

Page 1

CITY OF RIVIERA BEACH  
PLANNING AND ZONING BOARD

---

Thursday, February 27, 2020

Council Chambers  
600 West Blue Heron Boulevard  
Riviera Beach, Florida

6:37 p.m. - 8:36 p.m.

---

IN ATTENDANCE:

Rena Burgess, Chair  
Jon Gustafson, Vice Chair  
Anthony Brown, Board Member  
James Gallon, Board Member  
Stephen Hunt, Board Member  
Margaret Shepherd, Board Member  
William Wyly, Board Member  
Evelyn Harris Clark, 1st Alternate  
Moeti Ncube, 2nd Alternate  
Jeff Gagnon, Acting Director of  
Development Services  
Lina F. Busby, Assistant City Attorney  
Simone Davidson, Planner  
Josue Leger, Senior Planner/GIS Specialist

Page 2

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, February 27, 2020,  
5 beginning at 6:37 p.m., with attendees as hereinabove  
6 noted, to wit:  
7 ---  
8 CHAIR BURGESS: Good evening. Time is now  
9 6:37. Calling the meeting to order. We'll begin with  
10 a moment of silence, followed by the Pledge of  
11 Allegiance.  
12 (Moment of silence observed. Pledge of  
13 Allegiance recited.)  
14 CHAIR BURGESS: Roll call.  
15 MS. DAVIDSON: Margaret Shepherd.  
16 MS. SHEPHERD: Present.  
17 MS. DAVIDSON: William Wyly.  
18 MR. WYLY: Present.  
19 MS. DAVIDSON: Stephen Hunt.  
20 MR. HUNT: Present.  
21 MS. DAVIDSON: James Gallon.  
22 MR. GALLON: Here.  
23 MS. DAVIDSON: Anthony Brown.  
24 MR. BROWN: Present.  
25 MS. DAVIDSON: Evelyn Harris Clark.

Page 3

1 MS. CLARK: Here.  
2 MS. DAVIDSON: Moeti Ncube.  
3 MR. NCUBE: Present.  
4 MS. DAVIDSON: Jon Gustafson.  
5 VICE CHAIR GUSTAFSON: Here.  
6 MS. DAVIDSON: Rena Burgess.  
7 CHAIR BURGESS: Here.  
8 MS. DAVIDSON: You have a quorum.  
9 CHAIR BURGESS: Thank you.  
10 Item III, acknowledgment of Board member  
11 absence notification.  
12 MR. GAGNON: Thank you, Madam Chair. Jeff  
13 Gagnon, Acting Director of Development Services.  
14 Everyone is with us tonight.  
15 CHAIR BURGESS: All right, thank you. On to  
16 item IV, additions and deletions to the agenda.  
17 MR. GAGNON: Thank you. I wanted to bring up  
18 the fact that we have four Board members who have terms  
19 that are expiring in April. That is Ms. Burgess,  
20 Mr. Gallon, Mr. Brown and Mr. Gustafson. Staff has  
21 been in contact with all four of those members and all  
22 have expressed a desire for another three year term, so  
23 that agenda item will be provided to the City Council  
24 probably towards the end of next month. So hopefully  
25 we'll have continued consistency throughout our Board.

Page 4

1 The other item I wanted to mention is within  
2 our workshop item, I just wanted to briefly discuss the  
3 City's Comprehensive Plan and current status. So just  
4 maybe as an intro to the workshop item, I'll spend a  
5 few minutes to discuss that as well.  
6 CHAIR BURGESS: All right, thank you.  
7 Item V, disclosure by Board members and then  
8 adoption of the agenda. Are there any disclosures?  
9 Seeing none, is there a motion to adopt the agenda?  
10 MR. GALLON: So moved.  
11 MR. HUNT: I second.  
12 CHAIR BURGESS: Roll call.  
13 MS. DAVIDSON: Margaret Shepherd.  
14 MS. SHEPHERD: Yes.  
15 MS. DAVIDSON: William Wyly.  
16 MR. WYLY: Yes.  
17 MS. DAVIDSON: Stephen Hunt.  
18 MR. HUNT: Yes.  
19 MS. DAVIDSON: James Gallon.  
20 MR. GALLON: Yes.  
21 MS. DAVIDSON: Anthony Brown.  
22 MR. BROWN: Yes.  
23 MS. DAVIDSON: Jon Gustafson.  
24 VICE CHAIR GUSTAFSON: Yes.  
25 MS. DAVIDSON: Rena Burgess.

Page 5

1 CHAIR BURGESS: Yes.  
2 MS. DAVIDSON: Unanimous vote.  
3 CHAIR BURGESS: Item VI, approval of the  
4 minutes from the February 13th, 2020 meeting.  
5 MR. GALLON: So moved.  
6 MR. HUNT: I second.  
7 CHAIR BURGESS: Roll call.  
8 MS. DAVIDSON: Margaret Shepherd.  
9 MS. SHEPHERD: Yes.  
10 MS. DAVIDSON: William Wyly.  
11 MR. WYLY: Yes.  
12 MS. DAVIDSON: Stephen Hunt.  
13 MR. HUNT: 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: Seeing that there is no  
24 unfinished business, we'll move on to item VIII, new  
25 business.

Page 6

1 MR. GAGNON: Thank you, Madam Chair.  
2 We have one item under new business for your  
3 consideration tonight. That is a resolution of the  
4 City Council of the City of Riviera Beach, Palm Beach  
5 County, Florida approving an application, SP-19-27,  
6 from Blue Lagoon Plaza, LLC, requesting site plan  
7 approval to construct a new commercial building,  
8 approximately 3,840 square feet in area, on  
9 approximately 0.41 acre of vacant land located at 200  
10 West Blue Heron Boulevard, northwest of and adjacent to  
11 the intersection of West Blue Heron Boulevard and  
12 Avenue F, identified by parcel control number  
13 56-43-42-28-04-006-0220, having a downtown mixed use  
14 future land use designation and a downtown general, DG  
15 zoning designation, providing for conditions of  
16 approval and providing for an effective date.  
17 At this time I'd like to ask Mr. Josue Leger,  
18 our Senior Planner and GIS Specialist, to provide the  
19 Board and public with a presentation. Also of note,  
20 the development team is present, as well as Mr. Scott  
21 Evans, the Executive Director of our CRA. Thank you.  
22 MR. LEGER: Good afternoon, Madam Chair,  
23 Board members. Josue Leger, Development Services, for  
24 the record.  
25 As Jeff mentioned earlier, the item before

Page 7

1 you is the request for the construction of a new  
2 commercial building, approximately 3,840 square feet in  
3 area, on approximately 0.41 acre of vacant land located  
4 at 200 West Blue Heron Boulevard, northwest of and  
5 adjacent to the intersection of West Blue Heron  
6 Boulevard and Avenue F. The postal address for the  
7 subject property is 200 West Blue Heron Boulevard.  
8 This is to give you a brief description on  
9 the location of where the property is located as it  
10 relates to our main arterial roads. So you have  
11 Broadway to the east and President Barack Obama Highway  
12 to the west.  
13 And this is a close-up of the area to kind of  
14 show you the northwest intersection of West Blue Heron  
15 Boulevard and Avenue F. The property has a land use  
16 designation of downtown mixed use, a zoning designation  
17 downtown general, and as mentioned before, lot size,  
18 0.41 acres.  
19 This is the proposed site plan. The building  
20 gross floor area is approximately 3,840 square feet.  
21 The applicant is intending to propose a restaurant,  
22 approximately 2,208 square feet for the restaurant, and  
23 you will have two remaining bays which will each have  
24 approximately 816 square feet for each retail and  
25 office space.

Page 8

1 The applicant is proposing monument signs  
2 along Blue Heron Boulevard, and of course, dumpster  
3 enclosures provided to the north of the property here.  
4 The code requires for the applicant to provide a six  
5 foot high wall at the north and west property line, as  
6 shown on the site plan, and the applicant is proposing  
7 access to be along Avenue F at the northeast corner of  
8 the property as shown with the red arrows.  
9 This is the proposed elevations. Of course,  
10 maximum height as proposed is 25 feet. The east and  
11 the north elevation, and this is the west and the south  
12 elevation. Same elevations proposed, 25 feet high.  
13 This is the proposed landscape plan, for the  
14 record.  
15 City staff recommends that the Planning and  
16 Zoning Board recommend site plan approval to the City  
17 Council with the following conditions. These are our  
18 boilerplates, six standard conditions. I'll briefly go  
19 through them for the record.  
20 Condition number one, a two year landscaping  
21 performance bond for 110 percent of the value of the  
22 landscaping and irrigation shall be required before  
23 Certificate of Occupancy is issued for the site.  
24 Construction and landscaping improvement must  
25 be initiated within 18 months of the effective date of

Page 9

1 this resolution, in accordance with Section 31-16(b) of  
2 the City Code of Ordinances. Demolition, site  
3 preparation and all land clearing shall not be  
4 considered construction. Building permit application  
5 and associated plans and documents shall be submitted  
6 in its entirety and shall not be accepted by City staff  
7 in a partial or incomplete manner.  
8 City Council authorizes City staff to approve  
9 future amendments to this site plan administratively,  
10 so long as the site plan does not deviate greater than  
11 five percent from the original approved site plan.  
12 This development must receive final  
13 Certificate of Occupancy from the City of all buildings  
14 and/or units approved within five years of the approval  
15 of the adopting resolution or the adopting resolution  
16 shall be considered null and void, requiring the  
17 applicant to resubmit application for site plan and  
18 special exception approval and reinitiate the site plan  
19 approval process.  
20 All future advertising must state that the  
21 development is located in the City of Riviera Beach.  
22 Fees and penalties in accordance with City Code Section  
23 31-554 will be levied against the property owner and/or  
24 business for violations of this condition.  
25 Once approved, this resolution shall

Page 10

1 supersede any previous site plan approval resolutions  
2 associated with this property, causing previous site  
3 plan approval resolutions to be null and void.  
4 And additionally, we do have three additional  
5 conditions, which is condition number seven, the  
6 applicant shall consult with the City of Riviera Beach  
7 Police Department in order to incorporate one or more  
8 internet protocol IP cameras within the site design for  
9 RBPd use.  
10 Condition number eight: The final east and  
11 west building elevations, specifically areas visible  
12 from adjacent roadways, must utilize consistent  
13 architectural treatments with the south elevations  
14 fronting West Blue Heron Boulevard, including but not  
15 limited to the following colors, expression lines,  
16 cornices, light fixtures and decorative façade  
17 treatments.  
18 Condition number nine: Prior to the issuance  
19 of a City Certificate of Occupancy, a sufficient plat  
20 application to replat the three existing lots of record  
21 must be submitted to the City's Planning and Zoning  
22 Division for processing.  
23 And this concludes my presentation. If the  
24 Board has any questions, I'll be glad to answer. If  
25 not, I'll be glad to pass it over to the development

Page 11

1 team, which I believe also has a presentation.  
2 CHAIR BURGESS: Thank you.  
3 Are there any questions from the Board at  
4 this time?  
5 MR. HUNT: I do have one.  
6 CHAIR BURGESS: Go ahead; you're  
7 acknowledged, Mr. Hunt.  
8 MR. HUNT: Yes, in the process of announcing  
9 the property and things of that sort, were there any  
10 objections or concerns expressed by any of the  
11 residents nearby as part of that formal announcement  
12 process?  
13 MR. GAGNON: That's a good question,  
14 Mr. Hunt. From the City's perspective, we haven't  
15 received any feedback for or against the project, but I  
16 believe the development team, in particular Mr. Skyers,  
17 was present during the last Planning and Zoning Board  
18 meeting, and he can describe some of the information  
19 that he can --  
20 MR. HUNT: That's fine.  
21 MR. GAGNON: -- or has obtained from the  
22 local property owners and community in regards to the  
23 project during his presentation.  
24 MR. HUNT: Okay, but you received no --  
25 MR. LEGER: No objections.

