



MEETING AGENDA PLANNING AND ZONING BOARD CITY OF RIVIERA BEACH, FL

LOCAL PLANNING AGENCY

Development Services Department: (561)845-4060 / comdev@rivierabch.com

Commencement – 6:30 PM
Thursday, March 8, 2018

City Council Chambers - Municipal Complex
600 W. Blue Heron Blvd., Riviera Beach, FL 33404

If you wish to speak on any item(s) on this agenda, please complete a public comment card and provide it to Planning and Zoning Staff. Cards must be submitted prior to Board discussion of an item. Thank you.

I. MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE

II. ROLL CALL

Rena James, Chairperson

Tradrick McCoy, Vice-Chair

James Gallon, Board Member

Edward Kunitz, Board Member

Margaret Shepherd, Board Member

Vacant, Board Member

Vacant, Board Member

Jon Gustafson, 1st Alternate Member

Anthony Brown, 2nd Alternate Member

III. ACKNOWLEDGEMENT OF BOARD MEMBER ABSENCE NOTIFICATION

IV. ADDITIONS AND DELETIONS TO THE AGENDA

V. DISCLOSURE BY BOARD MEMBERS AND ADOPTION OF THE AGENDA

VI. APPROVAL OF MINUTES – January 25, 2018.

VII. UNFINISHED BUSINESS – None.

VIII. NEW BUSINESS – None.

IX. WORKSHOP ITEMS

- A. DISCUSSION OF DRAFT CODE AMENDMENTS ASSOCIATED WITH ARCHITECTURAL STANDARDS, LANDSCAPING, AND USE REGULATIONS FOR PARCELS ADJACENT TO BLUE HERON BOULEVARD, BROADWAY (US1) AND OTHER PRINCIPAL ARTERIAL ROADWAYS THROUGHOUT THE CITY.
- B. DISCUSSION OF DRAFT CODE AMENDMENTS ASSOCIATED WITH RETAIL ESTABLISHMENTS, INCLUDING, BUT NOT LIMITED TO, CONVENIENCE STORES, AND SINGLE PRICE DISCOUNT STORES.
- C. DISCUSSION OF DRAFT CODE AMENDMENTS FOR MEDICAL MARIJUANA DISPENSING FACILITIES.

X. GENERAL DISCUSSION

A. PUBLIC COMMENTS

B. CORRESPONDENCE

C. PLANNING AND ZONING BOARD COMMENTS

1. Project Updates / Upcoming Projects

2. Upcoming P&Z Board Meetings – March 22, 2018 / April 12, 2018

XI. ADJOURNMENT

NOTICE: In accordance with the Americans with Disabilities Act, persons in need of a special accommodation to participate in this proceeding shall, within a reasonable time prior to any proceeding, contact the City of Riviera Beach, 600 West Blue Heron Boulevard, Riviera Beach, Florida 33404, Telephone 561-845-4000 or TDD 561-840-3350, www.rivierabch.com.

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CITY OF RIVIERA BEACH
PLANNING AND ZONING BOARD

Thursday, January 25, 2018

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

6:35 p.m. - 7:06 p.m.

IN ATTENDANCE:

Rena James, Chair
James Gallon, Board Member
Edward Kunity, Board Member
Margaret Shepherd, Board Member
Jon Gustafson, First Alternate Member
Anthony Brown, Second Alternate Member
Jeff Gagnon, Acting Director of
Community Development
Lina F. Busby, Assistant City Attorney
Simone Davidson, Staff Assistant

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1 MS. DAVIDSON: Tradrick McCoy.
2 (No response.)
3 MS. DAVIDSON: Rena James.
4 CHAIR JAMES: Here.
5 MS. DAVIDSON: You have a quorum.
6 CHAIR JAMES: Acknowledgment of Board member
7 absence notification.
8 MR. GAGNON: Yes, thank you, Madam Chair.
9 Jeff Gagnon, Acting Director of Community
10 Development. I did receive word from Mr. McCoy that he
11 would not be able to attend tonight's meeting due to a
12 family illness. Everyone else is currently present.
13 CHAIR JAMES: All right, moving on to item
14 IV --
15 MR. GAGNON: I'm sorry. Also, Madam Chair,
16 being that Mr. McCoy is absent, I'd like to make note
17 and seek approval for Mr. Gustafson to be provided with
18 voting rights, as well as Mr. Brown, being that we have
19 three vacancies at tonight's meeting.
20 CHAIR JAMES: So noted. Item IV, additions
21 and deletions to the agenda.
22 MR. GAGNON: We have no additions or
23 deletions to tonight's agenda.
24 CHAIR JAMES: Item V, disclosure by Board
25 members and adoption of the agenda. So are there any

