

WESTGATE/BELVEDERE HOMES COMMUNITY REDEVELOPMENT AGENCY

Monday May 13, 2024 Board Meeting

1280 N. Congress Ave. Suite 215

West Palm Beach FL 33409

**NOTE: Agenda Summary (Pages 3)
Staff Report (Pages 4 - 9)**

- I. CALL TO ORDER / ROLL CALL**
- II. AGENDA APPROVAL**
 - 1. Additions, Deletions, Substitutions to Agenda**
 - 2. Adoption of Agenda**
- III. ADOPTION OF W/BH March 11, 2024 CRA MINUTES (Pages 10 - 16)**
- IV. PUBLIC COMMENTS**
- V. DISCLOSURES**
- Vi. CONSENT AGENDA**
- VII. REGULAR AGENDA**
 - 1. Approval of FPL Proposal to Upgrade Infrastructure for the Seminole Blvd Streetscape (Page 17).**
- VIII. REPORTS**
 - A. Staff Reports**
 - Correspondence (Pages)**
 - Attorney's Report**
 - B. Committee Reports and Board Comments**
 - 1. Administrative/Finance –**
 - 2. Capital Improvements – Chair, Mr. Daniels**
 - 3. Land Use –**
 - 4. Real Estate – Chair, Mr. Kirby**
 - 5. Marketing –**

6. Community Affairs –
7. Special Events – Chair, Ms. Ruffy

IX. ADJOURNMENT

ANY PERSON MAKING IMPERTINENT OR SLANDEROUS REMARKS OR WHO BECOMES BOISTEROUS WHILE ADDRESSING THE BOARD WILL BE BARRED FROM FURTHER AUDIENCE BEFORE THE BOARD BY THE PRESIDING OFFICER, UNLESS PERMISSION TO CONTINUE OR AGAIN ADDRESS THE BOARD AS GRANTED BY A MAJORITY VOTE OF THE BOARD MEMBERS PRESENT.

IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THIS BOARD WITH RESPECT TO ANY MATTER CONSIDERED AT THIS MEETING, HE WILL NEED A RECORD OF THE PROCEEDING, AND FOR SUCH PURPOSE HE MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ON JUNE 7, 1994, THE BOARD OF COUNTY COMMISSIONERS APPROVED RESOLUTION NO. 94-693, KNOWN AS THE CODE OF ETHICS. UNDER SECTION 11, IT IS REQUIRED THAT PAID AND UNPAID LOBBYISTS REGISTER. PLEASE REFER TO SECTIONS 11.01 AND 11.02 IN THE CODE OF ETHICS FOR REGISTRATION SPECIFICS. FOR YOUR USE, REGISTRATION FORMS ARE AVAILABLE FROM THE CRA'S ADMINISTRATIVE ASSISTANT.

AGENDA ITEMS
Westgate/Belvedere Homes CRA Board Meeting
In Person and Via Zoom
May 13, 2024

A NOMINATION SESSION WILL CONVENE AT 5:30 TO NOMINATE COMMISSIONERS FOR SEAT 3 AND SEAT 6. THE REGULAR MEETING WILL RESUME AFTER THE NOMINATION SESSION.

REGULAR AGENDA

- 1. Approval of FPL Proposal to Upgrade Infrastructure for the Seminole Blvd Streetscape.**
 - A. Background and Summary:** Palm Beach County Engineering is working with FPL and Rosso Construction to complete the Seminole Blvd. and the Westgate Avenue Streetscapes. FPL needs to upgrade the transformer before they can authorize the installation of the meter for the streetlights. It is estimated that the work will cost \$10,000.00. There are contingency funds in the Palm Beach County agreement to cover the cost, but it will take longer for the County to process a Change Order and have it approved by FDOT. However, it has been determined that if the CRA pays FPL directly, a three-month delay can be avoided.
 - B. Recommendation:** Staff recommends that the Board authorizes a payment of \$10,000 to FPL to complete the work.



**BOARD MEETING
May 13, 2024**

Staff Update on In-House & Private Redevelopment Projects

Streetlights Initiative + Westgate Safety Plan (IN PROCESS)

Update: The requested funds from the County’s legislative appropriation have been reduced from \$750,000 to \$250,000; the allocation from the State budget awaits the Governor’s signature. CRA staff continues to develop a Safety Plan for the district. The 1st permit to install FPL streetlights has been issued; the 2nd permit is in process. Conservatively, staff anticipates that the streetlights will be installed within the next 6 months.

