

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

CITY OF RIVIERA BEACH
PLANNING AND ZONING BOARD

- - -

Thursday, April 8, 2021

Marina Village Event Center
190 East 13th Street
Riviera Beach, Florida

6:33 p.m. - 8:24 p.m.

- - -

IN ATTENDANCE:

- Evelyn Harris Clark, Chair
- Rena Burgess, Vice Chair
- Anthony Brown, Board Member
- James Gallon, Board Member
- Margaret Shepherd, Board Member
- William Wyly, Board Member
- Mary Savage-Dunham, Assistant Director,
Development Services
- Lina F. Busby, Assistant City Attorney
- Simone Davidson, Planner

<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 Thursday, April 8, 2021, beginning at 6:33 p.m., 5 with attendees as hereinabove noted, to wit: 6 - - - 7 CHAIR CLARK: Good evening, and welcome to 8 our staff, our guests, and certainly our residents of 9 Riviera Beach, and also welcome to our Board members 10 who are here with us this evening. We're going to go 11 ahead and commence with our P & Z Board meeting. It is 12 6:33, Thursday, April 21. 13 MR. WYLY: 8th. 14 CHAIR CLARK: 8th. Did I say 8th? 15 MR. WYLY: You said 21. 16 CHAIR CLARK: Okay, Thursday, April 8th, 17 2021. 18 Okay, before we start, I just wanted to give 19 a notification. If you wish to speak on any item on 20 this agenda, please complete a public comment card and 21 provide it to Planning and Zoning staff. Cards must be 22 submitted prior to Board discussion of an item. Thank 23 you. 24 May we stand for the Pledge of Allegiance, 25 which will be led by Board Member Anthony Brown. We</p>	<p style="text-align: right;">Page 4</p> <p>1 CHAIR CLARK: Okay. Let's go on to -- all 2 right, let's go on to item number IV, directly to our 3 agenda, and let's find out if we have any additions and 4 deletions to the agenda. Are there -- staff, are there 5 any additions or deletions to the agenda? 6 ASSISTANT DIRECTOR SAVAGE-DUNHAM: No, Madam 7 Chair. 8 CHAIR CLARK: Okay, thank you. All right, 9 let's go on to item number V. And any disclosures by 10 the Board members before we adopt the agenda? 11 MR. BROWN: Madam Chair. 12 CHAIR CLARK: Yes. 13 MR. BROWN: My company was hired by the Port 14 of Palm Beach to perform the land survey on the parcel 15 in item VIII-B, so I will not be voting tonight. 16 CHAIR CLARK: Okay, we have one disclosure by 17 a Board member. 18 And now the adoption of the agenda. May I 19 have a motion to adopt the agenda as presented this 20 evening? 21 VICE CHAIR BURGESS: So moved, Madam Chair. 22 MR. GALLON: Second. 23 CHAIR CLARK: And may we have a vote on the 24 adoption of the agenda? 25 MS. DAVIDSON: Anthony Brown.</p>
<p style="text-align: right;">Page 3</p> <p>1 will have a moment of silence and Pledge of Allegiance. 2 (Moment of silence observed. Pledge of 3 Allegiance recited.) 4 CHAIR CLARK: Thank you. May we have a roll 5 call of our Board members' attendance, please. 6 MS. DAVIDSON: Anthony Brown. 7 MR. BROWN: Present. 8 MS. DAVIDSON: William Wyly. 9 MR. WYLY: Present. 10 MS. DAVIDSON: Margaret Shepherd. 11 MS. SHEPHERD: Here. 12 MS. DAVIDSON: James Gallon. 13 MR. GALLON: Here. 14 MS. DAVIDSON: Rena Burgess. 15 VICE CHAIR BURGESS: Here. 16 MS. DAVIDSON: Evelyn Harris Clark. 17 CHAIR CLARK: Present. 18 MS. DAVIDSON: Moeti Ncube. 19 (No response.) 20 MS. DAVIDSON: You have a quorum. 21 CHAIR CLARK: Thank you. 22 Do we have any acknowledgment of Board 23 members' absence notification? I know that we did 24 receive one via e-mail. 25 MS. DAVIDSON: No, Madam Chair.</p>	<p style="text-align: right;">Page 5</p> <p>1 MR. BROWN: Yes. 2 MS. DAVIDSON: William Wyly. 3 MR. WYLY: Yes. 4 MS. DAVIDSON: Margaret Shepherd. 5 MS. SHEPHERD: Yes. 6 MS. DAVIDSON: James Gallon. 7 MR. GALLON: Yes. 8 MS. DAVIDSON: Rena Burgess. 9 VICE CHAIR BURGESS: Yes. 10 MS. DAVIDSON: Evelyn Harris Clark. 11 CHAIR CLARK: Yes. 12 MS. DAVIDSON: Unanimous vote. 13 CHAIR CLARK: Okay, the next agenda item is 14 number VI, approval of March 11, 2021 minutes. We had 15 an opportunity to review these earlier. Do we have any 16 objections or changes to the approval of the minutes? 17 Seeing that we have none, may I have a motion to accept 18 the approval of the minutes of March 11, 2021? 19 VICE CHAIR BURGESS: So moved, Madam Chair. 20 MR. BROWN: Second. 21 CHAIR CLARK: Thank you. May we have a roll 22 call on the approval of the minutes? 23 MS. DAVIDSON: Anthony Brown. 24 MR. BROWN: Yes. 25 MS. DAVIDSON: William Wyly.</p>

<p>1 MR. WYLY: Yes.</p> <p>2 MS. DAVIDSON: Margaret Shepherd.</p> <p>3 MS. SHEPHERD: Yes.</p> <p>4 MS. DAVIDSON: James Gallon.</p> <p>5 MR. GALLON: Yes.</p> <p>6 MS. DAVIDSON: Rena Burgess.</p> <p>7 VICE CHAIR BURGESS: Yes.</p> <p>8 MS. DAVIDSON: Evelyn Harris Clark.</p> <p>9 CHAIR CLARK: Yes.</p> <p>10 MS. DAVIDSON: Unanimous vote.</p> <p>11 CHAIR CLARK: Thank you. All right, let's go</p> <p>12 on to item number VII on the agenda. We do not have</p> <p>13 any unfinished business. Is that correct?</p> <p>14 ASSISTANT DIRECTOR SAVAGE-DUNHAM: That's</p> <p>15 correct, Madam Chair.</p> <p>16 CHAIR CLARK: Thank you. Okay, we are now</p> <p>17 going to go on to item number VIII, which is new</p> <p>18 business, presented by our Planning and Zoning staff.</p> <p>19 ASSISTANT DIRECTOR SAVAGE-DUNHAM: Thank you,</p> <p>20 Madam Chair. I'm sorry if I'm standing in your way.</p> <p>21 For the record, Mary Savage-Dunham for Development</p> <p>22 Services.</p> <p>23 Tonight you have before you --</p> <p>24 CHAIR CLARK: Just one moment. Is the mic on</p> <p>25 so we can hear a little bit better, or you need to get</p>	<p>Page 6</p> <p>1 of the City of Riviera Beach, Palm Beach County,</p> <p>2 Florida, approving Zoning Text Amendment ZA-21-01 from</p> <p>3 Florida Sunstar Logistics, LLC to revise the Land</p> <p>4 Development Code for IG, general industrial, to insert</p> <p>5 new subsection (a) into Section 31-383(2), increasing</p> <p>6 the allowable building height in the central area of</p> <p>7 the Port from 50 feet to 150 feet, where the central</p> <p>8 area is defined as -- quote: That area bordered by</p> <p>9 West Port Road and Broadway, Avenue E and Dr. Martin</p> <p>10 Luther King, Jr. Boulevard, further identified by</p> <p>11 parcel control numbers 56-43-42-33-29-000-0020, and</p> <p>12 providing for conflicts, severability and codification,</p> <p>13 and providing for an effective date.</p> <p>14 Secondly, a resolution of the City Council of</p> <p>15 the City of Riviera Beach, Palm Beach County, Florida,</p> <p>16 approving Site Plan Application SP-21-01 from Florida</p> <p>17 Sunstar Logistics, LLC to allow for the construction of</p> <p>18 an industrial cement storage tank, a/k/a dome, and an</p> <p>19 accessory office and equipment buildings on an</p> <p>20 approximately 3.97 acre area at the Port, identified by</p> <p>21 parcel control number 56-43-42-33-29-000-0020, having a</p> <p>22 Port future land use designation and a general</p> <p>23 industrial, IG, zoning designation, providing for</p> <p>24 conditions of approval, and providing for an effective</p> <p>25 date.</p>
<p>Page 7</p> <p>1 a little bit closer to the mic?</p> <p>2 ASSISTANT DIRECTOR SAVAGE-DUNHAM: Tonight we</p> <p>3 have before you two applications for Florida Sunstar</p> <p>4 Logistics --</p> <p>5 CHAIR CLARK: No, I'm going to say time out.</p> <p>6 I don't think we can hear you. I don't think the mic</p> <p>7 is on.</p> <p>8 ASSISTANT DIRECTOR SAVAGE-DUNHAM: Walter, my</p> <p>9 green light is not on.</p> <p>10 (Brief interruption in the proceedings.)</p> <p>11 ASSISTANT DIRECTOR SAVAGE-DUNHAM: All right,</p> <p>12 may I proceed?</p> <p>13 CHAIR CLARK: Yes. Can everyone hear pretty</p> <p>14 good?</p> <p>15 ASSISTANT DIRECTOR SAVAGE-DUNHAM: Is this</p> <p>16 better for everybody now?</p> <p>17 CHAIR CLARK: That's much better.</p> <p>18 ASSISTANT DIRECTOR SAVAGE-DUNHAM: Okay.</p> <p>19 CHAIR CLARK: Thank you.</p> <p>20 ASSISTANT DIRECTOR SAVAGE-DUNHAM: Very good.</p> <p>21 So tonight we have before us two applications</p> <p>22 from Florida Sunstar Logistics, and I'm going to</p> <p>23 present them to you together. We have a Zoning Text</p> <p>24 Amendment, 21-01, and a Site Plan 21-01.</p> <p>25 The first, an ordinance of the City Council</p>	<p>Page 9</p> <p>1 So this picture here is an illustration of</p> <p>2 both areas. So the larger shaded area is the area that</p> <p>3 is the subject of the zoning text amendment. And the</p> <p>4 smaller area on the south -- the bottom of this picture</p> <p>5 is the south -- in the bold red outlined area is the</p> <p>6 area of the site plan.</p> <p>7 And what I want to draw your attention to is</p> <p>8 that this parcel that involves the site plan extends</p> <p>9 underneath the overpass. And so that's an important</p> <p>10 distinction, and that's why those little rectangles in</p> <p>11 red, those are like the support columns for the</p> <p>12 overpass.</p> <p>13 So the location is within the Port of Palm</p> <p>14 Beach, between Avenue E and Broadway on the east and</p> <p>15 west and Port Road and Dr. Martin Luther King, Jr.</p> <p>16 Boulevard to the north and south.</p> <p>17 So Zoning Amendment 21-01 is an application</p> <p>18 for approval to increase the maximum building height</p> <p>19 from 50 feet to 150 feet on approximately 17.75 acres</p> <p>20 of land at the Port in the center of the IG, general</p> <p>21 industrial zoning district. The area subject to the</p> <p>22 increased height is defined as that area bordered by</p> <p>23 West Port Road and Broadway, Avenue E and Dr. Martin</p> <p>24 Luther King, Jr. Boulevard.</p> <p>25 The need for the requested text amendment</p>

