

WESTGATE / BELVEDERE HOMES COMMUNITY REDEVELOPMENT AGENCY
MINUTES OF THE MONTHLY MEETING
March 09, 2009

I. CALL TO ORDER

Chair Wade called the meeting to order at 5:37 p.m. The roll was called by Mrs. Natiello.

Present: Fred Wade Ronald Daniels
Scott Bedford Dennis Koehler
Melanie Marvin

Absent: Allen Preston, 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
2. Adoption of Agenda

It was moved by Mr. Daniels and seconded by Mr. Bedford to adopt the Agenda. Motion carried 5 – 0.

III. ADOPTION OF W/BH CRA MINUTES

It was moved by Mr. Daniels and seconded by Ms. Marvin to adopt the Minutes of the February 9, 2009 Meeting. Motion carried 5 – 0.

IV. CONSENT

V. PUBLIC COMMENTS

VI. REGULAR

1. **Aspen Development Approval (1550 and 1556 North Congress Avenue, f.k.a. DHL Overnight Delivery Facility).**

In 1991 this site was originally approved for a 30,814 sq. ft. DHL Overnight Delivery Center. DHL is currently in the process of closing all North American operations.

Mr. Jonathan Lawson and Mrs. Kim Glas Castro, with the firm of Ruden McClosky, represent the site owners, Aspen North Congress, LLC, and request support to adapt the existing site to accommodate 30,207 sq. ft. of office warehouse space, a reduction of 607 sq. ft. from the original approval, for the purpose of increased tenant usages. The two issues that require support are: 1.) DRO approval or agency review site plan modification process and; 2.) Three (3) variances directly relating to the reduction aspects of this site proposal. Mrs. Glas Castro added that the use of interior retrofitting and minimal exterior modifications would be recommended for this project.

Mr. Michel requested authorization for Staff to recommend approval of the DRO modifications process; and authorize Staff to work with applicant on future site plan, architectural, and/or landscape variances if needed to facilitate the redevelopment and adaptive reuse of the site.

It was moved by Mr. Daniels and seconded by Ms. Marvin for Staff to recommend approval of DRO modifications process and authorize Staff to work with applicant on future site plan, architectural and/or landscape variances if needed to facilitate the redevelopment and adaptive reuse of the site. Motion carried 5 – 0.

2. CRA Website Presentation by iXL Studios, Inc.

Mr. Chet Slater, Project Manager, iXL Studios, Inc., provided a power point presentation detailing updated features of our CRA website. Mrs. Shutt stated that she will e-mail Board and Staff members the updated link for review. Mr. Slater demonstrated visual aspects and user friendly links such as access to our newsletter, events calendar, board meeting agendas, minutes, and photo gallery. Mrs. Shutt noted that developers will have easier access to all CRA and County information relevant to regulatory development criteria. Mrs. Shutt and Mr. Bedford emphasized that the website will be a hands-on communication resource for both private and public users. The website will also provide knowledge of past, present and future endeavors by the CRA in partnership with and for the Westgate community at large.

3. Community Marker (Totem Pole) Electrical Connection Proposal

Mrs. Shutt reported that due to the lack of an electrical source within close proximity of the proposed site, the cost of supplying electric to the site will exceed the initial estimate of \$13,000 for the lighting. Alternative lighting options will be explored by Staff. This item was tabled until the next Board meeting.

4. 2009 ULDC Amendment Rounds

Mrs. Shutt requested authorization to work with Zoning staff regarding the approval of single family residential installation of chain link fencing, provided a hedge is installed and maintained exterior to the fence; and to support the approval of exempting accessory storage structures that are less than 10'x12' and ten (10) feet in overall height, from architectural compatibility requirements for single-family residential applications. Mrs. Shutt reported that as part of the 2009 ULDC Amendment Rounds, the Zoning Division will be developing Infill and Redevelopment Standards for the unincorporated County areas. In addition, Mrs. Shutt stated that there are several ULDC property development regulations which Staff has identified as obstacles to the implementation of the CRA Master Plan. Mrs. Shutt requested authorization to coordinate with the Zoning Division on WCRAO related items for the 2009 ULDC Amendment Rounds.