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1 BE IT REMEMBERED that the following Planning
2 and Zoning Board meeting was had at Riviera Beach
3 Marina Event Center, 190 East 13th Street, Riviera
4 Beach, Florida, on Thursday, January 25, 2018,
5 beginning at 6:35 p.m., with attendees as hereinabove
6 noted, to wit:
7 ---
8 CHAIR JAMES: Good evening, everyone. We're
9 ready to start the Thursday, January 25th, 2018
10 Planning and Zoning Board meeting. We will begin with
11 a moment of silence, followed by the Pledge of
12 Allegiance.
13 (Moment of silence observed. Pledge of
14 Allegiance recited.)
15 CHAIR JAMES: Roll call, please.
16 MS. DAVIDSON: James Gallon.
17 MR. GALLON: Here.
18 MS. DAVIDSON: Edward Kunity.
19 MR. KUNUTY: Here.
20 MS. DAVIDSON: Margaret Shepherd.
21 MS. SHEPHERD: Here.
22 MS. DAVIDSON: Jon Gustafson.
23 MR. GUSTAFSON: Here.
24 MS. DAVIDSON: Anthony Brown.
25 MR. BROWN: Present.

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1 disclosures? Being no disclosures, do we have a motion
2 to adopt the agenda?
3 MR. KUNUTY: So moved.
4 CHAIR JAMES: Is there a second?
5 MS. SHEPHERD: Second.
6 CHAIR JAMES: Roll call.
7 MS. DAVIDSON: James Gallon.
8 MR. GALLON: Yes.
9 MS. DAVIDSON: Edward Kunity.
10 MR. KUNUTY: Yes.
11 MS. DAVIDSON: Margaret Shepherd.
12 MS. SHEPHERD: Yes.
13 MS. DAVIDSON: Jon Gustafson.
14 MR. GUSTAFSON: Yes.
15 MS. DAVIDSON: Anthony Brown.
16 MR. BROWN: Yes.
17 MS. DAVIDSON: Rena James.
18 CHAIR JAMES: Yes.
19 MS. DAVIDSON: Unanimous vote.
20 CHAIR JAMES: Item VI, approval of the
21 minutes from the January 11th meeting. Is there a
22 motion?
23 MR. GALLON: So moved.
24 CHAIR JAMES: Is there a second?
25 MR. KUNUTY: Second.

