

<p style="text-align: right;">Page 1</p> <p style="text-align: center;">CITY OF RIVIERA BEACH PLANNING AND ZONING BOARD Special Meeting</p> <p style="text-align: center;">---</p> <p style="text-align: center;">Tuesday, November 17, 2020 Marina Event Center 190 East 13th Street Riviera Beach, Florida 6:56 p.m. - 7:56 p.m.</p> <p style="text-align: center;">---</p> <p>IN ATTENDANCE: Evelyn Harris Clark, Vice Chair Anthony Brown, Board Member James Gallon, Board Member William Wyly, Board Member Clarence Sirmons, Director of Development Services Lina F. Busby, Assistant City Attorney Simone Davidson, Planner Josue Leger, Senior Planner/GIS Specialist</p>	<p style="text-align: right;">Page 3</p> <p>1 (Recording begins with meeting already in 2 progress.) 3 MR. LEGER: Construction and landscaping 4 improvements must be initiated within 18 months of the 5 effective date of this resolution in accordance with 6 Section 31-60(b) of the City Code of Ordinances. 7 Demolition, site preparation and/or land clearing shall 8 not be considered construction. Building permit 9 application and associated plans and documents shall be 10 submitted in its entirety and shall not be accepted by 11 the City staff in a partial or incomplete manner. 12 City Council authorizes City staff to approve 13 future amendments to the site plan administratively, so 14 long as the site plan does not deviate greater than 15 five percent from its original approved site plan. 16 This development must receive final 17 Certificate of Occupancy from the City for building 18 approval within five years of the approval of the 19 adoption of this resolution, or the adoption of this 20 resolution shall not be considered -- shall be 21 considered null and void, requiring the applicant to 22 resubmit application for site plan and special 23 exceptions approval and reinstate the site plan 24 approval process. 25 Condition number five: All future</p>
<p style="text-align: right;">Page 2</p> <p>1 BE IT REMEMBERED that the following Planning 2 and Zoning Board meeting was had at the Marina Event 3 Center, 190 East 13th Street, Riviera Beach, Florida, 4 on Tuesday, November 17, 2020, beginning at 6:56 p.m., 5 with attendees as hereinabove noted, to wit: 6 --- 7 (Reporter's Note: Due to technical 8 difficulties, the beginning of the meeting was not 9 recorded. The item being discussed is: 10 A resolution of the City Council of the City 11 of Riviera Beach, Palm Beach County, Florida, approving 12 site plan application SP-20-06 from United Parcel 13 Services, Inc. to add approximately 51,883 square feet 14 in building area to an existing warehouse distribution 15 building, currently 188,857 square feet in building 16 area, for a total of 240,740 square feet in building 17 area, on an approximately 29.12 acre parcel of land 18 located at 2001 Avenue P, immediately south of West 19 Blue Heron Boulevard, west of Avenue P, east of Avenue 20 R and north of West 15th Street, identified by parcel 21 control number 56-43-42-29-55-001-0030, having a 22 commercial/industrial future land use designation and a 23 general commercial (CG)/general industrial (IG) zoning 24 designation, providing for conditions of approval, and 25 providing for an effective date.)</p>	<p style="text-align: right;">Page 4</p> <p>1 advertising must state that the development is located 2 within the City of Riviera Beach. Fees and penalties 3 in accordance with the City Code will be levied against 4 the property owner and/or business for violations of 5 this condition. 6 Once approved, this resolution shall 7 supersede any previous site plan approval resolutions 8 associated with this property, causing previous site 9 plan approval resolutions to be null and void. 10 Prior to the City's issuance of a Certificate 11 of Occupancy and/or Certificate of Completion, proof of 12 the updated recorded plat associated with this 13 application, PA-20-03, to be consistent with the lot 14 configuration shown on the approved site plan, must be 15 submitted to the City's Planning and Zoning Division. 16 Condition number eight is a Public Works 17 condition of approval. No truck trips may utilize West 18 13th Street west of Avenue R. 19 This concludes my presentation. If you, the 20 Board, has any questions for staff, I'll be glad to 21 answer. 22 VICE CHAIR CLARK: Sure. Just so that 23 everyone has a picture of the proposed expansion, could 24 you put the map back up where you had the outlines? 25 Okay, or this would suffice. Okay, this will suffice,</p>

