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1 CHAIR JAMES: Is there a second?  
 2 MR. BLACKWELL: I will second it with one  
 3 caveat. I think there is also a question as to what  
 4 type of establishment, Mr. Gentile, this is going to  
 5 be. Is it a bar or is it a restaurant? Is it going to  
 6 be operated as a bar/restaurant or a restaurant? So  
 7 there's clearly a definitive difference between the  
 8 two, but --  
 9 MR. GENTILE: If we could -- I'm just going  
 10 to have that very brief answer on the restaurant. But  
 11 I would like to ask Mr. Kunuty and the Commission to  
 12 consider us coming back to the June meeting with our  
 13 answers and responses and working it out with staff and  
 14 others, if that would be possible.  
 15 CHAIR JAMES: Thank you. So there's a motion  
 16 on the floor and a second, which includes the question,  
 17 the definition that will be added. And that was one of  
 18 the many questions that was proposed by the residents  
 19 and also the Board, so that should be included.  
 20 MR. KUNUTY: I will modify the motion to  
 21 include that issue.  
 22 CHAIR JAMES: Okay. Is there a second on  
 23 that amendment?  
 24 MR. BLACKWELL: Yes, second.  
 25 CHAIR JAMES: Roll call.

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1 MR. VELASQUEZ: Jon Gustafson.  
 2 MR. GUSTAFSON: Yes.  
 3 MR. VELASQUEZ: James Gallon.  
 4 MR. GALLON: Yes.  
 5 MR. VELASQUEZ: Margaret Shepherd.  
 6 MS. SHEPHERD: No.  
 7 MR. VELASQUEZ: Edward Kunuty.  
 8 MR. KUNUTY: Yes.  
 9 MR. VELASQUEZ: Corey Blackwell, Sr.  
 10 MR. BLACKWELL: Yes.  
 11 MR. VELASQUEZ: Tradrick McCoy.  
 12 CHAIR McCOY: Yes.  
 13 MR. VELASQUEZ: Rena James.  
 14 CHAIR JAMES: Yes.  
 15 MR. VELASQUEZ: Six yes, one no. Motion  
 16 passes.  
 17 CHAIR JAMES: Thank you.  
 18 MR. GENTILE: And that will be the -- the  
 19 date, did you set the date for --  
 20 MR. KUNUTY: No. I think staff will set the  
 21 date.  
 22 CHAIR JAMES: Staff.  
 23 MR. GENTILE: Okay, I'll let staff.  
 24 MR. GAGNON: Just for the anticipated  
 25 timeline for everyone in the audience too, I did state

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1 that May 25th is our next Board meeting, however, I  
 2 think if we give ourselves a little bit more time to  
 3 make sure we have thorough responses, June 8th would be  
 4 the anticipated meeting date.  
 5 MR. GENTILE: And we agree with that. Thank  
 6 you.  
 7 CHAIR JAMES: Okay, just for the public that  
 8 is here, I see there is someone in the back that had  
 9 their hand raised. Please know that your next  
 10 opportunity for a comment will be under general  
 11 discussion, item number A. So if you wish to speak at  
 12 that time, you will have to complete a new public  
 13 comment card, okay?  
 14 So we're moving on to the next item, B, and  
 15 we're ready for a staff presentation.  
 16 MR. GAGNON: Thank you, Chair.  
 17 Under new business, letter B is a resolution  
 18 of the City Council of the City of Riviera Beach, Palm  
 19 Beach County, Florida approving a site plan and special  
 20 exception application from Catoe Holdings, LLC to build  
 21 and operate an 8,078 square foot warehouse with  
 22 accessory office on a vacant parcel of land,  
 23 approximately one acre in size, identified by parcel  
 24 control number 56-42-42-26-02-000-0010, located on the  
 25 north side of the intersection of Haverhill Road and

