

**WESTGATE/BELVEDERE HOMES COMMUNITY REDEVELOPMENT AGENCY
1280 N. CONGRESS AVE., SUITE 215, WEST PALM BEACH, FL. 33409
MINUTES OF THE MONTHLY MEETING**

January 10, 2022

I. CALL TO ORDER (IN PERSON MEETING BROADCASTED ON ZOOM PLATFORM)

Mr. Daniels, the Board Chair, called the meeting to order at 5:14p.m. The roll was called by Ms. Bui.

Present: Ronald L. Daniels
Joanne Ruffy
Ralph Lewis
Ruth Haggerty

Absent: Enol Gilles
Joseph Kirby
Yeraldi Benitez

Staff Present: Elizée Michel, Executive Director
Denise Pennell, Senior Planner
Carmen Geraine, Bookkeeper
Mai Bui, Administrative Assistant
Thomas J. Baird, Esq., General Counsel

Others Present: Dorritt Miller, Assistant County Administrator, Deputy George Gomez, Deputy Adam Robinson, Keith Jackson, PE, Engenuity Group, CRA Engineer, Chuck Lesnick, (All Virtually Via Zoom)

II. AGENDA APPROVAL

1. Additions, Deletions, Substitutions to Agenda

- No Additions, Deletions, Substitutions to Agenda

2. Adoption of Agenda

- It was moved by Ms. Ruffy and seconded by Ms. Haggerty to adopt the Agenda as presented. Motion carried (4-0)

III. ADOPTION OF W/BH CRA MINUTES

- It was moved by Ms. Haggerty and seconded by Ms. Ruffy to adopt the December 13, 2021 minutes. Motion carried (4-0)

IV. PUBLIC COMMENT

- The Westgate Community express their concerns in the neighborhood. The concerns were:
 - Garbage dumping
 - The Preserve is unkempt
 - The outside of the community garden needs to be cleaned up and trimmed.
 - There has been car speeding on Chickamauga Road
 - Babbling Brooks is filled with garbage, and needs to be kept up
 - Westgate and Osceola needs signal lights
 - There needs to be more garbage cans placed around the community preserve
 - Violence in the community
 - Need to add more street lights in the community
 - Add "No Parking" signs around the lake

Deputy Gomez and Mr. Michel addressed the community's concerns. Mr. Michel added that staff will work with the Sheriff's Office to address and resolve the resident's concerns.

- PBSO Deputy Gomez and Deputy Robinson gave a brief report to the Board about police activities in the Westgate CRA area for the previous month.

V. DISCLOSURES

- No disclosures

VI. CONSENT AGENDA

- No consent agenda

VII. REGULAR AGENDA

1. Approval of Extension of the Option Period and the Option Agreement with the Danza Group

Mr. Michel introduced the item and Aaron Taylor with Danza Group made a presentation to the Board.

The CRA Board executed an Agreement with the Danza Group on February 24, 2021. The Agreement provides that the Group has one year from the date of the execution of the Agreement to exercise the option to acquire the properties from the CRA. This Option Period will expire on February 24, 2022.

Prior to the expiration of the Option Period, Danza needs to demonstrate to the reasonable satisfaction of the WCRA, first, that the Group has cash on hand sufficient to acquire and redevelop the property substantially as set forth in the Agreement and second, that the Group has obtained from Palm Beach County and other applicable land development regulators approvals which allows Danza to develop the project detailed in the Option Agreement.

Danza has indicated that they can meet the first condition, but they have not submitted applications for land development entitlement.

Last month, the Group wanted to exercise the option. A request that the Board denied at the December meeting where it was suggested that they request an extension to give them time to secure the land development approvals they need. A one-year extension will give them enough time to request and secure the approvals they need for the project.

Staff recommends that the Board approve a one-year extension of the Option Period and the Option Agreement with the Danza Group.

Ms. Haggerty asked how comfortable is Danza with a one-year extension, and Danza can accomplish the approval within the time frame?

Mr. Taylor answered if the entitlement definition is for zoning approval, it can be accomplished within the time frame. If it is for zoning and building permit, they may need more time.

Mr. Baird responded land use, zoning, site plan and all entitlements would include plat. Building permit would not be an entitlement, a plat would be entitlement.

Mr. Daniels would like to make sure that the project move forward and not wait until October to ask for another time extension.

Mr. Lewis asked what happen if the Danza Group does not meet the deadline. Does the CRA get the property back?

Mr. Baird responded that contracts provide that if you extend this period, you're extending for a year the period in which Danza can elect to exercise the option. They will have from February 2022 to February 2023 to exercise the option. If they do not exercise the option, the CRA will keep the properties.

Mr. Lewis asked if Danza does not exercise the option, what would happen?
Mr. Baird responded if Danza does not exercise the option that would leave the Board in a position of having to solicit proposal for a new development partner to move forward.

It was moved by Ms. Haggerty and seconded by Ms. Rufty to approve the one-year extension of the Option Period and the Option Agreement with the Danza Group. The motion passed unanimously (4-0)

2. Approval of 2022 Westgate CRA Board Meeting Calendar

Mr. Michel presented the item. The 2022 Board Meeting Calendar is submitted for approval. There is a Holiday on October 10. The October meeting can be moved to October 3. The November meeting stays on the second Monday since it will not interfere with Veteran's Day.

Staff recommends that the Board approve the 2022 Board Meeting Calendar as presented or with changes from the Board.

It was moved by Ms. Haggerty and seconded by Ms. Rufty to approve the 2022 Board Meeting Calendar. The motion passed unanimously (4-0)

VIII. STAFF REPORTS

There was an incident on one of the WCRA owned vacant property at 2426 Cherokee at the corner of Westgate and Loxahatchee and Cherokee. The incident happened on 12/10/2021. Limited information is being released because the incident involved minors. The house is going to a demolition process.

Dog park is coming along.

Belvedere Heights Phase I of the drainage and water main replacement has been completed. The second phase is underway. The street lights and sidewalks project is ready to begin construction.

IX. AJOURNMENT

It was moved by Ms. Rufty and seconded by Ms. Haggerty to adjourn the meeting. The meeting adjourned at 6:35p.m.

Mai Bui Administrative Assistant, Westgate CRA