

**WESTGATE / BELVEDERE HOMES COMMUNITY REDEVELOPMENT AGENCY\**  
**MINUTES OF THE MONTHLY MEETING**  
**February 09, 2009**

**I. CALL TO ORDER**

Chair Wade called the meeting to order at 5:39 p.m. The roll was called by Mrs. Natiello.

**Present:** Ronald Daniels  
Melanie Marvin  
Allen Preston (arrived 5:40 p)

Scott Bedford (arrived 5:40 p)  
Dennis Koehler  
Fred Wade

**Absent:** Joe Kirby

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

**II. AGENDA APPROVAL**

**1. Additions, Deletions, Substitutions to Agenda**

Mr. Michel requested that the LWDD Interlocal Agreement with the CRA be added as Item #6 on the Regular Agenda.

**2. Adoption of Agenda**

**It was moved by Mr. Daniels and seconded by Mr. Koehler to adopt the Agenda as amended. Motion carried 4 – 0.**

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

**It was moved by Mr. Daniels and seconded by Mr. Koehler to adopt the Minutes of the January 12, 2009 Meeting. Motion carried 4 – 0.**

**IV. CONSENT**

**V. PUBLIC COMMENTS**

**VI. REGULAR**

**1. Palm Tran Request to include Route 43 Modification in the Westgate Ave. Streetscape Plan.**

Jeannie Taylor, Sr. Transit Planner, gave a presentation describing a proposed modification of Route 43 currently under consideration by Palm Tran, which would include service along Westgate Avenue. Modified Route 43 would travel westward from Congress Avenue to Military Trail. Ms. Taylor's presentation included a map of the overall modification along the existing Route 43.

Mr. Bedford and Mr. Preston arrived at 5:40 p.m.

Ms. Taylor requested approval, on behalf of Palm Tran, to bring the modified Route 43 service into Westgate; and for the CRA to provide allocation for a bus staging area affronting CRA owned property on Westgate Avenue. Mr. Preston stated that based on lack of information concerning this issue, he could not submit a vote. Mr. Preston asked why Staff did not inform him in advance concerning this issue. Chair Wade stated that there would be future meetings to allow for public discussion. Mr. Michel stated that all Board and Staff members were looking at this agenda item on short notice. Ms. Taylor added that the Route 43 modification is still in the early stages and that the first Public Hearing is scheduled for February 19, 2009. Mrs. Shutt clarified that the CRA invited Palm Tran to come to tonight's meeting in the interest of TCEA requirements.

Mr. Preston left the Board meeting at 5:47 p.m.

**It was moved by Ms. Marvin and seconded by Mr. Koehler to authorize Staff to work with Palm Tran to incorporate a Westgate Avenue bus stop and provide the turnout on Westgate Avenue. Motion carried 5 - 0, Mr. Preston absent.**

**2. Iglesia Cristiana Casa de Refugio off Site Parking Request**

Pastor Frank Monzaro requested approval for a temporary lease of a CRA owned vacant lot adjacent to the church building located at 2628 Westgate Avenue for the use of 25 parking spaces. The church was recently cited by Code Enforcement for zoning violations including inadequate parking spaces for its congregation. Ms. Shutt stated that this specific request would be strictly for leasing approval and that the church would need to revisit the Board for other zoning approval(s).

Mr. Michel requested approval to temporarily lease the CRA property with the Parcel ID of 00434330030340111, to Iglesia Cristiana Casa de Refugio, Inc., for additional parking subject to a Lease Agreement.

**It was moved by Ms. Marvin and seconded by Mr. Daniels to approve temporary leasing of the CRA owned property adjacent to the Iglesia Cristiana Casa de Refugio, Inc (a church); and subject to the terms and conditions of a lease agreement to be drafted by CRA Counsel. Motion carried 5 – 0.**

**3. Request for Funds for the Engineering and Design of the Lakeside Mobile Home Park Project.**

Mr. Michel requested authorization for Staff to allocate \$144,761 for engineering costs in order to complete the Lakeside Mobile Home Park Pump Station project; and in lieu of FEMA's decision to provide granting for this amount.

**It was moved by Mr. Daniels and seconded by Mr. Koehler to authorize Staff to allocate \$144,761 subject to the pursuit of FEMA funds for the engineering costs of the Lakeside Mobile Home Park Pump Station project. Motion carried 5 – 0.**

**4. Request for Funds for the Design and Engineering of the L-2 Canal, Phase II Project**

Mr. Michel requested authorization for Staff to allocate \$20,000 for the engineering costs of Phase II of the L-2 Canal Project and based on an estimated 75% engineering cost reimbursement from FEMA.