<p style="text-align: right;">Page 10</p> <p>1 comes from a desire to facilitate and expand the 2 opportunities for future growth and economic 3 development of the Port of Palm Beach and to allow for 4 the construction of a 150 foot high material storage 5 structure by the applicant, Florida Sunstar Logistics. 6 Now, there already are existing structures at 7 the Port of similar or greater height which you're 8 likely familiar with, the FPL stacks and the Cemex 9 silos. In addition, some of the light poles that are 10 out there are not quite 150 feet tall; they're 110 feet 11 tall. So you already have structures at the Port 12 exceeding 50 feet in height. I also want to note that 13 the increased height area is just a central portion of 14 the overall IG district. 15 Site Plan 21-01 is an application for site 16 plan approval for the development of a portion of that 17 increased height area. Florida Sunstar, LLC would like 18 to develop a 12,271 square foot, 150 foot tall cement 19 material storage dome capable of storing 50,000 tons of 20 material, a one-story, 280 square foot office building, 21 a 2,568 square foot mechanical equipment building, and 22 the associated parking and mechanical equipment on an 23 approximately 3.97 acre portion of the 17.75 acres that 24 would benefit from the related text amendment. 25 Of note, the material storage dome is to</p>	<p style="text-align: right;">Page 12</p> <p>1 subject to consideration by this Board and then 2 ultimately the Council, but this is the proposal in 3 front of you tonight. 4 And our City staff recommends approval of the 5 Zoning Text Amendment Application ZA-21-01 to increase 6 the maximum building height from 50 feet to 150 feet on 7 approximately 17.75 acres of land at the Port in the 8 center of the IG, general industrial zoning district. 9 The area subject to the increased height is defined as 10 that area bordered by West Port Road and Broadway, 11 Avenue E and Dr. Martin Luther King, Jr. Boulevard. 12 For Site Plan 21-01, staff recommends 13 approval of the Site Plan Application SP-21-01 for 14 Florida Sunstar, LLC to develop a 12,271 square foot, 15 150 foot tall material storage dome capable of storing 16 50,000 tons of material, a one-story, 2,080 square foot 17 office building, a 2,568 square foot mechanical 18 equipment building and associated parking and 19 mechanical equipment on approximately 3.97 acres of 20 property known as PCN 56-43-42-33-29-000-0020, subject 21 to the following conditions. 22 One, the applicant shall provide a check 23 payable to the City of Riviera Beach for not less than 24 \$45,285.15 for landscape improvements in the city prior 25 to the issuance of a building permit.</p>
<p style="text-align: right;">Page 11</p> <p>1 store dry materials used to create concrete. The 2 materials of concrete include stone, sand and cement. 3 This tank could not be used to store liquids. This is 4 not a batch plant. 5 And the closest resident in Riviera Beach is 6 approximately 1,400 feet away. So again, this is 7 another image to show you the location of the site 8 plan, and it's already a completely paved section of 9 the Port. It's already being utilized, so this is 10 really a redevelopment or reactivation of this portion 11 of the Port. 12 This is a close-up of the site plan. And I 13 will point out to you that where the parking is shown, 14 the parking is actually underneath the overpass. And 15 that's why I pointed out to you that this parcel that's 16 being developed goes underneath the roadway. So the 17 employee parking area that you see there is actually 18 underneath the overpass. 19 The dome is proposed to be decorated with a 20 mural showing dolphins, and the words Rivera Beach will 21 be along the top edge of the tank twice so as to be 22 visible to motorists traveling either way over the 23 bridge. And this is a rendering of what it would look 24 like during the day and what it would look like at 25 night illuminated. Of course, the final design is</p>	<p style="text-align: right;">Page 13</p> <p>1 Two, construction must be initiated within 18 2 months of the effective date of this resolution, in 3 accordance with Section 31-60(b) of the City Code of 4 Ordinances. Demolition, site preparation and/or land 5 clearing shall not be considered construction. 6 Building permit application and associated plans and 7 documents shall be submitted in its entirety and shall 8 not be accepted by City staff in a partial or 9 incomplete manner. 10 Three, City Council authorizes City staff to 11 approve future amendments to this site plan 12 administratively, so long as the site plan does not 13 deviate greater than five percent from the originally 14 approved site plan. 15 Four, this development must receive final 16 Certificate of Occupancy from the City for all 17 buildings and/or units approved within five years of 18 the approval of the adopting resolution, or the 19 adopting resolution shall be considered null and void, 20 requiring the applicant to resubmit application for 21 site plan approval and reinstate the site plan 22 approval process. 23 Five, all future advertising must state that 24 the development is located in the City of Riviera 25 Beach. Fees and penalties, in accordance with the City</p>

<p style="text-align: right;">Page 14</p> <p>1 Code Section 31-554, will be levied against the 2 property owner and/or business for violation of this 3 condition. 4 Six, once approved, this resolution shall 5 supersede any previous site plan approval resolutions 6 associated with this property, causing previous site 7 plan approval resolutions to be null and void. 8 Seven, the concurrently processed ordinance, 9 ZA-21-01, must be adopted, approved and become 10 effective prior to this site plan approval becoming 11 effective. 12 Eight, the applicant shall consider 13 partnering with the City, as possible, to identify 14 opportunities to provide outreach and support to local 15 residents, including but not limited to programs such 16 as the Youth Empowerment Program, the Reentry Center or 17 the establishment of a charitable foundation. 18 Nine, the applicant shall actively advertise 19 employment opportunities for temporary and permanent 20 positions within the City of Riviera Beach, including 21 participation at community job fairs or hosting 22 specialized recruitment events. 23 Ten, because the location of the dome 24 structure, bridge and intersection of access road and 25 Broadway offer a unique opportunity to visually invite</p>	<p style="text-align: right;">Page 16</p> <p>1 Madam Chair and members of the Board. My name is Greg 2 Vander Velde. I'm the Vice President of Strategic 3 Development for Florida Sunstar Logistics. And with me 4 tonight are the Project Manager, Mark Jackson, along 5 with several other professionals and also 6 representatives from the Port in the event that you 7 have some questions for them as well. 8 CHAIR CLARK: Thank you and welcome to the 9 City of Riviera Beach -- 10 MR. VANDER VELDE: Thank you. 11 CHAIR CLARK: -- Florida Sunstar Logistics, 12 LLC. 13 MR. VANDER VELDE: Thank you very much. 14 Again, I want to thank you for the opportunity to 15 present and give some additional information. Perhaps 16 some of it will feel like a repeat for you, but 17 hopefully it will answer a few other questions that you 18 may have. And then at the end of that presentation, be 19 happy to answer any questions that you may have. 20 CHAIR CLARK: Thank you. You may go ahead. 21 MR. VANDER VELDE: Thank you. Hopefully you 22 can see behind me or at the other screen, but the first 23 slide provides an elevation view of the project and the 24 location within the Port. This is similar to what 25 you've already seen.</p>
<p style="text-align: right;">Page 15</p> <p>1 residents, businesses and the public into the City of 2 Riviera Beach, Florida, Sunstar Logistics shall 3 participate in efforts to enhance and beautify the 4 bridge and southern gateway to the city by working with 5 the City and other partners. 6 Eleven, the final design of the mural on the 7 dome structure shall be to the satisfaction of the City 8 Council and shall be installed prior to the issuance of 9 the Certificate of Occupancy. 10 Madam Chair, that concludes my presentation. 11 CHAIR CLARK: Thank you so very much. I 12 would like to address this to our Board. I would like 13 to take a holistic approach to this. The staff has 14 given their presentation. I would like for us to hold 15 our questions until the applicant has an opportunity to 16 present their entire presentation. And I believe that 17 a lot of our questions would be addressed, and for 18 those that have not been addressed, we can open it up 19 respectively if your question is towards the applicant 20 or towards the staff. But I would like to take a 21 holistic approach to this project. 22 So if we may, I would like the applicant 23 to -- representative to introduce yourself. And check 24 the podium and see which mic works. 25 MR. VANDER VELDE: Thank you. Good evening,</p>	<p style="text-align: right;">Page 17</p> <p>1 The proposed text amendment zoning area is 2 centrally located, as noted, in the Port and is 3 approximately 17 acres, with our site representing 4 approximately a third of that area, which is roughly 5 four acres. The main facility will be a 50,000 ton 6 single storage structure with a Port approved dry, 7 nonhazardous cement product. The structure is designed 8 to only store nonhazardous dry products. No storage of 9 liquid or hazardous materials would be possible in the 10 design that we have. The site will also include a 11 personnel office and equipment room. 12 At the request of City staff, we've worked 13 hard to come up with a design that complements the 14 skyline and enhances the overall appearance for Riviera 15 Beach. At a premium cost to Florida Sunstar, we are 16 working to achieve a look as illustrated in these 17 renderings and those that you saw in the previous 18 presentation. 19 The dome itself has a non-traditional low 20 profile roof that would allow for a parapet wall to 21 square off the top and provide signage and 22 illumination. We also propose an ocean scene in 23 graphical form to complement the structure similar to 24 the way several other tanks are in the area. 25 In terms of existing Port structures, the</p>

<p style="text-align: right;">Page 18</p> <p>1 slide here provides several exhibits of other 2 structures in the area that were noted earlier and that 3 are above 150 feet, in particular it is existing cement 4 silos and the FP&L power plant stacks. Those both are 5 at or above 150 feet, but wanted to just provide you 6 some illustrations of those facilities.</p> <p>7 With regard to employee truck and traffic, we 8 don't expect to have a major impact in the area. Our 9 bulker trucks will enter the Port through the western 10 security checkpoint on Martin Luther King, Jr. 11 Boulevard. They'll enter our site from the west at 12 Avenue E, get loaded and exit under the Broadway Avenue 13 onto the access road at the controlled intersection of 14 Broadway.</p> <p>15 In terms of volume, traffic would be spread 16 out over a 24 hour period. We estimate the employee 17 traffic to be approximately 70 trips per day, which in 18 reality is 35 round trips, and we estimate truck 19 traffic to be approximately 100 trips per day, which 20 would be 50 round trips over the 24 hour period.</p> <p>21 In terms of proximity to residential 22 properties, with the site being central to the Port 23 property, the closest residence to the south is 24 approximately 1,050 feet. For Rivera Beach residents, 25 it would be 1,400 feet to the west and 1,500 feet to</p>	<p style="text-align: right;">Page 20</p> <p>1 We're excited about the possibility of 2 operating in Riviera Beach and having a positive impact 3 on the community. So I'd like to thank you for your 4 time, and we look forward to your support and approval 5 of these applications, and open to any questions you 6 may have.</p> <p>7 CHAIR CLARK: Thank you so very much. If I 8 may just ask a question, if you can share with us, I 9 don't know if I missed it, your home base domicile. 10 Where is your headquarters?</p> <p>11 MR. VANDER VELDE: We're located in the 12 midwest, in the Chicagoland area. That is our main 13 base. We do have operations here in south Florida, 14 down in the Miami and Fort Lauderdale area.</p> <p>15 CHAIR CLARK: Let me ask another question, 16 same thing. Do you have or had projects of the same 17 magnitude in Florida or elsewhere?</p> <p>18 MR. VANDER VELDE: We do. We have done 19 similar structures like this in other areas up in the 20 midwest. We also have been investing quite a bit in 21 our capital infrastructure across our businesses, and 22 this would be a key project for us as well. So this is 23 a common type of project for us.</p> <p>24 CHAIR CLARK: And on a scale, where does this 25 particular project of \$27 million rank in terms of the</p>
<p style="text-align: right;">Page 19</p> <p>1 the north. And just for a note, it's approximately 2 4,400 to the east.</p> <p>3 As a company, we work hard to lead with 4 purpose in our community support. We seek to make a 5 positive impact on individuals, their families and 6 communities for generations. This is an important 7 piece of who we are. We look to make personal 8 commitments to interact with co-workers, our customers 9 and the community.</p> <p>10 We have a rich history of giving back a 11 percentage of our profits to meaningful local programs 12 and initiatives. Several examples of that would 13 obviously be job fairs and job training, but also local 14 food depositories and Habitat for Humanity, faith based 15 initiatives, beautification and community initiatives 16 as well.</p> <p>17 We estimate the investment to be 18 approximately \$27 million. We anticipate approximately 19 100 short-term construction jobs and 110 full-time 20 direct and indirect jobs. These local jobs will be 21 made up of management, operators, deck hands and 22 mechanics and truck drivers. We are committed to 23 recruiting and developing local talent. We value 24 diversity in the workplace and feel it strengthens our 25 workforce.</p>	<p style="text-align: right;">Page 21</p> <p>1 other projects past?</p> <p>2 MR. VANDER VELDE: It's one of our higher 3 ones. Some of our other facilities and some of our 4 other operations require less capital, but this is a 5 significant one for us in our business and ranked 6 fairly high.</p> <p>7 CHAIR CLARK: Sure, thank you. Generally my 8 questions and the Board's questions, we just want to 9 make sure that we paint a clear picture for our 10 residents who may not be with us this evening but are 11 watching, and to make sure that we are their thinking 12 heads and we can get their questions of what they may 13 ask that hopefully, we are their spokesperson.</p> <p>14 So I thank you for those questions, and so 15 now I'm going to open it up to the Board. I don't want 16 to dominate the questions, although I do have a lot, 17 and I'm pretty sure that some of the questions are 18 going to come from the Board here, so I don't want to 19 be redundant.</p> <p>20 I do want to say personally I did walk the 21 site. I actually live by the site, three minutes from 22 this proposed project, so some of my questions will be 23 geared because it will directly impact my neighborhood.</p> <p>24 MR. VANDER VELDE: Okay.</p> <p>25 CHAIR CLARK: And with that, I am going to</p>

