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1 MR. KUNUTY: Yes.  
 2 MS. DAVIDSON: Tradrick McCoy.  
 3 VICE CHAIR McCOY: Yes.  
 4 MS. DAVIDSON: Rena James.  
 5 CHAIR JAMES: Yes.  
 6 MR. KUNUTY: Madam Chair.  
 7 CHAIR JAMES: Yes.  
 8 MR. KUNUTY: Are we doing four resolutions,  
 9 four motions?  
 10 CHAIR JAMES: Yes, staff did ask that we do  
 11 each one individually.  
 12 MR. KUNUTY: Okay.  
 13 VICE CHAIR McCOY: So I'm --  
 14 CHAIR JAMES: So we're looking for a motion  
 15 for item --  
 16 VICE CHAIR McCOY: Madam Chair.  
 17 CHAIR JAMES: Go ahead.  
 18 VICE CHAIR McCOY: So which one was that? I  
 19 imagine that was A --  
 20 CHAIR JAMES: Yes.  
 21 VICE CHAIR McCOY: -- for the land use.  
 22 Okay, well, I move to approve the amending the City  
 23 zoning map designation for 105 Broadway.  
 24 CHAIR JAMES: Is there a second?  
 25 MR. GALLON: Second.

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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: Tradrick McCoy.  
 7 VICE CHAIR McCOY: Yes.  
 8 MS. DAVIDSON: Rena James.  
 9 CHAIR JAMES: Yes.  
 10 MS. DAVIDSON: Motion approved.  
 11 VICE CHAIR McCOY: Motion to approve site  
 12 plan, Madam Chair.  
 13 CHAIR JAMES: Is there a second?  
 14 MR. GALLON: Second.  
 15 CHAIR JAMES: Roll call.  
 16 MS. DAVIDSON: James Gallon.  
 17 MR. GALLON: Yes.  
 18 MS. DAVIDSON: Edward Kunity.  
 19 MR. KUNUTY: Yes.  
 20 MS. DAVIDSON: Tradrick McCoy.  
 21 VICE CHAIR McCOY: Yes.  
 22 MS. DAVIDSON: Rena James.  
 23 CHAIR JAMES: Yes.  
 24 MS. DAVIDSON: Motion approved.  
 25 VICE CHAIR McCOY: Move to approve the plat

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1 application, Madam Chair.  
 2 CHAIR JAMES: Is there a second?  
 3 MR. GALLON: Second.  
 4 CHAIR JAMES: Roll call.  
 5 MS. DAVIDSON: James Gallon.  
 6 MR. GALLON: Yes.  
 7 MS. DAVIDSON: Edward Kunity.  
 8 MR. KUNUTY: Yes.  
 9 MS. DAVIDSON: Tradrick McCoy.  
 10 VICE CHAIR McCOY: Yes.  
 11 MS. DAVIDSON: Rena James.  
 12 CHAIR JAMES: Yes.  
 13 MS. DAVIDSON: Motion approved.  
 14 VICE CHAIR McCOY: Madam Chair.  
 15 CHAIR JAMES: Yes, Mr. McCoy.  
 16 VICE CHAIR McCOY: I'm glad that we've only  
 17 seen this item three times. That's the longest  
 18 anything has ever been on our agenda, so I'm glad to  
 19 have gotten it there.  
 20 MR. KUNUTY: Do you have it memorized?  
 21 CHAIR JAMES: On to new business.  
 22 MR. GAGNON: Thank you, Madam Chair.  
 23 Yes, we have three items under new business,  
 24 A, B and C. Coincidentally, all three are located  
 25 within the Haverhill Business Park. So additionally,

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1 they're all industrial developments that have similar  
 2 style uses as well. I don't have a group presentation,  
 3 but there are some similar elements in the presentation  
 4 that we'll be able to draw from.  
 5 So for the record, letter A under new  
 6 business is a resolution of the City Council of the  
 7 City of Riviera Beach, Palm Beach County, Florida,  
 8 approving site plan and special exception application  
 9 SP-16-19 and SE-16-03 to build and operate a 41,400  
 10 square foot multi-tenant warehouse with accessory  
 11 office on approximately 2.4 acres of vacant land within  
 12 the Haverhill Business Park, lots 10 and 11, identified  
 13 by parcel control number 56-42-42-26-02-000-0100 and  
 14 56-42-42-26-02-000-0110, and providing for an effective  
 15 date.  
 16 So this item is for lots 10 and 11. So we  
 17 have an aerial view up on the screen currently of the  
 18 Haverhill Business Park, and what I've done is  
 19 identified the five different lots that we'll be  
 20 discussing tonight. Ten and 11 are highlighted in  
 21 yellow, and as I go to other presentations, I'll use  
 22 the same aerial and just indicate which parcel the  
 23 project proposal corresponds to.  
 24 So again, this project is for 10 and 11,  
 25 which is on the north side of the Haverhill Business