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1 okay.
2 And let me just start by asking the Board
3 members first if they have any questions. So we can go
4 down the line to my left. We're a little far apart, so
5 we're going to start at the far end on my -- I'm sorry,
6 my left-hand side, if you have any questions.
7 MR. BROWN: No questions right now.
8 VICE CHAIR CLARK: I didn't hear that.
9 MR. BROWN: No questions.
10 VICE CHAIR CLARK: Okay.
11 MR. GALLON: And I have no questions.
12 MR. WYLY: It may be not the right time to
13 say this, but I definitely thank you for number eight.
14 Actually, I'm a resident on 13th Street, and I guess
15 just this weekend, past weekend, we had a situation
16 where a lot of trucks were coming through, and again, a
17 lot of the neighbors are complaining about it. But we
18 never have any issues with the UPS trucks. The UPS
19 trucks are following the rules and regulations already.
20 But some of the new people who are coming
21 into the warehouses, their GPS is taking them through,
22 right through the neighborhood. And the guy got stuck
23 right in the middle because his truck was so long that
24 he was scared to turn. And eventually he got out of
25 there about 20 minutes later.

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1 But thank you for putting that in and just
2 making it a rule that they will, you know, look out for
3 the safety of the neighborhood. Thank you.
4 MR. LEGER: No problem.
5 VICE CHAIR CLARK: If I'm clear, we have here
6 on the map, on the left-hand side, that is the new
7 expansion quadrant there?
8 MR. LEGER: Well, this will show it better.
9 Highlighted in blue is the existing.
10 VICE CHAIR CLARK: Right.
11 MR. LEGER: The red that is attached to the
12 blue is the proposed. Granted, this plan, the north is
13 to the left of the screen. That's north. So it's
14 different from the aerial.
15 VICE CHAIR CLARK: And where are the houses?
16 MR. LEGER: On top.
17 VICE CHAIR CLARK: On top.
18 MR. LEGER: Yes.
19 VICE CHAIR CLARK: Okay.
20 MR. WYLY: And it's Blue Heron the on right
21 side.
22 VICE CHAIR CLARK: Okay, okay. All right,
23 okay. Is the applicant here, just in case we have
24 questions --
25 MR. LEGER: Yes, the applicant is here.

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1 If you --
2 VICE CHAIR CLARK: -- invite them to come and
3 share additional information before we go into public
4 comments.
5 MR. LEGER: No problem. Sounds good. We
6 just want to make sure whoever is doing the
7 presentation can come up. And if you have no
8 questions, make sure you agree to the conditions of
9 approval.
10 (Discussion held off the record.)
11 VICE CHAIR CLARK: Okay, you're set.
12 MR. WELLS: Okay.
13 VICE CHAIR CLARK: Welcome.
14 MR. WELLS: Thank you all so much for having
15 me and our team. My name is Clark Wells. I'm a
16 landscape architect and site project coordinator for
17 CDFL. We're the design professional for architecture
18 and landscape. And we also have consultants for civil
19 from Neel-Schaffer here locally, and also consultants
20 on landscape planting from Borrelli Partners here
21 locally.
22 Does this thing move it? Okay.
23 So as you can see, UPS -- are you scrolling?
24 We're fighting each other. Okay, you might just have
25 to scroll it for me.

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1 MR. LEGER: Okay.
2 MR. WELLS: It's just bouncing.
3 So our team, UPS really -- Josue covered, you
4 know, really a lot of the high points for you, but just
5 to give you some background, UPS has inhabited this
6 site and built this facility in 1989. They've been
7 there since. They have 560 employees at this location
8 currently. I think Josue covered most of the zoning,
9 split commercial and industrial.
10 You know, and really the need for this -- if
11 you can move on to the next slide, it will just show
12 another shot of the existing facility. So this is the
13 aerial. North would be, you know, to the right side of
14 the sheet, so that's Blue Heron there. And this is
15 their existing facility. It's just a little less than
16 190,000 square feet.
17 You can proceed on.
18 So the need for the addition really comes
19 from just the influx of needing more delivery. There's
20 more demand. I use Amazon Prime as much as the next
21 person. So UPS is really looking to expand this
22 facility to meet that need in the Riviera Beach area.
23 They're looking at 75 new job opportunities for this
24 specific expansion, and along with adding the parking
25 to support that.

