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CITY OF RIVIERA BEACH
PLANNING AND ZONING BOARD

Thursday, May 12, 2016

Council Chambers
600 West Blue Heron Boulevard
Riviera Beach, Florida

6:37 p.m. - 7:20 p.m.

IN ATTENDANCE:

Edward Kunut, Chair
Rena James, Vice Chair
Tradrick McCoy, Board Member
Margaret Shepherd, Board Member
Julius Whigham, Sr., Board Member
Lina F. Busby, Assistant City Attorney
Jeff Gagnon, Assistant Director of
Community Development
Mario Velasquez, Senior Planner

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1 BE IT REMEMBERED that the following Planning
2 and Zoning Board meeting was had at Riviera Beach City
3 Hall Council Chambers, 600 West Blue Heron Boulevard,
4 Riviera Beach, Florida, on Thursday, May 12, 2016,
5 beginning at 6:37 p.m., with attendees as hereinabove
6 noted, to wit:
7 ---
8 CHAIR KUNUTY: Welcome. The May 12th, 2016
9 Riviera Beach Planning and Zoning Board meeting is now
10 in order. We'll have a moment of silence and then
11 stand for the Pledge.
12 (Moment of silence observed. Pledge of
13 Allegiance recited.)
14 CHAIR KUNUTY: Mr. Velasquez, roll call.
15 MR. VELASQUEZ: Tradrick McCoy.
16 MR. McCOY: Here.
17 MR. VELASQUEZ: Margaret Shepherd.
18 MS. SHEPHERD: Here.
19 MR. VELASQUEZ: Julius Whigham.
20 MR. WHIGHAM: Here.
21 MR. VELASQUEZ: Zedrick Barber, II.
22 (No response.)
23 MR. VELASQUEZ: Rena James.
24 VICE CHAIR JAMES: Present.
25 MR. VELASQUEZ: Edward Kunuty.

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1 CHAIR KUNUTY: Here.
2 MR. VELASQUEZ: A quorum is present.
3 CHAIR KUNUTY: Any additions and deletions?
4 MR. GAGNON: Good afternoon. Jeff Gagnon,
5 Assistant Director of Community Development. I did
6 want to make one note, that letter A under new
7 business, there is a typo, and it should read an
8 ordinance of the City Council. It does say resolution
9 on the agenda sheet. However, the staff report does
10 say ordinance, as well as the legal ad said ordinance.
11 So that was just one typo I wanted to clarify.
12 Additionally, I'd like to make the suggestion
13 to move both letter A and B under new business before
14 unfinished business on our agenda tonight.
15 CHAIR KUNUTY: Any objection from the Board?
16 Hearing no objection, fine.
17 Disclosure by Board Members on the
18 adoption -- and the adoption of the agenda. I would
19 like to disclose that I am on a CRA Advisory Board, and
20 two of these items are part of the CRA, but that's it.
21 Motion to adopt the agenda?
22 MR. McCOY: So moved.
23 VICE CHAIR JAMES: Second.
24 CHAIR KUNUTY: Call the roll.
25 MR. VELASQUEZ: Tradrick McCoy.

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1 MR. McCOY: Yes.
2 MR. VELASQUEZ: Margaret Shepherd.
3 MS. SHEPHERD: Yes.
4 MR. VELASQUEZ: Julius Whigham.
5 MR. WHIGHAM: I'm sorry. Present.
6 MR. McCOY: Yes? No? We're on the --
7 MR. GAGNON: For clarification, that was roll
8 call for --
9 CHAIR KUNUTY: Adoption of --
10 MR. GAGNON: -- the adoption of tonight's
11 agenda.
12 CHAIR KUNUTY: Yes, adopting agenda.
13 MR. McCOY: Yes?
14 MR. WHIGHAM: Yes.
15 MR. VELASQUEZ: Rena James.
16 VICE CHAIR JAMES: Yes.
17 MR. VELASQUEZ: Edward Kunuty.
18 CHAIR KUNUTY: Yes.
19 MR. VELASQUEZ: Unanimous voting. Motion
20 approved.
21 CHAIR KUNUTY: Item V, nomination of
22 Chairperson and Vice Chairperson. Mr. Gagnon.
23 MR. GAGNON: Yes, historically the
24 Chairperson and Vice Chair are selected in April
25 annually. However, we didn't meet in April, so that's

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1 why we placed it at the beginning of the agenda for
 2 tonight. I know that Mr. Barber is currently absent.
 3 I don't recall if I heard from him, so I don't know if
 4 he will be present tonight. So I don't know if the
 5 Board would like to discuss those seats now or wait
 6 until the end of the agenda.
 7 CHAIR KUNUTY: Any comments from the Board to
 8 discuss it at the end of the meeting? Are you okay
 9 with that Mr. Whigham, Mr. McCoy? Okay? Everybody
 10 else? Okay, we'll discuss it at the end so we can get
 11 through the agenda.
 12 Okay. Number VI, approval of the minutes
 13 from February 11th. Motion?
 14 MR. McCOY: So moved, with corrections as
 15 necessary.
 16 VICE CHAIR JAMES: Second.
 17 CHAIR KUNUTY: Mr. Velasquez.
 18 MR. VELASQUEZ: Tradrick McCoy.
 19 MR. McCOY: Yes.
 20 MR. VELASQUEZ: Margaret Shepherd.
 21 MS. SHEPHERD: Yes.
 22 MR. VELASQUEZ: Julius Whigham.
 23 MR. WHIGHAM: Yes.
 24 MR. VELASQUEZ: Rena James.
 25 VICE CHAIR JAMES: Yes.

