

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

April 13, 2020

I. CALL TO ORDER

Mr. Daniels, the Board Chair, called the meeting to order at 5:10p.m. The roll was called by Ms. Bui.

Present: Ronald Daniels
Joanne Rufty
Joseph Kirby – Logged on at 5:15
Enol Gilles – Logged on at 5:19p.m.
Yeraldi Benitez – Logged on at 5:28p.m.
Ruth Haggerty

Absent: Ralph Lewis

Staff Present: Elizée Michel, Executive Director
Denise Pennell, Senior Planner
Carmen Geraine, Bookkeeper
Mai Bui, Administrative Assistant
Thomas J. Baird, Esq., General Counsel - Logged on at 5 :19p.m.

II. AGENDA APPROVAL

1. Additions, Deletions, Substitutions to Agenda

- No Additions, Deletions, Substitutions to Agenda

2. Adoption of Agenda

- It was moved by Ms. Rufty and seconded by Mr. Kirby to adopt the Agenda. Motion carried (4-0)

III. ADOPTION OF W/BH CRA MINUTES

- Ms. Haggerty had a correction on the March 09, 2020 minutes regarding a change on page 17 under Adoptions of Minutes. She pointed out that first motion was made by Ms. Rufty not by Ms. Haggerty. The second correction was on page19 under Agenda Item #2. She pointed out an error 'the #3' needs to be removed where the motions were being made. The minutes were corrected as follows:

It was moved by Ms. Ruffy and seconded by Mr. Gilles to adopt the minutes of the February 10, 2020 meeting. Motion carried (4-0)

It was moved by Ms. Ruffy and seconded by Ms. Haggerty to approve the use of compensating storage mitigation credits concept from the Westgate Central Lake Improvements to the Green Apartments. The motion passed unanimously (4-0)

- **It was moved by Ms. Haggerty and seconded by Ms. Ruffy to adopt the minutes of the March 09, 2020 meeting as amended. Motion carried (4-0)**

IV. PUBLIC COMMENT

- PBSO Deputy Gomez and Deputy Robinson relayed a message to Mr. Michel that there is no police activity report for previous month. The Deputies are distributing food to the community during this time.

V. DISCLOSURES

- No disclosures

VI. CONSENT AGENDA

1. Approval of Agreement with Higgins Engineering to Provide Water Management Services to Investigate Compensating Storage Capacity
 2. Approval of Release of Lien for Mi Pais Express, Inc.
 3. Approval of Memorandum of Understanding with Palm Beach County Engineering Department for the Design and Construction of Westgate Ave. Transportation Planning Agency Grant
 4. Approval of Funding for Belvedere Heights Phase II Transportation Planning Agency Grant
- **It was moved by Ms. Haggerty and seconded by Ms. Ruffy to adopt the consent agenda. The motion passed unanimously (4-0)**

VII. REGULAR AGENDA

1. Approval of Development Order Amendment for Congress Auto Park: 1645 N. Congress Avenue (former SSA Building) Control No. 1987-00033

The agenda item was introduced by Mr. Michel. The property is located on the west side of Congress Avenue at the intersection of Westgate Avenue, the total acreage of the subject site is 2.83 ac. It includes the unoccupied former Social Security Administration Building at 1645 Congress Ave., and the adjacent Chevron gas station/convenience store 1755 N. Congress Ave. The total square footage of the site is 24,640 sf; the vacant building located at 1645 N Congress Ave. is 21,500 sf and comprises 1.96 acres, and the Chevron gas station/convenience store is 3,180 sf.

Christen Hutton with Schmidt Nichols request on behalf of the owners of the building at 1645 N. Congress Ave., the applicant is requesting BCC approval of an expedited Development Order Amendment (DOA/EAC) to modify conditions of approval, specifically those that restrict the use of the building to Government Office only. Other associated conditions, including landscape, engineering, and unity of title provisions are also included in the amendment request. Approval will permit the contract purchaser to utilize the building for business or professional office uses which is permitted by right in CG zoning districts per ULDC Table 4.B.2.A. Following a decision from the BCC, the approved site plan will be further amended to allow the general office use. The applicant did not provide an amended site plan for CRA review for this meeting.