Page 12

1 MR. HUNT: -- at all. All right, thank you.  
2 CHAIR BURGESS: Are there any other questions  
3 from the Board at this time for staff before we let the  
4 applicant come forward?  
5 Okay, applicant, you're free to come forward.  
6 MR. SKYERS: I don't know how to use this  
7 even if you hit me in the head with it. Oh, that's  
8 what that means? High tech.  
9 Good evening, Madam Chair. My name is Paul  
10 Skyers. I'm the head of the development team. I  
11 report directly to Scott Evans from the Riviera Beach  
12 CRA. I'm actually a consultant with the CRA assigned  
13 to this project to do two things, bring the project to  
14 fruition through predevelopment, and then subsequently  
15 oversee the construction phase of the project. With me  
16 are my two development team members, Greg Buckle and  
17 Hugh Anglin, the architect of record on the project.  
18 UNIDENTIFIED SPEAKER: Engineer.  
19 MR. SKYERS: I would like to start with  
20 giving you just a brief background on the project, and  
21 then we can get into some of the specifics, including  
22 the issues that Mr. Hunt inquired about a while ago.  
23 So some four years ago, well, four and a half  
24 years ago, we had a discussion with the CRA about  
25 relocating Tony's Subs, which is a local restaurateur

Page 13

1 that's based on Avenue E and 20th -- 21st Street, I'm  
2 sorry, here in Riviera Beach.  
3 And within the discussion came the  
4 opportunity to look at this site, which is on the  
5 corner of Avenue E -- sorry -- Avenue F and Blue Heron  
6 Boulevard as a potential destination. At that time we  
7 were concerned because the site was so small, and we  
8 had to make it economically viable for the restaurant  
9 to sustain itself.  
10 And in that effort, we went through a  
11 predevelopment phase which allowed us to define a three  
12 bay plaza that would enable Tony's Subs to locate  
13 there, and two other micro businesses that were small  
14 in nature and perhaps offered office type or had a need  
15 for office type facilities or retail type facilities in  
16 that location.  
17 And we at that point thought that this thing  
18 was going to sail right through and that we would be  
19 done in a year. Then after doing the site plan  
20 assessment, doing a feasible analysis, a soil analysis,  
21 a traffic study, here we are four years later.  
22 So I will walk you through our goals, and  
23 then you can determine if this is what the City is  
24 expecting. The one thing that Scott charged us, what  
25 Mr. Evans charged us with was creating a property, a

Page 14

1 project that would have enough curb appeal and enough  
2 of an example for the rest of the businesses along Blue  
3 Heron Boulevard and along Broadway to model their  
4 redevelopment efforts off of.  
5 He wanted it to be a signature project, and  
6 as such, he stepped up to the tape, so to speak, and  
7 asked his Redevelopment Board, the Commissioners, to  
8 sign a Properties of Distinction grant to the project  
9 as an incentive to achieve those goals.  
10 We modeled the project off of a plaza that's  
11 on Northlake Boulevard, the Bulday Plaza (phonetic).  
12 That's just immediately east of I-95 on the north side  
13 of Northlake Boulevard.  
14 Within the goals that the CRA outlined for  
15 the project were, one, to facilitate economic  
16 revitalization of dormant real estate. That parcel had  
17 been sitting for, as best as I remember, it's six years  
18 before considering a project that could bring any kind  
19 of economic value to it.  
20 Secondly, to serve as a model project, like I  
21 just mentioned, for small scale redevelopment along the  
22 corridor, to increase the inventory of available modern  
23 commercial space within the revitalization area, and to  
24 stem the severe impact of retail leakage. And by that,  
25 I mean that many of us who reside here in the city shop

Page 15

1 elsewhere. We go up to Northlake Boulevard, we travel  
2 to Congress, up to Walmart. A lot of the retail  
3 dollars that should be spent here in this city are  
4 leaving. So we're trying to reverse that trend.  
5 And then finally, to generate tax revenues.  
6 This is a tax positive project. This isn't wealthy or  
7 social wealthy or anything like that. These people are  
8 being taxed through the teeth, but then by the same  
9 token, they're bringing a value to the community, and  
10 then hopefully through the entrepreneur process, a  
11 value to themselves. So the final goal here was to  
12 increase tax revenue currently being lost from the  
13 dormant real estate parcel.  
14 At the time when we took the property over,  
15 the City was paying money to have the property treated  
16 and sprayed and maintained and dealing with vagrancy  
17 issues associated with Blue Heron Boulevard. We want  
18 to reverse a lot of that and transform that area into  
19 something that will set an example for future  
20 entrepreneurs along the corridor.  
21 As we looked at the economic benefits, we  
22 started to do an evaluation based on metrics as we  
23 envisioned the project. We envisioned that with the  
24 three bays that are there, the large one for the  
25 restaurant -- and he's been there some 22 years, Tony's

Page 16

1 Subs. I've had dinner there. They got great chicken.  
2 If you like chicken, that's the place to go get  
3 chicken. I like the chicken. And then two other  
4 rental spaces.  
5 So far, we've gotten interest from hair  
6 salons and real estate agents and insurance agents.  
7 There was one bond -- a bail bondsman and a few other  
8 entities, but we haven't signed anybody to intent to  
9 lease just yet. We're reviewing all of those options.  
10 We anticipate that we will generate some  
11 \$336,000 in annual wages, and that's on the  
12 conservative side. We also anticipate that from the  
13 construction jobs, we'll spend \$440,000 with the  
14 construction company. That's a company called HBR  
15 Construction. It's a local company that does work with  
16 the CRA in terms of housing developments, I think,  
17 currently.  
18 And we also anticipate that -- again, tax  
19 positive -- that this site will generate roughly  
20 \$14,000 in ad valorem taxes. We anticipate that  
21 collectively speaking, across the three bays we'll  
22 generate some \$80,000 in annual sales tax and \$600 in  
23 business and compliance fees. \$1,000 goes to the City  
24 through its consumption of electricity.  
25 And roughly speaking, across the three bays

Page 17

1 we'll generate some \$1.4 million in GDP, in gross  
2 domestic product. I must say that when you look at  
3 gross domestic product in terms of microeconomics,  
4 looking at micro ventures, we're really talking about  
5 gross profit. So you if were to look specifically at  
6 those businesses, the top line revenue that they  
7 generated, you take away the cost of sales or cost of  
8 goods sold, that net profit, that net gross profit  
9 figure is what we characterize as gross domestic  
10 product. And we focus primarily on direct impact, in  
11 other words, sales coming through the door, and of  
12 course, sales through the internet for those  
13 businesses.

14 We also looked at the induced gross domestic  
15 product, which is customers spending money with that  
16 business, doing stuff like catering, and with the other  
17 businesses doing, if the tour operator gets in there,  
18 doing tours that would go over to the Bahamas. All of  
19 that revenue then would be induced revenue.

20 What we didn't consider for this exercise of  
21 what's considered nationally is indirect, indirect  
22 impact. And that would be investment in capital  
23 equipment. Like for instance, in a restaurant  
24 situation, they're going to be buying air conditioning  
25 units, a hood system, a lot of cooking equipment. None

Page 18

1 of the capital expenditures were considered in this.  
2 We tried to be as conservative as possible in terms of  
3 looking at the economic impact.

4 And then finally, we viewed the 90 percent  
5 reduction in vagrancy, without giving it a value and a  
6 metric as being something significant to the City.

7 I mentioned the tenants earlier. We have the  
8 anchor tenant. That's a -- he's in place. His name is  
9 George Steel, Tony's Subs. He's been a restaurateur  
10 here in the city for 22 plus years, hopes to do another  
11 22.

12 And the prospective tenants, we are not  
13 allowed to reveal her identity because she's currently  
14 located at a different location with a partner, and  
15 that situation needs to be worked out before she can  
16 sign an intent to lease, but she's willing to pay above  
17 the rate that we asked. We're asking \$20 a square  
18 foot. She's willing to pay above that for the space.

19 And then the third bay, we're working on two  
20 separate companies, a small realtor and a small  
21 insurance agency and one orthodontist who looks at this  
22 market as a growth market for his business. So we'll  
23 have more details as we proceed through this exercise  
24 with you, and we'll be able to reveal those identities  
25 at a subsequent date.

Page 19

1 Now, the question that Board Member Hunt  
2 asked a while ago and asked that specifically of Jeff  
3 was what kinds of feedback did we get from the  
4 neighbors surrounding the property. And you have to  
5 envision the property as being surrounded by neighbors  
6 to the north, south, east and west.

7 The ones to the north are immediately  
8 impacted by this project. They're next door neighbors  
9 to this project, so they had issues with the City  
10 mandated codes that deal with the height of the wall.  
11 The City restricts the height of the wall to six feet.  
12 They would like an eight foot wall.

13 And you know, and what the City explained to  
14 us is that our industrial construction allows for an  
15 eight foot; our commercial doesn't. So, you know, I  
16 explained to those residents that it would be a tricky  
17 situation. But they were supposed to show up  
18 tonight -- oh, perfect -- to express their concerns  
19 with regards to that.

20 And then those same residents also had  
21 concerns dealing with the rodents that were currently  
22 residing in those trees. There are trees that are  
23 along the property -- well, along the property line  
24 that have been there for years, and they're starting to  
25 become a problem.

Page 20

1 The trees haven't been treated, they haven't  
2 been sprayed properly and they haven't been trimmed.  
3 Every year, if you don't trim those trees, what happens  
4 is the berries accumulate in the hutch of those palm  
5 trees, and they're nutrients for the rodents. So as  
6 reluctant as rodents are to travel 40 feet up in the  
7 sky, they will for food. So what happens is after the  
8 rodents eat, then they come over into these neighboring  
9 properties and create havoc. So those two properties  
10 to the immediate north of the project have had the most  
11 issues.

12 The properties to the west, they were happy.  
13 A matter of fact, that lady wants to see if she can get  
14 employment.

15 We couldn't get in to see the property to the  
16 east. And we knocked on the door, they wouldn't come  
17 to the door. And then we went back at sundown, and  
18 they were inside, but they didn't want to come to the  
19 door. I don't know what's going on there. That street  
20 address is 221 27th Street. I'm sorry, correction:  
21 176 West Blue Heron Street.

22 And then the property across the street is  
23 owned by a gentleman who's doing -- he has multiple  
24 units that he's subletting to tenants there. He's  
25 happy. He's a long time client of Tony's Subs. And

Page 21

1 also the property to the east, Mr. Curtis Brown, he was  
2 real happy that Tony's Subs was moving into the  
3 neighborhood.  
4 So, you know, on whole, we have a challenge  
5 that we're going to have to deal with in some respects,  
6 some way, shape or form with regards to the City's  
7 codes and how we handle the neighbors in the back. We  
8 deliberately moved the garbage dumps as far away from  
9 the property line as we could by curving it. We can  
10 look at the site plan again. We're curving it away  
11 from their property.  
12 I don't know what we can do with regards to  
13 the height of the wall because we're dealing with City  
14 Code. But we're willing to do anything that you  
15 recommend as a solution, because we want to be good  
16 neighbors.  
17 And then finally, the timeline that I  
18 mentioned, the four year timeline you can see started  
19 this journey back in 2018. And really, to be honest  
20 with you, the conceptual work started prior to that in  
21 2017. So we, with your blessing, would like to  
22 commence construction in June of this year, if  
23 possible. I don't know if, you know, schedules and  
24 timelines would permit that, but that's the ambition  
25 that we have, with the hope of having a grand opening

Page 22

1 early next year, if not the end of this year.  
2 The construction company that we're using,  
3 they build fast, and this type of construction is  
4 something that they're very familiar with, so we're  
5 guardedly optimistic that we'll get this place open on or  
6 before February 21st -- 2021, excuse me.  
7 That's it. I don't know if Scott wants to  
8 add. I yield to Scott.  
9 MR. EVANS: Good evening. Scott Evans,  
10 Director of the CRA.  
11 I just want to thank the Board for your  
12 consideration of this project. We've been pushing the  
13 development team to bring this forward. We've been  
14 waiting a long time for this project, but we think that  
15 it will bring a new, a really nice looking building to  
16 along Blue Heron Boulevard.  
17 And for a long time we hadn't seen any new  
18 projects proposed, and recently I know there's been one  
19 proposed just west of Barack Obama Highway, I believe  
20 too. So it's good to see that there's some movement  
21 along that corridor.  
22 We think this project will be really nice.  
23 We modeled it after one. We sort of went out and drove  
24 around and said where are some really nice new  
25 commercial projects that have been built, and then we

Page 23

1 challenged the team to design one that matched that  
2 building. I think they did a good job. So we'd just  
3 appreciate your consideration tonight. Thank you.  
4 CHAIR BURGESS: Thank you. And let me say  
5 probably on behalf of myself and the Board for doing  
6 your due diligence with going out and speaking with the  
7 residents beforehand, that's very nice to have this  
8 information available for us.  
9 MR. SKYERS: You're welcome.  
10 CHAIR BURGESS: It helps us to make a wise  
11 decision.  
12 MR. SKYERS: Thank you, Madam Chair. I will  
13 add one last touch. Mr. Anglin, he handled the  
14 landscaping as well as the structural on this project,  
15 and he was good in terms of staying to theme, because  
16 the city's -- when we polled the residents in the city,  
17 they wanted a design that was kind of coastal, because  
18 they said, listen, you're getting away from who we are.  
19 We're kind of a coastal town.  
20 So that sea blue that he used there, and then  
21 a lot of the flowering that he used, like for instance,  
22 that plant that you see on either side of that image,  
23 that's called the Blue Lagoon Catmint. Now, there are  
24 four other varieties of plants that are blue in nature  
25 throughout the landscaping package, but that one in