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1 MR. VELASQUEZ: Edward Kunuty.
 2 CHAIR KUNUTY: Yes.
 3 MR. VELASQUEZ: Unanimous voting. Motion
 4 approved.
 5 CHAIR KUNUTY: Motion to approve the minutes
 6 from March 24th.
 7 MR. McCOY: So moved as -- moved with
 8 necessary adjustments.
 9 VICE CHAIR JAMES: Second.
 10 CHAIR KUNUTY: Call the roll.
 11 MR. VELASQUEZ: Tradrick McCoy.
 12 MR. McCOY: Yes.
 13 MR. VELASQUEZ: Margaret Shepherd.
 14 MS. SHEPHERD: Yes.
 15 MR. VELASQUEZ: Julius Whigham.
 16 MR. WHIGHAM: Yes.
 17 MR. VELASQUEZ: Rena James.
 18 VICE CHAIR JAMES: Yes.
 19 MR. VELASQUEZ: Edward Kunuty.
 20 CHAIR KUNUTY: Yes.
 21 MR. VELASQUEZ: Unanimous voting. Motion
 22 approved.
 23 CHAIR KUNUTY: Mr. Gagnon.
 24 MR. GAGNON: Yes, and tonight under new
 25 business we have letter A and B. Both items are

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1 associated with one another. One is a future land use
 2 amendment, and one is rezoning for two parcels. What
 3 we'll need to do is have two separate motions for each
 4 item; however, the presentation will really incorporate
 5 both simultaneously just because they are so closely
 6 associated with one another.
 7 So first is letter A, which is an ordinance
 8 of the City Council of the City of Riviera Beach, Palm
 9 Beach County, Florida, amending the City's
 10 Comprehensive Plan by changing the Future Land Use Map
 11 designation from community facility to medium density
 12 multiple family residential for the properties located
 13 301 West 13th Street and 313 West 13th Street, totaling
 14 0.22 acres of land in order to facilitate the
 15 development of two new single family homes and
 16 providing an effective date.
 17 At this time I would like to ask Mario
 18 Velasquez, our Senior Planner and GIS Specialist, to
 19 provide a presentation. Additionally, for the record,
 20 Mr. Scott Evans, Director of Planning and Development
 21 for the CRA, is also in attendance.
 22 MR. VELASQUEZ: Good evening, everyone.
 23 Mario Velasquez, Senior Planner.
 24 Tonight's items, again, just one presentation
 25 for both items for the land use amendment and the

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1 rezoning. The application numbers are LU-16-01 and
 2 RZ-16-01. The item is pretty much to change the land
 3 use and zoning from community facility to residential.
 4 We'll go over the maps to refresh memory of the
 5 location, continue with the staff analysis, and
 6 finalize with the recommendations from staff.
 7 As you can see on the map, the blue hatching
 8 is the location of the parcels. They are east of
 9 President Barack Obama Highway, south of Blue Heron
 10 Boulevard. And as we zoom in, we can see in more
 11 detail. They are located between 12th Street and 13th
 12 Street and between Avenue G and Park Drive. That's the
 13 front of the two parcels. They are located at 301 West
 14 13th Street and 313 West 13th Street. Both parcels
 15 total approximately .22 acres of land. They are both
 16 community facility. And the zoning and the future land
 17 use.
 18 On the north side and south side of this
 19 property we have residential. And across the street on
 20 the south side, it's also residential. The west side
 21 and the east side, we have residential and a vacant
 22 lot, but the vacant lot is zoned community facility.
 23 So these maps show a comparison of what is
 24 currently the land use and what is proposed to be. If
 25 you see the big green with the black hatches, that's

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1 what we have right now, the community facility. And
 2 this is proposed to change to medium density and
 3 multifamily residential. This map is the same type of
 4 map, but it shows the changes in the zoning if it goes
 5 from community facility to downtown residential.
 6 And really, the proposed use behind these
 7 proposed changes is to facilitate the construction of
 8 two new single family structures. In order for these
 9 to have the zoning designation actually be amended to
 10 downtown residential and to comply with the
 11 Comprehensive Plan, the future land use designation,
 12 then the map should be amended to medium density,
 13 multiple family residential.
 14 As far as levels of service, City services
 15 such as roads, water, sewer and garbage collection are
 16 currently available to the site. The landscape plan
 17 will be required to be compatible with the City's Land
 18 Development Regulations, and this is for the
 19 development of the two single families. And that same
 20 goes for the parking. It will be required in
 21 accordance with the City's Land Development
 22 Regulations.
 23 So staff recommends approval of the proposed
 24 land use amendment from community facilities to medium
 25 density multiple family residential. If you have any

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1 questions, I will try to answer. Again, Scott Evans
 2 from the CRA is present.
 3 CHAIR KUNUTY: Thank you. Ms. Shepherd, any
 4 questions?
 5 MS. SHEPHERD: Not right now, Mr. Kunuty.
 6 CHAIR KUNUTY: Ms. James.
 7 VICE CHAIR JAMES: Yes. Is this land use
 8 change for the CRA? Are they proposing to build the
 9 two new homes there?
 10 MR. VELASQUEZ: The two parcels are within
 11 the CRA. The applicant is Riviera Beach Community
 12 Development Corporation.
 13 VICE CHAIR JAMES: Okay. Do they --
 14 MR. VELASQUEZ: As far as association with
 15 the CRA, I guess Scott can better explain that.
 16 MR. EVANS: The CDC is a nonprofit
 17 organization that the CRA helped create, and now they
 18 operate independently. And they currently have a
 19 little over a million dollars in funding from Palm
 20 Beach County to build affordable homes within the CRA.
 21 So they're currently building five homes. So this
 22 would allow them to build two of those five homes.
 23 VICE CHAIR JAMES: Are these five homes
 24 already sold or --
 25 MR. EVANS: They have an applicant pool, and

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1 I believe that they've already selected the applicants,
 2 although the final -- just because of the process,
 3 until that house is actually constructed, they won't
 4 lock in that person. But they do have a list, and it's
 5 ranked. So the people are aware that they're in line
 6 to get a house.
 7 VICE CHAIR JAMES: Okay, those are my
 8 questions.
 9 CHAIR KUNUTY: Mr. McCoy.
 10 MR. McCOY: None.
 11 CHAIR KUNUTY: None.
 12 MR. WHIGHAM: I have one.
 13 CHAIR KUNUTY: Go ahead, Mr. Whigham.
 14 MR. WHIGHAM: Have the citizens that live in
 15 the area, were they notified about what was going to
 16 transpire?
 17 MR. VELASQUEZ: These items were notified --
 18 the properties were posted. We can go back to it.
 19 Also, we had a legal notice in the Palm Beach Post.
 20 This yellow sign that you can see was posted on both
 21 main streets so neighbors within walking distance can
 22 be informed.
 23 MR. WHIGHAM: No further questions.
 24 CHAIR KUNUTY: Just a couple quick questions.
 25 Is there any thought of continuing that road to the