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1 Haverhill Business Parkway, within the general  
 2 industrial zoning district, and providing for an  
 3 effective date.  
 4 CHAIR JAMES: Please, if you're exiting,  
 5 please exit quietly so we can continue the meeting.  
 6 Presentation.  
 7 MR. GAGNON: Yes, and at this time I'd like  
 8 to ask Mario Velasquez, our Senior Planner, to provide  
 9 a presentation to the Board and general public.  
 10 MR. VELASQUEZ: Good evening, everyone. Once  
 11 again, Mario Velasquez, Senior Planner.  
 12 The second item tonight is the Catoe Plumbing  
 13 applicant. The owner is Catoe Holdings, LLC. The  
 14 application number is SP-16-15 and SE-16-02,  
 15 corresponding to the site plan and the special  
 16 exception.  
 17 It's an industrial project that entails  
 18 approximately an 8,000 square foot plumbing warehouse  
 19 with its accessory office. We'll go over -- again, I  
 20 will go over the location, get familiarized with the  
 21 area, continue with the staff analysis and conclude  
 22 with special exception analysis.  
 23 If you look at the screen, the red dot  
 24 represents the location of the proposed warehouse and  
 25 tells us that it is on the west side of the city. As

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1 we zoom in, we can see that it's a vacant lot. This  
 2 vacant lot is identified with parcel control number  
 3 56-42-42-26-02-000-0010. It is approximately one acre  
 4 in size, and the current zoning is general industrial  
 5 and the future land use is industrial.  
 6 Also, you can see the sign for the  
 7 notification. The property was properly -- we put a  
 8 sign for notification, anyone that drives by. Everyone  
 9 within 300 feet was sent a postcard also informing them  
 10 of the application on this property. That's required  
 11 by the special exception.  
 12 Now, on the screen you can see that the  
 13 picture shows, standing on the, like on the center of  
 14 the property, the neighbors to the north and to the  
 15 east, they are -- one is industrial warehouse and the  
 16 other is vacant. They're both though industrial. From  
 17 the same point looking south and west, we have, well,  
 18 mainly the Haverhill roadway. And across that street  
 19 we just have green area, and that's actually Palm Beach  
 20 County incorporated.  
 21 Now we have the site plan that shows the  
 22 placement of the building, the warehouse and the  
 23 proposed parking.  
 24 Now we have the proposed landscape showing  
 25 adequate landscaping to provide buffer and

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1 beautification to the site.  
 2 Now we have a rendering showing what the  
 3 proposed building will look like if built.  
 4 For the staff analysis, as far as the  
 5 proposed development, the applicant is proposing to  
 6 develop 8,078 square feet of warehouse with accessory  
 7 office use. This proposal would allow an existing  
 8 business in the city to expand its business capacities,  
 9 while at the same time keeping the business within the  
 10 city.  
 11 Also, the proposed use complies with the  
 12 City's Land Development Regulations for the general  
 13 industrial IG zoning district, providing that a special  
 14 exception approval is granted by the City Council for  
 15 the warehouse use.  
 16 As far as the Comprehensive Plan, the  
 17 proposed use is consistent with the Comprehensive  
 18 Plan's industrial future land use designation, and the  
 19 proposed project is also compatible with the  
 20 surrounding parcels and uses, which we just saw  
 21 pictures of what they look like.  
 22 For levels of service, City services such  
 23 roads, water, sewer and garbage collection are  
 24 currently available to the site. The proposed  
 25 landscape plan is compatible with the City's Land