<p style="text-align: right;">Page 22</p> <p>1 open the questions up to our Board. And I am going to</p> <p>2 start with our Vice Chair, and we are going to move</p> <p>3 down all the way to my far right, and then we're going</p> <p>4 to circle back and we're going to start to my left. So</p> <p>5 I am going to start with Madam Vice Chair.</p> <p>6 MR. VANDER VELDE: I'm sorry, before that</p> <p>7 begins, could I ask my team to come up, and --</p> <p>8 CHAIR CLARK: Sure.</p> <p>9 MR. VANDER VELDE: -- so it would be a lot</p> <p>10 easier, if they wouldn't mind coming up, and it would</p> <p>11 be a lot easier.</p> <p>12 VICE CHAIR BURGESS: Madam Chair, you</p> <p>13 surprised me. I was going to say I would probably say</p> <p>14 start with you, because you are so familiar with the</p> <p>15 area and it's in your community. A lot of the</p> <p>16 questions that you have would probably be helpful for</p> <p>17 us to hear first --</p> <p>18 CHAIR CLARK: Okay.</p> <p>19 VICE CHAIR BURGESS: -- if the Board does not</p> <p>20 mind, okay.</p> <p>21 CHAIR CLARK: All right. Let me go ahead and</p> <p>22 start. Again, I walked the site. And you used the</p> <p>23 terminology cement storage tank. I want to be clear,</p> <p>24 is it truly a cement storage tank or a metal tank, for</p> <p>25 the record?</p>	<p style="text-align: right;">Page 24</p> <p>1 create the cement powder, so it's a very inert,</p> <p>2 nonhazardous material. It would -- it acts similar</p> <p>3 to -- it's more in a dust form when it's in larger</p> <p>4 storage that would be conveyed through the pipes, but</p> <p>5 it's all contained within the storage itself.</p> <p>6 CHAIR CLARK: If it's a powdery substance,</p> <p>7 and moves through that pipe, is it some sort of blower</p> <p>8 system that's pushing it through --</p> <p>9 MR. VANDER VELDE: Yes.</p> <p>10 CHAIR CLARK: -- unlike liquid that just</p> <p>11 freely flows through? There's a system that's blowing</p> <p>12 it in the direction of where it's going to eventually</p> <p>13 be used?</p> <p>14 MR. VANDER VELDE: Correct. There are air</p> <p>15 pumps that would actually convey it from the ship and</p> <p>16 move it through the pipes. And all that would be</p> <p>17 enclosed.</p> <p>18 CHAIR CLARK: Okay. And you said that it's</p> <p>19 moving to the ships. So does that mean it is going to</p> <p>20 board the cargo ship, if you will, and it just leaves</p> <p>21 the Port?</p> <p>22 MR. VANDER VELDE: It's actually the</p> <p>23 opposite, so if I confused you, I'm sorry. We're</p> <p>24 actually taking product off ship and then conveying</p> <p>25 that into the dome for storage. And then it's, within</p>
<p style="text-align: right;">Page 23</p> <p>1 MR. VANDER VELDE: It is a concrete storage</p> <p>2 dome. It's made of concrete and steel.</p> <p>3 CHAIR CLARK: Okay, it is. And let me also</p> <p>4 ask a question. When you look at other structures</p> <p>5 there at the Port, I'm not sure exactly what's in those</p> <p>6 other structures at the Port, possibly dry product or</p> <p>7 possibly chemical, but nonetheless, from their tanks</p> <p>8 they have piping that moves from those structures and</p> <p>9 moves up underground. And I would assume that it moves</p> <p>10 under the underpass of the bridge, over to the other</p> <p>11 side of the Port where the ships are. Would your</p> <p>12 particular structure have that same configuration of</p> <p>13 moving your dry cement products?</p> <p>14 MR. VANDER VELDE: It would. We would convey</p> <p>15 that product underground in a convey pipe through air,</p> <p>16 pneumatics, and then it would go, be blown up inside</p> <p>17 the storage facilities.</p> <p>18 CHAIR CLARK: Would you clarify for us,</p> <p>19 please, the dry cement product? I want to understand</p> <p>20 its contents of hazard level. I want to understand its</p> <p>21 fluidity in terms of being in storage and moving</p> <p>22 through that particular pipeline.</p> <p>23 MR. VANDER VELDE: It's an inert product. It</p> <p>24 has no hazardous elements to it. It is produced and</p> <p>25 manufactured by using limestone and other products to</p>	<p style="text-align: right;">Page 25</p> <p>1 usually several days, it will actually leave the</p> <p>2 facility and be distributed through the market to</p> <p>3 support construction projects.</p> <p>4 CHAIR CLARK: Am I correct in asking that as</p> <p>5 you build this structure and the other related</p> <p>6 structures at the Port, that you have a lease agreement</p> <p>7 with the Port?</p> <p>8 MR. VANDER VELDE: We're currently under</p> <p>9 negotiations with the Port right now and working toward</p> <p>10 that. So we would have a long-term lease agreement</p> <p>11 with the Port.</p> <p>12 CHAIR CLARK: And when you say long-term</p> <p>13 lease agreement, at \$27 million, it's not going to be a</p> <p>14 five year agreement --</p> <p>15 MR. VANDER VELDE: No.</p> <p>16 CHAIR CLARK: -- nor a ten year agreement.</p> <p>17 You may possibly outlive me in terms of the agreement.</p> <p>18 So can you share where you think you're going with that</p> <p>19 lease agreement?</p> <p>20 MR. VANDER VELDE: We are currently under</p> <p>21 negotiations with a 20 plus year lease and operating</p> <p>22 agreement, and that would have additional extensions on</p> <p>23 it as well.</p> <p>24 CHAIR CLARK: And does that give you the</p> <p>25 option that after 20 years, let's say, that you decide</p>

<p style="text-align: right;">Page 26</p> <p>1 that you want to, for whatever your business model is, 2 go on to a different project or you may not have need 3 for it, that you open it up, either you sell this or 4 you have first option of refusal? How does this work? 5 MR. VANDER VELDE: We currently do not have 6 any intentions of doing that. That certainly, you 7 know, would be something that's always possible, but 8 not something in our long-term planning. 9 And to give you a little bit of perspective 10 in our company, we're a fourth generation family owned 11 company, and often we look at projects of this 12 magnitude generationally. What is the fifth 13 generation, what's the sixth generation of our 14 business. And so we don't have any plans or intentions 15 to be selling it or transferring it to any other 16 operator. We see this as something, it's a long-term 17 investment for us. 18 CHAIR CLARK: And I understand that, and I 19 guess I would, if I were the Port, you know, like to 20 see that in writing. I mean you're verbally sharing 21 that with us, but would that be a part of your 22 contractual agreement with the Port so that they at 23 least know on their end that what your intentions are, 24 that, you know, you don't have any intentions of 25 moving?</p>	<p style="text-align: right;">Page 28</p> <p>1 Chair, if I may, we did send out courtesy notices. We 2 are required to send notices to owners within 300 feet. 3 We did also do courtesy notices to houses immediately 4 adjacent to the Port, although they were beyond the 5 300 feet. And I did notice the City of West Palm Beach 6 directly, and I did not receive any comments. We did 7 not direct mail to anybody in West Palm Beach beyond 8 the municipality. 9 CHAIR CLARK: Well, thanks for the clarity. 10 MR. VANDER VELDE: Thank you. 11 CHAIR CLARK: I guess if West Palm Beach had 12 any concerns, they would be here. 13 Let me take my glasses off. So we got that. 14 And I did have a question about accessory 15 structures, but I believe those were clarified, office 16 structures and equipment building. All right, I am not 17 going to dominate any more questions. I do have more. 18 So I would like to go ahead and open it up to the 19 Board. 20 Vice Chair, it's okay for you to go? 21 VICE CHAIR BURGESS: Yes, Madam Chair. 22 Yes, I wanted to propose this question to the 23 City about other structures of this height within the 24 city and industrial, general industrial zones. I know 25 they said there's some already on that site, but I want</p>
<p style="text-align: right;">Page 27</p> <p>1 MR. VANDER VELDE: We have been in 2 discussions with Port staff for quite some time, 3 talking and working with them on our agreement. 4 Certainly at the appropriate time, that would be made 5 available. 6 CHAIR CLARK: Okay. Notification went out to 7 residents of Riviera Beach about the project, if anyone 8 had any concerns about the structure and its contents 9 being on the Port to come forward at this particular 10 meeting. I did walk the Port and looked at the project 11 with neighbors so that we can get a clear understanding 12 of how it was going to impact those Riviera Beach 13 residents within proximity. 14 But I notice that the structure is more 15 closer towards the end of the bridge near West Palm 16 Beach, and those homes were a lot closer to the 17 structure than the homes in Riviera Beach. Were there 18 notifications that went out to that particular 19 municipality, those homes that were closest to where 20 this structure was going to be built? 21 MR. VANDER VELDE: I think we just followed 22 the ordinance of how that was distributed. Perhaps 23 Ms. Dunham could share a little bit about what that 24 was. 25 ASSISTANT DIRECTOR SAVAGE-DUNHAM: Madam</p>	<p style="text-align: right;">Page 29</p> <p>1 to know in other parts of the city. 2 CHAIR CLARK: And before we get an answer, 3 just to our guests, you don't have to stand the entire 4 time. If you want to have a seat, I want to, you know, 5 us to be courteous -- 6 MR. VANDER VELDE: Yes, thank you. 7 CHAIR CLARK: -- don't want you to collapse. 8 MR. VANDER VELDE: Well, I asked them up 9 because they've been a great resource and help. It's a 10 team effort, so -- 11 CHAIR CLARK: All right, but you feel free to 12 take a seat, you know, like your legs are tired. 13 Thanks. 14 ASSISTANT DIRECTOR SAVAGE-DUNHAM: Madam Vice 15 Chair, if I may, your question is specific to the IG 16 zone? 17 VICE CHAIR BURGESS: Yes. Well, let's do two 18 parts. Let's do specific to the IG and then let's do 19 overall. 20 ASSISTANT DIRECTOR SAVAGE-DUNHAM: Okay. So 21 I will answer to the best of my ability. I am not 22 aware of other structures within the IG zone that are 23 not within the Port that exceed 150 feet, but I do not 24 profess to, you know, be the expert on Riviera Beach. 25 I'm still learning things every day.</p>

<p style="text-align: right;">Page 30</p> <p>1 I will also say that in other zones we do 2 allow buildings up to 200 feet in several other zoning 3 districts in town, and that would be our housing, 4 multifamily housing, resorts and hotels. So the height 5 is not uncommon in the city. For an industrial use, 6 our heaviest industrial use is at the Port, and that's 7 where the most massive industrial buildings as far as 8 height are located.</p> <p>9 VICE CHAIR BURGESS: Thank you. Because my 10 concern with that is, you know, we are proposing a text 11 amendment change to increase, you know, the height, so 12 this would be setting a precedent for then other 13 companies to come in and propose the same as well. So 14 that is my concern.</p> <p>15 I don't have any other questions at this 16 time, Madam Chair.</p> <p>17 CHAIR CLARK: Thank you. And may we move 18 down the line.</p> <p>19 MR. GALLON: Madam Chair.</p> <p>20 I have one question about the start time that 21 your trucks will be rolling. I see that you have it's 22 going to be over a 24 hour period, but what will be 23 your start time and ending time? You have to have, you 24 know, a start and an ending time, so --</p> <p>25 MR. VANDER VELDE: We currently don't have</p>	<p style="text-align: right;">Page 32</p> <p>1 people that's retired, you know, in the city. So yes, 2 I would say yes, they probably need to publish that 3 somewhere, where you would have a start time.</p> <p>4 MR. VANDER VELDE: Yes, at this time I 5 wouldn't be able to answer what that is, and thank you 6 for asking about it. I understand the sensitively to 7 it. But at this time we haven't put an operation plan 8 together to know what that would be. But we would 9 certainly respect trying to manage around some of that 10 time.</p> <p>11 MR. GALLON: Okay.</p> <p>12 CHAIR CLARK: Board Member Mr. Brown.</p> <p>13 MR. BROWN: Yes. On the information that I 14 saw earlier, there was a mention of two silos. Are 15 those off the table or --</p> <p>16 MR. VANDER VELDE: I'm sorry, the two? 17 MR. BROWN: Silos.</p> <p>18 MR. VANDER VELDE: The two silos. That would 19 be part of the operation as well.</p> <p>20 MR. BROWN: So there are going to be two 21 silos on the --</p> <p>22 MR. VANDER VELDE: Yes; yes, sir.</p> <p>23 MR. BROWN: I didn't see them on the site 24 plan.</p> <p>25 MR. VANDER VELDE: I believe that --</p>
<p style="text-align: right;">Page 31</p> <p>1 that plan in place yet to know what that would be. A 2 lot of it depends on the demand of the market and when 3 those deliveries need to be made. But it's 4 advantageous to us to be on the road on off peak hours 5 so that we can be more efficient with our travel times 6 as we deliver to the market. So we would not be 7 looking to be, if you're concerned about some of the 8 other, the impact of other traffic, we would not 9 necessarily want to be during the peak times.</p> <p>10 MR. GALLON: It's not really the traffic, 11 it's the noise from the trucks. I live off of, one 12 block off from Martin Luther King, so I hear the trucks 13 go by there, so that was one of my concerns. I know 14 with Tropical that they normally start around seven; 15 you start hearing the trucks come through about seven.</p> <p>16 MR. VANDER VELDE: Okay.</p> <p>17 MR. GALLON: So that's why I was asking that 18 question.</p> <p>19 MR. VANDER VELDE: Okay.</p> <p>20 CHAIR CLARK: Mr. Gallon, is that a question 21 and concern that the applicant should take into 22 consideration to provide you with an answer, a 23 resolution?</p> <p>24 MR. GALLON: With me, yes, I'm retired so I 25 can sleep all day. So you know, so you have a lot of</p>	<p style="text-align: right;">Page 33</p> <p>1 MR. BROWN: The position on the site plan is 2 not there.</p> <p>3 MS. GALVEZ: It's kind of underneath the 4 truck path.</p> <p>5 MR. VANDER VELDE: On this particular view, 6 yes, they're there on the side, but --</p> <p>7 MR. BROWN: That's a cross-section though. I 8 didn't see a footprint on the site plan.</p> <p>9 MR. VANDER VELDE: On the site plan.</p> <p>10 MR. BROWN: It's not there.</p> <p>11 MS. GALVEZ: It's underneath the truck path, 12 because they go underneath this.</p> <p>13 MR. BROWN: It's underneath?</p> <p>14 MS. GALVEZ: The truck path is shown over the 15 actual silo. I kind of circled it. There are the two 16 silos.</p> <p>17 MR. BROWN: Okay.</p> <p>18 MS. GALVEZ: It's kind of covered up by the 19 truck path.</p> <p>20 ASSISTANT DIRECTOR SAVAGE-DUNHAM: Could you 21 respond into the microphone, please.</p> <p>22 MS. GALVEZ: Amy Galvez with Alan Gerwig & 23 Associates.</p> <p>24 I was explaining that on the site plan there 25 are two silos that are shown underneath the truck path,</p>

