



# AGENDA

CITY OF RIVIERA BEACH  
LOCAL PLANNING AGENCY

## THE PLANNING AND ZONING BOARD

Dept. of Community Development: (561)845-4060 / [comdev@rivierabch.com](mailto:comdev@rivierabch.com)

Commencement – 6:30 PM  
Thursday, October 10, 2013

Council Chambers – Municipal Complex  
600 West Blue Heron Boulevard

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*If you wish to speak on any item(s) presented on this agenda, please complete a pink 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**

Tradrick McCoy, Chairperson	Edward Kunutty, Vice-Chairperson
S. Lashea Brooks, Board Member	Brian Coulton, Board Member
Marie Davis, Board Member	Rena James, Board Member
Julius Whigham, Sr., Board Member	
Kimberley Jackson, 1 <sup>st</sup> Alternate Member	Arthur Hamilton, 2 <sup>nd</sup> Alternate Member

**III. ADDITIONS AND DELETIONS TO THE AGENDA**

**IV. DISCLOSURE BY BOARD MEMBERS AND ADOPTION OF AGENDA**

**V. APPROVAL OF MINUTES – September 26, 2013**

**VI. PRESENTATIONS**

A. Staff will provide an update on the approved Marina District Conceptual Master Plan and the anticipated schedule associated with site plan review.

1. Presentation
2. Public Comments
3. Board Comments

**VII. UNFINISHED BUSINESS – None**

**VIII. NEW BUSINESS – None**

**IX. GENERAL DISCUSSION**

- A. PUBLIC COMMENTS
- B. CORESPONDENCE
- C. PLANNING AND ZONING BOARD COMMENTS
  1. Project Updates / Upcoming Projects
  2. Next Scheduled P&Z Meeting – October 26, 2013 / November 14, 2013.

**X. 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 office of the Legislative Aide of the City of Riviera Beach, 600 West Blue Heron Boulevard, Riviera Beach, Florida 33404, Telephone 561-845-4095 or TDD 561-840-3350, [www.rivierabch.com](http://www.rivierabch.com).

# September 26, 2013 - Planning and Zoning Board Meeting

The Planning and Zoning Board for the City of Riviera Beach met in regular session on Thursday, September 26, 2013 in the City Council Chambers, Municipal Complex, 600 West Blue Heron Blvd, Riviera Beach, FL 33404. The meeting was called to order at 6:30 PM. A moment of silence was followed by the Pledge of Allegiance and roll call.

## ROLL CALL

Tradrick McCoy, Chairperson	Absent
Edward Kunuty, Vice-Chair	Present
S. Lashea Brooks, Board Member	Present
Julius Whigham, Board Member	Absent
Rena James, Board Member	Absent
Marie Davis, Board Member	Absent
Brian Coulton, Board Member	Absent
Kimberly Jackson, 1 <sup>st</sup> Alternate	Present*
Arthur Hamilton, 2 <sup>nd</sup> Alternative	Present*

\* Alternate given voting rights.

Also present; Planning and Zoning Administrator Jeff Gagnon, Principal Planner Brad Stein, Assistant City Attorney Valencia Stubbs, and approximately 5 people from the public.

## ADDITIONS AND DELETIONS TO THE AGENDA

Mr. Gagnon – Addition under general discussion; description of Res. No. 124-13 by Ms. Stubbs.

## APPROVAL OF MINUTES

Motion to approve the minutes from 7.11.2013 by Mr. Hamilton, 2<sup>nd</sup> by Ms. Jackson. Unanimous approval (4-0).

## UNFINISHED BUSINESS – NONE

## NEW BUSINESS

### A. A CITY CODE OF ORDINANCES TEXT AMENDMENT REQUEST (REVISED): SEC. 31-547 - WALLS AND FENCES, PROPOSED AMENDMENT OF PERMITTED ZONING DISTRICTS FOR ELECTRIC FENCE USE WITHIN THE CITY, TO INCLUDE THE LIMITED INDUSTRIAL (IL) ZONING DISTRICT.