It was moved by Mr. Daniels and seconded by Ms. Marvin to authorize Staff to work with the Zoning staff in the approval of single-family residential installation of chain link fencing, provided a hedge is installed and maintained exterior to the fence; and to support an approval for exempting accessory storage structures that are less than 10'x12' and ten (10) feet in overall height from architectural compatibility requirements for single-family residential applications; and to authorize Staff to coordinate with the Zoning Division on WCRAO related items for the 2009 ULDC Amendment Rounds. Motion carried 5 – 0.

VII. SUBCOMMITTEE REPORTS

A. Administrative/Finance – Chair Wade

B. Capital Improvements – Chair, Mr. Daniels

Mr. Daniels reported that the CRA closed on the last property required for the Central Lake Project and we should be breaking ground in June or July of 2009.

Mr. Daniels left the meeting at 6:27 p.m.

C. Land Use – Chair, Mr. Koehler

Mr. Koehler stated that he received information as to the opening of an adult entertainment club called 'The Red Barn' and asked if Staff was aware of this new business operating in the Westgate area? Mrs. Shutt replied that she had received a

telephone inquiry regarding this location just last week from a person identified as Attorney Michael Posner. Mrs. Shutt stated that she informed Mr. Posner of the CRA restrictions for this type of establishment. Mrs. Shutt added that a site visit was performed and that Code Enforcement and Zoning officials were notified.

D. Real Estate – Chair, Mr. Kirby

E. Marketing – Chair, Mr. Bedford

Mr. Bedford affirmed that the current CRA website updates, as demonstrated by iXL Studios, are a positive sign of better things ahead for Westgate.

F. Community Affairs / Westgate – Chair, Ms Marvin

Ms. Marvin commended recent intense efforts by law enforcement which led to the success of eliminating a drug house operation in Westgate. She stated that she would like to set up a meeting with PBSO Deputy Supervisors to discuss Westgate's patrol coverage especially in light of recent criminal activities. Mr. Michel stated he would arrange a meeting with PBSO in the near future.

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

VIII. ATTORNEY'S REPORT

Attorney Baird reported that there were two closings since our last meeting. Properties known as 3484 Chickamauga and Spencer Square (Osceola Drive) were purchased by the CRA.

IX. STAFF REPORTS

Mr. Michel reported that the annual "Celebrate Westgate!" festival will be held on April 11, 2009 from 11:00 a.m. to 3:00 p.m. Ms. Sheppard called for input by Board members regarding information materials they may want available for festival goers at the Resource Table and that they volunteer in manning the Resource Table. Ms. Marvin volunteered to work from 11am-12 pm; Mr. Koehler from 12 pm-1 pm; Chair Wade from 1pm-2pm; and Mr. Bedford from 2pm-3pm. Ms. Sheppard added that she ordered give-away items for the festival, including pins with CRA logos and lighted whistles. Mrs. Shutt reported that the "Public Meeting for the Excavation Exemption" relevant to the Westgate Central Lake Project will take place during our next Board meeting on April 13, 2009 at 6:30 p.m. Mrs. Shutt also

announced that a professional photographer would be taking Board and Staff member's photos for the CRA website directly following this meeting.

X. BOARD MEMBERS COMMENTS

Chair Wade reported that the Agenda of the monthly Board meeting in May could include the availability of an additional Seat, due to the receipt of an informal letter of resignation.

XI. ADJOURNMENT

It was moved by Mr. Bedford and seconded by Ms. Marvin to adjourn the meeting. Meeting was adjourned at 6:55pm. Motion carried 5 – 0.


_____, Secretary, Westgate / BH CRA.
Dottie Natiello