because we've got fire trucks  
 10 going through here, they can't get through.  
 11 CHAIR BURGESS: Right.  
 12 MS. HARPER: So that's why we asked for the  
 13 additional parking, guest parking, so when you do have  
 14 visitors, nobody won't park in the right-of-way.  
 15 CHAIR BURGESS: Okay.  
 16 MS. HARPER: So normally a parking ratio for  
 17 guests, for every four units you try to have a guest  
 18 parking space. So they gave us more than enough.  
 19 CHAIR BURGESS: Okay. I would just like for  
 20 the public to see that so they understand what the  
 21 parking looks like.  
 22 MR. GAGNON: So this is zooming into the  
 23 parking chart that's being referenced. And what I can  
 24 say is there were multiple iterations of the plan, and  
 25 Ms. Harper definitely worked with the development team

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1 to make sure that these satellite lots are provided on  
 2 the plan. And they're also spaced throughout the  
 3 development, so that way, you know, if there is a need  
 4 for guest parking at one end versus the other, there  
 5 will be ample throughout the site. So the proposal  
 6 before you far exceeds what the current parking  
 7 requirements are for the City.  
 8 CHAIR BURGESS: Okay, thank you. That makes  
 9 more sense to me.  
 10 Okay, so the next item, Ms. Calhoun, was  
 11 addressing the owner-operator for a year.  
 12 MS. CALHOUN: So that's a condition of  
 13 approval, a staff generated condition of approval, and  
 14 we've agreed to that.  
 15 CHAIR BURGESS: So explain what that means.  
 16 So that means that these units are going to be for  
 17 sale?  
 18 MS. CALHOUN: These are for sale units, and  
 19 what the condition of approval means is that within the  
 20 first year of ownership, they cannot be rented; the  
 21 units cannot be rented.  
 22 CHAIR BURGESS: Okay.  
 23 MS. CALHOUN: The City's goal is to  
 24 encourage -- I don't want to tell you the City's goal.  
 25 MR. GAGNON: Yes. And for reference, I'm

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1 sorry, the City definitely wants to encourage home  
 2 ownership. This was the same condition of approval  
 3 that was used for the 13th Floor development project,  
 4 Arbor Parc development project on Mediterranea, which  
 5 has been successful to date.  
 6 I think that if we can provide that condition  
 7 up front, then it kind of doesn't prohibit, but it will  
 8 persuade a potential investor from coming in and buying  
 9 multiple units at once when we have other local  
 10 residents that want to have their own home, and this  
 11 will give them a better opportunity to achieve that  
 12 goal.  
 13 CHAIR BURGESS: How do we plan to stay on top  
 14 of that, to regulate that?  
 15 MR. GAGNON: So what happens is for any  
 16 rental -- and again, this is if the process is followed  
 17 properly. But if an applicant comes in, or excuse me,  
 18 a new property owner comes in and attempts to get a  
 19 rental license from the City, we'll check the  
 20 background information, look at the sales records and  
 21 see whether or not it's been sold within that year's  
 22 timeframe. So it's really a monitoring effort by City  
 23 staff.  
 24 And also, we're trying to work with  
 25 development teams to provide that information early on

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1 to any sort of prospective buyer, so that way they're  
 2 well aware of that condition of approval, which would  
 3 move forward with the resolution as well and be  
 4 memorialized in that way.  
 5 CHAIR BURGESS: Okay. And then the next  
 6 thing, since we're talking about, you know, the  
 7 owner-operated price, what is the expected price point?  
 8 MS. CALHOUN: Thank you very much. The mid  
 9 to upper twos, 200,000s.  
 10 CHAIR BURGESS: Another thing was who is  
 11 going to pay for the extension for Avenue E?  
 12 MS. CALHOUN: So the north end the  
 13 developer's doing now as a part of the construction of  
 14 the development. The south, we have agreed to allow --  
 15 whoever comes in to develop that south end will  
 16 probably end up doing that work. Where it's green now,  
 17 that's where Avenue E is going to go through. So one  
 18 of our conditions of approval is that we will work with  
 19 whoever that ultimate developer is to allow them access  
 20 to finish that construction.  
 21 CHAIR BURGESS: So right now no one has been  
 22 secured to do that?  
 23 MS. CALHOUN: To the best of my knowledge,  
 24 there's no one else developing that southern mobile  
 25 home park.



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1 CHAIR BURGESS: Okay, I see what you're  
 2 saying.  
 3 MS. CALHOUN: And this was, again, the City,  
 4 and the City can speak to it. This was the City's  
 5 desire and goal, to connect Avenue E and have it run  
 6 through the city.  
 7 MR. GAGNON: Madam Chair, our Comprehensive  
 8 Plan speaks to the fact that Avenue E is hopefully one  
 9 day going to become a full thoroughfare. So part of  
 10 that goal is as new development proposals come through,  
 11 there's connectivity through each one of those phases.  
 12 So the same way that this is the first block of the  
 13 puzzle and we're asking them to make the initial  
 14 connection, when the second block comes in, we'll ask  
 15 the next development team to continue that connection  
 16 process.  
 17 CHAIR BURGESS: Thank you. And I know in our  
 18 packet, somewhere within these 199 pages it broke out  
 19 the units. Like I remember there's one building that's  
 20 going to house seven units. So if we can just put that  
 21 page up where it gives the breakdown of how many --  
 22 it's 16 buildings -- how many units per building.  
 23 MS. CALHOUN: I don't have that slide in the  
 24 PowerPoint, but in your package, in your site plan  
 25 package maybe --

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1 CHAIR BURGESS: Yes, I think it's on the same  
 2 drawing with the proposed parking.  
 3 MS. CALHOUN: Yes, the City's presentation.  
 4 MR. GAGNON: So on the site plan. And do you  
 5 want me to try to scan through the actual .pdf copy?  
 6 CHAIR BURGESS: Well, I'm counting down --  
 7 MR. GAGNON: I don't see an overall  
 8 breakdown, but we can add them up really quickly here.  
 9 I know the information is somewhere, I'm just not sure  
 10 where it is in the packet. But I'll start on the  
 11 northwest.  
 12 MS. CALHOUN: I was going to just help you.  
 13 MR. GAGNON: Yes, on the northwest unit,  
 14 so --  
 15 CHAIR BURGESS: Oh, I have it in my packet.  
 16 I wanted it to be explained for the public, because  
 17 there was a question on a comment card about that.  
 18 MR. GAGNON: So that first -- I'll go by  
 19 blocks. So let's say we block it down into four blocks  
 20 or break it down into four blocks. The northwest unit  
 21 is -- northwest building is comprised of six units. If  
 22 you travel east, the next building is seven units,  
 23 followed by a five unit building and then a six unit  
 24 building.  
 25 When you cross over Avenue E heading east,

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1 the next building is five units, followed by seven  
 2 units, and then five units completes that block. If  
 3 you go south from that point, that building is  
 4 comprised of four units. The next building to the west  
 5 is also four units, followed by a six unit building and  
 6 another six unit building.  
 7 Crossing over Avenue E to the west is a six  
 8 unit building, followed by another six unit building, a  
 9 six unit building, a five unit building, and finally a  
 10 five unit building completes the development proposal.  
 11 CHAIR BURGESS: So I think if I counted  
 12 correctly, there's four units that are going to be four  
 13 units; five, five units; six -- seven units that are  
 14 six; and there's two buildings that are seven units.  
 15 So I hope that question is confirmed. It's a mixture  
 16 between four units, five, six and seven, okay?  
 17 All right, so ready for the next comment  
 18 card.  
 19 MS. CALHOUN: Is there another one?  
 20 CHAIR BURGESS: No, you're good right now.  
 21 MS. CALHOUN: Okay.  
 22 CHAIR BURGESS: So I'm going to continue with  
 23 the next person to come up to the microphone, Millet  
 24 DeAngles.  
 25 MR. DeANGLES: Good evening, everyone. My

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1 name's Millet DeAngles.  
 2 CHAIR BURGESS: Good evening.  
 3 MR. DeANGLES: And I recently just moved into  
 4 Riviera Beach at 100 Federal Highway, and I'm actually  
 5 living with a friend right now. So this kind of came  
 6 across, I heard about it, and being someone who's  
 7 currently looking for kind of my own permanent place to  
 8 live, I was definitely excited to see kind of something  
 9 new, newer in the area. And I understand I'm new to  
 10 the area, so I don't want to speak on behalf of the  
 11 community, but I personally think, in my opinion, that  
 12 I think it would be something good for the community.  
 13 A couple months ago I used to always go to  
 14 Broadway Joe's that was right on Broadway Ave. and had  
 15 some of my favorite Philly cheese steaks for lunch.  
 16 And then one day I met the manager there, and he  
 17 explained to me kind of lunch hour is the only time  
 18 they get business, and then a couple weeks later I saw  
 19 they went out of business.  
 20 And I was just thinking with more people  
 21 living, a development like this, I think a lot more  
 22 people will be getting dinner right around Rivera  
 23 Beach. So I think it would be good for the community  
 24 and me personally looking for housing. I think it  
 25 would be something good. So I just wanted to come out