Page 34

1 so it's a little hard to see them. They are -- I'll
 2 say they're in the cross-section. But they are
 3 directly north of the dome, and the trucks go
 4 underneath the silos to load, which is why the truck
 5 path is covering them.

6 MR. BROWN: Okay. Does the -- do the stairs
 7 have to be on the bridge side? Is that a must?

8 MR. JACKSON: Mark Jackson with Florida
 9 Sunstar Logistics.

10 The stairs have to be -- that's part of the
 11 structure. So the piping from the ship will go
 12 underground and then come up the side inside the
 13 structure where the stairs are at to the top.

14 MR. BROWN: But do the stairs have to be on
 15 the bridge side?

16 MR. JACKSON: They do, because they
 17 support -- they're part of the structure that supports
 18 the pipe that goes to the top.

19 MR. BROWN: Okay, that's it. Thank you. I
 20 have one other question for staff though.

21 I know there's this large area from the
 22 proposed site north to Martin Luther King which is
 23 going to be included in the zoning amendment. Is there
 24 a plan for that area? I mean did it have to be a
 25 zoning amendment as against some kind of variance?

Page 35

1 ASSISTANT DIRECTOR SAVAGE-DUNHAM: We have no
 2 active applications for the rest of that area. The
 3 zoning text amendment came in for a larger area than
 4 just this site to facilitate future growth and
 5 development at the Port. But certainly for the
 6 applicant's perspective, they need the height for
 7 their, you know, 3.97 acres for their project. But I
 8 have no active applications for the rest of that, sir.

9 MR. BROWN: Okay. That's my two cents.
 10 Thank you.

11 CHAIR CLARK: And that concludes your
 12 questions, Board Member Brown?

13 MR. BROWN: Yes, Madam Chair.

14 CHAIR CLARK: Okay, if we can loop around to
 15 Board Member Ms. Shepherd.

16 MS. SHEPHERD: The trucks will be coming off
 17 of I-95?

18 MR. VANDER VELDE: Yes. Well, they'll be
 19 traveling along I-95 and then come onto Broadway,
 20 correct.

21 MS. SHEPHERD: And they get off on Broadway?
 22 What exit are they taking to come to your site?

23 MR. VANDER VELDE: Whatever -- I'm not
 24 familiar with some of the exits, but otherwise, it
 25 would be the common paths that other trucking companies

Page 36

1 would take that --

2 MS. SHEPHERD: I think it's the Martin Luther
 3 King. Is that the area? Just where are these trucks
 4 coming from, because it sounds like a whole lot of
 5 traffic coming down -- is it 8th Street? Where are you
 6 coming from?

7 MR. VANDER VELDE: Well, most of our
 8 operations will be down further south in Fort
 9 Lauderdale and Miami, so most of it will be coming from
 10 the south. And we would be just round-tripping,
 11 picking up material and then delivering that to our
 12 locations in Fort Lauderdale and Miami. So it sounds
 13 like a lot, but again, we try to just provide some
 14 perspective on the round trips that would be happening.
 15 But what we do is we supply our plants with additional
 16 material and cement.

17 MS. SHEPHERD: But are you going to take 8th
 18 Street into the Port? Is that where you're coming
 19 from, from 8th Street to the Port?

20 MR. VANDER VELDE: I don't know if it's 8th
 21 Street or --

22 MS. SHEPHERD: Martin Luther King.

23 MR. VANDER VELDE: Yes, Martin Luther King,
 24 yes.

25 MS. SHEPHERD: I'm sorry. Martin Luther

Page 37

1 King. I'm so sorry. Is that the road you'll be
 2 taking?

3 MR. VANDER VELDE: Yes, ma'am.

4 MS. SHEPHERD: Okay. And how many trucks?

5 MR. VANDER VELDE: We estimate 100 truck
 6 trips per day, which would be 50 round trips.

7 MS. SHEPHERD: What will be in the trucks?
 8 I'm just --

9 MR. VANDER VELDE: That will be cement.

10 MS. SHEPHERD: Oh, it would be the cement.

11 MR. VANDER VELDE: They would come empty, and
 12 then they would get loaded and then delivered to the
 13 local market --

14 MS. SHEPHERD: Oh, okay.

15 MR. VANDER VELDE: -- for support of
 16 construction.

17 MS. SHEPHERD: Okay. And how long will it
 18 take to build this particular structure?

19 MR. VANDER VELDE: We estimate it to take
 20 approximately one year to build.

21 MS. SHEPHERD: A year?

22 MR. VANDER VELDE: Um-hmm.

23 MS. SHEPHERD: And then your operation will
 24 begin?

25 MR. VANDER VELDE: Then we would begin, yes.

<p>1 MS. SHEPHERD: Okay. Well, I do think that 2 the City of Riviera Beach deserve you. Welcome to the 3 city. 4 MR. VANDER VELDE: Thank you. 5 MS. SHEPHERD: And I love the Port of Palm 6 Beach. They do quite a bit over there. People really 7 don't know what they do, but they do do quite a bit. 8 So I thank you. And it sounds like a heavy 9 project, and I'm wondering is it going to affect us 10 with the trucks coming and going, because sometime we 11 get blocked up on that Martin Luther King road. You 12 know, it's kind of busy. 13 MR. VANDER VELDE: Right. 14 MS. SHEPHERD: And that street was just 15 redone, and you know, the trucks, I don't know, I'm 16 just -- but we have to get started somewhere. And so I 17 appreciate you coming to the city, and welcome. 18 MR. VANDER VELDE: Well, thank you for your 19 support. 20 CHAIR CLARK: That concludes your questions? 21 MS. SHEPHERD: Yes, I'm sorry. Yes, I'm 22 finished, ma'am. 23 CHAIR CLARK: All right. Board Member -- 24 MR. WYLY: Yes, just to piggyback off 25 Mrs. Shepherd, because I want to say something that's</p>	<p>Page 38 1 clogging up, because I can see that if another 100 2 trucks are coming into your business, which is good for 3 your business, of course, but bad for the local 4 traffic. 5 MR. VANDER VELDE: It would be 50 trucks, 6 sir. 7 MR. WYLY: Fifty trucks -- 8 MR. VANDER VELDE: Yes. 9 MR. WYLY: -- back and forth. 10 MR. VANDER VELDE: Yes. 11 MR. WYLY: Right, so round trips. So I mean 12 I'm not making a complaint about that, I'm just saying 13 that it would be -- it would actually be easier on 14 everyone, especially the drivers, if they can just get 15 off and make one straight shot rather than have to turn 16 corners with 18-wheelers on 45th. 17 One other -- another question also about with 18 the size of the trucks being that big, is there any 19 plan to where, as Ms. Shepherd was saying, that once 20 these roads, in the next three or four years to where 21 they're damaged, is there anything in place to where 22 there will be some assistance to the City for repairs 23 or anything like that, because eventually the trucks 24 will wear down the road, of course. So is there any 25 plan in place for that?</p>
<p>Page 39 1 along the same lines of where were you coming from. 2 And you identified coming from down south, coming to 3 possibly, if you're coming here down Martin Luther 4 King, you'll be getting off on 45th Street, more than 5 likely, and coming around. I was wondering, since 6 you're going to have about another 100 trucks, 7 vehicles, what would the size of the vehicles that will 8 be coming? Were they semi trucks or -- 9 MR. VANDER VELDE: They would be semi trucks. 10 We refer to them as bulker trucks, but they would be 11 semi size trucks, yes. 12 MR. WYLY: Okay, 18-wheelers pretty much? 13 MR. VANDER VELDE: Yes, um-hmm. 14 MR. WYLY: Okay. I again, I know it's going 15 to cause a problem for West Palm Beach because they 16 would have to get off, and this is a -- I'm born and 17 raised here in the city, and in that area, it's pretty 18 much labeled as industrial. 19 And as one of the biggest proponents that I 20 always stated that we needed to have an overpass -- not 21 an overpass, but an exit to be able to get off onto 22 Martin Luther King Boulevard to make it more beneficial 23 for the trucks coming into the city, since it is an 24 industrial area, and to take the traffic from Blue 25 Heron and also from 45th to stop, you know, from</p>	<p>Page 41 1 MR. VANDER VELDE: Well, we would be, 2 certainly be, you know, supporting that through our 3 local taxes and so forth, and you know, we would try to 4 support it in any way we could. 5 MR. WYLY: Right, just asking because, like I 6 say, you won't be the only trucks going down the 7 road -- 8 MR. VANDER VELDE: Right. 9 MR. WYLY: -- so I'm not giving that 10 responsibility, just saying that's maybe something that 11 we need to look into also rather than the City taking 12 the full responsibility for that and having someone to 13 contribute to be able to help out, just to keep the 14 city. 15 MR. VANDER VELDE: Okay, thank you. I'll let 16 Mr. Coddington -- 17 MR. CODDINGTON: Ron Coddington. I'm the 18 Port Engineer. 19 Just to let you know, that is a strategic 20 intermodal road, Martin Luther King is, so it's built 21 to handle significant traffic and heavy traffic. And 22 we have approximately 2,000 trucks a day coming into 23 the Port of Palm Beach. So this actually will probably 24 not be noticeable to most people. 25 MR. WYLY: Okay, thank you.</p>