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<p>1 CHAIR JAMES: Roll call. 2 MS. DAVIDSON: James Gallon. 3 MR. GALLON: Yes. 4 MS. DAVIDSON: Edward Kunity. 5 MR. KUNUTY: Yes. 6 MS. DAVIDSON: Margaret Shepherd. 7 MS. SHEPHERD: Yes. 8 MS. DAVIDSON: Jon Gustafson. 9 MR. GUSTAFSON: Yes. 10 MS. DAVIDSON: Anthony Brown. 11 MR. BROWN: Yes. 12 MS. DAVIDSON: Rena James. 13 CHAIR JAMES: Yes. 14 MS. DAVIDSON: Unanimous vote. 15 CHAIR JAMES: All right, item VIII, new 16 business. 17 MR. GAGNON: Thank you, Madam Chair. 18 We have one item under new business tonight. 19 For the record, it is an ordinance of the City Council 20 of the City of Riviera Beach, Palm Beach County, 21 Florida, abandoning a portion of East 20th Street, a 22 portion of Avenue "B" and a portion of Avenue "C," 23 exhibited on the revised plat of Cocoanut Lodge in 24 government lot 4, section 28, township 42 south, range 25 43 east, as recorded in plat book 7, page 52 of the</p>	<p>1 this area is essential to the operations of the 2 facility for future plans to become a larger and 3 integrated development. 4 The applicant has provided a sketch and legal 5 description for the areas to be abandoned, as depicted 6 in these images. 7 The applicant has satisfied the comments 8 provided by the reviewing agencies of the City, 9 specifically those generated by Section 29-66 of the 10 Code of Ordinances when considering the relocation and 11 the use of public right-of-way. This is a synopsis of 12 the comments provided by City staff and the applicant. 13 Staff does recommend the consideration of the 14 application for the abandonment, subject to the 15 following conditions. 16 That a site plan application shall be 17 submitted to the City within 12 months of the adoption 18 of the ordinance. This site plan shall provide a 19 master site plan for the land area owned by Rybovich. 20 A landscape plan shall be submitted in 21 conjunction with the aforementioned site plan 22 application in accordance with the City Code of 23 Ordinances. They will have to do a new plat, which 24 shall be submitted in conjunction with the 25 aforementioned site plan.</p>
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<p>1 public records of Palm Beach County, Florida and 2 located within the City of Riviera Beach, Florida, 3 containing 23,370 square feet, which is approximately 4 0.54 acres, more or less, providing conditions, 5 providing for severability and conflicts, and providing 6 an effective date. 7 At this point, I would like to ask Mr. Yoan 8 Machado, our Senior Planner and GIS Specialist, to 9 present a PowerPoint to the Board, as well as providing 10 opportunity for the applicant and their agent to 11 provide follow-up to the Board for any additional 12 questions thereafter. 13 MR. MACHADO: Good evening, Board members. 14 Yoan Machado with the Zoning Division. 15 CHAIR JAMES: Good evening. 16 MR. MACHADO: Before you today is a request 17 for the abandonment of portions of East 20th Street, 18 Avenue "B," Avenue "C," with an approximate area of 19 0.54 acres. The following slide provides you with an 20 approximate area of the -- that's being considered for 21 the abandonment. 22 The areas labeled in orange were previously 23 abandoned through Ordinance 4008, passed and adopted on 24 November 16th of 2011. The areas in blue are up for 25 consideration today. The applicant has stated that</p>	<p>1 Rybovich or designee/agent shall facilitate 2 the installation of a new traffic light at the 3 intersection of Broadway and East 22nd Street. The new 4 traffic light at the intersection must be fully 5 operational prior to restricting access to those 6 portions of East 20th Street and Avenue "C" currently 7 being proposed for the abandonment. 8 That concludes my presentation. Unless you 9 have any questions, pass it over to the applicant. 10 CHAIR JAMES: Applicant. 11 MR. MILLAR: Good evening. 12 CHAIR JAMES: Good evening. 13 MR. MILLAR: Charles Millar with Kimley-Horn, 14 representing the property owner, RBY, LLC. 15 We're happy to be here tonight, and let me 16 start off by first thanking your staff. They've done a 17 great job. The staff that you did pick up from Palm 18 Beach County excited us. We've worked together in the 19 past, and it's a great opportunity to see the same 20 staff again. So thank them very much, and Jeff for his 21 staff and everything they've done. 22 This is really just a housekeeping measure. 23 You've seen this request, a similar request in the 24 past. This is just a continuation of the abandonment, 25 which would allow Rybovich to make a significant</p>

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1 investment into the City of Riviera Beach.
 2 We think it makes perfectly sound and good
 3 planning development, complies with the conditions, the
 4 standards as established in your land development code.
 5 And we're really just here to answer any questions and
 6 move this forward so we can comply with the conditions.
 7 We accept the conditions as written; we're fine with
 8 those. And we would ask for your approval.
 9 CHAIR JAMES: Thank you. Before I go to
 10 Board comments, staff, are there any public comment
 11 cards? No?
 12 MR. GAGNON: No, ma'am.
 13 CHAIR JAMES: So we'll start with Board
 14 comments. Mr. Brown.
 15 MR. BROWN: My first comment for Mr. Millar,
 16 your legal descriptions and sketches, there are a few
 17 errors that need to be addressed before it goes
 18 forward.
 19 MR. MILLAR: I'm sorry, I didn't hear you,
 20 sir.
 21 MR. BROWN: You need to talk to your
 22 surveyor. There are a few errors that need to be
 23 addressed before this can move forward.
 24 UNIDENTIFIED SPEAKER: With the legal
 25 descriptions.

