

1 CHAIR DAVIS JOHNSON: Thank you.

2 UNIDENTIFIED SPEAKER: We didn't see your
3 Wakanda attire.

4 MS. MONROE: Oh, you didn't see that?

5 COMMISSIONER BOTEL: That's very nice.

6 MS. MONROE: Thank you, Chair.

7 CHAIR DAVIS JOHNSON: You're welcome.

8 Madam Clerk, item number V.

9 THE CLERK: Crab Pot restaurant, site
10 follow-up presentation.

11 CHAIR DAVIS JOHNSON: Do you have public
12 comment cards?

13 THE CLERK: Yes, Madam Chair, I do.

14 CHAIR DAVIS JOHNSON: Okay, we're going to --
15 we have to --

16 THE CLERK: The comments first?

17 CHAIR DAVIS JOHNSON: No, no, no, we're not
18 doing public comment, but you need to announce that the
19 acceptance is closed once the --

20 THE CLERK: Oh, okay. The acceptance of
21 public comment cards is closed for this item.

22 CHAIR DAVIS JOHNSON: All right. Proceed,
23 staff.

24 INTERIM EXECUTIVE DIRECTOR EVANS: Okay.

25 This is a proposed project that's been to the CRA Board

1 previously. It's a proposed new restaurant to
2 redevelop a vacant parcel that was formerly a
3 restaurant. It's the former Crab Pot restaurant site,
4 and it's located in a mixed use area in our downtown
5 general zoning district. And this project was
6 originally submitted in 2016 by Seven Kings Holdings to
7 the City of Riviera Beach.

8 CHAIR DAVIS JOHNSON: Hold on one moment.

9 Is it not typical for you to announce when
10 public comment cards --

11 THE CLERK: I don't normally, because we only
12 get a couple, but with this many, maybe -- I know you
13 do during City Council, but normally we don't on the
14 CRA side.

15 CHAIR DAVIS JOHNSON: Okay, accept them,
16 please.

17 INTERIM EXECUTIVE DIRECTOR EVANS: Okay, in
18 2011 the City and the CRA updated their CRA Plan to
19 include a new vision and strategies to pursue
20 redevelopment in the CRA. As a result of these
21 specific changes, what we did, we took a lot of the
22 original zoning related detail out of the CRA Plan and
23 we incorporated into new zoning and land use
24 designations which were adopted by the City.

25 As a part of these changes, the downtown

1 general zoning district was applied to this district.
2 The CRA Board first reviewed this project in October of
3 2017, requested that the residents and the developer
4 meet again to try and work through some sort of
5 accommodation related to this project. However, there
6 still continues to be a number of residents who are
7 objecting to the project.

8 The new site plans that are submitted to the
9 City, that following the CRA boundaries, are required
10 to be reviewed by the CRA Board so that they can
11 provide comments to the City Council as an official
12 review agency. Your comments related to the
13 redevelopment plan would then be forwarded, along with
14 public comments that we receive today and the written
15 submittals provided by some of the residents who are
16 concerned, to the Development Services Department.

17 And then when the City Council reviews the
18 project and site plan, which they're the official
19 regulatory body, they will then be able to consider all
20 of those items. The review process, again, is managed
21 by the City Council.

22 But tonight the CRA Board is -- we are
23 requesting that you make your comments so that we can
24 provide those to both the Development Services and then
25 eventually to yourselves again as City Council.

1 This evening we have a presentation, I
2 believe, by George Gentile and the group of Seven
3 Kings, and that would, of course, be followed by public
4 comment, which I believe we have substantial members in
5 attendance tonight for.

6 COMMISSIONER DAVIS: Madam Chair.

7 CHAIR DAVIS JOHNSON: Commissioner Davis,
8 you're recognized.

9 COMMISSIONER DAVIS: Mr. Evans, you mentioned
10 the CRA is an official regulatory. Could you explain
11 that to the public, what does that mean --

12 INTERIM EXECUTIVE DIRECTOR EVANS: Yes.

13 COMMISSIONER DAVIS: -- why we're here today
14 versus the two different Board responsibilities?

15 INTERIM EXECUTIVE DIRECTOR EVANS: So
16 previously the CRA Board was another layer of
17 development review originally back in 2010. And
18 Treasure Coast Regional Planning Council came in and
19 did multiple public workshops to try and streamline the
20 process.

21 So we adopted all of the original codes that
22 were in the CRA Plan into the City zoning regulations,
23 so they guide the development. Those zoning
24 regulations do allow this particular restaurant
25 request. So those were incorporated in 2011, and we

1 have updated our CRA Plan.

2 And moving forward, however, the CRA Board is
3 still listed in the land development regulations as a
4 Review Board, and as a result, we bring all of our
5 projects which are new site plans to this Board so that
6 you can review them in advance of sitting as City
7 Council, and make some comments, which are then, of
8 course, provided to the developer. And it allows the
9 public an additional opportunity to provide their
10 comments on the project before you sit as City Council
11 to make your final decision.

12 COMMISSIONER DAVIS: So the City Council is
13 where the official --

14 INTERIM EXECUTIVE DIRECTOR EVANS: Yes.

15 COMMISSIONER DAVIS: So today we'll be
16 discussing does it meet consistent with the plan from
17 2011 that was approved?

18 INTERIM EXECUTIVE DIRECTOR EVANS: Yes, your
19 discussions would be what comments do you have on the
20 project and do you feel that it's consistent or
21 inconsistent with the redevelopment plan.

22 COMMISSIONER DAVIS: Okay.

23 MR. HAYGOOD: But you do not have the
24 authority to approve or disapprove the project. You're
25 not voting on it. You're only making comments.

1 COMMISSIONER DAVIS: Okay, before it goes to
2 the City Council.

3 MR. HAYGOOD: Correct.

4 COMMISSIONER DAVIS: Okay.

5 CHAIR DAVIS JOHNSON: Good evening, sir.

6 MR. PERRY: Ready for me?

7 CHAIR DAVIS JOHNSON: Yes. Good evening.

8 MR. PERRY: Good evening. Marty Perry,
9 representing Seven Kings Holdings, the applicant for
10 this restaurant.

11 I guess with the exception of Commissioner
12 Botel, you all have heard a full presentation of this,
13 which we made to you on October 25th of 2017. At that
14 meeting we went into great detail indicating how we
15 believe that we have met all the requirements relative
16 to compatibility and consistency with your CRA Plan,
17 with the City's Comprehensive Plan, with the City's
18 development regulations.

19 Because Ms. Botel was not here, and rather
20 than us duplicating everything, and I don't want to get
21 into a repetition of what Mr. Evans has gone through,
22 we did, following that meeting, at your request and
23 suggestion, meet with the Association. A meeting was
24 held on March 27th this year. It was a two hour
25 meeting.

1 It was attended by Ray Graziotto,
2 who is the Chairman of Seven Kings Holdings, and Ken
3 Blair, one of their employees. They addressed and
4 answered all of the questions that were raised by the
5 people in attendance. As pointed out by Mr. Evans,
6 there clearly was not full agreement reached. There
7 continues to be disagreement on points.

8 In addition to that, Mr. Graziotto submitted
9 written responses to written questions to the members
10 of the Association. Their in-house attorney,
11 Mr. Waters, also submitted written responses to an
12 individual resident who had written an extensive letter
13 pointing out a number of issues that she felt were
14 important, and those were all addressed.

15 The fact is that we believe that we've
16 already demonstrated that we are consistent and
17 compatible with everything that we're required to be
18 consistent and compatible with. Your staff has also
19 made a finding in that regard.

20 For the benefit of Ms. Botel, George Gentile
21 is going to make a brief presentation of a PowerPoint
22 so that you'll have the benefit of having seen
23 everything that you saw last year, and basically just
24 to reiterate a couple of things.

25 I mean as a result of meetings that we've had

1 over a period of time, including with the attorneys for
2 the Association, we reached a written agreement with
3 the Association. It deals with issues of hours of
4 operation, with security, with dumpster operation, with
5 buffering, with gates to the Association property and
6 how those gates would be operated, access for the
7 residents, et cetera. It deals with noise, it deals
8 with music, it deals with the operation of the dock, it
9 deals with just about everything that was a matter of
10 concern at that time.

11 The fact is the restaurant is not only a
12 permitted use, but frankly, as pointed out in a letter
13 that I think you all received today from former Council
14 Member Pardo, that the City Commission, perhaps not
15 this one, but several years ago when they were
16 discussing this entire area along the waterfront
17 expressed a desire to see the Crab Pot rebuilt. We're
18 here to do that.

19 We think we've designed a good restaurant.
20 We think it's going to be complementary to the city.
21 It's going to provide a number of benefits, including
22 tax benefits, additional employment.

23 So without going any further -- and just in
24 addition to that, we have a letter from one of your
25 long-time major employers, and that's Cheney Brothers,

1 Incorporated. I'd like to submit that as part of the
2 record. And who should I submit that to? I've got
3 copies for everybody here to look at that.

4 And also, I'd like to offer the letter from
5 Ms. Pardo as part of the record also. Although I think
6 you've all received it, I'll give you another copy for
7 your record purposes tonight.

8 Having said all that, George will come up and
9 give you the presentation of the PowerPoint, and then
10 we'll be open for any questions you might have.

11 COMMISSIONER BOTEL: Madam Chair.

12 CHAIR DAVIS JOHNSON: Commissioner Botel,
13 you're recognized.

14 COMMISSIONER BOTEL: I sincerely appreciate
15 your effort to get me up to speed, but I do think that
16 I've done a good deal of homework on this project
17 already, and while I would love to hear George tell me
18 a whole lot of stuff about it, I don't think it's
19 necessary this evening.

