

**WESTGATE / BELVEDERE HOMES COMMUNITY REDEVELOPMENT AGENCY  
MINUTES OF THE MONTHLY MEETING  
Monday, September 14, 2009**

**I. CALL TO ORDER**

Vice Chair Daniels called the meeting to order at 5:33 p.m. The roll was called by Mrs. Natiello.

**Present:** Ronald Daniels  
Dennis Koehler  
Melanie Marvin  
Joanne Rufty  
Joe Kirby

**Absent:** Chair Wade, Scott Bedford

**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**

Mr. Michel requested the addition of the Support Letter for the Jesus Christ Worldwide Christian Center (JCWCC) as Item # 3 on the Regular Agenda.

**2. Adoption of Agenda**

It was moved by Mr. Koehler and seconded by Ms. Marvin to adopt the Agenda as amended. Motion carried 5-0.

**III. ADOPTION OF W/BH CRA MINUTES**

It was moved by Mr. Koehler and seconded by Ms. Marvin to adopt the Minutes of the August 17, 2009 Meeting. Motion carried 5-0.

**IV. CONSENT**

**V. PUBLIC COMMENTS**

**VI. REGULAR**

**1. PFLP Okeechobee Parcel Development Approval (2720 Okeechobee Blvd., FKA Al Packer Ford Used Trucks).**

Mrs. Shutt reported that the applicants for the Okeechobee Row (fast casual restaurants) project have withdrawn their request for development. Mr. Michael Sanchez, Johnston Group Land Development Consultants, representing the owners, appeared before the Board to request the CRA's recommendation for their Development Order Amendment (DOA) application to allow a modification to Condition D.1 of approved Resolution R-98-1310 in order to continue through the development review process for vehicle sales, rental and commercial tenant usages with no changes to existing structures.

Mrs. Shutt requested authorization for staff to recommend the approval of the DOA application to allow modification to the conditions of approval of Resolution R-98-1310.

**It was moved by Mr. Kirby and seconded by Mr. Koehler to authorize staff to recommend approval of the DOA application to allow modification to Condition D.1 of approved Resolution R-98-1310. Motion carried 5-0**

**2. Change of October Meeting Date Due to Columbus Day.**

Mr. Michel stated that Columbus Day is a County Holiday and requested approval to change the October meeting date from Monday, October 12<sup>th</sup> to Monday, October 5, 2009.

**It was moved by Ms. Marvin and seconded by Mr. Kirby to approve changing the October meeting date from October 12, 2009 to October 5, 2009. Motion carried 5-0.**

**3. Support Letter for the Jesus Christ Worldwide Christian Center (JCWCC).**

Mr. Koehler abstained from discussion on this item due to conflict of interest respectfully. Mr. Michel stated that Bishop Glover, representing JCWCC, is requesting a letter of support from the CRA for presentation to potential financial sponsors, corporations and for eventual DRO approval. Mr. Michel clarified that the letter will only express the CRA's approval of this project in the Westgate area. He added that meetings with staff are scheduled for this week to discuss the \$300 million, 1.2 million sq ft conference center. Mr. Michel stated that negotiations are currently under way with land owners. The next step will be submittal of a redevelopment plan to the county.

**It was moved by Mr. Kirby and seconded by Ms. Marvin with Mr. Koehler abstaining, to authorize staff to compose a letter of support for the JCWCC stating approval of the project within the CRA area. Motion carried 4-0.**

**VII. SUBCOMMITTEE REPORTS**

**A. Administrative/Finance – Chair Wade**

Mr. Michel reported that the CRA's FY2009-2010 Budget will appear on the BCC's Agenda, for approval on October 6, 2009. He added that it is likely the PBC mileage rates will be increased thus adding to our budget amounts within the fiscal year.

**B. Capital Improvements – Chair, Mr. Daniels**

Mr. Daniels commented that the ground breaking for the Central Lake is anticipated for the beginning of 2010. Mr. Michel added that we are waiting for the demolition schedules.

**C. Land Use – Chair, Mr. Koehler**

Mr. Koehler reported on the Bass Pro Shop's development opportunity for Palm Beach County and CRA's continued efforts in communicating development feasibilities in our area. Mr. Koehler stated that via a memorandum, he has reminded the Business Development Board President, Ms Kelly Smallridge, that the CRA should be given full consideration for this and other projects. Mr. Michel stated that staff has already sent a letter to Ms. Smallridge referencing Bass Pro Shop's site search and outlining the many benefits of development within the CRA area.

Mr. Koehler also reported that Michael Baker, Assistant Manager/Director of Operations LWDD, recently corresponded that PBIA has possible plans to propose abandonment of the South section of the canal from Cherry Road to Belvedere Road (E-3½ Canal). The LWDD is currently making arrangements to assume maintenance responsibilities for the North section of the canal from Cherry Road north to the Lateral Canal No.2 (L-2). LWDD is concerned at the possibility of an adverse affect for flood protection in the Westgate Community. Mr. Koehler advised staff to investigate this issue and report back to the Board. Mr. Michel responded that the E-3 ½ Canal is important for drainage in that area and Staff will research this issue and report back to the Board.

**D. Real Estate – Chair, Mr. Kirby**

**E. Marketing – Chair, Mr. Bedford**

**F. Community Affairs – Chair, Ms Marvin**

**G. Special Events – Chair, Ms. Rufty**

Ms. Rufty reported that she and Ms. Sheppard would like to develop an ongoing green market venue in Westgate and asked for a Board consensus. The board members were unanimously in favor of the idea and offered their support. Locations and sponsorships for a green market venue were also discussed. Ms. Sheppard stated that planning should begin immediately to ensure a 2010 opening.

**VIII. ATTORNEY'S REPORT**

**IX. STAFF REPORTS**

Mr. Michel presented to the board a draft of the CRA's Policy and Procedures for review.

Mrs. Shutt reported that Brownfields Cleanup Grants for FY2010 are available through the US EPA; application deadline is October 16, 2009. The CRA would use such funding to clean up derelict properties, hazardous waste and demolition sites for revitalization purposes. Mr. Kirby offered contact information to staff relevant to hazardous waste/demo grant resources as well.

**X. BOARD MEMBERS COMMENTS**

Ms. Marvin presented photos of an overgrown drainage grate on the South side of Nokomis Road, adjacent to the lake, which causes street flooding. She stated that she personally cleared the drainage grate on her side (north side) of the road, adjacent to her residence, and the flooding was alleviated (shown in storm aftermath photos). She added that these drainage grates are situated on County property and therefore require County maintenance. Ms. Marvin suggested that Staff monitor more closely County's maintenance of roadway drainage throughout Westgate.

**XI. ADJOURNMENT**

**It was moved by Mr. Koehler and seconded by Mr. Kirby to adjourn the meeting.  
The meeting was adjourned at 6:07 p.m.**



**Dottie Natiello**

**Secretary, WCRA**