#### 1. Presentation.

Mr. Stein – Presented to the board the proposed Ordinance and language amendments provided by the applicant in comparison to previous text amendment request. Proximity of electric fences to residential properties amended from previous proposal; now prohibited.

Mr. Wayne Richards – Provided background information and history, demonstrating applicant efforts to meet the requests of the board and public; requests the board to approve proposed text amendments.

Mr. Nathan Leaphart, CFO – Provided information on the development of the proposed text amendment.

Mr. Atkins – Restated opposition to the electric fence ordinance amendment; thanked all for their efforts.

Ms. Williams – Stated that after she did an internet search, the electric fence company, Century, seemed to have a history of installing electric fences illegally and then try to legalize it after the fact; multiple instances mentioned throughout the country.

Police Chief Williams – Stated that there is a current City ordinance regulating electric fences. Also questioned who will monitor additional fences since community development and code enforcement do

not have the resources to, neither does the police department. Who will be responsible to make certain that these electric fences are operating the way they are supposed to operate and that they will not be connected to electricity when they are not supposed to be connected. Among other things, Chief Williams stated that this business did not explore all the other possible methods to secure their property. He also recommended implementation of Crime Prevention Through Environmental Design (CPTED) standards, which were not implemented by the applicant.

**2. Public Comments – None**

**3. Board Comments**

Mr. Hamilton – None.

Ms. Jackson – Stated that the Chief of Police answered most of her questions. She also asked for a criminal occurrences report before and after electric fence installation and if the applicant has used security guards. Also, asked for pictures of the fence.

Mr. John Whitman – Introduced himself as the manager of Old Dominion; stated that all incidents were prior to the installation of the electric fence. He also stated that a security guard service was used until the fence was installed.

Mr. Stein – Stated that this ordinance has City-wide impacts and is not site specific. Proceeded to show and describe photographs of this fence as requested by Ms. Jackson.

Mr. Wayne Richards – Stated that Century has many fences, and that they actively are going back to clean up previous unpermitted fencing situations that a former management team was responsible for. He also stated that he thinks that the ordinance amendment will not result in a proliferation of fences.

Ms. Brooks – Stated that she is not in favor of the proposed text amendment.

**Motion to deny the application by Ms. Brooks, 2<sup>nd</sup> by Ms. Jackson. Motion approved (3-0) with Mr. Hamilton abstaining due to a stated direct conflict of interest.**

## **GENERAL DISCUSSION**

**A. Public Comments – None**

**B. Correspondence**

Ms. Stubbs – Informed the board members of a recently approved Resolution No. 124-13 which allows the general public to speak on certain matters, including consent agenda items, before a final vote.