20 MR. PERRY: Well, that's fine --

21 COMMISSIONER BOTEL: And I appreciate --

22 MR. PERRY: And it's a very brief PowerPoint
23 anyway.

24 COMMISSIONER BOTEL: Thank you very much.

25 MR. PERRY: So that's just fine, if you feel

1 you don't need to see it.

2 CHAIR DAVIS JOHNSON: We should all be
3 refreshed.

4 COMMISSIONER BOTEL: Unless you'd like to see
5 it.

6 CHAIR DAVIS JOHNSON: We all will be
7 refreshed.

8 COMMISSIONER BOTEL: Oh, okay, then in that
9 case, go right ahead, George.

10 MR. PERRY: Want a refresher?

11 CHAIR DAVIS JOHNSON: Mr. Gentile.

12 MR. PERRY: Let George act.

13 MR. GENTILE: Madam Chairman and CRA
14 Commissioners, I'll be very brief, because I know that
15 you have seen this, but this is just to refresh you.

16 The project location, of course, is right at
17 the terminal point of the Blue Heron bridge on the west
18 side and the northwest side. It's approximately .34
19 acres of land. It was the site of the original
20 historic Crab Pot restaurant. The restaurant actually
21 was 6,000 square feet then. We're proposing a little
22 less than 4,500 square feet right now.

23 And of course, you know that it was damaged
24 in the hurricane season of 2005. But it is important
25 to understand that in 2004, when the Marina Grande site

1 plan was completed and approved by the Commission, you
2 can see that the Crab Pot restaurant was a part of that
3 site plan approval. It also indicated in that site
4 plan that there were an additional 75 parking spaces
5 that were provided for the marina project.

6 This is another view. You can see that this
7 is in 2005. The restaurant was still operating when
8 the trailers went out to start the construction of the
9 Marina Grande project. Again, this one also shows it
10 in a 2005 aerial.

11 This is a footprint showing the footprint is
12 actually less today, 4,500. And that's our site plan
13 of where it is in context with the entire Marina Grande
14 project. A little bit larger view of it. And that's
15 the site plan that we're proposing that we, as planners
16 for the project, have reviewed it.

17 And by the way, for the record, my name is
18 George Gentile, and I'm president of Gentile Glas
19 Holloway & O'Mahoney & Associates. I want to make sure
20 you have that on your record. I didn't say that at the
21 beginning.

22 The site plan and all of the elements of this
23 meets the requirements that we need for the CRA to
24 review this. We meet all of your criteria, your
25 downtown district, general district that this is

1 located in, and I'm going to go through just very
2 briefly some of those.

3 This is -- I'm going to go back. This is the
4 site plan. You see the building in context to the
5 Intracoastal Waterway, the dockage, the access road
6 that comes around the access and the additional
7 driveway that will bring people towards the front of
8 it, which is in a -- still within the DOT right-of-way
9 and the parking field that is to the west side of the
10 building.

11 Just very briefly, we are in the downtown
12 mixed use land development designation. We are in the
13 downtown general district, and that general district in
14 the CRA was to create uses such as this and to create a
15 walkable downtown area. This provides, this restaurant
16 will provide a unique opportunity to have a, again, the
17 historic restaurant in the location there, as well as a
18 service to the residents in the general area to be able
19 to get there.

20 It's about 4,482 square feet. The building
21 coverage permitted is 80 percent. We're at 30 percent.
22 The FAR is 2.0, which is quite high for a piece of
23 property, but we're actually only at .30 percent FAR.
24 And that FAR is relating to square footage of land
25 area. So we actually could build about 29,000 square

1 feet on this site, and we're only putting 4,482 square
2 feet. So the intensity is a lot less than what could
3 be proposed here. And you can see the building
4 setbacks are either in compliance or we're exceeding
5 the setback requirements of your district.

6 Very briefly, your parking code for this
7 district, because of the intent of the downtown general
8 district, requires this to meet 15 spaces. I quote the
9 citation there. You all know what that says. We have
10 12 spaces on site. We are providing -- we have a lease
11 agreement that you have been provided for that shows
12 that we have an additional 75 spaces, although we only
13 need three additional spaces off-site.

14 And you, under your code provision, are
15 allowed to accept off-site parking, as you do all
16 throughout the downtown general area, particularly
17 along the U.S. 1 corridor and other areas of Blue Heron
18 Boulevard. But we have 75 additional if -- on the
19 need. So we're providing a total of 93 spaces for the
20 restaurant.

21 This is a breakdown of the Inlet Harbor
22 Marine PUD, which is a part of -- which is where the
23 Marina Grande and the marina dry storage facility.
24 This was the required, the use parking matrix that they
25 had. The required parking for retail on that site was

1 30 spaces. The office was four. The dry storage was
2 56, which is a total of 90 spaces. Providing on the
3 property is 90 spaces. The garage parking -- those
4 were the outdoor spaces. The garage parking is 75,
5 which totals 165. So there's excess parking to meet
6 the requirements there of 75 spaces, which is basically
7 that.

8 There was some question about traffic. This
9 is the required traffic performance standard letter
10 that came from Palm Beach County, and as you can see at
11 the bottom, based on the review of the Palm Beach
12 County TPS and their ordinances and criteria that you
13 all adhere to, as many of the cities do, we meet the
14 standards of the Palm Beach County code for traffic,
15 meeting the traffic standards in this area.

16 So just briefly -- I'm hitting it too fast.

17 We anticipate 80 to 85 new jobs at this
18 restaurant because of the operation. There will be
19 eight or more full-time positions. We are committed to
20 holding a local job fair for the project to get a local
21 employment base there, which there are 80 to 85 jobs
22 available.

23 The total market value right now is 479,000.
24 After construction, estimated at a million plus. The
25 property tax value will double at least, if not more,

1 because I'm using 2016 millage rates there. You'll be
2 provided about \$32,000 in impact and building permit
3 fees. The sewer fee will be about 27,000, and then on
4 the local half cent sales tax, you're looking at about
5 a \$30,000 item on that.

6 That is my brief presentation. I want to
7 reiterate that as we had before at the last meeting, we
8 have met all of the CRA requirements for your review on
9 here. I think your staff has also said that in their
10 staff report, and so we're here to answer any questions
11 that you might have. And I'll turn it back over to
12 Mr. Perry.

13 MR. PERRY: In addition to questions, we'd
14 like to reserve time to rebut any comments that are
15 made if we think it's necessary. Thank you.

16 CHAIR DAVIS JOHNSON: Madam Clerk.

17 THE CLERK: Glenn Spacht, Randy Powell and --
18 Glenn Spacht, followed by Randy Powell and Michelle Van
19 Cleave.

20 CHAIR DAVIS JOHNSON: We have afforded you
21 ten minutes, just --

22 MR. SPACHT: Want me to do this now?

23 CHAIR DAVIS JOHNSON: Yes, please.

24 COMMISSIONER DAVIS: He's representing the
25 community?

1 CHAIR DAVIS JOHNSON: Yes, there was a
2 request. Well, he's not speaking -- he's not speaking
3 for everyone. But there was a request to allow the ten
4 minutes, so some of the comments that were going to
5 come, you were -- you had asked to have that time
6 provided to you. Is that correct?

7 MR. SPACHT: That's correct. It will
8 minimize and make more consistent the presentation
9 rather than try to break it up between --

10 CHAIR DAVIS JOHNSON: Right, but you are not
11 going to have comments that are going to come from the
12 group, because the question was the request that came
13 before you was to forego some of the comments to allow
14 you the ten minutes to speak. Did I understand your
15 request properly?

16 MR. SPACHT: I'm afraid I didn't understand
17 the question.

18 CHAIR DAVIS JOHNSON: Let me pull up your
19 request. The bottom line is the request came to allow
20 you to speak on behalf of the group, for many of
21 them --

22 MR. SPACHT: Okay.

23 CHAIR DAVIS JOHNSON: -- for the ten minutes,
24 and then that would minimize the number of comment
25 cards that would be put in to comment after you.

1 MR. SPACHT: That's correct.

2 CHAIR DAVIS JOHNSON: That is correct?

3 MR. SPACHT: Yes.

4 CHAIR DAVIS JOHNSON: Thank you, sir.

5 MR. SPACHT: Okay, now if I can get this to
6 run.

7 Thank you very much for this chance to speak
8 to you. When last I spoke to the CRA in October, we
9 talked about noise, traffic and parking issues.
10 Traffic remains a concern, especially in light of the
11 discussions about Blue Heron being a hurricane
12 evacuation route and our concern about the proposed
13 increase in traffic that will occur when the restaurant
14 is open.

15 But tonight I'd really like to discuss two
16 critical issues. Those critical issues include the
17 FDOT property required by the site plan, which the
18 developer does not have a lease for and was the reason
19 that the Planning and Zoning Board denied approval of
20 the site plan. So we're here discussing a project that
21 does not have an approved site plan.

22 In addition, we'd like to discuss the April
23 2017 easement for parking for the facility. You were
24 just told that they have 75 parking spaces, and we'd
25 like to discuss the fact that those parking spaces are,

1 first of all, nonexclusive parking spaces. And the
2 second issue is the easement itself is not valid, which
3 means they do not have even the nonexclusive parking
4 spaces.

5 And for some reason, it went off. There we
6 go.

7 This is the proposed site which you saw
8 before. This is the actual land distribution, if you
9 will. The red is the applicant's leasehold. The
10 developer has a lease for that property. The yellow
11 piece is FDOT property, for which they do not have a
12 lease.

13 If you look at the actual site plan on the
14 FDOT property, you see that there are six parking
15 spaces, three of which are required to meet the code,
16 and as well, the vast majority of the driveway -- is
17 this a --

18 (Discussion off the record.)

