

CITY OF RIVIERA BEACH  
PLANNING AND ZONING BOARD

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Thursday, March 24, 2016

Council Chambers  
600 West Blue Heron Boulevard  
Riviera Beach, Florida

6:38 p.m. - 7:33 p.m.

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IN ATTENDANCE:

- Edward Kunuty, Chair
- Rena James, Vice-Chair
- Zedrick Barber, II, Board Member
- Margaret Shepherd, Board Member
- Julius Whigham, Sr., Board Member
- Lina F. Busby, Assistant City Attorney
- Jeff Gagnon, Assistant Director of  
Community Development
- DeAndrae Spradley, Principal Planner
- Mario Velasquez, Senior Planner

- 1 MR. VELASQUEZ: Rena James.
- 2 VICE-CHAIR JAMES: Here.
- 3 MR. VELASQUEZ: Edward Kunuty.
- 4 CHAIR KUNUTY: Here.
- 5 MR. VELASQUEZ: A quorum is present.
- 6 CHAIR KUNUTY: Any additions or deletions?
- 7 MR. GAGNON: Good evening. Jeff Gagnon,
- 8 Assistant Director of Community Development.
- 9 There is one addition to tonight's packet.
- 10 The meeting minutes from February 11th of 2016 were
- 11 accidentally omitted from the packet that was sent out,
- 12 so they have been provided in hard copy form on the
- 13 dais tonight. That was the only addition.
- 14 CHAIR KUNUTY: Do the Board Members want to
- 15 take a moment and read them, or would you prefer just
- 16 to take them home and we can vote on them next meeting?
- 17 Any comments? I think we'll give everybody the time to
- 18 read them at leisure and bring them up at the next
- 19 meeting, okay?
- 20 MR. GAGNON: Okay.
- 21 CHAIR KUNUTY: Disclosure by any Board
- 22 Members regarding this project? No disclosures. Do we
- 23 have a motion to adopt the agenda?
- 24 VICE-CHAIR JAMES: Chair.
- 25 CHAIR KUNUTY: Yes.

- 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, March 24, 2016,
- 5 beginning at 6:38 p.m., with attendees as hereinabove
- 6 noted, to wit:
- 7 ---
- 8 CHAIR KUNUTY: The March 24th Planning and
- 9 Zoning Board meeting is now in session. Welcome.
- 10 We'll have a moment of silence and then the Pledge of
- 11 Allegiance.
- 12 (Moment of silence observed. Pledge of
- 13 Allegiance recited.)
- 14 CHAIR KUNUTY: Mr. Velasquez, please call the
- 15 roll.
- 16 MR. VELASQUEZ: Zedrick Barber, II.
- 17 MR. BARBER: Here.
- 18 MR. VELASQUEZ: Tradrick McCoy.
- 19 (No response.)
- 20 MR. VELASQUEZ: Margaret Shepherd.
- 21 MS. SHEPHERD: Here.
- 22 MR. VELASQUEZ: Julius Whigham.
- 23 MR. WHIGHAM: Here.
- 24 MR. VELASQUEZ: Brian Coulton.
- 25 (No response.)

- 1 VICE-CHAIR JAMES: I make a motion that we
- 2 adopt the agenda as --
- 3 MS. SHEPHERD: Second.
- 4 MR. WHIGHAM: Second.
- 5 CHAIR KUNUTY: All in favor?
- 6 (A chorus of ayes.)
- 7 CHAIR KUNUTY: Motion adopted. Any
- 8 unfinished business?
- 9 MR. GAGNON: No, sir.
- 10 CHAIR KUNUTY: All right, moving on to new
- 11 business.
- 12 MR. GAGNON: Tonight under new business we
- 13 have one item, letter A, an application from Stat
- 14 Winds, LLC, SP-5-13, requesting site plan approval to
- 15 develop a single story 7,545 square foot Dollar General
- 16 retail store on a 0.64 acre, 28,008 square foot parcel
- 17 of land at 3701 Broadway, which is located west of
- 18 Broadway, south of Silver Beach Road, and north of West
- 19 37th Street.
- 20 At this time I'd like to ask DeAndrae
- 21 Spradley, our Principal Planner, to provide a
- 22 presentation on this item.
- 23 MR. SPRADLEY: Good evening, ladies and
- 24 gentlemen. DeAndrae Spradley, Principal Planner.
- 25 The applicant is requesting a site plan

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1 approval to develop 0.64 acre of commercial land.  
 2 Currently it's a vacant commercial building or a  
 3 drive-through; it's like an abandoned drive-through  
 4 bank building there. They're wanting to build a single  
 5 story 7,545 square foot Dollar General retail store.  
 6 Here is a site location map showing where the  
 7 property is located. Here is an aerial map. This is  
 8 the existing conditions. This picture here is facing  
 9 west on Broadway. This is facing north on West 37th  
 10 Street. And this is facing south on Silver Beach Road.  
 11 Can't really see it that well in this though.  
 12 And just for reference, that is the Welcome  
 13 to the City of Riviera Beach sign that is located right  
 14 there on Broadway. And if you were facing Broadway,  
 15 facing west, that would be the sign there.  
 16 The adjacent property description and uses to  
 17 the north, there are commercial uses, and it has a  
 18 downtown mixed use future land use. To the south it  
 19 has commercial and single family uses, single family  
 20 residential and downtown mixed use future land use. To  
 21 the east, commercial uses, downtown mixed use future  
 22 land use. To the west, single family uses, single  
 23 family residential future land use. The subject parcel  
 24 has downtown mixed use future land use.  
 25 Staff analysis. This particular project is

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1 consistent with and compatible to the City's  
 2 Comprehensive Plan and Land Development Regulations.  
 3 City services such as roads, water, sewer and garbage  
 4 collection are currently available to the site.  
 5 Adequate parking has been proposed by the applicant.  
 6 There are no objections from departmental  
 7 staff, including Police, Fire, Utilities, Public Works  
 8 and the Building Department.  
 9 Once it's open, the store will have a minimum  
 10 of seven employees. The store hours will be from  
 11 8 a.m. to 10 p.m.  
 12 The current tax value is \$393,091, and that's  
 13 before construction. After construction the estimated  
 14 tax value is 600,000.  
 15 Here's the elevations. The top one is the  
 16 side that would be on West 37th Street, and the bottom  
 17 one will be the one that's facing Broadway. This is  
 18 the elevations to the west, and the one at the bottom  
 19 is the one from the -- it's like the rear of the  
 20 building. Here are some color elevations. The top one  
 21 will be the one facing West 37th Street, and the bottom  
 22 one will be the one facing on Broadway. Again, this is  
 23 the west and the north elevation. Here is the overall  
 24 site plan.  
 25 In conclusion, staff is recommending the