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1 west so it ties into 13th Street?
 2 MS. SHEPHERD: Avenue G.
 3 MR. VELASQUEZ: No, we don't have any plans.
 4 I'm not aware of any plans at the moment.
 5 CHAIR KUNUTY: Okay. The other question is
 6 right just to the west of the property there is a new
 7 house being built right now, and is that one of the
 8 houses that we're funding?
 9 MR. EVANS: Yes, that's one of the CDC's.
 10 CHAIR KUNUTY: It is, okay. All right. Who
 11 makes the final decision on who gets the house?
 12 MR. EVANS: The pool of applicants is
 13 submitted to Palm Beach County for review, and when
 14 they're approved, then I believe it was done through
 15 first come, first served. And unfortunately, I don't
 16 have any more info.
 17 CHAIR KUNUTY: So the County basically makes
 18 the decision?
 19 MR. EVANS: Yes.
 20 CHAIR KUNUTY: Okay.
 21 MR. EVANS: Because of the underwriting
 22 process, it all has to go through the County.
 23 CHAIR KUNUTY: Okay, I have no other
 24 questions.
 25 MS. SHEPHERD: Mr. Chair.

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1 CHAIR KUNUTY: Yes.
 2 MS. SHEPHERD: Mr. Scott, approximately how
 3 long does it take these houses to be built? I know the
 4 one on -- is it 13th -- looks like it went up pretty
 5 fast. What is the timeframe?
 6 MR. EVANS: About 90 days.
 7 MS. SHEPHERD: 90 days?
 8 MR. EVANS: Yes. Sometimes 120. But they go
 9 up fairly quickly.
 10 VICE CHAIR JAMES: Chair.
 11 CHAIR KUNUTY: Yes.
 12 VICE CHAIR JAMES: I have one more question.
 13 CHAIR KUNUTY: Ms. Shepherd still has the
 14 floor.
 15 MS. SHEPHERD: Thank you. I'm good.
 16 CHAIR KUNUTY: You're good? Okay.
 17 MS. SHEPHERD: Yes.
 18 CHAIR KUNUTY: Ms. James.
 19 VICE CHAIR JAMES: And my question is: Who
 20 is the builder?
 21 MR. EVANS: We have two home builders right
 22 now. The ones, the two houses that are under
 23 construction is by a company -- for some reason the
 24 name flew out of my head. But All Site Construction
 25 will build one of these new houses, and the other one

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1 will be, I believe, the company who's already building
 2 the one that Mr. Kunuty spoke about just down the
 3 street. I apologize, I can't think of the name of
 4 their company right now.
 5 VICE CHAIR JAMES: Okay, thank you.
 6 MR. EVANS: All Site is a local. They have
 7 an office in Riviera Beach and West Palm.
 8 CHAIR KUNUTY: Do we have a motion if there's
 9 no other questions? Have a motion?
 10 MR. VELASQUEZ: This is one presentation, but
 11 it was for two items.
 12 CHAIR KUNUTY: Oh, I'm sorry. Okay, you want
 13 to do both, okay.
 14 MR. VELASQUEZ: So when it comes to making a
 15 motion --
 16 CHAIR KUNUTY: Yes, we want the motions
 17 separate, but you're going to present them together.
 18 MR. VELASQUEZ: Correct.
 19 CHAIR KUNUTY: Okay.
 20 MR. VELASQUEZ: I'm done with my
 21 presentation.
 22 CHAIR KUNUTY: Go ahead, continue.
 23 MR. McCOY: So you're asking --
 24 MR. VELASQUEZ: No, I'm done with my
 25 presentation for the two items.

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1 CHAIR KUNUTY: Oh, for the two items.
 2 MR. VELASQUEZ: When the Board gets ready to
 3 make a motion, it will be two motions, one for each
 4 item.
 5 CHAIR KUNUTY: No, I understand. Okay, the
 6 first motion would be for the --
 7 MR. VELASQUEZ: For item VIII A, the
 8 ordinance for the land use.
 9 CHAIR KUNUTY: Right, okay. Do we have a
 10 motion? If there's no discussion, do we have a motion
 11 for item A?
 12 MR. McCOY: Mr. Chair? I was asking
 13 Mr. Velasquez, can you go back a slide and put the
 14 recommendations?
 15 CHAIR KUNUTY: Sure.
 16 MR. McCOY: There it is, okay.
 17 MR. VELASQUEZ: Right. So it's two
 18 recommendations. The first one is for the land use,
 19 and the second one, I didn't read it. I was going to
 20 go back to it. It was just for the rezoning. But
 21 staff recommends both land use and rezoning.
 22 CHAIR KUNUTY: Any other questions from the
 23 Board? Do we have a motion?
 24 MR. McCOY: Move to approve recommending the
 25 proposed land use amendment.

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1 CHAIR KUNUTY: Do we have a second?
 2 VICE CHAIR JAMES: Second.
 3 MS. SHEPHERD: Second.
 4 CHAIR KUNUTY: Okay. Mr. Velasquez.
 5 MR. GAGNON: For clarity, who had the second?
 6 CHAIR KUNUTY: Ms. James.
 7 MR. GAGNON: Julius Whigham.
 8 MR. WHIGHAM: Yes.
 9 MR. GAGNON: Margaret Shepherd.
 10 MS. SHEPHERD: Yes.
 11 MR. GAGNON: Tradrick McCoy.
 12 MR. McCOY: Yes.
 13 MR. GAGNON: Rena James.
 14 VICE CHAIR JAMES: Yes.
 15 MR. GAGNON: Edward Kunuty.
 16 CHAIR KUNUTY: Yes.
 17 MR. GAGNON: Unanimous approval.
 18 So moving on, we have letter B as well, which
 19 is an ordinance of the City Council of the City of
 20 Riviera Beach, Palm Beach County, Florida, amending the
 21 City's zoning map from community facility to downtown
 22 residential for the properties located at 301 West 13th
 23 Street and 313 West 13th Street, totaling 0.22 acres of
 24 land, in order to facilitate the development of two new
 25 single family homes and providing an effective date.