<p style="text-align: right;">Page 9</p> <p>1 Move on to the next one. 2 So this shows you a rendering of this overall 3 plan. So on the right side, top part of the sheet, you 4 can see the parking lot expansion, which is 129 spaces. 5 There's also ADA revisions to the existing parking lot 6 to bring that up to code. 7 We're within that Blue Heron landscape 8 buffer, so we really put an emphasis on increasing and 9 enhancing the landscaping and have worked with Josue to 10 make sure that's something that will look nice and 11 comply with all City ordinances up there. 12 The building expansion that you can see on 13 the left middle side of the sheet is kind of that 14 L-shaped expansion of the existing facility. And 15 strategically for UPS, this is done for a few reasons, 16 to help support the existing package loading, you know, 17 package trucks that are loading on the existing south 18 wall of the building, also to maintain a lot of their 19 operations while this expansion also happens, because 20 the deliveries must go on. So there's a lot of the 21 construction phase that will need to phase and 22 coordinate to make sure operations continue. 23 And then on the south side of the site we're 24 enhancing the landscaping there and creating a new 25 buffer that also brings it up to code.</p>	<p style="text-align: right;">Page 11</p> <p>1 that's been at least decently effective from your 2 perspective, so we're glad to hear that. 3 So, and the traffic study -- move on -- this 4 was entering and then exiting. And see, kind of all 5 our red arrows of traffic go away from 13th Street into 6 other areas. 7 The next slide. 8 This is really a breakdown of our total 9 traffic. All of this would be directed away from 13th 10 Street. So you can see our traffic increases on 11 certain streets from this slide. 12 But yes, as a general principle, you know, 13 outside of what the City might have required, UPS 14 wasn't really aware that there was a, you know, a 15 community issue with the traffic, so they were glad to 16 hear that that, you know, was something they could 17 resolve early on. So as a matter of UPS policy, they 18 no longer allow that, regardless of what the City, you 19 know, might have required for this specific site, you 20 know, review. 21 So that's really an overview of what we're 22 trying to achieve. We appreciate you all's time and 23 consideration on it. 24 VICE CHAIR CLARK: Okay, thank you. If you 25 can remain standing, and I'm going to take an audit of</p>
<p style="text-align: right;">Page 10</p> <p>1 Josue already ran through the renderings, but 2 just to give you a rundown, we're really matching the 3 existing look of the building. Our roofline is a 4 little bit lower than the existing, but it's mostly a 5 mix of metal panel and concrete tilt-up. 6 Moving on, we have a couple of renderings. 7 This one just shows the expansion from the southwest 8 corner of the site. And this is from the opposite 9 side, from the southeast corner. 10 And then I'm glad Mr. Wyly brought up the 11 issue of traffic. That's something that, thankfully, 12 Josue and Jeff Gagnon at the time made us aware of 13 early on in the process when we met with them in 14 January. And so UPS took that very seriously, and 15 starting in, I believe it was March, implemented a plan 16 that redirected their traffic away from 13th Street. 17 And so as part of this effort, we've 18 completed a traffic study which shows the existing 19 traffic as well as our future traffic impacts. And UPS 20 internally has directed all their traffic away from 21 moving west on 13th Street or entering from that area. 22 So all traffic is -- there might be the occasional UPS 23 truck that comes down 13th Street. If so, they're 24 making deliveries in that area. There's no active 25 transit through there. And so I believe it sounds like</p>	<p style="text-align: right;">Page 12</p> <p>1 the Board members to see, from your presentation, if 2 there are questions. 3 MR. WELLS: Sure. 4 VICE CHAIR CLARK: So again, we're going to 5 start at my far left. 6 MR. BROWN: No question. 7 MR. GALLON: No questions. 8 VICE CHAIR CLARK: Mr. Wyly. 9 MR. WYLY: From my standpoint, right to 10 your -- to the east of you guys, I used to actually 11 manage the Fed Ex that's on the other side, the home 12 delivery and everything. And I know at one point in 13 time we talked about expansion there. 14 The part that's expanding on your south part, 15 just, I guess, for my knowledge and for anybody who's 16 interested in the transportation industry, what 17 specifically will you possibly be using that for as far 18 as that expansion on that side? I know you need the 19 parking. Definitely business has picked up. But what 20 are you specifically using that for? Is it -- 21 MR. WELLS: Are you talking about like the 22 concrete, the paved area -- 23 MR. WYLY: Yes. 24 MR. WELLS: -- on the south side of the 25 building?</p>

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1 MR. WYLY: Yes, um-hmm.
2 MR. WELLS: So a lot of that -- if you can go
3 back just a few slides, we can -- to the proposed site
4 plan.
5 So I kind of ran through the concept briefly
6 of the need to phase this and allow this expansion to
7 take place while also UPS is still operating.
8 MR. WYLY: Still operating, right.
9 MR. WELLS: And so a lot of the concrete area
10 you see, that expansion would happen before the
11 building expansion actually happens, so that then
12 trucks could have a way to circumvent the facility and
13 go around the building expansion while that happens.
14 MR. WYLY: Okay.
15 MR. WELLS: Also, that space is used for
16 temporary laydown or staging for like an 18 wheeler
17 rig.
18 MR. WYLY: Right.
19 MR. WELLS: It may come in there and have its
20 trailer there. And especially during peak times, like
21 November, December when people are shipping a lot for
22 Christmas, things like that, they may have an influx in
23 traffic at that time where those trailers are
24 temporarily set there.
25 MR. WYLY: Right.

