

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

June 14, 2021

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

Mr. Daniels, the Board Chair, called the meeting to order at 5:05p.m. The roll was called by Ms. Bui.

Present: Ronald Daniels
Joanne Ruffy
Ruth Haggerty
Joseph Kirby

Absent: Ralph Lewis
Yeraldi Benitez

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

Absent: Carmen Geraine, Bookkeeper

Others Present: Enol Gilles, 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

- No Deletions, Substitutions to Agenda

2. Adoption of Agenda

- It was moved by Ms. Haggerty and seconded by Ms. Ruffy 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 May 10, 2021 meeting. Motion carried (4-0)

IV. PUBLIC COMMENT

- PBSO Deputy Robinson and Deputy Gomez 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

- **Approval of Site Development Assistance Program Grant for Elite Capital & Development.**

It was moved by Ms. Rufty and seconded by Mr. Kirby to approve consent agenda. The motion passed unanimously (4-0)

VII. REGULAR AGENDA

1. Approval of Development Order Abandonment, Development Order Amendment to an MUPD, Variances for a Limited Access Self-Storage Facility on Cherry Road

Mr. Michel and Ms. Pennell introduced the item and the applicant's representatives John Schmidt from Schmidt Nichols. The subject site is a +/- 3.5-acre property with frontage on Cherry Road, approx. 500 ft. from N. Military Trail, and is within the Cherry Road Plaza MUPD. The site has three parcels, and is vacant and undeveloped. The 5.86 acre MUPD consists of an automated car wash and an 18,000 sf retail building operated by Badcock Furniture. The MUPD also includes the Greater Yamaha property to the north, bringing the total size of the entire MUPD to 9.89 acres. The site is within the Urban Highway (UH) sub-area of the WCRAO and zoned MUPD (Multiple Use Planned Development). The Future Land Use designation is CH/8 (commercial high with an underlying residential land use of 8 d.u. per acre). The site is in the U/S Tier, RRIO (Revitalization, Redevelopment & Infill Overlay), as well as in the URA (Urban Redevelopment Area). Al Packer Lincoln/Ford, a vehicle sales and rental facility with ancillary repair and maintenance, is located to the north, zoned CG with a CH/8 FLU. To the east is a 19.5 ac County-owned property, zoned PO with an INST/IND FLU, utilized for PBSO and PBC Library storage. To the south, Palm Beach Commons, zoned CG with a CH/8 FLU; and to the west, outside of CRA district boundaries, is a retail center, also zoned CG with a CH/8 FLU.

New Request:

The subject site has an approval for a Vehicle Sales and Rental with General Repair and Maintenance, granted via R-2016-0828 and R-2016-0829 for Phase II of the overall

MUPD, which must be abandoned by the BCC to allow the proposed use to move forward; the All-American Trailer Sales development recommended for approval by the CRA Board in 2015 is no longer contemplated. The proposed development consists of a 3-story +/- 114,150 sf self-storage Limited Access Self-Storage facility with 1,200 sf of accessory office to be constructed within the MUPD's 3.5 ac. vacant property. A Phase II is planned for the northwest vacant portion of the subject site for an additional 3-story +/- 47,000 sf Limited Access Self-Storage building; the area is proposed to be utilized for outdoor RV/boat storage during Phase I of the development. The proposed development will add 161,000 sf of limited access self-storage to the entire MUPD. A site plan depicting both phases was discussed.

Due to impacts on surrounding uses, self-storage development typically requires Class A Conditional Use approval by the BCC, however, MUPD zoning allows the use by DRO approval. The project is proposed to be completed by 2025.

Summary of Petition

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

1. Development Order Abandonment of R-2016-0828 and R-2016-0829 (existing Conditional Use approval for General Repair and Maintenance and Vehicle Sales and Rental) for Phase II only;
2. Development Order Amendment of R-2016-0827 to reconfigure the MUPD site plan, modify/delete conditions of approval, and allow a +/- 114,150 sf Limited Access Self-Storage Facility with 1,200 sf of accessory office;
3. Five (5) Concurrent Type 2 Variances to include:
 - a. A 100% overlap of an easement into an 8 ft. landscape buffer (Art. 7.C.5.A);
 - b. Elimination of the required canopy trees within the easternmost 23.5 ft. of the Cherry Rd. ROW buffer (Table 7.C.2.A);
 - c. Elimination of the required trees and shrub material in the east buffer (Table 7.C.2.B);
 - d. Elimination of one tree per terminal landscape island (Table 7.C.4.A);
 - e. Elimination of one tree and shrubs per interior landscape island along the eastern property line (Table 7.C.3.A); and,
4. Final DRO Site Plan approval.

