LAKE WORTH COMMUNITY REDEVELOPMENT AGENCY
SPECIAL MEETING
CITY OF LAKE WORTH
COMMISSION CHAMBER
TUESDAY, JANUARY 26, 2016
6:00 P.M.

I. ROLL CALL:

The Recording Secretary called the meeting to order at 6:01 p.m. on the above date in the City of Lake Worth Commission Chambers located at 7 North Dixie Highway, Lake Worth, Florida.

Present were CRA Members Madyln McKendry, Brendan Lynch, Chip Guthrie, John Paxman, Cary Sabol & Leah Foertsch.

Also present was CRA Director, Joan Oliva

II. PLEDGE OF ALLEGIANCE:

III. AGENDA-ADDITIONS/DELETIONS/REORDERING:

Action: Mr. Paxman made a motion to reorder the action agenda; moving item IV. a. West Village- site plan approval to IV.b. seconded by Mr. Lynch

Vote: All Ayes

IV. ACTION AGENDA:

a. Lake Worth Arts Annex- Approve Paver Designs (re-ordered IV.b.)

At the December 15th CRA meeting, the Board voted to approve a budget amendment to secure funding for exterior improvements at the Lake Worth Arts Center located at 1121 Lucerne Avenue. To date, the contractors have done an outstanding job creating an indoor arts center. In discussions with the City, the CRA agreed to take the improvements a step further and include significant outside renovations. This included demolition of the courts and seating posts, new drainage, new semi-permeable pavement, and area and building lighting.

Electricians are currently on-site to re-wire the exterior lighting portions of the property. After new wires and conduit are installed, the CRA will coordinate with the City Utility department and representatives from Siemens to install new energy efficient light fixtures.

Concurrently, CRA Staff is working with the general contractor (Stuart & Shelby) to ensure the timely installation of new turf block surfacing. Turf block will be installed in two of the four large 'squares' which formerly contained shuffleboard courts. The remaining two 'squares' will contain new bahia sod with irrigation. Additional concrete will be poured in a few areas which are in need of repair.

A representative from Stuart & Shelby is available to discuss the turf block design and available options regarding color of block and gravel.

Various examples of turf block colors were provided for the CRA Board in their packets.

Staff recommended the Board review the various colors of paver and stone colors and reach a consensus.

The CRA Board reached consensus on the light colored paver designs.

Action: Motion was made by Mr. Paxman to approve the light colored paver bricks with the design facing right side up seconded by Ms. McKendry.

Vote: All Ayes

b. West Village- Approve Site Plan (re-ordered IV.a.)
In April 2015, the Board approved a conceptual site plan and development proposal for 110 N F Street. Neighborhood Renaissance (NR) and the CRA executed a Memorandum of Understanding (MOU) in April 2014 in preparation for the development of an NSP-funded project, West Village. A development agreement was executed by both parties in August of 2015 and amended in December 2015. In Section 2.4 of the Agreement, it states:

"Site Plan" means the plans pertaining to the overall building design and general placement of same on the Premises, the initial version of which is contained in the Proposal is subject to changes as may be required by NRI and/or permitting agencies. The CRA shall be entitled to review all revisions to the Site Plan. The CRA's approval shall be required for any material revisions to the Site Plan. Material Revisions include changes to the numbers of units, square footage of commercial space, changes to the exterior façade, and relocation of parking or buildings on the Premises.

Also Section 3.1 states the following: The Property shall be developed in substantial conformance to the Site Plan contained within the Proposal, and contain the following elements ("Specifications"):

- Up to eleven (11) residential live/work units for sale to
- Up to 3000 sq. ft. of commercial space;
- Garages for unit owners, and parking areas for visitors;
- The development must include green building elements including, but not limited to, Energy Star Appliances, ceiling fans, tile floors, drought tolerant landscaping and any additional elements, making the project eligible to meet Florida Green Building Standards. Once complete the project will be Florida Green Building Coalition certified.

As a partner in the development of West Village, the CRA is contributing the land and an additional $700K to help defray development costs. The $700K in NSP funds will be used to pay for impact fees, permit fees, water and sewer connections and other necessary fees and infrastructure costs such as recording and closing costs, engineering and architectural fees, the bond application, utility relocation and other

fees that all constitute NSP-2 eligible expenses.

Staff is in favor of the newly designed Plan and will continue to work closely with Neighborhood Renaissance to ensure the development receives the required approvals and is developed within the approved time frame. Copies of the revised site plan and project summary were provided in the Board packets for the Boards review and approval.

Mr. Michael Pecar of Neighborhood Renaissance and Mr. Darren Engel of REG Architects gave a presentation to the board.
The following comments were made during the presentation:

- 2000 square foot retail space planned
- Exceeded the residential parking requirement
- Onsite garbage cans are preferred over a dumpster
- Balconies will be 5' out
- Bronze green certified
- The commercial space will have no restrictions

CRA Staff requested that the Board approve the Site Plan for West Village.

Action: Motion was made by Mr. Paxman to approve the site plan for west village subject to moving the downstairs doors off center seconded by Mrs. Foertsch.

Commissioner Amoroso- I love this project. I will speak with the garbage department to see if there is something uniform that can be created for this project.

Ray Loften- I agree with having garbage cans over a dumpster also. I think that with the retail space a dumpster will be necessary. I do not see the garages being used for parking. One space per unit will not be a sufficient amount of parking. I love the design.

Mr. Pecar of Neighborhood Renaissance stated that each unit will be priced close to $200K. The City will be making a site plan approval decision in late February. Once the site plan is approved construction time could take up to 1.5- 2 years. Currently, there is a waiting list of buyers.

Vote: All Ayes

V. EXECUTIVE DIRECTORS' REPORT

- The wayfinding plan was presented to the City Commission. At the CRA's next Board meeting Staff will be bringing back the plan with a few different color choices for signage.

Commissioner Amoroso- The majority of the Commission liked the overall wayfinding plan. The main concern was spending money on a signage plan but not spending money on fixing potholes. The colors chosen were taken from the colors that the City has chosen for all of its new marketing materials. We are going to move forward with signage. We are trying to find grants that will play for the fabrication and installation.

Jack Borsch- Encouraged the CRA Board to attend the upcoming community meetings regarding the new electrical improvements being made throughout the City.

VI. BOARD MEMBERS' COMMENTS:

Leah Foertsch- Thanked Staff.
Brendan Lynch- No comment.
Madlyn McKendry- Excited about the utility improvements.
Chip Guthrie- No comment.
John Paxman-No comment.
Cary Sabol- No comment.

VII. ADJOURNMENT:

Meeting adjourned at 7:28 p.m.

Minutes Approved _____

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Cary Sabol
Chair, CRA Board

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Emilia Theodossakos
Recording Secretary