

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

December 14, 2020

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

Ms. Ruffy, the Vice Chair, called the meeting to order at 5:03p.m. The roll was called by Ms. Bui.

Present: Joanne Ruffy
Joseph Kirby
Ralph Lewis
Yeraldi Benitez
Ruth Haggerty

Absent: Ronald Daniels
Enol Gilles

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

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

II. AGENDA APPROVAL

1. Additions, Deletions, Substitutions to Agenda

- Item #4 was deleted. The Agenda was rearranged. A new item, Relocation of Fire Station #24 Presentation was added as Item #5.

2. Adoption of Agenda

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

III. ADOPTION OF W/BH CRA MINUTES

- It was moved by Ms. Haggerty and seconded by Mr. Kirby to adopt the minutes of the November 23, 2020 meeting. Motion carried (4-0)

IV. PUBLIC COMMENT

- 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 Purchase Agreement for 2634 Westgate Ave.

The agenda was presented by Mr. Michel. On October 5, 2020, the CRA Board approved a request to extend the Option Agreement negotiated with the Danza Group in 2018 to redevelop the site the CRA owns on Westgate Avenue and Seminole Boulevard. The site currently consists of five parcels. Two more parcels are needed to square it off. 2634 Westgate Ave. lies between the two parcels that face Westgate Ave. The Danza Group is working on a site plan to develop a mixed-use project consisting of 10,000 square feet of commercial space and 36 workforce housing units. When the development rights were awarded to the Danza Group, the CRA agreed to assist the Danza Group with the acquisition of the two other parcels to make the project work.

The owner of 2634 wants to sell the property for \$250,000. Staff has been working with this owner for several years and has negotiated a purchase agreement with the owner to secure the property with a deposit of \$25,000, a closing date before June 1, 2021 and with the possibility to assign the contract if necessary. Danza Group has expressed a willingness to acquire the parcel for the \$250,000 price.

Staff recommended that the Board authorizes the Chair to execute a purchase agreement to acquire 2634 Westgate Ave.

Mr. Lewis asked about the size of the lot.

Ms. Haggerty suggested it would be a good idea to request a letter from the Danza Group confirming that they will buy the lot if the CRA is willing to assign it to them.

Ms. Ruffy reminded everyone that the Board had discussed this property before and thought it was a donut hole that needed to be filled.

Mr. Kirby added that if the property is zoned commercial, the asking price is not out the price range for similar commercial properties in the area.

It was moved by Ms. Haggerty and seconded by Mr. Kirby to execute the purchase agreement for 2634 Westgate Ave. The motion passed unanimously (5-0)

2. Approval of Purchase Agreement for 3473 Nokomis Ave.,

The agenda was presented by Mr. Michel. On October 5, 2020, the CRA Board approved a request to extend the Option Agreement negotiated with the Danza Group in 2018 to redevelop the site the CRA owns on Westgate Avenue and Seminole Boulevard. The site currently consists of five parcels. Two more parcels are needed to square it off. 3473 Nokomis Avenue. This property face Nokomis and lies at the southeast corner of the parcels that the CRA owns. The Danza Group is working on a site plan to develop a mixed-use project consisting of 10,000 square feet of commercial space and 36 workforce housing units. When the development rights were awarded to the Danza Group, the CRA agreed to assist the Danza Group with the acquisition of the two other parcels to make the project work.

The owner of 3474 Nokomis Avenue wants to sell the property for \$300,000. Staff has been working with this owner for several years and has negotiated a purchase agreement with the owner to secure the property with a deposit of \$30,000, a closing date before June 1, 2021 and with the possibility to assign the contract if necessary. Danza Group has expressed a willingness to acquire the parcel for the \$300,000 price.

Staff recommended that the Board approves the Chair to execute a purchase agreement to acquire 3473 Nokomis Avenue.

Mr. Lewis asked why isn't the Danza Group buying the property directly instead of the CRA spending money for the contract and assigning it later the Group.

Mr. Michel explained that the proposed process gives the CRA more leverage in ensuring that the right project is built in the area. They have been other cases where the developer had attempted to buy properties and not been able to close for one reason or another. It is typical in this business for CRAs to assemble the properties and make them available to developers to facilitate the redevelopment process.

Ms. Haggerty added that land assembly has been the process the CRA has used in the past.

Ms. Ruffy believed it is a good process since it allows the CRA put in place measures to take the lot back if the developer is not able to complete the project.

It was moved by Ms. Haggerty and seconded by Ms. Benitez to execute a purchase agreement to acquire 3473 Nokomis Ave. The motion passed unanimously (5-0)

3. Approval of Work Assignment for Schmidt Nichols to Assist with the Round 2021-01 Unified Land Development Regulations (ULDC) Amendment

The agenda was introduced by Ms. Pennell. She reminded the Board that Schmidt Nichols is one of the three planning firms the CRA has a continuing contract with since 2019. The firm will assist the CRA with the next ULDC amendment to modify the Zoning Overlay to address supplementary standards, density bonus, split zoning, parking deviation regulations, sub-area property development regulations and access waivers, and special events and other regulations deemed necessary. Currently, the ULDC has regulations for larger events like fairs. They don't have regulations for the activities we are looking to have at the Oswego Oaks and the Community Garden/Green Market places. The work will include drafting of code language, meetings with County staff and various associated agencies. The work should start in December 2020 and end after final adoption of the code amendments in August 2021. Schmidt Nichols estimates that the cost will be \$25,000 and will be billed on an hourly basis in accordance with the existing professional continuing services contract.

