

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

April 12, 2021

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

Mr. Daniels, the Board Chair, called the meeting to order at 5:05 p.m. The roll was called by Ms. Bui.

Present: Ronald Daniels
Joanne Rufty
Ruth Haggerty
Joseph Kirby

Absent: Ralph Lewis
Enol Gilles
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: 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

- Mr. Michel asks to delete item #2 from Regular Agenda.

2. Adoption of Agenda

- It was moved by Ms. Rufty 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 Mr. Kirby to adopt the minutes of the March 08, 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.
- Mr. Chuck Westnick with Danza Group gave an update on the project in Westgate CRA.

V. DISCLOSURES

- No disclosures

VI. CONSENT AGENDA

- 1. Authorization for Palm Beach County Department of Housing Economic Sustainability to Demolish CRA Owned Property 2426 Cherokee Avenue and 2423 Westgate Ave.**

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

VII. REGULAR AGENDA

- 1. Approval agreement to Convey Land to Palm Beach County for the Development of Fire Station 24**

Purvi Bhogaita, the Director of the Property and Real Estate Management Division of Palm Beach County made a presentation to the Board. She introduced Ms. Isami Ayala-Collazo, Director of the Facilities Development, Fire Rescue Chief Reginald K. Duren, Chief Woodside, and Assistant Chief Kennedy.

Ms. Purvi reminded the Board they had made an initial presentation on December 14, 2021. Since then, County and the CRA staff has been working on a mutually agreeable Interlocal Agreement (ILA). The presentation covers the term of the (ILA).

The Fire Rescue Station #24 is currently located on Seminole Boulevard and provide services to the residents of the Westgate CRA. There is a need for a newer more modern station. The Fire Station was built in the 1960s. The delivery of Fire Rescue services has gone through significant changes since then. There are newer designs standards to accommodate todays equipment, safety regulations, and a growing and diverse staff. In 2007, the County acquired property from Mr. Pitts diagonally across the existing Fire Station to build a new FS, however, the location is not ideal since it is tucked inside the neighborhood and will have a significant impact on Fire Rescue response time to emergencies within the CRA neighborhood. The County desired to relocate Fire Rescue Sation #24 to Westgate and Seminole as a potential site to build the new Fire Station and

is requesting the donation of the CRA owned land for the relocation. The site is approximately 1.3 acre.

The County has been working with CRA staff and had developed the following terms: Conveyance will be subject to a deed restriction limiting the use of the property for the development and operation of a fire station. The building will include a 500 square foot office space for the PBSO community policing officers. However, there will be no public use space within the Station for security purposes. The County will work with CRA staff to provide a consistent aesthetic presentation aligned with the CRA's vision for Westgate Ave. A 45-day due diligence period which allows the County to conduct due diligence review, such as title review, survey and environmental assessment.

Ms. Purvi also shared a conceptual plan with the Board that incorporates some comment from CRA staff such as building presence on Westgate Avenue, drainage facilities placement in the rear of the property, the space for PBSO community officers along Westgate and landscape throughout. A more detailed site plan will be developed as the County engages with its design consultants and moves through the regulatory process of site plan approval.

Mr. Daniel stated that the Westgate location will be better for Fire Rescue as it will help them with better response time.

It was moved by Ms. Rufty and seconded by Mr. Kirby to convey the property as described to Palm Beach County for the development of a Fire Rescue facility. The motion passed unanimously (4-0)

2. Approval of Acquisition of Cherokee Property from Elite Capital & Development Inc.

Mr. Michel indicated that Staff has negotiated the acquisition of a property on Cherokee Avenue between Loxahatchee and Osceola. The property is located near two other lots that the CRA owns on Westgate Ave. This land assembly will allow the CRA to entice a developer to build a commercial or a mixed use project with rear access in accordance with the Westgate CRA Zoning Overlay. The property is a 100'X115' vacant lot. It is zoned commercial. It is appraised for \$100,000. It is being bought for \$100,000.

Staff recommends that the Board authorizes the Chair to execute a purchase agreement to acquire the Cherokee property as described in the attached appraisal.

It was moved by Ms. Rufty and seconded by Ms. Haggerty to execute a purchase agreement to acquire the Cherokee property. The motion passed unanimously (4-0)

VIII. STAFF REPORTS

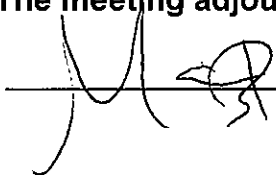
Ms. Liliانا and Mr. Keith Jackson from Engenuity Group presented to the Board the Phase 1 and Phase 2 of the Belvedere Heights Projects for 2021-2022.

Mr. Michel reported that the Rooney 5K Run was a success. Next year, the Rooney 5K run will be the Saturday before Easter of 2022.

There was no other report.

IX. AJOURNMENT

It was moved by Ms. Rufty and seconded by Ms. Haggerty to adjourn the meeting. The meeting adjourned at 5:53p.m.



Mai Bui

Administrative Assistant, Westgate CRA