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1 and show my own support for it.  
 2 CHAIR BURGESS: Okay, thank you.  
 3 MR. DeANGLES: Thank you, guys.  
 4 CHAIR BURGESS: And welcome.  
 5 Next up we'll have Centralia Hines Bergman.  
 6 MS. BERGMAN: Good evening. My name is  
 7 Centralia Hines Bergman. I reside at 111 West 34th  
 8 Street in the beautiful City of Riviera Beach.  
 9 My question is I know they're taking it  
 10 through Avenue E, and there are existing homes where we  
 11 are. And there is a small lot that sits right there,  
 12 Avenue E. And how would that affect the -- our  
 13 existing homes that are right there, because you can  
 14 almost -- you would almost have to go through the home  
 15 to widen that area, for an open area to come off of  
 16 34th Street.  
 17 Also, we have fencing in our back area. What  
 18 will happen to our fencing, because now you have to  
 19 take down our fencing in order to take a road to go  
 20 through Avenue E. Are they planning on putting up a  
 21 big wall down the whole strip, or how would our homes  
 22 be affected in that area?  
 23 Also, with them not having any type of  
 24 security, I've been over there since 1998 in my home.  
 25 34th Street and Broadway can get a little busy with

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1 people coming in our community that does not live in  
 2 our community.  
 3 So with them not having any type of security,  
 4 that will -- I see where more homeless people will be  
 5 able to just drive in, any kind of guest that will be  
 6 able to drive in that does not live in our community  
 7 and just park and just -- I think that would bring more  
 8 crime to our area without having any type of security  
 9 there.  
 10 Also, my recommend would be having an elderly  
 11 community, to open it up to the elderly, because if --  
 12 are we targeting first time buyers programs for the  
 13 residents or anything like that? And I know they say  
 14 they going to be bringing in children, and then are  
 15 there going to be adequate space for busing to come in  
 16 there for the children, to be able to have these  
 17 children bused to school?  
 18 And who's going to be there to make sure it's  
 19 upkept, because you're not going to have any kind of  
 20 security or anything in there, and the place can go  
 21 down in no time if they don't have anybody in there to  
 22 keep it up. And that's my comments.  
 23 CHAIR BURGESS: Thank you, Ms. Bergman.  
 24 MS. BERGMAN: You're welcome.  
 25 CHAIR BURGESS: I don't know if staff or the

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1 applicant wants to respond to those questions.  
 2 MS. CALHOUN: We can tag team like we did  
 3 last time.  
 4 CHAIR BURGESS: Okay.  
 5 MS. CALHOUN: Maybe.  
 6 With regard to maintenance, there will be a  
 7 homeowners' association that will be able to maintain  
 8 and make sure the project, the property is maintained.  
 9 Bus. There is -- it was pointed out on an  
 10 earlier slide, on the east side there's a shelter here  
 11 that will serve for a place for people to enjoy -- it's  
 12 right about here -- for people to watch their -- I'm  
 13 sorry, it's here -- watch their children while they're  
 14 at the tot lot. It also serves as a shelter for buses,  
 15 for children who are getting on the bus. They will be  
 16 here, and their parents, again, can watch them get on  
 17 and off the bus.  
 18 CHAIR BURGESS: So that's going to be enough  
 19 room for a bus to turn in and pick up kids from the  
 20 development?  
 21 MS. CALHOUN: It's not turning in.  
 22 Stop me if I say it wrong.  
 23 It's not turning in.  
 24 CHAIR BURGESS: You're going to stop on  
 25 Broadway?

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1 MS. CALHOUN: It stops on Broadway, yes.  
 2 There will be an existing -- they will pull off right  
 3 off of Broadway, yes. It doesn't go into the  
 4 community, which is not uncommon.  
 5 CHAIR BURGESS: It's not uncommon, but you  
 6 know, in the morning, because sometimes I take that  
 7 route to work, and being that it's, you know, very  
 8 narrow, it can cause traffic backup. And then when  
 9 they're dropping them off, they're going to have to  
 10 drop them off on the opposite side.  
 11 MS. CALHOUN: So the reason that the shelter,  
 12 this stop is here is that we did meet, WGI did meet  
 13 with the bus -- the School Board, and that's how this  
 14 location was agreed upon.  
 15 CHAIR BURGESS: So that's going to be a  
 16 two-prong. That's going to be basically for the School  
 17 Board for school buses and for like public  
 18 transportation?  
 19 MS. CALHOUN: No.  
 20 CHAIR BURGESS: Because when I was reading  
 21 the packet, it was my understanding that the bus canopy  
 22 was for public transportation.  
 23 MS. CALHOUN: That one is up at the north  
 24 end, and then the other school bus shelter is here that  
 25 we're speaking of. The school bus is here --

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1 CHAIR BURGESS: There's going to be two.  
 2 MS. CALHOUN: -- the public is here, yes.  
 3 CHAIR BURGESS: Okay.  
 4 MS. CALHOUN: Does that answer that question?  
 5 CHAIR BURGESS: It was an explanation, yes.  
 6 MS. CALHOUN: Okay. Next I think there was a  
 7 question about -- I assume the question is about this  
 8 parcel of land here. And it's currently vacant, to the  
 9 best of our knowledge, so we're not taking anything  
 10 down. Remember, this was a mobile home park that is  
 11 vacant; it's been vacant for some time. So there's no  
 12 home here for us to need to do anything with. Again,  
 13 we're just extending Avenue E, so there's nothing here  
 14 for us to remove, not a fence or a home or anything  
 15 else. It is a vacant lot.  
 16 CHAIR BURGESS: Okay, and then there was a  
 17 question about the fencing. What does that look like  
 18 and how would it affect the surrounding property  
 19 owners?  
 20 MS. CALHOUN: So along this southern end of  
 21 the property there will be a fence, probably a -- the  
 22 word just left my head. No, that's not the word.  
 23 Chain link -- that's what I was thinking -- fence along  
 24 here, and then this will likely be a decorative fence  
 25 along the eastern boundary. And as required by code,

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1 this will be a wall on the north end and on the west  
 2 end.  
 3 CHAIR BURGESS: Okay, and then it was also  
 4 brought up again about the security.  
 5 MS. CALHOUN: So, you know, the one thing  
 6 I'll say about that comment that was made is that this  
 7 community is designed to be just that, a community as a  
 8 part of an existing community. We have, again, single  
 9 family homes to our north and to our west. I don't  
 10 believe that these are gated communities at the moment,  
 11 so this is intended to just, again, become a part of  
 12 the community.  
 13 The owner, the developer didn't feel the need  
 14 to, I'll say separate it by creating that type of  
 15 barrier there. And again, stacking for traffic  
 16 wouldn't allow us to do so anyway.  
 17 So the existing condition that's around us is  
 18 what we are matching. There is no, to the best of my  
 19 knowledge, gate at the mobile home park preventing  
 20 people from coming in and out. Similarly, currently  
 21 there's no -- there are no gates with regard to these  
 22 single family home areas that surround our project. So  
 23 this will just be similar to what's already existing.  
 24 CHAIR BURGESS: So we have high hopes that  
 25 there would be no crime, being that there's not going

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1 to be any security, any gates. I mean the price point  
 2 you said was the 200s. But after that year, when  
 3 people are able to rent out the property and they can  
 4 put whoever they want to in there, because we've just  
 5 had several developments within the city that have had  
 6 basically like the same concept, but are gated and were  
 7 owner occupied.  
 8 I mean I can speak on it, Marsh Harbor. And  
 9 that started off one way, being gated, owner occupied,  
 10 and then, you know, the developers came in, bought up  
 11 everything and put a lot of renters in there, and then  
 12 you had one period of time where there was a lot of  
 13 crime. And it took several years to get that area  
 14 cleaned back up.  
 15 MS. CALHOUN: So one benefit that we have  
 16 here is you have a national developer who, again, is  
 17 going to have an HOA that's going to regulate this  
 18 community, so they will make sure that it is maintained  
 19 well. It benefits them as much as everyone else to  
 20 have a well maintained and safe community. It would  
 21 not benefit them for anyone to know that, oh, they  
 22 built here and it wasn't well kept, it wasn't  
 23 maintained well or it wasn't safe. So it benefits  
 24 everyone.  
 25 CHAIR BURGESS: We've seen it before --

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1 MS. CALHOUN: Understood; understood.  
 2 CHAIR BURGESS: -- a couple different times  
 3 here in the city.  
 4 MS. CALHOUN: Understood.  
 5 CHAIR BURGESS: Let me see if -- oh, and then  
 6 the last comment was about maybe making it, you know,  
 7 an elderly community, so --  
 8 MS. CALHOUN: Thank you for the comment. We  
 9 appreciate it. We'll keep it in mind maybe for the  
 10 next one.  
 11 CHAIR BURGESS: Okay. So thank you,  
 12 Ms. Calhoun.  
 13 I have one last comment card on this issue,  
 14 and it's from John Pollack.  
 15 MR. POLLACK: Hi. Good evening. I'm John  
 16 Pollack, and I've been a property owner along 34th  
 17 Street for over 35 years as a landlord, and I have  
 18 several rentals there.  
 19 And my concern -- well, first of all, let me  
 20 say this, that I'm hopeful that the project is  
 21 successful. I've, like the owner of the hotel, for  
 22 years had to put up with a lot of problems with the  
 23 mobile home park and the residents, who a lot of times  
 24 were not even residents, they were just squatters  
 25 living in there, and the amount of crime they

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1 generated. However, I think that can be dealt with,  
 2 and you know, you're not going to have that situation  
 3 again.  
 4 But my other concern, I looked at the traffic  
 5 reports online on the City of Riviera Beach. And I am  
 6 somewhat concerned about how much traffic is going to  
 7 be between Broadway and then westbound on 34th Street  
 8 up to Avenue E, their proposed entrance, and all the  
 9 way up to Avenue F.  
 10 Currently the street has one speed hump in  
 11 it, which doesn't really slow down a lot of the traffic  
 12 at this point. There's people that go along 34th  
 13 Street at way greater than 40 miles an hour. You know,  
 14 and you've got little kids out there and so on.  
 15 Everybody has seen it. So I'm a little concerned about  
 16 that, and I want to know if there's any plans to make  
 17 more speed bumps.  
 18 Additionally, I think that over the years  
 19 it's been quite evident that as far as pedestrian  
 20 traffic goes on 34th Street from Broadway, and then  
 21 westward, and then along Avenue F, that the pedestrian  
 22 walkways are very inadequate. Some properties don't  
 23 even have a sidewalk in front of them, and pedestrians  
 24 have to walk along the street on the sidewalk and then  
 25 they have to go out in the street to continue westward.