Background: Staff has requested the installation of 280+ new streetlights within the North and South Westgate Estates neighborhoods of the CRA district from FPL. The streetlights initiative is in the final stage of permitting. FPL resubmitted in January to respond to Land Development comments. To supplement this effort, Staff is working with County Administration to secure a legislative appropriation of \$750,000. This funding would also be used to leverage CRA TIF in the creation of a Westgate Safety Plan. Planning for the development of a Safety Plan is underway.

2023-B Solid Waste Authority Blighted & Distressed Properties Grant Application (IN PROCESS)

Update: The structure was demolished in March, all invasive vegetation cleared, with remaining trees trimmed, and the lot seeded. Tires were dumped on the site on the day of demolition, and quickly removed. The demo permit has been closed, and the final disbursement from SWA of \$20,061 has been received by the CRA. The grant and project are now closed.

Staff issued a Request for Quotation in July for the demolition of the structure. The RFQ closed in August with BG Group as the sole responder. BG Group estimates a cost of \$57,460 for permitting and demolition/removal. This proposal has been revised upwardly to \$63,583.00 to include the removal of the septic system and permit application fees. The site is overgrown with large non-native vegetation which will also be removed as a part of the grant project. This work is estimated at \$22,000.

The SWA Governing Board awarded the CRA a grant in the amount of \$40,122 at their February 2023 meeting. The grant is for demolition only. The CRA will be responsible for vegetation removal and lot clearing. Following the execution of the ILA at the end of April, the CRA received 50% of the disbursement, with the remaining disbursement to be paid by the SWA upon project completion.

Background: CRA Staff has submitted a grant application to the SWA through its Blighted & Distressed Properties Clean-Up Grant Program for funding to demolish the structure at 1304 Seminole Blvd. The Program has been modified and will now only cover costs associated with demolition. Lot clearing and vegetation removal must be covered by the Agency. The SWA Governing Board will vote to approve funding at their February meeting.

SFWMDC Compensating Floodplain Storage Mitigation Bank (IN PROCESS)

Update: There remain approx. 13-acre feet available in various retention areas in the CRA district that could be added to the mitigation bank. CRA staff has requested a proposal from Higgins Engineering to continue with this important work.

Higgins Engineering has advised that SFWMDC has formally amended the original permit for the Westgate Central Lake. A total of 23-acre feet are assigned to the mitigation bank, lower than our

original estimation. The Board allocated 8-acre feet to the Greene Apartments (now Brandon Estates), and 6-acre feet to the Autumn Ridge apartments. Only 9-acre feet remain in the mitigation bank.

On June 30th SFWMD formally established a compensating storage bank for C-51 basin, sub-basin 39. This bank only includes the Westgate Central Lake aka Dennis Koehler Preserve. Available compensating storage volume available from the bank will expire in 2043. The Autumn Ridge project will utilize 9 acre-feet of storage from the mitigation bank. Approx. 12 acre-feet will be remaining for future redevelopment projects. Staff is considering developing a program for accessing credits from the bank.

Background: The CRA is working with Higgins Engineering and SFWMD to formalize a storm water storage mitigation/redevelopment credit program using the Dennis Koehler Preserve retention lake for redevelopment projects within a certain basin or sub-basin. Higgins Engineering estimates that approximately 28-acre feet could be available to redevelopment projects to offset storage requirements. Some of those acre feet have already been pledged to the Greene Apartments and Autumn Ridge projects.

WCRAO/ULDC Amendments (IN PROCESS)

Update: Zoning Management has reviewed the amendment draft provided in October, and has provided general direction to rework the document. A path has been provided to revise WCRAO parking provisions. Staff has been working with Schmidt Nichols on developing a parking code that would reduce the demand for residential by unit and guest parking.

Staff submitted amendment draft to Zoning in early October. Staff anticipates requesting Board approval of the amendments at the December meeting pending approval from the Zoning Division in October/November. Concurrently, Staff is exploring the concept of merging the WCRAO with the URAO toward a Redevelopment Code for the County.

Staff met with Vice-Mayor Weiss, assistant County administrators, and PZB staff on October 26th to discuss ways in which the WCRAO may be streamlined to be made more efficient and flexible to use, while remaining true to intent. A path forward includes a Comprehensive Plan amendment to be initiated early in the new year to better define policies for open space and land development, followed by amendments to the WCRAO/ULDC. *Staff will also propose increases to the Density Bonus Program pool of units as well as explore options to add more daily and pm peak trips to the TCEA pool.* Staff is re-tooling to address the Mayor's concerns.