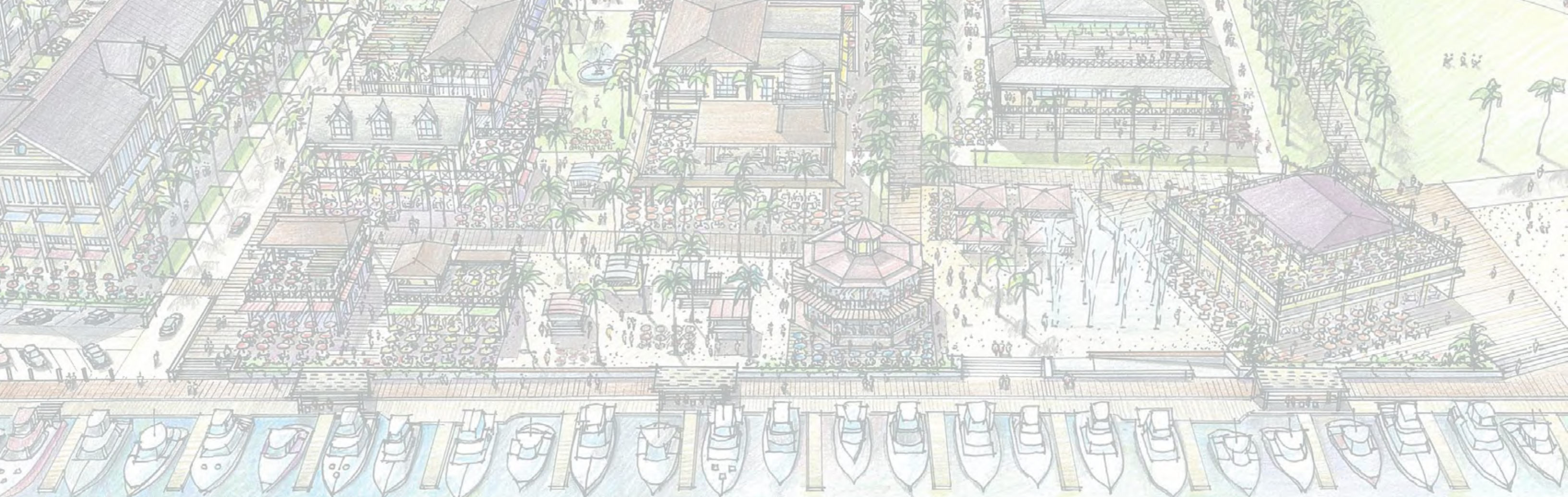
### **Planning and Zoning Board Comments**

Ms. Kunuty – Inquired about the Marriott Oceana Palms development approval conditions, specifically required decorative façade facing the street. Requested staff follow-up.

1. **Project Updates / Upcoming Projects – None**
2. **Next scheduled P&Z Meeting – October 10, 2013 / October 24, 2013.**

## **ADJOURNMENT**

**Motion to adjourn by Ms. Brooks, 2<sup>nd</sup> by Ms. Jackson at 7:31 pm.**



# RIVIERA BEACH

Marina District Master Plan

Approved by the City Council on February 27, 2013

January 30, 2013

**viking**  
Properties



S A S A K I

ELKUS | MANFREDI  
ARCHITECTS

# the Marina District Master Plan: Ground Floor



# Newcomb Hall / Bicentennial Park



## ANCHOR USES AND EXPERIENCES

### 1. Newcomb Hall

### 2. Bicentennial Park

#### A. The Beach & Boardwalk

- Iconic beach tower
- Beach and Waterfront
- Expanded beach zone
- Beach boardwalk / dunes
- Watersports venues
- Cafe / restrooms
- Shower tower
- Water Taxi (locations 1 + 2)
- Infrastructure services for events / temporary structure

#### B. The Lawn

- Multi-purpose lawn
- Flexible performance stages
- Infrastructure services for events / temporary structure