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1 MR. WELLS: There are no personal vehicles in
2 that space. It would be mostly UPS operation vehicles,
3 extra package trucks for when they need more in
4 December or things like that. So it's really there to
5 handle a surge at peak times.
6 MR. WYLY: Right. That brings back memories.
7 MR. WELLS: And also to facilitate the
8 expansion, yes.
9 MR. WYLY: All right, thank you.
10 VICE CHAIR CLARK: I'll just comment about
11 the landscaping package. From what I'm hearing, there
12 is not a lot of attractiveness at all from Blue Heron.
13 It's pretty much bare, barren, if you will. And I've
14 seen this is the first time that you've (inaudible)
15 putting in a landscaping package, and it's just this
16 (inaudible) here.
17 You're one of the largest businesses here in
18 Riviera Beach, and I would expect, as a business, that
19 you would step out more with landscaping in the front
20 to add more aesthetic appeal, because you're pretty
21 much it there on Blue Heron. And it looks like, from
22 my view here, just sparse landscaping.
23 One of the things too that we as a City have
24 talked to businesses, whether they're coming in new or
25 whether they're expanding, is to participate in dollars

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1 going towards a fund of adding -- or giving us the
2 opportunity to add art.
3 Now, I know UPS is a different type of
4 business, and maybe you could explain to us and to the
5 viewing audience if it is just your standard protocol
6 that you kind of remain up under the radar in terms of
7 your signage or any art. But certainly the landscaping
8 should kind of jump out on Blue Heron, because UPS is
9 it. So could you delineate if it's that UPS typically
10 is understated, except for being in Atlanta, Georgia,
11 where it's just absolutely gorgeous, and then your
12 landscaping, you know, I just want to understand how
13 beefed up that is for curb appeal.
14 MR. WELLS: Well, and I can speak to that
15 some on the landscaping. We have a UPS representative
16 who might want to speak to some of the other things.
17 But so the landscaping piece, you know, the
18 landscaping that we utilize here, our first objective
19 was meet code. Second was to also enhance, and you
20 know, add to what was already there. I think a lot of
21 the landscaping that was there in the past was probably
22 pre -- you know, it's been there since 1989. I'm not
23 sure how much of this was in place at that point. And
24 so enhancing what was already there and also wanting to
25 be a good neighbor are for sure goals of UPS.

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1 Under the radar is also kind of a thing. I
2 can't speak completely for them, but I would say that's
3 probably one aspect of it. There's a lot of activity
4 at this site which isn't necessarily consumer focused
5 or customer focused. You know, they're doing things
6 for the customer, but the customer -- they're not
7 trying to call attention to themselves in this
8 location. I would say their corporate headquarters in
9 Atlanta that they pretty up for everybody, yes, they're
10 probably trying to call attention to that.
11 But if there's -- you know, we tried to add
12 really as much landscaping as we would need to meet the
13 Blue Heron buffer requirements, and if that's something
14 that we need to enhance further and it's something that
15 the City is interested in, that's something we can talk
16 about.
17 VICE CHAIR CLARK: Right. We're happy to see
18 any aesthetic beautification to our community. We like
19 to see our neighbors kick it up a notch and just not
20 meet the requirements. Could you share with me this
21 strip, and right here at the bottom, is that part of
22 UPS, the ground there, and is that -- are those shrubs
23 there?
24 MR. WELLS: Those are trees. Those are tree
25 plantings.

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1 VICE CHAIR CLARK: Existing trees or
2 something that you're --
3 MR. WELLS: Those are new trees.
4 VICE CHAIR CLARK: I'm sorry?
5 MR. WELLS: Those are new plantings and
6 trees. Yes, so those would be mulch beds with low
7 shrubs, and then taller trees, yes, ma'am, those little
8 pods you see going down the right-hand side of the
9 street --
10 VICE CHAIR CLARK: Right.
11 MR. WELLS: -- in the Blue Heron buffer.
12 VICE CHAIR CLARK: So I guess what I'm
13 suggesting is those little pods, that can be kicked up
14 a notch.
15 MR. WELLS: Become a big pod?
16 VICE CHAIR CLARK: Yes, it could become a --
17 again, UPS is it in terms of the major business here on
18 Blue Heron and being one of our biggest companies here
19 as far as our statistics are concerned when we talk
20 about who we are and who represents Riviera Beach. And
21 UPS, you know that is a strong brand with great value
22 behind it. And again, you're it on Blue Heron. Other
23 than that, it's just restaurants, houses, empty lots.
24 So it would be incumbent -- and know you --
25 MR. WELLS: Oh, we always want -- I'm a