Staff recommended that the Board approve a Work Assignment to engage Schmidt Nichols to assist the CRA with the Round 2021-01 ULDC Amendment.

Ms. Haggerty asked if it was a not-to-exceed price. Mr. Baird answered yes.

Ms. Haggerty also asked if any COVID-19 protocol will be included in the special event regulations. If such languages are included, it needs to consider the fact that the virus may not last as long as the code. Ms. Pennell stated that they can discuss that idea with the County. She also informed the Board that once the language is developed, staff will bring it to a Board meeting for consideration.

It was moved by Ms. Haggerty and seconded by Ms. Benitez to approve a Work Assignment to engage Schmidt Nichols to assist the CRA. The motion passed unanimously (5-0)

4. Approval of 2021 Westgate CRA Board Meeting Calendar

The agenda was introduced by Mr. Michel. The 2021 Board Meeting Calendar is submitted for approval. Columbus Day falls on October 13. The October meeting can be moved to October 4. The November meeting stays on the second Monday since it will not interfere with Veteran's Day.

Staff recommended that the Board approve the 2021 Board Meeting Calendar as presented or with changes from the Board.

It was moved by Mr. Kirby and seconded by Ms. Haggerty to approve the 2021 Board Meeting Calendar as presented motion passed unanimously (5-0)

5. Fire Station #24 Presentation

The presentation was made by Purvi Bhogaita, the Director of the Property and Real Estate Management Division of Palm Beach County. She introduced Ms. Isami Ayala-Collazo, Director of the Facilities Development, Mr. Reginald K. Duren, the Fire Rescue Administrator, and Mr. P. Kennedy, Fire Rescue staff.

The purpose of the presentation is to share with the CRA Board the County's proposal to relocate Fire Station #24 to CRA owned land on Westgate Avenue.

The Fire Rescue Station #24 is currently located on Seminole Boulevard and provide services to the residents of the Westgate CRA. There is a need for a newer more modern station. The FS was built in the 1960s. The delivery of Fire Rescue services has gone through significant changes since then. There are newer designs standards to accommodate today's equipment, safety regulations, and a growing and diverse staff. In 2007, the County acquired property from Mr. Pitts diagonally across the existing FS to build a new FS, however, the location is not ideal since the Fire Rescue trucks will have to go over multiple speed bumps and street intersections in order to provide services to the residents. This will have a significant impact to Fire Rescue response time to emergencies within the CRA neighborhood. The County has identified a property the CRA owned on Westgate and Seminole as a potential site to build the new Fire Station. The site is approximately 1.3 acre. The County has been working with CRA staff and had developed the following terms: the CRA will donate property located at the southwest corner of Westgate Avenue and Seminole Boulevard to the County. Prior to presenting the donation to Palm Beach County and CRA Boards for approval. The fair market value of the property is estimated at \$600,000, but the County will obtain a formal appraisal prior to the County and CRA approval of the donation. The Property will be conveyed subject to a deed restriction limiting use to development and operation of Fire Station. The design will include approximately 500 square feet of office space for the PBSO community policing officers; however, there will be no public use space within the Station. The County will coordinate with Westgate CRA staff in the design of the facility. A conceptual site plan with input and comments from CRA staff was presented to the Board. A more detailed site plan will be prepared as County staff move forward with the project. The concept site plan places the Fire Station closer to Westgate Avenue with parking and drainage to the rear. Ms. Bhogaita, also shares some existing Fire Rescue that the County has constructed recently that have an esthetically pleasing design and complement the neighborhood where they are located. Fire Rescue #56 in Boca Raton built in 2009; Fire Station #14 in

Jupiter Farms constructed in 2019, Fire Rescue # 22 built in 2020 located on Seminole Pratt Whitney Road.

Ms. Bhogaita ended her presentation by enumerating The benefits of relocating the FS #24 to Westgate Avenue. It will improve response times, encourage economic activity, provides space for the PBSO community officers, and coordinate design aimed towards the alignment with the CRA's vision for the main corridor.

Ms. Haggerty asked about the size of the lot for the Fire Station in Boca. Ms. Bhogaita responded that it is 1.86 acre. The CRA owned property is approximately 1.3 acre, but Ms. Bhogaita believes that the County can make it work.

Ms. Haggerty also asked about the lot and property that Fire Rescue currently owned in the area. Ms. Bhogaita explained that the existing building will stay in Fire Rescue possession for their use, the vacant lot will be offered to the Park Department for future expansion of the neighborhood park.

Ms. Ruffy will asked when will they start with construction. Ms. Ayala responded that it is a priority for the Fire Rescue. It depends on when we can finalize agreement on the transfer of the land.

The Fire Rescue Administrator, Mr. Reginald K. Duren also addressed the Board and thank them for being receptive to the project.

Mr. Lewis added that this will be a good addition to the Westgate Avenue corridor.

The Board was very receptive and supportive of the proposal. Mr. Baird suggested that the County and staff work on a transfer agreement and bring it back to the Board for approval.

VIII. STAFF REPORTS

Mr. Michel reported to the Board that the Belvedere Heights drainage project plans have been submitted to the County for permitting. Mr. Jackson, from the Engenuity Group, CRA Engineer, confirmed that his firm is addressing comments received from the County regarding the plans. The Water Utility is working on an agreement to combine the CRA's drainage project with their water mains replacement project for construction.

Mr. Michel reported to the Board that 5k Rooney Run will be held Saturday, December 19,2020.

IX. AJOURNMENT

It was moved by Ms. Haggerty and seconded by Mr. Kirby to adjourn the meeting. The meeting adjourned at 5:51 p.m.



Mai Bui

Administrative Assistant, Westgate CRA