

FEBRUARY 2016 COUNCIL UPDATE

...from Jeff Hmara's Point of View

- **RaceTrac Gas Station Approved by Council**...after more than a year of work by the Village Staff and many key concessions by RaceTrac on landscaping, traffic, surveillance system, and gas pump islands...and, after the Council followed-up on residents' concerns by requiring additional evidence in several specific areas...the Council held its third public hearing, where two members of the Council negotiated further with RaceTrac to reduce the number of pumps from 20 to 16 for compatibility and got them to commit to minimum staffing of 3 employees for better security...it was also, agreed that RaceTrac can come back to Council, after 6 months of operation, if they feel they need to increase pumps or reduce staffing, but they must prove their case before they change...at the end of the day, I believe we worked with residents to address their requests for a scaled-back, more compatible RaceTrac Gas Station.
- **Crestwood property sold for about \$34.5M**...Lennar's preliminary site plan looks very much like the Village's conceptual site plan that was advertised...development will include: 5 acre public park, lakes, preserve areas, recreation center, total of 385 homes (similar to Madison Green and Saratoga Lakes)...no townhouses will be built here, as erroneously reported by PB Post...

It is good to remember that this parcel of land, which used to be the RPB Waste Water Treatment Plant area, was proposed for redevelopment as a Mixed-use Commercial/Industrial Complex...it will now be a far more compatible residential development that will add public space on the M-1 Canal and homes similar to those around it...

Construction will start around June/July, if not sooner...first models available December 2016...build-out and sell-out depends on market...home prices expected to be comparable to surrounding neighborhoods.

- **Senior Living Complex at Commons Park**...this project is intended to allow RPB residents to "age-up" without leaving their friends and families, even when their needs include assisted living and memory care...an RFP was released on January 16th soliciting bids for construction and the operation of this senior living complex on perimeter of commons park to highly specified requirements...the RFP also asks bidders to address issues of affordability and RPB resident access, as part of their proposal...Bids and Proposals are due to the Village by March 16th...with a growing senior and "super senior" (80-something) population, this facility will be a great addition to RPB, but there is more work to be done to meet this unique group's full set of needs.
- **First phase of newly annexed Southern Blvd. Property approved** ...Village RPB recently annexed about 200 acres of Unincorporated PBC for redevelopment as a mixed-use residential and commercial area...in January it was approved for a specific mix of Single Family Residences (131 zero lot line homes), and a Multi-Family Residential Complex (392 apartments/units)...the apartment complex approval was based on a "Development Agreement" between the Developer and the Village (Council)...because the agreement is a contract, the developer is bound to provide all the improvements listed, such as: a 2.4 acre lake, a tennis court and a clubhouse...the clubhouse includes a specific list of 14 amenities including: fitness club, movie theater, volley ball court, tot lot and putting green...as part of the Agreement the developer was granted relief from the minimum floor space requirements...additional development concepts will be considered for Phase 2, by Village Planning & Zoning Commission and then the Council, as the Developer applies for further development of the rest of the 200 acres just south of Southern Blvd. and the C-

51 Canal...many public meetings/hearings will follow, providing a public forum for timely information and public input.

- **Cultural Center Expansion Project. On Thursday, February 11th, from 6:30 to 8:00PM, at the Cultural Center, the Village will conduct a Charrette (a collaborative session in which a group of stakeholders drafts a solution to a design problem)...the overall goal is for the community and the design team to create a conceptual floor plan and site plan for the expansion of the Cultural Center...this initiative was prompted by the need to build the Senior Living Complex, mentioned above, where the Harvin Center is located today...several non-profit organizations in RPB expressed a need for space to replace the Harvin Center and to accommodate other non-profits who need meeting and storage room to serve the residents of RPB...currently, the demand for the Cultural Center is overwhelming and additional meeting/activity space is needed...this project plans to add on to the current Cultural Center building with an initial design concept including: a large meeting room (200 people) and has capability to be divided into 4 smaller rooms, restrooms, administrative office space and storage space, kitchen and additional parking.**
- **Education Advisory Board Vacancy Filled ...Council received 4 applications...each one could bring something of value to the EAB, but one application stood out...not only because of the educational credentials, but what also stood out to me was that he is involved in our RPB schools with a child who attends RPB Elementary School and a wife who is a teacher at RPB Elementary School...another daughter attends Western Pines School...so it seems that there will be a good inside perspective he can share from both RPB schools and outside RPB...and, of course, his application shows a very professional education background, including his current job as Dean of Students and College Administrator at PBAU...he indicated that his experience includes knowledge of college readiness and insight into K-12 system in RPB...at the last meeting, the Council selected Mr. Kevin Abel to be our new EAB Member.**

As always, if you have any comments or questions, please send them to me at jhmara@royalpalmbeach.com or call me on my cell phone: (561) 371-3581. All feedback is appreciated!