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1 landscape architect.
2 VICE CHAIR CLARK: And I know you've got the
3 dollars. You're UPS.
4 MR. WELLS: I want to plant stuff, yes.
5 VICE CHAIR CLARK: Yes.
6 MR. WELLS: Okay. Well, that's something we
7 can definitely look at expanding.
8 VICE CHAIR CLARK: Sure. And if the staff
9 can address the question that at this point in time,
10 whether you're expanding or a new build, contributing
11 to a pool for us as a city to decide where we would put
12 certain artifacts. It may not necessarily be on the
13 property of UPS, but they would contribute to a fund.
14 Where do we stand with that?
15 MR. SIRMONS: I believe you're referring to
16 an Art in Public Places program?
17 VICE CHAIR CLARK: Yes.
18 MR. SIRMONS: Okay. Currently we are
19 exploring opportunities to flesh that out, and so it
20 may be a ways out. Because it will likely require us
21 to get a consultant to really build the code, the
22 writing for it, create a Board and those types of
23 things. So we're in the process of establishing that.
24 However, if a developer wants to engage with the City
25 in some type of agreement prior to us having an Art in

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1 Public Places program, that's something that staff
2 could set up and set up those conversations for that to
3 take place.
4 VICE CHAIR CLARK: I know that we're looking
5 at having that happen. All of the detail or
6 requirements or conditions may not necessarily be in
7 place. I'm just asking UPS to be prepared to do that.
8 You may not necessarily put artifacts on your property,
9 but you would contribute to the pool to help us make,
10 you know, beautifications here in our city. So I just
11 wanted to bring that up.
12 MR. WELLS: And just to clarify, you know, I
13 said that we started it meeting code. That's basically
14 what we do on any project. We start out by meeting
15 code, and then we enhance to the point the client or
16 the city, the jurisdiction is happy. So UPS isn't
17 just -- they're not trying to do just bare minimum.
18 They want to do what makes, you know, everybody happy,
19 you know, within reason. And so, you know, they're
20 definitely open to something like that.
21 But right now they have no plans for a lot of
22 that green space area you see there. So if there are
23 certain city initiatives, you know, art that would be
24 displayed there, things like that, that's something
25 that UPS isn't inherently against at all, so --

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1 VICE CHAIR CLARK: Right, not necessarily
2 that the art would go on the property, because I think
3 UPS kind of is understated and is up under the radar
4 for different reasons. But certainly just to --
5 MR. WELLS: Right.
6 VICE CHAIR CLARK: -- just to contribute in a
7 pool, and we will spread it around the city.
8 MR. WELLS: Fifty feet of that property is
9 part of a landscape buffer easement, which would be
10 prime location for something like that.
11 VICE CHAIR CLARK: Okay. And just for the
12 landscaping, the little pods, just I would like to see
13 bigger pods.
14 MR. WELLS: Yes, ma'am.
15 VICE CHAIR CLARK: Because you're it on Blue
16 Heron.
17 MR. WELLS: Yes, ma'am.
18 VICE CHAIR CLARK: And was Rena, Board Member
19 Rena Burgess on the call and had any questions?
20 MR. STEPHENS: She was on the call, but she
21 left. I never knew that Board members were going to be
22 on there participating. I thought it was only going to
23 be for the court reporter.
24 VICE CHAIR CLARK: Okay, I just remember
25 hearing a hello, so I just didn't want -- to not miss

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1 anyone that was there. Okay. We do --
2 MR. WYLY: Just to go back on what she spoke
3 of, I mean again, you guys are UPS. You guys are the
4 big dogs of the city, right? Like she said, you guys
5 pretty much run that whole block, right? We want to
6 say the expectations so when other companies also come
7 in and they see what UPS has and the advertisement and
8 what you guys bring, we want them to come in and step
9 it up also, especially to beautify that Blue Heron
10 Boulevard, you know, going over from, you know, I-95
11 all the way to Broadway. So just so everybody
12 understands what the expectations are, we definitely
13 expect some of the big dog to be able to --
14 MR. WELLS: Right.
15 MR. WYLY: -- be that example.
16 MR. WELLS: To flex, right. Well, so just
17 for my clarification, is the landscaping angle, you
18 know, increasing the landscaping, making it prettier,
19 is that the objective, or is having better UPS signage
20 out there a part of that? You all want them displaying
21 themselves better?
22 VICE CHAIR CLARK: No. You can keep the
23 signage the way that you want --
24 MR. WELLS: Okay.
25 VICE CHAIR CLARK: -- because you kind of

