

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

**July 13, 2020**

**I. CALL TO ORDER (MEETING HELD VIRTUALLY ON ZOOM PLATFORM)**

Mr. Daniels, the Board Chair, called the meeting to order at 5:10 p.m. The roll was called by Ms. Bui.

**Present:** Ronald Daniels  
Joanne Ruffy  
Joseph Kirby  
Yeraldi Benitez  
Ruth Haggerty – Logged on at 5:11 p.m.

**Absent:** Enol Gilles  
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. Ruffy and seconded by Ms. Haggerty to adopt the Agenda.  
Motion carried (4-0)

**III. ADOPTION OF W/BH CRA MINUTES**

Ms. Haggerty had corrections for June 08, 2020 minutes:

- Note that meeting was via zoom.
- The nomination for Mr. Daniel for Chair. Ms. Haggerty made the motion and seconded by Ms. Ruffy.

- **It was moved by Ms. Haggerty and seconded by Ms. Ruffy to adopt the minutes of the June 08, 2020 meeting as amended. Motion carried (5-0)**

#### **IV. PUBLIC COMMENT**

- No public comment

#### **V. DISCLOSURES**

- No disclosures

#### **VI. CONSENT AGENDA**

- No consent agenda

#### **VII. REGULAR AGENDA**

##### **1. Approval of Density Bonus Units and TCEA trips for Autumn Ridge – 1580 &1610 N. Congress Avenue**

The agenda was introduced by Mr. Michel.

Josh Nichols with Schmidt Nichols, Francisco Rojo and Justin Gilbert with Landmark Company presented the project to the Board:

Josh Nichols explained that the +/-3.58-acre site is located on the east side of Congress Avenue south of Westgate Avenue and south of the Jeff Green project. He discussed the Zoning and the Land Use of the surrounding parcels. The site has split zoning: the parcel to the north is zoned Residential Multifamily medium density (RM) and has a small single family dwelling; the larger parcel to south is zoned Commercial General (CG) and is vacant. Both parcels have a Commercial High with an underlying residential future land use designation of 8 du/acre (CH/8). Furthermore, he discussed the site plan which shows the placement of the a 5-story building for the 106 residential units and 1,100 s.f. of retail. The site plan also showed location of amenities, recreation area, 174 parking spaces, and public open space. A proposed elevation was also discussed.

The applicant requested first, 77 bonus density units from the WCRA Bonus Density Pool. The project meets the criteria for Bonus Density Units by providing 61% of Building Frontage (60% is required); 40% of bonus units (31 units) will be set aside for low to medium income residents; 10% of total site area will be set aside for open space (5% required); and the project also meets the preferred uses. The project meets four of the six criteria, but only three are required for this sub-area.

The applicants second request is the traffic concurrency exception. The development is located within Westgate Transportation Concurrency Exception Area and sought reliefs for an ADT of 610 trips, AM peak total of 38 trips and a PM peak total of 50 trips.

Josh summarized his presentation as follows. The site area is 3.58 acres. Total number of dwelling units is 106. A request of 77 units from the WCRA Bonus Density is being sought. 29 units will come from the standard CH/8 density. The total gross floor area is 108,989 s.f. The applicant is proposing more parking spaces than is required, 174 instead of 164.

The applicant also pointed out that the housing units are not being developed exclusively for seniors. The developer wants to keep the development open at this time to accommodate seniors or family residents.

Francisco Rojo, from Landmark Companies, reminded the Board that they had developed Westgate Plaza in the CRA a few years ago and have completed another development in Palm Beach County in the City of West Palm Beach. He presented the projects as successful prototypes for the development proposed for Congress Avenue. He reiterated that they are not able to commit to an exclusive elderly housing development at this time.