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1 Now, some of them are very narrow. They  
 2 would never withstand a code examination by the City at  
 3 this point. They're very old and some in disrepair.  
 4 So I'm wondering, you know, if there's any plans for  
 5 improvement along 34th Street to improve the traffic,  
 6 not flow, but maybe the flow and also the restriction  
 7 of speed and also making it more pedestrian friendly.  
 8 I'm sure with the amount of 89 townhomes,  
 9 there's going to be some pedestrian traffic go through  
 10 there and a lot of kids. They get off the school bus  
 11 at Avenue E and 34th Street, and it's a pretty good  
 12 crowd that goes through there at like 3:00 in the  
 13 afternoon.  
 14 I guess that's about it. But I am hopeful  
 15 that this, whatever kinks there are in the foreseeable  
 16 future, they can be worked out.  
 17 CHAIR BURGESS: Thank you, Mr. Pollack.  
 18 MR. POLLACK: Um-hmm.  
 19 CHAIR BURGESS: I'll have staff address those  
 20 questions about future improvements to 34th Street, the  
 21 sidewalks, speed bumps.  
 22 MR. GAGNON: Yes, I'm sorry, I can't recall  
 23 off the top of my head if there's any ongoing plans for  
 24 34th Street improvements. I know there's various  
 25 projects throughout the city that are underway. I

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1 would have to follow up on that specific question. But  
 2 the comment is definitely received, and I can provide  
 3 that information to the Board and public at a future  
 4 date. The process --  
 5 CHAIR BURGESS: Would you know --  
 6 MR. GAGNON: I'm sorry.  
 7 CHAIR BURGESS: I'm sorry. Would you know  
 8 offhand how lighted, how well lighted that area is?  
 9 MR. GAGNON: As far as --  
 10 CHAIR BURGESS: Street lighting.  
 11 MR. GAGNON: -- street lighting on 34th  
 12 Street?  
 13 CHAIR BURGESS: Right. And eventually I'm  
 14 going to ask about within the development --  
 15 MR. GAGNON: Right.  
 16 CHAIR BURGESS: -- the proposed development.  
 17 MR. GAGNON: So within the development it  
 18 would have to be brought up to current codes.  
 19 However, the existing conditions on 34th  
 20 Street I don't think would be up to what we would  
 21 consider modern day standards as far as street  
 22 lighting. Similar to, you know, the pedestrian access,  
 23 it's something that we're looking to address throughout  
 24 the city still. So I think they are older conditions  
 25 that are not optimal to today's standards, is how I

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1 would put it.  
 2 CHAIR BURGESS: I'm hearing that there's  
 3 about two streetlight poles in that area.  
 4 UNIDENTIFIED SPEAKER: Four.  
 5 CHAIR BURGESS: Four? Four, yes.  
 6 Okay, so now if we can address the lighting  
 7 within the development, because I didn't see anything  
 8 about lighting in the packet. There's going to be no  
 9 security, so --  
 10 MR. GAGNON: I believe photometric plans were  
 11 provided. I'm not sure if I included them in the  
 12 packet itself. I may have to ask the development team  
 13 or staff to comment on that.  
 14 I also did want to touch upon the City's  
 15 process for any sort of speed attenuation device or a  
 16 speed hump. It's kind of by request, so we do have --  
 17 CHAIR BURGESS: A request from the citizens  
 18 or --  
 19 MR. GAGNON: Yes, ma'am.  
 20 CHAIR BURGESS: -- from the applicant?  
 21 MR. GAGNON: From the citizens.  
 22 CHAIR BURGESS: The citizens, okay.  
 23 MR. GAGNON: And those are considered on a  
 24 case by case basis, so if the development proposal  
 25 moves forward and there's an increased traffic demand,

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1 then it's something that the City would look at on a  
 2 case by case basis.  
 3 CHAIR BURGESS: I didn't know that. I have  
 4 one right in front of my house that I never asked for,  
 5 and I hear it.  
 6 MR. GAGNON: Maybe it was a neighbor.  
 7 UNIDENTIFIED SPEAKER: Your neighbor asked.  
 8 CHAIR BURGESS: I hear it all day long.  
 9 But anyway, okay, so I'm sorry. We addressed  
 10 the lighting for in the development. You said it will  
 11 be code.  
 12 MR. GAGNON: Right, the new lighting will  
 13 meet today's standard code requirements.  
 14 Unfortunately, it's difficult in existing  
 15 communities to retroactively, you know, go in and do  
 16 those lighting plans. So I know that we had a lot of  
 17 the roadway reconstruction projects. They're what we  
 18 considered a full reconstruction project, so it's  
 19 considering pedestrian connectivity, lighting elements,  
 20 things of that nature, and I'll have to verify if 34th  
 21 is in one of our upcoming capital improvement plan  
 22 elements.  
 23 CHAIR BURGESS: Okay. Ms. Calhoun, I have  
 24 one more question for the applicant, I think, before I  
 25 move on to Board comments. Since there is going to be

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1 no on-site security, do you guys plan on having any  
 2 security cameras on site?  
 3 MS. CALHOUN: Have we talked about that?  
 4 We can look into that. I can tell you that  
 5 on the current site plan I don't believe there are any.  
 6 I mean, remember, this is a residential community.  
 7 People own their home, so if they're going to have  
 8 their own individual security, they can. If there  
 9 would be any type of cameras, it would have to be in  
 10 the public places, for example, the tot lot or the rec  
 11 area, because again, this is a townhome, single family  
 12 home community, so --  
 13 CHAIR BURGESS: Okay. All right, thank you.  
 14 So I'm going to go into Board comments.  
 15 Mr. Brown, first up.  
 16 MR. BROWN: No comments.  
 17 CHAIR BURGESS: No comments.  
 18 Mrs. Shepherd.  
 19 MS. SHEPHERD: Ms. Calhoun, first let me say  
 20 welcome to the city. I read it yesterday, and I think  
 21 this is going to be an excellent project in that  
 22 corridor. There is a lot of -- in that area, and I  
 23 think the homes is going to kind of deteriorate. And  
 24 this is a project that I really think is going to bring  
 25 a lot of clout to the city. So I welcome you. I

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1 remember you coming back with another project, and it's  
 2 so good to see you here today.  
 3 MS. CALHOUN: Thank you.  
 4 MS. SHEPHERD: And only thing I can say is  
 5 welcome to the city.  
 6 MS. CALHOUN: Thank you.  
 7 MS. SHEPHERD: This is excellent.  
 8 MS. CALHOUN: We're excited. So thank you.  
 9 CHAIR BURGESS: Okay, thank you,  
 10 Ms. Shepherd.  
 11 Mr. Gallon.  
 12 MR. GALLON: No comment.  
 13 CHAIR BURGESS: No comments.  
 14 On to Mr. Gustafson.  
 15 VICE CHAIR GUSTAFSON: One question, Chair.  
 16 CHAIR BURGESS: Go ahead.  
 17 VICE CHAIR GUSTAFSON: This is a question for  
 18 staff more than anything. I'm looking at the Broadway  
 19 corridor, and I believe there's an island outside of  
 20 that, so traffic in and out of the community would  
 21 always have to be coming from northbound. Is that  
 22 correct?  
 23 MR. GAGNON: That's correct. There's a --  
 24 CHAIR BURGESS: So egress is always from the  
 25 north side?

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1 MR. GAGNON: So you would have to -- there's  
 2 no access north if you're heading west. So there is a  
 3 divider on U.S. 1 on Broadway --  
 4 VICE CHAIR GUSTAFSON: Okay.  
 5 MR. GAGNON: -- that's correct.  
 6 VICE CHAIR GUSTAFSON: So what does that do  
 7 to traffic concerns to the north end of the city,  
 8 coming back to -- where I'm getting here is with the  
 9 bus stop. There's the public bus stop as well as the  
 10 children's school bus stop. With the divider there, is  
 11 that going to hinder traffic flow southbound on  
 12 Broadway in any capacity?  
 13 MR. GAGNON: Well, I'm not a traffic  
 14 engineer, and I don't want to try to be one.  
 15 VICE CHAIR GUSTAFSON: Sure.  
 16 MR. GAGNON: But what I can say is the  
 17 current location of the Palm Tran bus stop is going to  
 18 stay where it is, so of course, there will be the  
 19 opportunity for increased demand, which is something  
 20 that we want by having this development proposal move  
 21 forward. But that action by the bus would remain  
 22 constant as is.  
 23 As the development team stated, you know,  
 24 they did have communication with the School Board as  
 25 far as what would be acceptable for their bus route,