Page 24

1 particular attracts hummingbirds. And I thought, you  
2 know, I've got to give him props that he was really  
3 creative and he searched long and hard for that.  
4 But as you venture through the landscaping  
5 package to see the thought process that he incorporated  
6 in it, I wanted him to be recognized for that level of  
7 creativity. That was nicely done.  
8 That particular catmint is dispersed  
9 throughout the property in clusters. So you'll have a  
10 cluster of catmint here, a cluster of catmint here,  
11 about four different clusters that makes for a nice  
12 setting, something that will engage the public not only  
13 in terms of its beauty, but, you know, create a talking  
14 point if it does attract hummingbirds. So we'll see.  
15 CHAIR BURGESS: Thank you.  
16 So we're going to move over to Board  
17 comments. But before I do Board comments, I have one  
18 comment card, so let me go ahead and take that comment  
19 card. So that's from Mr. Carlos Miller.  
20 MR. MILLER: Good evening.  
21 CHAIR BURGESS: Good evening.  
22 MR. MILLER: My name is Carlos Miller. I'm  
23 the son of the owner at 201 West 27th Street. That's,  
24 I guess, north of the building, the projected building.  
25 First I want to say that I'm definitely in

Page 25

1 support of what they're trying to do. And me and my  
2 mom, and for the most part, the neighbors that we have  
3 come in contact with do support this building just for  
4 growth in the city, just to see change. You got to  
5 start somewhere, and if you're not growing, you're  
6 dying. So we do support the building.  
7 Our only concern really is with the height of  
8 the building. I mean I grew up in Riviera. I grew up  
9 at the house. I'm 30 plus years now, so I seen a lot.  
10 And we would just like to -- I would like my mom to  
11 feel protected, you know, and feel like she, you know,  
12 is safe in the best way that's possible.  
13 So for her, that means a wall that's higher  
14 than something I could easily jump, you know. And you  
15 know, I seen, you know, again, growing up there, seen a  
16 lot, seen enough. So you know, I know the potential  
17 what can happen.  
18 And I know the business is going to bring in,  
19 you know, quality people, people who are trying to see  
20 this city thrive. But again, our main concern is just,  
21 you know, hopefully having a wall that kind of is a  
22 better deterrent other than six feet.  
23 But again, like we are definitely in support  
24 of the business and of the potential that can bring to  
25 the city and to the community. So I definitely want to

Page 26

1 say that, and I thank you for your time.  
2 CHAIR BURGESS: Thank you, Mr. Miller.  
3 Okay, now we're going to Board comments, and  
4 I'm going to start with Ms. Shepherd. I am going to go  
5 around for everyone, so everyone will have an  
6 opportunity. I just like to go in order to make sure  
7 that I don't miss anyone.  
8 So we'll start with Ms. Shepherd.  
9 MS. SHEPHERD: Well, first, I don't have too  
10 much to say about this project. I know we're in good  
11 hands with Mr. Buckle and Mr. Skyers, who's been in the  
12 city and around the city for many, many years, and I  
13 trust them. They've always done good things in the  
14 city and have always made sure that we were safe and in  
15 the right direction.  
16 I am a favorite of Tony's Subs. I don't know  
17 about the chicken, but the soup is delicious. And it's  
18 going to be a great building here in the city. I think  
19 it's going to look very nice. And I know that if I  
20 have any problems, I'm coming to Scott, and I know  
21 Scott going to straighten it out.  
22 So with that, Mr. Buckle and Mr. Skyers, I'm  
23 really looking for a great project and I'm looking for  
24 that great pot of soup and to Tony's Subs, who's been  
25 in that little -- I don't know what you call that, I

Page 27

1 really don't. And it's time. I want the city to know  
2 we need good restaurants. It's time. People are  
3 really talking that we need to spend money in our city.  
4 And Scott, this is an opportunity for one  
5 good project that we can be proud of. And in that  
6 little hub there where the new building, I guess the  
7 CRA is going to be, that is going to be a jaw breaker  
8 for everybody to leave out that building and come over  
9 to Tony's Subs.  
10 I did hear you say, which is kind of  
11 bothering me, you said it's going to be a dentist in  
12 that building and something else?  
13 MR. SKYERS: Among the businesses that have  
14 shown interest was a dentist, a hair stylist, somebody  
15 who's in the real estate business and one insurance  
16 person. Those have shown interest so far. It's a very  
17 small space. It's 816 --  
18 MS. SHEPHERD: Yes, yes.  
19 MR. SKYERS: -- square feet. So it's only  
20 personal services, people who function by appointment,  
21 primarily, that would survive there.  
22 MS. SHEPHERD: So how many people are going  
23 to be in that little complex?  
24 MR. SKYERS: There are going to be three  
25 bays. So the Tony's Subs will occupy the largest of

Page 28

1 the three bays, and that's a 2,208 square feet bay.  
2 And then there are two tiny bays for micro businesses  
3 that have 814 square feet each.  
4 MS. SHEPHERD: Mr. Skyers, I do have problems  
5 with the parking and coming in and out of that  
6 little -- because my uncle live right there, and I'm  
7 telling you, coming out -- what's it, going from north  
8 to south -- it gets kind of busy at that light.  
9 MR. SKYERS: That's true.  
10 MS. SHEPHERD: And to have a restaurant,  
11 which Tony is busy at 12:00.  
12 MR. SKYERS: Yes.  
13 MS. SHEPHERD: You can't get near his place.  
14 And I'm kind of feeling a little queasy that you're  
15 going to have those three people in that bay, and  
16 knowing Tony's going to be busy, and you know, of  
17 course, we have to get our hair done, and you know,  
18 they're going to be busy. So I don't know. I just --  
19 to me, to me, I'm sure it will work. I'm sure we will  
20 make it work or you will make it work.  
21 MR. SKYERS: The traffic study, we looked at  
22 trips, in particular, and we decided, we determined  
23 that, one, it complied with the City's regulations, but  
24 two, that we would gravitate more towards businesses  
25 that operated by appointment only for the two small

Page 29

1 bays to limit the impact on the use of those 13 parking  
2 spaces. And our challenge then is to create that  
3 economic vehicle that will allow everybody to coexist  
4 happily, and that's our challenge. We won't disappoint  
5 you in that.  
6 MS. SHEPHERD: I hope so, I hope so, because  
7 I can understand Tony, because he is busy.  
8 MR. SKYERS: Right.  
9 MS. SHEPHERD: I wasn't too clear on the  
10 other people that was going to be in that little --  
11 it's a small piece of land.  
12 MR. SKYERS: The way in which Tony's Subs,  
13 his business is going to transform itself, he will have  
14 a counter within the business that's shaped like an L.  
15 And on the right side of that counter, he's going to be  
16 dealing with people who are calling in for orders. So  
17 their turnaround time will probably be about four  
18 minutes.  
19 On the left side he'll be dealing with people  
20 who dine in. In other words, he wants to create kind  
21 of an engagement, a public engagement. So the interior  
22 will look a lot like a Panera Bread, that kind of  
23 amenity. It will allow him then to keep the website  
24 orders moving and the pickup orders moving, because he  
25 does -- it's deceptive, but he does 60 percent of his

Page 30

1 business in takeout.  
2 The problem right now that he's having is  
3 he's not queuing properly, and as a result of that, it  
4 looks congested when you get there during peak hours.  
5 We're going to require him to use software that allows  
6 him to queue properly so that the takeout portion of  
7 the business is a rotating door.  
8 It's just the dine-in portion that we don't  
9 anticipate more than 12 or 13 diners being there at any  
10 one instance. But during the lunchtime, if there is  
11 that situation, then we'll find a way to deal with  
12 that.  
13 MS. SHEPHERD: Well, now since you're opening  
14 that door with Tony's and it's going to be people  
15 coming in now, because it's going to be a very relaxed  
16 mode, and anytime you go out and it's good food, you're  
17 going to sit there and you're going to eat, and when  
18 you get full, then you're going to say, well, I think  
19 I'm going to have dessert. And I think that's what's  
20 going to stop the process of keeping the people moving,  
21 because they're going to stay there relaxed. Maybe not  
22 around lunchtime, because they're going to be on the  
23 move.  
24 MR. SKYERS: On the move.  
25 MS. SHEPHERD: But I don't know, that part of

Page 31

1 it I think you need a little bit more.  
2 MR. SKYERS: We tried to buy property to the  
3 west. Really did. We tried everything we could to  
4 convince that owner that it was time for Blue Heron  
5 Boulevard to have a different look.  
6 MS. SHEPHERD: Right.  
7 MR. SKYERS: He's not ready to sell yet. But  
8 if you notice, I don't have the site plan up, but our  
9 project's moved all the way to the west of the parcel,  
10 and there's a reason for that. So you know, should we  
11 finally encourage that owner to the west to sell, then  
12 I think you can predict what's going to happen.  
13 MS. SHEPHERD: Well, I wish you well.  
14 MR. SKYERS: Thank you so much.  
15 MS. SHEPHERD: Thank you.  
16 I'm finished, Madam Chair.  
17 CHAIR BURGESS: Thank you, Ms. Shepherd.  
18 Mr. Wyly.  
19 MR. WYLY: Yes. Again, just to piggyback off  
20 the question she asked about the parking here, noticing  
21 that when you're going north on Avenue F and then  
22 turning into the parking lot, would that cause, when  
23 you did your traffic survey, would that cause a problem  
24 also with the cars stopping, because the cars are  
25 coming south and cars are coming north and turning in

Page 32

1 and causing a logjam right there.  
2 Now, I'm all about solutions. Is there any  
3 way, possible way for the parking lot, the south end of  
4 that parking lot to be opened up to the street to where  
5 the vehicles can come in and just turn in then at that  
6 point, or that was not a -- that's a no-go?  
7 MR. SKYERS: I'll probably need Josue to --  
8 when we did the traffic study, they didn't --  
9 CHAIR BURGESS: Can you come to the  
10 microphone, please?  
11 MR. WYLY: I mean I'm no expert with  
12 engineering or anything like that, but I was just  
13 saying I just thought that may be a good idea just to  
14 keep traffic flowing, just so there won't be a backlog,  
15 and then the vehicles coming to the west will, you  
16 know, be stopped, be hampered, so --  
17 MR. LEGER: Yes, so as the Board's already  
18 discussing parking, we have to maximum as much as we  
19 can to whatever possible space to use it for parking.  
20 And part of the resolutions to that question from the  
21 development team was to provide parking as much as they  
22 could.  
23 MR. WYLY: Right.  
24 MR. LEGER: So that kind of allowed them to  
25 meet parking, at the same time still provide plausible



Page 33

1 ingress and egress to the property --  
2 MR. WYLY: Right.  
3 MR. LEGER: -- you know, so any  
4 reconfiguration of ingress and egress to the property  
5 does majorly impact the way parking is configured as  
6 well.  
7 MR. WYLY: It's just a question of this, like  
8 I say, I think it's a great idea, but it was just a  
9 question of just trying to make everything flow  
10 properly and for safety, of course, for the city and  
11 everything.  
12 But did the young man leave already who  
13 talked about --  
14 MR. LEGER: No, he's here.  
15 MR. WYLY: Yes, sir, I can understand your  
16 situation with your mom being protected and everything.  
17 Mr. Gagnon, is there any way that that can be  
18 changed from six to eight feet for everyone's safety on  
19 that behalf on the north part of that facility? Can  
20 that be voted on and changed, or is that something  
21 that's just (inaudible) or commercial law, it can't be  
22 changed?  
23 MR. GAGNON: Yes, unfortunately the code  
24 right now limits the height of any wall or fence to six  
25 feet.