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1 MR. GAGNON: Mr. Brown, I understand loud and
 2 clear. What we can do is we can revisit the legal
 3 description and make sure that if you've seen certain
 4 areas, being that's your area of expertise, if you've
 5 seen certain areas that need to be revisited, we'd be
 6 happy to do so. I don't think even if there might be
 7 an inconsistency in the legal description, the areas
 8 depicted on screen are the areas that are proposed to
 9 be abandoned, so whatever we need to do to ensure that
 10 the legal description accurately reflects those areas
 11 is exactly what we'll do.
 12 MR. MILLAR: Absolutely. I'm sorry I
 13 couldn't hear you.
 14 MR. BROWN: Yes, the language has a problem
 15 in some areas, I'd say about four different areas.
 16 MR. MILLAR: We'll make sure those -- we'll
 17 work with your staff and your Engineering Department to
 18 make sure those descriptions are accurate and reflect
 19 the correct property.
 20 MR. BROWN: Okay.
 21 MR. MILLAR: Thank you.
 22 CHAIR JAMES: Okay, Mr. Gustafson.
 23 MR. GUSTAFSON: No comment.
 24 CHAIR JAMES: Ms. Shepherd.
 25 MS. SHEPHERD: Yes, just a couple questions.

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1 I know you say it's a housekeeping, I guess. Just why
 2 do you need the light at 22nd Street, because I know
 3 it's one at 23rd -- I'm sorry, 13th Street, it's one on
 4 20th Street, so why do you need the light at 22nd
 5 Street? What is the importance?
 6 MR. MILLAR: The need for that is that there
 7 will be -- traffic will be directed to that
 8 intersection, and based upon the analysis done by our
 9 traffic engineer and a review by the City, we have
 10 actually submitted a second time for the permit for
 11 that light. We're going to grant back to the City all
 12 the applicable easements for that signal. But based
 13 upon traffic engineering and safety, it's a requirement
 14 that we put that traffic signal, based on the warrants,
 15 the volumes of traffic at that location.
 16 MR. GAGNON: Thank you. We have a different
 17 format tonight, so normally we have different
 18 microphone locations.
 19 But the key and essential component of this
 20 is on the aerial view, now you can see the intersection
 21 of East 20th Street and Broadway. So there currently
 22 is a signal, a traffic signal at that location. So
 23 what will happen is with this abandonment request, the
 24 roadway will not be accessible from properties to the
 25 north.

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1 So what City staff and the applicant want to
 2 ensure is that there's still a traffic signal that will
 3 be working for that neighborhood to ensure that they
 4 can make a left turn across Broadway and head south.
 5 So East 22nd Street is the next location that will
 6 allow them access so they'll be able to maintain access
 7 through that community, and we feel like that is an
 8 essential component and condition of this abandonment
 9 request.
 10 So we're basically replacing the existing
 11 functionality at East 20th Street, that existing light,
 12 and moving it to East 22nd Street for southbound
 13 traffic on Broadway if you're coming from that
 14 neighborhood to the north.
 15 MS. SHEPHERD: So will it be a light there at
 16 20th Street? Is that what you're saying?
 17 MR. GAGNON: So the light at 20th Street will
 18 remain --
 19 MS. SHEPHERD: Okay.
 20 MR. GAGNON: -- but there will be a new light
 21 on 22nd Street to ensure that everyone in the
 22 neighborhood to the north can still make that south
 23 turn and have a traffic signal which guards that turn,
 24 so that way they will receive the access that they
 25 currently have in the future as well.