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1 Board to consider approving the proposed site plan with  
 2 the following conditions. A two year landscaping  
 3 performance bond for 110 percent of the value of  
 4 landscaping and irrigation shall be required before the  
 5 Certificate of Occupancy is issued.  
 6 Construction must be initiated within 18  
 7 months of the effective date of the adopting  
 8 resolution, in accordance with Section 31-60(b) of the  
 9 City Code of Ordinances. Demolition, site preparation  
 10 or land clearing shall not be considered construction.  
 11 Building permit application and associated plans and  
 12 documents shall be submitted in its entirety and shall  
 13 not be accepted by City staff in a partial or  
 14 incomplete manner.  
 15 All future advertising must state that the  
 16 development is located in the City of Riviera Beach.  
 17 Fees and penalties, in accordance with City Code  
 18 Section 31-554, will be levied against the property  
 19 owner and/or business for violation of this condition.  
 20 This development must receive final  
 21 Certificate of Occupancy from the City for all  
 22 buildings and units approved within five years of the  
 23 approval of the adopting resolution, or the adopting  
 24 resolution shall be considered null and void, requiring  
 25 the applicant to resubmit application for site plan

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1 approval and reinitiate the site plan approval process.  
 2 Once approved, the adopting resolution shall  
 3 supersede any previous site plan approval resolutions  
 4 associated with this property, causing previous site  
 5 plan approval resolutions to be null and void.  
 6 Once approved, City Council authorizes City  
 7 staff to approve future amendments to this site plan  
 8 administratively, so long as the site plan does not  
 9 deviate greater than five percent from the originally  
 10 approved submittal.  
 11 The developer agrees to modify the existing  
 12 on-site City of Riviera Beach welcome sign, as  
 13 determined by the City engineer.  
 14 The applicant is here. At this time I can  
 15 take any questions from the Board if you have any.  
 16 CHAIR KUNUTY: Board Members, any questions  
 17 for staff? Mr. Whigham.  
 18 MR. WHIGHAM: Yes, I have a question. I  
 19 noticed on here from the handicap spaces that's in  
 20 front of the building, there are only two spaces.  
 21 MR. SPRADLEY: Yes, sir.  
 22 MR. WHIGHAM: You know, this is a senior  
 23 citizen area, and we're going to go there, but we don't  
 24 want to walk, you know, all the way across in front of  
 25 the other parking. So I was wondering, I noticed there

1 was four or five parking spaces in that front of that  
 2 building. Couldn't you make all those handicap, or  
 3 make four of them at least?  
 4 MR. SPRADLEY: Well, right now they meet the  
 5 minimum requirements that the City does require, and  
 6 so -- and then also, they're right at the minimum  
 7 required parking requirements. So if you did do a  
 8 handicap stall, it will reduce the number of parking  
 9 spaces that they have as a whole.  
 10 MR. WHIGHAM: That's why I said if they could  
 11 get four, you'll still leave the others for  
 12 firefighters or whoever else has to go in there. But,  
 13 you know, some way I would like to see, even if it's  
 14 across in the front where the others are, put some more  
 15 handicap parking spaces in there. We have a lot of  
 16 senior citizens out here, and we do go shopping, and we  
 17 want to be able to park, and you know, be safe getting  
 18 into the store. Thank you very much.  
 19 CHAIR KUNUTY: Ms. Shepherd.  
 20 MS. SHEPHERD: Just capitalizing off  
 21 Mr. Whigham's, and these are the applicants?  
 22 MR. SPRADLEY: Yes, ma'am.  
 23 MS. SHEPHERD: Could they speak and --  
 24 MR. SPRADLEY: Sure.  
 25 MS. SHEPHERD: -- maybe give their opinion of

1 handicap stalls have access to the five foot loading  
 2 space that's adjacent to both of those stalls.  
 3 MS. SHEPHERD: So a van can -- what I'm  
 4 asking, that van can accommodate opening up so the  
 5 wheelchair could come down? Is this what you're  
 6 saying?  
 7 MR. RICKETTS: What I'm telling -- yes. What  
 8 I'm telling you is that those spaces are in full  
 9 conformance with Department of Justice for handicap  
 10 accessibility.  
 11 MS. SHEPHERD: Is there handicap bathrooms in  
 12 there? Is there bathrooms in there or --  
 13 MR. KINSEY: Hi. I'm Doug Kinsey. I'm the  
 14 applicant here. And yes, there are bathrooms in there.  
 15 Both are handicap accessible bathrooms. They're made  
 16 to accommodate the needs of the challenged folks that  
 17 might need to use them.  
 18 MR. SPRADLEY: And to piggyback off of that,  
 19 Ms. Shepherd, items like that, they will be addressed  
 20 once they do submit for a construction permit.  
 21 MS. SHEPHERD: Oh, okay. Okay, I think I'm  
 22 good right now, Mr. Kunuty.  
 23 CHAIR KUNUTY: Mr. Barber, any comment?  
 24 MR. BARBER: Yes, I have a few.  
 25 How close would the store be to the

1 those spaces?  
 2 MR. RICKETTS: Good evening. For the record,  
 3 my name is Jonathan Ricketts. I'm the registered agent  
 4 for Stat Winds and Mr. Doug Kinsey here, who is also  
 5 the applicant.  
 6 And DeAndrae is correct. We would like to  
 7 have the latitude and the ability to expand that  
 8 handicap parking. Our situation is that we are at the  
 9 minimum that we need for our store residents, store  
 10 customers, and expansion of those handicap parking  
 11 stalls to add additional spaces would decrease the  
 12 number of total spaces within the site. So if we added  
 13 or converted three of the existing parking stalls, we  
 14 would only end up with two handicap stalls, which would  
 15 then reduce our overall number by one, which we would  
 16 have to go a different route for approval on that.  
 17 MS. SHEPHERD: The reason why I ask is  
 18 because in some of these spaces they have for the  
 19 handicap vans, the big vans that open up and let the  
 20 wheelchairs out, and then the regular handicap. So are  
 21 you looking out for the handicap vans, because they  
 22 shop too. You know, I have a friend that's in a  
 23 handicap van that need the extra space, and if she  
 24 doesn't have the extra space to get out, she's stuck.  
 25 MR. RICKETTS: No, these sites, both of the