<p style="text-align: right;">Page 42</p> <p>1 And I want to ask about an area just so the 2 people at home can understand, because I know she read 3 through most everything, but the thing that I think 4 concerns the neighborhood is about the air pollution, 5 the dust collection. All aspects of the unloading and 6 loading of the cement is accomplished in a closed and 7 sealed system. All locations where air exhausts into 8 the outside are protected by dust collectors, which are 9 required to be 99.5 percent efficient, permitted 10 through the Florida Department of Environmental 11 Protection and checked yearly to ensure that there's no 12 dust leakage occurring.</p> <p>13 Is that -- just out of your words, just to 14 hear you say the neighborhood from West Palm Beach, the 15 people in the neighborhood, the neighborhood from the 16 south and also from the west of your organization, can 17 we -- I just want to hear you say that it wouldn't pose 18 any threat to the neighbors at all.</p> <p>19 MR. VANDER VELDE: Thank you for offering 20 that detail. Absolutely not. We wouldn't see that 21 being any risk or hazard to the community or the 22 residents in the area. Again, we would follow all air 23 permitting and maintenance of that equipment to make 24 sure that it's in good repair.</p> <p>25 MR. WYLY: Thank you. And also, will there</p>	<p style="text-align: right;">Page 44</p> <p>1 people come to the city and they say, well, we're going 2 to hire within the city, and you know, and I'll be 3 honest with you, they do not. This is a big project, 4 and I'd just like to know how you're going to go about 5 making sure that some of the residents have a place at 6 your table. Can you kind of elaborate on that a little 7 bit more?</p> <p>8 MR. VANDER VELDE: Absolutely. Thank you for 9 asking that. Again, I tried to share briefly in my 10 presentation we value local talent, local hiring. When 11 we came to the south Florida area, particularly an 12 example was in Miami Gardens, we had set up an 13 operation down there, and we conducted, at the request 14 of the city, several job fairs as well. And 15 fortunately, we were able to hire several employees 16 from the community. That would be our intent.</p> <p>17 And we also, as we develop the project and it 18 gets built, we would be looking to bring in those 19 individuals before the operation starts to help train 20 them and to help them learn the operation ahead of 21 time. So the employees are an important piece of that. 22 And I can appreciate the concerns of other individuals 23 and other companies that say that, but I hope you can 24 appreciate the genuine effort that we'll be making to 25 do that.</p>
<p style="text-align: right;">Page 43</p> <p>1 be any effect on the water?</p> <p>2 MR. VANDER VELDE: No, sir. Actually, water 3 and cement don't mix very well unless you want to make 4 concrete.</p> <p>5 MR. WYLY: Right. Just want to protect --</p> <p>6 MR. VANDER VELDE: But thank you.</p> <p>7 MR. WYLY: All right. Thanks a lot, sir.</p> <p>8 And again, I just wanted to make sure that, you know, 9 the people at home can hear that clearly, just so they 10 understand and can feel safe about what's going on and 11 everything, because you said also dealing with the 12 cement, of course, your employees will be wearing 13 masks, correct?</p> <p>14 MR. VANDER VELDE: Yes, sir. Absolutely.</p> <p>15 MR. WYLY: Okay, just making sure. Thanks a 16 lot, sir. No more questions.</p> <p>17 MR. VANDER VELDE: Thank you.</p> <p>18 CHAIR CLARK: Okay.</p> <p>19 MS. SHEPHERD: Madam Chair, may I ask one 20 more question?</p> <p>21 CHAIR CLARK: Yes.</p> <p>22 MS. SHEPHERD: May I ask one more question? 23 You touched on the employment status here. 24 Is there a guarantee you're going to make sure our 25 residents have a part of employment over there, because</p>	<p style="text-align: right;">Page 45</p> <p>1 MS. SHEPHERD: Thank you.</p> <p>2 CHAIR CLARK: And to complement 3 Ms. Shepherd's question --</p> <p>4 MS. SHEPHERD: I'm through.</p> <p>5 CHAIR CLARK: -- we appreciate the 6 genuineness of your efforts, but I'd like to see more 7 teeth in it. And we ask that of every applicant that 8 comes before this body, for example, that you work in 9 coordination with the City of Riviera Beach in terms of 10 perhaps the Human Resources Department to put on a job 11 fair --</p> <p>12 MR. VANDER VELDE: Absolutely.</p> <p>13 CHAIR CLARK: -- not to wait on the City of 14 Riviera Beach to do this, but like to see your 15 organization, your company take the initiative. I'd 16 like to see a comprehensive strategy that we have young 17 people that if you are bringing on interns or if you 18 look at graduates and they perhaps have an opportunity 19 to join your organization, we're looking at the reentry 20 program. Clearly there would be opportunities for 21 those individuals who are looking to transition back 22 into society after they have done all the right things, 23 that we do not want those individuals left out.</p> <p>24 This is a nonpartisan body here, so I like to 25 see companies not particularly work with elected</p>

<p style="text-align: right;">Page 46</p> <p>1 officials or former officials, but work in concert with 2 our Human Resources Department to develop those 3 channels so that individuals can apply for these jobs. 4 Most importantly again, we hear a lot of, you know, 5 sound bites, but the jobs never manifest. 6 I'll give you an example. Not too long ago 7 this particular Board, we voted for a project to get 8 constructed. I think it was somewhere around 9 \$27 million. And that business never opened its doors 10 and it never hired one person. And so we're sitting 11 with a big structure that's basically no lights on. 12 And hopefully that's not going to happen to your 13 business. 14 And so we want to see you work a little bit 15 more stringently in concert with the City, that in 16 fact, we get our residents hired, that we get them 17 trained, that you pull from the general contractors 18 from our community or the subcontractors, however that 19 works. Riviera Beach first. 20 MR. VANDER VELDE: Thank you very much. We 21 will certainly make every effort to do that, and we 22 certainly will take the initiative on our own job fairs 23 and work with the City as well. 24 CHAIR CLARK: Sure. I'd like to see that in 25 writing, if you provide that to the P & Z Board, really</p>	<p style="text-align: right;">Page 48</p> <p>1 gateway into Rivera Beach, and we'd like to have you 2 showcase your company as well as the city. Is it 3 possible to get other renderings or show us examples of 4 renderings that you have done in other municipalities 5 of similar type projects that may differ from this? 6 Would you welcome community input? 7 Yes, the City Council speaks for the City of 8 Riviera Beach, but really it's our residents who speak 9 for ourselves, and we share what we think, not only to 10 the City Council, but also to our neighbors. 11 You are going to be our neighbor. Every day 12 I get up, I'm going to drive past, day and night, of 13 your structure here and its illustration. I want to 14 stop on that bridge and just marvel. I want to say, 15 wow, this looks great, this looks beautiful. 16 Is it possible to get other renderings? 17 MR. VANDER VELDE: We can. We certainly are 18 open to that. There are some limitations to the 19 physical nature of the structure itself to be able to 20 do anything with any great detail, but we would be open 21 to getting other feedback from it as well. 22 CHAIR CLARK: We would provide you with the 23 feedback, but I'm asking for you to provide another 24 option. 25 MR. VANDER VELDE: Okay.</p>
<p style="text-align: right;">Page 47</p> <p>1 specifically what those efforts are going to be. And 2 on our side, we'd like to work with you to make sure 3 that we help get the word out or provide the channels 4 for you to get the word out. But I'd like to have that 5 more in writing, that it's comprehensive. 6 Next, in terms of, for me, we talk about 7 increasing the tax base. Of course you're leasing the 8 space from the Port, you're paying a specific fee to 9 them, and after all is said and done, with your 10 overhead, your expenses, we're going to see, I guess, 11 business taxes. I guess I cannot really ask what that 12 number is going to be, but after everything is said and 13 done, is that where we are kind of going to see our 14 increase in taxes? I want to understand the value that 15 you bring to the other neighborhoods or municipalities 16 in terms of tax base. 17 MR. VANDER VELDE: We currently are looking 18 at unimproved land, and so once that's improved 19 property too, the valuation would increase as well, and 20 I think that would then flow through to be a benefit of 21 Riviera Beach as well. 22 CHAIR CLARK: You talked about the structure 23 itself. Can we put the structure up, the cement dome? 24 In terms of -- yes. This is your rendering. I would 25 like to see other renderings. Again, we -- you're the</p>	<p style="text-align: right;">Page 49</p> <p>1 CHAIR CLARK: Perhaps you have other options 2 that you've done elsewhere to share with us. But this 3 is one. If you could share other options. 4 MR. VANDER VELDE: We can certainly give you 5 some other options. And this is actually a unique 6 structure for us. If I were to show you one of the 7 other structures that we've done, it's white, and it 8 sits more in an industrial area. So we've actually -- 9 CHAIR CLARK: We don't want that one. 10 MR. VANDER VELDE: No, no, you don't. So we 11 would actually -- can offer several other renderings to 12 you as well. 13 CHAIR CLARK: Okay. And again, this is the 14 gateway into Riviera Beach. Let me just share that 15 being a gateway and the bridge that this structure your 16 company is going to be present at, currently if you 17 were on this bridge, it's an absolute eyesore. 18 And the other day when I and my neighbors, we 19 walked that bridge, you could imagine, because it's an 20 eyesore, that passer-byers going north or south on that 21 bridge take their bottles and take their trash, and 22 they just throw it on the bridge. So there are 23 generally big chunks of glass that are about this big, 24 this big, that if you're not familiar with that 25 bridge -- and I'm surprised we haven't had anybody</p>

<p style="text-align: right;">Page 50</p> <p>1 rushed to the hospital from really harming themselves.</p> <p>2 And we nearly harmed ourselves as neighbors, because we</p> <p>3 had flip-flops and rubber shoes on, and the whole time</p> <p>4 we were dodging big pieces of glass.</p> <p>5 I'm sure people were trying to throw, for</p> <p>6 fun, bottles over the bridge, the walkway, into the</p> <p>7 Port where it was just going to drop down and just hit</p> <p>8 the Port. Maybe they've made it. In most cases, they</p> <p>9 didn't sit right there at the bridge.</p> <p>10 My question is that this being a gateway,</p> <p>11 your commitment to work with the Port and other</p> <p>12 partners to help resolve this, because really, it</p> <p>13 becomes a reflection that no one is going to really say</p> <p>14 that this is the Port. They'll probably refer those</p> <p>15 instances to your organization. I don't want that to</p> <p>16 happen.</p> <p>17 But I think though the Port should be</p> <p>18 supportive in working with you and other partners,</p> <p>19 because this is the gateway. When we come over bridges</p> <p>20 in other municipalities, for the holidays they're lit</p> <p>21 up, for the holidays there may be our country's flag</p> <p>22 waving or other representation of our country and</p> <p>23 states, et cetera.</p> <p>24 You know, I'd like to see this really a</p> <p>25 glorified area to do justice to your renderings and to</p>	<p style="text-align: right;">Page 52</p> <p>1 we're discussing with Riviera Beach, to work together</p> <p>2 for the appearance of the bridge and the gateway too,</p> <p>3 and the entrance to Riviera Beach.</p> <p>4 CHAIR CLARK: And that would be great,</p> <p>5 because right now I live over there, it is certainly</p> <p>6 depressive when I look at other bridges that are in the</p> <p>7 area and other municipalities. But most importantly,</p> <p>8 it's a hazard, it's a danger in the sense that, again,</p> <p>9 people walk that bridge, and we're navigating,</p> <p>10 unfortunately, the dangerous trash. So you know, there</p> <p>11 has to be some plan to, you know, constant cleanup or</p> <p>12 whatever we can deter people from throwing, you know,</p> <p>13 dangerous items on either side of the bridge that</p> <p>14 misses the Port, but hits the bridge.</p> <p>15 VICE CHAIR BURGESS: Madam Chair.</p> <p>16 CHAIR CLARK: Sure, yes.</p> <p>17 VICE CHAIR BURGESS: I have a question. This</p> <p>18 is going to be directed at staff. Does the City keep</p> <p>19 stats on how many residents are hired by companies such</p> <p>20 as the one we have present with us tonight, because in</p> <p>21 the recommendations, number nine, it is advertised.</p> <p>22 And it's one thing to say you're going to participate,</p> <p>23 and we know you can participate. What is the</p> <p>24 measurement after the fact? Okay, so we held a job</p> <p>25 fair, this company participated. How many people were</p>
<p style="text-align: right;">Page 51</p> <p>1 do justice to you coming to Riviera Beach. And when</p> <p>2 those individuals, guests are coming over the bridge,</p> <p>3 just as much as I walk it, we stop and say, wow, look</p> <p>4 what Riviera Beach has done. But it's not really</p> <p>5 Rivera Beach, it would be you and your partners.</p> <p>6 MR. VANDER VELDE: Absolutely, we would love</p> <p>7 to have that same image as well. It's a reflection on</p> <p>8 us as much as it would be Riviera Beach and the Port.</p> <p>9 And perhaps Mr. Coddington could comment on</p> <p>10 the bridge as well. That might be helpful.</p> <p>11 MR. CODDINGTON: I think another positive</p> <p>12 thing that's happening here between the Port of Palm</p> <p>13 Beach and Rivera Beach is that we've reestablished a</p> <p>14 working relationship revolving around your local</p> <p>15 agreements. We're now on a schedule to meet -- I'm not</p> <p>16 sure if we decided on every two weeks or --</p> <p>17 MR. BAKER: Two to four weeks.</p> <p>18 MR. CODDINGTON: -- every two to four weeks</p> <p>19 with the senior members of your staff and the senior</p> <p>20 members of our staff to discuss issues between the Port</p> <p>21 of Palm Beach and Riviera Beach in all phases. It's a</p> <p>22 wide open discussion to discuss anything.</p> <p>23 I will make sure that that is brought up at</p> <p>24 the next meeting, and so will Mr. Baker, our Director</p> <p>25 of Planning. So we'll begin that as one of the items</p>	<p style="text-align: right;">Page 53</p> <p>1 actually hired from that interaction? Does the City</p> <p>2 keep stats on that information?</p> <p>3 ASSISTANT DIRECTOR SAVAGE-DUNHAM: That's a</p> <p>4 great question. As of now, I don't believe that we do.</p> <p>5 But I will note that with the recent action this Board</p> <p>6 took, you had another project that offered to work with</p> <p>7 the community and hire local residents and local</p> <p>8 vendors and subcontractors to the best of their</p> <p>9 ability, and this Board actually placed a supplemental</p> <p>10 condition.</p> <p>11 And staff wordsmithed it at your direction</p> <p>12 and we asked them to provide, at six months post</p> <p>13 Certificate of Occupancy, a report to the department</p> <p>14 that shows the percentage of employees that had been</p> <p>15 successfully hired for both construction and for</p> <p>16 long-term positions from the local area. And we could</p> <p>17 certainly supplement condition number nine and ask for</p> <p>18 an after action report so that we could start tracking</p> <p>19 that information.</p> <p>20 VICE CHAIR BURGESS: I would say we need to</p> <p>21 do that, because like I said, anyone can participate in</p> <p>22 a job fair. It just shows that you participated. But</p> <p>23 we want the measurement. We want to know that you're</p> <p>24 really doing what you're saying. If we're not keeping</p> <p>25 stats on that, we're not going to know.</p>