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1 Development Regulations. And for parking and traffic,  
 2 adequate parking has been proposed in accordance with  
 3 the City's Land Development Regulations.  
 4 Now going into the special exception  
 5 analysis, as far as ingress to and egress from the  
 6 property, ingress to and egress from the site are  
 7 available directly off of Haverhill Business Parkway,  
 8 which can be accessed from the north and south via  
 9 Haverhill Road.  
 10 For off-street parking and loading areas,  
 11 adequate parking spaces have been proposed in  
 12 accordance with the City's Land Development  
 13 Regulations, and also one truck loading/unloading area  
 14 will be provided.  
 15 For refuse and service areas, a six foot high  
 16 masonry enclosure has been proposed to hold a dumpster  
 17 for on-site garbage collection, with proper landscape  
 18 screening.  
 19 For utilities, they are currently available  
 20 to the site and will be properly connected as regulated  
 21 by the Utility District.  
 22 As far as screening, buffering and  
 23 landscaping, adequate landscaping has been proposed  
 24 along the perimeter of the property, which must be  
 25 maintained according to the City's Land Development

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1 Regulations. Also, the applicant has preserved many of  
 2 the existing trees and vegetation.  
 3 For signs or outside displays, one attached  
 4 sign is proposed to the main facade of the building,  
 5 which will be later regulated the by the Code of  
 6 Ordinances. No freestanding signage is currently  
 7 proposed.  
 8 And also, a lighting plan has been provided  
 9 which demonstrates adequate lighting and no light  
 10 trespass from the property.  
 11 As far as required yards and open spaces,  
 12 adequate yard and open space has been proposed in  
 13 accordance with the City's Land Development  
 14 Regulations.  
 15 Now for staff conclusion, City staff advises  
 16 that the Planning and Zoning Board review and consider  
 17 all information presented and provide a recommendation  
 18 to the City Council. If the Planning and Zoning Board  
 19 chooses to recommend approval, City staff recommends  
 20 including the following conditions of approval.  
 21 A two year landscaping performance bond for  
 22 110 percent of the value of landscaping and irrigation.  
 23 Number two, construction and landscaping  
 24 improvements will be -- must be initiated within 18  
 25 months of the effective date of this resolution in

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1 accordance with Section 31-60(b).  
 2 Number three, this development must receive  
 3 final Certificate of Occupancy from the City for all  
 4 buildings and units approved within five years of the  
 5 approval of the adopting resolution or the adopting  
 6 resolution shall be considered null and void, requiring  
 7 the applicant to resubmit application for site plan and  
 8 special exception.  
 9 Number four, all future advertisement must  
 10 state that the development is located in the City of  
 11 Riviera Beach.  
 12 Number five, once approved, this resolution  
 13 shall supersede any previous site plan approval  
 14 resolutions associated with this property, causing the  
 15 previous site plan approval resolutions to be null and  
 16 void.  
 17 And number six, City Council authorizes City  
 18 staff to approve future amendments to this site plan  
 19 administratively so long as the site plan does not  
 20 deviate greater than five percent from the originally  
 21 approved site plan.  
 22 The applicant representative is present. If  
 23 you have any questions, we are here to answer those.  
 24 CHAIR JAMES: Okay, thank you. The applicant  
 25 like to say something?

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1 MR. IRAVANI: Madam Chair, Board members,  
 2 good evening.  
 3 CHAIR JAMES: Good evening.  
 4 MR. IRAVANI: Jeff Iravani on behalf of Catoe  
 5 & Son. I'll be very brief.  
 6 This is going to be a new office for Catoe &  
 7 Son, which is the plumbing company. They're going to  
 8 be moving here. They're going to be hoping to hire  
 9 some ten more people in there, and so we think that the  
 10 project is going to be an asset. The property value is  
 11 going to go up probably about 500 percent, and we think  
 12 the new jobs is going to be certainly an asset.  
 13 I had a presentation, but I have to get  
 14 the -- I'll be brief. I know you guys been through a  
 15 lot already.  
 16 All right, this is the location. It's on  
 17 Haverhill Road. It's an industrial park. We designed  
 18 actually the whole project about ten years ago. And  
 19 all the other development are industrial. This is lot  
 20 one right adjacent to Haverhill Road.  
 21 This is our site plan. We meet all the  
 22 requirements. We are in agreement with the City staff  
 23 recommendation. And I think it's going to be -- it's a  
 24 beautiful landscape, and I think it's going to be an  
 25 asset. And that's the perspective, and also the

