

**WESTGATE / BELVEDERE HOMES COMMUNITY REDEVELOPMENT AGENCY
MINUTES OF THE MONTHLY MEETING
October 5, 2009**

I. CALL TO ORDER

Chair Wade called the meeting to order at 5:38 p.m. The roll was called by Mrs. Natiello.

Present: Fred Wade Scott Bedford
Dennis Koehler Joe Kirby
Joanne Rufty

Absent: Ron Daniels, Melanie Marvin

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

Staff requested to move Items #1, #2 and #3 from the Regular Agenda to the Consent Agenda; and to change the order of the Regular Agenda to the Approval of Personnel Policies and Procedures as Item # 1.

It was moved by Mr. Koehler and seconded by Mr. Kirby to approve the Agenda as amended. Motion carried 4-0.

2. Adoption of Agenda

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

I. ADOPTION OF W/BH CRA MINUTES

It was moved by Mr. Kirby and seconded by Mr. Bedford to adopt the Minutes of the September 14, 2009 Meeting. Motion carried 4-0.

II. CONSENT

It was moved by Mr. Koehler and seconded by Mr. Kirby to approve the Consent Agenda. Motion carried 4-0.

III. PUBLIC COMMENTS

Mr. Jim Orr with Cole Brothers Circus came before the board to announce that the Circus was performing in Westgate on October 29-November 1, 2009. The event will take place on the empty lot located on the east side of Congress Avenue just south of Belvedere Road. Mr. Orr added that tickets are available on the web at tickets.com (and that they are currently looking for a vendor with daytime and evening hours to help with ticket sales.) Mr. Orr stated the Circus regularly performs in the eastern sector of West Palm Beach but by public demand Cole Brothers Circus will do a show in the western sector at Westgate. Mrs. Shutt suggested that this be a regular event within the WCRA.

Mr. John Sansbury, Congress Avenue property owner, came before the board to ask for CRA support in addressing County Engineering's decision to eliminate a left hand turning lane in front of his property from the northbound lanes of Congress Avenue just south of Westgate Avenue. Mr. Sansbury stated that this reconfiguration of lane usage is unfair and will negatively impact the value of his property. He added that due to the new double yellow lines on Congress Ave. in front of his property, drivers now have to make a left turn at the Westgate Ave. traffic light and then make a u-turn back to Congress Ave.

Mr. Michel responded that although the County has been enforcing new regulations regarding left hand turns on busy thoroughfares, such as Congress Avenue, Staff will investigate the matter and report back to Mr. Sansbury.

Secondly, Mr. Sansbury presented to the Board a news article regarding a consideration by the City of West Palm Beach to dredge a portion of the City's drinking water supply lake in order to accommodate Bass Pro Shop's proposal to locate on waterfront property. Mr. Sansbury encouraged the CRA's continued efforts to market the Westgate area waterfront properties to the Bass Pro Shop representatives.

Mr. Michel responded that the CRA is currently talking with the Business Development Board (BDB) of PBC about the Bass Pro Shop development opportunity. He added that the CRA has recently provided detailed information and given an on-site tour to BDB representatives.

Ms. Sheryl Ulich, a Chickamauga Avenue property owner, came before the board to state her concerns regarding a plan proposal submitted to the County by Okeechobee Steakhouse to build a warehouse on the lot next door to her residential property. She expressed that this type of structure would cause lack of privacy for her tenants and would devalue her property. Ms. Ulich asked if there was any possibility that a buffer be installed before any construction begins on the proposed site.

Mrs. Shutt responded that she would discuss reasonable buffer options with Ms. Ulich and will consult with the Okeechobee Steakhouse owner(s).

I. REGULAR

1. Approval of Personnel Policies and Procedures.

Mr. Michel presented the CRA's Policy and Procedures packet for review by Board members and legal counsel. Amendments were recommended and staff agreed to make the necessary changes.

Mr. Michel requested authorization for Staff to adopt the attached personnel Policies and Procedures as amended by the Board and legal counsel.

It was moved by Mr. Kirby and seconded by Mr. Koehler to authorize staff to adopt the Policies and Procedures with the amendments recommended by legal counsel. Motion carried 4-0.

II. SUBCOMMITTEE REPORTS

- A. Administrative / Finance – Chair Wade**
- B. Capital Improvements – Chair, Mr. Daniels**
- C. Land Use – Chair, Mr. Koehler**
- D. Real Estate – Chair, Mr. Kirby**
- E. Marketing – Chair, Mr. Bedford**
- F. Community Affairs – Chair, Ms Marvin**
- G. Special Events – Chair, Ms. Ruffy**

Ms. Ruffy reported that she and Ms. Sheppard are still researching the possibility of a green market for the Westgate community and that they will be attending the City of West Palm Beach's green market on October 17th for ideas.

III. ATTORNEY'S REPORT

IV. STAFF REPORTS

Mr. Michel gave the floor to Maziar Keshavarz, Keshavarz & Associates, who reported updates on various projects as follows:

Belvedere Homes Sanitary Sewer - Plans were submitted to Water Utilities ten (10) days ago.

Westgate Avenue Concept Plans - Submitted as required by County Engineering. County Engineering Services have responded that as a condition they will need Westgate Avenue to be removed from the Thoroughfare Right of Way Identification Map (TIM).

Mr. Keshavarz will be contacting Charlie Rich for clarification on the TIM matter.

Central Lake - All permits are in hand and we are waiting for Keith & Schnars to go to the District with phases 4, 5 and 6 attachments. This process will take at least sixty (60) days.

Cherry Road Bridge Crossing – Project is going very well. County Engineering is reviewing the bridge side of the project and the review for the civil side is almost complete.

Lakeside Mobile Home Park - 96% plans have been submitted as of August 25, 2009.

Babbling Brook – K&A is providing cost estimates to staff.

Phases 4, 5, 6 – Waiting for permit from the Health Department.

V. BOARD MEMBERS COMMENTS

VI. ADJOURNMENT

It was moved by Mr. Kirby and seconded by Ms. Ruffy to adjourn the meeting. The meeting was adjourned at 6:40 p.m.



Dottie Natiello

Secretary, WCRA