19 Okay, great. Thank you.

20 So this is how you enter and leave the
21 property along the driveway, and as you can see, the
22 driveway is essentially 90 percent, something like
23 that, encompassed on the DOT property. And the truck
24 route comes up here, turns, and then the trucks have to
25 back in to make a delivery. If the FDOT property is

1 lost or the lease never is realized, you are short
2 three spaces relative to meeting the code. The
3 driveway is not available, so the circulation plan
4 doesn't work.

5 The developer has said that they're going to
6 have valets, but how do you have a valet when all you
7 have is access in and out on that single ramp, if you
8 will? And when the developer visited Marina Grande, he
9 admitted that if the FDOT property is not available, a
10 new site plan would be required.

11 Now, FDOT needs the parcel for bridge work,
12 so FDOT is not willing to just lease the property. A
13 typical FDOT lease has a termination clause in it that
14 says that they allow you -- they are allowed to
15 terminate the lease within 30 days, with 30 days'
16 notice, and that the lessee acknowledges that the
17 leased area cannot be used for site plan approval. And
18 they need that property because they need the parking
19 spaces -- I'm not sure about the circulation -- in
20 order to meet your code requirements.

21 In addition, there's another small fillip,
22 which is that the land, the FDOT land was deeded to
23 them by the FDEP, and the FDEP deed says that the land
24 can only be used for transportation purposes. So as it
25 stands, they don't have lease to the property.

1 We've been in this since 2016. At the
2 Planning and Zoning Board meeting in 2016 they said
3 they had an agreement for a lease. It's almost two
4 years later, folks. We still do not have a lease on
5 the property. So I'm not sure why we continue to
6 discuss this.

7 Now, at the last meeting, the Chairperson
8 tried to get an explanation from the developer about
9 where the parking was, the 75 spaces on the marina
10 property. And unfortunately, the developer wasn't able
11 to explain that on the marina property there are
12 essentially three small lots. They total 76 parking
13 spaces.

14 On this lot there are ten spaces that are
15 required or have been previously eased to the dentist,
16 who's over here. And that was an agreement based on
17 the way -- basically, the development of the entire
18 facility. So they claim they have an easement for 76
19 spaces, but there are -- for 75 spaces. There are
20 actually only 66 available, and they couldn't explain
21 to you where they were.

22 Let us just put it this way: It's
23 everything. They're claiming they have an easement, a
24 nonexclusive easement for all of the marina parking
25 spaces, and that's what I want to make clear to you,

1 Madam Chairman, all right.

2 Now, going forward, there's another issue.
3 Of course, those spaces are nonexclusive. That may
4 work fine at 9:00 at night because the marina is
5 closed, but it doesn't work at all on Saturday, Sunday
6 and holidays when the entire parking area of the marina
7 is being used.

8 Now, within the last hour and a half, one of
9 our individuals in the group that I represent, the
10 group of concerned citizens, spoke to the Regional
11 Manager of Suntex. And the Regional Manager of Suntex
12 informed us that they didn't know anything about this
13 easement, they weren't informed of the easement when
14 the parcel was sold by Seven Kings Holdings to Suntex.
15 Suntex's position is they will not allow their land to
16 be used.

17 Now, you can say, well, there's already an
18 easement. But the fact is that those spaces can't be
19 eased. The easement is invalid because those spaces
20 are part of the minimum required by the marina per its
21 approved site plan. So the marina needs 90 parking
22 spaces. They're claiming that they've eased 75 of
23 those. On a nonexclusive basis, but they've eased 75
24 of them. That's not allowed by the 2004 development
25 agreement, and therefore, the parking easement is

1 invalid, since that would put the marina in violation
2 of the code.

3 And furthermore, as it points out, that the
4 marina, in this case Loggerhead Marina, and
5 specifically Mr. Graziotto, who for Loggerhead Marina
6 signed the easement five days before -- actually,
7 Mr. Graziotto signed the agreement for Loggerhead
8 Marina to Seven Kings Holdings for the purpose of the
9 restaurant five days before Loggerhead Marina sold the
10 marina to Suntex. Suntex's Regional Manager is telling
11 us Suntex knows nothing about the fact that that
12 easement was executed.

13 So be that as it may, it does not matter for
14 the purpose of this meeting. The fact is the easement
15 is not proper because you're not allowed to do it
16 because of -- now we're back to the thing.

17 The easement itself violates the master
18 development agreement for the marina and Marina Grande
19 which was executed in 2004.

20 Now, I recognize that the Board is at a
21 disadvantage relative to this. We sent a letter on the
22 2nd of February 2018 to the City Attorney and cc'd the
23 Board and Mr. Evans about this issue, and we got no
24 response. We also informed our Homeowners' Association
25 at that time about this issue. The Homeowners'

1 Association is concerned -- was concerned, but they
2 can't speak to how they feel about this because of the
3 agreement they have with the developer.

4 And I can't speak to it because I don't know
5 how they feel about it, because all I can speak for is
6 this group of people from Marina Grande who are
7 concerned that, first, the Planning and Zoning Board
8 turned it down because there is no lease, and then the
9 easement is not valid. So this entire project has been
10 built upon, in my opinion, a set of lies. Thank you
11 very much.

12 CHAIR DAVIS JOHNSON: Proceed, Madam Clerk.

13 THE CLERK: Randy Powell.

14 MR. POWELL: Hello. My name is Randy Powell,
15 and the Board of Directors of Marina Grande has chosen
16 me to be the official representative for Marina Grande.
17 The Board of Directors is speaking in support of this
18 project.

19 My own personal journey with the Crab Pot
20 went from being very negative on the project based upon
21 the fact of them trying to have parking spaces in our
22 garage, the fact that we were afraid of them having
23 access to our back sidewalk, and also the hours of
24 operation.

25 The Association has gone ahead and signed an

1 agreement with the developer that will cure those
2 issues, those being hours of operation, instead of
3 being 2 a.m. is now closing at 10:00 on weekdays and 11
4 on weekends. Parking, they had access via an
5 aforementioned agreement to have 75 spaces in our
6 garage. We've cured that to eight, employees only, so
7 there won't be traffic in and out. And additionally,
8 music has been -- the agreement states that music will
9 only be on weekends and will cease by 7 p.m.

10 Based on that, and looking at other things
11 and talking to some realtors about property values, I'm
12 also of the opinion that it can increase our property
13 values. And I know only the higher end condos on
14 Singer Island actually have an amenity of a restaurant,
15 and it's a great thing. I've been to some of them.
16 And I look at this as being an amenity that we at
17 Marina Grande don't even have to pay for.

18 So in closing, if there's anything that you
19 folks have any questions for me, I'll be glad to
20 answer.

21 CHAIR DAVIS JOHNSON: Thank you, sir.

22 MR. POWELL: Thank you.

23 THE CLERK: Michelle Van Cleave, followed by
24 Jimmy Coffer and then Marybeth Coffer.

25 MS. VAN CLEAVE: Hi. I'm Michelle Van

1 Cleave, and I'm just a resident at the Marina Grande,
2 an owner and resident there for the past three years,
3 and I also support this restaurant. And I know that
4 there's a couple dozen who also support it, but are not
5 here because they can't be here because they're scared
6 to be. So I'm up here on behalf of those who have
7 asked me to come and speak.

8 I think it's going to be a great thing for
9 our community. I agree with Randy on the point that
10 there are restaurants on the Singer Island condos, and
11 some of them that I've also been in, that adds value to
12 the condos. So I just can only say simply I'm just one
13 of the residents, and I think this is a wonderful thing
14 to do for our community. And as far as all the parking
15 stuff, I can't answer for that, but I -- that's all I
16 want to say.

17 I know for sure there's two dozen plus people
18 that are not here this evening that want this to take
19 place. That's all I want to say. Thank you.

20 THE CLERK: Jimmy Coffey, followed by
21 Marybeth Coffey and Brian Gibbons.

22 MR. COFFER: Good evening. My name is Jimmy
23 Coffey. It's 2640 Lake Shore Drive, Unit 909.

24 Governing, in many ways, is a pretty simple
25 thing. You have a set of rules, A, B, C, D, and you

1 apply situation number one to A, situation number two
2 to B. But it gets to be really difficult if you have
3 to start putting in some common sense.

4 Common sense in this case I'm talking about
5 is the parking and the traffic situation. To call
6 this -- to apply the downtown parking model is
7 ludicrous. There are no high-rise parking garages near
8 here. There is no walking around Blue Heron Drive.
9 Try crossing that street.

10 So now you're going to look at a situation
11 where the developer has double and tripe leased those
12 same surface parking places. The dentist gets ten.
13 Are they all there at the same time? No. But on many,
14 many days they are. And if you look at the one-way
15 traffic, of how it's going to flow through there, it's
16 going to be an absolute nightmare.

17 Common sense has got to take over from
18 saying, oh, yes, five years ago or ten years ago we
19 looked at it and said we're going to apply a downtown
20 model to ease up some of the rules and restrictions
21 because we want to develop it. That's great in the big
22 picture. But when you apply it to a specific
23 situation, it doesn't work.

24 So I'd like for you to reconsider common
25 sense from what you've decided to do here and the

1 problems that you're going to cause. If this thing is
2 successful, it's going to really be a mess. Thank you.

3 THE CLERK: Marybeth Coffey, followed by
4 Brian Gibbons and William Schnell.

5 (Whereupon, Commissioner Miller-Anderson took
6 her seat on the dais.)

7 MS. COFFER: I'm Marybeth Coffey. I live at
8 2640 Lake Shore Drive, Unit 909.

9 Jim and I have chosen Riviera Beach and
10 Marina Grande as our retirement home. I am in favor of
11 developing the lot next door to Marina Grande, however,
12 I am not in favor of the plan as it currently sits. So
13 there's two distinct things there.