Mr. Michel informed the Board that staff had reviewed the application with the impression that it was going to be an elderly housing development and that the staff recommendation was based on that fact. He added that a family housing development has different issues that were not taken into accounts when the recommendation for approval was made. A family development will increase the concentration of low income families in the area which is discouraged by both the Comprehensive Plan and the CRA Redevelopment Plan. Mr. Michel suggested that a senior housing development may have less impact on the concentration. Since the application was not reviewed as a family development, Mr. Michel told the Board that staff will need more time to review the project before they can make a recommendation to the Board.

After a discussion of the issues by Board members, Mr. Baird, the CRA legal counsel suggested that the item could be continued and brought back next month if the Board wanted to give staff more time to review the project.

**It was moved by Ms. Haggerty and seconded by Ms. Rufty to continue the item and bring it back to the next meeting. The motion passed unanimously (5-0)**

## **2. Approval of Funding for the Design of Westgate Avenue Streetscape Project**

The agenda was presented by Mr. Michel. In April, the CRA Board approved a Memorandum of Understanding to allow the County to administer the CRA's Transportation Agency Grant for Westgate Avenue. To implement the grant, the County's Engineering Department has asked advance funding for the design and the administration of the Project.

The project will cover Westgate Avenue from Wabasso Drive to Congress Avenue. It will reduce travel lanes, add on-street parking, install streetlights, reconfigure sidewalks, move curb and gutters and install street trees and landscaping. American Consulting Engineers is the prime consultant. Brown & Phillips, Inc. will provide surveying services. Constructive Engineering Inc. will provide signing/pavement marking. Insite Studio will provide landscape architecture Services. Smith Engineering Consultants, Inc. will provide lighting design services. The cost for the prime consultant and the subs is \$540,549.01. It also includes post design fees. The Engineering Department is asking a total amount of \$945,948.80 to cover the consultant fees, administration and contingencies.

Staff recommended that the Board authorizes a funding of \$945,948.80 to Engineering Department for the design of the Westgate Avenue Streetscape Project.

**It was moved by Ms. Haggerty and seconded by Ms. Benitez to approve funding to Engineering Department for the design. The motion passed unanimously (5-0)**

### **3. Draft Budget for FY 2020-2021**

The agenda item was presented by Mr. Michel. The CRA Budget includes three parts, the Redevelopment Trust Fund, the Capital Improvement Project, and the Transportation Enhancement grants. The Redevelopment Trust Fund presents in a line-by-line format all the items funded by the tax increment revenues and rental income. This part details the administrative and the programmatic expenses. A new line item was created to add funding for the COVID-19 Small Business Assistance Grant. The preliminary tax roll value shows that the TIF might increase by 9% this year (adding more than \$200,000 to the budget); however, we don't expect to see much of an increase when the final tax is computed at the end of the year. It is very probable that market value of real properties may decrease which will result in a decrease in TIF.

The Capital Improvement Project portion provides funding from the trust fund and grants to complete infrastructure improvement projects and acquire properties for redevelopment. The grants received from CDBG and SWA are included in this portion of the Budget.

The Transportation Enhancement part shows the grants received from the Transportation Planning Agency and the Department of Transportation. These funding is provided on a reimbursement basis. This information is being shared with the Board to show the TPA grant activities and timeline. No actual cash will be given to the CRA.

This is the first reading of the budget. Staff is only seeking input. A final budget will be presented at next month meeting. It will include considerations and input from the July meeting.

**- No Motions Needed**

**VIII. STAFF REPORTS**

Mr. Michel reported to the Board the Oswego Parks is completed. The final walk through will go through this week to turn over the keys to the CRA.


Mr. Michel reported to the Board that Engenuity is working on completing the design for the Belvedere Heights drainage project.

Ms. Pennell reported to the Board that the Cherry Road is going to the TPA Governing Board for approval to be placed on their priority list.

Ms. Pennell reported to the Board that Staff and 2GHO are working on another round of amendments of the WCRA Zoning Overlay.

**IX. AJOURNMENT**

**It was moved by Ms. Rufty and seconded by Ms. Benitez to adjourn the meeting. The meeting adjourned at 6:31p.m.**

  
\_\_\_\_\_ Administrative Assistant, Westgate CRA  
Mai Bui