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1 public, correct?
 2 MR. GAGNON: No.
 3 CHAIR JAMES: So is there a motion?
 4 VICE CHAIR McCOY: Madam Chair, move to
 5 approve the site plan with special exception.
 6 CHAIR JAMES: Is there a second?
 7 MR. KUNUTY: Second.
 8 CHAIR JAMES: Roll call.
 9 MS. DAVIDSON: James Gallon.
 10 MR. GALLON: Yes.
 11 MS. DAVIDSON: Edward Kunuty.
 12 MR. KUNUTY: Yes.
 13 MS. DAVIDSON: Tradrick McCoy.
 14 VICE CHAIR McCOY: Yes.
 15 MS. DAVIDSON: Rena James.
 16 CHAIR JAMES: Yes.
 17 MS. DAVIDSON: Unanimous vote.
 18 CHAIR JAMES: Is there a motion for item B?
 19 VICE CHAIR McCOY: Mr. Gagnon.
 20 MR. GAGNON: Yes, sir.
 21 VICE CHAIR McCOY: So why are there two
 22 different application numbers? Is there a reason for
 23 that, because I thought the item B was for, I guess,
 24 the last item, but it appears that's the same thing.
 25 Am I right?

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1 MR. GAGNON: So all three items in new
 2 business appear to be very similar or almost identical,
 3 but they're actually three different applications. It
 4 all just happened to be within the Haverhill Business
 5 Parkway. So under new business, letter A -- and what I
 6 did, I actually, on my agenda packet, I highlighted the
 7 specific lots so I wouldn't lose track of them. But
 8 letter A is for lots 10 and 11, B is lots 9 and 12, and
 9 C is lot 2.
 10 VICE CHAIR McCOY: Okay, I see it now. But
 11 is there a requirement to, I guess, unify the title or
 12 something like that?
 13 MR. GAGNON: As part of our condition, the
 14 actual -- and I didn't mention for the previous
 15 project, but there is a unity of title that will be
 16 performed, so that way -- and let me bring up the
 17 aerial. So there will be a unity of title that joins
 18 these two and form one master lot. The same as 9 and
 19 12.
 20 VICE CHAIR McCOY: But not all four?
 21 MR. GAGNON: No, because they're two separate
 22 owners. So these two are owned by Western Beef, and
 23 that was the project we just described and discussed.
 24 The project, if hopefully the Board chooses, B is 9 and
 25 12, and then C is two. So these four lots will turn

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1 into two, and two will remain as is, as an independent
 2 lot.
 3 VICE CHAIR McCOY: And perhaps I didn't get
 4 this: How are we assigning these numbers?
 5 MR. GAGNON: These are how the lots were
 6 assigned when the entire development was platted
 7 originally, so this is the legal description associated
 8 with these parcels currently.
 9 VICE CHAIR McCOY: Okay, so we're on 9 and
 10 12.
 11 CHAIR JAMES: Question, Jeff.
 12 MR. GAGNON: Yes.
 13 CHAIR JAMES: So if that's the case, are they
 14 going to apply for a combination of the parcels as well
 15 at the Property Appraiser's Office?
 16 MR. GAGNON: They will for 10 and 11 and also
 17 for 9 and 12.
 18 CHAIR JAMES: Okay, thank you.
 19 MR. GAGNON: I think we need a motion --
 20 CHAIR JAMES: Motion for item B.
 21 VICE CHAIR McCOY: You know, I was just
 22 confused once you told me that it two separate owners.
 23 I just -- I'm trying to figure out, how does that work?
 24 And we get one project, one site plan and one
 25 authorization, I think one agent authorization?

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1 MR. GAGNON: There should be three. There's
 2 three individual staff reports, three individual
 3 applications, three site plans, three landscape plans.
 4 VICE CHAIR McCOY: Okay.
 5 CHAIR JAMES: We still need a motion.
 6 MR. KUNUTY: Madam Chair, I have a question
 7 for staff.
 8 CHAIR JAMES: Yes, Mr. Kunuty.
 9 MR. KUNUTY: After looking this over, why are
 10 we doing -- I'm not sure I understand why a special
 11 exception is necessary for B.
 12 MR. GAGNON: It's because within our zoning
 13 categories, any sort of warehousing or storage requires
 14 a special exception approval, so that's what triggered
 15 the additional review.
 16 MR. KUNUTY: Okay, no other questions.
 17 VICE CHAIR McCOY: Move to approve, Madam
 18 Chair.
 19 CHAIR JAMES: Is there a second?
 20 MR. KUNUTY: Second.
 21 CHAIR JAMES: Roll call.
 22 MS. DAVIDSON: James Gallon.
 23 MR. GALLON: Yes.
 24 MS. DAVIDSON: Edward Kunuty.
 25 MR. KUNUTY: Yes.