1 Intracoastal?  
 2 MR. SPRADLEY: I would have to --  
 3 MR. BARBER: The boats there in the top  
 4 right-hand corner?  
 5 MR. SPRADLEY: Yes, sir. I would say that's  
 6 roughly maybe 400 to 800 feet, somewhere in there.  
 7 MR. BARBER: And I saw a picture of the  
 8 City's sign. Is that sign at a border point of the  
 9 City?  
 10 MR. SPRADLEY: There. Yes, sir, it is.  
 11 MR. BARBER: And so if you were coming into  
 12 Riviera Beach from the north, one of the first things  
 13 you would see in the City would be a Dollar General?  
 14 MR. SPRADLEY: No, you would see a gas  
 15 station that's --  
 16 MS. SHEPHERD: Right there.  
 17 CHAIR KUNUTY: Right.  
 18 MR. SPRADLEY: -- immediately north of there.  
 19 MR. BARBER: So a gas station, and then a  
 20 Dollar General?  
 21 MR. SPRADLEY: That would be correct.  
 22 MR. BARBER: And I have a question, or two  
 23 questions for the folks from Dollar General. Will the  
 24 store have food, produce in it?  
 25 MR. RICKETTS: I'm sorry, would it have a?

1 MR. BARBER: Would you sell food?  
 2 MR. RICKETTS: Yes. And part of their market  
 3 is, you know, general household supplies. And Dollar  
 4 General is one of the largest purchasers of material  
 5 from Procter & Gamble, Nestle, Coca-Cola, Pepsi  
 6 products. Just to give you some idea, Walmart has  
 7 approximately 4,000 to 5,000 stores throughout the U.S.  
 8 CVS has about 7,400 stores. Walgreens, 8,400 stores.  
 9 Dollar General has over 12,000 stores. And they have a  
 10 unique market in that they provide a very price  
 11 competitive product, but they provide it in a local  
 12 neighborhood.  
 13 MR. BARBER: Right. A part of the food,  
 14 produce, would there be meat and/or vegetables?  
 15 MR. RICKETTS: There would not be fresh  
 16 foods. There are perishable items there. There's  
 17 milk, there's ice cream. But the fresh produce is not  
 18 a line that they currently carry in this line of  
 19 stores.  
 20 MR. BARBER: And of those perishable items,  
 21 do you know if any of them consist of GMOs?  
 22 MR. RICKETTS: That I don't know.  
 23 MR. BARBER: Is there a way we could find  
 24 that out?  
 25 MR. RICKETTS: Yes, through the rest of the

1 immediate area around the store.  
 2 So they're not selecting what you might be  
 3 calling as poor neighborhoods. They're just trying to  
 4 find the demographic that fits their market. And you  
 5 know, if you were to set -- if you have a neighborhood  
 6 that was, you know -- had a demographic of \$150,000,  
 7 they might shy away from that. They'd rather be in  
 8 that mid market area than on the upper end.  
 9 MR. BARBER: And you said you had four  
 10 stores. With those four stores, what percentage of  
 11 your sales would you say come from consumers that might  
 12 be dependent upon government assistance?  
 13 MR. KINSEY: I have no idea what that  
 14 percentage would be. That would be something that  
 15 Dollar General might be able to provide. But I'm a  
 16 developer of real estate. I try to convince them -- if  
 17 they haven't selected an area, I try to convince them  
 18 that this would be a good area for a store. And once  
 19 the, you know, the deal is struck, I develop the real  
 20 estate. But they run the business; they run the  
 21 business.  
 22 MR. BARBER: Okay. That's all for me.  
 23 CHAIR KUNUTY: That's it?  
 24 Ms. James.  
 25 VICE-CHAIR JAMES: I was trying to figure out

1 approval process, we would be glad to provide that  
 2 information to staff.  
 3 MR. BARBER: Okay. And also, you mentioned  
 4 that you have about 12,000 stores. What percentage of  
 5 those stores are in poor neighborhoods?  
 6 MR. RICKETTS: I don't have the demographics  
 7 for that or the definition of how we want to define  
 8 poor.  
 9 MR. BARBER: Well, let me ask you another  
 10 question.  
 11 MR. RICKETTS: And just so you know, I'm the  
 12 local agent here. I'm a local engineer. So my  
 13 research on Dollar General is just for this particular  
 14 site plan approval.  
 15 MR. BARBER: I see a gentleman behind you.  
 16 Would he happen to have any of this information?  
 17 MR. KINSEY: Let me try.  
 18 MR. BARBER: All right.  
 19 MR. KINSEY: I don't know specifically, you  
 20 know, what the designation of a poor neighborhood would  
 21 be, but I built four of these already and have a couple  
 22 more approved. And typically, the demographic profile  
 23 is an average income of 35 to 40,000, up to 75,000.  
 24 The one I'm proposing to build in Flagstaff, Arizona  
 25 has a median income of, I think, about \$52,000 in the

1 the business that is across the street, on the other  
 2 side of 37th Street where the Dollar General is  
 3 proposed. Right there with the yellow --  
 4 MR. SPRADLEY: The yellow --  
 5 VICE-CHAIR JAMES: Yes.  
 6 MR. SPRADLEY: It's like a tire repair -- I'm  
 7 sorry, a tire repair.  
 8 MR. GAGNON: Brownie's Dive Shop.  
 9 MR. SPRADLEY: I'm sorry, Brownie's Dive  
 10 Shop.  
 11 MS. SHEPHERD: Yes.  
 12 VICE-CHAIR JAMES: What is it, a dive shop?  
 13 CHAIR KUNUTY: Dive shop.  
 14 MR. SPRADLEY: Dive shop.  
 15 VICE-CHAIR JAMES: Okay. I was just making  
 16 sure that wasn't an option for additional parking. So  
 17 that is a --  
 18 CHAIR KUNUTY: Yes, it's an active business.  
 19 VICE-CHAIR JAMES: Active business, okay.  
 20 MR. SPRADLEY: And also, the Code requires  
 21 that the parking has to be on site.  
 22 VICE-CHAIR JAMES: On the same side of the  
 23 street.  
 24 MR. SPRADLEY: Yes, ma'am.  
 25 VICE-CHAIR JAMES: And the signage is going

