

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

September 14, 2020

I. CALL TO ORDER (MEETING HELD VIRTUALLY ON ZOOM PLATFORM)

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

Present: Ronald Daniels
Joanne Ruffy
Enol Gilles
Ruth Haggerty

Absent: Joseph Kirby
Ralph Lewis
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
Jorge Gomez, PBSO Community Deputies
Adam Robinson, PBSO Community Deputies
Keith Jackson, PE, Engenuity Group, CRA Engineer

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.
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 minutes of the August 10, 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 an Official Zoning Map Amendment of 1610 N. Congress Avenue from RM to CG for the Autumn Ridge 106-Unit Multifamily Mixed-Use Development

The item was introduced by Ms. Pennell and presented by Josh Nichols from Schmidt Nichols. Francisco Rojo and Justin Gilbert from Landmark Companies the prospective developer of the subject site were also in attendance. The site is comprised of 2 contiguous parcels on the east side of Congress Avenue south of Westgate Avenue. The project site has split zoning: the parcel to the north is zoned Residential Multifamily medium density (RM) and has a small single family dwelling; the larger parcel to the south is zoned Commercial General (CG) and is vacant. Both parcels have a Commercial High with an underlying residential future land use designation of 8 du/acre (CH/8).

The developers proposed to build a 54 one-bedroom units/52 two-bedroom units in a 5-story building with a total GFA of 108,898 sf including a 1,100 sf ground floor ancillary commercial space, open to the public.

At the August 10, 2020 regular meeting, the CRA Board recommended approval of the project with an allocation of 77 units from the unit pool of WCRAO Density Bonus Program; an allocation of 610 trips per day, 38 am peak hour trips and 50 pm peak hour trip from the WCRAO Transportation Concurrency Exception Area (TCEA) trips pool, and approval of the project site plan.

The applicant is requesting an additional recommendation and approval from the Westgate CRA Board for an Official Zoning Map Amendment of the northern parcel (PCN 00-43-43-29-00-000-3180) from existing Multifamily Residential (RM) to General Commercial (CG) for site consistency and technical compliance when the site is platted into a combined parcel.

Staff recommended that the Board approve an Official Zoning Map Amendment of the northern parcel (PCN 00-43-43-29-00-000-3180) from existing Multifamily Residential (RM) to General Commercial (CG) for site consistency.

It was moved by Ms. Rufty and seconded by Ms. Haggerty to authorized the Official Zoning Map Amendment. The motion passed unanimously (4-0)

2. Approval of a Development Order Abandonment & Class B Conditional Use Approvals for a Limited Access & a Multi-Access Self-Storage Facility

The agenda was introduced by Ms. Pennell and presented by Ele Zachariades from Dunay Miskel Backman, a consulting firm representing Museo Vault WPB, LLC.

The subject site is a +/- 1.43-acre parcel is located at 4200 Westgate Avenue., approx. ¼ mile from N. Military Trail. The property is within the Urban Highway (UH) sub-area of the WCRAO and zoned CG (commercial general). The Future Land Use designation is CH/8 (commercial high with an underlying residential land use of 8 du per acre). The site is in the U/S Tier, RRIO (Revitalization, Redevelopment & Infill Overlay), as well as in the URAO (Urban Redevelopment Area Overlay), and in a CCRT area. A wet retention pond, privately owned by Cross County Mall and zoned CG/SE with a CHX/8 FLU is adjacent to the property to the south; Westgate Plaza, a multifamily seniors affordable housing development, zoned RM with a HR/18 FLU, is to the east; Cross County Commerce Center office/warehouse, zoned CG/SE with a CH/8 FLU is across Westgate Avenue at Donnell Rd to the north; and, the Palm Beach County School District Adult Education Facility, nearing construction completion, is located to the west of the site. The parcel is currently vacant.

The team proposes to redevelop the site into a fine art self-storage in a private, secure, climate and UV- light controlled facility. The company has two successful locations in South Florida: Miami and West Palm Beach on Northpoint Parkway; 4200 Westgate Avenue is proposed as a third location.

The proposed development will consist of a 4-story +/- 49,760 sf self-storage facility consisting of +/- 45,304 sf of Limited Access Self Storage and +/- 4,456 sf of Multi-Access Self Storage. Due to impacts on surrounding uses, self-storage development requires Class A Conditional Use approval by the BCC, however, the WCRAO provision allowing Class A uses to be approved as a Class B Conditional Use by the Zoning Commission if the site is 2 acres or less. The site was approved for a 15,000 sf. office/warehouse development in 2004, however, the development order has since been allowed to expire, so the applicant has also included a request to formally abandon the development order concurrent with this application. The project is proposed to be completed by 2025.

The applicant requests a recommendation of approval from the Westgate CRA to include the following:

1. Class B Conditional Use to allow a +/- 45,304 sf Limited Access Self-Storage Facility;
2. Class B Conditional Use to allow a +/- 4,456 sf Multi-Access Self Storage Facility;
3. Abandonment of R-2004-2275 (Class A Conditional Use approval for Office/Warehouse) and R-2008-259 (DOA to amend conditions of approval for R-2004-2275); and,
4. Final DRO Site Plan approval.

Staff recommended that the Board approves the following:

1. Class B Conditional Use to allow a +/- 45,304 sf Limited Access Self-Storage Facility;
2. Class B Conditional Use to allow a +/- 4,456 sf Multi-Access Self Storage Facility;
3. Abandonment of R-2004-2275 (Class A Conditional Use approval for Office/Warehouse) and R-2008-259 (DOA to amend conditions of approval for R-2004-2275); and,
4. Final DRO Site Plan approval.

