

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

May 10, 2021

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

Mr. Daniels, the Board Chair, called the meeting to order at 5:20p.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
Carmen Geraine, Bookkeeper
Mai Bui, Administrative Assistant
Thomas J. Baird, Esq., General Counsel (Virtually Via Zoom)

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. Ruffy and seconded by Ms. Haggerty 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 Ms. Ruffy to adopt the minutes of the April 12, 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.
- Ms. Wolliston, a neighborhood resident expresses her concerns of elevated crimes that she has noticed in the community in the Golfview Neighborhood. Deputy Robinson responded and addressed her concerns.

V. DISCLOSURES

- No disclosures

VI. CONSENT AGENDA

- No Consent Agendas

VII. REGULAR AGENDA

The regular meeting was suspended at 5:30p.m. to conduct Board nominations. Ms. Haggerty nominated Mr. Gilles to fill Seat #1. No other nominations were offered. Ms. Haggerty nominated Mr. Kirby to fill Seat #2. No other nominations were offered. Ms. Haggerty nominated Mr. Lewis to fill Seat #3. No other nominations were offered. Ms. Haggerty nominated Ms. Ruffy to fill Seat #7. No other nominations were offered. Nominations will be sent to the Board of County Commissioners for their consideration.

1. Development Order Amendment for Broward Motorsports of Palm Beach: 2300 Okeechobee Blvd

Mr. Michel and Ms. Pennell introduced the item and the applicant's representatives Attorney Susan Taylor, Perry & Taylor, PA and Pat Lentini, from 2GHO. Also in attendance to represent the owners were J.J. Sciarrino, director of operations and Peter Laurelli, general manager of the West Palm Beach branch. Susan reminded the Board that Broward Motorsports sells a wide variety of recreational vehicles and has operated in the area for a number of years. The site is approved for and operates a Vehicle Sales and Rental, Light as the principal use The current use is vested but the proposed changes require a Development Order Amendment with the County. The subject site is located on the southwest corner of Okeechobee Blvd. and Congress Ave. Broward Motorsports of Palm Beach, is 3.87 acres in total and consists of a 24,805 sf., one and two story showroom sales and office as depicted on the map. The current site is also approved for a Phase II that includes a one story 15,496 sf. inventory storage structure in the back that has not been built. This application will eliminate the Phase II storage building and add the two proposed new vehicle showroom areas on the east (at 2,949 sf.) and west (at 2,231

sf.) sides of the building totaling 5,180 sf. The plan is being modified slightly to address the new showroom and reconfigure the site plan to remove the previously approved Phase 2 inventory storage building from the overall square footage; and to make minor adjustments to the site parking areas and circulation to accommodate new vehicle showroom space. The application is necessary to bring the site into compliance to rectify some code violations identified by Palm Beach County. (The site has been the subject of two code enforcement cases: for enclosing areas without permit not pursuant to the approved site plan, and for using Suwanee Dr. to the west for loading and unloading, as well as utilizing parking spaces for vehicle storage).

The Future Land Use is CH/8 Commercial High/8; the Zonin is CG – General Commercial; the site is 3.84 acres; the total building area will be 29,985 SF (24,805 s.f. existing and 5,180 s.f. proposed); 121 parking spaces are required; 170 spaces including 2 motorcycle paces are provided.

Staff added that the existing building does not currently meet all the sub-area regulations. There may be a need to also apply for a variance in the future.

The application requests the following amendments associated with the development order approved via #R-2009-1046:

1. A Development Order Amendment to modify the approved site plan, including associated conditions of approval as necessary, to add 5,180 sf. of vehicle showroom, remove a planned 15,496 sf. inventory storage structure, and reconfigure parking and site circulation;
2. An increase of 123 net new trips per day and 11 pm peak hour trips, from the existing vested use to be allocated from the WCRA Transportation Concurrency Exception Area (TCEA) pool.
3. Any variances necessary to bring the site into compliance with current ULDC and WCRAO regulations; and,
4. Final DRO site plan approval.

Staff recommends:

1. A Development Order Amendment to modify the approved site plan, including associated conditions of approval as necessary, to add 5,180 sf. of vehicle showroom, remove a planned 15,496 sf. inventory storage structure, and reconfigure parking and site circulation;
2. An increase of 123 net new trips per day and 11 pm peak hour trips, from the existing vested use to be allocated from the WCRA Transportation Concurrency Exception Area (TCEA) pool.

3. Any variances necessary to bring the site into compliance with current ULDC and WCRAO regulations; and,
4. Final DRO site plan approval.

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

2. 21-01 Round of ULDC Amendments

Ms. Pennell presented the item to the Board. She informed the Board that a few other items that need more coordination with other Department will be considered in the next round of amendments. This round will introduce an alternative single family housing type to allow smaller dwelling on 25' wide lots and clarifies a few other regulations.