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1 CHAIR KUNUTY: Any discussion? Do we have a
 2 motion?
 3 MR. McCOY: Move to approve the proposed
 4 zoning district amendment.
 5 CHAIR KUNUTY: Second?
 6 VICE CHAIR JAMES: Second.
 7 CHAIR KUNUTY: Call the roll.
 8 MR. GAGNON: Tradrick McCoy.
 9 MR. McCOY: Yes.
 10 MR. GAGNON: Margaret Shepherd.
 11 MS. SHEPHERD: Yes.
 12 MR. GAGNON: Julius Whigham.
 13 MR. WHIGHAM: Yes.
 14 MR. GAGNON: Rena James.
 15 VICE CHAIR JAMES: Yes.
 16 MR. GAGNON: Edward Kunuty.
 17 CHAIR KUNUTY: Yes.
 18 MR. GAGNON: Unanimous approval.
 19 MR. EVANS: Thank you.
 20 MR. GAGNON: So now we'll go back to
 21 unfinished business, which is an ordinance of the City
 22 Council of the City of Riviera Beach, Palm Beach
 23 County, Florida, amending Chapter 28, Signs, Article
 24 III, Construction and Installation Standards of the
 25 City's Code of Ordinances in order to establish the

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1 boundary of the Marina upland area sign overlay
 2 district and to create standards for the installation
 3 and use of signs within the Marina upland area sign
 4 overlay district, providing for conflicts, severability
 5 and codification and providing for an effective date.
 6 So within your packet tonight I've provided
 7 information from when the Board first reviewed this
 8 item back on January the 28th. And at that point in
 9 time there was unanimous approval from the Board to
 10 approve language associated with an amendment to the
 11 City's sign code, specifically pertaining to the Marina
 12 upland area.
 13 So again, in order as it appears in your
 14 packet, you have the updated staff presentation with
 15 today's date, and following that is the previously
 16 approved presentation from the 28th. So the actual
 17 context and contents of the presentation are almost
 18 identical, except there is a little bit of additional
 19 information added in the staff report, specifically
 20 this last paragraph which outlines the review and
 21 unanimous approval from the Planning and Zoning Board
 22 on the 28th.
 23 However, as we moved through the process and
 24 had additional staff input and review, we kind of
 25 realized that the language could be improved, as is

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1 normally the case. So what we did is we went back,
 2 reviewed it. In order to clarify it further, we've
 3 created an actual map that provides a delineation of
 4 the overlay area. So this is what we're considering
 5 the Marina district upland area. And again, the
 6 language that was previously proposed, there was only
 7 minor amendments to it.
 8 One of the biggest changes stemming from the
 9 previous Planning and Zoning Board meeting, there was
 10 discussion on who will be able to take advantage of the
 11 sign code improvements. And the initial thought of
 12 staff was to have it be used for City purposes only.
 13 However, upon additional review and additional legal
 14 review, we decided it made more sense to have it
 15 available to anyone that owned property within the
 16 space.
 17 So again, the intent is to allow for more
 18 creative design options for signage and really be able
 19 to market that Marina district for the special location
 20 that it is. So again, there's only a few minor
 21 modifications, and I can point them out if the Board
 22 would like, or I can just entertain questions at this
 23 time.
 24 CHAIR KUNUTY: Why don't you quickly
 25 summarize the major changes.

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1 MR. GAGNON: Okay. It might be easier maybe
 2 in the hard copy packet for the old version, and then I
 3 can use the current proposed version on the screen.
 4 So there was an amendment in the actual
 5 structure of the ordinance itself, so there might be
 6 different lettering or numbering. That was really just
 7 to clarify the sequencing of the ordinance itself and
 8 the language provided.
 9 Within (a) (2) there was a small addition
 10 that just now says for way-finding, so a minor addition
 11 there.
 12 Within letter (b), that is a delineation of
 13 the overlay district itself. For the most part, that
 14 is identical, but what this did was accommodate the
 15 map, which will now be able to be placed into our Code
 16 of Ordinances, and again, further clarify the area that
 17 this overlay would pertain to.
 18 Then within the proposed amendment there are
 19 specific types of signs that are mentioned. And in
 20 total, there were eight specific numbers provided in
 21 the original document, and that remains constant with
 22 the newly proposed document as well, and there was only
 23 just minor tweaks within those definitions. But for
 24 the most part, it's 99 percent identical to what was
 25 previously provided and approved unanimously by the

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1 Board.
 2 CHAIR KUNUTY: Okay, thank you.
 3 Any questions from the Board regarding the
 4 sign ordinance? Mr. Whigham? No? Mr. McCoy?
 5 MR. McCOY: No.
 6 CHAIR KUNUTY: Ms. Shepherd?
 7 MS. SHEPHERD: No.
 8 VICE CHAIR JAMES: (Shakes head.)
 9 CHAIR KUNUTY: No? Okay. This one question
 10 I had that came up was does -- this supersedes the
 11 current sign ordinance, and this is the new. It was
 12 kind of read to me a little bit like you use the old
 13 sign or the new sign ordinance.
 14 MR. GAGNON: So the intent of this is to add
 15 additional options. So within actually letter (a), it
 16 describes -- I'm sorry, let's see. It's not (a). Just
 17 below number 8 is letter (d), and that basically refers
 18 to the fact that if any of these other optional signs
 19 aren't requested, then it would refer back to the
 20 existing Code. So we're still utilizing the existing
 21 City Code, but this is just an additional layer of
 22 allowances, really, to allow for more creative sign
 23 choices.
 24 CHAIR KUNUTY: Okay, thank you.
 25 Any other questions from the Board? Do we

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1 have a motion?
 2 VICE CHAIR JAMES: Chair.
 3 CHAIR KUNUTY: Yes.
 4 VICE CHAIR JAMES: Motion to approve amending
 5 Chapter 28, Signs, Article III, Construction and
 6 Installation Standards, as stated on the agenda.
 7 CHAIR KUNUTY: Second?
 8 MR. McCOY: Second.
 9 CHAIR KUNUTY: Call the roll.
 10 MR. VELASQUEZ: Tradrick McCoy.
 11 MR. McCOY: Yes.
 12 MR. VELASQUEZ: Margaret Shepherd.
 13 MS. SHEPHERD: Yes.
 14 MR. VELASQUEZ: Julius Whigham.
 15 MR. WHIGHAM: Yes.
 16 MR. VELASQUEZ: Rena James.
 17 VICE CHAIR JAMES: Yes.
 18 MR. VELASQUEZ: Edward Kunuty.
 19 CHAIR KUNUTY: Yes.
 20 MR. VELASQUEZ: Unanimous voting. Motion
 21 approved.
 22 MR. GAGNON: So at this point, would you like
 23 to discuss the nomination of Chair and Vice Chair?
 24 CHAIR KUNUTY: That's next.
 25 MR. GAGNON: Okay.