Page 34

1 MR. WYLY: Right.  
2 MR. GAGNON: I do understand the concern, and  
3 you know, I guess the ability to climb a six foot wall  
4 or fence versus an eight foot wall or fence. What we  
5 anticipate to happen is once the building is  
6 constructed, there will be additional lighting, and it  
7 will be up to current code.  
8 One of the conditions of approval is also  
9 associated with working with the Riviera Beach Police  
10 Department as far as installing cameras that would be  
11 in a location that didn't invade any privacy, but in  
12 prime locations, perhaps in the parking lot area or  
13 angled down in the back alley, I guess, for lack of a  
14 better term, to really make people mindful that the  
15 area is watched and there are eyes within that  
16 corridor.  
17 So I think we found as places become  
18 redeveloped, that the potential for criminal element is  
19 reduced --  
20 MR. WYLY: Right.  
21 MR. GAGNON: -- not to say that it is  
22 mitigated entirely. But I definitely do understand the  
23 concern, but unfortunately, based on our code  
24 requirement and how it's written, there's really not  
25 much flexibility as far as the overall height that can

Page 35

1 be approved.  
2 MR. WYLY: Okay. And one more question. We  
3 talked about the trees as bringing in the rodents. Are  
4 those trees going to be taken down in convenience for  
5 the neighbors who want them gone, because it sound like  
6 they want them gone. So is that something that we can  
7 do also?  
8 MR. GAGNON: With the landscape plan, what  
9 the City does is if there are certain desired tree  
10 types, what the landscape plan can do is incorporate  
11 existing trees. They would have to be maintained and  
12 trimmed and pruned properly. So really that area of  
13 the site on the north side is going to be transformed  
14 from what it is now.  
15 MR. WYLY: Right.  
16 MR. GAGNON: I think a lot of the concern has  
17 to do with, you know, branches that are really  
18 overgrowing property lines and a lot of the undergrowth  
19 hasn't really been very well maintained along the  
20 property line. So those issues will be addressed  
21 during the landscape improvements on the site.  
22 MR. WYLY: So to satisfy the people, I was  
23 looking at the list here of the people who were  
24 complaining about that, since we cannot get the eight  
25 foot fence, would that be something of strong

Page 36

1 probability, that they can get that removed if that's  
2 something that's going to make them happy for this  
3 project? I mean is that something that can be  
4 definitely done, because I'm pretty sure they would  
5 like to have some, a final answer on whether it's going  
6 to be done so they have something they can look forward  
7 to.  
8 MR. GAGNON: I want to make sure I'm  
9 accurately answering it, so it might be a good idea to  
10 have maybe a conversation with staff and the adjacent  
11 property owners after the meeting and then we can look  
12 at the landscape plan. If there's additional  
13 modifications that would, you know, benefit the  
14 property owners and still meet the City Code  
15 requirements as far as overall landscaping design, then  
16 we're more than happy to consider that.  
17 MR. WYLY: Thank you. Jeff, thank you.  
18 CHAIR BURGESS: Thank you, Mr. Wyly.  
19 Mr. Hunt.  
20 MR. HUNT: I don't have any questions.  
21 CHAIR BURGESS: All right, Mr. Gallon.  
22 MR. GALLON: I don't have a question, but I  
23 do have a comment. We have the same type situation on  
24 S Avenue where the Kentucky Fried Chicken is, and I  
25 don't think there's been any issues as far as traffic

Page 37

1 going in and out at that point.  
2 So, and they have just about the same amount  
3 of parking and everything else at that site, and it's  
4 less; I'm sure it's less, you know. So I don't really  
5 see an issue as far as the parking, you know, but I do  
6 appreciate this, his time where all these little spots  
7 is taken care of. Thanks.  
8 MR. SKYERS: And in response to Board member  
9 Wyly's concerns, the first iteration that we had in  
10 mind was to egress onto Blue Heron Boulevard. But then  
11 when we dealt with the City's engineer, he says: You  
12 can't do that. Too close to that intersection. You're  
13 going to create accidents. I'm not going to approve  
14 this. So we then had no choice. We had to move the --  
15 MR. WYLY: That makes sense. I was just  
16 trying to make, at least make it flow a little  
17 smoother. But yes, he's probably right. That's why  
18 he's the engineer.  
19 CHAIR BURGESS: All right, moving on to  
20 Mr. Ncube.  
21 MR. NCUBE. Just one comment was about the  
22 prospective occupant of it. I'm a little concerned  
23 about a bail bondsman being there. You know, that's  
24 just my only concern as far as, you know, a resident.  
25 But I mean everything else, I like it. This is my only

Page 38

1 concern. But are there any -- is that like a real  
2 realistic thing, or I don't know.  
3 MR. SKYERS: We're in this for profit. The  
4 Commissioners said to us that they didn't want any cell  
5 phone companies there because they attracted teenagers  
6 who didn't have anything to do with their time. They  
7 didn't want any pawn shops. And the best bid that  
8 we've gotten is from the pawn shop that's on Military  
9 Trail. Apparently the largest growing demographic in  
10 their industry is female, is single females who want  
11 guns; single female black women who want guns. That's  
12 the largest growing sector of their business, so they  
13 wanted that entire 3,000 square feet. But that wasn't  
14 to be.  
15 With regards to the bail bondsman, he's just  
16 one of many people who have offered curiosity. You  
17 would think that a bail bondsman would want to locate  
18 closer to a courthouse, so I -- we'll have that  
19 discussion like we're having discussion with everybody  
20 else. But if -- we understand your sentiment. We will  
21 definitely look at alternatives.  
22 MR. NCUBE: I just want to express, you know,  
23 again, I don't want to -- obviously, I know you have to  
24 just look at the occupants, but I just wanted to just  
25 put that out there, that, you know, hopefully we can

Page 39

1 find something.  
2 MR. SKYERS: Certainly. I'm certain, I'm  
3 quite sure that we can meet everybody's approval on  
4 that. It has to be approved by the CRA, and then  
5 subsequently by its Board of Commissioners, because  
6 they were specific about the image that they wanted  
7 this particular model project to exude. So thank you,  
8 sir.  
9 CHAIR BURGESS: Ms. Harris Clark.  
10 MS. CLARK: Sure. Mr. Skyers, you can remain  
11 at the podium.  
12 MR. SKYERS: With pleasure.  
13 MS. CLARK: All growth is not good growth,  
14 and all business models are not business models, good  
15 business models for our city. And I'm glad to see that  
16 you're on this project because I know you know Riviera  
17 Beach extremely intimately. And for those who don't  
18 know, my blessing of being here in Riviera Beach is all  
19 due to the convincing of Mr. Paul Skyers, is why I and  
20 my family reside and invested in Riviera Beach.  
21 And with that being said, let me just ask  
22 some general questions.  
23 MR. SKYERS: Certainly.  
24 MS. CLARK: This is mirrored after that  
25 property that is on Northlake Boulevard and Northlake.

Page 40

1 MR. SKYERS: Yes, ma'am.  
2 MS. CLARK: So one of the dynamics about that  
3 property is it's not walkable. It doesn't have  
4 walkable foot traffic, so you literally have to drive  
5 and go in the back. Looking at this schematic, can you  
6 enter from the front, or you got to go through the  
7 back?  
8 MR. SKYERS: Oh, yes. Let me see, can you  
9 guys pull up the site plan for us? Oh, wait. It's  
10 there in the rendering, I'm sorry. Oh, here's a mouse  
11 here. You're a good man.  
12 MR. LEGER: We'll pull up the site plan.  
13 MR. SKYERS: Perfect, good. So if you look  
14 at the sidewalk here, you can walk straight up that  
15 main alley, and there's some really nice flowers. It's  
16 a contrast. There are red flowers right there in that  
17 island that contrasts against the blue flowers on  
18 either side and into either of these three bays.  
19 And remember now, the City requires columns  
20 and glazing, so those are storefronts that go all the  
21 way down, with the equivalent of Tuscan columns. So  
22 it's going to be a gathering spot. That was the idea  
23 behind creating that. With the landscaping bed --  
24 UNIDENTIFIED SPEAKER: Use the microphone.  
25 MR. SKYERS: Oh, I'm sorry. Forgive me. Not

Page 41

1 used to this.  
2 With the landscaping that exists around here,  
3 it will draw people into that area, because there's  
4 landscaping around here, kind of a meandering line  
5 around here and around here that kind of allows this to  
6 be a gathering space, a community space for individuals  
7 who want to spend a little time with their friends or  
8 family member, grab a bite to eat and use any of these  
9 services that are going to be in any of the three bays.  
10 MS. CLARK: Okay, so that was my next  
11 question. They can come in the front, and then there  
12 is space where people can enjoy themselves at the  
13 restaurant.  
14 MR. SKYERS: Certainly.  
15 MS. CLARK: Okay, terrific. My next question  
16 is in regards to the restaurant, not to see some of the  
17 challenges that we have had as a city when we had built  
18 space in hopes of a restaurant. Has the oil traps and  
19 that type of scenario for his restaurant been worked  
20 out --  
21 MR. SKYERS: Yes.  
22 MS. CLARK: -- beforehand?  
23 MR. SKYERS: So the grease trap for the  
24 restaurant, right here, would be right here. It's the  
25 new style grease trap that's -- 10,000 gallon? I'm

Page 42

1 trying to remember. It's a new 12,000 gallon grease  
2 trap is right here.  
3 This is the dumpster right here. Notice how  
4 the driveway curves away from the neighbors to give  
5 them maximum peace and quiet. And then, let's see  
6 here, for loading goods and supplies into either of  
7 those two, there's this area here where a truck could  
8 park. I'll bring Mr. Ingram up -- Mr. Anglin, I'm  
9 sorry.  
10 MR. ANGLIN: For loading, the trucks would  
11 pull up around about here. And you see this walkway  
12 here, this walkway can either access at the restaurant  
13 to the front, or you can go along here, this walk at  
14 the back. That will access all three bays at the back.  
15 There's a door in each of these here, and there's two  
16 doors, one on this side and one on that side. We have  
17 the storage over here. So for the restaurant, you come  
18 along here, load along here and enter through the back  
19 here.  
20 MR. SKYERS: Thank you.  
21 MS. CLARK: Okay. All right, let's see, I  
22 just have a few more questions.  
23 MR. SKYERS: Certainly.  
24 MS. CLARK: In regards to the cap, who --  
25 obviously they got the residents or tenants got to pay

Page 43

1 into that and manage that. So that is their sole  
2 responsibility, to cover the cap expenses?  
3 MR. SKYERS: Right, yes, yes.  
4 MS. CLARK: Next, in regards to the wall,  
5 Mr. Gagnon, can you define the wall? And the reason  
6 that I'm asking, typically we're going to see a six  
7 foot for residential, eight foot for residential (sic).  
8 But is there any reconfiguring at the top where it is  
9 still a barrier, but it is an invisible barrier that  
10 will give the height of eight feet and give the  
11 residents some relief in terms of their concern about  
12 safety? You understand what I'm asking?  
13 MR. SKYERS: Like a trellis?  
14 MS. CLARK: The defining of the wall, can  
15 that change in that definition where it's reconfigured  
16 differently?  
17 MR. GAGNON: Unfortunately, the overall  
18 height would be determined by any additional features  
19 of the wall. I think what you're trying to describe  
20 essentially is if you had a concrete wall, then maybe  
21 an aluminum --  
22 MR. SKYERS: A trellis or --  
23 MR. GAGNON: -- trellis or some additional  
24 feature on top of it.  
25 MS. CLARK: Right.

Page 44

1 MR. GAGNON: From the City's standpoint,  
2 whatever additional feature would be considered the  
3 overall height of the wall. So unfortunately, that's  
4 not an option. I think it's a good thought process.  
5 As far as the height itself, it's typically  
6 measured from the finish floor elevation of the peak of  
7 adjacent roadways. We would also take into  
8 consideration the grade of the site itself, so that way  
9 there's not a very high juxtaposition between a new  
10 property that's being developed and the floor elevation  
11 of an adjacent property. So we'd look at that as well.  
12 But unfortunately, the height limitation of  
13 the wall, it's rather strict, and it's done in that  
14 manner because we've had other applicants, specifically  
15 in industrial areas, sometimes in commercial areas as  
16 well, or in downtown mixed use areas and they want to  
17 add additional features such as barbed wire.  
18 So when we consider that height, we don't  
19 want to be able or enable individuals to have an  
20 additional two, three, four feet of something that  
21 would be very undesirable, along the lines of barbed  
22 wire or something like that. So unfortunately, there's  
23 not a good solution to the height problem we're  
24 discussing right now.  
25 MS. CLARK: All right. Well, thank you.