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1 remain up under the radar.
2 MR. WELLS: Right.
3 VICE CHAIR CLARK: It's more landscaping,
4 beautification, because you are going to be the best in
5 class there on --
6 MR. WYLY: Exactly.
7 MR. WELLS: Okay.
8 VICE CHAIR CLARK: -- Blue Heron. You're it.
9 MR. WELLS: I just wanted to make sure.
10 VICE CHAIR CLARK: Outside of the empty lots,
11 some fast food restaurants and some homes, you're it.
12 MR. WELLS: Right.
13 VICE CHAIR CLARK: You are the gateway into
14 going over into Singer Island. You are the gateway of
15 leaving Singer Island, going through Riviera Beach and
16 hitting I-95. You're it.
17 MR. WELLS: Okay. That sounds good. I just
18 wanted to understand.
19 MR. WYLY: Yes, we just want you to be the
20 example for us for the other companies that are coming
21 in, because if they see that, then everyone who comes
22 in is going to have that same expectation also.
23 MR. WELLS: We'll show Fed Ex how it's done.
24 VICE CHAIR CLARK: Okay. We do have public
25 comments on this item, and Mr. Gerald M. Ward of 2135

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1 Broadway, would you come forward, please? And welcome.
2 MR. WARD: Good evening. Gerald Ward, 2135
3 Broadway.
4 I would tell you that I saw this item on the
5 agenda, and I didn't -- I happened to be in Riviera
6 Beach, so I had the time to come by tonight. And I
7 would tell you that this is one of the best projects
8 that you could get.
9 I had several comments here. I did serve on
10 the Planning Board for the requisite five years in the
11 middle of the 1980s and was present when this project
12 was approved. It is a great employment enhancement.
13 You now will have almost three-quarters of 1,000
14 workers, employees based out of this facility. And if
15 you track UPS on your packages coming, you will find
16 that in the middle of the night, lots of packages stop
17 there in the middle -- I live in Key West because it
18 was warmer down there, but my office is still at 2135
19 Broadway.
20 And I would guess that there are three issues
21 that you need to point out. Water management. It used
22 to be called drainage. This was a primo project. And
23 to my knowledge, it's never had a problem, although we
24 do have a problem to the east of here at the crossing
25 of the DOT's State Road 708, Blue Heron Boulevard. But

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1 that's east of Solitron, the U-Storage.
2 It's a great, functional system, and when you
3 see it on the peripheral -- Howard Searcy designed it.
4 It is approved by the Water Management District, and
5 you've got to appreciate that the business handles its
6 own water management.
7 The traffic flow really was an issue. We had
8 a City Councilman that lived on 13th Street, and she
9 initiated some of the first restrictions in the
10 nineties on traffic flow. I would hope that UPS didn't
11 forget about it in the later part of the nineties or
12 the early part of this century, but it has worked
13 pretty well. And as somebody commented, they haven't
14 seen trucks -- I guess Mr. Wyly commented no UPS trucks
15 are causing problems.
16 Finally, I would take issue, Madam Vice
17 Chair, that the City is really the problem in relation
18 to Blue Heron's perception. This project was approved
19 as an industrial project in the late eighties, not the
20 OP district, which is commercial strips along Blue
21 Heron. Both sides, particularly in this area, even
22 Scott Evans with the CRA tried to do an OP project at
23 F Avenue. It never flew. So finally they have come up
24 with a use, and as you pointed out, it was a use for
25 only a part of the project.

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1 So you might ask a few questions in closing.
2 Just how much did the traffic impact study cost in time
3 and dollars, how much future expansion is still left,
4 because I see further expansion. So we're going to
5 have them come back in another 10 years or 15 years for
6 more approvals.
7 You often see the comment of the Fire that
8 they had no comments. And back in the eighties, we
9 often, when we approved a project, we said: Now, you
10 see that comment that there was nothing to do about
11 Fire? Don't believe it. Go talk to the Fire
12 Department.
13 And lastly, the -- does UPS have any request?
14 The Avenue R intersection with State Road 708, which
15 has been a real problem, that's where everybody comes
16 home. The trucks -- coming in tonight, I was out at
17 the post office, and they were coming in in spades to
18 go home to the UPS facility. That intersection may
19 need to still be redesigned -- it's obviously a City
20 street -- into a State road. So you may have the DOT
21 with abilities to make it better so that trucks can
22 turn in without damaging themselves.
23 So I guess lastly I do think that January to
24 November is an excessive time to go through CDEC, or
25 what we used to call Community Development

