

Harbor Point Community Meeting (5000 N. Ocean Drive) - January 5, 2016

A public community meeting was held by KT 5000, LLC, the property owner, on January 5, 2016, within the Riviera Beach Ambassador Center, 1229 E. Blue Heron Blvd., starting at 6:00PM (presentation and questions and answers occurred from approximately 6:05PM – 6:50PM, to discuss the site plan and roadway abandonment proposal associated with the Harbor Point redevelopment project. Approximately 25 residents were in attendance. Project graphics were on display within the meeting area and a sign-in sheet was provided (attached).

Please see meeting details below:

Jim Boyce, Project Manager for KT 5000 LLC opened the meeting and provided a Power Point presentation. The presentation contained various images and renderings, including details associated with existing Harbor Point site conditions, proposed number of units, proposed improvements to the existing dune area and overall landscape design concept, proximity to the 1997 and 1979 CCCL, and creation of a Palm Beach County Beach maintenance access easement for projects associated with beach sand nourishment.

Terrence Conley, the Project Architect with BC Architects AIA, Inc., provided details on various building design elements and materials, which focused on glass elements and clean building lines, further tying the development theme to the coastal environment. Decorative element at top surround of building described. Gatehouse design, parking areas and layout were described.

Michael Sapusek, the Project Landscape Architect with Intuitive Design Group, discussed the project's landscape concept which is focused on material appropriate to the coastal environment. The western entrance will be lined with native shade trees to create a canopy feel and the eastern portion of the property was designed to provide a park-like feel. Dune restoration is to occur with approvals from the Department of Environmental Protection as required.

Questions and Answers ensued:

Q1: How will the units be configured (bedrooms)?

A: There will be two bedroom and three bedroom units available.

Q2: How will the marshland be dealt with, concerns with water?

A: The existing roadway will be rebuilt to include new storm drain structures and curbing and renovated to meet current standards.

Q3: Will the roof be accessible to residents or others?

A: No, it will not be accessible.

Q4: Request to see a specific image (birds-eye rendering view from the east).

A: Image shown.

Q5: Location of existing coral rock / hard ocean bottom requested.

A: Located primarily to the southeast.

Q6: Will large trees be removed from area?

A: If the large trees referred to are Australian Pines and located within the Harbor Point property, yes, they will be removed because they are an invasive exotic tree which is required to be removed.

Q7: What is the overall building height?

A: 200 feet with an additional 15 feet for the architectural surround at the top (+/- 215 feet).

Q8: Sales price of the units?

A: Currently unknown – will be sold at market rate.

Q9: What is the construction start date?

A: Desired to commence construction in the fall of 2016.

Q10: When will demo occur and what about noise?

A: Demo will commence by end of the week and we will adhere to all local regulations pertaining to noise and allowable work times. A sales office portion of the building will remain intact.

Q11: Was there asbestos found?

A: Yes, and it has been properly mitigated.

Q12: How long will construction take?

A: Approximately 12 months for the shell and 24 months for the total buildout.

Q13: Will the PBC Beach Access be available for public use.

A: No, only for official County use directly related to the Beach Renourishment program.

Q14: Have there been approvals from DEP for turtle lighting?

A: The project was designed to accommodate all environmental requirements associated with turtle lighting and will require DEP sign-off prior to issuance of City building permit.

Q15: Will there be any changes to the existing adjacent fire station?

A: No changes are proposed to the fire station or water tower.

Q16: What will happen to the shared access with the Ocean's Edge Development?

A: An access easement will be maintained for Ocean's Edge.

Closing remarks provided by City Council Chairperson, Dawn Pardo.

End.

SIGN IN SHEET
January 5, 2016

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