<p style="text-align: right;">Page 54</p> <p>1 ASSISTANT DIRECTOR SAVAGE-DUNHAM: That's 2 great. I can pull up some language for the Board and 3 suggest it for you later in the meeting. 4 VICE CHAIR BURGESS: Thank you. 5 CHAIR CLARK: Do we have further questions 6 from our Board? 7 Let me ask the Board a question before we 8 move on to voting. We don't want to hold up the 9 project, however, I'd like to see from this applicant 10 and every applicant that comes before us a 11 comprehensive plan of their engagement in terms of 12 employment for Rivera Beach. I know that we have some 13 things to do on our end, but I'd like to see what the 14 applicant is going to certainly propose and commit to 15 and get started on. 16 We talked about the beautification of the 17 gateway, and I'd like to also see renderings, in 18 addition to the collaboration with various partners to 19 improve the gateway from that particular coming from 20 West Palm Beach into Rivera Beach. 21 The most important thing is that we are 22 unique and as a city with a Port. And not only that, 23 right next door to the Port is our Marina. And what's 24 going to be right next door to that is the phase two of 25 our Marina. So it's great that your business is coming</p>	<p style="text-align: right;">Page 56</p> <p>1 for beautification of the gateway and bridge? 2 CHAIR CLARK: Yes. 3 ASSISTANT DIRECTOR SAVAGE-DUNHAM: Okay, 4 thank you. Madam Chair, I have the supplemental 5 language for the other condition if you'd like me to 6 suggest it for the Board to consider. 7 CHAIR CLARK: Is that what you just mentioned 8 just a moment ago, or is it also with the providing us 9 with another illustration, a schematic of what the dome 10 could look like? 11 ASSISTANT DIRECTOR SAVAGE-DUNHAM: No, it was 12 relative to employment. 13 CHAIR CLARK: Okay. 14 ASSISTANT DIRECTOR SAVAGE-DUNHAM: Shall I 15 proceed? 16 CHAIR CLARK: Yes, yes, definitely relative 17 to employment. 18 ASSISTANT DIRECTOR SAVAGE-DUNHAM: Okay. And 19 so that would be condition number nine. And possible 20 language for the Board to consider to add at the end of 21 that: The developer shall provide a report to the 22 Development Services Department at six months post 23 Certificate of Occupancy documenting the outreach 24 efforts to acquire local employees, the number of local 25 employees hired, subject to employment and privacy</p>
<p style="text-align: right;">Page 55</p> <p>1 here. It is equally as important that this is a long 2 stretch of gateway into the City of Riviera Beach, and 3 your business, your company sets the tone as visitors 4 enter and leave. 5 And I just really want to make that clear, 6 that when you bring back renderings and talk about the 7 proposed beautification of that bridge, we'd like to 8 see that. This is just very important because of where 9 you're positioned. 10 MR. VANDER VELDE: Thank you. We'll 11 certainly do that. 12 CHAIR CLARK: Let's see, was there anything 13 else? 14 ASSISTANT DIRECTOR SAVAGE-DUNHAM: Madam 15 Chair, were you suggesting an edit to one of the 16 conditions? 17 CHAIR CLARK: Yes, I'd like to have that as a 18 condition and presented to the P & Z staff. 19 ASSISTANT DIRECTOR SAVAGE-DUNHAM: And is 20 that relative to providing a concept plan for the 21 improvement of the bridge gateway? 22 CHAIR CLARK: Absolutely. 23 ASSISTANT DIRECTOR SAVAGE-DUNHAM: So at the 24 end of that condition number ten, you're suggesting 25 that we add: And further provide a conceptual design</p>	<p style="text-align: right;">Page 57</p> <p>1 laws, and the percentage of construction costs expended 2 with local vendors and subcontractors. 3 CHAIR CLARK: Okay, and the measurement piece 4 to provide stats so that we can evaluate that the 5 commitment is kept? 6 ASSISTANT DIRECTOR SAVAGE-DUNHAM: Yes. 7 Well, for statistics, I asked them to provide the 8 number of local employees hired. Is there another 9 metric that you would like? 10 CHAIR CLARK: And it could be made or to it's 11 also businesses here, general contractors, businesses. 12 The subcontractors, that is not important because those 13 businesses will hire those subcontractors. 14 ASSISTANT DIRECTOR SAVAGE-DUNHAM: Okay. 15 CHAIR CLARK: But our businesses want at 16 least a hand in the pot as well. 17 ASSISTANT DIRECTOR SAVAGE-DUNHAM: Okay. So 18 I'll add that in, the number of local businesses 19 contracted with. 20 CHAIR CLARK: And just for the illustration 21 schematic, just another illustration. 22 ASSISTANT DIRECTOR SAVAGE-DUNHAM: Okay, this 23 says -- 24 CHAIR CLARK: If that could get tied into the 25 beautification portion too. It doesn't have to be</p>

<p style="text-align: right;">Page 58</p> <p>1 separate.</p> <p>2 ASSISTANT DIRECTOR SAVAGE-DUNHAM: I can add</p> <p>3 onto condition number 11, at the end of that condition:</p> <p>4 The applicant shall provide an alternate rendering for</p> <p>5 consideration.</p> <p>6 CHAIR CLARK: That's fine.</p> <p>7 ASSISTANT DIRECTOR SAVAGE-DUNHAM: Okay.</p> <p>8 CHAIR CLARK: So if that is okay, then let's</p> <p>9 look at moving forward and making a vote, and let's</p> <p>10 start with item A in terms of the code request changes.</p> <p>11 MS. DAVIDSON: Madam Chair.</p> <p>12 CHAIR CLARK: Yes.</p> <p>13 MS. DAVIDSON: Will you be adding the added</p> <p>14 conditions to the motion?</p> <p>15 VICE CHAIR BURGESS: Yes.</p> <p>16 CHAIR CLARK: Yes, absolutely, yes.</p> <p>17 VICE CHAIR BURGESS: When the motion maker</p> <p>18 makes the motion.</p> <p>19 CHAIR CLARK: So I'm going to add the added</p> <p>20 conditions to agenda item B. Let A stand alone, and we</p> <p>21 can add the conditions to B.</p> <p>22 All right, at this point I am going to ask</p> <p>23 for a motion on item number A regarding Florida Sunstar</p> <p>24 Logistics in terms of revising the Land Development</p> <p>25 Code for IG, general industrial, to insert new</p>	<p style="text-align: right;">Page 60</p> <p>1 MS. DAVIDSON: Rena Burgess.</p> <p>2 VICE CHAIR BURGESS: Yes.</p> <p>3 MS. DAVIDSON: Evelyn Harris Clark.</p> <p>4 CHAIR CLARK: Yes.</p> <p>5 MS. DAVIDSON: That vote passed, with Board</p> <p>6 Member Brown abstaining.</p> <p>7 CHAIR CLARK: Okay, all right.</p> <p>8 MR. GALLON: Madam Chair.</p> <p>9 CHAIR CLARK: I'm sorry?</p> <p>10 MR. GALLON: I have a question. I noticed on</p> <p>11 here that this applicant is already providing moneys</p> <p>12 for landscaping and improvements for this area.</p> <p>13 CHAIR CLARK: Yes.</p> <p>14 MR. GALLON: So are we asking them to do more</p> <p>15 than what they're already providing?</p> <p>16 ASSISTANT DIRECTOR SAVAGE-DUNHAM: If I may,</p> <p>17 Madam Chair --</p> <p>18 CHAIR CLARK: Yes.</p> <p>19 ASSISTANT DIRECTOR SAVAGE-DUNHAM: -- I could</p> <p>20 tackle that for you.</p> <p>21 So that's a great question. And normally</p> <p>22 when this Board reviews a site plan for development, as</p> <p>23 you know, landscaping and irrigation is included in</p> <p>24 your analysis. And at the Port, the entire area is</p> <p>25 basically paved. There's no landscaping within the</p>
<p style="text-align: right;">Page 59</p> <p>1 subsection (a) into Section 31-383 increasing the</p> <p>2 allowable building height in the center area of the</p> <p>3 Port from 50 feet to 150 feet where the central area is</p> <p>4 defined as that area bordered by West Port Road and</p> <p>5 Broadway Avenue, Avenue E and Dr. Martin Luther King,</p> <p>6 Jr. Boulevard, identified by parcel control number</p> <p>7 56-43-42-33-29-000-0020, and providing for conflicts,</p> <p>8 severability and codification and providing for an</p> <p>9 effective date. May I have a motion, please?</p> <p>10 MR. GALLON: So moved.</p> <p>11 MR. WYLY: Second.</p> <p>12 CHAIR CLARK: May we have a roll call,</p> <p>13 please?</p> <p>14 MS. DAVIDSON: Anthony Brown.</p> <p>15 MR. BROWN: I'm not voting, remember.</p> <p>16 MS. DAVIDSON: I thought it was B. Not on</p> <p>17 either?</p> <p>18 MR. BROWN: No.</p> <p>19 MS. DAVIDSON: I'm sorry, I stand corrected.</p> <p>20 William Wyly.</p> <p>21 MR. WYLY: Yes.</p> <p>22 MS. DAVIDSON: Margaret Shepherd.</p> <p>23 MS. SHEPHERD: Yes.</p> <p>24 MS. DAVIDSON: James Gallon.</p> <p>25 MR. GALLON: Yes.</p>	<p style="text-align: right;">Page 61</p> <p>1 Port, and certainly landscaping would likely not last</p> <p>2 long with all the truck traffic.</p> <p>3 However, in working with the applicant, staff</p> <p>4 asked that they calculate the amount of landscaping and</p> <p>5 cost that they would expend for it with the irrigation</p> <p>6 if this were not in the Port. In other words, what</p> <p>7 landscaping would you be doing that you're not because</p> <p>8 of your location. And they did prepare a memorandum,</p> <p>9 and that is in your packet, and they quantified that</p> <p>10 cost to \$45,285.15.</p> <p>11 And so we asked the applicant to consider,</p> <p>12 and they consented to providing a check to the City so</p> <p>13 that the City could mitigate the impact of their</p> <p>14 development for the residents outside of the Port where</p> <p>15 it would actually be beneficial and have more of an</p> <p>16 impact.</p> <p>17 So that was -- that's a great question.</p> <p>18 That's why we're asking them to provide that to the</p> <p>19 City, and they did consent, and we appreciate that.</p> <p>20 MR. GALLON: So couldn't somebody's funding,</p> <p>21 this fund be used to do something on the bridge?</p> <p>22 ASSISTANT DIRECTOR SAVAGE-DUNHAM: Staff is</p> <p>23 suggesting that the landscape is a separate item from</p> <p>24 the bridge. Certainly that's something that the City</p> <p>25 Council could take up. But landscaping is separate</p>