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1 Environmental Control. Now it's Community Development.
2 So we need to shoot for later.
3 I'll be back to you under public comments to
4 discuss the OP, because I thought -- that's the real
5 reason I'm here. We've got to fix the OP. Thank you.
6 I think they have.
7 VICE CHAIR CLARK: You're welcome.
8 And respectfully, if we have staff that could
9 maybe address a few of his concerns before we go on
10 with the agenda?
11 MR. LEGER: Sure. Josue Leger again, with
12 Development Services.
13 One of the concerns the speaker had in
14 regards to future growth, our Comprehensive Plan does
15 have a total, a maximum lot coverage a property can
16 expand to. So regardless of any future plans for the
17 development team or UPS, they have to be within the
18 maximum allowed lot coverage per the City Comprehensive
19 Plan.
20 VICE CHAIR CLARK: So I guess there are
21 additional questions. Maybe perhaps we can get an
22 answer to those later. But we did get one addressed.
23 Okay, all right.
24 Boy, we are at the tail end of the agenda
25 here.

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1 MS. DAVIDSON: Madam Vice Chair, do we have
2 a -- are we going to call the vote?
3 VICE CHAIR CLARK: Yes, yes, I see that we're
4 at the tail end of the new business here. So at this
5 moment, I'd like to make a motion that we approve the
6 expansion that's been proposed to us this evening as
7 presented.
8 MR. WYLY: Second.
9 VICE CHAIR CLARK: And we can take a roll
10 call of votes. We have a second from Mr. Wyly.
11 MS. DAVIDSON: Thank you.
12 Anthony Brown.
13 MR. BROWN: Yes.
14 MS. DAVIDSON: James Gallon.
15 MR. GALLON: Yes.
16 MS. DAVIDSON: William Wyly.
17 MR. WYLY: Yes.
18 MS. DAVIDSON: Evelyn Harris Clark.
19 VICE CHAIR CLARK: Yes.
20 MS. DAVIDSON: Unanimous vote.
21 VICE CHAIR CLARK: Today no workshop items,
22 and so we're going to go on to general discussions.
23 And we do have a public comment, so Mr. Ward, I think
24 you know your place at the podium now.
25 MR. WARD: Good evening again. Gerald Ward,

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1 2135 Broadway.
2 The mid -- in the seventies we had a Ph.D.
3 Manager, Dick Orman, who was a planner. We came into
4 the eighties with Devander Kant and Karen Golonka. She
5 left here and went to become Mayor of Jupiter for
6 25 years. Amazing. Got trained well in Riviera Beach.
7 We do things well here.
8 OP zoning. As I alluded to, I thought that
9 the --
10 VICE CHAIR CLARK: If I may, Mr. Ward, could
11 you give the definition of the OP? You're using an
12 acronym. What does that --
13 MR. WARD: Okay, OP is the office/
14 professional, which was the strip along Blue Heron,
15 both sides. You go across the street, and there's a
16 canal that parallels Blue Heron on the north side. But
17 there is a small hundred foot depth, and that's the
18 strip on this side is wider, and it goes further east
19 of P Avenue, all the way to the Solitron there. On the
20 north side it is a very narrow strip, but it's never
21 been developed.
22 And it's a failure of our zoning. Commercial
23 type zoning, not industrial. It was intended to do
24 what you have exuded three or four times, have a
25 beautifully landscaped, developed area immediately

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1 adjacent State Road 708, Blue Heron Boulevard. And
2 unfortunately, it just never worked for the
3 marketplace.
4 So I think one of the objectives of this
5 Board is to push staff into doing a little bit of
6 research as to either how we can modify -- and that's
7 probably the simplest -- the conditions of OP zoning to
8 make it useful and do what you want in terms of a
9 pleasant trip from I-95 to the beachside of Riviera
10 Beach. We need to do it all the way into F Avenue in a
11 few spots there. Even E to F Avenue on the south is
12 nothing but mostly vacant lots. Not attractive. So
13 one of the objectives of the Planning Board needs to be
14 let's fix the office/professional zoning to make it
15 useful.
16 Second, you referred to the boilerplate -- or
17 somebody did -- conditions. Those came in in 1996
18 through 2016 as laziness and regulation by
19 intimidation. Those items that are already in code
20 don't need to be recited in every application that you
21 have. It takes up your time. It doesn't get anything
22 really done. All you need is a reference in the
23 approval to compliance with the City Codes and have
24 that as a handout that is part of a package of
25 transmittal of any approval from this organization.