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1 CHAIR KUNUTY: Okay.
 2 MR. GAGNON: Historically, what happens is
 3 the floor is opened up for nominations. Anyone can
 4 nominate any other Board Member or you can nominate
 5 yourself. At that point, if you are nominated, you can
 6 choose to accept the nomination or politely decline the
 7 nomination, and we have a roll call vote if there are
 8 multiple people selected for either position. So at
 9 this point, are there any motions for Chairperson?
 10 MR. McCOY: Mr. Chair.
 11 CHAIR KUNUTY: Yes.
 12 MR. McCOY: Move to nominate Ms. James for
 13 Chair.
 14 CHAIR KUNUTY: Do we have a second?
 15 MR. WHIGHAM: Second.
 16 MR. GAGNON: The floor is still open. Are
 17 there any other nominations for Chairperson?
 18 CHAIR KUNUTY: Any other nominations? No
 19 other nominations.
 20 MR. GAGNON: Would you accept that
 21 nomination, Ms. James?
 22 CHAIR KUNUTY: Ms. James.
 23 VICE CHAIR JAMES: Yes.
 24 CHAIR KUNUTY: Ms. James accepts the
 25 nomination.

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1 MR. GAGNON: And are there any nominations
 2 for Vice Chair?
 3 MS. SHEPHERD: Like to nominate Mr. Kunuty
 4 for Vice Chair.
 5 CHAIR KUNUTY: I would respectfully accept.
 6 MR. GAGNON: Are there any other nominations
 7 for Vice Chair?
 8 MR. McCOY: Are you interested?
 9 MR. WHIGHAM: No.
 10 MR. McCOY: Okay.
 11 MR. WHIGHAM: I would nominate Mr. McCoy.
 12 MR. GAGNON: Mr. McCoy, would you accept that
 13 nomination?
 14 MR. McCOY: I would.
 15 MR. GAGNON: So we have a nomination for
 16 Mr. Kunuty and a nomination for Mr. McCoy. Both are
 17 still in the position they would accept the nomination?
 18 Yes? So --
 19 CHAIR KUNUTY: How do you want to vote for
 20 this? Chair, since it's only one person, both the
 21 Chair and then come back to Vice Chair?
 22 MR. GAGNON: Well, I think the Chairperson
 23 has been nominated, correct, for Ms. James?
 24 CHAIR KUNUTY: Okay. Yes. Well, we didn't
 25 vote, but yes. I mean there were no -- so okay.

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1 MR. GAGNON: I assumed it was unanimous.
 2 CHAIR KUNUTY: Okay, yes.
 3 MR. GAGNON: We could have roll call --
 4 CHAIR KUNUTY: No, okay. No, I didn't know
 5 the protocol, whether we had to do the roll call.
 6 That's fine.
 7 MR. GAGNON: I would say there are multiple
 8 ways that we can proceed, however, it makes sense to me
 9 just to have, you know, a show of hands of either
 10 voting for Mr. Kunuty or for Mr. McCoy, and we can go
 11 from that Board decision.
 12 CHAIR KUNUTY: At this point, since now
 13 Ms. James has been elected as Chair, do I pass the
 14 gavel to her?
 15 MR. GAGNON: Technically, yes.
 16 CHAIR KUNUTY: Okay, I pass the gavel to her.
 17 (Whereupon, the gavel was passed to
 18 Ms. James, who assumed the position of Chairperson.)
 19 CHAIR JAMES: Proceed, Jeff.
 20 MR. GAGNON: Okay. I guess at this point
 21 I'll suggest just to do a roll call vote in the
 22 sequence of nomination. So we'll do a roll call vote
 23 for Mr. Kunuty. I would assume if that is affirmative,
 24 then he would receive the nomination. Otherwise, the
 25 nomination would go to Mr. McCoy, if that pleases the

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1 Board.
 2 CHAIR JAMES: Comments?
 3 MR. McCoy: Madam Chair.
 4 Can you explain that again? You said if the
 5 affirmative is for Mr. Kunuty, then --
 6 MR. GAGNON: Yes. So we currently have two
 7 options for Vice Chair, so it will be either for
 8 Mr. Kunuty or for yourself, Mr. McCoy. So we can do a
 9 roll call vote for Mr. Kunuty as Vice Chair, and if
 10 that is unsuccessful, we could, in essence, assume the
 11 fact that everyone is voting for Mr. McCoy because we
 12 have two selections. We could do two roll call votes,
 13 but I'll leave that up to the Board.
 14 MS. SHEPHERD: Madam Chair.
 15 CHAIR JAMES: Go ahead.
 16 MS. SHEPHERD: I'd like to do the two
 17 separate roll calls.
 18 CHAIR JAMES: Does everyone agree?
 19 MR. KUNUTY: Yes, I'm okay with that.
 20 CHAIR JAMES: We'll go with the two.
 21 MR. McCoy: Not necessarily, Madam Chair.
 22 MR. GAGNON: We'll do two. So we'll do a
 23 roll call for Mr. Kunuty first.
 24 MR. WHIGHAM: It's roll call for who now?
 25 MR. GAGNON: If you vote yes, you are