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1 and it would kind of be, depending on the number of  
 2 children living there, what route would have to be  
 3 utilized. There is a possibility that it could be  
 4 through, you know, the back side, through Avenue E,  
 5 Avenue F as well for a school bus. But again, I'm not  
 6 as familiar with what that route --  
 7 VICE CHAIR GUSTAFSON: Sure.  
 8 MR. GAGNON: -- would potentially be.  
 9 VICE CHAIR GUSTAFSON: So in conjunction, so  
 10 I'm a townhome owner in the community, and I'm going  
 11 northbound on Broadway, and I can't make a left from  
 12 there. So therefore, I would have to -- is there an  
 13 opening at 34th to make a left-hand turn? I'm trying  
 14 to get home. It's --  
 15 CHAIR BURGESS: 5:00 traffic.  
 16 VICE CHAIR GUSTAFSON: -- 5:00 traffic. I'm  
 17 going north on Broadway. How do I get to my house?  
 18 MR. ORTEGA: I can answer that question. I  
 19 am the traffic engineer for the project.  
 20 VICE CHAIR GUSTAFSON: Oh, perfect.  
 21 MR. ORTEGA: For the record, Juan Ortega,  
 22 traffic engineer for the project.  
 23 There are different ways to get into the  
 24 project. So if you're going northbound, what's going  
 25 to happen is you're going to make a U-turn on Broadway,

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1 if you want. That's option number one. Or you can  
 2 make a left into 34th and then go south on Avenue E,  
 3 because we are building Avenue E from the project to  
 4 West 34th Street. So if you're going northbound on  
 5 Broadway, that's an option.  
 6 If you're going southbound on Broadway, you  
 7 may want to go on 34th Street. Any of the streets that  
 8 connect to Silver Beach, you can go there and then go  
 9 southbound on Avenue E.  
 10 Now, in the morning, if you are leaving the  
 11 project to go southbound, the easiest thing would be to  
 12 go eastbound in the project and make a right out to go  
 13 southbound.  
 14 As per the analysis, we checked the stacking  
 15 on the turn lanes for the people that may want to do a  
 16 U-turn to go northbound for people coming in in the  
 17 evening, and the turn lanes will be more than adequate  
 18 to hold all the projected, existing and projected  
 19 traffic. With the counts for the existing conditions,  
 20 we add our project, and the stacking works for the  
 21 project.  
 22 VICE CHAIR GUSTAFSON: Very well. Thank you.  
 23 MR. ORTEGA: Thank you.  
 24 CHAIR BURGESS: Okay, so I did have another  
 25 question that I omitted, and this will probably be for

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1 staff. The surrounding homeowners and businesses, were  
 2 they notified, because I also, of course, didn't see  
 3 that in the packet. I know we did have --  
 4 MR. GAGNON: Sure.  
 5 CHAIR BURGESS: -- you know, we do have one  
 6 homeowner here. I'd just like to know like how many  
 7 more homeowners. And we heard from only one. We heard  
 8 from one business owner what they thought about this  
 9 project. So just for the record, how were they  
 10 notified?  
 11 MR. GAGNON: Sure. As part of the land use  
 12 amendment process and also the zoning amendment  
 13 proposal, the City requires that the property is  
 14 posted, so there were signs posted on the property in  
 15 advance of today's meeting. And additionally, there  
 16 were mail-outs that were provided to any property  
 17 within 300 feet of the development.  
 18 Because, you know, the Avenue E connection is  
 19 such a vital component of this project as well, City  
 20 staff and the development team communicated as far as  
 21 going out and physically, you know, knocking on doors  
 22 with those two adjacent property owners, which we have  
 23 confirmation that that occurred.  
 24 So they have had conversation of the fact  
 25 that the project's coming before the Planning and

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1 Zoning Board and potentially moving forward. And the  
 2 information I received from the development team is  
 3 that both those property owners are in support of the  
 4 project, and we did not receive any objection to the  
 5 project to date.  
 6 CHAIR BURGESS: Okay. My last question, I  
 7 think, we didn't talk about how many bedrooms these  
 8 units were going to have. So do the bedrooms, do they  
 9 range between one to four, or is it just two to four,  
 10 five? I'm just thinking I need that information to  
 11 kind of calculate how many people are going to be  
 12 squeezed into this area.  
 13 MR. MURRAY: Good evening. Doug Murray with  
 14 WGI on behalf of the applicant.  
 15 They will actually all be three bedroom  
 16 units.  
 17 CHAIR BURGESS: So all three bedroom units.  
 18 MR. MURRAY: Yes.  
 19 CHAIR BURGESS: Okay, thank you.  
 20 Are there any more comments from the Board at  
 21 this time? Seeing none, is there a motion?  
 22 VICE CHAIR GUSTAFSON: Chair.  
 23 CHAIR BURGESS: Yes, Mr. Gustafson.  
 24 VICE CHAIR GUSTAFSON: Wouldn't we have to  
 25 put motions in order of A, B and C?

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1 CHAIR BURGESS: Yes.  
 2 VICE CHAIR GUSTAFSON: Okay. Chair, I make a  
 3 motion to adjust the Comprehensive Plan for the land  
 4 use. Is that correct? Because I'm on the first one,  
 5 amending the City's Comprehensive Plan by changing the  
 6 future land use map designation from high density,  
 7 multiple family future land use, 5.3 of the property to  
 8 downtown mixed use.  
 9 CHAIR BURGESS: Okay, is there a second?  
 10 MS. SHEPHERD: Second.  
 11 CHAIR BURGESS: Roll call.  
 12 MS. DAVIDSON: Margaret Shepherd.  
 13 MS. SHEPHERD: Yes.  
 14 MS. DAVIDSON: James Gallon.  
 15 MR. GALLON: Yes.  
 16 MS. DAVIDSON: Anthony Brown.  
 17 MR. BROWN: Yes.  
 18 MS. DAVIDSON: Jon Gustafson.  
 19 VICE CHAIR GUSTAFSON: Yes.  
 20 MS. DAVIDSON: Rena Burgess.  
 21 CHAIR BURGESS: Yes.  
 22 MS. DAVIDSON: Unanimous vote.  
 23 CHAIR BURGESS: Is there a motion for item B,  
 24 an ordinance of the City Council of the City of Riviera  
 25 Beach to change the City zoning map from downtown

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1 residential to downtown general?  
 2 MR. GALLON: So moved.  
 3 CHAIR BURGESS: Is there a second?  
 4 MR. BROWN: Second.  
 5 CHAIR BURGESS: Roll call.  
 6 MS. DAVIDSON: Margaret Shepherd.  
 7 MS. SHEPHERD: Yes.  
 8 MS. DAVIDSON: James Gallon.  
 9 MR. GALLON: Yes.  
 10 MS. DAVIDSON: Anthony Brown.  
 11 MR. BROWN: Yes.  
 12 MS. DAVIDSON: Jon Gustafson.  
 13 VICE CHAIR GUSTAFSON: Yes.  
 14 MS. DAVIDSON: Rena Burgess.  
 15 CHAIR BURGESS: Yes.  
 16 MS. DAVIDSON: Unanimous vote.  
 17 CHAIR BURGESS: Item C. Is there a motion  
 18 for the City Council of Riviera Beach approving a site  
 19 plan application, SP-18-09 from D. R. Horton, Inc. for  
 20 the real property located at 3301 Broadway, 9.5 acres  
 21 of land in order to facilitate the development of 89  
 22 new townhomes and providing for an effective date?  
 23 MR. GALLON: So moved.  
 24 CHAIR BURGESS: Is there a second?  
 25 MS. SHEPHERD: Second.

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1 CHAIR BURGESS: Roll call.  
 2 MS. DAVIDSON: Margaret Shepherd.  
 3 MS. SHEPHERD: Yes.  
 4 MS. DAVIDSON: James Gallon.  
 5 MR. GALLON: Yes.  
 6 MS. DAVIDSON: Anthony Brown.  
 7 MR. BROWN: Yes.  
 8 MS. DAVIDSON: Jon Gustafson.  
 9 VICE CHAIR GUSTAFSON: Yes.  
 10 MS. DAVIDSON: Rena Burgess.  
 11 CHAIR BURGESS: Yes.  
 12 MS. DAVIDSON: Unanimous vote.  
 13 CHAIR BURGESS: Item D. Is there a motion  
 14 for approving the plat application PA-18-02 from  
 15 D. R. Horton, Inc. for the real property located at  
 16 3301 Broadway for 9.5 acres of land in order to  
 17 facilitate the development of 89 new townhomes and  
 18 providing for an effective date?  
 19 MR. GALLON: So moved.  
 20 MR. BROWN: Second.  
 21 CHAIR BURGESS: Roll call.  
 22 MS. DAVIDSON: Margaret Shepherd.  
 23 MS. SHEPHERD: Yes.  
 24 MS. DAVIDSON: James Gallon.  
 25 MR. GALLON: Yes.