Page 45

1 It's just for clarification, edification on my behalf.  
2 I'm pretty sure, listening to the feedback, that the  
3 team has obtained that. I'm sure there's a mutual  
4 agreement that can come about for both, on the CRA and  
5 the residents.  
6 And my last question, since this is a City  
7 type of project and we are trying to, if you will,  
8 highlight the City of Riviera Beach with this  
9 particular property, is there any way to add additional  
10 lighting, that when you go into Jupiter or you go into  
11 some areas like that, those type of buildings, you  
12 know, give you the appearance that, hey, this is  
13 glamorous, this is exciting, this building looks  
14 fabulous and the light suggests on it. So can you find  
15 some more money for that, Scott?  
16 MR. EVANS: Well, we have a Board approved  
17 grant agreement. But I think we can -- the grant  
18 agreement provides for site development, some  
19 construction costs, and then the final completion of  
20 the project. It may even include some money for  
21 lighting.  
22 So we'll work with the developer to look at  
23 what lighting they're going to put in, and yes, you  
24 have my commitment to make sure that it will be  
25 something that's really nice. And if it's not right

Page 46

1 now in the specs, we'll make sure. The final lights  
2 actually don't, usually don't get finalized till they  
3 submit for a building permit, so I will ensure that  
4 they include a really nice lighting package.  
5 MS. CLARK: That's good. I just don't want  
6 my husband and Mr. Skyers to stand outside with  
7 flashlights shining on the building.  
8 Thanks. I yield.  
9 CHAIR BURGESS: Thank you, Ms. Harris Clark.  
10 Mr. Brown.  
11 MR. BROWN: Yes. It's a nice looking  
12 building. My only concern are the parking spaces.  
13 You've got three businesses and 13 spaces. I don't  
14 think that's going to be enough, I really don't. I  
15 notice you have 43 feet back there. Could you rework  
16 that somehow --  
17 MR. SKYERS: Come again?  
18 MR. BROWN: -- 43 feet around the back? You  
19 know, 43 feet.  
20 MR. SKYERS: Back here?  
21 MR. BROWN: Yes. Couldn't you do something  
22 back there? I mean is that possible?  
23 MR. GAGNON: So the difficulty we'd run into  
24 is if you want to use the back of the property, you  
25 would have to factor in a two-way drive aisle, which is

Page 47

1 a minimum of 24 feet for the City's code, and then the  
2 parking dimension itself would be 20 feet. Maybe it's  
3 reduced to 19. But I don't know if there's enough  
4 space in the back of the building, if you include a  
5 landscape buffer, to actually fit additional parking.  
6 MR. SKYERS: You know, it's interesting when  
7 you do urban redesign projects because you're always  
8 challenged with real estate and how you, you know,  
9 conceptualize a project and create, which is most  
10 important, a value proposition. Because somebody has  
11 to pay a mortgage on this thing restricts you in terms  
12 of what your capabilities are too.  
13 I guess we could have gone up two stories,  
14 but we would have ran into a problem of cost. You're  
15 looking at, as simple as it seems there, this is a  
16 \$900,000 project. It's the City put some requirements  
17 on us that we -- they asked for quite a lot, I'm not  
18 going to lie to you, and those things cost money. So  
19 we had that delicate balance of how do we make this  
20 thing cash flow positive and how do we make it  
21 aesthetically pleasing.  
22 If you look at the walls, you don't see it,  
23 but on either side of the walls, we're planting Morning  
24 Glory. So there will be that right around the  
25 property. We're not leaving the neighbors bare. They

Page 48

1 get to look at beautiful flowers on their side of the  
2 wall as well as ours. So there's -- we had to spend a  
3 little bit of money.  
4 So I don't know what to say about the  
5 additional parking. The only thing I will say is look  
6 at where this property is. I mean the building is all  
7 the way to the west. There's a reason for that. You  
8 know, you should trust me on that. There's a long-term  
9 strategy in play here. I can't articulate it too much  
10 now, but --  
11 MR. BROWN: Is there a way to get some  
12 overflow parking somewhere?  
13 MR. SKYERS: Well, this space over here where  
14 people wouldn't answer the door, and then when I  
15 knocked in the evening, they turned off the light on  
16 me, it's owned by some company called Federal Holding  
17 Corporation. So we're trying to find them to see if  
18 they would allow us, because they have a large parking  
19 lot there, to see if they would make an accommodation  
20 for us if we ever had events or special events. So  
21 we'll see how that works out.  
22 MR. BROWN: Thanks.  
23 MR. SKYERS: Yes, sir. Thank you.  
24 CHAIR BURGESS: Mr. Gustafson.  
25 VICE CHAIR GUSTAFSON: Thank you.

Page 49

1 This being a CRA property, who is responsible  
2 for the maintenance of the site plan and all the  
3 plants?  
4 MR. SKYERS: Ultimately, it will be the owner  
5 of the project, Blue Lagoon Plaza, LLC.  
6 VICE CHAIR GUSTAFSON: Okay. And second, to  
7 that site plan, it's a great site plan, but in  
8 reference to the six foot wall, maybe if we did a  
9 redesign and put a hedge. There's five feet between  
10 the wall and the entranceway to the garbage bin all the  
11 way back. Maybe we can put some clusia or podocarpus  
12 in there that could grow up to ten feet. I don't think  
13 that's restricted by the code if there's a six foot  
14 wall, but then you could put a green space between both  
15 sides of the wall for the people in the back, as well  
16 as the wall, so you can't climb over it through a  
17 podocarpus.  
18 MR. SKYERS: The equivalent of about a one  
19 foot of green space?  
20 VICE CHAIR GUSTAFSON: A podocarpus hedge is,  
21 I don't know, three feet wide, but you can grow to ten  
22 feet. Maybe someone else has better knowledge about  
23 this.  
24 MR. SKYERS: That's a good strategy.  
25 VICE CHAIR GUSTAFSON: We live in an area

Page 50

1 that has hedges everywhere around here that are ten  
2 feet high.  
3 MR. SKYERS: Yes, I like that.  
4 MR. GAGNON: I understand the strategy, so --  
5 VICE CHAIR GUSTAFSON: The six foot wall  
6 would never -- would always be the same, but then --  
7 MR. SKYERS: The hedge would --  
8 VICE CHAIR GUSTAFSON: I think the gentleman  
9 wants to say something, or potentially. I don't know.  
10 I don't mean to put you on the spot there, but --  
11 MR. ANGLIN: If you look at the landscaping  
12 plan, there's actually -- I take your point. There's  
13 actually a hedge right next to the -- even though we  
14 have Morning Glory right along the wall, there's  
15 actually a hedge right in front of the wall all around.  
16 I take your point. It may be a good idea to change the  
17 hedging and make it a little bit higher if we get  
18 permission from the City.  
19 VICE CHAIR GUSTAFSON: Yes, that might  
20 suffice the neighbors and also give a little  
21 protection, additional height to the wall.  
22 MR. ANGLIN: Yes, I think we have a lot of  
23 trees back there. I know the neighbors are  
24 complaining, but we had to put trees. There are a lot  
25 of trees back there. So if we have trees and the

Page 51

1 hedge, it will be almost a perimeter.  
2 VICE CHAIR GUSTAFSON: That's correct.  
3 MR. ANGLIN: Yes.  
4 VICE CHAIR GUSTAFSON: I yield.  
5 CHAIR BURGESS: All right, so my comments in  
6 this are probably going to be directed more towards  
7 staff. It's the recommendations provided by the Police  
8 Department. There were eight listed in the packet, so  
9 can staff speak on the recommendations that will be  
10 considered for this applicant included?  
11 MR. GAGNON: So the Police Department  
12 typically provides recommendations. Oftentimes they  
13 don't have, you know, a building code to guide  
14 development or mandate development, but oftentimes the  
15 recommendations are based off of their perceived best  
16 management practices.  
17 You know, comment number one is directly  
18 related to some historic issues with graffiti in the  
19 city, so they recommend using a certain paint type  
20 that's resistant to spray paint so it makes it much  
21 more quick of a process to clean up any spray paint on  
22 a building. We hope that the situation wouldn't arise  
23 here, but that's really the generator of that comment.  
24 A lot of the other comments, there's some  
25 that are CPTED based comments as far as crime

Page 52

1 prevention through environmental design.  
2 CHAIR BURGESS: Right.  
3 MR. GAGNON: So it's a balancing act, and I  
4 think we're kind of discussing it tonight as far as,  
5 you know, the height of the wall and then landscape  
6 design. And oftentimes there's a desire to keep a lot  
7 of view corridors open as well, because that also is a  
8 crime deterrent, because if you can see certain areas,  
9 then it reduces the likelihood of any sort of  
10 activities that are undesirable occurring in those  
11 spots. So it's definitely a balancing act in between  
12 satisfying the Building Code requirements and the  
13 Landscape Code requirements and best management  
14 practices as provided by CPTED.  
15 I think one of the most interesting comments  
16 has to do with the IP based surveillance cameras. So  
17 the City has a really advanced and interesting camera  
18 system, and they actually have staff that are dedicated  
19 to that system. So if there was any sort of emergency  
20 event or if one of the license plate tag readers came  
21 back to a stolen vehicle, they're actually able to  
22 track vehicles using their camera system.  
23 So what staff and Police Department,  
24 Development Services are really trying to coordinate  
25 together on is trying to improve the camera system.

Page 53

1 And we see that as new development comes into the city,  
2 it's a great opportunity. And more often than not,  
3 development teams are very welcoming to try to include  
4 additional Police Department surveillance, not to say  
5 that it's monitored 24/7 by the Police Department, but  
6 it just provides that access component.  
7 That's kind of the comments in a nutshell.  
8 If there's anything, Madam Chair, that you'd like for  
9 me to --  
10 CHAIR BURGESS: Well, I was just saying  
11 because they provide recommendations, and I know that  
12 I've seen the IP based video surveillance, you know,  
13 that's not a new one. But for this project, since they  
14 did provide these as recommendations, what was actually  
15 being considered as taken from these recommendations  
16 for this particular project?  
17 MR. GAGNON: Well, the camera system is a  
18 true condition of approval, so that's recommended by  
19 staff to the Planning and Zoning Board.  
20 CHAIR BURGESS: Okay.  
21 MR. GAGNON: Some of the others, I'd have to  
22 refer to the development team as far as the final paint  
23 scheme and paint palette. I know that there's color  
24 chips that are identified. I'm not sure if they're  
25 available in the graffiti resistant paint type, so

Page 54

1 perhaps that's something we should look at one more  
2 time. And we can, of course, look at that through the  
3 building permit process. Luckily, paint is one of the  
4 last items to go on the building, so we can definitely  
5 work through that item.  
6 CHAIR BURGESS: Okay. Just wanted to make  
7 sure that I brought that up, because, you know, the  
8 other departments stated, you know, no comments at this  
9 time, so I guess that means they don't have concerns or  
10 they didn't have a comment about anything.  
11 And then my other question was there's no  
12 proposed drive-through or drive-up for this location,  
13 correct?  
14 MR. GAGNON: That's correct.  
15 CHAIR BURGESS: Okay. And then the business  
16 hours, because basically, they're going to -- there's  
17 going to be three businesses there. I understand a  
18 restaurant could be open seven days a week, and we  
19 don't have any intents to lease on the other two. But  
20 thinking about the traffic flow that will be in and out  
21 of this particular development, what are we looking at  
22 like for the hours?  
23 I mean if these are, you know, like you said,  
24 appointment based businesses, you know, I'm thinking,  
25 you know, even if it's like a Monday through Friday,

Page 55

1 you know, most businesses kind of cut off six, seven.  
2 You know, if you can just kind of like give us sort of  
3 an idea.  
4 MR. SKYERS: Well, our experience with Tony's  
5 Subs is that they're basically a lunch and dinner  
6 business. They dabble in breakfast, but that's not the  
7 core of their business.  
8 The other businesses though, depending on,  
9 for instance, the hair stylist who's been after us for  
10 three years now, she is a seven day a week business,  
11 and she has private clients that she sees early in the  
12 morning. I mean early. So I anticipate that on those  
13 days, we'll have the elongated hours. I mean 6:30 in  
14 the morning, and sometimes she closes at 10:00 at  
15 night.  
16 But what I will say is that she operates by  
17 appointment only, so you don't have a line of ladies  
18 congregating in her waiting room, looking at other  
19 people getting their hair done, wondering when their  
20 turn's going to -- she doesn't tolerate that. So if we  
21 do go with that, she'll be a great tenant if we pick  
22 her, because in all likelihood, she'll occupy one or  
23 two parking spaces in any of those time slots that you  
24 see on the traffic study that you have in your  
25 possession.

Page 56

1 Now, for the other tenants that have shown  
2 interest, especially the realtor, he just wanted a  
3 location that's visible on a main thoroughfare. His  
4 business is out on the road.  
5 CHAIR BURGESS: Right.  
6 MR. SKYERS: I can't say the same for  
7 somebody like the bondsman. I still -- that's still a  
8 curious applicant. And then for the other ones, like  
9 the insurance agent, I can't predict. The  
10 orthodontist, can't predict. I don't know what their  
11 traffic's like. I can only speak for Tony's Subs and  
12 for the hair stylist.  
13 CHAIR BURGESS: Yes, but we kind of know,  
14 like, you know, for a dentist's office, you know,  
15 usually they're not going to be open on a Sunday. They  
16 may keep, you know, a Saturday open, but it's probably  
17 not going to be after six or seven.  
18 MR. SKYERS: Right.  
19 CHAIR BURGESS: You know, so just those are  
20 things to keep in mind when you're thinking about who  
21 you're going to put in that spot, especially, you know,  
22 as far as the parking spaces, because they are limited.  
23 MR. SKYERS: Yes.  
24 CHAIR BURGESS: But those were the questions  
25 that I had about the project, so thank you.