B. Recommendation: Staff recommends approval of applicant's petition to include the following:

1. Development Order Abandonment of R-2016-0828 and R-2016-0829 (existing Conditional Use approval for General Repair and Maintenance and Vehicle Sales and Rental) for Phase II only;
2. Development Order Amendment of R-2016-0827 to reconfigure the MUPD site plan, modify/delete conditions of approval, and allow a +/- 114,150 sf Limited Access Self-Storage Facility with 1,200 sf of accessory office;
3. Five (5) Concurrent Type 2 Variances to include:
 - f) A 100% overlap of an easement into an 8 ft. landscape buffer (Art. 7.C.5.A);
 - g) Elimination of the required canopy trees within the easternmost 23.5 ft. of the Cherry Rd. ROW buffer (Table 7.C.2.A);
 - h) Elimination of the required trees and shrub material in the east buffer (Table 7.C.2.B);
 - i) Elimination of one tree per terminal landscape island (Table 7.C.4.A);
 - j) Elimination of one tree and shrubs per interior landscape island along the eastern property line (Table 7.C.3.A); and,
4. Final DRO Site Plan approval.

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

2. Election of Board Chair and Vice-Chair

In accordance with the CRA By-Laws, Chair and Vice-Chair are elected for a period of one year. Election for the Board Chair and Vice-Chair is held every year and the result forwarded to the Palm Beach County Board of County Commissioners for formal approval.

It was moved by Ms. Haggerty and seconded by Mr. Kirby to elect Mr. Daniels as Board Chair and Ms. Ruffy as Vice-Chair. The motion passed unanimously (4-0)

3. Approval of Ward & Company, P.A., Engagement Letter for FY 2021

Mr. Michel presented that the CRA is seeking the service of Ward & Company to audit the financial records of the CRA for fiscal year 2021. The auditors will be responsible to test the accounting records of the Westgate CRA and perform other procedures considered necessary to prepare a comprehensive report in accordance with the standards for financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States. It is estimated that a single audit will not be needed this year. Ward and Company has submitted a proposal for the work. The company proposes to complete the audit for an amount not to exceed \$22,000.

Staff recommends that the Board authorizes staff to engage Ward and Company, P.A. to provide auditing services for fiscal year ending in September 2021.

It was moved by Ms. Rufty and seconded by Ms. Haggerty to authorize staff to engage Ward and Company, P.A. to provide auditing services. The motion passed unanimously (4-0)

4. Approval Funding for Construction and Engineering and Inspection (CEI) for Belvedere Phase I

Mr. Michel introduced the item. The CRA is working with Palm Beach County Engineering to install streetlights and sidewalks in Belvedere Heights with a grant from the Florida Department of Transportation. The construction project is scheduled to start this September. When the project starts, the County will hire consultants for construction engineering and inspection (CEI). This cost is estimated at \$275,000. The County is requesting a prepayment for that amount to avoid delaying the project.

Staff recommends that the Board authorizes staff to prepay the County \$275,000 for CEI for Belvedere Heights Phase I.

It was moved by Ms. Haggerty and seconded by Ms. Rufty to authorize staff to prepay the County \$275,000 for CEI. The motion passed unanimously (4-0)

5. Authorization Advertise Invitation to Bid (ITB) for the Construction of the Westgate Dog Park

Mr. Michel introduced the item. The CRA has received a grant from Solid Waste Authority to develop a dog park at the corner of Seminole Boulevard and Oswego Avenue. Staff is seeking permission from the Board to advertise an Invitation to Bid to select a contractor for the project.

Staff recommends that the Board authorizes the advertisement of the ITB for the Westgate Dog Park.

It was moved by Mr. Kirby and seconded by Ms. Haggerty to authorize the ITB for Westgate Dog Park. The motion passed unanimously (4-0)

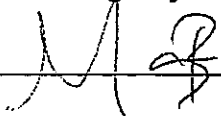
VIII. STAFF REPORTS

Mr. Michel updated the Board about 14 cottage homes are being built by Elite Capital on Saginaw Street.

Ms. Liliana from Engenuity Group update the Board on Phase I of the Belvedere Heights infrastructure improvement project.

IX. AJOURNMENT

**It was moved by Ms. Ruffy and seconded by Ms. Haggerty to adjourn the meeting.
The meeting adjourned at 5:50p.m.**


_____ Administrative Assistant, Westgate CRA
Mai Bui