14 I also am concerned because recently we're
15 seeing more and more homeless activity under the
16 bridge. We have chairs and mattresses under there now,
17 and I think that it's just going to encourage more
18 movement in that area. We're not cleaning up what is
19 already there.

20 But I also understand Mr. Graziotto's and his
21 attorneys' feelings that they have met the minimum
22 requirements. And that is probably true. And I think
23 it's partly maybe not so good rules, not so good staff
24 work, not so good advice. And so I would ask you to
25 consider where the impacts may be if you get to the

1 point where you believe that this needs to be approved
2 because it has met the minimum standards for downtown
3 use.

4 First of all, I don't see that corner as
5 downtown in any way. There is no on-street parking,
6 there's no walkability. It would be great if there
7 was. There's no public parking garage. It is not a
8 downtown in the strictest sense of the downtown, what I
9 think of as a downtown. And so maybe, however this
10 ends up, you need to relook at those definitions to see
11 is this really what you meant.

12 It's not pedestrian friendly in any stretch
13 of the imagination. And I worry about the valets going
14 back and forth, potentially in golf carts. As it is
15 now, the ones from the waterboarding and the kayaking,
16 they're going against traffic. No one stops them.

17 I'm also very concerned, and I asked at the
18 meeting, and I obviously was the pest that
19 Mr. Graziotto did not want on his salad because I asked
20 if he would be willing to fund a traffic study, a
21 proper traffic study.

22 I understand that it meets the minimum
23 requirements by Palm Beach County, but just go and look
24 at that intersection. We have Blue Heron. There are
25 no left-hand turn signals -- lanes in either direction.

1 We have speeding traffic coming down the bridge. We
2 have an intersection with Publix, Marina Grande and
3 another stop sign, a three way stop, where the one stop
4 sign has a sign under it that says: Ramp traffic does
5 not stop. But yet there's a stop sign.

6 We also have a situation where we have an
7 access road that comes around, no right turn on red
8 coming down the bridge, no turns on red from the access
9 road. People get impatient with that light, they make
10 the turns. When you start having pedestrians going to
11 parking, when you have valets --

12 CHAIR DAVIS JOHNSON: Please wrap up your
13 thought; please wrap up your comment. Your three
14 minutes.

15 MS. COFFER: Do I get the three minutes?

16 CHAIR DAVIS JOHNSON: You've already had
17 three minutes.

18 UNIDENTIFIED SPEAKER: I gave my time --

19 CHAIR DAVIS JOHNSON: We don't do that. You
20 cannot do that.

21 MS. COFFER: But I would ask that --

22 COMMISSIONER BOTEL: Finish your thought.

23 MS. COFFER: My thought is if you feel that
24 it meets the minimum and you do really need to approve
25 it, please go beyond and do what we need to do to fix

1 that traffic flow, because if you don't and they have
2 200 plus cars a day additional go through those
3 intersections, we are looking at a mess for your
4 Riviera Beach police and for your EMS folks.

5 I could say a lot more, but I hope that you
6 will do the right thing, and I thank you for your time.

7 CHAIR DAVIS JOHNSON: Thank you.

8 Let the record reflect that Commissioner
9 Miller-Anderson is on the dais.

10 THE CLERK: Brian Gibbons, followed by
11 William Schnell and Joseph Sollitto.

12 MR. SOLLITTO: Sollitto.

13 THE CLERK: Sollitto.

14 MR. GIBBONS: My name is Brian Gibbons, and I
15 live at 2650 Lake Shore Drive. That's in the Marina
16 Grande property in Unit 103.

17 I'm not for this thing because it doesn't
18 make any sense to me. In my career, I've been involved
19 in building restaurants all over the United States and
20 Canada, and I've never seen such a ridiculous plan as
21 this is.

22 First of all, they can't get the FDOT
23 property, and with that, they don't have ingress and
24 egress across the property that makes any sense. And
25 now we're hearing today that the Suntex isn't even

1 aware that their property or parking is being leased to
2 this restaurant.

3 In addition to that, since the last time you
4 met here in that big building where the red -- bulk
5 parking structure is -- they've got offices and places
6 for other businesses -- a boat business has now moved
7 into one of those buildings. I think they take the
8 whole front end of that building. Are they not allowed
9 to have some parking spaces in there?

10 This is getting ridiculous. Everybody is
11 using this parking as if it was their own, and yet
12 there isn't enough parking for the businesses that are
13 specified for the marina itself. It just doesn't make
14 any sense to me.

15 I know that Michelle said that she represents
16 a bunch of people who want the deal. And of course,
17 this thing was planned at this time of year because the
18 majority of our residents that are winter residents
19 only are not here. If they were, this room would be
20 probably doubly filled with people.

21 So there are a lot of people here that are
22 not involved, that are not here to express their
23 feelings on this thing because they don't spend the
24 summers here. Great time for them to have this
25 meeting, but it's not exactly the proper thing to do.

1 Thank you for your time. I appreciate it.

2 CHAIR DAVIS JOHNSON: Thank you.

3 THE CLERK: William Schnell.

4 MR. SCHNELL: I'll pass.

5 THE CLERK: Joseph Sollitto.

6 MR. SOLLITTO: Joseph Sollitto. I'm a
7 resident at Marina Grande.

8 And I'm asking you as a group not to consider
9 me as a resident of Marina Grande being opposed to this
10 restaurant, but as a taxpayer and a resident of Rivera
11 Beach. When we moved here, we had no idea there were
12 the problems within this city. It is very, very
13 concerning to me.

14 I think this restaurant does not help that
15 situation at all. I think it's going to be a nuisance
16 to the community, not an asset. And I want to express
17 that, and I really hope that you will consider what I'm
18 talking to you about. Relook at this. As other
19 members have said, please reconsider. Thank you.

20 THE CLERK: Chuck Collins, followed by Roger
21 Amidon and Rick Moccia.

22 MR. COLLINS: Madam Chair, Commissioners,
23 thank you for allowing me to speak today. My name is
24 Chuck Collins. I'm Executive Director of the Marine
25 Industries in Palm Beach County. We're a trade based

1 association, nonprofit, whose mission is to promote and
2 protect the marine industries here in Palm Beach
3 County. And that's important.

4 After watching the presentation on Discover
5 the Palm Beaches and listening to some of the
6 statistics, I'll throw some out from our organization.
7 Marine industries is a \$2 billion business in this
8 county. It has a \$2 billion impact. It's responsible
9 for about 20,000 jobs. And Riviera Beach is really the
10 epicenter of the marine industry here in Palm Beach
11 County. It's key.

12 And on behalf of the marine industry, I want
13 to say we strongly support this project. When you
14 think of Palm Beach County, Rivera Beach, what do you
15 think about? You think about water, you think about
16 trees, you think about beaches. It's a lifestyle.
17 It's a destination. People move here.

18 Your first two presentations, one on the
19 murals, you have fish on them. It's great. Discover
20 the Palm Beaches, awesome presentation. Beautiful.

21 But I think the single biggest comment, the
22 most important comment I heard tonight was by Madam
23 Chair. You said it was a tale of two cities. Why is
24 it a tale of two cities? Because of destinations.
25 Crab Pot restaurant will be a destination.

1 You don't have that many here on this side of
2 the Intracoastal, and we need more destinations so
3 people can come and really experience what Riviera
4 Beach is about. It's a great community and it's a
5 community more than just for work. It's a community to
6 enjoy yourself, to experience Florida, to experience
7 the lifestyle here in Palm Beach County. And the only
8 way you're going to do that, you're going to change
9 that tale of two cities, is to create these
10 destinations. Thank you.

11 THE CLERK: Roger Amidon, followed by Rick
12 Moccia and Gary Palma.

13 MR. AMIDON: Good evening, Madam Chair --

14 CHAIR DAVIS JOHNSON: Good evening.

15 MR. AMIDON: -- CRA Commissioners. My name
16 is Roger Amidon, and I'm General Manager of the Palm
17 Beach Marriott Singer Island Beach Resort & Spa. We
18 employ over 300 local residents within Riviera Beach,
19 Singer Island and Palm Beach County.

20 I also represent the Florida Restaurant &
21 Lodging Association. As you heard before in Don
22 Kolodz's presentation, there's over 3,000 restaurants
23 in Palm Beach County, and the FRLA is -- we currently
24 have about 600 members as part of our Association. But
25 our main mission with FRLA is to protect and to educate

1 our local officials and our residents on the importance
2 of employment and also bed tax dollars and the
3 protection of the restaurants.

4 I'm in support of this project of developing
5 the Crab Pot. I remember going to the Crab Pot,
6 probably back in 2003. And it was a great waterfront
7 restaurant, and I look forward to seeing that
8 waterfront restaurant come back to us.

9 Now, the dining options on the water in
10 Riviera Beach are very limited. This will be a
11 fantastic destination restaurant. Probably the second
12 most frequent question that our guests at my resort ask
13 our concierge team besides, "What's there to do in the
14 area? Where is there to eat on the water?" And right
15 now they are presently probably sending people to
16 Sailfish Marina, and then also to the restaurants on
17 PGA Boulevard.

18 Having a restaurant like this in Riviera
19 Beach would be a short distance for our guests to
20 travel to. Probably most of them will be taking Uber,
21 so it would reduce the opportunities for traffic. We
22 do have a lot of people visiting my restaurant in my
23 resort, and we thank you for that, those mentioned
24 earlier. And a lot of those folks take Uber. It's
25 simple.

