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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

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1 buildings and units approved in five years.
 2 Number four, all future advertising must
 3 state that the development is located within the City
 4 of Riviera Beach.
 5 Five, once approved, this resolution shall
 6 supersede any previous site plan approval resolutions
 7 associated with this property, causing previous cite
 8 plan approval resolutions to be null and void.
 9 And finally, number six, City Council
 10 authorizes City staff to approve future amendments to
 11 the site plan administratively, so long as the site
 12 plan does not deviate greater than five percent from
 13 the originally approved site plan.
 14 And Mr. Kafer is actually the agent for this
 15 property as well and is here to answer any questions.
 16 CHAIR JAMES: Are there any questions for the
 17 applicant? Any public comment cards submitted?
 18 MR. GAGNON: No, ma'am.
 19 CHAIR JAMES: Board comments. Mr. Gallon.
 20 MR. GALLON: None.
 21 CHAIR JAMES: Mr. Kunuty.
 22 MR. KUNUTY: No comment.
 23 CHAIR JAMES: Mr. McCoy.
 24 VICE CHAIR McCOY: Nothing, Madam Chair.
 25 CHAIR JAMES: Is there a motion for item C?

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1 VICE CHAIR McCOY: Madam Chair, move to
 2 approve site plan and special exception.
 3 CHAIR JAMES: Is there a second?
 4 MR. KUNUTY: Second.
 5 CHAIR JAMES: Roll call.
 6 MS. DAVIDSON: James Gallon.
 7 MR. GALLON: Yes.
 8 MS. DAVIDSON: Edward Kunuty.
 9 MR. KUNUTY: Yes.
 10 MS. DAVIDSON: Tradrick McCoy.
 11 VICE CHAIR McCOY: Yes.
 12 MS. DAVIDSON: Rena James.
 13 CHAIR JAMES: Yes.
 14 MS. DAVIDSON: Unanimous vote.
 15 CHAIR JAMES: Okay, going to go to item X,
 16 general discussion. There's no workshop items.
 17 MR. KUNUTY: I'd like to say -- Madam Chair.
 18 CHAIR JAMES: Yes, go ahead, Mr. Kunuty.
 19 MR. KUNUTY: Just to the three applicants for
 20 A, B and C, there's really pretty creative stuff that
 21 you guys are showing, and you know, we welcome you to
 22 the City. So it's different, and it looks good, and
 23 you know, I know we'll be proud of that.
 24 CHAIR JAMES: Okay, since A, there's no
 25 public comments, so we'll go to item B, correspondence.

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1 MR. GAGNON: No correspondence.
 2 CHAIR JAMES: Yeah. Did I say that out loud?
 3 C, project updates and upcoming projects.
 4 MR. GAGNON: We do have a few projects that
 5 are currently in the staff review phase. They aren't
 6 far enough along yet to really project when they'll
 7 come to the Planning and Zoning Board.
 8 I know there is an industrial development off
 9 of 10th Street. We have a site plan application from
 10 the management team of Stonybrook Apartments. I'm
 11 trying to think of other pending projects. I guess as
 12 an update, the mobile vending ordinance that went to
 13 the Planning and Zoning Board will be provided to City
 14 Council on the 4th. I think that concludes -- that
 15 concludes upcoming projects.
 16 MR. GAGNON: Thank you. Board comments?
 17 VICE CHAIR McCOY: Stonybrook, you said you
 18 have a site plan application for it?
 19 MR. GAGNON: Yes. We received both an
 20 application for a site plan amendment and abandonment
 21 request. The development, as is, there's a north/south
 22 ingress/egress point, and that's actually right-of-way.
 23 So in order for them to come in and fulfill their site
 24 plan amendment where they're proposing to build a new
 25 clubhouse facility in the center of the site, we would

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1 have to abandon the roadway in order to facilitate
 2 that. So that's currently under review.
 3 VICE CHAIR McCOY: Okay. Now, follow-up.
 4 Mr. Gagnon, you said the mobile vending goes to City
 5 Council?
 6 MR. GAGNON: Yes, sir.
 7 VICE CHAIR McCOY: Okay. Now, what about the
 8 filling stations? I've not heard anything about those.
 9 Are those --
 10 MR. GAGNON: Yes, I originally wanted to set
 11 it for October 4th, and there was a timing mechanism
 12 that I couldn't really meet. So I'm hoping for the
 13 second meeting in October. If not that meeting, then
 14 early November. But it's an item that -- we use an
 15 online agenda system, so it's already in the system.
 16 So just a few elements need to be finalized. You have
 17 to do proper advertising for it, and we'll send that to
 18 City Council as well.
 19 VICE CHAIR McCOY: Okay. And the Stonybrook
 20 site plan and the abandonment, is that on that link for
 21 the Planning and Zoning Board's current site plan
 22 applications on the City's web site?
 23 MR. GAGNON: I need to double-check. If it's
 24 not, we'll definitely put it up.
 25 VICE CHAIR McCOY: Okay.