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1 building elevation.  
 2 And I'll be glad to address any question or  
 3 comments you may have.  
 4 CHAIR JAMES: Okay, we're going to go into  
 5 Board comments, and if they have any questions, they'll  
 6 call you up.  
 7 MR. IRAVANI: Thank you.  
 8 CHAIR JAMES: Thank you.  
 9 Okay, we're going to start with Ms. Shepherd.  
 10 MS. SHEPHERD: This is an excellent project,  
 11 sir, coming to the City of Riviera Beach. I have no  
 12 questions. Thank you.  
 13 CHAIR JAMES: Okay, Mr. Blackwell.  
 14 MR. BLACKWELL: No questions.  
 15 CHAIR JAMES: Mr. Kunuty.  
 16 MR. KUNUTY: Really no questions.  
 17 CHAIR JAMES: Mr. Brown.  
 18 MR. BROWN: No questions.  
 19 CHAIR JAMES: Mr. Gustafson. Am I  
 20 pronouncing your name correctly?  
 21 MR. GUSTAFSON: Gustafson.  
 22 CHAIR JAMES: Gustafson.  
 23 MR. GUSTAFSON: Close enough. No comment.  
 24 CHAIR JAMES: Do you have any comments? No?  
 25 MR. GUSTAFSON: No comment.

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1 CHAIR JAMES: Okay. Mr. Gallon.  
 2 MR. GALLON: No questions.  
 3 CHAIR JAMES: Vice Chair McCoy.  
 4 VICE CHAIR MCCOY: Nothing, Madam Chair.  
 5 CHAIR JAMES: Well, I have no questions as  
 6 well. Is there a motion?  
 7 MR. KUNUTY: I move to approve, with staff's  
 8 conditions.  
 9 CHAIR JAMES: Is there a second?  
 10 MR. GUSTAFSON: Second.  
 11 CHAIR JAMES: Roll call.  
 12 MR. VELASQUEZ: Jon Gustafson.  
 13 MR. GUSTAFSON: Yes.  
 14 MR. VELASQUEZ: James Gallon.  
 15 MR. GALLON: Yes.  
 16 MR. VELASQUEZ: Margaret Shepherd.  
 17 MS. SHEPHERD: Yes.  
 18 MR. VELASQUEZ: Edward Kunuty.  
 19 MR. KUNUTY: Yes.  
 20 MR. VELASQUEZ: Corey Blackwell, Sr.  
 21 MR. BLACKWELL: Yes.  
 22 MR. VELASQUEZ: Tradrick McCoy.  
 23 CHAIR MCCOY: Yes.  
 24 MR. VELASQUEZ: Rena James.  
 25 CHAIR JAMES: Yes.

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1 MR. VELASQUEZ: Unanimous voting. Motion  
 2 approved.  
 3 MR. IRAVANI: Thank you.  
 4 CHAIR JAMES: Thank you.  
 5 MR. KUNUTY: Thank you for sitting through  
 6 that.  
 7 CHAIR JAMES: Okay, general discussion.  
 8 MR. GAGNON: I'm sorry, Madam Chair, I  
 9 believe the Board reordered the agenda.  
 10 CHAIR JAMES: Oh, that's right.  
 11 MR. GAGNON: I think the nomination of Chair  
 12 and Vice Chair is up next.  
 13 CHAIR JAMES: Thank you for reminding me.  
 14 MR. GAGNON: So at this point in time, the  
 15 process for nomination of Chair and Vice Chair is the  
 16 floor is opened up for nominations of the Chairperson,  
 17 and you could either nominate an alternate Board member  
 18 or yourself. That person has the opportunity to either  
 19 accept or decline that opportunity. Once everyone has  
 20 the opportunity to nominate somebody, the floor will  
 21 close and the Board will make a selection on the final  
 22 nominated Chairperson. So at this point in time, the  
 23 floor is open for any nominations for Chairperson.  
 24 MS. SHEPHERD: I'd like to renominate  
 25 Mrs. Rena James as the Chairperson.

