

**WESTGATE / BELVEDERE HOMES COMMUNITY REDEVELOPMENT AGENCY
4215 CHERRY ROAD, WEST PALM BEACH, FLORIDA 33409
MINUTES OF THE MONTHLY MEETING
NOVEMBER 8, 2010**

I. CALL TO ORDER / ROLL CALL

Chair Wade called the meeting to order at 4:11 p.m. The roll was called by Mrs. Natiello.

Present: Fred Wade Joe Kirby
 Melanie Marvin Joanne Rufty

Absent: Ron Daniels, Joseph Peacock

Staff Present: Thomas J. Baird, Esq., Legal Counsel
 Elizee Michel, Executive Director
 Thuy Shutt, Assistant Director
 Sharon Sheppard, Redevelopment Specialist
 Dorothy Natiello, Secretary

II. AGENDA APPROVAL

1. Additions, Deletions, Substitutions to Agenda
2. Adoption of Agenda

It was moved by Mr. Kirby and seconded by Ms. Marvin to adopt the Agenda. Motion carried 4-0.

III. ADOPTION OF W/BH CRA MINUTES

It was moved by Ms. Rufty and seconded by Ms. Marvin to adopt the minutes of October 4, 2010. Motion carried 4-0.

IV. CONSENT

V. PUBLIC COMMENTS

VI. DISCLOSURES

VII. REGULAR

1. Westgate Plaza Agency Review Approval

Mrs. Shutt requested authorization for staff to write a letter of recommendation for Landmark Development Corporation's Agency Review application which includes the following: 1. Modifying the unit mix from 40 one-bedroom units to 56 one-bedroom units and 24 two-bedroom units; 2. Reducing the building square footage; and 3. Reducing the amount of required parking; and subject to three (3) previous CRA Conditions of Approval.

Mr. Justin Gilbert, Westgate Plaza project representative, appeared before the board and stated that the proposed modifications would not significantly change the project and that the majority of the project shall consist of senior citizen housing.

It was moved by Mr. Kirby and seconded by Ms. Marvin to recommend approval for staff to write a letter of recommendation for Landmark Development Corporation's Agency Review application which includes:
1. Modifying the unit mix from 40 one-bedroom units to 56 one-bedroom units and 24 two-bedroom units; 2. Reducing the building square footage; and 3. Reducing the amount of required parking; and subject to three (3) previous CRA Conditions of Approval. Motion carried 4-0.

2. 1650 Military Trail (F.K.A. National Camera and Jump 'N Slide) Development Order Amendment

Mr. Jim Frogner, Agent for Old Naples, LLC, appeared before the board and stated that the proposed amendments to the site shall include a 200-seat church or place of worship and a 197-child daycare with an indoor entertainment facility. He added that the church and the daycare, which are owned separately, will not have overnight habitation.

Mrs. Shutt requested authorization for staff to write a letter of recommendation for the applicant's following requests: 1. To allow a Development Order Amendment (DOA) to allow a 197-child daycare in conjunction with the Indoor Entertainment facility; 2. To allow a Class A Conditional Use (CA) for a 200-seat church or place of worship use; and, 3. To receive Final DRO Site Plan Approval.

It was moved Ms. Marvin and seconded by Mr. Kirby to recommend approval of the applicant's following requests: 1. To allow a Development Order Amendment (DOA) to allow a 197-child daycare in conjunction with the Indoor Entertainment facility; 2. To allow a Class A Conditional Use (CA) for a 200-seat church or place of worship use; and, 3. To receive Final DRO Site Plan approval; and, 4. To allow other related variances including but not

limited to parking and site and architectural design as necessary to implement the redevelopment and adaptive reuse of the site for the requested 197-child Daycare, 200-seat Church or Place of Worship, and an Indoor Entertainment Facility. Motion carried 4-0.

3. Lewis Property (Okeechobee Steakhouse) Final Site Plan and Variance

Mrs. Shutt requested authorization to write a letter of recommendation for the Okeechobee Steakhouse's requests: 1. To receive Final DRO Site Plan approval; 2. To receive the additional 216 daily, 4 AM, and 10 PM traffic trips associated with the conversion of 6,610 square foot commercial building to a Banquet Room and 1,383 square feet of outdoor covered patio area for the existing 3,843 square foot restaurant from the WCRA's Transportation Concurrency Exception Area (TCEA) pool; and, 3. To allow the following variances:

- a. Exceed the hours of operation of Art. 3.D.3.A.2.a;
- b. To allow a reduction in the ROW buffer width along Shawnee Avenue (15' required);
- c. To allow a reduction in the ROW buffer width along Chickamauga Avenue (15' required);
- d. To allow a reduction in the ROW buffer width along Wabasso Drive (15' required);
- e. To eliminate the required plant materials required for the ROW buffers;
- f. To allow a reduction in the Incompatibility buffer width along the east property line adjacent to the existing residence (15' required); and,
- g. To eliminate the required plant materials for the incompatibility buffer along the east property line adjacent to the existing residence.

It was moved by Mr. Kirby and seconded by Ms. Marvin to recommend approval of Okeechobee Steakhouse's requests: 1. To receive Final DRO Site Plan approval; 2. To receive the additional 216 daily, 4 AM, and 10 PM traffic trips associated with the conversion of 6,610 square foot commercial building to a Banquet Room and 1,383 square feet of outdoor covered patio area for the existing 3,843 square foot restaurant from the WCRA's Transportation Concurrency Exception Area (TCEA) pool; and, 3. To allow the following variances:

- a. Exceed the hours of operation of Art. 3.D.3.A.2.a;
- b. To allow a reduction in the ROW buffer width along Shawnee Avenue (15' required);
- c. To allow a reduction in the ROW buffer width along Chickamauga Avenue (15' required);

- d. To allow a reduction in the ROW buffer width along Wabasso Drive (15' required);
- e. To eliminate the required plant materials required for the ROW buffers;
- f. To allow a reduction in the Incompatibility buffer width along the east property line adjacent to the existing residence (15' required);
- g. To eliminate the required plant materials for the incompatibility buffer along the east property line adjacent to the existing residence; and,
- h. Any additional variances necessary to implement the redevelopment of the site for the conversion of 6,610 square foot commercial building to a Banquet Room, a 1,383 square feet of outdoor covered patio area for the existing 3,843 square foot restaurant, and associated required parking or landscaping. Motion carried 4-0.