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1 MS. DAVIDSON: Anthony Brown.  
 2 MR. BROWN: Yes.  
 3 MS. DAVIDSON: Jon Gustafson.  
 4 VICE CHAIR GUSTAFSON: Yes.  
 5 MS. DAVIDSON: Rena Burgess.  
 6 CHAIR BURGESS: Yes.  
 7 MS. DAVIDSON: Unanimous vote.  
 8 CHAIR BURGESS: Thank you.  
 9 MS. CALHOUN: Thank you.  
 10 CHAIR BURGESS: You're welcome.  
 11 Item E.  
 12 MR. GAGNON: Yes, thank you, Madam Chair.  
 13 Item E is a Resolution of the City Council  
 14 of the City of Riviera Beach, Palm Beach County,  
 15 Florida, approving the application for off-site valet  
 16 parking, per City Code, Section 31-580, at 1100 East  
 17 Blue Heron Boulevard for use by the Buccaneer  
 18 Restaurant, located at 142 Lake Drive, within the Town  
 19 of Palm Beach Shores, and providing for an effective  
 20 date.  
 21 And I also want to add for the record that  
 22 this was added on Friday just as an additional agenda  
 23 item, so it went out the day after the Thursday  
 24 release.  
 25 So as referenced in the title block, City

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1 Code, Section 31-580 allows for property owners or  
 2 businesses within the town of Palm Beach Shores to make  
 3 application to the City Council to utilize city  
 4 properties for valet parking for those existing uses,  
 5 so long as certain conditions are met.  
 6 For the record, there is a staff analysis  
 7 provided in the backup for tonight, as well as  
 8 correspondence from the applicant themselves.  
 9 So before you, you see two yellow stars on an  
 10 aerial map of Singer Island, including Riviera Beach  
 11 and Palm Beach Shores. The yellow star on the north  
 12 side of the map is 1100 East Blue Heron Boulevard, so  
 13 that's the subject site in question. And the existing  
 14 use, the Buccaneer Restaurant, located at 141 Lake  
 15 Drive, is denoted here as a red star. That distance is  
 16 just over 1,700 feet if you're traveling along Lake  
 17 Drive.  
 18 So within the staff analysis it requires  
 19 certain checkboxes to be reviewed. One is off-site  
 20 parking, and that relates to the amount of off-site  
 21 parking on that Palm Beach Shores business or ownership  
 22 site kind of exceeding what they could possibly include  
 23 or expand upon, and then also that any sort of  
 24 potential adverse impacts on the city property would  
 25 not be incurred if this valet parking request were to

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1 be approved.  
 2 And I also want to make note that the  
 3 location that is in question previously served as a  
 4 bank building, so that use would have had, you know, a  
 5 24 hour ATM, so there could have been around the clock  
 6 vehicles going to and from the site. So if that use  
 7 were to continue in the future, so if someone came in  
 8 and applied for a business tax receipt for that use  
 9 tomorrow, we would honor that previous business use.  
 10 So there could be vehicular access on a 24 hour basis,  
 11 so that was kind of the comparison the staff was  
 12 utilizing for this request as well.  
 13 So the applicant has stated within their  
 14 correspondence that there's no other on-site parking at  
 15 their current site, so that's what's facilitating this  
 16 request and necessitating the request to move forward.  
 17 Law enforcement activities is the second  
 18 bullet point that staff must review, specifically the  
 19 amount and degree of law enforcement activities  
 20 generated by operating the off-site valet parking  
 21 business.  
 22 So it will be the applicant's responsibility  
 23 to secure the site, secure any vehicles. The applicant  
 24 does own both parcels currently. Also, the Police  
 25 Department has recommended that there's a security

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1 system, a camera system installed to help monitor any  
 2 vehicles on site. And the valet proposal is not  
 3 anticipated to generate any additional impact that  
 4 would be greater than the previous bank use.  
 5 The third talking point was the effect on  
 6 neighboring properties, specifically the adverse  
 7 effects, if any, that the off-site valet parking will  
 8 have on neighboring properties, especially with respect  
 9 to the effects of noise, parking and glare from  
 10 headlights on nearby residential properties.  
 11 So this site is adjacent to East Blue Heron  
 12 Boulevard. It's one of our major arterial roadways in  
 13 the city, so there will already be vehicular traffic  
 14 based on that. Referring back to the bank use that was  
 15 previously there, this request should not generate any  
 16 additional impacts as far as vehicular impacts to the  
 17 site than the previous bank use.  
 18 The next talking point was noise.  
 19 Specifically, such approval shall be granted only to  
 20 those businesses that will not disturb the peace and  
 21 quiet of the surrounding neighborhood.  
 22 Staff really does not anticipate any noise  
 23 impacts generated that would be greater than the  
 24 previous bank use. And also, we have our noise  
 25 ordinance that any business would have to adhere to and

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1 would be enforceable into the future.  
 2 The final talking point is the vehicle route,  
 3 which I talked about briefly. The Lake Drive route is  
 4 the clear route that would be used. There is a traffic  
 5 light on Blue Heron Boulevard that would allow access  
 6 across the street to both sites. It's approximately  
 7 1,700 feet, maybe closer to 1,750 from site to site,  
 8 and use of that route would not create any additional  
 9 hazardous conditions.  
 10 This concludes staff analysis of the  
 11 application. I believe the applicant is here tonight  
 12 as well to answer any questions that the Board or  
 13 public may have.  
 14 CHAIR BURGESS: So staff is recommending --  
 15 recommends approval?  
 16 MR. GAGNON: Well, staff is recommending  
 17 Board review and analysis. What I can say is that the  
 18 criteria that are set in the code have all been met,  
 19 however, we're leaving it up to Board to review the  
 20 information that's provided and provide a  
 21 recommendation to City Council.  
 22 CHAIR BURGESS: Okay. Can you put page three  
 23 of three up just for the recommendation?  
 24 MR. GAGNON: Let me pull that up for you.  
 25 CHAIR BURGESS: Okay, so I'll start off with



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1 public comments. I have one public comment card from  
 2 Bonnie Larson.  
 3 MS. LARSON: Bonnie Larson.  
 4 I didn't quite get my bearing on that map,  
 5 what was where. I didn't know which was east and which  
 6 was west. I couldn't really get it. But apparently  
 7 there's a restaurant, the Buccaneer Restaurant, it's on  
 8 Palm Beach Shores. This is what I got, Palm Beach  
 9 Shores. They want to use City property for their valet  
 10 parking.  
 11 UNIDENTIFIED SPEAKER: No.  
 12 MS. LARSON: No? Okay, no. That's what I  
 13 got, so you tell me what's right.  
 14 You're talking about a previous bank  
 15 building. Are we talking about the previous Bank of  
 16 America building? It's on the north side of Blue  
 17 Heron. Is that what we're -- I just can't get my  
 18 bearings here. Is that what we're talking about? Did  
 19 they tear that bank down, now we want to use it for  
 20 parking for a restaurant? Do we own that property? Is  
 21 it paved? How many spaces would be there?  
 22 And they said it wouldn't be any more noise  
 23 or glare or whatever than it was as a bank building.  
 24 Well, yes, it will, because a bank building, they're  
 25 only open till four, and Fridays open till six. And

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1 this would be a restaurant, they're going to be open  
 2 late at night. So, yes, there will be a lot more  
 3 traffic there than what it is now.  
 4 Are they asking -- if we own that property,  
 5 are they asking us to lease it? Are they asking us to  
 6 use it for free? I don't understand the request. This  
 7 whole thing I didn't get. They're going to be using it  
 8 for valet parking, they'll make money on that. It will  
 9 be beneficial to their restaurant.  
 10 So if you could answer all those questions  
 11 about the location, the paving, the parking, how many  
 12 spots do they have at their restaurant now and what are  
 13 we thinking about, are we thinking about leasing that  
 14 to them? Is the area paved? And like I said, yes, it  
 15 will be a lot more traffic to the surrounding area than  
 16 a bank. A bank closes at four. So if you could  
 17 explain that, because I just didn't quite get it.  
 18 Thank you.  
 19 CHAIR BURGESS: Okay, thank you, Ms. Larson.  
 20 The applicant would like to answer those  
 21 questions?  
 22 MR. STACKER: Sure. Thank you very much,  
 23 Madam Chair, Vice Chair, members of the Board.  
 24 My name is Ed Stacker, and I'm an attorney  
 25 with Shutts & Bowen. And I'm here, it's my pleasure to

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1 be here this evening on behalf of the Buccaneer, as  
 2 well as the owner of the old Wells Fargo bank building.  
 3 This is not, as you all probably know, this  
 4 is not City owned property. This purchase was made in,  
 5 I think it was in September of 2017. And there are --  
 6 there will ultimately be longer range redevelopment  
 7 plans probably on that 1100, on the Rivera Beach  
 8 parcel.  
 9 But for the period of time that we're talking  
 10 about now, we're looking for -- we're doing some  
 11 renovations at the Buccaneer Restaurant & Lounge, and  
 12 we'd like to utilize this otherwise vacant parcel for  
 13 valet parking.  
 14 And Madam Chair, I think you were -- it was  
 15 good to point out this page, because this -- we've  
 16 reviewed the staff report and concur with Jeff's  
 17 analysis, but the recommendations come with a set of  
 18 conditions that we have reviewed and are agreeable to.  
 19 And that's on -- those are on the page that you're  
 20 speaking to, or spoke to a moment ago.  
 21 So I'll be happy to answer any questions. I  
 22 don't know if I clarified the location. This bank  
 23 is -- old bank building is on the north side of Blue  
 24 Heron and was the old Wells Fargo. And it's owned,  
 25 privately owned, yes, yes.

