

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

March 09, 2020

I. CALL TO ORDER

Mr. Daniels, the Board Chair, called the meeting to order at 5:06p.m. The roll was called by Ms. Bui.

Present: Ronald Daniels
Joanne Rufty
Enol Gilles
Yeraldi Benitez – arrived at 5:33p.m.
Ruth Haggerty

Absent: Joseph Kirby
Ralph Lewis

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

II. AGENDA APPROVAL

1. Additions, Deletions, Substitutions to Agenda

- No Additions, Deletions, Substitutions to Agenda

2. Adoption of Agenda

- It was moved by Ms. Rufty and seconded by Mr. 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 Mr. Gilles to adopt the minutes of the February 10, 2020 meeting. Motion carried (4-0)

IV. PUBLIC COMMENT

- PBSO Sgt. Hightower and Deputy Gomez gave a brief report to the Board about police activities in the Westgate CRA area for the previous month.
- Ms. Dorritt Miller, Assistant County Administrator introduced herself to the Board. Ms. Miller serves as the County Administration's liaison to the WCRA.

V. DISCLOSURES

- No disclosures

VI. CONSENT AGENDA

VII. REGULAR AGENDA

1. Fiscal Year 2019 Audit Report Presentation

Zenora Ward with Ward and Company, P.A. presented the 2019 audited financial reports.

No Motion was needed

2. Approval of Use of Compensating Storage Mitigation Credits Concept from the Westgate Central Lake Improvements to the Greene Apartments

The agenda item was introduced by Mr. Michel. The Green Apartments Project is approved by Palm Beach County Zoning Division for 198 housing units consisting of 16 townhomes and 182 garden style apartments on Congress Avenue. In order for the project to move forward it needs assistance meeting its compensating flood plain storage requirement. Compensatory storage is area needed to offset any loss of flood storage capacity when new buildings or fill disturb historical flood storage areas. He has acquired 2 acres of vacant land off of Troy Blvd to provide some of the credits needed. It is likely that the project is going to need additional compensatory storage beside the Troy credits. The developer is seeking assistance from the CRA to offset the deficit.

This is the first time the CRA has received an official request for compensating flood plain storage credits. The CRA has retained the services of Higgins Engineering to request South Florida Water Management District (SFWMD) to restore compensating storage credits for excavation works created by the CRA over the past few years. The engineer is using all the retention ponds, detention ponds and the lake built by the CRA to convince the District that the CRA had created an excess of storage that needs to be restored. If he is successful, the CRA will have a compensating storage bank of credits that could be assigned to different projects.

In the event the CRA is not successful in convincing the SFWMD to restore compensating storage credits, it is possible to excavate vacant land adjacent to the lake to create additional compensating storage. In this case, the CRA could provide the land and the developer could pay for the excavation.

The Green Apartments project could be a catalyst project for the CRA and the redevelopment of Congress Avenue. As such, the CRA should consider providing this assistance as an incentive to help the project move forward.

The developer is asking the Board to transfer compensating storage credits to the project or to allow the developer to excavate land near the lake to help meet the compensating storage requirement.

Staff recommended that the Board approve the use of compensating storage mitigation credits at the Westgate Lake in order to allow the Greene Apartments project to move forward, and to allow staff to work out the details.

3. **It was moved by Ms. Rufty and seconded by Ms. Haggerty to approve the use of compensating storage mitigation credits concept from the Westgate Central Lake Improvements to the Greene Apartments. The motion passed unanimously (4-0)**

VIII. STAFF REPORTS

Mr. Michel reported to the Board that Celebrate Westgate Festival will be on 04/11/20 and Mai will contact Board Members to man the WCRA table.

Mr. Michel reported to the Board that Rooney 5K Run will be on 04/11/20.

Mr. Michel reported to the Board that Bike Rodeo at the Westgate Recreation Center is on 03/14/20.

Mr. Michel reported to the Board that the Oswego Oaks Park project is still in close out due to delays caused by the contractor and the County Building Department.

Mr. Michel reported to the Board that Bridgeman Park is about to open and staff is working on maintenance details.

IX. AJOURNMENT

It was moved by Ms. Rufty and seconded by Mr. Gilles to adjourn the meeting. The meeting adjourned at 5:36p.m.

Mai Bui

Administrative Assistant, Westgate CRA