**It was moved by Mr. Daniels and seconded by Mr. Koehler to allocate \$20,000 for the engineering costs of Phase II, based on a 75% engineering cost reimbursement from FEMA. Motion carried 5 – 0.**

**5. Removal of FPL Facilities for Westgate Central Lake**

Ms. Shutt explained that part of the abandonment process for this project is the acquiring of consent letter from all utilities providers and then submitted to the County. Florida Power and Light Company (FPL) has issued a conditional consent letter subject to removal of its facilities within the affected project area.

Ms. Shutt requested authorization for Staff to negotiate with FPL and pay no more than \$23,000 for the removal of the FPL facilities located within the affected

project area relevant to the Westgate Central Lake on the corner of Genessee Avenue & Osceola Drive.

**It was moved by Mr. Koehler and seconded by Mr. Daniels to authorize Staff to negotiate with FPL and pay no more than \$23,000 for the removal of the FPL facilities located within the affected project area of the Westgate Central Lake. Motion carried 5 – 0.**

**6. Interlocal Agreement between LWDD and Westgate / BH CRA**

Mr. Michel requested authorization for Staff to approve the Interlocal Agreement between LWDD and the Westgate / BH CRA regarding CRA maintenance of the north portion of the L-2 Canal right-of-way in the area of Westgate; and subject to CRA legal counsel review and approval.

**It was moved by Mr. Koehler and seconded by Mr. Bedford to authorize Staff to approve the Interlocal Agreement between LWDD and Westgate / BH CRA regarding the CRA maintenance of the north portion of the L-2 Canal right-of-way in the area of Westgate; and subject to the Attorney's review and approval. Motion carried 5 – 0.**

**VII. SUBCOMMITTEE REPORTS**

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

Chair Wade reported that he had signed-off on the CRA Audit Responses this week. He also mentioned

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

**C. Land Use – Chair, Mr. Koehler**

Mr. Koehler stated that Ms. Shutt and Mr. Michel have been helpful in exploring the possibility of acquiring up to 35 acres of Westgate properties for a Jesus Christ Worldwide Christian Center. This project would consist of a 1.2 million sq. ft. mixed-use complex, including a 22,000 seat enclosed multi-use arena. Mr. Koehler disclosed that he has been working as a lawyer consultant for this organization's real estate team and that he has apprised Commissioner Koons on the details of this project as well.

**D. Real Estate – Chair, Mr. Kirby**

**E. Marketing – Chair, Mr. Bedford**

Ms. Shutt reported that Staff has given iXI Studios all of the necessary markups for our website and that Staff will provide final approval.

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

**G. Community Affairs / Golfview Heights – Chair, Mr. Preston**

## **VIII. ATTORNEY’S REPORT**

### **IX. STAFF REPORTS**

Mr. Michel reported that the CRA Annual Festival is on April 11, 2009 from 11am-3pm. He also reported that Keshavarz and Associates is almost ready to break ground on the Lake Project pending final resolution of permitting requirements. Ms. Shutt added that we will be applying for an Excavation Exemption which requires a public meeting scheduled for assembly at our April 13<sup>th</sup> Monthly CRA Board Meeting.

Ms. Sheppard announced that the CRA’s 20<sup>th</sup> Anniversary is this coming May and invited suggestions for commemorating the occasion. Mr. Michel suggested that various agencies in the community could attend and offer sponsorships for a special event. Mr. Koehler suggested that the CRA incorporate a 20<sup>th</sup> Anniversary theme or ceremony within the Westgate Annual Festival on April 11<sup>th</sup>.

Ms. Sheppard confirmed that the following four Board members will be up for re-election in May: Mr. Preston, Mr. Kirby, Mr. Wade and Mr. Bedford.

Ms. Sheppard also stated that the Mid-year Budget Report will be on next month’s meeting agenda.

### **X. BOARD MEMBERS COMMENTS**

Mr. Koehler requested Attorney Baird’s opinion concerning the article submitted to the agenda on Strand v Escambia County referencing the power of CRA’s to spend money. Attorney Baird responded that the Supreme Court had overturned their ruling which will now allow CRA’s bonding of tax increment funds and without requiring a referendum.

**XI. ADJOURNMENT**

**It was moved by Ms. Marvin and seconded by Mr. Bedford that the meeting be adjourned. The meeting was adjourned at 7:25 p.m.**



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**Dottie Natiello**

**Secretary, W/BH CRA**