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1 As far as valet usage, there will be a valet  
 2 attendant there, and there's likely to be a security  
 3 monitoring system as well. And it's in our best  
 4 interest to not have any vandalism. Obviously, you  
 5 don't want to have invitees to your facility come and  
 6 park and have difficulties.  
 7 But we realize that the Town and the City of  
 8 Riviera Beach have worked hand in hand for years with  
 9 some off-site valet parking agreements, and in fact, at  
 10 one point this piece had one years ago with Rivera  
 11 Beach. It's an opportunity to enhance this property to  
 12 a certain extent and also to work with us and the Town  
 13 of Palm Beach Shores, and I would encourage you all to  
 14 recommend approval.  
 15 CHAIR BURGESS: Thank you. I have a  
 16 question. You said that you're representing the  
 17 applicant and the owner of the bank?  
 18 MR. STACKER: They're the same entity.  
 19 CHAIR BURGESS: Same entity, okay. So --  
 20 MR. STACKER: A different entity, but same  
 21 ownership principal.  
 22 CHAIR BURGESS: Okay.  
 23 MR. STACKER: Yes, ma'am.  
 24 CHAIR BURGESS: And the hours of operation,  
 25 that was another comment that Ms. Larson stated that I

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1 haven't heard yet.  
 2 MR. STACKER: Well, there are -- obviously,  
 3 the valet parking would be during the period of time of  
 4 the operation of the facility and -- of the Buccaneer.  
 5 And I'm not here -- I don't know what those hours will  
 6 be, but they certainly won't be any later than if I  
 7 pull up to a -- through the drive-through to get money  
 8 out of the ATM at the bank, you know. And I don't mean  
 9 that smart alecky, but I mean that I would imagine that  
 10 they would be reasonable business hours of restaurants,  
 11 et cetera.  
 12 CHAIR BURGESS: Do you know the current hours  
 13 of the business that operates --  
 14 MR. STACKER: Well, right now it's not  
 15 operating. It's under renovation. And I don't  
 16 think -- I think we would be remiss to put an hour  
 17 limitation on it.  
 18 CHAIR BURGESS: On the valet?  
 19 MR. STACKER: Yes. I mean it's not going to  
 20 be operating all night, obviously. It's going to be  
 21 operating during the business hours of the facility.  
 22 CHAIR BURGESS: And Buccaneer is a  
 23 restaurant/lounge?  
 24 MR. STACKER: Restaurant, yes, and they serve  
 25 alcohol there, yes.

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1 CHAIR BURGESS: In the past when they were  
 2 open, how late did they generally stay open? Was it to  
 3 two, was it closed at midnight?  
 4 MR. BERLUSCONI: It's right next to the  
 5 Sailfish, and they closed at the same time.  
 6 MR. STACKER: Whatever. The Sailfish is to  
 7 the south, and I don't want to misrepresent. I'm not  
 8 sure. That's a fair --  
 9 CHAIR BURGESS: Sir, are you the owner for  
 10 Buccaneer?  
 11 MR. BERLUSCONI: No, we work -- I work for  
 12 the owner.  
 13 CHAIR BURGESS: Okay, because I'm just trying  
 14 to get a clear idea of the operating hours.  
 15 MR. BERLUSCONI: Right. It's not an all  
 16 night club or bar. It's a restaurant, and it would  
 17 close at restaurant normal hours. But like he just  
 18 said, we haven't set the time. It's still being built,  
 19 so we don't have that.  
 20 MS. SHEPHERD: Could he come to the mike,  
 21 please?  
 22 MR. BERLUSCONI: I'm done.  
 23 CHAIR BURGESS: Yes, he's --  
 24 MS. SHEPHERD: Oh, okay.  
 25 CHAIR BURGESS: -- speaking from the floor.

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1 Sorry about that.  
 2 MR. BERLUSCONI: I just wanted to let you  
 3 know where it was.  
 4 CHAIR BURGESS: So we don't have any hours  
 5 notated right now. So we've addressed Ms. Larson's  
 6 public comments. I'm going to move on to Board  
 7 comments.  
 8 Ms. Shepherd.  
 9 MS. SHEPHERD: Well, I kind like know where  
 10 it's at, and once again, I think it's time for us to  
 11 get some type of dining going on in our city, and I  
 12 welcome you to come.  
 13 MR. STACKER: Thank you very much.  
 14 MS. SHEPHERD: I think it would be a very  
 15 nice concept for us to start getting back in the mold  
 16 of having nice fine dining, I hope dancing.  
 17 MR. STACKER: Thank you.  
 18 MS. SHEPHERD: Okay, thank you.  
 19 UNIDENTIFIED SPEAKER: A little piano bar.  
 20 CHAIR BURGESS: Okay, Mr. Gallon. Excuse me.  
 21 Ms. Shepherd, are you done?  
 22 MS. SHEPHERD: Yes, I'm finished.  
 23 CHAIR BURGESS: Okay, Mr. Gallon.  
 24 MR. GALLON: I really don't have any  
 25 comments, but I would like to -- would like to have

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1 known what the hours would have been. But I don't have  
 2 any.  
 3 CHAIR BURGESS: Okay, Mr. Brown.  
 4 MR. BROWN: Are you looking to acquire  
 5 permanent parking eventually?  
 6 MR. STACKER: I'm sorry?  
 7 MR. BROWN: Are you looking to acquire  
 8 permanent parking later on?  
 9 MR. STACKER: Well, the layout, the  
 10 configuration of the bank parcel will be re-striped for  
 11 parking, et cetera, and if I understand, your question  
 12 is if there were to be another use there on that  
 13 property at some time in the future, we would have to  
 14 come back to you all and work to accommodate parking  
 15 for joint parking.  
 16 CHAIR BURGESS: I think the question --  
 17 Mr. Brown, correct me if I'm wrong -- in the future  
 18 will it be -- are you going to be seeking permanent  
 19 parking as part of the restaurant?  
 20 MR. GRANFIELD: Yes, the owner is actively  
 21 searching for a property to --  
 22 CHAIR BURGESS: Okay, so --  
 23 MR. STACKER: I misunderstood the question.  
 24 I apologize.  
 25 CHAIR BURGESS: No problem. I've got to have

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1 the person at the microphone speak, or if you are with  
 2 the company, then I need you to come up and state your  
 3 name for the record.  
 4 MR. STACKER: There is Mr. Stewart Granfield.  
 5 He's the architect. And I think what he represented is  
 6 the owner is looking for other permanent parking as  
 7 well.  
 8 CHAIR BURGESS: In the future?  
 9 MR. STACKER: Yes.  
 10 CHAIR BURGESS: Okay.  
 11 MR. GAGNON: If I may, Madam Chair, as well,  
 12 and I didn't make this clear before and I do apologize  
 13 for it. The City Code section describes this approval  
 14 as an annual approval. So this is not something that's  
 15 anticipated to be permanent. It would have to be  
 16 renewed by City Council on an annual basis. So this  
 17 would be good for a one year time period if it were to  
 18 move forward, and then a renewal process would have to  
 19 occur.  
 20 CHAIR BURGESS: Okay. Were those all of your  
 21 questions, Mr. Brown?  
 22 MR. BROWN: Yes.  
 23 CHAIR BURGESS: Mr. Gustafson.  
 24 VICE CHAIR GUSTAFSON: Chair, one question.  
 25 CHAIR BURGESS: Okay.

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1 VICE CHAIR GUSTAFSON: I understand this is a  
 2 temporary or a one year structured agreement with the  
 3 City for temporary valet parking. My question to you  
 4 is how is that valet parking going to work in  
 5 conjunction with the Buccaneer itself? Are the  
 6 occupants going to be dropping the car off at the  
 7 Buccaneer and the valet will drive the car down, and  
 8 then the car will be parked by the valet attendant?  
 9 But how does that valet attendant get back? Is he  
 10 going to be using a golf cart, is he on foot, is he --  
 11 are they going to have patrons on golf carts or  
 12 anything like that?  
 13 MR. STACKER: Well, you're correct that I, if  
 14 I were coming to dine, I would pull up at the  
 15 Buccaneer, and the valet would take it down to the --  
 16 and obviously, there will be multiple personnel, and it  
 17 could be that there's a golf cart used. It could be  
 18 that there's -- you know, there's all -- I guess in  
 19 theory, somebody could walk back, but I don't envision  
 20 that happening. I would think there would be some type  
 21 of mobility utilized.  
 22 VICE CHAIR GUSTAFSON: I just want to be  
 23 clear that, you know, I'm in favor of this decision,  
 24 but at the same time I want to be safety conscious for  
 25 road safety for the valets in a golf cart. I want to

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1 make sure that's a legal, licensed vehicle that people  
 2 are coming back and forth on --  
 3 MR. STACKER: Yes.  
 4 VICE CHAIR GUSTAFSON: -- and no patrons  
 5 should be in that golf cart at any time.  
 6 MR. STACKER: We understand, yes.  
 7 CHAIR BURGESS: Okay, I have a couple  
 8 questions. So the owner is Island Chapel, LLC,  
 9 Benjamin Sharfi?  
 10 MR. STACKER: Sharfi.  
 11 CHAIR BURGESS: Sharfi. Okay, because I just  
 12 don't see the application in here. I don't see an  
 13 actual application in here for this. And then my other  
 14 question is going to be for staff.  
 15 MR. STACKER: I didn't mean to interrupt, but  
 16 on that -- on the -- in your backup there should be our  
 17 letter application of February 27th.  
 18 MR. GAGNON: Madam Chair, I think you're  
 19 looking for our usual Uniform Land Use Application.  
 20 CHAIR BURGESS: Right.  
 21 MR. GAGNON: And with this instance, the code  
 22 identifies that a petition is acceptable as --  
 23 CHAIR BURGESS: As an applicant --  
 24 MR. GAGNON: -- initiating the request. So  
 25 we followed that code provision. That's why you don't

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1 see the typical application.  
 2 MR. STACKER: So Mr. Sharfi is a principal in  
 3 both properties, although the fee simple title is held  
 4 in different entities.  
 5 CHAIR BURGESS: Okay.  
 6 MR. STACKER: And I'm sorry, I interrupted  
 7 you as you were going to ask Jeff a question.  
 8 CHAIR BURGESS: No problem. This question is  
 9 for staff. How would we, because it's not really an  
 10 application, it's a petition, so will this -- how does  
 11 this work with the business tax receipt? Is there  
 12 going to be a business tax receipt issued for this.  
 13 Because it's just valet parking?  
 14 MR. GAGNON: Well, the City's code identifies  
 15 that any business use or every business use does need a  
 16 business tax receipt.  
 17 CHAIR BURGESS: Right, because --  
 18 MR. GAGNON: I don't recall off the top of my  
 19 head if there's a specific valet parking use that's  
 20 called out. But what the code does allow staff to do  
 21 is take the most similar use within our schedule or  
 22 chart to assign the business tax receipt, and we can  
 23 also key in specifically what the use is. So that  
 24 would probably be the method that staff would have to  
 25 move forward with.