<p style="text-align: right;">Page 62</p> <p>1 from capital improvements.</p> <p>2 MR. GALLON: Okay, thank you.</p> <p>3 CHAIR CLARK: Okay. Now let's go to item</p> <p>4 number B in terms of the resolution. And I don't have</p> <p>5 all of the proper language for the conditions, but</p> <p>6 there are three conditions, and you have the language</p> <p>7 there. So would it be proper if I go ahead and read</p> <p>8 part of the B and you could reiterate the language of</p> <p>9 the conditions?</p> <p>10 ASSISTANT DIRECTOR SAVAGE-DUNHAM: Certainly</p> <p>11 I'm happy to read.</p> <p>12 CHAIR CLARK: Okay, let me go ahead and start</p> <p>13 to ask for a motion on item B, that we accept the</p> <p>14 Sunstar Logistics, LLC application to allow the</p> <p>15 construction of an industrial cement storage tank,</p> <p>16 a/k/a dome, and accessory office and equipment</p> <p>17 buildings on the 3.97 acre area at the Port identified</p> <p>18 by parcel control number 56-43-42-33-29-000-0020,</p> <p>19 having a Port future land designation and general</p> <p>20 industrial, IG, zoning designation, providing for</p> <p>21 conditions of approval and providing for an effective</p> <p>22 date, also with the added three conditions, if you</p> <p>23 could share those conditions for the motion.</p> <p>24 ASSISTANT DIRECTOR SAVAGE-DUNHAM: Yes,</p> <p>25 ma'am. Would you like me to read all of the</p>	<p style="text-align: right;">Page 64</p> <p>1 Certificate of Occupancy from the City for all</p> <p>2 buildings and/or units approved within five years of</p> <p>3 the approval of the adopting resolution or the adopting</p> <p>4 resolution shall be considered null and void, requiring</p> <p>5 the applicant to resubmit application for site plan</p> <p>6 approval and reinstate the site plan approval process.</p> <p>7 Five, all future advertising must state that</p> <p>8 the development is located in the City of Riviera</p> <p>9 Beach. Fees and penalties, in accordance with the City</p> <p>10 Code Section 31-554, will be levied against the</p> <p>11 property owner and/or business for violation of this</p> <p>12 condition.</p> <p>13 Six, once approved, this resolution shall</p> <p>14 supersede any previous site plan approval resolutions</p> <p>15 associated with this property, causing previous site</p> <p>16 plan approval resolutions to be null and void.</p> <p>17 Seven, the concurrently processed ordinance,</p> <p>18 ZA-21-01, must be adopted, approved and become</p> <p>19 effective prior to the site plan approval becoming</p> <p>20 effective.</p> <p>21 Eight, the applicant shall consider</p> <p>22 partnering with the City, as possible, to identify</p> <p>23 opportunities to provide outreach and support to local</p> <p>24 residents, including but not limited to programs such</p> <p>25 as the Youth Empowerment Program, the Reentry Center,</p>
<p style="text-align: right;">Page 63</p> <p>1 conditions?</p> <p>2 CHAIR CLARK: Yes, because they tie into item</p> <p>3 B for the vote.</p> <p>4 ASSISTANT DIRECTOR SAVAGE-DUNHAM: All right,</p> <p>5 why don't I read them all in their entirety, if you'll</p> <p>6 bear with me.</p> <p>7 One, the applicant shall provide a check</p> <p>8 payable to the City of Riviera Beach for not less than</p> <p>9 \$45,285.15 for landscape improvements in the city prior</p> <p>10 to the issuance of a building permit.</p> <p>11 Two, construction must be initiated within 18</p> <p>12 months of the effective date of this resolution in</p> <p>13 accordance with Section 31-60(b) of the City Code of</p> <p>14 Ordinances. Demolition, site preparation and/or land</p> <p>15 clearing shall not be considered construction.</p> <p>16 Building permit application and associated plans and</p> <p>17 documents shall be submitted in its entirety and shall</p> <p>18 not be accepted by City staff in a partial or</p> <p>19 incomplete manner.</p> <p>20 Three, City Council authorizes City staff to</p> <p>21 approve future amendments to this site plan</p> <p>22 administratively, so long as the site plan does not</p> <p>23 deviate greater than five percent from the original</p> <p>24 approved site plan.</p> <p>25 Four, this development must receive final</p>	<p style="text-align: right;">Page 65</p> <p>1 or the establishment of a charitable foundation.</p> <p>2 Nine, the applicant shall actively advertise</p> <p>3 employment opportunities for temporary and permanent</p> <p>4 positions within the City of Riviera Beach, including</p> <p>5 participation at community job fairs or hosting</p> <p>6 specialized recruitment events. The developer shall</p> <p>7 provide a report to the Development Services Department</p> <p>8 at six months post Certificate of Occupancy documenting</p> <p>9 the outreach efforts to acquire local employees, the</p> <p>10 number of local employees hired, the number of local</p> <p>11 businesses contracted with, subject to local employment</p> <p>12 and privacy laws, as well as the percentage of</p> <p>13 construction costs expended with local vendors.</p> <p>14 Ten, because the location of the dome</p> <p>15 structure, bridge and intersection of access road and</p> <p>16 Broadway offer a unique opportunity to visually invite</p> <p>17 residents, businesses and the public into the City of</p> <p>18 Riviera Beach, Florida Sunstar Logistics shall</p> <p>19 participate in efforts to enhance and beautify the</p> <p>20 bridge and southern gateway to the city by working with</p> <p>21 the City and other partners, and further shall provide</p> <p>22 a conceptual design for beautification of the gateway</p> <p>23 and bridge to the city.</p> <p>24 Eleven, the final design of the mural on the</p> <p>25 dome structure shall be to the satisfaction of the City</p>

Page 66

1 Council and installed prior to the issuance of the
 2 Certificate of Occupancy. The applicant shall provide
 3 an alternative rendering for consideration.
 4 CHAIR CLARK: Thank you. And so I ask the
 5 Board that we accept the motion as presented with the
 6 language conditions for approval.
 7 VICE CHAIR BURGESS: So moved, Madam Chair.
 8 MR. GALLON: Second.
 9 CHAIR CLARK: Thank you. And may we have a
 10 vote, please, count?
 11 MS. DAVIDSON: William Wyly.
 12 MR. WYLY: Yes.
 13 MS. DAVIDSON: Margaret Shepherd.
 14 MS. SHEPHERD: Yes.
 15 MS. DAVIDSON: James Gallon.
 16 MR. GALLON: Yes.
 17 MS. DAVIDSON: Rena Burgess.
 18 VICE CHAIR BURGESS: Yes.
 19 MS. DAVIDSON: Evelyn Harris Clark.
 20 CHAIR CLARK: Yes.
 21 MS. DAVIDSON: That vote passed, with Board
 22 Member Brown abstaining.
 23 CHAIR CLARK: And to our guests from Florida
 24 Sunstar, LLC, welcome to Rivera Beach, and we look
 25 forward to your future horizon and being good neighbors

Page 67

1 and a part of our lovely city here.
 2 MR. VANDER VELDE: Thank you. We look
 3 forward to the relationship for a long time. Thank
 4 you.
 5 VICE CHAIR BURGESS: Thank you.
 6 CHAIR CLARK: You're welcome. Thank you.
 7 Do we have -- we have a question from
 8 Mr. Wyly, if you didn't mind.
 9 MR. WYLY: No, this is just really off the
 10 record, because I see the sign, and like I say, I'm
 11 really a fan of lights and illumination and stuff like
 12 that. Coming from south or going north, it doesn't
 13 matter, are you going to have the Rivera Beach sign on
 14 both sides, or is it just going to be facing west?
 15 MR. JACKSON: It will be both sides.
 16 MR. WYLY: It will be both sides. So it will
 17 be that big or --
 18 MR. JACKSON: Yes, we're going -- the
 19 illumination is similar to what you see there.
 20 MR. WYLY: Right.
 21 MR. JACKSON: And there will be panels
 22 (inaudible) that will go up there, but it will
 23 (inaudible). It's a very large sign.
 24 MR. WYLY: I can't wait to see that.
 25 MR. JACKSON: Yes, it's really, we're

Page 68

1 thinking, a point of interest for people to see it, a
 2 focal point for Riviera Beach.
 3 CHAIR CLARK: Well, this is a big project.
 4 It's something different for the City of Riviera Beach,
 5 and you have our marquee entry gate that's very
 6 important to us. And the gentleman, Mr. Vander Velde,
 7 talked about that other building that was all white.
 8 We don't want anything looking like that, okay. And
 9 again, thank you and welcome to our city.
 10 MR. VANDER VELDE: Thank you very much.
 11 MR. WYLY: Thank you.
 12 CHAIR CLARK: Let me go on to the agenda.
 13 We'll just give a moment.
 14 Okay, let's go on to our next agenda,
 15 workshop items. I see that we don't have any, but I do
 16 have a question that everybody probably -- oh, I see
 17 that you presented blank copies to us as well. So I
 18 guess we'll be turning these in as workshop items,
 19 because that's exactly what this is. This will be
 20 workshop items, so we can turn those in.
 21 Okay, going on to the next agenda item,
 22 general discussion. And do we have any public comments
 23 via digital, or no one present?
 24 ASSISTANT DIRECTOR SAVAGE-DUNHAM: No, ma'am,
 25 I don't have any.

Page 69

1 CHAIR CLARK: Okay, no public comments, okay.
 2 All right, do we have any correspondence?
 3 And I see that we have Planning and Zoning Board
 4 upcoming training.
 5 ASSISTANT DIRECTOR SAVAGE-DUNHAM: Correct.
 6 And I just wanted to underscore what you already
 7 touched on. We did send out a survey, and we're
 8 excited to get your feedback to help guide us. And we
 9 also asked Ms. Lina to complete the survey as well.
 10 And we're looking at a real kind of group process here.
 11 We're very excited. So once we get your feedback,
 12 Ms. Davidson and the team and I will, you know,
 13 assimilate it, and then we'll reach back out to you and
 14 talk about how we're going to proceed.
 15 CHAIR CLARK: That's terrific. Even though I
 16 filled this out, I'm going to take a blank one, and
 17 I'll probably turn in another one.
 18 ASSISTANT DIRECTOR SAVAGE-DUNHAM: That's
 19 fine, because this will be great. We appreciate all
 20 the input you give us. So if you think of something
 21 else, you have an extra survey in there, or you can
 22 always e-mail us as well.
 23 CHAIR CLARK: Okay, all right, thank you.
 24 And let's go on to item number C, Planning
 25 and Zoning Board members' comments. And let's start