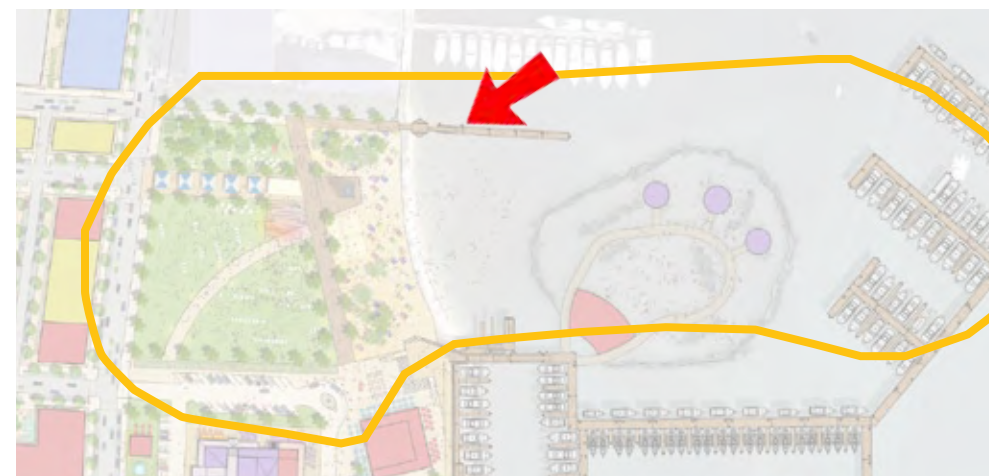
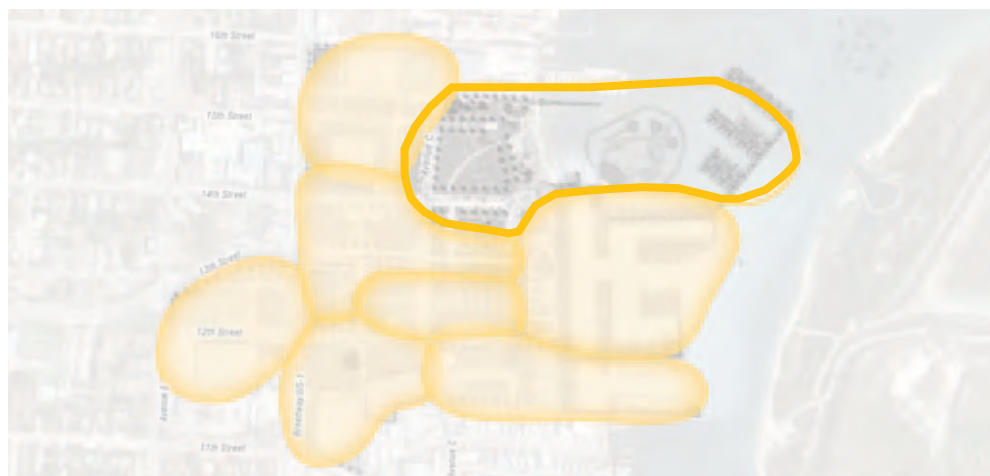
#### C. The Grove & Promenade

- 15th Street promenade
- Grove & picnic areas
- Shaded Play Area
- Infrastructure services for events / temporary structure