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1 MR. STACKER: And Madam Chair, we anticipate  
 2 that we will, in fact, be purchasing a business license  
 3 with the City, yes.  
 4 CHAIR BURGESS: Right, because I'm assuming  
 5 that that business tax receipt will go under the name  
 6 of the Buccaneer, with this specified as the use would  
 7 be valet, because -- or is this a separate company  
 8 that's going to be providing the valet services?  
 9 MR. STACKER: I would imagine -- not that I'm  
 10 not trying to reinvent the wheel here, but I would  
 11 imagine that the business license would be related to  
 12 the 1100 East Blue Heron Boulevard address. It doesn't  
 13 matter to us, but I suspect that --  
 14 CHAIR BURGESS: Well, it would have to be the  
 15 owner of the property.  
 16 MR. STACKER: To collect it, it would have to  
 17 be the owner of that property.  
 18 CHAIR BURGESS: Right.  
 19 MR. STACKER: And that would be not the  
 20 Buccaneer, it would be the --  
 21 CHAIR BURGESS: The property owner of record.  
 22 MR. STACKER: That's correct.  
 23 CHAIR BURGESS: Okay.  
 24 MR. STACKER: Yes, ma'am.  
 25 MS. SHEPHERD: May I ask one more question?

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1 CHAIR BURGESS: Go ahead, Ms. Shepherd.  
 2 MS. SHEPHERD: Are you finished?  
 3 CHAIR BURGESS: Yes.  
 4 MS. SHEPHERD: How many will this restaurant  
 5 hold, the capacity?  
 6 MR. STACKER: The actual capacity hasn't been  
 7 finalized yet because there are renovations ongoing,  
 8 and that will be established. But obviously, the  
 9 parking, this parking will be adequate for the  
 10 capacity.  
 11 MS. SHEPHERD: I see that --  
 12 MR. STACKER: More than adequate for the  
 13 capacity.  
 14 MS. SHEPHERD: Excuse me. I see there's a  
 15 trolley over there. Where does the trolley go? Is it  
 16 just for the island, or does it come over on the west?  
 17 How does that trolley work? I always wondered. I  
 18 don't want to put you on the spot, I just --  
 19 MR. STACKER: No, you're not putting me on  
 20 the spot, I just don't want to misstate. I'm not sure.  
 21 The trolley does go around to the -- and comes into  
 22 Rivera Beach, I think, and goes up by the beach area  
 23 and around, yes.  
 24 MS. SHEPHERD: All right, thank you.  
 25 MR. STACKER: Thank you.

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1 CHAIR BURGESS: Thank you, Ms. Shepherd.  
 2 Mr. Gustafson.  
 3 VICE CHAIR GUSTAFSON: Madam Chair.  
 4 This is a question for, I believe, staff, as  
 5 well as the applicant. On the sheet here it says the  
 6 applicant is Island Chapel, LLC, and I understand he  
 7 is -- the owner of Island Chapel, LLC is Mr. Sharfi.  
 8 That is also the owner of the Buccaneer.  
 9 But at the same time, since it is Island  
 10 Chapel and we're using the property as the Buccaneer,  
 11 would we have to change the applicant's request to the  
 12 Buccaneer to be used as the applicant instead of as the  
 13 Island Chapel? I understand the property is already  
 14 set up as Island Chapel, LLC, but at the same time  
 15 we're using that property for the Buccaneer, which is  
 16 Palm Beach Shores.  
 17 MR. GAGNON: I think it was a somewhat  
 18 unusual situation, because both entities are owned by  
 19 the same individual. So I think from a staff  
 20 perspective, we understand what the intent is. So  
 21 maybe from a paperwork perspective we can go back, look  
 22 at it again, make sure that legal reviews it, make sure  
 23 there's no other potential hang-ups. But I think that  
 24 the intent of the petition is clear. And we'll  
 25 definitely go back and make sure there's no corrections

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1 that need to be made to make sure there's no questions  
 2 in the future about it.  
 3 VICE CHAIR GUSTAFSON: Very well.  
 4 CHAIR BURGESS: Okay, I'm just kind of  
 5 concerned about the hours of operation. I would really  
 6 like to see something in writing with that, and as far  
 7 as the hours of operation for the business when it  
 8 reopens, because I'm pretty sure it will probably be  
 9 the same as it was when it was open before, before it  
 10 shut down for remodeling, you know. And then the hours  
 11 of the valet parking, because I mean sometimes valet  
 12 closes before the business closes. So I'm just -- I  
 13 don't understand why that's not included in here. Can  
 14 we get more information on that tonight, or no?  
 15 MR. STACKER: Well, Madam Chair, we're not --  
 16 I'm not trying to be difficult at all about this. I  
 17 don't envision the valet utilization beyond 2 a.m. at  
 18 the latest or something if the restaurant -- I don't  
 19 know.  
 20 But I'm just saying if you all wanted to make  
 21 some type of recommendation that the valet service not  
 22 be utilized past a certain period of time, that would  
 23 be something that I don't have authority to agree to,  
 24 but I would -- as it moves, as this request moves  
 25 forward, we could address it.

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1 CHAIR BURGESS: I would certainly like to add  
 2 that as a condition. Staff?  
 3 MR. GAGNON: Yes, we can add any condition  
 4 that Planning and Zoning Board would like to recommend  
 5 to City Council.  
 6 CHAIR BURGESS: I would like to recommend  
 7 that the valet -- but then again, so I'm not sure, you  
 8 know, what the business hours are of the restaurant to  
 9 kind of see where that should be cut off, so --  
 10 MR. GAGNON: Well, the 2 a.m. --  
 11 CHAIR BURGESS: I'm thinking 12 a.m.  
 12 MR. GAGNON: Okay.  
 13 CHAIR BURGESS: And even, to me, that's still  
 14 kind of late.  
 15 MR. GAGNON: The 2 a.m. reference point  
 16 corresponds to the latest possible alcohol sale point,  
 17 at least for the City.  
 18 CHAIR BURGESS: Okay.  
 19 MR. GAGNON: So for the discussion, that's  
 20 one point to start from. I'm trying to think of  
 21 adjacent restaurants and what their typical hours of  
 22 operation are.  
 23 CHAIR BURGESS: Someone mentioned that the  
 24 Sailfish was next door and it's basically kind of, sort  
 25 of the same. I'm not sure.

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1 MR. GAGNON: Yes, yes. You know, I think if  
 2 there's a certain time that you feel comfortable with,  
 3 whether it's a midnight timeframe that we have to go  
 4 back and verify -- I know Mr. Stacker will have to  
 5 confirm with the applicant that they want to proceed  
 6 with the application if there is a restriction on the  
 7 timeframe, if that meets their business model. But the  
 8 Board definitely has the ability to make that  
 9 recommendation to City Council, whether it be midnight,  
 10 2 a.m., 11, whatever the Board is desirable of.  
 11 CHAIR BURGESS: Is there any thoughts on that  
 12 from the Board? Mr. Gustafson is looking something up.  
 13 Go ahead, Ms. Shepherd.  
 14 MS. SHEPHERD: Well, I think that should  
 15 really be a condition, I do, for safety concerns with  
 16 drinking and coming across. You know, I would really  
 17 like to look into that, the time.  
 18 CHAIR BURGESS: Mr. Gallon, you have any  
 19 thoughts?  
 20 MR. GALLON: Yes, I do. Just like I  
 21 mentioned before, I have an issue with not knowing what  
 22 the time is also. We can all just make a -- recommend  
 23 that they add that condition on there, the time for  
 24 valet parking, or what have you, be added.  
 25 CHAIR BURGESS: Okay.