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1 MS. SHEPHERD: Okay. Well, what is coming
 2 out of that, out of Rybovich? Because I live right
 3 there on 23rd, so I see they're doing a lot of work
 4 there. What's coming out of Rybovich? Is it going to
 5 be something big, or it's just going to be a lot of
 6 traffic in that neighborhood? Just what's going on?
 7 MR. GAGNON: Well, for this phase, there's
 8 really not a new traffic study or traffic demand. What
 9 will happen during the site plan analysis is, depending
 10 on what the proposed uses are in the future, that will
 11 create a certain traffic demand, and staff will review
 12 that. We can provide the information to the Board,
 13 ensure that there's adequate capacity on Broadway and
 14 the streets in that neighborhood. So that will be part
 15 of the site plan component, that based on the
 16 conditions, will be coming before us in approximately
 17 one year or less.
 18 MS. SHEPHERD: Okay, Jeff, so clear my mind a
 19 little bit.
 20 MR. GAGNON: Sure.
 21 MS. SHEPHERD: So you're going to put a
 22 traffic light there, but you're not clear on what's
 23 coming in or what's going out, but you're going to
 24 block it up with a traffic light?
 25 MR. GAGNON: Well, what the traffic light

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1 does is it, again, protects that southbound turn on
 2 Broadway.
 3 MS. SHEPHERD: Okay.
 4 MR. GAGNON: So currently at 20th Street, if
 5 you went to the intersection of Broadway and 20th, you
 6 would have a signalized turn. So if you want to go
 7 south on Broadway, you'd wait for the traffic signal
 8 and then head south. With this abandonment request,
 9 that light and the access to the light from the
 10 northern neighborhood wouldn't exist. So what we want
 11 to make sure is that the traffic signal is still
 12 available to the neighborhood and the community.
 13 So we would have a new traffic signal at East
 14 22nd and Broadway, so if you wanted to make that
 15 southbound turn on Broadway, you'd still have the same
 16 accessibility. So we're trying to make sure that the
 17 existing accessibility and existing condition is
 18 maintained. So it's not due to anticipated traffic
 19 demand, it's really just maintaining the community as
 20 is.
 21 MS. SHEPHERD: Okay. So you can still have
 22 the light at 13th Street, you're going to have the
 23 light on 20th Street, and now you're putting a light at
 24 22nd Street.
 25 MR. GAGNON: That's correct.

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1 MS. SHEPHERD: Is that true?
 2 MR. GAGNON: Yes, ma'am.
 3 MS. SHEPHERD: Okay, I get it. Thank you.
 4 MR. GAGNON: You're welcome.
 5 CHAIR JAMES: Okay, Mr. Kunutty.
 6 MR. KUNUTY: Yes, just a couple of questions.
 7 Are you going to still need that light at 20th, or is
 8 that --
 9 MR. GAGNON: For right now, the answer is
 10 yes. As we move forward and during the site plan
 11 process, we'll revisit it.
 12 From what I can recollect in previous
 13 discussions from years ago, FDOT has specific distance
 14 requirements between traffic lights. U.S. 1 is a State
 15 roadway, and there's a lot of conversation about what
 16 that distance is, is there adequate separation. So in
 17 the future I think there's still a need for the light
 18 at 20th Street, so that's not anticipated to go away
 19 right now, but if the demand changes, then we could
 20 definitely revisit it.
 21 MR. KUNUTY: The property to the north, is
 22 that all private property on 21st?
 23 MR. GAGNON: So if I remember correctly,
 24 there are some parcels that are currently owned by
 25 Rybovich, and please correct me if I'm wrong. So

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1 there's various property owners that do own the
 2 parcels. So you can see just the red line
 3 configuration is supposed to identify the current
 4 parcels that are owned by Rybovich or their, I guess,
 5 LLC, and there may be a few just north of that that
 6 they may also have an ownership interest in. But there
 7 is East 21st Street, which is a City roadway which will
 8 be maintained, and then there are some private parcels
 9 just north of that.
 10 MR. KUNUTY: So it looks like the majority of
 11 the property up to 21st belongs to Rybovich.
 12 MR. GAGNON: Yes. And what the ultimate goal
 13 is, and as part of the conditions of approval of this
 14 abandonment is to have Rybovich provide the City with
 15 really a master site plan within that one year
 16 timeframe. The current vision is really to create a
 17 campus for this property owner and this business, which
 18 we're anticipating to generate a lot of jobs and really
 19 a positive impact on the community. So that's what the
 20 current vision is and why this abandonment is
 21 important.
 22 MR. KUNUTY: One final question. I don't
 23 know if there's a precedent for this. When the City
 24 abandons public property and gives it to a private
 25 enterprise, shouldn't there be some kind of