1 to be kept in place?  
 2 MR. SPRADLEY: They may have to, once the  
 3 construction starts -- and the developer has already  
 4 agreed to -- they may have to move the footer of the  
 5 sign a little bit, my understanding, but they said they  
 6 will be responsible for that portion of it.  
 7 VICE-CHAIR JAMES: And they're going to  
 8 have -- just a question -- preference for hiring city  
 9 residents? Will they at least give first --  
 10 MR. KINSEY: Once again, my knowledge of the  
 11 operational side of the business is pretty limited, so  
 12 I don't think I'm qualified to answer that. I don't  
 13 know if you can have a preferential criteria for hiring  
 14 folks.  
 15 VICE-CHAIR JAMES: Well, I will tell you  
 16 this, we are a recommending Board, and we could put  
 17 that as a recommendation. Not to say you have to go  
 18 with it, but you know, they are trying to bring their  
 19 business into our city. So if you bring your business,  
 20 hire our people.  
 21 MR. KINSEY: Well, I think it goes to say  
 22 it's a normal. I mean the first one of these I built,  
 23 I built on my great grandmother's farm. And it's sort  
 24 of normal to say that the people that work there, the  
 25 people that live very close to there -- I actually have

1 particular development is less than 500, so it's not  
 2 required.  
 3 CHAIR KUNUTY: I'm assuming we noticed  
 4 everybody around.  
 5 MR. SPRADLEY: We did 300 feet.  
 6 VICE-CHAIR JAMES: Chair.  
 7 CHAIR KUNUTY: Yes.  
 8 VICE-CHAIR JAMES: I had a question about  
 9 that as well, because that house that sits right there  
 10 that we can clearly see, my cousin's home, her property  
 11 is right next to it. And actually, those two houses  
 12 were recently demolished because of fire. But anyway,  
 13 I asked her about this particular project last week,  
 14 and she said that they did not receive notification.  
 15 MR. SPRADLEY: We sent it out; yes, we  
 16 definitely sent them out. We did the postcards  
 17 300 feet within the property, even Lake Park residents.  
 18 VICE-CHAIR JAMES: You don't have a date that  
 19 you sent that out? And it didn't get included in the  
 20 packet. Because I'm just wondering, because I think  
 21 when I spoke with her, it was last Wednesday, and I  
 22 told her that sometimes I know it may come the day  
 23 before, because most of my mail from the City usually  
 24 comes the day before.  
 25 MR. GAGNON: I think we would like to send

1 relatives working in the store. So you know, I think  
 2 by just the nature of the way business works, the  
 3 location of the store, it's going to hire people from  
 4 the immediate area. So I would --  
 5 VICE-CHAIR JAMES: It would help that.  
 6 MR. KINSEY: Yes, a logical conclusion would  
 7 be that some of the folks would be from Riviera Beach.  
 8 VICE-CHAIR JAMES: Thank you.  
 9 CHAIR KUNUTY: A question for staff. I  
 10 noticed that on the police comment, they were concerned  
 11 about the ingress and exit.  
 12 MR. SPRADLEY: Correct.  
 13 CHAIR KUNUTY: And they said they were going  
 14 to go with the City engineer's recommendation, and I  
 15 didn't see the City engineer's recommendation.  
 16 MR. SPRADLEY: Well, the City engineer, he  
 17 did approve of the actual development as a whole, and  
 18 you know, as far as the traffic concerns, he was okay  
 19 with it.  
 20 CHAIR KUNUTY: Since the County governs the  
 21 traffic, do they sign off on this too?  
 22 MR. SPRADLEY: This particular store, because  
 23 like the Code requires, it's 500 additional trips and  
 24 then we have to go out to the County and get them to  
 25 basically do like a concurrency review on it. But this

1 them out sooner than we did. I think they were sent  
 2 out early this week. If it wasn't Monday, it could  
 3 have been as late as Tuesday. So again, it's going  
 4 beyond what our Code requirement is, but we wanted to  
 5 notify --  
 6 VICE-CHAIR JAMES: Especially the immediate  
 7 residents.  
 8 MR. GAGNON: Absolutely, especially since  
 9 there is residential use adjacent to this development.  
 10 VICE-CHAIR JAMES: Right.  
 11 MR. GAGNON: So what I will say is being that  
 12 this is within the CRA zone, it does have to go to the  
 13 CRA Board as well as the City Council, and we'll  
 14 continue to notice this project as it moves forward.  
 15 So that way, there will be ample opportunity for any  
 16 comments or questions that come up to be answered,  
 17 especially, again, because there's residences adjacent  
 18 to this development.  
 19 VICE-CHAIR JAMES: And one last question  
 20 about that too. Lighting and like security cameras, I  
 21 noticed that the police also didn't make that a  
 22 requirement about any type of security cameras. But  
 23 could the developer kind of talk about the lighting and  
 24 the security features for the store if he knows that?  
 25 MR. RICKETTS: I believe that -- I'll check

1 my correspondence here, but the Police Department did  
2 make those recommendations, and we did agree with those  
3 recommendations that they would be followed up to  
4 Dollar General.

5 MS. SHEPHERD: Mr. Chair.

6 CHAIR KUNUTY: Yes.

7 MS. SHEPHERD: Were you finished?

8 VICE-CHAIR JAMES: Yes.

9 MS. SHEPHERD: Mr. Chair. I'm sorry.

10 Mr. DeAndrae and to the staff there, I notice  
11 the fence is along the outer part. Will that fence  
12 stay there for security, or is it just there?

13 MR. SPRADLEY: No, ma'am. It's currently  
14 just there right now.

15 MS. SHEPHERD: So people have access to walk  
16 through that grass to get to that? Because the bus  
17 stop is right there. So they're going to get off the  
18 bus, and they're going to walk through that piece of  
19 property to get to that store?