4. Letter of Support for NSP2 Applications

Mr. Michel requested authorization for staff to write letters of support to the NSP2 Program based on the site plans that were submitted to the board for the following four (4) projects: Westgate Seminole Site A and B, Westgate Commons, Westgate Plaza, and Westgate One.

It was moved by Ms. Marvin and seconded by Ms. Ruffy to authorize staff to write letters of support to the NSP2 Program based on the site plans submitted to the board for the following four projects: Westgate Seminole Site A and B, Westgate Commons, Westgate Plaza and Westgate One. Motion carried 4-0.

Mr. Sansbury requested that a similar letter be authorized for a project he plans to submit for the NSP2. His request was denied by the board because unlike the previous four, staff and board had not had the opportunity to review the site plan for his project.

Mr. John Sansbury, Sansbury Realty, requested to be recognized by the Chair in order to present his site plan to board and staff members. Mr. Wade recognized Mr. Sansbury who was given the floor.

Mr. Sansbury, property owner, and Mr. Wally Schickedanz, Schickedanz Group Architect, presented a proposed site plan on 1.5 acres located on the west side of Congress Avenue just north of Cherry Road. The proposed 36-unit multi-family development shall consist of eighteen (18) 2-bedroom 2-bath; nine (9) 3-bedroom 2-bath; and nine (9) 1-bedroom 1-bath units. An application for NSP2 funding is anticipated for this project.

Mr. Michel noted that neither County nor the CRA staff has seen the site plan and that the CRA staff would be available to meet and discuss the project with Mr. Sansbury and Mr. Schickedanz.

VIII. ENGINEER'S REPORT

Maziar Keshavarz, Keshavarz & Associates, Inc (K&A) reported the following:

Belvedere Homes Infrastructure – Ongoing and working with construction plans at 60% for the Pump House. The project will be advertising an RFP for architectural and electrical services.

Westgate Streetscape Improvements – K&A has responded back to PBC Engineering Services' comments. We are awaiting a written agreement from the County to allow the installation of stop signs at the proposed round-about sites in lieu of eminent property acquisitions along the corridor (which are vital to the project).

North Westgate Improvements – Phases 4-5-6 construction to begin in mid December following the BCC's approval.

Westgate Central Lake Improvements – Devland Site, Inc (Devland) has requested a fifteen (15) day extension, claiming that a 9-inch rain event in October had caused damage to the site resulting in project delays. The contractor will be asked to submit his request in writing.

Mr. Keshavarz stated that he is in favor of a five (5) day rather than a fifteen (15) day extension requested by Devland.

Mr. Keshavarz stated that Devland is responsible for providing temporary electric and irrigation, and he will recommend placement of a generator to avoid further delays.

Cherry Road Bridge – Start of construction is waiting on FP&L to complete a disconnect order.

L2 & L2B Canal – Waiting for PBC to complete two (2), two-party agreements.

L2 Canal Pump Station – K&A has submitted 100% Plans to the County for approval. The bidding process will begin after approval is obtained.

Babbling Brook – Under design and a meeting is scheduled with PBC Land Development.

Mr. Michel stated that the babbling brook will more than likely be funded through ERM.

IX. SUBCOMMITTEE REPORTS

- A. **Administrative/Finance – Chair Wade**
- B. **Capital Improvements – Chair, Mr. Daniels**
- C. **Land Use –**
- D. **Real Estate – Chair, Mr. Kirby**
- E. **Marketing – Chair, Mr. Peacock**
- F. **Community Affairs / Westgate – Chair, Ms. Marvin**

Ms. Marvin stated that the old adult book store building exterior improvements greatly improved the streetscape.

- G. **Special Events / Westgate – Chair, Ms. Ruffy**

IX. ATTORNEY'S REPORT

Mr. Baird stated that the CCNA Guidelines that he was requested to provide are located in the correspondence section of the board packet.

X. STAFF REPORTS

Mrs. Shutt stated that Paulette Burdick is the new District 2 Commissioner.

Mr. Wade suggested that staff arrange a meeting with the new Commissioner as soon as possible.

XI. BOARD MEMBERS COMMENTS

Mr. Kirby expressed that it would be in the interest of the CRA to keep the current contractor (Devland Site, Inc) for the central lake project and agreed that they be required to put their extension request in writing.

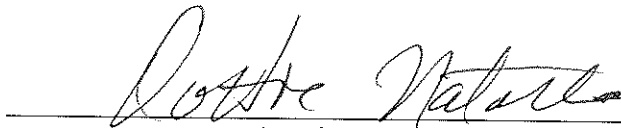
Mr. Wade stated that Devland Site, Inc could face monetary penalties by the CRA for not adhering to their contract and that the CRA has been generous in allowing previous extensions.

Ms. Marvin stated that she would like to see Solid Waste, PBSO and the Fire Department participate in the 2011 Celebrate Westgate festival.

Ms. Sheppard stated that participation of outside events by any agency is usually contingent upon their policies and procedures standards.

XII. ADJOURNMENT

It was moved by Mr. Wade to adjourn the meeting. The meeting was adjourned at 5:42 p.m.



Dottie Natiello

WCRA Secretary