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1 I also would then go to time in progress. I
2 haven't met in person the new Development Services
3 Director, but I've been on too many Zoom calls. I was
4 on one today for two hours, and you're reeling when you
5 get through with that. Particularly, I went on one for
6 six and a half hours. That's even worse.
7 But Clarence has obviously worked on what
8 we're calling fast track permitting, so time in
9 progress through the Development Services unit has to
10 be a factor. Back in the eighties we used to have two
11 to eight applications per monthly meeting. We seldom
12 ever had a second meeting. And we knew it was going to
13 be the same Thursday of the month, so we had everybody
14 here on time.
15 And I would tell you that it's very important
16 to have consistency and education of you. Days of old,
17 we used to go to planning conferences all over the
18 state. Everybody -- we didn't have the Sunshine
19 problems as we do today, but we'd get in a City van and
20 go to Jacksonville or Daytona or Tallahassee. So there
21 are education opportunities that the City could very
22 well fund and give you to get you excited to do some
23 new planning in Riviera Beach.
24 I thank you.
25 VICE CHAIR CLARK: Thank you for your

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1 comments.
2 Okay. And next, this is for staff, project
3 dates and upcoming projects.
4 MR. SIRMONS: Good evening again, Madam Vice
5 Chair. I would like to just mention some upcoming
6 correspondence in addition to those upcoming meetings.
7 Under the new direction of the department, we
8 have done some restructuring, and we have created a
9 position for a Comprehensive Planner, a long range
10 planner to focus on things related to our Comp Plan and
11 the City Code and how we can update it and make sure we
12 stay, or do our best to stay ahead of what's cutting
13 edge in terms of the development community.
14 So often our codes are only updated when we
15 have a project in front of us that doesn't fit, and
16 they, you know, make a recommendation for it. So we
17 want to stay on top of those things. We want to stay
18 ahead of them.
19 So things such as the Art in Public Places
20 program, things such as updating elements of our
21 Comprehensive Plan, we're going to have a designated
22 person to own those items and to look into things such
23 as what the citizen just mentioned into his comments.
24 So that's one of the things that will be forthcoming in
25 the department, and we will be working very closely, or

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1 more closely with the Planning and Zoning Board members
2 as these items come up and in developing these items
3 before they go to Council.
4 So I look forward to working with you all,
5 and I am glad to be here in my first meeting here with
6 the Planning and Zoning Board.
7 So for our upcoming meetings, the next one is
8 scheduled for December 10th, 2020. As always, we will
9 ensure that all coordination is in place for that ahead
10 of time and that everything moves forward swiftly for
11 that. But that concludes the Planning and Zoning
12 upcoming meetings.
13 VICE CHAIR CLARK: Thank you. I'm going to
14 go down the line again and ask for Board members'
15 comments before we adjourn. So I'm going to start from
16 my far left again.
17 MR. BROWN: No comments. I just want to say
18 welcome.
19 MR. SIRMONS: Thank you very much.
20 MR. GALLON: I have no comments.
21 MR. WYLY: No comment. But again, I know
22 it's been a while since we had our meetings and
23 congratulations on your position.
24 MR. SIRMONS: Thank you very much.
25 VICE CHAIR CLARK: And just so that you know

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1 that we -- a few of us are new to the P & Z Board, and
2 we saw very early on that we wanted to come up to speed
3 in terms of everything about P & Z too so we can be on
4 page with our colleagues who have been here a lot
5 longer than we have been.

6 Unfortunately, we lost one of our prominent
7 Board members who was spearheading that for us. He
8 transitioned. And then COVID happened, and here we are
9 behind the eight ball because of those two events. So
10 yes, we want to get back on those sort of training,
11 having the P & Z Department fund that for us. And we
12 do have a layout from our past Board member who has
13 transitioned, that he left work for us to do. And we
14 certainly want to carry on his spirit and bringing us
15 up to speed so we can be of value to the City of
16 Riviera Beach in our volunteer positions here.

17 And with no other comments, I'd like to make
18 a motion that we adjourn this evening's meeting and
19 thank everyone who is virtual, here present, for
20 joining us this evening. May I have a motion that we
21 adjourn?

22 MR. WYLY: Second.

23 VICE CHAIR CLARK: Meeting adjourned.
24 (Whereupon, at 7:56 p.m., the proceedings
25 were concluded.)

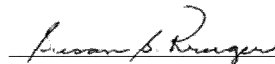
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1 CERTIFICATE
2
3
4 THE STATE OF FLORIDA)
5)
6 COUNTY OF PALM BEACH)
7

8 I, Susan S. Kruger, do hereby certify that
9 I was authorized to and did report the foregoing
10 proceedings, and that the foregoing pages comprise a
11 true and correct transcription of my stenotype notes
12 of the proceedings.

13 IN WITNESS WHEREOF, I have hereunto set my
14 hand this 24th day of November, 2020.
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Susan S. Kruger