20 MR. SPRADLEY: Yes, ma'am. The way that it's  
21 designed on the site plan, it's kind of like connecting  
22 to that actual bus bench there, the new sidewalk will.

23 MS. SHEPHERD: What you mean by the new  
24 sidewalk?

25 MR. SPRADLEY: Like the new sidewalk that's

1 it's going to be all garbage there, you know. And I'm  
2 having some really eerie feelings that that particular  
3 area is going to be trash and looking bad. It looks  
4 good now because the sign is there, and I think it was  
5 a garbage can there. I can't remember off my head  
6 right now, but that's the bus stop, that's the sign,  
7 and I don't know, I just think it's going to be trashy.

8 I think we deserve a little bit more. I  
9 don't know what the plan is. I don't know how you  
10 would fix it, but I just think we need guarantees that  
11 it will not be as trashy as it look at times. I see  
12 the ambassadors out there picking up the trash, but  
13 sooner, later someone going to come in here and say,  
14 well, that's not our area, we're not supposed to be  
15 picking up in that area.

16 So I think you -- I like Dollar General.  
17 Please don't get me wrong. I go way down in Lake Worth  
18 to shop at that store on Roebuck Road, I think it is.  
19 So I like Dollar General, don't get me wrong. But  
20 those areas that I travel, they look really good. I  
21 just have a feeling that we're not going to look as  
22 good as those stores down in that area. Just a  
23 concern.

24 MR. KINSEY: Could I get back to the site  
25 plan and just comment on that real quick? Would that

1 coming from the actual new building where the main  
2 entrance is, that entrance will be extended out, all  
3 the way out to where you see the sidewalk there.

4 MR. GAGNON: So Ms. Shepherd, just for, I  
5 guess, a reference point, where you saw that chain-link  
6 fence in that photo --

7 MS. SHEPHERD: Okay.

8 MR. GAGNON: -- that is approximately where  
9 the new building wall will be located. So the current  
10 City Code requires that the building fronts the street.  
11 So if you can imagine or envision, where that  
12 chain-link fence is is going to be the eastern portion  
13 of the building wall itself. And there will be  
14 sidewalk connectivity south from the bus stop itself  
15 down to the main entrance and also around to the  
16 parking area.

17 MS. SHEPHERD: Okay. Just another question,  
18 because I kind of frequent that area. Can you go back  
19 to that particular -- okay, right there where that sign  
20 is at. Before they put the flowers and the doohickeys  
21 there, there used to be a garbage can there, because in  
22 that area, when they get off that bus, all that trash  
23 is in that area.

24 So when you're coming off of Silver Beach  
25 Road, get ready to go south, welcome to Riviera Beach,

1 be okay?

2 CHAIR KUNUTY: Yes, go ahead.

3 MS. SHEPHERD: No. I want a, kind of like a  
4 solution.

5 MR. KINSEY: Well, I just want to point out  
6 that what Jeff is speaking of is this sidewalk right  
7 here, which comes out and connects to the City sidewalk  
8 right there. The bus stop is sitting right against it.  
9 And the maintenance agreements that have been struck  
10 with, or you know, the landscape and maintenance  
11 agreements that Dollar General have will include all of  
12 their property. They'll maintain that. You know, they  
13 want to make sure that the parking lot --

14 MS. SHEPHERD: Oh, I get you; I get you now.

15 MR. KINSEY: Yes.

16 MS. SHEPHERD: So they will maintain.

17 MR. KINSEY: Yes, ma'am.

18 MS. SHEPHERD: Okay, okay, I just wanted a  
19 solution, but you have it. Thank you. I understand.  
20 Thank you.

21 CHAIR KUNUTY: I have a question for the  
22 applicant before you sit down.

23 MR. KINSEY: Okay.

24 CHAIR KUNUTY: How does this store stack up  
25 in the scheme of Dollar General stores? Is it a small

1 store, medium store?  
 2 MR. KINSEY: It's a new prototype. This is  
 3 the first one that I've had the opportunity to be  
 4 involved with. And they developed this, thankfully. I  
 5 worked for a very long time -- I was telling Jonathan  
 6 the story. I actually worked to try to get them to  
 7 consider this site for almost three years, two and a  
 8 half. And I tried and tried to get their standard  
 9 prototype building to fit, and in order to do that, we  
 10 would have had to have bought houses and got you guys  
 11 to agree to rezone. It would have been a very  
 12 complicated process.

13 So this came out last year, and it was  
 14 developed for urban areas just like Riviera Beach so  
 15 that they could create a presence in areas where the  
 16 land size, the size of the commercial lots oftentimes  
 17 were smaller than would provide for those larger  
 18 stores.

19 So it is smaller, but these corner entry  
 20 stores are very efficient. They look bigger. I've  
 21 gone in the 9,100 square foot store that goes in from  
 22 the front. You go in from the corner, it seems to work  
 23 better. So I'm interested to see it myself, but it is  
 24 a new prototype developed especially for urban areas so  
 25 that you do a little smaller parcels of land.

1 door. But within the Code, it does say 300 feet.  
 2 MR. BARBER: So, okay, so you went by the  
 3 Code as far as the distance --  
 4 MR. SPRADLEY: Correct.  
 5 MR. BARBER: -- but you went beyond the Code  
 6 as far as the notification --  
 7 MR. SPRADLEY: That's correct.  
 8 MR. BARBER: -- in this particular instance.  
 9 Okay. It just seems to me that that wouldn't be enough  
 10 as far as the distance. I'm glad that you went above  
 11 and beyond the Code as far as notifying the residents,  
 12 but I think that property, and I think this store,  
 13 assuming that it did go up or will go up, will affect  
 14 many more people in that area than just the perimeter  
 15 300 foot. I would like for -- I would like to see  
 16 notice going out, you know, a lot further, just for the  
 17 record.