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1 currently voting for Mr. Kunuty as Vice Chair.
 2 MR. VELASQUEZ: Tradrick McCoy.
 3 MR. McCoy: No.
 4 MR. VELASQUEZ: Margaret Shepherd.
 5 MS. SHEPHERD: Yes.
 6 MR. VELASQUEZ: Julius Whigham.
 7 MR. WHIGHAM: No.
 8 MR. VELASQUEZ: Rena James.
 9 CHAIR JAMES: No.
 10 MR. VELASQUEZ: Edward Kunuty.
 11 Mr. KUNUTY: Yes.
 12 MR. VELASQUEZ: Two yes; three no.
 13 MR. GAGNON: Okay, we'll have a roll call for
 14 Mr. McCoy for Vice Chair.
 15 MR. VELASQUEZ: Tradrick McCoy.
 16 MR. McCoy: Yes.
 17 MR. VELASQUEZ: Margaret Shepherd.
 18 MS. SHEPHERD: No.
 19 MR. VELASQUEZ: Julius Whigham.
 20 MR. WHIGHAM: Yes.
 21 MR. VELASQUEZ: Rena James.
 22 CHAIR JAMES: Yes.
 23 MR. VELASQUEZ: Edward Kunuty.
 24 MR. KUNUTY: No.
 25 MR. VELASQUEZ: Three yes; two no.

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1 MR. GAGNON: So I'll say by that roll call,
 2 Tradrick McCoy is now Vice Chair of the Planning and
 3 Zoning Board.
 4 MR. KUNUTY: Congratulations, both of you.
 5 VICE CHAIR McCoy: Thank you.
 6 CHAIR JAMES: Thank you. Okay, so --
 7 MR. GAGNON: I'm sorry. I'd also just like
 8 to thank Mr. Kunuty for serving as Chair, I believe it
 9 was --
 10 MR. KUNUTY: Two years.
 11 MR. GAGNON: I can't remember. It was
 12 multiple times. So once again, we thank you for doing
 13 that. We know it's extra preparation and effort in
 14 order to do that. And we anticipate all the best from
 15 Ms. James as well.
 16 CHAIR JAMES: Thank you.
 17 MR. KUNUTY: Thank you.
 18 CHAIR JAMES: We're on to item IX, general
 19 discussion. Any public comment cards?
 20 MR. GAGNON: I don't believe we've received
 21 any tonight.
 22 CHAIR JAMES: No, so we'll move on to
 23 correspondence.
 24 MR. GAGNON: No correspondence.
 25 CHAIR JAMES: And let's see, Planning and

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1 Zoning Board comments. We'll start with the project
 2 updates or upcoming projects.
 3 MR. GAGNON: What I'll do is I'll provide a
 4 semiannual update through e-mail, and I'll provide the
 5 hard copy at our next Board meeting. I know we've
 6 wanted to provide updates probably on a quarterly
 7 basis, so I think it's a good time to provide the Board
 8 with that information.
 9 CHAIR JAMES: Board, do you have any comments
 10 about that suggestion from Mr. Gagnon? The Board is
 11 okay with that?
 12 MR. KUNUTY: Yes, I'm okay.
 13 MS. SHEPHERD: Yes.
 14 CHAIR JAMES: Yes, Jeff, that will be fine.
 15 Okay, so upcoming P & Z meetings.
 16 MR. GAGNON: Yes, our next meeting is
 17 tentatively scheduled for May 26th of this year.
 18 CHAIR JAMES: Okay. And the last thing, any
 19 Board comments. We'll start with Mr. Whigham.
 20 Do you have any final Board comments,
 21 Mr. Whigham?
 22 MR. WHIGHAM: I have one. You know, when we
 23 get the paper to go around to look at the properties
 24 that we are looking at, you have people in the homes
 25 and certain businesses. When we walk around looking

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1 around, they looking at us, you know.
 2 I've asked this before: Can we get some kind
 3 of tee shirt to say that we are the Planning and Zoning
 4 Board, that we represent the City, because, you know,
 5 the way things are going now, it's kind of scary
 6 walking around some of these properties, taking a look.
 7 And I've got a shirt, but it (inaudible). But a tee
 8 shirt, I don't think it would cost that much for us to
 9 have a tee shirt.
 10 And I know some of us really like to go to
 11 these properties and ask people questions, are you
 12 satisfied with what's going to go on here, are you
 13 pleased with that. And you know, sometimes people, if
 14 they don't know who you are, really they won't even
 15 answer you. You can't get any feedback on it.
 16 So I would just like to make a motion that
 17 staff get us some kind of tee shirt this summer or
 18 something to wear. I've asked for that before, and you
 19 know, it's -- you see, I've been in Riviera a long
 20 time. A lot of people know me. But in certain areas,
 21 people don't know me, and I'm going to walk in those
 22 areas to look around. That's why I'm looking out for
 23 my safety right now. Thank you.
 24 CHAIR JAMES: Jeff, do you want to give a
 25 response for Mr. Whigham?

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1 MR. GAGNON: Mr. Whigham is correct. That
 2 request has been made before. And what I can do is say
 3 I'll look into it and provide any feedback that I
 4 receive.
 5 CHAIR JAMES: Thank you.
 6 Mr. McCoy, comments?
 7 VICE CHAIR McCOY: Yes. Just curious, a
 8 couple things. The notice that was required for the
 9 zoning and the land use change that we did, does that
 10 not require a mail-out for 300 feet, the buffer?
 11 MR. VELASQUEZ: I'm sorry, now I'm just
 12 thinking of that, and I missed that. We did provide
 13 the mail-out to everyone within 300 feet of the
 14 property. So it was the Palm Beach Post legal ad, it
 15 was mailed out to everyone within 300 feet, and the two
 16 signs on the actual property.
 17 VICE CHAIR McCOY: Okay. And I was just
 18 curious, the Cunningham Park project, do you have any
 19 updates on that, and does that actually go through the
 20 Building Department because it's actual, I guess,
 21 construction, if you will?
 22 MR. GAGNON: Yes, so the Cunningham Park
 23 project was approved by the Planning and Zoning Board
 24 and approved by City Council. There has been funding
 25 allocated for site renovations. The last update I was