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1 compensation to the City?
 2 MR. GAGNON: It's an interesting question.
 3 So technically, right-of-way, it's not seen as property
 4 in a sense that it's owned. So due to the State
 5 statute, what happens is based on the mid point or
 6 center line of the roadway, if a right-of-way is
 7 abandoned, they measure the mid point of the roadway,
 8 and then it goes to the adjacent property owners.
 9 So in this situation, because Rybovich has
 10 acquired all the adjacent property, it will naturally
 11 go to the property owner, which is Rybovich. So that
 12 also explains why there's a little carve-out on Avenue
 13 "C," because if we were to abandon that in full, there
 14 would be property ownership questions.
 15 So again, the true intent is to create that
 16 master campus for Rybovich, but there's really no
 17 financial incentive that the City can ask for. It's
 18 not really selling property in that sense, because it
 19 is right-of-way. But we are anticipating the
 20 anticipated site plan and future redevelopment of the
 21 area to have a positive impact for the City, tax
 22 revenue and things of that nature.
 23 MR. KUNUTY: Yes. No, I'm sure of that. So
 24 I have no other questions.
 25 CHAIR JAMES: Okay, Mr. Gallon.

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1 MR. GALLON: No questions.
 2 CHAIR JAMES: I just want to read this out
 3 for the record, and I think this may kind of help to
 4 clear up some concerns or answer what Ms. Shepherd was
 5 talking about, within that year submitting the site
 6 plan and the true intent of why the road is asking to
 7 be abandoned. In our packets, under the Rybovich
 8 Company values, and like I said, I'm going to read this
 9 into the record because I know this is being recorded,
 10 so for those who may be watching and not have this
 11 information.
 12 The Riviera Beach City Council maintains the
 13 sole discretion to vacate, abandon, discontinue, impose
 14 any existing public street within the corporate limits
 15 of the City of Riviera Beach.
 16 The purpose and intent of the requested
 17 abandonment is to allow Rybovich to make a substantial
 18 capital investment of over 10 million in a mega yacht
 19 lift.
 20 As a component of the redevelopment and
 21 advancement of the Riviera Beach facility, a substantial
 22 portion of the West Palm Beach shipyard operations are
 23 intended to be relocated to the Riviera Beach site. To
 24 provide the much needed boat service area for the
 25 larger vessels, portions of Avenue "B," Avenue "C" and

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1 20th Street, which are already within the fenced area,
 2 need to be abandoned. This will allow the new mega
 3 yacht lift to turn within its designated radius and
 4 operate safely and efficiently.
 5 So I don't have any other questions. It
 6 seems like, well, they mostly own all of that area
 7 anyway. So like you said, it's not like we're giving
 8 it to them. They will be responsible for maintenance.
 9 So I don't have any other questions.
 10 I don't know if that helped you any,
 11 Ms. Shepherd.
 12 MS. SHEPHERD: Kind of. If I can -- since
 13 you read that, and knowing the area where I'm at, and I
 14 notice 22nd Street goes all the way down to the water.
 15 Am I clear on where I'm at, Jeff? Will that
 16 abandonment affect that the residents, us going back
 17 and forth to that water area? Or it seemed like
 18 Rybovich is taking all of that property. How will it
 19 really affect the residents in that area?
 20 MR. GAGNON: So if I'm remembering 22nd
 21 Street correctly, I believe that might be associated
 22 with Viking and their facility.
 23 MS. SHEPHERD: Yes.
 24 MR. GAGNON: I think years ago, because the
 25 right-of-way went through the center of the facility,