1 And these jobs that are going to be created
2 at this restaurant, about 85 jobs, I say this at my
3 orientation each week to my new employees: You have an
4 opportunity to start to realize the American dream,
5 whether you start off as a dishwasher, a waitress, a
6 cook, get promoted to a chef, and maybe a restaurant
7 manager. And that opportunity could be somewhere right
8 here in our local city.

9 And Madam Chair, your point about
10 cross-promoting Singer Island and Riviera Beach, we
11 have done exactly that. The Marina Village, we have
12 met with the leadership team over there, and we have
13 utilized the Marina Village for overflow of group
14 business.

15 Instead of saying no to a group because we
16 didn't have the space at our resort, we entertained the
17 idea of having this group meet at the Marina Village,
18 and it worked very well, and we will continue to do
19 that. So we will continue to cross-promote and utilize
20 Riviera Beach. Thank you very much.

21 THE CLERK: Rick Moccia, Gary Palma and Mary
22 Marzolo.

23 MR. MOCCIA: Good evening, ladies and
24 gentlemen. My name is Rich Moccia, and I live at
25 Marina Grande. I'm speaking on behalf of myself,

1 although I've been a Board member now for about two and
2 a half years. In fact, last November, during the
3 negotiations, I was one of the Board members that
4 worked quite consistently on this project.

5 I would just like to say that it's divided
6 the community quite a bit. It's been a rather
7 difficult time for our community. Everybody though is
8 trying in their best interest to express themselves.

9 And I'm going to do the same just by saying
10 that during all these negotiations through our
11 attorney, Neil Schiller, I believe that our Board at
12 the time for sure, and along with the current Board,
13 but our Board -- and I'm speaking for myself again, I
14 want to make that crystal clear -- engaged in
15 negotiations through Neil Schiller, and I found Seven
16 Kings to be very open and forthright, and I thought
17 they were very fair and honest in the negotiations.

18 Now, I can't speak to the stuff that Glenn
19 brought up tonight. I can't speak to that because I'm
20 not a lawyer. But I can say we did everything -- or I
21 did, at least, personally, it was my concern to protect
22 our community with all the, what you heard from Randy
23 Powell earlier, all those concessions that the
24 developer agreed to with our attorney through us and
25 all that. They were very important to us, very, very

1 important for our security and for our quality of life
2 and whatnot. So that's all I have to say. Thank you
3 very much.

4 CHAIR DAVIS JOHNSON: Thank you, sir.

5 THE CLERK: Gary Palma.

6 MR. PALMA: Pass.

7 THE CLERK: Mary Marzolo.

8 MS. MARZOLO: Pass.

9 THE CLERK: Sunny Maffeo.

10 MS. MAFFEO: Thank you, and thank you for
11 this time.

12 The first thing I'd like to say is we have
13 this very beautiful new Marina Village with an awful
14 lot of open space. And I think it would be fabulous to
15 see some restaurants come there with a lot of space for
16 strolling, seeing all the boats, and the hotels could
17 also shuttle their guests there for the evening the way
18 that they do to some of the restaurants on Singer
19 Island. That would be a great idea. I don't hear
20 about any restaurants coming to the Marina Village.

21 I want to clear up a misunderstanding here in
22 that -- a general misunderstanding in that people say,
23 at least on social media, comments that they think that
24 the people at Marina Grande didn't know that this
25 property could be developed as a restaurant and don't

1 want it as a restaurant.

2 That is generally not true. We certainly
3 knew that the property was available and a restaurant
4 would come. And many of us, myself included, would
5 welcome a restaurant or a business to that space, just
6 not this restaurant.

7 Why? Because this restaurant, the developer
8 started out by misrepresenting permits in the
9 applications and continues to do that. So I really
10 have no faith in that whatever is agreed on here would
11 be followed through. That's number one. Those things
12 could be worked out, of course.

13 The biggest reason is that, yes, we expected
14 a restaurant would be there, but not walking along our
15 back yard, parking on our property and jeopardizing our
16 security and our peace of mind. Absolutely would love
17 to see a nice restaurant there or something come there,
18 not the equivalent of putting the Empire State Building
19 on a postage stamp. This is the size of this
20 restaurant.

21 The other thing that I just want to say is
22 that they're also, when I talk about misleading people
23 or misrepresenting, they registered this project as the
24 Slippery Mermaid. Slippery Mermaid. They applied the
25 name the Crab Pot to appeal to the nostalgic, wonderful

1 memories of families that lived here for many, many
2 years, people that vacationed here for many, many
3 years. And of course, it's appealing to the great
4 memories of fun times, family times and all of that.

5 At the same time, they are not reinventing
6 the Crab Pot. They have no intention of reinventing
7 the Crab Pot. The plan is nothing like the Crab Pot,
8 either by atmosphere, by menu, by design. And yet
9 local people are lured into thinking the great Crab Pot
10 is coming back. It is not. So thank you.

11 THE CLERK: Fred Angelo, followed by Marie
12 Davis and Bill Gould.

13 MR. ANGELO: Good evening, Madam Chairman,
14 members of the Council and CRA tonight. Fred Angelo.
15 I actually live in Palm Beach Gardens, 16428 75th
16 Avenue North.

17 I spend about \$25,000 a year here in Rivera
18 Beach with my kids, right up the road here on Seabird
19 Drive, 210 Seabird Drive, five days a week in
20 competitive cheerleading. Two girls. Travel cheer. I
21 don't know if most of you know, but one of the top
22 teams in the country. My daughter, second place in the
23 world last year at 13 years old. I'm not even sure if
24 anybody here knows the gym exists, but it's right up
25 the street from us.

1 I also am a timeshare holder at the Marriott
2 here on Singer Island, or Palm Beach Shores, and we're
3 there pretty frequently. And my kids are there pretty
4 much every week out of the summer because you can
5 attend over there pretty often.

6 I understand what these folks here are
7 saying, but as a member in Palm Beach County, I've been
8 involved in many projects throughout the community:
9 Delray Beach; Boynton Beach currently undergoing many
10 renovations to their downtown area, 70 units per acre,
11 to be exact, and we don't build downtowns overnight.

12 I've been here in Riviera Beach representing
13 the firefighters for, I don't know, 15 years maybe, and
14 I'm about to retire myself, so I've stepped down from
15 that position many years ago. But let me just say
16 underneath that bridge, it's going to continue to get
17 worse. 2,500 deaths from heroin last year, many of
18 them under the bridges, many.

19 In Boynton Beach we just put up a ten story
20 condo next to the bridge going over into Ocean Ridge,
21 to the dislikes of many. But many people are already
22 frequenting the area. New restaurant there, limited
23 parking. We don't build downtowns with parking spaces
24 for every person. Times Square wouldn't exist,
25 downtown Delray Beach wouldn't exist, Mizner Park

1 wouldn't exist. It is shared parking.

2 Mr. Graziotto is going to invest \$5 million.
3 I don't think he's going to misrepresent one dollar of
4 that. He's been successful in every single marina
5 project, the best of the best. You folks live in one
6 of the best. He represented that. He didn't
7 misrepresent you. And so if the parking isn't
8 available at some point, it could happen a year from
9 now, you think he's just going to let those customers
10 drive away from his business? Of course, not. He's
11 going to find another location.

12 Maybe he's going to help fund that downtown
13 parking garage that we're talking about. But it's
14 definitely not going to go unannounced. He's going to
15 definitely say we need to keep this going, and he's
16 going to make sure it's nice. He's done classy, classy
17 organization and businesses before, and you should
18 stand up and support that.

19 Riviera Beach needs positive. We can't keep
20 being in the news for people killing each other around
21 here. We need positive projects. I urge you to
22 support.

23 THE CLERK: Marie Davis.

24 MS. DAVIS: Good evening. My name is Marie
25 Davis. I'm here to speak on behalf of the Singer

1 Island Civic Association at 2955 North Ocean Drive,
2 Suite 309.

3 Commissioners, on behalf of the Singer Island
4 Civic Association, I write to express our
5 organization's support for the proposed restaurant
6 project to be undertaken on the former Crab Pot site
7 situated at the foot of the west side of Blue Heron
8 bridge.

9 SICA's executive committee met with the
10 developer, reviewed the project specifications, and our
11 Board has voted in favor of this project. We believe
12 this proposed project would be a favorable addition to
13 the Blue Heron corridor. Very truly yours, Marie
14 Davis, Vice President. Thank you.

15 CHAIR DAVIS JOHNSON: Thank you.

16 THE CLERK: Bill Gould, followed by Bruce
17 Guyton and Willis Williams.

18 MR. GOULD: Hi. My name is Bill Gould, and
19 I'm a resident of Marina Grande, and I look down at
20 that vacant lot every night. And I too am very
21 concerned about what I've been seeing recently.

22 Also, we need perspective, because I handle
23 the marine construction maintenance for formerly
24 Loggerhead, but the majority of Suntex Marine is in the
25 east coast. And I am currently in the process of

1 rebuilding their Daytona Beach marina, and I have been
2 working out of Caribbean Jack's. That is a restaurant
3 that Mr. Graziotto developed in the past.

4 It's a phenomenal restaurant, phenomenal
5 atmosphere, and it is something that Riviera Beach
6 would be very lucky to have if they could get it. I
7 think it would revitalize the area and it would take
8 some of the problems that we were having under that
9 bridge away. So I am in support of it. Thank you.

10 Oh, and I also own the yacht brokerage in
11 that marina, and there is not a traffic issue with
12 that. Most of the people that come in and do any type
13 of sales or yacht transactions are the existing people
14 that have boats in the marina. Thank you.

15 THE CLERK: Bruce Guyton.

16 MR. GUYTON: Madam Chair, Council members, my
17 name is Bruce Guyton.

18 I was born and raised here in Rivera Beach,
19 and I say from the cradle to the grave. I love my
20 city. I am in full support of this project.