18 MR. SPRADLEY: Okay.  
 19 MR. BARBER: If it's time for comments, I  
 20 have some.  
 21 CHAIR KUNUTY: That's it.  
 22 MR. BARBER: I don't think it's a great idea  
 23 for Dollar General to be the, almost the face of the  
 24 City coming from the north. Typically, when I think of  
 25 Dollar General, I think of them to be in poor

1 CHAIR KUNUTY: Are you saying they haven't  
 2 built any yet? This is the first one?

3 MR. KINSEY: No, no, it's not the first one.  
 4 I haven't been in one yet. I think there are some in  
 5 the queue ahead of me, some finished, I believe, in  
 6 Florida, but I have not been inside one yet. This will  
 7 be the first one completed I've seen. But if you look  
 8 at the fixture plan, it's a very efficient space. I  
 9 think you'll see that they have just about everything  
 10 in this that they have in the 9,100 square foot store.  
 11 Maybe a little less shelf space dedicated to paper  
 12 towels, but they'll be there anyway, you know, that  
 13 sort of thing.

14 CHAIR KUNUTY: Okay, no other questions.

15 MR. BARBER: Mr. Chair, I have a question --

16 CHAIR KUNUTY: Yes, Mr. Barber.

17 MR. BARBER: What was the significance of the  
 18 300 feet, I guess, minimum or maximum when it came to  
 19 giving those residents?

20 MR. SPRADLEY: Generally what staff does is,  
 21 let's say that it's a special exception. Then  
 22 generally for a special exception, that's the only one  
 23 by the Code that we are actually required to notify.  
 24 But for this particular one, we just decided to notify  
 25 everyone, being that single family residences were next

1 neighborhoods, destitute areas, areas that to a large  
 2 extent are looked at as, you know, areas that are food  
 3 deserts. And if we're going to put a store in that  
 4 area, I would like to see one that might have some  
 5 vegetables, that might have some food, that, you know,  
 6 supplies some nutrients to the people in the community  
 7 that surrounds it.

8 In addition to that, it's so close to our  
 9 waterfront. I think that's prime property, and you  
 10 know, I don't think it's a great idea for us to put it  
 11 in that spot. I'm sure there are other areas in the  
 12 city that we could put it and it would make a, you  
 13 know, a great impact. But as far as that area, I'm not  
 14 sure that this is the best idea.

15 CHAIR KUNUTY: Any other comments?

16 MS. SHEPHERD: Mr. Chair, if my remembrance  
 17 serve me right, it was years ago, I can't remember --  
 18 to the applicant, if you can remember, I don't know if  
 19 you guys were in business at that time, but there was a  
 20 Dollar General here in the City of Riviera Beach right  
 21 in the complex where Winn-Dixie is right now, right  
 22 there where Molina Health Center. And it didn't do  
 23 well. It didn't do well at all.

24 MR. KINSEY: Well, you know, I learned that  
 25 myself just recently. And I don't have any specifics

1 as to how it did or did not do. I do know the scrutiny  
 2 that these things go under at the real estate committee  
 3 level at Dollar General, and if it did not do well,  
 4 there must have been some reason that they believe  
 5 caused it to do that. It could have been access, could  
 6 have been visibility. It could have been -- if you say  
 7 it's across the street, if it's in what I call in-line  
 8 space, those stores, traditionally and typically, don't  
 9 perform as well as the freestanding stores for some  
 10 reason.

11 So you know, I can't comment to why. I  
 12 didn't even know there was one until Jonathan pointed  
 13 that out, that he had learned that there had been one  
 14 there. But if they felt it was market force that  
 15 caused that, they wouldn't be coming back, because  
 16 everybody's -- there are analysts that select the  
 17 targeted areas. The real estate guys, everybody is  
 18 judged based on performance of the store. So they  
 19 would not have given me the approval to build the  
 20 store.

21 Just the few conversations I've had with  
 22 them, they're pretty excited about the location. They  
 23 think it's far more accessible than the other side of  
 24 the street, if that's where the other one was. And  
 25 they feel like they have a market advantage with the

1 area down in Lake Worth, it's right near the water  
 2 where you can purchase whatever, and I think it's  
 3 something where you can cross over to the water. I  
 4 haven't been there in a while, so I can't quite  
 5 remember. And it's nice and clean in there. Don't get  
 6 me wrong, the area is clean.

7 But it just doesn't sit well with me to come  
 8 here to Riviera Beach, and I have to cross over from  
 9 North Palm Beach, which is a great city, you know. Why  
 10 don't you pick one in North Palm Beach? I don't  
 11 understand. Why come to us? I mean I don't get it; I  
 12 don't get it.

13 And I really realize that Dollar General  
 14 didn't do well at all. It was a lot of controversy in  
 15 that store too. Yes, I remember well. When I brought  
 16 it up, I had to remember, and it was a lot going on. I  
 17 won't care to disclose, but it was a lot going on in  
 18 that store that I really didn't like, and I stopped  
 19 going.

20 MR. KINSEY: Well, I can't speak to that  
 21 either, ma'am. I can speak to the fact that staff has  
 22 been very thorough in making sure that we're building  
 23 an attractive building here. I think the building is  
 24 going to speak well for Riviera Beach, and you know,  
 25 its requirements in terms of building and creating the

1 location there. It's just easier for the folks coming  
 2 from the residential areas to the west to get to the  
 3 store.

4 But you know, I've had stores in other areas  
 5 where they didn't even want to talk to me because there  
 6 wasn't a feeder street coming in from the community.  
 7 The other side would not have qualified for that  
 8 reason. There's no street that you can get to the  
 9 store without having to cross a major arterial roadway.

10 So in any event, I can't really speak to the  
 11 specifics of that. I believe there -- I knew there was  
 12 one in Riviera Beach, but I did not know it was right  
 13 across the street.

14 MS. SHEPHERD: Absolutely. I remember well.  
 15 And with that, I think my colleague brought it up, with  
 16 that traffic coming from north to west, with the sign  
 17 that says Welcome, Riviera Beach, I definitely wouldn't  
 18 want to come across Silver Beach Road and see that  
 19 building there. To me, I would -- if I was going to  
 20 build, I would have built over in that area where  
 21 Winn-Dixie is at. I feel like it's stigmatizing us  
 22 that this is all we're good for.

23 MR. KINSEY: What, the Dollar General store?

24 MS. SHEPHERD: The Dollar General. I like  
 25 Dollar General. Don't get me wrong. And I think the

1 urban, I guess, feel that's being attempted here,  
 2 pulling the building closer to the street, being a  
 3 streetscape. We want to complement that. We don't  
 4 want to take away from it.