Amendment Timeline

BCC Initiation & draft due to Zoning	November 25, 2020
Zoning & Agencies Round Tables	April 15 & 16, 2021
Land Development Regulations Advisory Board (LDRB) Meeting	April 28, 2021
BCC Request for Permission to Advertise	June 24, 2021
BCC 1st Reading	July 22, 2021
BCC 2nd Reading & Adoption	August 26, 2021

Part 1 amends Art. 3.B.14.E, WCRAO Use Regulations and Table

- Amends Table 3.B.14.E, WCRAO Sub-area Use Regulations by introducing the "South Westgate Single Family Housing Alternative." This alternative allows smaller dwellings that can be built on 25' wide lots. This new SF model, named "South Westgate Estates Single Family Alternative" will only be allowed in the NRM Sub-area, an area of the overlay which generally corresponds to original South Westgate Estates subdivision plat. This alternative housing type differs from cottage homes in that there is no 1,000 sf size cap; unit size is determined by setbacks and building coverage. Also differs from the standard SF model which is allowed in the NR and NRM Sub-areas on 50' wide lots. Add a note to South Westgate Estates Single Family Alternative which allows the building coverage to increase by up to 10% to accommodate covered front porches and

rear patios, as well as a provision maximizing the size of attached garages to 15% of building coverage

Part 2 amends Art. 3.B.14.F, WCRAO Property Development Regulations and Tables

- It adds PDRs for the South Westgate Estates Single Family Alternative and revises PDRs for Cottage Homes to be more consistent with ULDC standards.
- It also Deletes “build to line 10-25” in the UH Sub-area and instead add a “min. 10” front setback to better allow for front and side setback flexibility for existing small, sub-standard sites along Okeechobee Blvd. between Shawnee and Indian, while ensuring existing larger development setback a minimum of 50’ on Okeechobee Blvd. and Military Trail remains conforming
- Part 2 also exempt buildings over 35’ from the requirements of ULDC 3.D.1.E.2 in standard code which states that a structure must be set back an additional foot for every foot of height over 35’. Applying this provision would conflict with form based code requirements for build to line and frontage.

Part 3 of the Amendment corrects minor errors where table cells were left blank or note numbers incorrectly referenced.

Staff recommends that the Board authorizes staff to collaborate with the Palm Beach County Zoning Division to process the above amendment.

Ms. Haggerty asked what was the approximate square footage targeted for the new “South Westgate Estates Single Family Alternative” homes?

Ms. Pennell responded the maximum building is 45%, from setback is 20, rear 10, a one story can yield about 1,200 to 1,300 square feet. There is an allowance for covered porches and patios where the building coverage can increase by 10%, to allow for some architecture interests to these units. There is also a provision that allows 15% for an attached garage.

It was moved by Ms. Haggerty and seconded by Ms. Ruffy collaborate with the Palm Beach County Zoning Division to process the above amendment. The motion passed unanimously (4-0)

VIII. STAFF REPORTS

Ms. Pennell updated the Board about 4200 Westgate Avenue. The Museo Vault project was sold to another group, Rovo Fine Art Project. The site plan was slightly modified and an administrative letter to approve the changes were forwarded to the County Zoning Department.

Mr. Keith Jackson disclosed that his firm is working on the Broward Motorsports Project.

Ms. Liliana and Mr. Keith Jackson from Engenuity Group update the Board on the Belvedere Heights Project Phase I. The project has been mobilized. Materials will be brought to the site in the next coming week. The design for Phase II has been approved. Phase I is scheduled to be completed by the end of August. Engenuity will be providing inspection services for the Belvedere Heights project.

Ms. Dorritt Miller thanked the Board and staff for their diligent work.

Mr. Baird updated the Board about the closing of the Cherokee property being bought from Elite Capital.

Mr. Baird also advised the Board on the Danza Group proposal to prelease office space in the proposed Seminole Blvd. and Westgate Avenue site. Mr. Baird suggests that if the Board wants to authorize the prelease, the Board needs to seek indemnification from the Danza Group. He is concerned that if the Danza Group preleases properties that the CRA owns and takes deposits from prospective tenants, there may be some legal entanglements that need to be considered.

As for preleasing office to the CRA, the Board needs to consider the terms of the lease to make sure the Board can enter into a 20-year lease with the Group. Mr. Baird expresses concerns about the Group's request for a \$10,000 deposit for properties that they have not yet acquired.

Mr. Baird does not support authorizing Danza to prelease office space at this time. He doesn't recommend either the agreement to prelease office space and pay the deposit. If the Board wants to move forward with any of those requests, he suggests that the Board modify the Option Agreement and include languages in there to protect their interests.

Ms. Ruffy stated that she doesn't support either the prelease, the lease agreement nor the \$10,000 deposit.

Mr. Kirby asks what are the chances that the project will come to fruition.

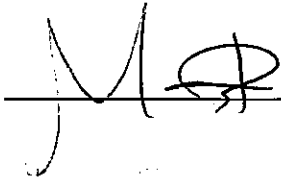
Mr. Baird stated that there are a lot of things that need to happen. First, the Danza Group will have to obtain entitlement from the County to be able to provide office space on the site and also receive funding from lenders other than the CRA. Until those things happen, it is difficult to say if the project will come to fruition.

There was a consensus from the Board not to consider Danza's request to prelease office space, and not to enter into a long term lease agreement with the Danza Group at this time.

There was no other report.

IX. AJOURNMENT

It was moved by Ms. Ruffy and seconded by Ms. Haggerty to adjourn the meeting. The meeting adjourned at 6:10p.m.



Mai Bui

Administrative Assistant, Westgate CRA