It was moved by Ms. Rufty and seconded by Ms. Haggerty to approve staff recommendation. The motion passed unanimously (4-0)

3. Approval of COVID-19 Small Business Emergency Relief Forgivable Loan Program Applications

The agenda was presented by Mr. Michel. On June 8 2020, the CRA Board approved the creation of the COVID-19 Small Business Emergency Relief Forgivable Loan Program to support the retention of small businesses vital to the overall economic health of the redevelopment area, protect and support capital improvements undertaken and planned the CRA, and to prevent the furtherance of slum and blight conditions, pursuant to the goals and objectives of the Westgate CRA Community Redevelopment Plan.

The program offers up to \$10,000 in financial assistance to the business in the form of a forgivable loan for eligible expenses, up to \$10,000, associated with rent, payroll support, inventory purchases, utility expenses, technology upgrades to facilitate remote working, and/or expenses associated with the reconfiguration of interior spaces to accommodate 6' physical separation. The program is funded with Tax Increment Financing in accordance with the CRA's Redevelopment Plan. A total amount of \$150,000 was approved by the Board. The funding will straddle two fiscal years, \$50,000 in 2020 and \$100,000 in 2021.

Applications for Consideration:

1. Advanced Vision – 2532 Okeechobee Blvd

Business is medical office/retail

Requesting \$10,000 in rent assistance

Located in CRA for 21 years

2. Shoe Haul – 1334 N. Military Trail

Business is retail sales

Requesting \$10,000 in rent and payroll assistance

Located in CRA for 6 years

3. Alternative Automotive Solutions – 2702 Rocky Drive

Business is vehicle repair & maintenance

Requesting \$10,000 in rent and payroll assistance

Located in CRA for 38 years

4. Tender Love & Care Child Development Center – 1859 Seminole Blvd

Business is child day care

Requesting \$10,000 in payroll assistance

Located in CRA for 17 years

5. Mufflers, Brakes & More – 2536 Okeechobee Blvd

Business is vehicle repair & maintenance

Requesting \$10,000 in payroll, utilities & inventory assistance

Located in CRA for 21.5 years

CRA Staff have reviewed the applications. They all meet the requirements established by the Board.

Staff recommended that the Board approves all five (5) applications for \$10,000 each.

It was moved by Ms. Rufty and seconded by Mr. Cillas to approve all five applicants for \$10,000 each. The motion passed unanimously (4-0)

4. Approval Site Development Assistance Program Guidelines Revision

The agenda item was presented by Mr. Michel. The SITE DEVELOPMENT ASSISTANCE PROGRAM (SDAP) is available to new residential, and new and existing commercial, and industrial development within the Westgate CRA redevelopment area. The program is established to encourage developers and property owners to improve in the external appearance of their properties and/or invest in their operations. The result will eliminate blighted influences, stabilize property values, and facilitate redevelopment activity in the target area in accordance with the CRA's Community Redevelopment Plan. The Site Development Assistance grant provides funding assistance to help defray or leverage the cost of exterior improvements and project related engineering, architectural, and permitting costs associated with new construction, building expansion, and renovations. This revision will add provision to allow new single family development to participate in the program. The following language is proposed to be added to the program guidelines. \$5,000 per unit for eligible project costs may be reimbursed for new single family projects with up to 5 units on contiguous sites, to a maximum of \$15,000, and to a maximum of \$40,000 for new single family projects with more than 5 units on contiguous sites.

Staff recommended that the Board allows the new language to cover the inclusion of single family development into the SDAP guidelines

It was moved by Ms. Rufty and seconded by Ms. Haggerty to allow the new language to cover the inclusion of single family development into the SDAP guidelines. The motion passed unanimously (4-0)

5. Approval of Neighborhood Preservation Program Guidelines Revision

The agenda item was presented by Mr. Michel. The NEIGHBORHOOD PRESERVATION PROGRAM (NPP) seeks to encourage the preservation of the CRA's existing housing stock by providing assistance to homeowners to make needed improvement to their homes. This revision will add provision to 1) assist property owners with plumbing and sewer connection and 2) to apply multiple times within the three-year period for more funding provided that they don't exceed the \$6,000 maximum amount of the grant. The following language is proposed to be added to the program guidelines. The maximum amount of grant to any one property owner under the Program is \$6,000. Grant applicants may apply multiple times if granted less than the maximum amount, but no grant applicant will receive more than the maximum amount in total. If the maximum

amount of funding to the Program is later increased, grant applicants that were granted \$6,000 may reapply for additional funding until the new maximum is reached.

Staff recommended that the Board allows the new language to cover plumbing and sewer connection and to allow applicants to apply multiple times provided that they don't exceed the maximum amount of the grant within three years.

It was moved by Ms. Haggerty and seconded by Ms. Ruffy to allow the new language to cover plumbing and sewer connection and to allow applicants to apply multiple times provided that they don't exceed the maximum amount of the grant within three years. The motion passed unanimously (4-0)

VIII. STAFF REPORTS

Mr. Michel thanked the WCRA's staff for successfully implemented the COVID-19 Small Business Loan Program.

Mr. Michel reported to the Board that Oswego Parks Ribbon cutting will be in October.

Mr. Michel reported to the Board that the agenda for the Budget will be presented at the BCC Meeting. Ms Dorritt Miller, Assistant County Administrator, congratulated the Board on the good job they are doing and invited them to attend the BCC meeting for the Budget Presentation.

Mr. Michel reported to the Board that the Belvedere Heights Park has been opened.

IX. AJOURNMENT

It was moved by Ms. Ruffy and seconded by Ms. Haggerty to adjourn the meeting. The meeting adjourned at 5:53p.m.

Mai Bui Administrative Assistant, Westgate CRA