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1 Parkway roadway loop itself. And again, it does  
 2 comprise both parcels.  
 3 So the orientation of the site plan, the  
 4 bottom of the screen will be the north side of the site  
 5 plan. So the building would go back. The building  
 6 would be situated here, and the parking area and  
 7 entrance up front.  
 8 So again, here's the site plan. It's an  
 9 industrial use. It's for multi-tenant use in the  
 10 future. It was originally provided, the application  
 11 was provided by a company called Western Beef. They do  
 12 food distribution, so that's intended for a portion of  
 13 the site. And then there's also a proposal for  
 14 automotive style uses, and other similar industrial  
 15 uses would also fit within these bays.  
 16 So here's the corresponding landscape plan.  
 17 You can see the landscape buffer throughout the site,  
 18 as well as internal landscaping. And that was  
 19 landscaped to our code requirements.  
 20 And this is an elevation of the building, so  
 21 both north, south, east and west elevations are  
 22 provided. And let me find -- within our staff backup  
 23 we have the special exception analysis criteria. As  
 24 you can see, the project meets all the special  
 25 exception criteria, which includes ingress and egress

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1 to the property, off-street parking and loading areas,  
 2 refuse and service areas, utilities, screening,  
 3 buffering and landscaping. Signs and outside displays  
 4 will be permitted separately, and required yards and  
 5 open spaces are also met.  
 6 So staff does recommend approval of the  
 7 project with our standard conditions of approval,  
 8 including a two year landscape performance bond for 110  
 9 percent of the value of landscaping and irrigation.  
 10 Construction and landscaping improvements  
 11 must be initiated within 18 months of the effective  
 12 date of this resolution.  
 13 This development must receive final  
 14 Certificate of Occupancy from the City for all  
 15 buildings and units approved within five years of  
 16 approval.  
 17 All future advertising must state that the  
 18 development is located in the City of Riviera Beach.  
 19 Once approved, this resolution shall  
 20 supersede any previous site plan approval resolutions  
 21 associated with the property, causing previous site  
 22 plan approval resolutions to be null and void.  
 23 City Council authorizes City staff to approve  
 24 future amendments to the site plan administratively, so  
 25 long as the site plan does not deviate greater than

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1 five percent from the originally approved site plan.  
 2 And Mr. Vincent Kafer is here as well, agent  
 3 for the applicant, if the Board has any further  
 4 questions.  
 5 CHAIR JAMES: Would the Board like to hear  
 6 from the applicant?  
 7 MR. KUNUTY: Yes.  
 8 MR. KAFER: Good evening.  
 9 CHAIR JAMES: Good evening.  
 10 MR. KAFER: I'm Vincent Kafer. I'm the  
 11 owner's agent, hired from -- for the Western Beef.  
 12 It's a grocery chain based in the Newark City  
 13 metropolitan area. And the primary idea for this  
 14 project is for the Western Beef business. They have  
 15 over 25 stores in the metropolitan area of New York,  
 16 and three stores in south Florida, based in Lake Worth,  
 17 Boca Raton and Fort Lauderdale.  
 18 So they are thinking to expand to the  
 19 northern cities of the state, and they see that site as  
 20 ideal for them because it is in between the turnpike  
 21 and I-95. So they -- we will start with a small  
 22 portion of the building for dry storage, and then as  
 23 they progress, they intend later on to take over the  
 24 whole building as the business develops in this area.  
 25 So I'm open for any questions.

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1 Also, the plan for the building development  
 2 and the initial phase of it is to divide the building  
 3 in five units. So the owner is also a car racer per se  
 4 as a hobby, and he has a lot of relationships with, you  
 5 know, related companies to car racing and performance  
 6 cars.  
 7 So he has right now four companies that are  
 8 joining this project with him, that are under  
 9 precontract with them, so they are just waiting for the  
 10 building to get built. Because also on the same side  
 11 of the development, there are a lot of performance  
 12 racing car related businesses, so they like to be, you  
 13 know, together. So that's the idea.  
 14 But after that, Mr. Castellana, which is the  
 15 Chairman for Western Beef, the idea is to take over the  
 16 whole building. That's why it's designed with the  
 17 parking lot with over 100 foot of frontage, so big semi  
 18 trucks can park and move.  
 19 And so I'm open for any questions if I can  
 20 help you and assist you guys.  
 21 MR. KUNUTY: Madam Chair.  
 22 CHAIR JAMES: Yes, Mr. Kunuty.  
 23 MR. KUNUTY: I'm curious. Western Beef, is  
 24 this -- are they stand-alone stores, or are they part  
 25 of a, you know, like a supermarket chain?