21 I have a daughter in Atlanta that I love
22 dearly. So I'm getting up in age, so I said to my
23 daughter: When are you going to think about coming
24 back home? She said: Daddy, there's nothing to do in
25 Riviera Beach, no restaurants, no type of

1 entertainment.

2 Our professional -- she's got a degree in
3 accounting too. Our professionals leave our city
4 because we don't have places that we can entertain,
5 like a Crab Pot or other restaurants.

6 So as I read through the information,
7 something jumped out at me. Oh, I'm a planner by trade
8 too. My graduate degree is in planning. I read the
9 staff report. Something jumped out. It said that the
10 proposed development is located in the mixed use
11 downtown general zoning district, and it's consistent
12 with the CRA Plan.

13 The applicant's proposed use is also
14 consistent with the permitted downtown mixed use
15 designation established in the City's Comprehensive
16 Plan. That's very important, because there's something
17 called property rights. And if you're doing a
18 development and you're meeting all of your
19 requirements, the City has an obligation, not a
20 responsibility, to approve it. Unless they're
21 violating our codes, our hands are tied. We open
22 ourselves up to liability.

23 So I'm asking the Council, unless someone can
24 identify codes that have been violated, to approve the
25 project. This is going to be something that is going

1 to enhance our community, stimulate our economy and
2 create jobs for badly needed residents. So I ask that
3 you approve the project. Thank you very much.

4 THE CLERK: Willis Williams.

5 MR. WILLIAMS: Good evening, Council. Willis
6 Williams, Riviera Beach; 138 East, Riviera Beach.

7 Some 35 years ago I bought property to the
8 east side of Riviera Beach because I figured, you know,
9 that's where I wanted to be. I wanted to be as closer
10 to the water as I possibly could because that was
11 basically the norm. You got waterfront property. I
12 mean you could go west to 95 because everybody said
13 that anywhere between seven miles of the ocean you can
14 consider waterfront property. So I wanted to get as
15 close as I could, and I did that.

16 My granddaughter now is 28 years old. I used
17 to walk to the Crab Pot; from my house, walk to the
18 Crab Pot. We would eat dinner and come back. And we
19 used to have some wonderful times there. The city was
20 growing. I know Mr. Delaney was one of, I think, one
21 of our first CRA Directors. We had numerous
22 conversations about restaurants coming to Riviera
23 Beach.

24 If we sit around and wait for the Marina
25 Village to get some restaurants, we going to probably

1 be another 20 years out. So I hope that you support
2 this project. I think you should support this project,
3 because what separates courageous people from the norm
4 is that you show that you're courageous. You get out
5 and you let people know and make the developer stay in
6 line with what things that they need to do.

7 And if it's going to cause a traffic
8 situation, then we have to do things to put the right
9 things in place to make sure that those traffic
10 situations are resolved. We got businesses such as the
11 Walgreens that just closed down here on Congress and
12 Blue Heron. You know, there's certain things that we
13 can do, and those are the things that we should be
14 doing. We should do the things that we can take care
15 of, and the things that we can't take care of, leave
16 them alone. Thank you.

17 THE CLERK: No more, Madam Chair.

18 CHAIR DAVIS JOHNSON: We will now take
19 comments from the Board, from the Commission. Are
20 there any comments from the Commissioners?

21 CHAIR PRO TEM HUBBARD: Yes, ma'am.

22 CHAIR DAVIS JOHNSON: Vice Chair Hubbard,
23 you're recognized.

24 CHAIR PRO TEM HUBBARD: Madam Chair, the
25 presentation that the gentleman made and the questions

1 that he asked, can the planner speak to those
2 particular things that he mentioned in the
3 presentation?

4 MR. PERRY: You're speaking of the first
5 gentleman who spoke for ten minutes?

6 CHAIR DAVIS JOHNSON: Yes.

7 CHAIR PRO TEM HUBBARD: Yes.

8 MR. PERRY: We have addressed his comments in
9 writing to their counsel, but we're prepared to do that
10 again tonight. And I'd like to introduce
11 Mr. Somerstein, who is Seven Kings' counsel, who
12 basically drafted all those documents that are being
13 challenged at this point. So I'd like to let him
14 address you for that.

15 CHAIR PRO TEM HUBBARD: Okay, let me say
16 this. And either one of you three can answer. The
17 reason I said planner was because the things that he
18 was presenting, you know, like traffic, and then I'm
19 sure one of you can talk about the relationship with
20 FDOT, the contract with the spaces with the new owner.
21 So if we could just start by addressing some of those
22 concerns that evidently seemed valid to, you know --

23 MR. PERRY: Absolutely. Mr. Somerstein will
24 deal with some of them and I'll deal with the others.

25 CHAIR PRO TEM HUBBARD: Okay, thank you.

1 MR. SOMERSTEIN: My name is Barry Somerstein.
2 I'm an attorney with Greenspoon Marder. I've been a
3 lawyer practicing law in the state of Florida for more
4 years than I care to admit.

5 I've also been the attorney for Seven Kings.
6 I was involved in representing them before this parking
7 project was developed. I did help part of the land use
8 planning. I drafted the original reciprocal easement
9 in 2004 that created the exclusive easement within the
10 parking garage.

11 And I'd like to address the comments by
12 Mr. -- is it Mr. Spacht? I don't want to --

13 UNIDENTIFIED SPEAKER: Spacht.

14 MR. SOMERSTEIN: I understand zealous
15 advocacy; I really do. But to make statements like
16 this gentleman made, this is a project that's built on
17 lies, those kind of disparaging remarks have no place
18 in this dialogue.

19 The comments that he made -- and I'd like to
20 try and keep them factual and address some of the
21 misstatements that were made for the benefit of the
22 members of the CRA Board. These were raised by the
23 Condominium Association's attorney when he wrote
24 asking, in what I think was a very appropriate manner
25 where he was working with information that was just not

1 accurate.

2 We sat down. I spoke with him over the
3 phone. I wrote him a letter and went through each of
4 the items that he had misunderstood, and I think I'll
5 do that again tonight for your benefit.

6 First of all, let's start with the statement
7 that the amount of parking that is located on the
8 marina parcel is insufficient to be able to grant the
9 easement to the Crab Pot restaurant. That statement,
10 if you go back and you look at the site plan approval
11 that was given for the marina parcel in 2004, provides
12 that there's at least 75 extra parking spaces over and
13 above what is needed for the operation of that marina.
14 So it's not a paying Peter -- robbing Peter to pay
15 Paul, as Mr. Spacht had indicated.

16 If he has information that's to the contrary,
17 he should bring up chapter and verse and be able to
18 make a reasoned approach to make statements that he can
19 support with factual, not conjecture. The site plan
20 that was approved by this City in 2004 has extra
21 parking that was provided for the marina. We are not
22 taking away parking that's needed for the operation of
23 the marina parcel.

24 Second point, that this project is built on
25 lies, that the purchaser of the marina had no idea that

1 this easement was being granted, I don't know where he
2 got this information. I heard that he talked to some
3 employee that was not involved in the transaction. It
4 is a -- assuming -- I'm giving him the benefit of the
5 doubt that he speaks earnestly and this gentlemen may
6 not be aware of what was done, but I was involved in
7 the negotiation of the sale of the marinas, this one,
8 including other marinas. I work with the legal counsel
9 for Suntex.

10 If you go and you look at the agreement, this
11 easement is specifically in the agreement. The buyers
12 knew of this easement. It's in their title policy when
13 they purchased. This is not some, you know, something
14 that was just slipped into a deal that these
15 sophisticated buyers knew nothing about.

16 To say that the easement is invalid, I don't
17 know what substantiation you can make to say that a
18 document that's of record, it's recorded in the public
19 records of Palm Beach County -- I've got a copy here.
20 It's in the title policy of the buyer. It was recorded
21 prior to their acquiring the property. It was granted
22 by the owner of the property in favor of this client.
23 There's no substantiation for that statement that that
24 easement is invalid.

25 CHAIR DAVIS JOHNSON: Please speak to --

1 MR. SOMERSTEIN: In fact, it is valid.

2 CHAIR DAVIS JOHNSON: Please speak to us.

3 MR. SOMERSTEIN: I'm sorry.

4 CHAIR DAVIS JOHNSON: Please face us.

5 MR. SOMERSTEIN: It is valid. I was trying
6 to speak to Mr. Spacht --

7 CHAIR DAVIS JOHNSON: I know.

8 MR. SOMERSTEIN: -- as to the
9 misrepresentations --

10 CHAIR DAVIS JOHNSON: But I don't want you to
11 do that.

12 MR. SOMERSTEIN: -- he made to you.

13 Secondly -- thirdly, with regard to the fact
14 that this easement is utilizing their parking garage,
15 that they did not know that the parking would be
16 utilized in the garage, again I would ask you and ask
17 him if he would look at the document that was recorded
18 of record which provided by its terms that every buyer
19 who bought within that community knew that this
20 document was of record. It's in every one of their
21 title policies.

22 The document itself says that they're
23 estopped from objecting to the terms of that easement
24 because we wanted them to know it was going to happen.
25 And it provided that there would be an exclusive,

1 exclusive easement granted to the marina parcel, and
2 that the marina parcel had the absolute right under the
3 terms of the easement itself to allow designees and
4 invitees to utilize those parking spaces. That's, in
5 fact, what was done by the easement that was granted by
6 the owner of the property in 2017, just before the
7 marina was sold.

8 I just want to impress upon you that even
9 though these people that have this garage are
10 complaining about the use of the garage, the 75 parking
11 spaces that's made available that are excess spaces for
12 the benefit of the marina parcel, they granted
13 easements in other portions of their property over and
14 above, over and above the parking within the parking
15 garage.