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1 MS. DAVIDSON: Tradrick McCoy.
 2 VICE CHAIR McCOY: Yes.
 3 MS. DAVIDSON: Rena James.
 4 CHAIR JAMES: Yes.
 5 MS. DAVIDSON: Unanimous vote.
 6 MR. GAGNON: Just for a point of order, so
 7 that's to hear the item, correct?
 8 CHAIR JAMES: Yes, because we have not heard
 9 it.
 10 MR. GAGNON: Okay, just to clarify for the
 11 record, so I have three individual presentations, one
 12 for each item. So it's not grouped the same way that
 13 the Port item was, so they're all independent items.
 14 So we'll consider that the motion to bring it to the
 15 floor to hear the item. Yes?
 16 CHAIR JAMES: Yes.
 17 MR. GAGNON: Okay, thank you.
 18 So for the record, B is a resolution of the
 19 City Council of the City of Riviera Beach, Palm Beach
 20 County, Florida, approving the site plan and special
 21 exception application SP-17-01 and SE-17-01 to build
 22 and operate a 44,000 square foot private storage
 23 facility on approximately 2.4 acres of vacant land
 24 within the Haverhill Business Park. That's for lots 9
 25 and 12, identified by parcel control number

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1 56-42-42-26-02-000-0120 and 56-42-42-26-02-000-0090,
 2 and providing for an effective date.
 3 So as just shown, this development proposal
 4 is for lots 9 and 12 within the Haverhill Business
 5 Parkway. Before you on the screen and also included in
 6 your backup material is the site plan. So there is
 7 building A and B that's proposed with this development.
 8 A is the building to the north, and B is to the south.
 9 To orient everyone to the site plan, north is
 10 actually up on the screen here, and Haverhill Business
 11 Parkway runs both on, I guess it's the east and west
 12 side, even though it's slightly slanted, but we'll say
 13 east and west side, and Haverhill itself is to the
 14 south.
 15 So here's the landscape plan. You can see a
 16 landscape buffer surrounding the development, and
 17 there's landscaping internally as well.
 18 So I thought the aerial view -- excuse me --
 19 the elevations for this building were very interesting,
 20 kind of unique. The project itself was called The
 21 Hanger, and I guess that was modeled after an airplane
 22 hanger, so some of the architectural features are
 23 reminiscent of an airplane hanger, I guess you could
 24 say. But pretty interesting design for the use itself,
 25 which is for storage. And this is the elevations for

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1 the second building.
 2 So similar to the presentation and project
 3 application that was just approved, this does require a
 4 special exception approval as well. And just for the
 5 record, I want to read through the items that were met
 6 by the applicant for the special exception analysis.
 7 So they met ingress and egress from the
 8 property, off-street parking and loading areas, refuse
 9 and service areas, utilities are available, screening
 10 and buffering and landscaping. Signs and outside
 11 displays are actually provided with the elevation
 12 drawings, and required yards and open spaces are also
 13 met with this development proposal.
 14 So staff, in conclusion, recommends approval
 15 of the projects with the following conditions, that a
 16 two year landscaping performance bond for 110 percent
 17 of the value of landscaping and irrigation will be
 18 required.
 19 Construction and landscaping improvements
 20 must be initiated within 18 months of the effective
 21 date of the resolution.
 22 Development must receive final Certificate of
 23 Occupancy from the City for all buildings and units
 24 approved within five years of the approval.
 25 All future advertising must state that the

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1 development is located in the City of Riviera Beach.
 2 Once approved, this resolution shall
 3 supersede any previous site plan approval resolutions
 4 associated with the property.
 5 And City Council authorizes City staff to
 6 approve future amendments to the site plan
 7 administratively, so long as the site plan does not
 8 deviate greater than five percent from the originally
 9 approved site plan.
 10 And Mr. Cunningham is also present tonight if
 11 you have any questions for the applicant.
 12 VICE CHAIR McCOY: Mr. Gagnon.
 13 MR. GAGNON: Yes, sir.
 14 VICE CHAIR McCOY: When did we -- is this
 15 new, to require five years for the C.O.?
 16 MR. GAGNON: That's been standard language.
 17 That's actually in our Code of Ordinances.
 18 VICE CHAIR McCOY: But it hasn't been in our
 19 packets before, right, because this is the first --
 20 MR. GAGNON: I think it has.
 21 VICE CHAIR McCOY: -- time I think I have
 22 noticed it. I remember the 18 months for the start or
 23 initiation of construction, but the final C.O. --
 24 MR. GAGNON: Yes, we started incorporating
 25 that. It is part of the Code of Ordinances, but we've