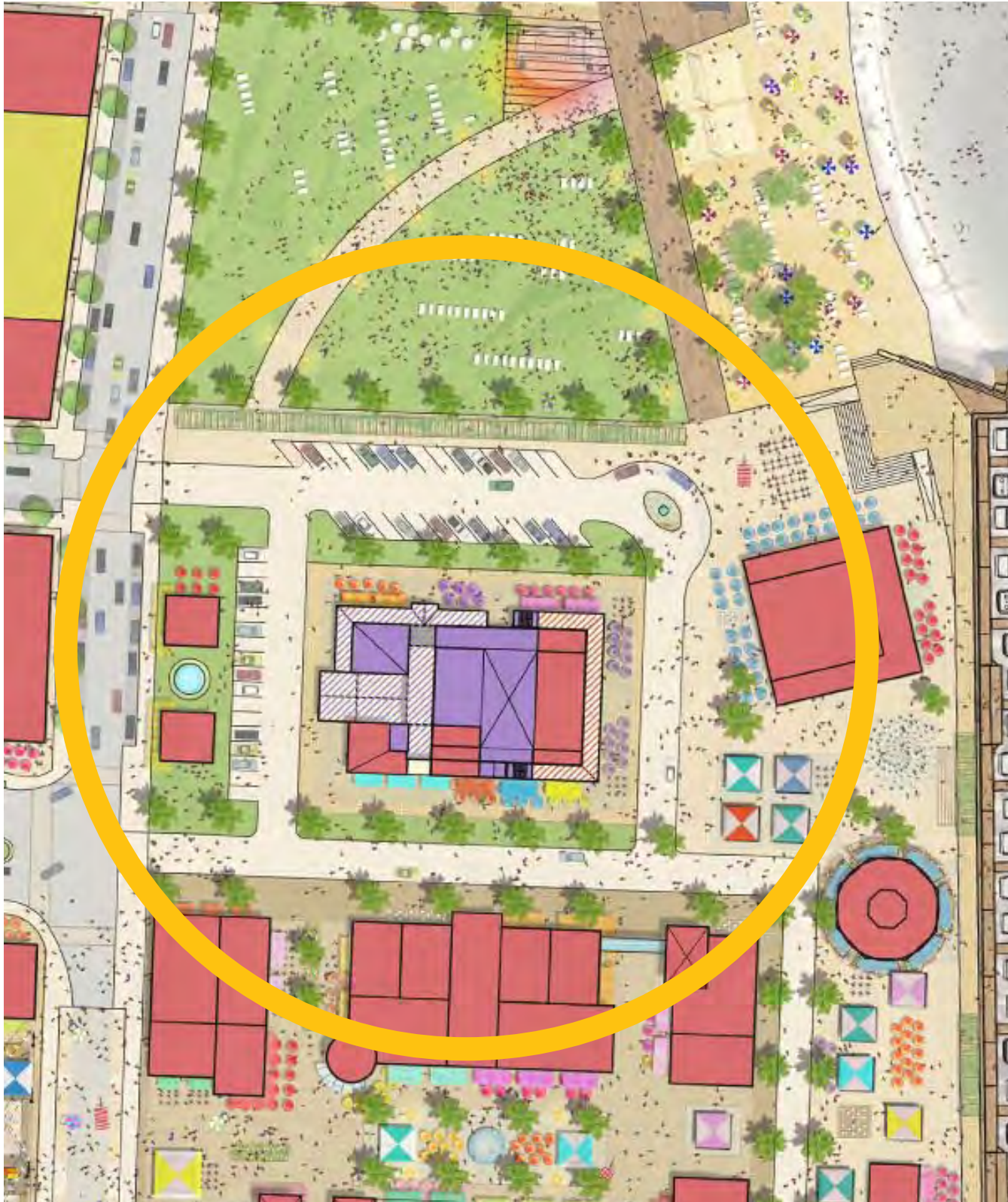
#### D. Future Waterfront Activation

- Community Pier
- Eco walk / marine habitat / marina expansion

### 3. 14th Street Drop-off



# Newcomb Hall



# Bicentennial Park





# Boardwalk and Promenade



## ANCHOR USES AND EXPERIENCES

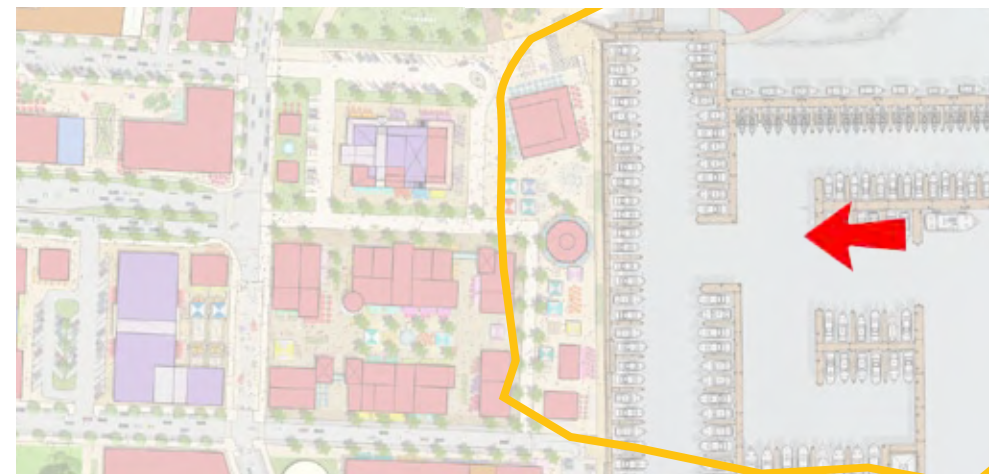
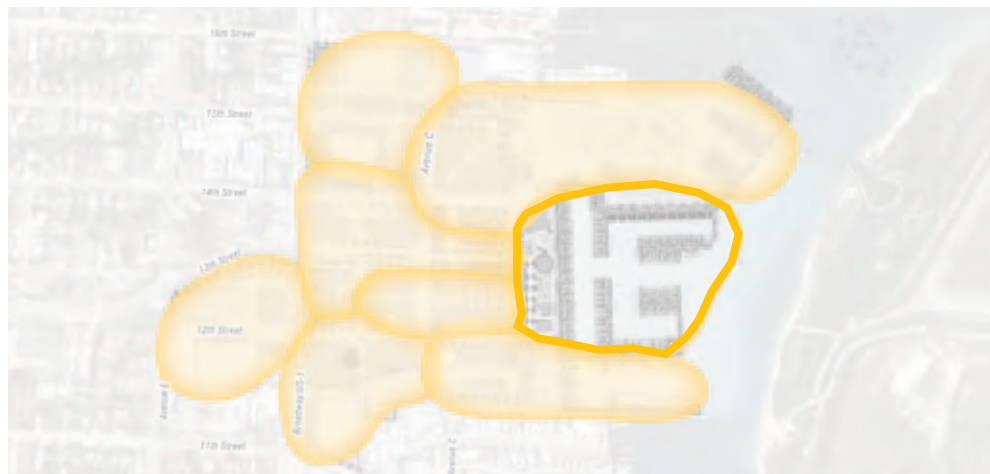
### 1. Waterside Eateries