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1 MR. KUNUTY: Second.  
 2 MR. GAGNON: Yes, so are there any other  
 3 nominations? So there's no need to second any motions  
 4 unless you want to nominate the same person. So anyone  
 5 can nominate anybody else.  
 6 And Ms. James, would you accept that  
 7 nomination?  
 8 CHAIR JAMES: Yes.  
 9 MR. GAGNON: Are there any other nominations  
 10 for Chairperson? It seems as if -- would you like to  
 11 do a roll call vote or just a consensus?  
 12 CHAIR JAMES: Consensus.  
 13 MR. GAGNON: Okay, Ms. James,  
 14 congratulations. You're once again Chairperson.  
 15 CHAIR JAMES: Thank you.  
 16 Thank you, Board.  
 17 MR. GAGNON: My speech thanking you for your  
 18 last year of service is not timely anymore, so I'll  
 19 have to edit that and change it to two years, in  
 20 addition to your previous experience as Chair.  
 21 So at this point we open the floor for  
 22 nomination of Vice Chair.  
 23 MR. BLACKWELL: I nominate Tradrick McCoy.  
 24 MR. GUSTAFSON: Second.  
 25 MR. KUNUTY: Second.

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1 MR. GAGNON: I'll let Ms. James -- the  
 2 Chairperson can handle it at this point, I think.  
 3 CHAIR JAMES: Any other nominations?  
 4 Consensus?  
 5 Congratulations, Mr. McCoy.  
 6 MR. GAGNON: If he accepts.  
 7 VICE CHAIR McCOY: Madam Chair, I have to  
 8 accept.  
 9 CHAIR JAMES: I'm sorry.  
 10 VICE CHAIR McCOY: So are you going to ask  
 11 me?  
 12 CHAIR JAMES: Do you accept?  
 13 VICE CHAIR McCOY: Can we table and I think  
 14 about it? Actually, I accept.  
 15 CHAIR JAMES: Congratulations.  
 16 Okay, now moving to general discussion,  
 17 public comments. So I have two comment cards. First  
 18 up will be Mary Brabham.  
 19 MS. BRABHAM: Good evening, Board. Ms. Mary  
 20 Brabham, Riviera Beach.  
 21 Congratulation to the Chair as well as the  
 22 Co-Chair, and congratulation to all of this Board here,  
 23 as I said before. And you said that you would see me  
 24 again. Definitely you will see me again. So kudos to  
 25 Ms. Margaret Shepherd. She's been a long-standing

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1 member, as well as Mr. Whigham. And I would like to  
 2 give a shout-out to Mr. Julius Whigham too, because he  
 3 has been so valuable, you know, to this Board and  
 4 community.  
 5 But to put you on notice -- because I'm glad  
 6 that he's sitting here, Mr. Terrence Bailey --  
 7 sometimes staff does not work in the conjunction of the  
 8 community. We just finished Odyssey, and the residents  
 9 spoke loud and clear. This man here that sits here  
 10 that was put in a position, he's trying to bring in  
 11 Odyssey again under Beyel's and Crane over at 900 West  
 12 15th Street. Now, you know where West 15th Street is  
 13 over there, almost near Barack Obama Highway. And over  
 14 there it's also adjacent to the surrounding  
 15 neighborhoods.  
 16 He even wanted it expedited. I have the  
 17 critical elements here, and I also have other details  
 18 about it too. He wants this project expedited with  
 19 priority, Mr. Terrence Bailey, yes. So they're coming  
 20 in on the Beyel and Crane and Odyssey.  
 21 And guess what else that they're doing here  
 22 too? Twenty-four storage tanks. Can you believe this  
 23 again? This hideous nonsense, this impedement of  
 24 derelict, irresponsible leadership to our community and  
 25 trying to destroy our community.