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1 just inserted it into our staff presentations probably
 2 a year and a half ago. And it may not apply to all of
 3 the projects, so maybe that's why it's not associated
 4 with all of them, but --
 5 VICE CHAIR McCOY: And I guess perhaps this
 6 is my first time noticing. But I'm thinking in the
 7 event that the C.O. is not acquired, what happens?
 8 Does that mean they surrender everything, like do you
 9 start back from the beginning? I mean what exactly
 10 happens if, you know, they don't get that timeframe for
 11 a C.O., because it would essentially mean everything is
 12 completed, with the exception of, I believe,
 13 inspections. Am I right?
 14 MR. GAGNON: Well, the issuance of the C.O.
 15 is the final occupancy to allow someone to actually
 16 physically use the building. I don't think we've had
 17 it come up. The City is always willing to work with
 18 the developers and applicants.
 19 The thing that has happened is at a State
 20 level, whenever the Governor declares a state of
 21 emergency, developers are allowed to ask for
 22 extensions, depending on what the state of emergency
 23 is.
 24 So for example, with Irma, there will be a
 25 certain number of days allotted for that state of

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1 emergency, and if you have a development order, you can
 2 actually add that onto your development order timeline.
 3 So that's something that isn't reflected directly here,
 4 but, you know, technically, you could keep pushing out
 5 your development order date.
 6 VICE CHAIR McCOY: Okay.
 7 MR. KUNUTY: Madam Chair.
 8 CHAIR JAMES: Yes, Mr. Kunuty.
 9 MR. KUNUTY: Jeff, correct me if I'm wrong,
 10 but I think that language was inserted because of the
 11 Amrit, about the five years, because that --
 12 MR. GAGNON: Yes, that was --
 13 MR. KUNUTY: The original site plan was
 14 approved like 12 years ago, and they kept hanging their
 15 hats on the fact that they were working on the
 16 property, all right, and 12 years later they're working
 17 on the property.
 18 MR. GAGNON: I think that's, yes --
 19 MR. KUNUTY: So on the original site plan --
 20 and a lot of things have changed -- we were unable to
 21 go back and have them modify it. So I think that's
 22 when we added that five year window that says if you
 23 don't get it done in five years, you know, you have
 24 to -- you may have to make changes.
 25 MR. GAGNON: I think you're correct, where

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1 that was a recent project that brought it back to the
 2 forefront. But even with that, again, that extension
 3 potential, whenever there's a declared state of
 4 emergency, it starts making that, I guess, less useful
 5 as far as what it's meant to achieve.
 6 CHAIR JAMES: Do we have any more Board
 7 comments? No public comments, no public comment cards?
 8 MR. GAGNON: No, ma'am.
 9 CHAIR JAMES: Okay. Would the Board like to
 10 hear from the applicant? No?
 11 MR. KUNUTY: Yes.
 12 CHAIR JAMES: Yes.
 13 MR. CUNNINGHAM: Good evening.
 14 CHAIR JAMES: Good evening.
 15 MR. CUNNINGHAM: Thanks for having us.
 16 CHAIR JAMES: Thanks for coming.
 17 MR. CUNNINGHAM: Do you have a question, or
 18 do you want me to --
 19 MR. KUNUTY: You can make comments if you
 20 want.
 21 MR. CUNNINGHAM: Just the interesting thing
 22 that -- and I don't have the slide that he had. I
 23 think it's kind of happened by osmosis, really, but the
 24 Haverhill Business Park, which was just envisioned, I
 25 guess, as a business park by the Sabatellos when they

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1 plotted it out, has really turned into kind of a high
 2 end car place.
 3 And there's actually -- you can't see them on
 4 there, but those buildings that surround it, there's
 5 actually seven separate car businesses, not repair
 6 shops. These are places that either, you know, support
 7 or sell or race cars, or they sell collectible vintage
 8 cars, different -- you know, anything you can think of.
 9 And it's very low-key, but it's just a
 10 natural fit for, you know, for our project, which is,
 11 again, it's a storage facility, but it's really not --
 12 it's not where you keep your, you know, your Christmas
 13 decorations. It's really designed to be for
 14 collectible cars. It's, you know, just a nicer, you
 15 know, visual effect, and you know, privacy and security
 16 for, you know, keeping collectible cars mostly. You
 17 can keep whatever you want in there, but that's why we
 18 chose that site.
 19 And it's -- you know, I thought the same
 20 thing about the area code -- the zip code, rather,
 21 because 07 is normally West Palm Beach. But it's all
 22 the way out, you know, across the street from Dyer
 23 Park. It's the western edge of Riviera Beach, but an
 24 ideal site for this type of thing.
 25 MR. KUNUTY: Do you have tenants?