Page 57

1           So at this time we've heard from staff, we've  
2 heard from the public, we've heard from the applicant  
3 and we've also heard from the Board. Is there a  
4 motion?  
5           MR. HUNT: I make a -- let me try that one  
6 again. I move that we approve this site plan and give  
7 strong support to encourage rapid development and press  
8 forward.  
9           MR. WYLY: Second.  
10          CHAIR BURGESS: Okay, there's been a motion  
11 and a second. Roll call.  
12          MS. DAVIDSON: Margaret Shepherd.  
13          MS. SHEPHERD: Yes.  
14          MS. DAVIDSON: William Wyly.  
15          MR. WYLY: Yes.  
16          MS. DAVIDSON: Stephen Hunt.  
17          MR. HUNT: Yes.  
18          MS. DAVIDSON: James Gallon.  
19          MR. GALLON: Yes.  
20          MS. DAVIDSON: Anthony Brown.  
21          MR. BROWN: Yes.  
22          MS. DAVIDSON: Jon Gustafson.  
23          VICE CHAIR GUSTAFSON: Yes.  
24          MS. DAVIDSON: Rena Burgess.  
25          CHAIR BURGESS: Yes.

Page 58

1           MS. DAVIDSON: Unanimous vote.  
2           CHAIR BURGESS: Thank you.  
3           On to the next item, item IX.  
4           Thank you for coming out.  
5           Item IX, workshop.  
6           MR. HUNT: Madam Chair, I'm going to do some  
7 of this, and I'm going down there.  
8           CHAIR BURGESS: Sure.  
9           UNIDENTIFIED SPEAKER: Thank you.  
10          CHAIR BURGESS: You're welcome.  
11          Mr. Hunt, before you go down, can I ask you:  
12 About how long do you think your presentation is?  
13          MR. HUNT: It's about 25 to 30 minutes.  
14          CHAIR BURGESS: Okay, thank you.  
15          (Ms. Shepherd left the dais.)  
16          MR. GAGNON: Thank you, Madam Chair.  
17          So I did want to briefly touch upon the  
18 City's Comprehensive Plan and really our projected time  
19 line moving forward. We would like to have, I guess, a  
20 presentation. It might not be a full kickoff  
21 presentation, but an initial presentation to get back  
22 into the Comprehensive Plan swing of things. So  
23 probably the second meeting in April, which is the  
24 23rd, if everything is going to plan, we'll have a  
25 consultant on board that's assisting with the process

Page 59

1           and we'll be able to provide some opening comments to  
2 the Board.  
3           Moving beyond that, we anticipate that we  
4 would utilize the second Planning and Zoning Board  
5 meeting that's really reserved each month and utilize  
6 that for Comprehensive Plan amendment review. So  
7 historically, we've utilized that second meeting each  
8 month to look at each element of the Comprehensive  
9 Plan, so each meeting would have a connection with each  
10 element. I believe that Mr. Hunt actually touches upon  
11 the Comprehensive Plan and some of the elements in his  
12 discussion tonight.  
13          So it's something that has been long awaited  
14 by the community, and I think we're at a very good  
15 jump-off point to really start having these  
16 conversations, because these are the conversations that  
17 are going to guide the future redevelopment, being that  
18 the Comprehensive Plan is really the foundation for all  
19 of our Land Development Regulations, and it's long  
20 awaited. So I just wanted to mention that to the  
21 Board, and we hope to bring that for you, for your  
22 consideration and education in the very near future.  
23          CHAIR BURGESS: Thank you.  
24          MR. GAGNON: So at this point, I will turn  
25 over the microphone to Board Member Hunt.

Page 60

1           CHAIR BURGESS: I do have one quick question,  
2 Jeff, for you. Ms. Shepherd just stepped away. Is she  
3 coming back or --  
4           MR. WYLY: She went to the bathroom.  
5           CHAIR BURGESS: Okay. I didn't get that  
6 notice, so thank you.  
7           MR. HUNT: Thank you very much. I wanted to  
8 do a little bit of a summary of some thoughts and  
9 perspectives that we would really be discussing in  
10 greater detail in the workshop itself, but I wanted to  
11 give you a couple of good examples.  
12          First of all, there is a great book that I  
13 did find about creating a vibrant community, and it  
14 turns out that this is going to be the subject of a  
15 meeting up in Pensacola the end of March and the first  
16 week in April, and several other folks in the city, I  
17 know Dr. Botel is planning on attending, things of that  
18 sort.  
19          But it gives a really good strategy and a  
20 framework for how Pensacola was able to go through and  
21 actually reform their city and build a vibrant  
22 environment, and it's a great study. I was,  
23 unfortunately, pressed for time this afternoon, so I  
24 didn't get a chance to print it, but I will have a .pdf  
25 copy of Chapter 2, which is the Pensacola story itself.

Page 61

1 And with Mr. Gagnon's assistance, we'll distribute that  
2 tomorrow with a copy of these slides. We were just  
3 pressed a little bit today.  
4 The short version is they were blessed with a  
5 local leader who happened to be independently wealthy,  
6 and he spearheaded the team that included attorneys and  
7 architects and the other folks that are listed there.  
8 And that helped tremendously get the project started.  
9 And then Hurricane Ivan hit. And the story  
10 essentially became quite fascinating, because with the  
11 amount of damage that was done by Hurricane Ivan, they  
12 really had to do some really fresh rethinking of the  
13 entire strategy and what would be salvageable and what  
14 could be done. It's a great story. I think you'll  
15 find it interesting.  
16 They, between 2004 and 2017, they essentially  
17 accomplished a miracle to make Pensacola quite an  
18 interesting and vibrant city. It's a great story, and  
19 I think a pretty good framework for us to think about.  
20 And in thinking about some of the challenges  
21 we face, I just keep going back many times to my good  
22 friend Kaye Curling (phonetic), who was head of Human  
23 Resources for a company I worked for, and her view was  
24 if we could just get rid of all the people, our  
25 policies and systems would work just fine. And

Page 62

1 obviously, the objective is not to get rid of the  
2 people.  
3 So what we have to deal with is how do you  
4 deal with the various personalities? And here's the  
5 Jacksonville story. They identified in the book four  
6 basic types of people: Those with strong support;  
7 those that are leaning towards support; those that are  
8 leaning against; and those that are strong opponents.  
9 And that sounds kind of familiar to some of the people  
10 that we have had talking with us before.  
11 And interestingly enough, when it started,  
12 they basically had about 25 percent of the citizens  
13 were in each one of those categories. And so their  
14 guidelines for us to think about are the real challenge  
15 is what do you do with types one, two and three, and  
16 their view is that many are persuadable, many of them  
17 are already convinced, but facts, facts, facts and more  
18 facts help bring as many people onto the positive side  
19 of an approach.  
20 However, you must always listen and always be  
21 respectful. Even for those who are opponents, you just  
22 can't ignore them, but their guidance is don't waste a  
23 lot of time trying to persuade them because they  
24 probably won't be persuaded.  
25 And the net/net/net effect after several

Page 63

1 years' worth of work was the ordinance to approve the  
2 start for the renovation. Passed 54 -- or 56 to 44.  
3 So you're not going to get 100 percent approval, you're  
4 not going to get unanimous votes on everything, and we  
5 just have to deal with it.  
6 And one of the first things that they talk  
7 about in the book and I thought was quite fascinating,  
8 it's really not about construction and jobs.  
9 Revitalization is about helping the citizens believe  
10 they deserve better than what they have now and believe  
11 in a process that will get them there. Pretty powerful  
12 thoughts and pretty powerful ideas.  
13 Here's couple of pictures of what Ivan did to  
14 downtown Pensacola. It was a mess. And here's what  
15 the first park looked like. It was vacant and  
16 obviously beautiful water views, but the baseball park  
17 was also a key element of the process, and that came  
18 from an investment by the wealthy individual who  
19 happened to be leading the whole project. So he put  
20 his own money where his mouth was. But it was a big  
21 bet to build that basic first start.  
22 Secondly, they started a whole series of  
23 modernizations along Palafox Street, which is the main  
24 set. You can see what it looked like in the '20s. It  
25 was beautiful, lots of people. By between 2013 -- or

Page 64

1 2011, the trees were overgrown. It was pretty  
2 desolate. Many of the businesses were abandoned,  
3 buildings were closed. And today it is a great set of  
4 shops and restaurants and bars and second story  
5 residences and things of that sort.  
6 But they started with one intersection, made  
7 one intersection interesting enough to bring people in,  
8 and interestingly enough for other small businesses to  
9 come in and join them. So it started with a small  
10 circle, and the circle started growing and intersecting  
11 and that sort of stuff. So it's a fascinating story.  
12 And one of those tiny bets that they did --  
13 and we'll come back to the idea of tiny bets -- was  
14 something that was essentially getting a couple of  
15 people to bring up some old Airstream trailers and put  
16 them into a vacant lot and create a dining experience  
17 called Al Fresco.  
18 There were five separate restaurants, five  
19 separate themes, shared tables, shared communities,  
20 lots of stuff, but it took basically no construction,  
21 no significant investment in infrastructure to get that  
22 started. And what that actually did is brought people  
23 downtown into Pensacola and suddenly helped start  
24 showing people why it was fun to be there with your  
25 neighbors. A great story.



<p style="text-align: right;">Page 65</p> <p>1 In my personal perspective, I look at the 2 book as an opportunity to think about how does that 3 Pensacola story relate to Rivera Beach. We don't have 4 a naval base right outside the main street, but I think 5 we have three things that we can and should do, and I 6 would propose we talk about these things in the 7 upcoming workshop. 8 First is we urgently need to get the Marina 9 II initiative approved as soon as possible. I was 10 talking to Dr. Botel last night, and her guess is that 11 it's probably going to be early summer before that 12 actually gets approved, because they're still working 13 through issues associated with the financial solvency 14 of the bidders. But she is pretty confident they will 15 all get approved, but it looks like it could be as much 16 as a year after the proposal. Not a particularly good 17 thing. 18 Secondly, the idea of Al Fresco and those 19 mobile trailers basically is a concept called -- 20 quote -- Tactical Urbanism. And those are tiny bets. 21 It doesn't cost much. It gets people excited, gets 22 people looking at things differently. And you can find 23 out whether or not there's interest or not and not have 24 wasted a lot of time in pursuing things that don't have 25 any real interest.</p>	<p style="text-align: right;">Page 67</p> <p>1 Palm Beach right at the moment. This is a new 2 development on South Dixie Highway where the old Palm 3 Beach Post facility used to be. It is a mixed use, 4 residences above retail. It's a gorgeous facility. 5 It's about two and a half to three acres, I believe, if 6 I remember correctly. But it would be a great addition 7 in an area, for example, similar to where the proposed 8 Tri-Rail station is in south Rivera Beach or along 9 Broadway. 10 Here's another one. Happens to be called 11 District Flats in the warehouse district. It's another 12 example of what low density or low height mixed use can 13 look like and be very vibrant with residences above and 14 retail down below. 15 And here's a couple of thoughts that I wanted 16 to introduce to you. We'll have more discussions in 17 our workshop, and I will be sending copies of this 18 information out for our discussions, but I think 19 there's a couple of things that happen to dovetail 20 exactly with what Mr. Gagnon was talking about in terms 21 of the Comprehensive Plan. 22 The requirement is for a plan, and this is 23 the Master Plan in the City of Riviera Beach. All the 24 plans for the CRA, the Utility District, other 25 organizations, those are subsidiary, but this is the</p>
<p style="text-align: right;">Page 66</p> <p>1 And then I think we should really find a way 2 to do one new incremental bet -- and I'll talk about 3 that here in just a second -- that goes beyond Marina, 4 but is smaller in scope and it's not just one 5 particular building. 6 Here is a quick summary of Tactical Urbanism. 7 We'll talk about this in greater detail. The book is a 8 fascinating read. The whole idea is to be the exact 9 opposite of the big bureaucracy, the big plans that 10 take 10, 15 years to come to fruition. It's get 11 something done in six months or get something done in 12 three months, and then if it doesn't work, you haven't 13 invested a lot of time. 14 And here's a couple of examples. One is to 15 do a popup like Al Fresco on vacant lots. Another one 16 is to put planters around for reducing traffic in 17 residential neighborhoods and stopping the flow of 18 heavy trucks that we've talked about in the past. 19 Another one is sampling the idea of bike lanes along 20 routes, turning vacant lots or parking spaces into mini 21 parks or adding greenery to city streets that don't 22 have anything at all of interest to make it at least 23 attractive and interesting. 24 Here's two examples of what I mean about an 25 incremental bet. Both of these are going on in West</p>	<p style="text-align: right;">Page 68</p> <p>1 Master Plan. And the list highlights the things that 2 are either required to be in it or are suggested to be 3 in it. And I've highlighted four areas that are either 4 missing or are just not included. And it gives you 5 some things to think about as we read the Master Plan. 6 And here's a couple of other details. One of 7 the things that is missing from the current plan is 8 anything related to population growth estimates. And 9 so doing a little bit of math analysis, I built a high 10 and a low estimate of the probability of growth out to 11 2040. We'll see what 2020 really looks like when the 12 census is complete this year. 13 I think there's something that we can do in 14 addition to what Mr. Gagnon proposed, and I think that 15 that is to participate as citizens, not members of the 16 Board, but as citizens in the Treasure Coast CRA 17 workshops that are going to be announced in the next 18 couple of weeks. I intend to participate in as many as 19 I can. The idea would be, for those of us that have 20 the time, I think it would be a great opportunity for 21 us to listen and understand what's being discussed 22 within the scope of the CRA. 23 Secondly, I think each one of us, in 24 preparation for the discussions that Mr. Gagnon talked 25 about, is to understand the current Comprehensive Plan</p>