16 We have the right to 75 spaces. For purposes
17 of what's required from governmental approvals, they
18 only need three. We have an extra 75.

19 So the point I'm trying to make to you in
20 summation is the easement is valid. It was done by way
21 of contractual agreements between us and the buyer. It
22 was not something that they were not aware of. In
23 fact, they agreed to it.

24 The fact of the matter is that the site plan
25 for the marina itself contains excess parking over and

1 above what's needed for its operation. And therefore,
2 I would appreciate your having the record clarified
3 when you consider this report.

4 CHAIR DAVIS JOHNSON: Any other comments?

5 MR. SOMERSTEIN: Can I answer any of your
6 questions?

7 CHAIR DAVIS JOHNSON: Are there any other
8 questions for the attorney?

9 CHAIR PRO TEM HUBBARD: The egress that the
10 gentleman mentioned that wasn't enough, adequate or
11 proper.

12 MR. SOMERSTEIN: I'm sorry, could you repeat
13 the question? I couldn't understand.

14 CHAIR PRO TEM HUBBARD: He was talking about
15 the entrance and the exit on the property.

16 MR. SOMERSTEIN: Let me clarify something.
17 If you could show the site plan, I might be able to
18 help.

19 Do you want to answer?

20 MR. GENTILE: Maybe I can answer.

21 Madam Chair, I know that we -- we don't have
22 it up. I was going to probably show you. But I think
23 what you were referring to is the driveway that comes
24 off that access road and how we're utilizing it.

25 CHAIR PRO TEM HUBBARD: And the FDOT

1 situation.

2 MR. GENTILE: Right. Well, just like
3 everywhere in the city that you have access to an FDOT
4 right-of-way, then let's just look at your U.S. 1
5 corridor. You have driveways that go into that
6 right-of-way. We have a driveway that exists for that
7 property because DOT has to provide us the access
8 drive.

9 We have asked also to configure another
10 additional access drive with six additional parking
11 spaces very similar to where you have off-street
12 parking on some of the right-of-ways throughout the
13 U.S. 1 corridor and other areas and other cities do.
14 We only need three extra spaces per your code, which
15 we've just talked about the 75 additional in the lease
16 agreement in the marina property. So the six are
17 actually additional parking that would be available to
18 the project.

19 If the driveway was to go away, the DOT would
20 still provide the access to the site. And if we had
21 to, we would valet from that access road that goes
22 around right at the driveway. It's very simple.
23 Whether it's there or not, we are permitted an access
24 driveway to our parking from the FDOT right-of-way.

25 All they're saying is that the issue is they

1 will not provide the easement for site plan approval
2 for the additional six parking spaces or that drive,
3 but if you all approve the site plan, then they will
4 provide an easement. And yes, it is true the easement
5 is -- it could be taken out or not by the FDOT at any
6 time, but that would -- it's been there a long time,
7 and it's just been sitting there.

8 So okay? Did that answer your question?

9 UNIDENTIFIED SPEAKER: So they don't have a
10 lease.

11 CHAIR DAVIS JOHNSON: You don't get to speak
12 out loud, sir.

13 COMMISSIONER DAVIS: Madam Chair.

14 CHAIR DAVIS JOHNSON: Point of order. We
15 can't have comments from the audience, please.

16 Commissioner --

17 MR. GENTILE: Just -- okay, I won't -- I was
18 going to answer that question. But the issue is that
19 the City has to agree to the site plan for us to get
20 the lease. They will not provide the lease without the
21 site plan. But we don't need the lease to make the
22 project work. That's basically it, so --

23 COMMISSIONER DAVIS: Madam Chair.

24 CHAIR DAVIS JOHNSON: Commissioner Davis,
25 you're recognized.

1 COMMISSIONER DAVIS: Thank you.

2 Attorney Haygood --

3 MR. HAYGOOD: Yes.

4 COMMISSIONER DAVIS: -- could you please
5 remind me what role we're playing today? Are we
6 addressing the parking issue today, or are we doing
7 something else?

8 MR. HAYGOOD: No, your review, as we
9 mentioned earlier, is pretty narrow, and that's whether
10 or not the proposed site plan is consistent with your
11 redevelopment plan and the downtown plan. These issues
12 of parking may be relevant to the City Council --

13 COMMISSIONER DAVIS: Okay.

14 MR. HAYGOOD: -- when it comes before you, at
15 which time I'm sure your counsel will opine on whether
16 or not there's going to be an issue as far as the
17 ability to approve the site plan.

18 COMMISSIONER DAVIS: So we'll address the
19 site plan and all those other issues or parking at the
20 Council meeting?

21 MR. HAYGOOD: Yes.

22 COMMISSIONER DAVIS: Not at this meeting.

23 MR. HAYGOOD: Well, your review is limited.

24 I mean --

25 COMMISSIONER DAVIS: Right.

1 MR. HAYGOOD: -- the only thing you're to do
2 is make recommendations to the City Council on whether
3 or not you think this plan is consistent with the
4 redevelopment plan and the downtown -- the other plans,
5 the --

6 COMMISSIONER DAVIS: And the reason I asked
7 that is because I received numerous calls. And I'm
8 going to state for the record the e-mails and the calls
9 I did have regarding this particular development.

10 You know, as you're aware, we have three
11 Boards. We have Planning and Zoning, City Council and
12 CRA Commission. We all play different significant
13 roles. And I just want to make sure it's clear what
14 role we're playing today, because if we didn't play
15 those roles, we would be having more meetings. Is that
16 correct?

17 MR. HAYGOOD: I'm sorry, I didn't understand
18 your last --

19 CHAIR DAVIS JOHNSON: I said with Planning
20 and Zoning, City Council and CRA, we all play three
21 different significant roles. If that wasn't the case,
22 we'd be having more meetings. Is that correct?

23 MR. HAYGOOD: I don't know about opining
24 that, but your role is different from that as the P&Z
25 Board.

1 COMMISSIONER DAVIS: Yes. We would be in one
2 room making one decision if that wasn't the case.

3 MR. HAYGOOD: Well, again, you have different
4 roles.

5 COMMISSIONER DAVIS: Thank you.

6 I just want to state for the record I did
7 receive some communications from some residents from
8 Marina Grande, and I just want to make sure I
9 acknowledge those who took some time out of their day
10 to send some e-mails.

11 Mrs. Judith and Peter Foster did show their
12 concerns and not support of the project. Edwin Payne
13 showed -- Edward Payne showed some concerns for the
14 project. Ralph Basil -- and I apologize if I got the
15 name incorrect -- showed some concerns for the project.
16 Sarah Goodman wrote a letter, an e-mail showing some
17 concerns. Okay, that's on that end.

18 Okay, here we go. We also received Susie
19 Bisby showed support for the Crab Pot. Judy Miller
20 showed support for the Crab Pot. Donna Goldstein
21 showed support for the Crab Pot. And I will submit
22 these to the clerks.

23 Chuck Jones showed support for the Crab Pot.
24 Stacy Johnson showed support for the Crab Pot.
25 Reverend Dr. Edwin Parker, III showed support. Cynthia

1 Wilson showed support. Cynthia Wilson -- okay, that's
2 two e-mails. Kathleen Collins showed support. Sherry
3 Soni -- and I apologize, Ms. Sherry, if I got your name
4 incorrect -- showed support.

5 I'm going to spell this name:

6 G-e-r-l-a-n-d-o, and the last name is R-o-s-a-l-i-a.

7 Diane Haekler, H-a-e-k-l-e-r, showed support. Attorney
8 Michael Brown, who lives in Marina Grande, showed
9 support. And former Councilperson Pardo sent a letter
10 showing support.

11 I just want to make sure that the record --
12 if I didn't read your e-mail into the record, for those
13 I didn't, I don't recall, I apologize, and I'll make
14 sure if I find those that didn't get them, to have them
15 for the Council meeting.

16 So today we are here to address is it
17 consistent. Mr. Evans, so in 2004 when the site plan
18 was brought before, was there any opposition at that
19 time?

20 INTERIM EXECUTIVE DIRECTOR EVANS: During the
21 approval of the Marina Grande project, there was quite
22 a bit of public comment. And that project -- getting
23 the Marina Grande project also had a very full
24 Commission, so there was a lot of comments on whether
25 or not that building should be approved. However, it

1 was approved, obviously.

2 COMMISSIONER DAVIS: And the reason I asked
3 that question, because this community and this City --
4 and you all, thank you all for coming out today -- has
5 been through a lot of growth and a lot matured as we
6 find ways to work together. And one of the things I
7 thought very valuable with this meeting was that the
8 developer continuously reached out and had those
9 meetings with the concerned residents. And that's the
10 most key piece, at least from me as the District 5
11 representative. And that's important.

12 And I hope that you guys understand what role
13 we play today. I do have some concerns with making
14 sure that your parking issues are addressed, but that
15 meeting will take place at a Council meeting. Today
16 we're here to say whether or not it's consistent with
17 the CRA plan on moving forward.

18 And I just want to make sure folks, when they
19 come here, they understand what the expectation level
20 for this meeting. So if something take place now, it
21 don't mean that something different won't happen later.
22 We're just playing a different role today. And I just
23 want to be clear on that and state that for the record.

24 So Mr. Evans, is this consistent with the CRA
25 Plan?

1 INTERIM EXECUTIVE DIRECTOR EVANS: Yes, the
2 restaurant is consistent with the plan.

3 COMMISSIONER DAVIS: That will be all.

4 CHAIR DAVIS JOHNSON: Are there any other
5 comments?

6 COMMISSIONER BOTEL: Madam Chair.

7 CHAIR DAVIS JOHNSON: Commissioner Botel,
8 you're recognized.

9 COMMISSIONER BOTEL: I have a question about
10 when the Council will address this issue so that people
11 who live in the community will know when that decision,
12 the final decision will be made.