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1 MR. CUNNINGHAM: Yes, we're actually -- we're
 2 selling the individual units, so it will be condo'd.
 3 MR. KUNUTY: Oh, it will be condos.
 4 MR. CUNNINGHAM: Yes.
 5 MR. KUNUTY: Okay, each bay will be a condo?
 6 MR. CUNNINGHAM: Correct.
 7 MR. KUNUTY: Okay. What's the -- I can't
 8 remember, but what's the size of each bay?
 9 MR. CUNNINGHAM: They vary between 500 feet
 10 to about 1,300 feet.
 11 MR. KUNUTY: Okay. So your target audience
 12 is cars, collector cars.
 13 MR. CUNNINGHAM: Yes.
 14 MR. KUNUTY: Collector cars. Will somebody
 15 be able to do customization there?
 16 MR. CUNNINGHAM: You can't run a business out
 17 of it. That's in the condo documents. But you can --
 18 you know, if you're a hobbyist, you can do whatever you
 19 want to do, as long as it's not in violation of any,
 20 you know --
 21 MR. KUNUTY: Okay. All right, thank you.
 22 No other questions.
 23 CHAIR JAMES: Any other Board comments or
 24 questions for the applicant?
 25 Thank you.

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1 MR. CUNNINGHAM: Thank you.
 2 CHAIR JAMES: So we're ready for a motion for
 3 item B.
 4 VICE CHAIR McCOY: Move to approve, Madam
 5 Chair, site plan, special exception, item B.
 6 CHAIR JAMES: Is there a second?
 7 MR. KUNUTY: Second.
 8 CHAIR JAMES: Roll call.
 9 MS. DAVIDSON: James Gallon.
 10 MR. GALLON: Yes.
 11 MS. DAVIDSON: Edward Kunuty.
 12 MR. KUNUTY: Yes.
 13 MS. DAVIDSON: Tradrick McCoy.
 14 VICE CHAIR McCOY: Yes.
 15 MS. DAVIDSON: Rena James.
 16 CHAIR JAMES: Yes.
 17 MS. DAVIDSON: Unanimous vote.
 18 CHAIR JAMES: We're going to item C.
 19 MR. GAGNON: Thank you, Madam Chair.
 20 Under C under new business is a resolution of
 21 the City Council of the City of Riviera Beach, Palm
 22 Beach County, Florida, approving site plan and special
 23 exception application SP-17-04 and SE-17-02 to build
 24 and operate a 14,707 square foot warehouse with
 25 accessory office on approximately one acre of vacant

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1 land within the Haverhill Business Park. It's lot two,
 2 identified by parcel control number
 3 56-42-42-26-02-000-0020, located within the Haverhill
 4 Business Parkway, and providing for an effective date.
 5 So last but not least is lot two. So this is
 6 the single lot to the north side of the northwest
 7 portion of Haverhill Business Parkway. So the site
 8 plan, the building is oriented in the center of the
 9 site. There is circulation around the building itself.
 10 It's designed for three individual tenants, and there's
 11 adequate parking provided and site circulation as well.
 12 So the landscape package provides a landscape
 13 buffer along the perimeter of the property as well as
 14 interior. It meets the City's Code of Ordinances.
 15 So once again, this is a very unique building
 16 elevation that is being proposed. So you can only
 17 imagine in the near future, having these three new
 18 developments come out of the Haverhill Business Parkway
 19 with all, you know, pretty interesting architectural
 20 design. So I think it will be a pretty interesting
 21 spot to drive through in the very near future, so --
 22 VICE CHAIR McCOY: Yes, that sets a standard
 23 for warehousing, doesn't it?
 24 MR. GAGNON: You know, it really does, it
 25 really does, because unfortunately -- I'm getting off

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1 track, but unfortunately, we have limited code
 2 requirements that would really, I guess, force or
 3 compel individuals to come up with these interesting
 4 architectural designs. So you know, this kind of just
 5 shows the quality of the project that's being proposed,
 6 and I think it's just really interesting and positive
 7 for the City.
 8 So for the record, I do want to go through
 9 the special exception criteria. Again, this applicant
 10 has met the special exception criteria as well. That
 11 includes ingress and egress to the site, off-street
 12 parking and loading areas, refuse and service areas,
 13 utilities, screening, buffering and landscaping, signs
 14 or outside displays will be permitted separately, and
 15 required yards and open spaces.
 16 So staff recommends approval of the site
 17 plan, special exception application with the following
 18 conditions. First condition is a two year landscaping
 19 performance bond for 110 percent of the value of
 20 landscaping and irrigation.
 21 A second condition is construction and
 22 landscaping improvements must be initiated within 18
 23 months of the effective date of this resolution.
 24 Number three, this development must receive
 25 final Certificate of Occupancy from the City for all