The subject application requests the following:

1. To allow a Development Order Amendment with Expedited Approval Consideration (DOA/EAC) to modify Conditions approved in July 2004 via #(R-2004-1381) which limits the office building at 1645 N. Congress Avenue to government office use only, but also includes modifications to landscape, engineering and unity of title conditions; and,
2. A reduction of 214 trips per day, 22 am peak hour and 10 pm peak hour from previously vested development (government office and gas station/convenience store); and, a new allocation of 215 daily trips, 42 am and 22 pm peak, for the currently vested development (gas station/convenience store) and proposed business or professional office use at 1645 N. Congress Avenue from the CRA's Transportation Concurrency Exception Area (TCEA) pool.

Staff recommended that the Board approve the applicant's requests for the Development Order Amendment and the reduction of TCEA trips.

- **It was moved by Mr. Kirby and seconded by Ms. Haggerty to approve the applicant's requests. The motion passed unanimously (5-0)**

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2. Approval of Site Plan, Trips, Variances for Soapy Shark Car Wash: Okeechobee Blvd. (east of Congress Ave.) Control No. 1996-026

The agenda item was introduced by Ms. Pennell. The subject +/- 1.2 acre 52,080 sf parcel is located on Okeechobee Blvd., approx. 300 feet from the south east corner of Congress Avenue; per PAPA, there is no current municipal address. The property is within the Urban General (UG) sub-area of the WCRAO and zoned CG (commercial general). Manor Avenue, a private drive immediately adjacent to the site, serves as access to the Lakeside Mobile Home Park to the south zoned RH; a vehicle and boat storage lot serving the mobile home park is located immediately to south of the site. To the east of Manor Avenue is a Mobil gas station/Dunkin Donuts and to the west of the site is 511 Tactical, a sports clothing retailer; both are zoned CG with a CH/8 FLU. The site is currently vacant; a small dilapidated building has been recently demolished, and is almost completely impervious.

The CRA Board has previously recommended approval for the redevelopment of this site. In 2017, the agent representing the owner at that time, received a Class B Conditional Use approval for the KFC-Jacks project consisting of two Type I Restaurants with drive-thru lanes. In 2019 however, the owner changed direction entirely, formally discontinuing the use and site plan approval through a development order abandonment. New contract purchasers, identifying an opportunity to create an ancillary service to capture a portion of the large volume of Okeechobee Blvd daily trips, are proposing an automated, express Car Wash.

Harvey Oyer, Roger Ramdeen, David Frear and Todd Peter, the applicant representatives, request a recommendation of approval for the project from the Westgate CRA to include the following:

1. DRO Site Plan Approval for a 4,176 sf Car Wash use;
2. An allocation of 166 net new daily trips, 12 new am peak hour trips and 14 new pm peak hour trips, from the CRA's Transportation Concurrency Exception Area (TCEA) pool; and,
3. To allow three (3) Type II variances:
 - a. A reduction of 5 ft. in the minimum lot depth requirement of 200 feet for CG zoning districts;
 - b. A reduction of 50 ft. from the 60% building frontage requirement in the UG Sub-area (Table 3.B.14.F. – WCRAO Non-Residential and Mixed Use Sub-Area PDRs); and,
 - c. To eliminate the requirement for all uses in the UG Sub-area to orient the first floor principal entrance towards the street used as the primary building frontage (Art.3.B.14.G.3.b – WCRAO – Architectural Guidelines).

Staff recommended approval of the applicant's request for site plan approval, TCEA trips and the three Type II variances.

It was moved by Ms. Rufty and seconded by Ms. Benitez to approve the applicant's request for site plan approval. The motion passed unanimously (5-0)

3. Creation of Small Business Assistance or Recovery Program

The agenda item was introduced by Mr. Michel. Many small businesses in the redevelopment area are not deemed essential have been forced to temporarily close due to COVID-19. The CRA is uniquely positioned to provide both immediate and recovery assistance to struggling businesses. Development of an assistance program must happen quickly to be effective. The Community Redevelopment Plan provides the general framework for utilizing the Redevelopment Trust. The Board

- No Motions Needed

VIII. STAFF REPORTS

Mr. Michel reported to the Board the TPA grant projects are moving forward.

Mr. Michel reported to the Board that Westgate Avenue project is moving forward.

Mr. Michel reported to the Board that staff submitted a new application for Cherry Road to the Transportation Planning Agency.

Mr. Michel reported to the Board that the Oswego Oaks Park project only has one permit left to close.

Mr. Michel reported to the Board that the community garden is still open. The Community Garden is providing free produces for families in need during this time of confinement.

IX. AJOURNMENT

It was moved by Ms. Ruffy and seconded by Mr. Kirby to adjourn the meeting. The meeting adjourned at 6:00p.m.



Mai Bui

Administrative Assistant, Westgate CRA