13 CHAIR DAVIS JOHNSON: I don't have a date to
14 give you at this moment. We will discuss --

15 COMMISSIONER BOTEL: Do we have any idea, a
16 ballpark?

17 CHAIR DAVIS JOHNSON: We will bring it back.

18 INTERIM EXECUTIVE DIRECTOR EVANS: I would
19 anticipate it wouldn't be until at least the earliest
20 would probably be September, I would think.

21 COMMISSIONER BOTEL: Okay, thank you.

22 INTERIM EXECUTIVE DIRECTOR EVANS: It would
23 be up to the Development Services Department to
24 schedule it.

25 COMMISSIONER BOTEL: So how will we make

1 our -- this is really going to sound silly. How will I
2 make myself -- how will I make my opinion known to
3 myself? How, as a CRA Board, will we communicate our
4 feelings on this topic to the Council?

5 INTERIM EXECUTIVE DIRECTOR EVANS: All of the
6 comments that are made today, including the verbatim
7 minutes and anything that was handed in by any of our
8 residents, will all be packaged together in a
9 transmittal to Development Services, and that will be a
10 part of your packet that City Council will receive.

11 COMMISSIONER BOTEL: So then I think I
12 will -- I do want to go on record. I have -- let me
13 say first, if I may continue, Madam Chair?

14 CHAIR DAVIS JOHNSON: Continue.

15 COMMISSIONER BOTEL: I have tremendous
16 respect for many of the people who are in support of
17 this project, I really do. I think the world of some
18 of the people who came out tonight to say that they
19 support this.

20 I also want to thank Mr. Graziotto for the
21 effort that he put into making some gestures to the
22 people who live in the Marina Grande to try to answer
23 some of their concerns. I know he really did make some
24 concessions to try to answer the concerns that they had
25 about this project.

1 I think I would love to say that this is a
2 great -- I think it's a wonderful project that we could
3 have more employment in the city. We certainly need to
4 have more jobs in the city. It will do a great thing
5 for our tax base. We do need to have more taxes in the
6 city, more employment, more jobs in the city, more
7 business in the city.

8 As Don Kolodz said earlier, this needs to be
9 a destination, a place where people can come and say,
10 boy, that was a great restaurant in Riviera Beach,
11 wasn't it, and it was a great waterfront destination;
12 it was wonderful.

13 All of that being said, our Planning and
14 Zoning Board advised us that this was not a good idea.
15 We have that Board in place for a reason, to give us
16 advice. They said, on a five to two vote, we reject
17 this. And I have to rely on them. I mean I don't have
18 the expertise that they have. I'm not a city planner.
19 I rely on their expertise, and they said there's not
20 enough parking there.

21 I don't frankly understand all of the issues
22 around that parking. I don't know whether somebody
23 talked to Suntex or not. I can't be Solomon and say,
24 oh, he's telling the truth, he's not telling the truth.
25 I just don't know. And for me as a Councilperson, I

1 have to rely on what the Planning and Zoning Board
2 said, which was, five to two, this is not a project
3 that we support.

4 So based on their recommendation, when I tell
5 myself, sitting in another seat -- well, it will be the
6 same seat. But sitting in another role here as a
7 Councilperson, I'm going to have to say to myself
8 you'll have to say no unless, unless something can be
9 found, some other modification can be made such that
10 that parking issue is resolved to the satisfaction of
11 the Board.

12 And so as someone earlier said, I think, a
13 restaurant, but not this restaurant. Maybe a
14 restaurant with different parking, a restaurant with a
15 different solution. It would be wonderful, as I said
16 earlier. We do need another waterfront restaurant in
17 the city, we do need to have these jobs, we do need to
18 have this tax base.

19 But again, as Mr. Graziotto has worked so
20 hard to come up with solutions to make the residents of
21 Marina Grande happy about cutting off the hours so that
22 it's not open till 2:00 in the morning, keeping the
23 music -- stopping the music earlier, all the kinds of
24 things that he made concessions about in the past,
25 maybe he can find some solution to this parking

1 situation.

2 I hope that's the case, because it would be
3 nice to have a good restaurant there. And I hope that,
4 as other people have said, he's developed restaurants
5 that are not the kind that you don't want under your
6 noses over there at Marina Grande, and maybe that can
7 be the case. So for now, that's my comments for the
8 record. Thank you.

9 COMMISSIONER MILLER-ANDERSON: Madam Chair.

10 CHAIR DAVIS JOHNSON: Commissioner
11 Miller-Anderson, you're recognized.

12 COMMISSIONER MILLER-ANDERSON: I just wanted
13 to make a comment regarding the number of e-mails I did
14 receive. I'm definitely taking all of that into
15 account, as well as the visits that I've made over
16 there. I've spoken to both sides. I know we've been
17 dealing with this for almost maybe a year now, and you
18 know, I look forward to being able to just put it all
19 together, try to make the best decision.

20 You know, someone's not going to be happy one
21 way or the other because we've just been divided on the
22 position for so long between the residents and the
23 restaurant representatives. So when we meet with City
24 Council, at that time we'll be able to make a decision
25 as to which way we'll be going. Thank you.

1 CHAIR DAVIS JOHNSON: Vice Chair, you're
2 recognized.

3 CHAIR PRO TEM HUBBARD: I just want to thank
4 everybody for coming out, for making your comments, for
5 the information, for the presentation and giving us an
6 opportunity to, one, refresh our mind, become versed on
7 the information from both sides. All of it will
8 definitely be taken into consideration. I look forward
9 to having explanation on some of the things that were
10 said tonight.

11 And so we will continue to go through the
12 process, and we'll just work, continue to work it from
13 that point forward. So thank everybody for coming out
14 with your comments and your sharing your areas of
15 expertise with us. We look forward to this unfolding.

16 CHAIR DAVIS JOHNSON: I too would like to
17 thank the residents of Marina Grande for sitting with
18 the developer. I did attend the meeting that was a
19 little over two hours where there was discussion, and I
20 appreciate the candid comments that were made and the
21 concern that was shown.

22 I also want to thank the developer,
23 Mr. Graziotto and his team, for responding to inquiries
24 that I had. And there are still additional questions
25 that I will seek to have answered by Mr. Graziotto and

1 his team, as well as Mr. -- I cannot pronounce your
2 last name -- Spacht.

3 MR. SPACHT: Spacht.

4 CHAIR DAVIS JOHNSON: Spacht.

5 MR. SPACHT: It's okay. Nobody --

6 CHAIR DAVIS JOHNSON: Okay, so apologize for
7 that.

8 So all things considered, we will take into
9 consideration as we move forward in deliberating this
10 as a City Council. All concerns will be taken into
11 consideration and a decision will be made at that time.

12 But thank you so much for your time, for your
13 patience and for being here tonight to speak both in
14 support or against. We're hearing your voices, and
15 those comments will be taken into consideration as we
16 deliberate.

17 MR. PERRY: Madam Chair --

18 CHAIR DAVIS JOHNSON: Do you have anything in
19 closing, Mr. Perry?

20 MR. PERRY: Just one thing in closing. We've
21 had this gentleman raise issues relative to these
22 documents, the reciprocal lease agreements, et cetera,
23 the easements, and we've had Mr. Somerstein respond to
24 you. May I suggest that you recommend or suggest to
25 the City Attorney that he meet with Mr. Somerstein so

1 that he can review the documents and satisfy himself as
2 to the issues that have been raised relative to those
3 documents?

4 CHAIR DAVIS JOHNSON: Thank you, sir, for
5 that recommendation.

6 MR. PERRY: Thank you.

7 COMMISSIONER BOTEL: Madam Chair, a question.

8 CHAIR DAVIS JOHNSON: Commissioner Botel,
9 you're recognized.

10 COMMISSIONER BOTEL: Is there ever an
11 opportunity for our Planning and Zoning Board to review
12 again if -- I mean I don't know --

13 CHAIR DAVIS JOHNSON: That's a question that
14 I had. I had that same thought. I would like to know,
15 in light of everything that has been done and the
16 changes that have been made, if there's an opportunity
17 for the Planning and Zoning Board to review the revised
18 documents.

19 Mr. Haygood.

20 MR. HAYGOOD: I hate to defer to the City --
21 well, I hate to defer to him. It's really his call. I
22 mean it's not really -- I don't think you have the
23 authority, as the CRA, to send it back to the Planning
24 and Zoning, but if, as City Council members, I really
25 can't speak to that.

1 COMMISSIONER BOTEL: I guess we'll ask
2 ourselves.

3 CHAIR DAVIS JOHNSON: We'll ask ourselves.
4 Any further comments, questions? Thank you.
5 We are now at -- there are no items tabled.
6 Receipt of public comments. Non-agenda or --
7 public comments should be restricted to issues, matters
8 or topics pertinent to the Riviera Beach Community
9 Redevelopment Agency.

10 Please be reminded that the CRA Board of
11 Commissioners has adopted rules of decorum governing
12 public conduct during official meetings, which has been
13 posted at the entrance of the Council Chambers. In an
14 effort to preserve order, if any of the rules are not
15 adhered to, the Commission Chair may have any
16 disruptive speaker or attendee removed from the podium,
17 from the meeting and/or the building, if necessary.
18 Please govern yourselves accordingly.

19 Madam Clerk.

20 THE CLERK: Reverend William Burrs, followed
21 by Willis Williams.

22 REV. BURRS: Madam Chair, Council, my concern
23 tonight at least is concerning something related to the
24 CRA meeting, but yet I'm concerned about this item
25 concerning the Crab Pot.