Page 69

1 and to look at it from the standpoint of what we think  
2 is either missing or needs to be enhanced.  
3 And I would propose perhaps too revolutionary  
4 a strategy, but that is for the Planning and Zoning  
5 Board to take a lead in drafting a segment of that  
6 Comprehensive Plan to be the vision statement, which  
7 can be a five to ten page document. It's not a huge  
8 thing. It does not require an architect. It requires  
9 really understanding what the needs of the citizens  
10 are.  
11 And I've laid out a series of steps that may  
12 or may not be suitable for what we turn out to do. But  
13 I think it would be a creative way of putting our  
14 energy into better defining what do we want to be when  
15 we grow up. And I believe we could make a significant  
16 contribution by using this panel and this Board not  
17 only as a catalyst for drawing out the comments, but  
18 also helping to stimulate some of the debate and  
19 discussion.  
20 Then there's an additional element too, which  
21 we call zoning, and it was fascinating to see how  
22 closely this related to our previous conversations  
23 about the six foot high and the eight foot high wall  
24 and things of that sort.  
25 And I think the best quote is on the top

Page 70

1 left, and this is directly from the author: To  
2 understand zoning, you have to delve through a long  
3 list of permitted and prohibited uses, tables of  
4 maximum building heights, minimum setbacks, yada, yada,  
5 yada, yada, yada, yada. Put together, they can become  
6 mind numbingly complex. And I think that is a very  
7 good description of zoning.  
8 And this particular book, I think, will  
9 provide an opportunity for extensive discussion,  
10 because it highlights some of the challenges associated  
11 with not just Riviera Beach, but the zoning systems and  
12 processes that exist throughout the United States that  
13 this author has actually researched. It talks about  
14 current zoning systems' complexity, things that it  
15 doesn't do, then it talks about a series of failed  
16 assumptions that go into zoning.  
17 And a couple of key things are variances. We  
18 talked about variances on heights of walls and things  
19 of that sort. Well, those just won't ever exist,  
20 except they exist all the time. Nonconformities,  
21 deviations from the standards will obviously go away,  
22 and yet they last for 40 or 50 or 60 or 70 years.  
23 Zoning rules should be static and not change  
24 because that better protects the owners, and that's a  
25 failed assumption. And zoning should only be left to

Page 71

1 the technical professionals. That says the citizens  
2 don't count.  
3 And so I think what's really fascinating  
4 about this particular book is the issue of providing a  
5 series of opportunities for us to really discuss what  
6 do we want the zoning process to actually do to help us  
7 build a vibrant city and build a better place.  
8 And here's a couple of fundamental  
9 principles. I won't go through all of these details.  
10 There's a lot of observations. And here's the ten  
11 principles for creating which require changes to zoning  
12 that would help create a more livable city. And we're  
13 not going to talk about any of these details at this  
14 point, but it really lays out a pretty good strategy of  
15 here's what can and should be done without disrupting  
16 the legal foundation or destroying the capability.  
17 So with that as a foundation, here's a couple  
18 of shots. In case you hadn't heard about it, this is  
19 coming to -- it's Route 1 at that point in Lake Park,  
20 but this is two blocks north of the edge of Rivera  
21 Beach. This is in Lake Park. It is called Nautilus  
22 21.  
23 These are facing the Intracoastal, and it's  
24 right on the Lake Park harbor. And it faces directly  
25 on Broadway and Route 1. Gorgeous building. It's

Page 72

1 already been approved. It's already funded and in the  
2 plans. The existing buildings on that property are  
3 vacant, and I expect the bulldozers to be there fairly  
4 quickly to start building. It's going to be a gorgeous  
5 facility.  
6 What can we do though and be aware of for  
7 Riviera Beach? As you can recall, we got a notice of  
8 the attempt to buy a property on Blue Heron right at  
9 the intersection between Australian, which runs down  
10 the left side of that, and L Street, which runs down on  
11 the right side. And that's going to be a new Water  
12 Utility District facility, new water supplies, new  
13 wells, new well technology, new transmission  
14 improvements and a whole new water treatment facility.  
15 It's going to take two and a half to three years' worth  
16 of planning, which is not unusual, and it will probably  
17 be done in sometime about three to -- or between four  
18 and five years from now. But it's coming.  
19 There is also a project that is working.  
20 It's the old Blue Hotel that has been talked about.  
21 There's still extensive discussions going on between  
22 City Council members and the owners of this property.  
23 One of their proposed uses is for a drug treatment  
24 facility and residence for those drug addicts, or  
25 they're thinking about building condos.

Page 73

1 Those have significant zoning considerations  
2 for us, and it's just helpful to know things that are  
3 brewing before they are delivered to Mr. Gagnon and  
4 before they get to the staff so we're not caught  
5 completely by surprise.  
6 You may have heard about something called the  
7 old Sands Hotel replacement. That's what it looks  
8 like. It is a 30 story tall building, lots of glass,  
9 lots of apartments and condos and things of that sort.  
10 And the parking space that you see is the small lot  
11 right in front of the Ocean Mall. And so you can  
12 pretty well guess what that's going to look like if  
13 that gets proposed, formally proposed. And it actually  
14 stretches down towards the right side of the -- that  
15 particular image doesn't show how big that facility  
16 really is.  
17 Then there's a second one being proposed  
18 right in front of that space. And here's what it looks  
19 like if you're driving towards the Ocean Mall. Those  
20 are mixed use facilities with retail, and residential  
21 on top. And it's called the Ocean Walk Mall  
22 Improvement. And lovely, but then parking becomes a  
23 significant challenge when you get all of the existing  
24 Ocean Mall traffic, plus the replacement for the Sands,  
25 plus this. We have a real opportunity.

Page 74

1 That's enough to bore you to death to a  
2 certain extent, but I hope gives you some things to  
3 think about and also to help set the stage for the  
4 workshop.  
5 Since we have everybody here and I have the  
6 microphone, the current leaders of the dates for things  
7 are Sunday, I think it is March 29th or 27th. I think  
8 it's the 29th. I should have looked at my calendar to  
9 be sure. It's the Sunday, the last Sunday in March.  
10 And that's leading the fleet with --  
11 MS. BUSBY: March 29th.  
12 MR. HUNT: It is Sunday, March 29th. That's  
13 the choice of four -- or no, correction -- yes, four of  
14 the respondents that I've received so far. Does that  
15 work for everybody, because if so, then we don't need  
16 to send any more e-mails and fuss around with this.  
17 CHAIR BURGESS: Well, I think while we have  
18 mostly everybody here -- Ms. Shepherd, I guess she did  
19 leave, so I need that to be noted for the record. She  
20 left right after our last item, after the vote. So  
21 that wasn't told to me --  
22 MR. HUNT: I will check. I'm not sure  
23 whether she's answered the mail. I'll follow up with  
24 her specifically.  
25 CHAIR BURGESS: Okay, so if anybody that's

Page 75

1 here that did not respond, can we just get their  
2 information now?  
3 MR. HUNT: Yes, that would be great.  
4 CHAIR BURGESS: Will that work?  
5 MR. HUNT: That works for me.  
6 CHAIR BURGESS: Because you said you received  
7 four. I know I submitted my response.  
8 MR. HUNT: Yes. And I think Mr. Gallon was  
9 not going to be available, and --  
10 CHAIR BURGESS: So if you know you did not  
11 respond to the survey, could you please --  
12 VICE CHAIR GUSTAFSON: I did not respond.  
13 How long is it supposed to be on that day?  
14 MR. HUNT: I'm proposing two to two and a  
15 half hours, something like that.  
16 VICE CHAIR GUSTAFSON: Morning, afternoon?  
17 MR. HUNT: Afternoon. I suggested between  
18 1:30 and 4.  
19 VICE CHAIR GUSTAFSON: I will be available  
20 that day; I don't have anything on my calendar now.  
21 But if we could get it to an earlier time during the  
22 day so we could --  
23 MR. HUNT: Would 1:00 be --  
24 VICE CHAIR GUSTAFSON: I was thinking more  
25 like 9 a.m.

Page 76

1 CHAIR BURGESS: On a Sunday?  
2 MR. HUNT: No, that would probably --  
3 CHAIR BURGESS: Oh, no. No, we have to go to  
4 church.  
5 MR. HUNT: That probably would take a lot of  
6 other votes away.  
7 CHAIR BURGESS: Yes, we have church on Sunday  
8 morning.  
9 MR. HUNT: So 12:30 would work for me if --  
10 well, let's first decide the date, if it's going to be  
11 Sunday the 29th, if anybody is opposed to that. Do we  
12 have a consensus?  
13 MS. BUSBY: Chair, could I just -- I just  
14 want to make a clarification, Chair.  
15 CHAIR BURGESS: Okay.  
16 MS. BUSBY: So is this going to be a formal  
17 meeting here in Council chambers?  
18 MR. HUNT: No. It would be a workshop  
19 wherever we choose to -- that was the third question  
20 that I wanted to ask.  
21 MS. BUSBY: Okay. Are you going to make it  
22 open to the public?  
23 MR. HUNT: We certainly can announce it and  
24 make it open to the public if you wish. I was not  
25 planning on it being that formal a process. It would

Page 77

1 be more of an open discussion.  
2 MS. BUSBY: Well, for Florida in the  
3 Sunshine, I think it's important that you do make it  
4 open to the public and that you publicly notice it.  
5 MR. HUNT: Okay, that's fine. I mean that's  
6 the whole purpose of the workshop, is to be able to get  
7 participation. But we have consensus that Sunday,  
8 March 29th is acceptable?  
9 MR. WYLY: 29th is good for me.  
10 CHAIR BURGESS: Yes, so that date works.  
11 MR. HUNT: Okay. Now, how about votes for  
12 12:30? Okay, we got three votes for -- three and a  
13 half with the flexibility. How about 1:00 would be  
14 more preferable? Okay, 1:30 pushes it too late? 1:00?  
15 Is 1:00 a better compromise than 12:30?  
16 MS. CLARK: Let's go with 1:00.  
17 MR. HUNT: Let's do it at 1:00. We will try  
18 to keep it as short and as sweet and as focused as  
19 possible. And I'll make up an announcement, and we'll  
20 let Jeff go through the normal process of announcing it  
21 and we'll make it publicly available. That means we do  
22 it here.  
23 MR. GAGNON: Mr. Hunt, let me verify Council  
24 chamber availability. I'm sure there won't be an  
25 issue, but --

Page 78

1 MR. HUNT: Yes, that's fine.  
2 MR. GAGNON: -- let me just --  
3 MR. HUNT: Can we do the conference room as  
4 an alternative, if necessary? We wouldn't have a  
5 video, but we would --  
6 MR. GAGNON: Well, I think what we'll do, I  
7 don't know if it will be, I guess, as full of a  
8 production as a typical Planning and Zoning Board  
9 meeting. I think it's really just intended to be a  
10 relaxed workshop atmosphere. So we do the public  
11 notice, we take meeting minutes for the record. It  
12 wouldn't be verbatim meeting minutes, we wouldn't have  
13 a court reporter, we probably wouldn't have a recording  
14 of the meeting as well. So it's very grassroots, so to  
15 speak --  
16 MR. HUNT: Sure.  
17 MR. GAGNON: -- as far as just being able to  
18 discuss the core items and doing it in a formal, yet  
19 informal setting.  
20 MR. HUNT: Correct. Okay. And you're going  
21 to check on the availability and work through --  
22 MR. GAGNON: Yes.  
23 MR. HUNT: Okay, great. Do you have any  
24 questions at all about what I showed you, because I'm  
25 going to send you a .pdf. Actually, I'm going to send

Page 79

1 it to Jeff and Jeff will send it to you with a .pdf of  
2 those slides, and then we'll have more of it for the  
3 workshop.  
4 VICE CHAIR GUSTAFSON: What is the specific  
5 agenda?  
6 MR. HUNT: For the workshop?  
7 VICE CHAIR GUSTAFSON: Yes, for the workshop.  
8 MR. HUNT: My intention was to go through and  
9 at least provide additional detail about the planning,  
10 zoning and permitting process that we are facing and to  
11 propose some ideas like I did on the other slide for  
12 discussion. And we'll work through a detail of the  
13 agenda now that we know we have a date and we have at  
14 least a quorum. I'm wide open to suggestions.  
15 VICE CHAIR GUSTAFSON: So the specific  
16 projects that you showed during this presentation would  
17 be --  
18 MR. HUNT: No sir, those are not projects  
19 that are before us. Those are indicators of things  
20 that are coming down the pike -- well, may be coming  
21 down the pike. And so we're not voting. We're not  
22 addressing those; those are not formal submissions.  
23 CHAIR BURGESS: No, those are just like  
24 references.  
25 MR. HUNT: We're talking about the process.