5 In terms of whether Dollar General represents  
 6 any negative stigma, I certainly don't feel that way.  
 7 Like I said, the first one I ever built was right down  
 8 the street from my parents' house, and on land I played  
 9 on as a kid. They're viewed differently, I guess, in  
 10 different areas of the country. The one in Flagstaff  
 11 I'm building is not in an area that you would consider,  
 12 you know, an area that you wouldn't want to be in.  
 13 It's very, very difficult to find commercial land  
 14 there.

15 It's difficult to find commercial land in  
 16 Florida. And you know, the ones that I've seen in this  
 17 area are all in in-line spaces, like I was mentioning.  
 18 These feel and work -- my experience is they feel and  
 19 work different. They feel like a freestanding  
 20 neighborhood store, and it's not in a shopping center.

21 MR. GAGNON: If I may add to the  
 22 conversation, so from the staff perspective, I can  
 23 see -- well, let me start here. For our Zoning Code  
 24 itself, retail use is a permitted use. So this is  
 25 requiring no special exception procedure. This is not



1 breaking any norms. If anything, this could  
2 potentially be the first retail development that has  
3 come in under our new CRA Codes. And that means it's  
4 meeting all the building placement, the design  
5 standards, the architectural design standards, things  
6 of that nature as well.

7 Being that there hasn't been not only  
8 significant redevelopment or any redevelopment along  
9 this corridor in some time, the fact that the  
10 opportunity is now here I think is a positive thing.

11 And the other thing I think we need to  
12 remember is there's nothing that guarantees this  
13 building will be a Dollar General forever. So this  
14 isn't a use approval only for a Dollar General. This  
15 is a use approval for a retail building that will  
16 probably be standing for the next 50 or 60 years. So  
17 uses will change over time.

18 Additionally, inventory changes over time.  
19 You know, Walmart stores have changed what they carry  
20 throughout the years, or Target now is Super Target.  
21 So I think that as more people demand and expect  
22 produce, stores change what they're carrying in order  
23 to accommodate that.

24 So I guess I would try to take a bird's eye  
25 view of it and see what's happened along the corridor,

1 Council meetings, and Walmarts, they don't let Walmarts  
2 just come in. They don't let people just come in and  
3 do their city any kind of way, even up in Jupiter. So  
4 we have to be just as selective what we allow in our  
5 city, just like other people.

6 So this is our city. We are residents. And  
7 so we can be a little selective if we want. So I just  
8 want to put that out there, because, yes, we are going  
9 to start getting very selective.

10 CHAIR KUNUTY: Any other Board comments?

11 I'd like to just say that this is really the  
12 first development in this U.S. 1 corridor north of Blue  
13 Heron in some time. I know we've got now four other  
14 vacant pieces of property where the trailer parks  
15 disappeared, and I think having anything new go up is a  
16 positive thing that may stimulate someone else to make  
17 an investment in one of those other pieces of property.  
18 I know there's been people that are talking about  
19 putting some housing in there, and that would  
20 complement Dollar General.

21 But Dollar General is a fairly good company.  
22 I think we should be looking at it from the standpoint  
23 that we are getting a large company that has national  
24 exposure, and frankly, it's quite successful. I was  
25 looking at their annual report, and I think they've

1 what's planned to happen in the future, and I guess  
2 really take a long-term approach view of what this  
3 redevelopment could start for the corridor.

4 VICE-CHAIR JAMES: Chair.

5 CHAIR KUNUTY: Yes.

6 VICE-CHAIR JAMES: I just have one last  
7 comment on it. It just goes back to say what we want  
8 for our city, like I mentioned about the jobs, and you  
9 know, giving residents first choices at, you know, for  
10 those jobs. But it just goes to show what we want for  
11 us, because this is our city. I mean we don't have to  
12 approve a Dollar General.

13 I know we don't have to say or make that a  
14 condition, that you hire our residents, but it's your  
15 business that you want to bring to us, so what then are  
16 you offering us in return besides -- you know, I mean  
17 this is a prime piece of property. It will look better  
18 than what's there now because it's an abandoned  
19 building, basically. But it's still, it's our city.

20 I don't like when people come here and try to  
21 treat us any kind of way because you want to develop.  
22 Lake Park is a couple of feet away. You could have  
23 easily proposed something in Lake Park, North Palm  
24 Beach, Palm Beach Gardens. Everybody doesn't let  
25 everything in their city. I've watched other City

1 increased earnings 25 consecutive years in a row, so  
2 they seem to know what they're doing. So that's my  
3 take on it.

4 So having said that, do we have a motion?

5 MR. WHIGHAM: Yes, Mr. Chairman. I would  
6 like to make a motion that we approve the application  
7 for a single story Dollar General retail store to be  
8 built on the site that's indicated. Thank you.

9 CHAIR KUNUTY: Do we have a second?

10 VICE-CHAIR JAMES: Second.

11 CHAIR KUNUTY: We have a motion and a second.  
12 Mr. Velasquez.

13 MR. VELASQUEZ: Motion by Mr. Whigham; second  
14 by Ms. James.

15 Zedrick Barber, II.

16 MR. BARBER: No.

17 MR. VELASQUEZ: Margaret Shepherd.

18 MS. SHEPHERD: Could you come back to me?  
19 Let me think a couple more minutes.

20 MR. VELASQUEZ: I'm sorry, Ms. Shepherd, you  
21 have to act.

22 MS. SHEPHERD: I would have to say no.

23 MR. VELASQUEZ: Julius Whigham.

24 MR. WHIGHAM: Yes.

25 MR. VELASQUEZ: Rena James.

1 VICE-CHAIR JAMES: Yes.  
 2 MR. VELASQUEZ: Edward Kunuty.  
 3 CHAIR KUNUTY: Yes.  
 4 MR. VELASQUEZ: Motion, three yes; two no.  
 5 Approved.  
 6 CHAIR KUNUTY: Okay. Item VIII, general  
 7 discussion. No public comments.  
 8 MR. RICKETTS: Thank you very much.  
 9 CHAIR KUNUTY: You're welcome.  
 10 Any correspondence?  
 11 MR. GAGNON: Yes. Well, no; I'll say no  
 12 correspondence.  
 13 CHAIR KUNUTY: Any comments from Board  
 14 Members?  
 15 MR. WHIGHAM: Yes. Mr. Chairman, I would  
 16 like to thank the staff for getting this applicant in,  
 17 and I'm hoping that with this company, whether we want  
 18 it or not, that we will start redeveloping Broadway.  
 19 But Broadway is 14 years behind on redevelopment. Some  
 20 of us don't have a few years to be here to see our city  
 21 become beautiful again.  
 22 I'm glad that in the last couple of meetings  
 23 that we've had some developers that come in that want  
 24 to help improve our city. This is the year that we  
 25 need to do it. When other developers and other owners