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1 VICE CHAIR GUSTAFSON: Madam Chair.  
 2 CHAIR BURGESS: Go ahead.  
 3 VICE CHAIR GUSTAFSON: To the reference that  
 4 was made earlier about the Sailfish Marina, their  
 5 restaurant operation hours are between 7 a.m. and  
 6 10 p.m. So if they're a like kind, it would be the  
 7 same time. If the last dinner reservation is at 10:00,  
 8 I would say that valet should be shut down no later  
 9 than midnight.  
 10 CHAIR BURGESS: Okay. If staff could add  
 11 that recommendation?  
 12 MR. GAGNON: Midnight?  
 13 CHAIR BURGESS: Yes.  
 14 VICE CHAIR GUSTAFSON: Nothing good happens  
 15 after midnight.  
 16 CHAIR BURGESS: So Jeff, being that this is a  
 17 petition, is it required for a motion?  
 18 MR. GAGNON: Within 31-580, and let me find  
 19 the section, letter E states: All requests for  
 20 off-site valet parking shall be considered for approval  
 21 by the City Council after receiving an advisory  
 22 recommendation from the Planning and Zoning Board. So  
 23 yes, a recommendation is required.  
 24 CHAIR BURGESS: All right. So let me go back  
 25 to the beginning. Item E, a resolution of the City

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1 Council of the City of Riviera Beach approving the  
 2 application for off-site valet parking per City Code,  
 3 Section 31-580, at 1100 East Blue Heron Boulevard for  
 4 use by the Buccaneer Restaurant, located at 142 Lake  
 5 Drive within the Town of Palm Beach Shores, and  
 6 providing for an effective date. Is there a motion?  
 7 VICE CHAIR GUSTAFSON: So moved, with the  
 8 condition of the valet being closed at midnight.  
 9 MR. BROWN: Second.  
 10 CHAIR BURGESS: Okay, roll call.  
 11 MS. DAVIDSON: Margaret Shepherd.  
 12 MS. SHEPHERD: Yes.  
 13 MS. DAVIDSON: James Gallon.  
 14 MR. GALLON: Yes.  
 15 MS. DAVIDSON: Anthony Brown.  
 16 MR. BROWN: Yes.  
 17 MS. DAVIDSON: Jon Gustafson.  
 18 VICE CHAIR GUSTAFSON: Yes.  
 19 MS. DAVIDSON: Rena Burgess.  
 20 CHAIR BURGESS: Yes.  
 21 MS. DAVIDSON: Unanimous vote.  
 22 MR. STACKER: Thank you all for your time and  
 23 consideration.  
 24 CHAIR BURGESS: Thank you.  
 25 UNIDENTIFIED SPEAKER: Thank you.

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1 CHAIR BURGESS: You're welcome. Thank you.  
 2 Okay, on to item X, general discussion. I  
 3 have two comment cards. One is a request to be read  
 4 into the record by Terry J. Thomas of 375 Auburn  
 5 Avenue, Number 207, Atlanta, Georgia, who is a former  
 6 Rivera Beach resident. Okay, so see if I can read  
 7 this.  
 8 STEAM, or Science, Technology, Engineering,  
 9 Arts and Mathematics, a national educational idea,  
 10 includes cultural and museum facilities in underserved  
 11 communities like Rivera Beach, Florida. Beginning in  
 12 1993, the AACAO, Inc. implemented Kwanza here in the  
 13 City chambers. A high quality museum reflective of  
 14 Rivera Beach is needed and built for residents.  
 15 Dr. Thomas, Education Consultant.  
 16 So that was requested to be read into the  
 17 record, and it has been read into the record.  
 18 The only other comment card I have at this  
 19 time is from Bonnie Larson. Come up to the microphone  
 20 at this time.  
 21 MS. LARSON: This probably doesn't make  
 22 any -- Bonnie Larson.  
 23 It probably doesn't make any impact right now  
 24 because you've already voted on it, but with that  
 25 housing project, there were two traffic studies done.

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1 And the one gentleman who was here -- I think he was  
 2 the one who did it for the company requesting that --  
 3 that was done in 2014. So that was five years old,  
 4 that traffic study. There were two traffic studies and  
 5 that was one.  
 6 And also, the thing about the median, those  
 7 medians are a pain in the neck because you have to, for  
 8 our house, you have to drive down five blocks. If you  
 9 miss it, you have to drive five blocks, try and make a  
 10 U-turn and then come back.  
 11 Now, if you've got kids there, which you will  
 12 have, it's going to be difficult with the parking, with  
 13 the Palm Tran and also with the school buses, because  
 14 they said there wasn't room for fencing even in the  
 15 front. And I didn't quite get where that tot lot was,  
 16 because you certainly don't want that on the street  
 17 either.  
 18 But I think people, when they come here, I  
 19 wish they would have all their information. Now, we  
 20 just talked about the Buccaneer. We don't know what  
 21 hours, we don't know how many parking spots we need, we  
 22 don't know how many are there. I think if staff could  
 23 say have your information ready before you come here.  
 24 I have to commend all of you who are on this  
 25 committee, because it's a big chunk of your time that

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1 you're giving up for the City. It's an unpaid  
 2 position, has to be. But you asked good questions  
 3 tonight, and your service is appreciated. So thank you  
 4 for that. And thank you, like I said, for the good  
 5 questions.  
 6 But I just really wish the people would come  
 7 here prepared. They know what hours they had. They  
 8 know. They're renovating it. They know how many  
 9 parking spots they have now, they know how many they're  
 10 going to be having. The architect's right here. They  
 11 know all that.  
 12 From the other group, D. H. Horton and the  
 13 Wantman Group, didn't see anybody from there in the  
 14 audience, or maybe they were just sitting here. They  
 15 should come up and introduce themselves. They want to  
 16 do something in our city, come, make your presence  
 17 known, introduce yourselves to us so that we know who  
 18 you are.  
 19 Oh, the traffic study, okay. Yes, I talked  
 20 to the City about this before. I will be bringing it  
 21 up again, about the number of parking spots. I know  
 22 code says you only have to have two, but that's  
 23 ridiculous. You've got three bedroom units here.  
 24 You're going to have a husband and wife, hopefully both  
 25 working, two cars, and then you're going to have the

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1 kids. They're going to want a car too.  
 2 So those 100 extra spaces, that means visitor  
 3 parking means absolutely nothing, because your kids and  
 4 your husband and wife are going to be using those guest  
 5 parking spots on a regular basis. I have a friend who  
 6 lives in a community like that, and they have to park  
 7 out on the street -- that's even worse -- because they  
 8 only have two parking spots. So this is something like  
 9 the 1940s. We really need to update that.  
 10 Avenue E, they kept talking about expanding  
 11 that. And I don't know if you're aware, but Avenue E  
 12 only goes as far north right now as to 28th Street.  
 13 That's as far as you can go north to turn onto  
 14 Broadway. So now they're talking about expanding it  
 15 from 33rd to 34th or something like that.  
 16 I don't know how that's going to work, and I  
 17 don't know, you know, what buildings or homes are in  
 18 the way, but it only now goes to 28th. So is it going  
 19 to go to 28th and there's going to be a break, then  
 20 it's going to start up again in the middle of their  
 21 community? We don't know.  
 22 Wish they would have had security there, and  
 23 I hope they put in good lighting and security and --  
 24 the homeowners.  
 25 They didn't talk -- oh, I read an article.

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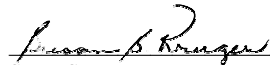
1 She mentioned high 200s when you asked her the price.  
 2 The article I read from D. L. Horton said the 200s to  
 3 the 700s. So again, that was an article published. So  
 4 I wish people would come here and have their facts in  
 5 order and tell you the truth what's going on, because  
 6 it's your time they're taking up.  
 7 But the public, we appreciate what you're  
 8 doing and thank you for all the questions. Thank you.  
 9 CHAIR BURGESS: Thank you, Ms. Larson, we  
 10 appreciate those comments. Hopefully those are things  
 11 that the buyers will take into consideration if they  
 12 choose to purchase in that development.  
 13 Okay, staff, correspondence?  
 14 MR. GAGNON: None, Madam Chair.  
 15 CHAIR BURGESS: Yes. Did I say that out  
 16 loud?  
 17 Project updates, upcoming projects?  
 18 MR. GAGNON: I really don't have any other  
 19 updates at this time. Our next anticipated meeting is  
 20 June 13th. I don't know if we'll actually meet. I  
 21 don't think we have any pending applications that are  
 22 ready. There's one that's in the pipeline that I'm  
 23 thinking of, but I'm not sure if it's quite there yet,  
 24 so that one's to be determined. If not June 13th, then  
 25 June 27th would be our next date.

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1 CHAIR BURGESS: Thank you.  
 2 Are there any other Board comments?  
 3 MR. GALLON: Madam Chair.  
 4 CHAIR BURGESS: Go ahead, Mr. Gallon.  
 5 MR. GALLON: Staff, do we have anybody or any  
 6 companies coming in that wants to do anything with the  
 7 old Winn-Dixie building that sits over there?  
 8 CHAIR BURGESS: We actually haven't had any  
 9 parties come in interested in really doing anything  
 10 different. I've heard some, I guess, conversations in  
 11 the community, but we haven't had any formal meetings  
 12 or informal meetings at that point, you know, to really  
 13 discuss what could potentially happen to that building  
 14 that's not currently utilized.  
 15 MR. GALLON: Yes, because I'm sure about this  
 16 time, you know, it's becoming an eyesore now. It's  
 17 been sitting there empty for quite a while now.  
 18 MR. GAGNON: Yes.  
 19 CHAIR BURGESS: Any other Board comments?  
 20 No? Is there a motion to adjourn?  
 21 VICE CHAIR GUSTAFSON: So moved.  
 22 CHAIR BURGESS: Second?  
 23 MR. GALLON: Second.  
 24 CHAIR BURGESS: Adjourned.  
 25 (Whereupon, at 8:33 p.m., the proceedings

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1 were concluded.)  
 2  
 3  
 4 CERTIFICATE  
 5  
 6  
 7 THE STATE OF FLORIDA )  
 8 )  
 9 COUNTY OF PALM BEACH )  
 10  
 11 I, Susan S. Kruger, do hereby certify that  
 12 I was authorized to and did report the foregoing  
 13 proceedings at the time and place herein stated, and  
 14 that the foregoing pages comprise a true and correct  
 15 transcription of my stenotype notes taken during the  
 16 proceedings.  
 17 IN WITNESS WHEREOF, I have hereunto set my  
 18 hand this 29th day of May, 2019.  
 19  
 20  
 21  
 22  
 23  
 24  
 25

  
 Susan S. Kruger
 