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1 it actually was abandoned to Viking, so it's not
 2 currently public access. This was probably five plus
 3 years ago.
 4 So the scope of the abandonment proposal
 5 tonight is further south than that. It doesn't touch
 6 any sort of water access that exists. It's really a
 7 second phase from the previous abandonment that was
 8 approved in that same timeframe that -- actually, it
 9 would be helpful if we can go to the previous
 10 abandonment slide and the current proposal, because it
 11 kind of -- they fit together as puzzle pieces almost
 12 where you can see the phase one that was previously
 13 approved and phase two that's being requested tonight.
 14 So if you can see on the scene now, there's
 15 an orange or peach colored line, and what that is
 16 demonstrating is the previous abandonment that was
 17 approved a few years back by City Council. So what
 18 that did is it allowed Rybovich to secure that certain
 19 area. Again, they are now responsible for that area.
 20 They have to maintain it.
 21 And if you can see on the screen now, the
 22 line that is --
 23 MR. MACHADO: Blue.
 24 MR. GAGNON: -- circling the right-of-way in
 25 blue, that is tonight's proposal. So you can see the

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1 initial phase in peach and tonight's phase in blue.
 2 They kind of fit hand in hand together and really allow
 3 all the parcels to come together as a master
 4 development. And we're anticipating that, again, with
 5 the site plan, the master site plan within that one
 6 year timeframe based on the conditions of approval.
 7 MS. SHEPHERD: Okay. I'm kind of missing
 8 pieces of it. Does Viking still own pieces of that
 9 land over there on 22nd?
 10 MR. GAGNON: So Viking is a separate entity
 11 altogether.
 12 MS. SHEPHERD: I understand.
 13 MR. GAGNON: Viking does have a facility, I
 14 believe just north, but it's independent from Rybovich.
 15 And even though it's a similar industry, similar
 16 business, it's entirely independent.
 17 MS. SHEPHERD: I understand, Jeff. But to
 18 abandon that street, I still don't understand. I mean
 19 just why do they need to have it abandoned? As I watch
 20 everything going back and forth, I still don't
 21 understand why you need the second light, unless it's
 22 something that's going to take place in that particular
 23 neighborhood we don't know about.
 24 It just seem like too many lights for me.
 25 It's either you're going to build something or you're

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1 looking for a big project to go on, and I feel like
 2 it's going to affect that neighborhood, because why
 3 would you need another light? It seem like it's
 4 working fine now.
 5 MR. GAGNON: Well, what will happen for the
 6 traffic signal, that light, with this current proposal,
 7 access to the light will be eliminated because 20th
 8 Street, for this abandonment request, you no longer
 9 will be able to drive south onto 20th Street to get to
 10 the traffic light if you're living in the neighborhood
 11 to the north.
 12 So the important reason for having the new
 13 traffic signal is to ensure that anyone in the
 14 neighborhood can still go to a traffic light and have
 15 what they refer to as a guarded signal or a clear path
 16 to turn south on U.S. 1, because if we didn't maintain
 17 that ability, then you'd have to almost play Frogger,
 18 so to speak, to get across U.S. 1 to go south, and
 19 that's definitely not something that we want to do.
 20 MS. SHEPHERD: Okay, thank you.
 21 CHAIR JAMES: I had another question. This
 22 question is actually for Mr. Brown. You stated that
 23 there were some concerns with the survey, and there
 24 were about four concerns. Mr. Brown, can you state
 25 what those concerns are, just so they're on record?

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1 MR. BROWN: Yes. These are fairly minor, but
 2 on the second paragraph --
 3 MS. SHEPHERD: Where you at?
 4 CHAIR JAMES: Second paragraph, which --
 5 MR. BROWN: Second line, where it says east,
 6 second to last word, it should be west. And just below
 7 that next line where it says northeast, it should be
 8 northwest.
 9 CHAIR JAMES: That's on page six of our
 10 packet.
 11 MS. SHEPHERD: Yes.
 12 MR. BROWN: On page six, yes.
 13 CHAIR JAMES: Okay.
 14 MR. BROWN: On the -- one, two, three,
 15 four -- on the fourth line up, where it says northwest,
 16 it should be northeast. That's on that legal. On the
 17 next legal, on page ten, the drawing, okay, where it
 18 says point of beginning --
 19 MS. SHEPHERD: Point beginning?
 20 MR. BROWN: Point of beginning, southwest
 21 corner, lot ten, block five --
 22 CHAIR JAMES: Yes.
 23 MR. BROWN: -- that doesn't match the
 24 wording. So it should be at -- point of beginning
 25 should be above where it says northeast corner, lot