- A. New Tiki Restaurant (2-story)
- B. 360-Degree Restaurant
- C. Food vendor kiosks
- D. Terraced dockside dining venues
- E. Waterfront promenade shops and restaurants

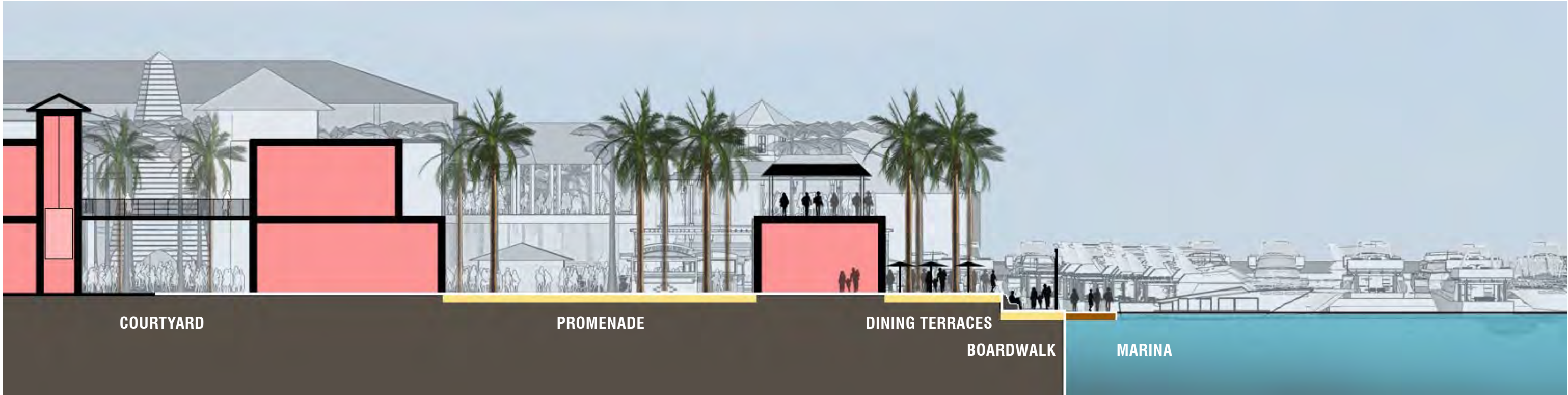
### 2. Public Space & Amenities

- A. Waterfront Plaza
- B. Interactive fountain
- C. Boardwalk
- D. Pedestrian promenade
- E. Waterfront drop-off zone

### 3. Marina recreational vendors / commercial boat docks / charter fishing boats



# Boardwalk and Promenade



# Marina District Aerial View