1 development, development. It has to be the right  
 2 development with the right business partners. What are  
 3 you going to do for us? Because you're getting  
 4 something out of it. You're getting prime location.  
 5 So it's just not about development, development,  
 6 development. It is the right development with the  
 7 right community partners who want to really invest in  
 8 our city, which means hiring our residents.  
 9 And that is not a function of our Board, but  
 10 we can make those recommendations, because like I said,  
 11 other cities do it all the time, and their people show  
 12 up, and if they don't want it, guess what? It doesn't  
 13 happen. Other developers will come.  
 14 Those are my comments. Oh, one more comment.  
 15 Remember for property owners, March 31st is the last  
 16 day to pay your 2015 property taxes.  
 17 CHAIR KUNUTY: Thank you.  
 18 MS. SHEPHERD: Mr. Chair, also I, as I said,  
 19 I do like Dollar General. I travel a long way to go to  
 20 Dollar General. That dive shop that you're asking  
 21 about, my neighbor is the manager over there, and I've  
 22 never heard him say anything about a Dollar General  
 23 being built over there. So I'm going to walk down and  
 24 ask him did he hear anything. I'd like to know,  
 25 because back there where all those houses are at, it's

1 see that we are approving some sites to go in the City  
 2 of Riviera Beach, they're going to come in, they're  
 3 going to help redevelop this city. That's going to  
 4 help the homeowner that's been living in this city for  
 5 over 40 years stay here.  
 6 If you ride around on the west side from  
 7 Congress to Silver Beach Road to Blue Heron, every  
 8 block in the area got one or two empty houses. Why?  
 9 Because the senior citizens are passing away or are  
 10 leaving, and their children don't want to stay here  
 11 because they think the city is going to decay.  
 12 So in order to keep us going, Mr. Chairman,  
 13 I'm hoping that those developers see that we, the  
 14 citizens of Riviera Beach, want to rebuild our city,  
 15 and let's start this year. Thank you very much.  
 16 CHAIR KUNUTY: Thank you, Mr. Whigham.  
 17 Any other comments?  
 18 VICE-CHAIR JAMES: Yes, I do.  
 19 I'm all for development, for the right  
 20 development. And I feel like as much as we talk that  
 21 we like to rebuild, we do, we need to be selective  
 22 about who we let come in our city, because they can say  
 23 they want to help us rebuild; they're coming here for  
 24 their benefit. They're profiting off of us.  
 25 So it's not just all about development,

1 going to affect those residents.  
 2 And they slid up and slid around about having  
 3 people come and be a part of the applicant program to  
 4 get a job there. They didn't come right out and say,  
 5 well, yes, we'll do this, yes. They were sliding, and  
 6 I don't like that. It's either a yes or a no.  
 7 So I have nothing against Dollar General. I  
 8 think they're a fine company. But they never disclosed  
 9 to you all that they were here in the City of Riviera  
 10 Beach. I remember, and it was a little chaos over  
 11 there. Might have changed, because it's been about ten  
 12 years.  
 13 But I think that as they say, if we're going  
 14 to bring things into our city, well, we've got Walmart  
 15 here. You didn't want 711 on that end. Now you're  
 16 coming over here with Dollar General. Give me a break.  
 17 You didn't want Winn-Dixie, you know. I just don't  
 18 know, I just don't understand why we can't say enough  
 19 is enough. As small as Lake Park is, you better not go  
 20 to Lake Park with this foolishness.  
 21 Thank you, Mr. Chair.  
 22 CHAIR KUNUTY: Thank you.  
 23 Mr. Gagnon, project updates?  
 24 MR. GAGNON: Under project updates tonight I  
 25 want to take the opportunity to both inform the Board

1 that Mr. Coulton, this would have been his last meeting  
 2 as an active Board Member. He decided not to pursue an  
 3 additional term volunteering on the Board. So I just  
 4 wanted to acknowledge the fact that we did do a  
 5 Certificate of Appreciation for Mr. Coulton, and we'll  
 6 provide that to him at a later time.

7 We also want to acknowledge and thank him.  
 8 And from the people up on the dais, I'm sure you can  
 9 appreciate it more than anyone, that it does take hours  
 10 and effort, and it's appreciated on our end as well.  
 11 So I just wanted to make that known. And we're  
 12 saddened that Mr. Coulton won't be pursuing an  
 13 additional term.

14 CHAIR KUNUTY: Yes, for the record, I'd just  
 15 like to say I think he made a valuable contribution for  
 16 the time that he was here on the Board.

17 MR. GAGNON: Definitely.

18 CHAIR KUNUTY: Upcoming meeting?

19 MR. GAGNON: Our next meeting is tentatively  
 20 scheduled for April 14th.

21 CHAIR KUNUTY: What is on the agenda or  
 22 expected to be on the agenda?

23 MR. GAGNON: Don't know yet.

24 CHAIR KUNUTY: Okay, all right.

25 VICE-CHAIR JAMES: Chair.

CERTIFICATE

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

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 28th day of March, 2016.

16  
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 \_\_\_\_\_  
 Susan S. Kruger

1 CHAIR KUNUTY: Yes.

2 VICE-CHAIR JAMES: As noted before, I will  
 3 not be present for that meeting April 14th. I will be  
 4 out of town. Thank you.

5 CHAIR KUNUTY: Okay. Motion to adjourn?

6 VICE-CHAIR JAMES: So moved.

7 MS. SHEPHERD: Second.

8 (Whereupon, at 7:33 p.m., the proceedings  
 9 were concluded.)

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