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1 MR. KAFER: They are a supermarket chain.  
 2 MR. KUNUTY: They're a supermarket.  
 3 MR. KAFER: Yes.  
 4 MR. KUNUTY: So they're called Western Beef,  
 5 but they're a full service supermarket?  
 6 MR. KAFER: Oh, yes, yes, yes, yes. I  
 7 believe -- that's my belief, that the beginning of the  
 8 business was beef, but then, you know, as the business  
 9 grow, they went to -- nowadays they are like a Publix  
 10 over there.  
 11 MR. KUNUTY: Okay, I was going to ask you  
 12 that. So they're more like a Publix.  
 13 MR. KAFER: Right, right. Right now they  
 14 have a contract with a company down south here to store  
 15 all the meat products, so they are not going to start  
 16 immediately there. There is going to be a dry storage  
 17 in the beginning. But the idea is to concentrate all  
 18 the, you know, the logistics in the same building.  
 19 MR. KUNUTY: I would just like to say that  
 20 that's a nice looking addition, the building is a nice  
 21 looking addition to Haverhill Park, so I think it will  
 22 be --  
 23 MR. KAFER: Thank you.  
 24 MR. KUNUTY: -- should be an asset.  
 25 Thank you. No other questions.

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1 CHAIR JAMES: Mr. Gallon.  
 2 MR. GALLON: None.  
 3 CHAIR JAMES: Mr. McCoy.  
 4 VICE CHAIR McCOY: For the life of me, I was  
 5 trying to figure out what exactly does Western Beef  
 6 have to do with auto racing, but I guess I just since  
 7 learned it. So they are going to be bays also that's  
 8 going to house auto mechanic shops? Is that correct?  
 9 MR. KAFER: Well, it's performance car for  
 10 racing.  
 11 VICE CHAIR McCOY: But they're not affiliated  
 12 with Western Beef?  
 13 MR. KAFER: No, no, it has nothing to do with  
 14 Western Beef.  
 15 VICE CHAIR McCOY: Okay.  
 16 MR. KAFER: They're, I could say, friends of  
 17 the owner or the Chairman of Western Beef. They have  
 18 the same passion, and they share the same kind of a  
 19 business. So that was the phase one plan to occupy the  
 20 building, as they cannot take over 41,000 square foot  
 21 right now, so most of the building will be empty. And  
 22 quite frankly, that's a good strategy, you know, to  
 23 make the business -- you know, growth. So that's the  
 24 strategy of the Western Beef.  
 25 VICE CHAIR McCOY: Western Beef and

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1 performance racing.  
 2 MR. KAFER: Yes. It's more on the Chairman's  
 3 side than the actual corporation of Western Beef.  
 4 VICE CHAIR McCOY: Okay.  
 5 MR. KAFER: They're going to be rental  
 6 spaces, not -- they're not going to purchase part of  
 7 the building in the beginning.  
 8 VICE CHAIR McCOY: My only concern was, and I  
 9 don't think that it would, but Mr. Gagnon, would that  
 10 create a, I guess, a potential zoning problem for  
 11 having, I guess -- I don't even know if you would call  
 12 it an auto repair shop, but with the compatibility of  
 13 those, a mechanic shop being in the industrial area?  
 14 MR. GAGNON: What's interesting with this  
 15 proposal, being that it is industrial future land use  
 16 and industrial zoning, it's more of a storage component  
 17 as far as the Western Beef. So think of it more of a  
 18 storage, industrial type of use versus more of a  
 19 commercial use.  
 20 So any sort of storage of, let's say, oil or  
 21 fuel or anything like that, there's other specific  
 22 building standards that need to be met in order to  
 23 ensure the safety of everyone in all the units. But  
 24 from a zoning standpoint, I don't see any specific  
 25 compatibility issues.

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1 VICE CHAIR McCOY: Okay, thank you.  
 2 That's it, Madam Chair.  
 3 CHAIR JAMES: I was just looking at the  
 4 address, and it's in Haverhill and it's in Riviera  
 5 Beach, but the zip code is 33407.  
 6 MR. GAGNON: That's the accurate zip code.  
 7 There are four zip codes in Riviera Beach.  
 8 CHAIR JAMES: Did not realize that.  
 9 MR. GAGNON: I'll actually send out the zip  
 10 code map to the Board tomorrow. It's interesting to  
 11 see, actually.  
 12 CHAIR JAMES: I don't have any questions.  
 13 Well, yes, I do. So just so I'm understanding this  
 14 correctly, one of the bays will be for Western Beef,  
 15 and the other bays will be for the motorcars?  
 16 MR. KAFER: Yes.  
 17 CHAIR JAMES: So there will be no other  
 18 tenants, just those two?  
 19 MR. KAFER: No, it will be, with the Western  
 20 Beef, it's going to be five, total, in the beginning.  
 21 CHAIR JAMES: Okay.  
 22 MR. KAFER: But Western Beef owns the  
 23 building.  
 24 CHAIR JAMES: Okay. Those are my only  
 25 questions. We don't have any comment cards from the

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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.