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1 provided was that they're working through some of the
 2 final details on the development plans for the restroom
 3 structure. However, that is soon to be completed, and
 4 at that point they would provide a full set of building
 5 plans to the Building Division for review and approval,
 6 and hopefully, construction commences very soon.
 7 VICE CHAIR McCOY: That's it. Thank you,
 8 Madam Chair.
 9 CHAIR JAMES: Mr. Kunuty.
 10 MR. KUNUTY: No, I would just like to thank
 11 everyone on this Board for your help and support the
 12 last couple years as Chair, and appreciate your efforts
 13 and your efforts of getting here and being part of it.
 14 So I have no other comments.
 15 CHAIR JAMES: Thank you, Mr. Kunuty. We
 16 appreciate everything that you do for the Board.
 17 Ms. Shepherd.
 18 MS. SHEPHERD: Just an update on the Dollar
 19 General project. I talked to one of my neighbors
 20 that's the manager over there at the Dive Shop, and he
 21 said he was just elated that the City's doing anything
 22 on that corridor. I asked him did he receive a notice,
 23 and he said no. But he was happy about it, and I was
 24 happy that he was happy about it. And I just think we
 25 should take precaution to make sure those businesses

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1 are alerted to the project, make sure that they're
 2 going to be satisfied with it.
 3 There was something else. I should have
 4 written it down. But I think that's the bulk of it,
 5 that he was pretty happy about Dollar General being
 6 there.
 7 Oh, I know. Also, he was very happy with the
 8 ambassadors being there. And he was quite happy with
 9 how they cleaned the sidewalks and how they took their
 10 time and picked up the paper even on that piece of
 11 property. He noticed how they went into the gates and
 12 picked up. And he's almost sure that they're going to
 13 continue that practice. But also, maybe a garbage can
 14 or something could be at that stop. I don't know if
 15 you're moving that stop; I'm not sure. I couldn't
 16 answer that.
 17 But he was quite happy. I just never heard
 18 anyone talk about the ambassadors like him, and I guess
 19 because his business is pretty lucrative. So I just
 20 wanted the Board to know that the Dollar General is
 21 well perceived in that area, and I'm happy about it.
 22 Thank you. That's all, Madam Chair.
 23 MR. KUNUTY: Ms. James, just one quick
 24 question --
 25 CHAIR JAMES: Yes.

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1 MR. KUNUTY: -- for Mr. Gagnon. Are we
 2 getting any activity on those three vacant former
 3 trailer parks?
 4 MR. GAGNON: There has been no really formal
 5 or informal discussions that I'm aware of. I know
 6 historically there was, I believe, a grant application
 7 that was submitted. It appears to have been
 8 unsuccessful, because this was probably six months to a
 9 year ago now, and I haven't heard anything additional
 10 from that entity. So I'd say as of right now, there's
 11 no additional progress.
 12 MR. KUNUTY: Okay. No other questions.
 13 MS. SHEPHERD: One more question, Madam
 14 Chair.
 15 CHAIR JAMES: Go ahead, Ms. Shepherd.
 16 MS. SHEPHERD: The property that was trying
 17 to be with the houses right there at Family Dollar, did
 18 anything ever happen with that project? Did it die?
 19 Are they coming back? Because I know it died here on
 20 this Board. Did you hear anything more from that
 21 developer?
 22 MR. GAGNON: I'm having difficulty placing
 23 the project.
 24 MS. SHEPHERD: Dollar General and the, I
 25 think, the plaza.

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1 MR. GAGNON: The residential component?
 2 MS. SHEPHERD: Yes, yes.
 3 MR. GAGNON: The outcome of that was the
 4 applicant had requested for the application to be
 5 suspended. It wasn't withdrawn. I think that they
 6 were looking to see if they could find additional
 7 community support. But I haven't received additional
 8 word from them, and so at this point it seems to be a
 9 dead project.
 10 MS. SHEPHERD: Okay, across the street I
 11 think they were going to build in the trailer park
 12 there some type of project, but I can't quite remember
 13 what they were going to do, a senior citizen project or
 14 something. Did you hear any more about that?
 15 MR. GAGNON: Yes, that was actually the grant
 16 application I was referring to previously when I
 17 responded to Mr. Kunuty's question.
 18 MS. SHEPHERD: Okay.
 19 MR. GAGNON: I think that they had gone out
 20 and attempted to receive grant funding, and I think it
 21 was unsuccessful.
 22 MS. SHEPHERD: It was unsuccessful.
 23 MR. GAGNON: I believe so, just because we
 24 haven't heard back.
 25 MS. SHEPHERD: Okay. Thank you, Madam Chair.

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1 CHAIR JAMES: Okay, I just have two quick
 2 things. The first one, and I think I had asked for
 3 this a while back, and at one time we were doing it,
 4 was actually providing a copy of the notice language
 5 that goes out to the residents so we can see it in the
 6 package, and that way, we don't have to continuously
 7 ask that question about if residents were noticed. So
 8 if we just have a copy of the ad, the postcard,
 9 whatever the City sends out about the notice and the
 10 date, that would greatly help us in that area.
 11 And my second thing, a couple months ago we
 12 were going through the duties and responsibilities of
 13 P & Z. Do you have an update on that?
 14 MR. GAGNON: I would say it's stalled right
 15 now.
 16 CHAIR JAMES: Okay. So the old one is still
 17 currently in effect because we haven't finalized any
 18 revisions.
 19 MR. GAGNON: That's correct.
 20 CHAIR JAMES: Okay. At the next meeting,
 21 Jeff, could you so kindly provide to each Board Member
 22 the current copy of that where it specifies us adding
 23 input into -- for the next budget year for capital
 24 improvements in case any Board Member would like to do
 25 that in the upcoming fiscal year?