<p style="text-align: right;">Page 70</p> <p>1 all the way to my far left and just come on down.</p> <p>2 We're going to start with Mr. Brown.</p> <p>3 MR. BROWN: No comments, Madam Chair.</p> <p>4 MR. GALLON: I have one. I would like to</p> <p>5 make sure that staff put in that verbiage about the</p> <p>6 employment opportunities. I think when we have</p> <p>7 applicants come on board, we need to track how many of</p> <p>8 our citizens are being hired. So if we could put that</p> <p>9 in writing when we get applicants.</p> <p>10 ASSISTANT DIRECTOR SAVAGE-DUNHAM: Yes, sir.</p> <p>11 MR. GALLON: Make it, you know, make it part</p> <p>12 of their --</p> <p>13 ASSISTANT DIRECTOR SAVAGE-DUNHAM: Like a</p> <p>14 standard condition?</p> <p>15 MR. GALLON: Yes.</p> <p>16 ASSISTANT DIRECTOR SAVAGE-DUNHAM: I think</p> <p>17 that that is something that we've talked about doing,</p> <p>18 is these conditions that we keep refining. We'll</p> <p>19 prepare some standard conditions. That's an excellent</p> <p>20 point.</p> <p>21 MR. GALLON: Thank you. That's it.</p> <p>22 VICE CHAIR BURGESS: Madam Chair, I just was</p> <p>23 going to piggyback off of what Mr. Gallon stated. I</p> <p>24 don't think it's bribery for us to ask these companies,</p> <p>25 when they're coming here for our location, to ask for</p>	<p style="text-align: right;">Page 72</p> <p>1 and pragmatic as we look at each applicant. And if</p> <p>2 someone needs to conduct the business of the City and</p> <p>3 look out for our residents in terms of employment and</p> <p>4 our businesses in terms of opportunity, let that start</p> <p>5 with us. And we are willing to take on that challenge.</p> <p>6 We had discussions earlier, a conference call</p> <p>7 earlier, and I am very adamant that we, as a city,</p> <p>8 provide the portal for these companies to be able to</p> <p>9 advertise the employment opportunities in a nonpartisan</p> <p>10 way. And again, I would like that to be sponsored by</p> <p>11 the P & Z Board, that we receive the recognition,</p> <p>12 because I believe that we are truly the ones who are</p> <p>13 pushing it forward because those opportunities present</p> <p>14 itself to us first.</p> <p>15 And if we need to have further discussion as</p> <p>16 to how we as a body can shape this, at one of the</p> <p>17 workshops let's put that on the agenda so that we can</p> <p>18 start to shape this and let it be the precedent going</p> <p>19 forward.</p> <p>20 MR. WYLY: Yes, again, I would like to, the</p> <p>21 same thing, agree with the Board members and saying</p> <p>22 that it's about time we start getting the businesses to</p> <p>23 giving back to the community. And that being said,</p> <p>24 talk about businesses giving back, UPS, the</p> <p>25 organization, remember a couple weeks ago we</p>
<p style="text-align: right;">Page 71</p> <p>1 them to hire some people from our city, to give our</p> <p>2 businesses work, to hire our contractors. It's just</p> <p>3 been going on for far too long. This is prime real</p> <p>4 estate all the way around, ocean, everything. And so</p> <p>5 when you ask to come into these cities, like other</p> <p>6 cities do, give us something for what we're giving you.</p> <p>7 So most definitely we will continue to stay</p> <p>8 on top of that and making sure that that's done for the</p> <p>9 benefit of the people who live here, who have to put up</p> <p>10 with the truck noise at 7:00 in the morning for those</p> <p>11 of us who are not retired.</p> <p>12 I travel that road every morning to work, and</p> <p>13 I see the big tractor trailer trucks out alongside of</p> <p>14 the road. You know, I often get stuck by the train in</p> <p>15 the morning if I'm not out by a certain time. And so,</p> <p>16 you know, I live here, I invest in this community as</p> <p>17 well, just like they're doing with their business. So</p> <p>18 we just want to make sure we get good business</p> <p>19 partners.</p> <p>20 CHAIR CLARK: I concur wholeheartedly with</p> <p>21 Board Member Brown and Vice Chair Burgess. And one</p> <p>22 time she asked me if I preach, and I got to ask her the</p> <p>23 same question. I think she preached.</p> <p>24 And I want the buck to stop here with this</p> <p>25 Board. We volunteer our time. We are very methodical</p>	<p style="text-align: right;">Page 73</p> <p>1 approved -- not a couple weeks, a couple months ago we</p> <p>2 approved UPS to expand?</p> <p>3 MS. SHEPHERD: Um-hmm, and they broke ground.</p> <p>4 MR. WYLY: Now, let me say this, and I mean</p> <p>5 this wholeheartedly. I saw how much -- I participated</p> <p>6 with the community in the drive-in theater, right? And</p> <p>7 I saw a lot of people really enjoying that and having a</p> <p>8 good time. And now that I see that that's being taken</p> <p>9 away now, and I'm like, wow, I wish I would have known</p> <p>10 this before we made the decision there, or at least we</p> <p>11 had some kind of alternative plan in place to be able</p> <p>12 to make it to where -- and I'm actively trying to find</p> <p>13 another location for that anyway, because the people</p> <p>14 really, really enjoyed that.</p> <p>15 I didn't think it would be that big of a hit,</p> <p>16 but it's a smash. I mean it's to the point to where 30</p> <p>17 cars were still lined up on the road and they couldn't</p> <p>18 get in to see the movie. So they were thinking about</p> <p>19 opening two shows. So anyway, let me get past that.</p> <p>20 UPS has now decided, thanks to Mrs. Shirley</p> <p>21 Lanier of District 3 -- we had a district traffic</p> <p>22 calming analysis on March 31st where we had a meeting</p> <p>23 next door and we discussed the fact that the trucks</p> <p>24 coming through the area, because a lot of people been</p> <p>25 complaining, it's because they coming through Federal</p>

<p style="text-align: right;">Page 74</p> <p>1 Gardens.</p> <p>2 And what they decided to do, they actually</p> <p>3 going to contribute \$40,000 to making this go away at</p> <p>4 some point. And they gave a lot of options. They came</p> <p>5 in and did a presentation, and they came out with a lot</p> <p>6 of options on what they're going to do.</p> <p>7 So what we're going to do in the next coming</p> <p>8 weeks, we're going to go door to door in Federal</p> <p>9 Gardens and kind of give them these options. And they</p> <p>10 kind of handed out this little pamphlet that we're</p> <p>11 going to give everyone and let them know what options</p> <p>12 we have.</p> <p>13 Now, the signage is going to be definitely</p> <p>14 guaranteed. That's one of the mainstays. We're going</p> <p>15 to put in proper signage in certain areas to where the</p> <p>16 trucks will not be located there.</p> <p>17 The main thing I think was there was also a</p> <p>18 traffic circle, a beautification circle to where</p> <p>19 they're going to take some of the public -- take some</p> <p>20 of the private, not private properties, public property</p> <p>21 on the corners and make that a roundabout to where it</p> <p>22 will stop the trucks from either going through there</p> <p>23 and stopping people from speeding through on both</p> <p>24 sides.</p> <p>25 And one they had -- I think it's a bit</p>	<p style="text-align: right;">Page 76</p> <p>1 But I wanted to thank Mrs. Lanier for being</p> <p>2 able to make something that we -- you know, came to the</p> <p>3 table with us, that she kind of got this company to</p> <p>4 commit to putting in \$40,000, approximately \$40,000 to</p> <p>5 be able to say, hey, we're going to commit to the city,</p> <p>6 even though their trucks are not the ones coming</p> <p>7 through anymore, because they put in some rules and</p> <p>8 regulations to stop them from doing so. But they still</p> <p>9 say thank you for allowing us to be able to expand and</p> <p>10 be able to become a better company, but now we're going</p> <p>11 to contribute back to the city in being able to do so.</p> <p>12 And like you guys said, I think that's the</p> <p>13 thing that we need to start making companies do when</p> <p>14 they come into the City of Riviera Beach, make it to</p> <p>15 where they give something back to our community to</p> <p>16 where they show that if you want to be a part of us and</p> <p>17 we want to be a part of one big community, be able to</p> <p>18 contribute where it benefits us the most. So I did</p> <p>19 want to bring that to your attention.</p> <p>20 CHAIR CLARK: Thank you for the update.</p> <p>21 And I concur with all of my colleagues. We</p> <p>22 should not be bashful in terms of expectations, because</p> <p>23 certain other municipalities certainly are not bashful,</p> <p>24 and they are building around us, whether they're nearby</p> <p>25 or far. And I'm pretty sure they got what they wanted.</p>
<p style="text-align: right;">Page 75</p> <p>1 extreme, but they talked about cutting that off</p> <p>2 completely to where the kids will still be able to walk</p> <p>3 back and forth through that, but it would be cut off,</p> <p>4 and then your only escape out of -- I won't say escape,</p> <p>5 but your only way to be able to get out of Federal</p> <p>6 Gardens would be through 13th or 11th Street. But I</p> <p>7 think that will cause the problem during school time</p> <p>8 with Suncoast to where when they're actually going in</p> <p>9 the school, we will have to go out that way.</p> <p>10 Then the only alternative to that was make it</p> <p>11 a partial, to where you can only go outside going</p> <p>12 west -- excuse me -- going east out of Federal Gardens,</p> <p>13 you'll only be able to exit that way. And then in that</p> <p>14 way, that avoid this thing.</p> <p>15 But what we're going to do now is that, from</p> <p>16 what Mrs. Lanier is trying to get done is that we're</p> <p>17 going to go around to each and every person inside</p> <p>18 Federal Gardens, and we're going to see what their idea</p> <p>19 is on this. And I'm pretty sure they're going to lean</p> <p>20 toward the roundabout, which probably will not mess</p> <p>21 with the bus, the bus changes, because I know buses</p> <p>22 come back and forth through there, and that won't</p> <p>23 change the routes or anything like that. But I'm</p> <p>24 pretty sure that's probably going to be a good idea</p> <p>25 they're going to have.</p>	<p style="text-align: right;">Page 77</p> <p>1 So let us not be bashful and look out for our residents</p> <p>2 and what we can do here at the Board. Let's ask for it</p> <p>3 and take that step. And thank you.</p> <p>4 And let's defer to Board Member Ms. Shepherd.</p> <p>5 MS. SHEPHERD: Once again, I'm glad we're</p> <p>6 having this conversation about our residents being a</p> <p>7 part of building this city. For many years we have</p> <p>8 been shortchanged. They say they're going to do it,</p> <p>9 and then they don't. You don't see any of us out</p> <p>10 there. And I think we should really make sure to</p> <p>11 continue to tell them we want participation.</p> <p>12 The only group that I've seen that makes sure</p> <p>13 that they were going to push the issue of our city</p> <p>14 getting our employees, our contractors, and that was</p> <p>15 Rivera Beach Housing Authority when they built the</p> <p>16 Heron Estates. And most of those guys, they were a</p> <p>17 part of this city. They were a part of this city, and</p> <p>18 they stressed it because they wanted to be good</p> <p>19 partners in the city. And this is what we have to do,</p> <p>20 make sure they sign that agreement and then start</p> <p>21 fining them if they don't.</p> <p>22 The City of Riviera Beach, for so many years,</p> <p>23 zip code is 33404, Riviera Beach, but they use Palm</p> <p>24 Beach Gardens, West Palm Beach, whatever they want to</p> <p>25 do. And we have to start stressing these things. And</p>

Page 78

1 it start with Planning and Zoning, and it start with us
 2 going to the City Council meetings and say, hey, this
 3 is what we need to do. Keep on talking, and sooner or
 4 later they'll catch the fire like we're going to catch
 5 the fire.
 6 Now we have this great project, and I'm very
 7 proud they came here. They were very humble. And I'm
 8 waiting to see what are they going to do. But I really
 9 enjoyed the conversation of employment, because we
 10 deserve it. We deserve it.
 11 Thank you, Madam Chair, finished.
 12 CHAIR CLARK: You're welcome.
 13 Okay, and project updates and upcoming
 14 projects.
 15 ASSISTANT DIRECTOR SAVAGE-DUNHAM: Madam
 16 Chair, I wanted to update the Board. We're working
 17 internally to set up a section on our web page for the
 18 Planning and Zoning Board to have access to log in
 19 where I can post information on projects for you to --
 20 another way for you to obtain information from staff
 21 and to also, if you're having trouble sleeping or, you
 22 know, you want to read something, you could, you know,
 23 get a log-on and take a look at what we have coming.
 24 So I'm working on that now with IT. I don't have it
 25 all ironed out, but I just want you to be aware that I

Page 79

1 heard you.
 2 I also want to let the Board members know
 3 that if any of you feel that it would be beneficial to
 4 set up a, you know, a recurring call, you know, every
 5 two weeks or a week before a meeting or whatever, if
 6 that would be helpful to you, I'm always available.
 7 If you get the packet from us, you know,
 8 we're trying to send it out earlier. I just found out
 9 that we might have an opportunity to switch to a
 10 different way to deliver the packet to you, more like
 11 the City Council gets theirs, and that might allow us
 12 to do it a little bit more in advance for you.
 13 But if you ever get material from us and you
 14 have any questions, I am here. You know, by all means,
 15 give me a call, send me an e-mail. You want to set up
 16 a call or connect, you know, I want to make sure that
 17 you have what you need, and I'm happy to answer any
 18 question. So we are working on that in our continual
 19 improvement kind of process.
 20 That being said, we don't have anything on
 21 the agenda for April 22nd, so that meeting is going to
 22 be canceled. You will not see us again until your
 23 meeting of May 13th. That works well for us, because
 24 we can work on developing the training. And we have a
 25 number of projects, but they're just not ready to come

Page 80

1 before you at this time.
 2 CHAIR CLARK: Okay, thank you. When we have
 3 cancellations of meetings I would like to see that we
 4 use that time constructively, that we, as a Board, go
 5 through training or a workshop with staff. I
 6 understand that the upcoming meeting is going to be
 7 canceled because you need time to pull the training
 8 together. After we get -- what's the word I want to
 9 say -- get our rhythm and moving forward, that we
 10 become stronger as a Board and we help the staff and
 11 the staff helps us and we have some workshops.
 12 ASSISTANT DIRECTOR SAVAGE-DUNHAM: Okay, very
 13 good. And duly noted, Madam Chair.
 14 CHAIR CLARK: Thank you; thank you.
 15 If we do not have any further business, and
 16 we had an excellent meeting tonight, and I thank each
 17 one of our Board members, and especially the staff and
 18 the residents for viewing and seeing how we conduct
 19 City business, and since there's nothing else further,
 20 may I have a motion that we adjourn?
 21 VICE CHAIR BURGESS: So moved.
 22 MS. SHEPHERD: Second.
 23 CHAIR CLARK: Adjourned. There's my gavel.
 24 (Whereupon, at 8:24 p.m., the proceedings
 25 were concluded.)

Page 81

C E R T I F I C A T E

1
 2
 3
 4 THE STATE OF FLORIDA)
 5 COUNTY OF PALM BEACH)
 6
 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 The certification of this transcript does
 15 not apply to any reproduction of the same by any
 16 means unless under the control and/or direction of
 17 the certifying reporter.
 18 IN WITNESS WHEREOF, I have hereunto set my
 19 hand this 14th day of April, 2021.
 20
 21
 22
 23
 24
 25

Susan S. Kruger

 Susan S. Kruger