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1 one. That's it.
 2 CHAIR JAMES: That's it, Mr. Brown?
 3 MR. BROWN: Yes, that's it.
 4 CHAIR JAMES: Okay, I just wanted his
 5 concerns actually noted for the record.
 6 MR. MILLAR: We'll correct that.
 7 CHAIR JAMES: Are there any other Board
 8 comments? Okay, hearing none, is there a motion?
 9 MR. KUNUTY: Move to approve, with staff's
 10 recommendation -- recommendations.
 11 MR. GUSTAFSON: Second.
 12 CHAIR JAMES: Okay, roll call.
 13 MS. DAVIDSON: James Gallon.
 14 MR. GALLON: Yes.
 15 MS. DAVIDSON: Edward Kunuty.
 16 MR. KUNUTY: Yes.
 17 MS. DAVIDSON: Margaret Shepherd.
 18 MS. SHEPHERD: No.
 19 MS. DAVIDSON: Jon Gustafson.
 20 MR. GUSTAFSON: Yes.
 21 MS. DAVIDSON: Anthony Brown.
 22 MR. BROWN: Yes.
 23 MS. DAVIDSON: Rena James.
 24 CHAIR JAMES: Yes.
 25 MS. DAVIDSON: Vote passed, with Shepherd

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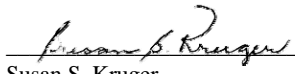
1 dissenting.
 2 CHAIR JAMES: All right, there are no
 3 workshop items, so we're going to move along to item X,
 4 general discussion. First up, we have public comments.
 5 We don't have any cards submitted, so moving right
 6 along.
 7 MR. GAGNON: We do not have anything to add
 8 for correspondence.
 9 CHAIR JAMES: I'm sorry.
 10 MR. GAGNON: No, it's fine. For general
 11 discussion, B, we have no correspondence for tonight.
 12 CHAIR JAMES: So item C, Planning and Zoning
 13 Board comments, are there any comments that the Board
 14 would like to make at this time?
 15 Mr. Brown.
 16 MR. BROWN: No further comments.
 17 CHAIR JAMES: Mr. Gustafson.
 18 MR. GUSTAFSON: No comments.
 19 CHAIR JAMES: Ms. Shepherd.
 20 MS. SHEPHERD: None.
 21 CHAIR JAMES: Mr. Kunuty.
 22 MR. KUNUTY: No comment.
 23 CHAIR JAMES: Mr. Gallon.
 24 MR. GALLON: No comment.
 25 CHAIR JAMES: All right. Any project

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1 updates?
 2 MR. GAGNON: I have no updates at this time.
 3 Our future Planning and Zoning Board meetings
 4 will be tentatively scheduled for February 8th and
 5 February 22nd. And I just want to thank all the Board
 6 members for their discussion and deliberation tonight.
 7 CHAIR JAMES: Thank you. We appreciate it.
 8 Is there a motion to adjourn?
 9 MS. SHEPHERD: Motion to adjourn.
 10 MR. KUNUTY: Second.
 11 CHAIR JAMES: All right. Good night.
 12 (Whereupon, at 7:06 p.m., the proceedings
 13 were concluded.)
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1 CERTIFICATE
 2
 3
 4 THE STATE OF FLORIDA)
 5)
 6 COUNTY OF PALM BEACH)
 7
 8 I, Susan S. Kruger, do hereby certify that
 9 I was authorized to and did report the foregoing
 10 proceedings at the time and place herein stated, and
 11 that the foregoing pages comprise a true and correct
 12 transcription of my stenotype notes taken during the
 13 proceedings.
 14 IN WITNESS WHEREOF, I have hereunto set my
 15 hand this 29th day of January, 2018.
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 Susan S. Kruger
 