1 MR. GAGNON: Okay, so it would appear under
 2 the Board discussion on the agenda?
 3 CHAIR JAMES: Yes.
 4 MR. GAGNON: Okay.
 5 CHAIR JAMES: Thank you. There's no other
 6 comments. Do I have a motion to adjourn?
 7 MR. KUNUTY: Moved.
 8 MS. SHEPHERD: Second.
 9 CHAIR JAMES: Moved by Mr. Kunuty; second by
 10 Ms. Shepherd. Meeting adjourned.
 11 (Whereupon, at 7:20 p.m., the proceedings
 12 were concluded.)
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CERTIFICATE

1
 2
 3
 4 THE STATE OF FLORIDA)
)
 5 COUNTY OF PALM BEACH)
 6
 7

8 I, Susan S. Kruger, do hereby certify that
 9 I was authorized to and did report the foregoing
 10 proceedings at the time and place herein stated, and
 11 that the foregoing pages comprise a true and correct
 12 transcription of my stenotype notes taken during the
 13 proceedings.
 14 IN WITNESS WHEREOF, I have hereunto set my
 15 hand this 16th day of May, 2016.
 16
 17
 18
 19
 20
 21

22 _____
 23 Susan S. Kruger
 24
 25

<p style="text-align: center;">A</p> <p>able 19:10,18 20:15 absent 5:2 accept 23:6,20 24:5 24:12,17 accepts 23:24 accommodate 20:14 acres 7:14 8:15 16:23 activity 34:2 actual 18:16 19:3 20:4 31:16,20 ad 3:10 31:14 36:8 add 21:14 added 18:19 adding 36:22 addition 20:9,10 additional 18:18,24 19:13,13 21:15,21 34:9,11 35:6,7 Additionally 3:12 7:19 additions 3:3 adjourn 37:6 adjourned 37:10 adjustments 6:8 adopt 3:21 adopting 4:12 adoption 3:18,18 4:9,10 advantage 19:10 Advisory 3:19 affirmative 25:23 26:5 affordable 10:20 afternoon 3:4 agenda 3:9,14,18 3:21 4:11,12 5:1,6 5:11 22:6 37:2 ago 34:9 36:11 agree 26:18 ahead 11:13 14:22 26:15 34:15 alerted 33:1</p>	<p>Allegiance 2:13 allocated 31:25 allow 10:22 19:17 21:22 allowances 21:22 ambassadors 33:8 33:18 amended 9:9,12 amending 7:9 16:20 17:23 22:4 amendment 7:2,25 9:24 15:25 17:4 18:10 20:4,18 amendments 19:7 analysis 8:5 annually 4:25 answer 10:1 30:15 33:16 anticipate 28:14 apologize 14:3 appear 37:1 appears 18:13 34:7 applicant 10:11,25 35:4 applicants 11:1 12:12 application 8:1 34:6 35:4,16 appreciate 32:12 32:16 approval 5:12 9:23 16:17 17:18 18:9 18:21 32:5 approve 6:5 15:24 17:3 18:10 22:4 approved 4:20 6:4 6:22 12:14 18:16 20:25 22:21 31:23 31:24 approximately 8:15 13:2 April 4:24,25 area 11:15 18:1,3 18:12 19:4,5 20:16 33:21 36:10</p>	<p>areas 30:20,22 Article 17:23 22:5 asked 30:2,18 32:22 36:2 asking 14:23 15:12 Assistant 1:23,23 3:5 associated 7:1,6 18:10 association 10:14 assume 25:23 26:10 assumed 25:1,18 attempted 35:20 attendance 1:19 7:21 attendees 2:5 Attorney 1:23 authorized 38:9 available 9:16 19:15 Avenue 8:12 12:2 aware 11:5 12:4 34:5</p> <hr/> <p style="text-align: center;">B</p> <p>b 3:13 6:25 16:18 20:12 back 11:18 15:13 15:20 17:20 18:8 19:1 21:19 24:21 34:19 35:24 36:3 Barack 8:9 Barber 2:21 5:2 basically 12:17 21:17 basis 29:7 Beach 1:1,11 2:2,4 2:9 7:8,9 10:11,20 11:19 12:13 14:7 16:20,20 17:22,22 31:14 38:5 beginning 2:5 5:1 believe 11:1 12:14 14:1 28:8,20 34:6 35:23</p>	<p>best 28:14 better 10:15 big 8:25 biggest 19:8 bit 18:18 21:12 black 8:25 blue 1:11 2:3 8:7,9 Board 1:2,21,22,22 2:2,9 3:15,17,19 5:5,7 15:2,23 18:7 18:9,21 19:9,21 21:1,3,25 23:4 25:11 26:1,13 28:3 29:1,5,7,9,10 29:19,20 30:4 31:23 32:11,16 33:20 34:20 36:21 36:24 37:2 Boulevard 1:11 2:3 8:10 boundary 18:1 budget 36:23 buffer 31:10 build 10:8,20,22 13:25 35:11 builder 13:20 builders 13:21 building 10:21 14:1 31:20 32:4,5 built 12:7 13:3 bulk 33:4 Busby 1:23 business 3:7,13,14 6:25 17:21 33:19 businesses 29:25 32:25</p> <hr/> <p style="text-align: center;">C</p> <p>C 38:1,1 call 2:14 3:24 4:8 6:10 17:7 22:9 23:7 25:3,5,21,22 26:9,12,23,24 27:13 28:1 calls 26:17</p>	<p>capital 36:23 cards 28:19 case 19:1 36:24 CDC 10:16 CDC's 12:9 certain 29:25 30:20 certify 38:8 Chair 1:20,21 2:8 2:14,24 3:1,3,15 3:23,24 4:9,12,16 4:18,21,24 5:7,16 5:17,25 6:2,5,9,10 6:18,20,23 10:3,6 10:7,13,23 11:7,9 11:11,13,24 12:5 12:10,17,20,23,25 13:1,10,10,11,12 13:13,16,18,19 14:5,8,12,16,19 14:22 15:1,5,9,12 15:15,22 16:1,2,4 16:6,14,16 17:1,5 17:6,7,15,17 19:24 21:2,6,8,9 21:24 22:2,2,3,4,7 22:9,17,19,23,23 22:24 23:1,10,11 23:13,14,18,22,23 23:24 24:2,4,5,7 24:19,20,21,21,24 25:2,4,12,13,16 25:19 26:2,3,7,9 26:14,15,18,20,21 27:1,9,14,22 28:2 28:5,6,8,16,18,22 28:25 29:9,14,18 30:24 31:5,7,17 32:7,8,9,12,15 33:22,25 34:14,15 35:25 36:1,16,20 37:3,5,9 Chairperson 4:22 4:22,24 23:9,17 24:22 25:18 Chambers 1:10 2:3</p>
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