Page 80

1 VICE CHAIR GUSTAFSON: But those are  
2 reference items that are coming down the line, and  
3 during that meeting are we going to be potentially  
4 speaking about them?  
5 MR. HUNT: No, I don't think so. I merely  
6 showed them to you today because Dr. Botel showed them  
7 yesterday to another group of citizens and things of  
8 that sort, so they're being talked about. But they are  
9 not projects that are before us, and they are not ready  
10 for debate or discussion at this point.  
11 CHAIR BURGESS: Right, because that would  
12 violate Sunshine.  
13 MR. HUNT: Right.  
14 CHAIR BURGESS: I think how I understand it  
15 is that these sessions were to more educate us as a  
16 Board --  
17 MR. HUNT: Correct.  
18 CHAIR BURGESS: -- and how we fulfill our  
19 duties and what those duties are with making  
20 recommendations on capital improvements of the city and  
21 those type of things --  
22 MR. HUNT: Correct, correct.  
23 CHAIR BURGESS: -- going forward.  
24 MR. HUNT: Correct.  
25 CHAIR BURGESS: So definitely not to be

Page 81

1 discussed about any upcoming projects, because we know  
2 we cannot discuss those type of things.  
3 MR. GAGNON: If I could, Madam Chair, from a  
4 staff perspective, we see this as an opportunity to  
5 have a conversation about Board member expectations as  
6 well and to see if there's other things that staff can  
7 do and implement them in our typical processes that  
8 help resolve potential conflicts or really create a  
9 foundation for expectations for all parties involved.  
10 CHAIR BURGESS: Very good. So who from staff  
11 is planning to be here?  
12 MR. GAGNON: I will be planning to be here.  
13 We'll need to have a larger conversation. You know,  
14 we're not intending on voting on any motions or  
15 anything like that.  
16 CHAIR BURGESS: Right, right, very informal.  
17 MR. GAGNON: So I don't know if we'll have to  
18 have the Legal Department represented there.  
19 CHAIR BURGESS: Right.  
20 MR. GAGNON: I am more than capable of  
21 taking, you know, a summary of meeting minutes for the  
22 record, per requirements for a noticed meeting. So I  
23 think we can get together from a staff perspective and  
24 see who we can get there as a core complement to be  
25 sure that we check all the boxes, but again, not to

Page 82

1 create additional staff burden.  
2 CHAIR BURGESS: Right, right. Great, great.  
3 Thank you. You'll let us -- you'll keep us posted on  
4 that.  
5 The presentation was very good. What I can  
6 say from being up here and how we all have been working  
7 together, the purpose of us coming here, volunteering  
8 our time is to be a voice for the residents, also for  
9 ourselves because we're all residents. And we're not  
10 always going to agree, but we have to agree to  
11 disagree. Everybody is going to have their own  
12 opinion, especially about growth and what they want to  
13 see come to the city. And we, I think we all up here  
14 want growth, but we want smart growth.  
15 MR. HUNT: Yes.  
16 CHAIR BURGESS: And I think that is the main  
17 point. So when we have, you know, different views on  
18 what that growth looks like for Mr. Wyly versus what it  
19 looks like for me, I think we need to remember as a  
20 Board that we just always need to be respectful of each  
21 other in our opinions, because, you know, we're  
22 collaborating together.  
23 So I just wanted to put that out. I know I  
24 read through the last minutes of the meeting. I was  
25 not here. And for me as Chairperson, I just want to

Page 83

1 make sure, you know, that we always keep that on the  
2 forefront. We have to agree to disagree, because  
3 everybody has their opinion.  
4 So thank you, Mr. Hunt.  
5 We're going to move into item X, general  
6 discussion, public comments. There's no public  
7 comments, so we're going to move over to  
8 correspondence.  
9 MR. GAGNON: Yes, thank you, Madam Chair. I  
10 also wanted to thank Mr. Hunt for that information. I  
11 think it's really good to have a kick-start to a lot of  
12 the conversations we're going to need to have,  
13 especially associated with the Comprehensive Plan  
14 updates. So it's definitely a good start for a  
15 visioning session of sorts.  
16 Staff has no correspondence to report. I  
17 don't believe we have any public comments either.  
18 CHAIR BURGESS: No.  
19 MR. GAGNON: So we just have our regularly  
20 scheduled meeting is anticipated March 12th and March  
21 26th.  
22 CHAIR BURGESS: Thank you. Are there any  
23 other comments for the Board, and if not, do we have a  
24 motion to adjourn?  
25 MS. CLARK: I have a comment.

Page 84

1 CHAIR BURGESS: Okay, you're acknowledged.  
2 MS. CLARK: Thank you, yes.  
3 I just want to caveat off of what Mr. Hunt  
4 has proposed, what can we do in terms of zoning and  
5 also what you commented on, Madam Chair.  
6 And I, as a member of the Planning and Zoning  
7 Board, I will be called upon to review, comprehend and  
8 action various City ordinances, municipal codes and  
9 other land uses related information. It is my goal to  
10 have and seek out a deeper orientation of processes  
11 that have an attorney based law or court-like nature,  
12 enabling me to execute my role as Board member  
13 intelligently, methodically and academically, with a  
14 solid knowledge of Florida State laws around Land  
15 Development Regulations tied to our Comprehensive Plan.  
16 Municipal Planning and Zoning Boards  
17 throughout the state of Florida have formal standard  
18 operating procedures to navigate various projects and  
19 deliver a quality product recommendation to their City  
20 Council and residents for consideration or vote.  
21 For example, every Planning and Zoning Board  
22 should have an orientation process to have staff walk  
23 the Board through their process of due diligence,  
24 research compilation, recommendation, providing  
25 supporting documentation, plus enough time to

Page 85

1 deliberate, obtain appropriate staff responses or to  
2 step back and workshop, enabling an informed vote.  
3 I'm delighted to share a contact from the  
4 University of Florida, Program for Resource Efficient  
5 Communities, has expressed support to train our  
6 Planning and Zoning Board members, as well as our Board  
7 hosting countywide training for all 39 cities and their  
8 Planning and Zoning Board members. It has been a while  
9 since our county has been refreshed on tools and  
10 resources which strengthen P&Z boards and their best  
11 practices.  
12 Upon consensus to move forward, I will begin  
13 the discussion and coordination, with updates to the  
14 Chair. My personal goal is to temper passion decisions  
15 in a quasi-judicial court-like process nature involving  
16 land use. Once a precedent of quality, efficiencies,  
17 effectiveness has been established and followed by this  
18 Board, it will set the tone for standard operating  
19 procedures for projects to come. Thank you.  
20 I would like to have a brief discussion if we  
21 would like this training by this faculty member, who  
22 does it for the entire state of Florida, to complement  
23 what we are doing now and in the future.  
24 CHAIR BURGESS: Sounds like a really good  
25 opportunity for us.

Page 86

1 MS. CLARK: Would we like to post it as our  
2 city and bring people here to the Marina, for example?  
3 CHAIR BURGESS: That sounds lovely, but I  
4 guess that would be a question for staff.  
5 MR. GAGNON: It sounds like a very exciting  
6 opportunity. We haven't really had the opportunity to  
7 discuss it, so we can see what, again, the facility  
8 availability is at the Marina Event Center, if that's  
9 the preferred location, and discuss more with your  
10 contact on available times and scope of the training,  
11 if that pleases the Board. It sounds like a great  
12 opportunity.  
13 MS. CLARK: I can get the conversation going  
14 and share with not only the Chair, but also with staff.  
15 And let's coordinate this and make Riviera Beach stand  
16 out. When we have this opportunity, it's, you know, a  
17 great opportunity to pull these other cities in. And  
18 if we decide that we just want to do it amongst  
19 ourselves, you know, that's okay too.  
20 CHAIR BURGESS: Okay, so Mrs. Harris Clark,  
21 you will forward that information to staff, and maybe  
22 then staff can shoot it out to the rest of us.  
23 MR. GAGNON: Sure.  
24 CHAIR BURGESS: So, but I would definitely be  
25 interested in it.

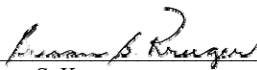

Page 87

1 MS. CLARK: Thank you, Madam Chair.  
2 CHAIR BURGESS: Is there any other Board  
3 comments?  
4 MR. GALLON: Madam Chair.  
5 CHAIR BURGESS: Go ahead, Mr. Gallon.  
6 MR. GALLON: Jeff, I like the way this  
7 company came in with, I guess, knowingly that we was  
8 going to ask the question about whether or not they  
9 reached out to the residents. I wish that this could  
10 probably be part of your process, as far as when  
11 they're going to have a building or build anything or  
12 do anything around the residents, that they know up  
13 front that we're going to ask this question and they're  
14 going to have go back and do the work. They should do  
15 it up front.  
16 CHAIR BURGESS: Well, it seems like to me  
17 they kind of maybe paid attention --  
18 MR. GALLON: They paid attention to the last  
19 meeting.  
20 CHAIR BURGESS: -- and took notes. So kudos  
21 to them --  
22 MR. GALLON: To them.  
23 CHAIR BURGESS: -- to the company, because  
24 that's how all companies --  
25 MR. GALLON: Should do it.

Page 88

1 CHAIR BURGESS: -- like Mr. Gallon was  
2 saying, should come to us and not just automatically  
3 assume, because like, you know, I stated before, we are  
4 the voice for our city and our residents. So, you  
5 know, it's like we say we want growth, but we want  
6 smart growth.  
7 MS. CLARK: Exactly.  
8 CHAIR BURGESS: So we just don't want  
9 anything and we shouldn't have to accept anything just  
10 because it's being proposed here.  
11 MR. GAGNON: Understood. I think as you  
12 know, we have a very good Board dynamic, I think, right  
13 now where we have some very new Board members and we  
14 have some tenured Board members. So from a staff  
15 perspective, as we go through meetings and we learn  
16 what was being requested by the Board, staff can  
17 provide that information in advance to development  
18 teams.  
19 So the ultimate goal is to ensure that  
20 there's the best process for all parties involved. So,  
21 you know, hopefully we can use the workshop as another  
22 opportunity to discuss items exactly like this.  
23 MR. GALLON: Yes, that's my biggest concern,  
24 to make sure that whatever comes or whoever comes to do  
25 whatever they want to do, they got to go to those

1 residents first.  
2 CHAIR BURGESS: Any other Board comments?  
3 MS. CLARK: Just to caveat off of that too, I  
4 think as a Board and as a project manager, we should  
5 not feel compelled to act upon certain situations when  
6 it's our time, our residents' time and our vision and  
7 our planning. If we need to step back and workshop to  
8 make sure that we are clear, we have a good  
9 understanding and we're looking at all of the  
10 ramifications, good or bad that may surround some of  
11 the requests that we must make a decision on, you know,  
12 I feel good about taking a step back and making sure we  
13 deliver a good quality product that will not get sent  
14 back by the City Council and not be rejected by our  
15 residents.  
16 CHAIR BURGESS: I agree.  
17 Okay, if there's no other comments, is there  
18 a motion?  
19 MR. HUNT: I make a motion to adjourn.  
20 MR. GALLON: Second.  
21 (Whereupon, at 8:36 p.m., the proceedings  
22 were concluded.)  
23  
24  
25

1 CERTIFICATE  
2  
3  
4 THE STATE OF FLORIDA )  
5 )  
6 COUNTY OF PALM BEACH )  
7  
8 I, Susan S. Kruger, do hereby certify that  
9 I was authorized to and did report the foregoing  
10 proceedings at the time and place herein stated, and  
11 that the foregoing pages comprise a true and correct  
12 transcription of my stenotype notes taken during the  
13 proceedings.  
14 IN WITNESS WHEREOF, I have hereunto set my  
15 hand this 7th day of March, 2020.  
16  
17  
18  
19  
20  
21   
Susan S. Kruger   
22  
23  
24  
25