Update: At their July 2022 meeting, the BCC adopted an amendment to the WCRAO which allows the following pertaining to the WCRAO Use Regulations table:

"The Zoning Director may apply the provisions of Art. 4.B, Use Classification for the underlying zoning district, subject to mutual agreement and approval by the WCRA Board".

Background: The Zoning Division is moving forward with an amendment to the WCRAO that will not only facilitate the approvals for the Hangar project, but also give some ability for flexibility and authority to the CRA Board when the WCRAO is in conflict with permitted uses and standards of the underlying zoning districts. CRA Staff worked with Zoning to revise Overlay language to allow a warehouse use on the site located at 1050 N Congress Ave. concurrent with entitlements for the Hangar project. This amendment will follow a separate timeline from the proposed amendments below.

Update: The following amendments are being targeted to move forward in the 2023 calendar year. Staff will present a draft to the Board once the amendments are fully vetted by the County:

- create a waiver table to provide relief from certain PDRs, supplementary standards and architectural guidelines through an administrative waiver process rather than variances
- dilute Parks & Recreation requirements for open space in the WCRAO, particularly as it applies to the construction of 4 or more single family homes

- clarify that on where formal on street parking is available (ie. Westgate Ave.), it shall be allowed to count towards required parking ratios
- amend Flex Space language to restrict the percentage of industrial uses and increase the percentage of commercial uses allowed where projects with a CH FLU utilize flex space

Background: CRA staff submitted a request letter for amendments to the CRA's zoning overlay in early December 2021 with the optic of adoption by the BCC at the end of 2022. The Zoning Division is under new directorship, and the two-round policy for UDLC amendments is replaced by a prioritization scale. The CRA will work with County Code Revision staff and County departments to develop amendment language for Board review in the coming months. Staff will utilize one of its continuing planning consultants to assist; a proposal for planning technical assistance services will be brought to the Board in February.

FY21 TCRPC Brownfields Site Assessment Grant (IN PROCESS)

Update: Stantec advises that additional testing to determine the extent of contamination and the best process for clean-up is needed. TCRPC has funding available to assist.

Cardno (now Stantec) has completed testing. Results indicate levels of contamination on site that are in excess of allowable State limits. Staff will be meeting with Stantec and TCRPC to discuss next steps.

Cardno has identified that contamination is most concentrated in the northeast corner of the Chickamauga site with no groundwater affected, however further assessment is warranted to determine the spread and depth of contamination in order to recommend the best path for remediation. Using a new round of funding through TCRPC, a specific assessment will be completed by Cardno. Next steps include: specific testing, a meeting with the DEP to determine scope of clean up, and a determination of funding sources for excavation/clean up (TCRPC or PBC DHED).

Cardno has completed supplementary soils testing and is preparing a final report for CRA review and/or action. Results are targeted to be presented to the CRA Board at their September meeting. Testing indicates a high concentration of Benzoapyrene (BaP) in the northwest corner of the property. Cardno will determine whether remedial action is warranted. Cardno conducted a Phase II assessment in early December. Findings indicate trace amounts of contamination (arsenic & BaP) in the soil; the groundwater is said to be clear. CRA Staff is pursuing a more thorough soils study through funding available through TCRPC prior to issuing an RFP. Phase I ESA findings indicate the need to conduct further assessment of the site to determine if historical adjacent uses have negatively impacted the site. The CRA was approved by the TCRPC for a Phase I Environmental Assessment on September 9, 2021. Brownfields environmental consultants Cardno, completed the Phase I assessment in mid-October 2021.

On August 25, 2021, CRA staff submitted an application for funding from the TCRPC (Treasure Coast Regional Planning Council) Brownfields Program for a Phase I Environmental Assessment for the Chickamauga redevelopment site. Due to historic auto salvage and a dry cleaning use on Okeechobee on the site now occupied by Cumberland Farms, there is a likelihood that the site has some degree of contamination. The grant would fund a Phase I assessment, and a possible Phase II assessment depending upon initial findings. Any remediation timelines and cost to be determined. State funding is possible.

Background: The Chickamauga site consists of 3 parcels, one containing an occupied single family dwelling, purchased by the CRA in December 2019 for \$550,000. The site is located directly south of Spencer Square facing the Dennis Koehler Preserve to the south. The site is earmarked for the CRA for mixed use or high density residential redevelopment. CRA staff anticipates issuing an RFP in FY22.

Community Garden/Greenmarket (ONGOING)

Update: The Plat is recorded and corner clip dedications are complete. CRA staff is planning for the construction of a permanent structure. Staff applied for a USDA Urban Agriculture grant in 21/22 to assist with the construction of the structure and to facilitate enhanced programming at the farm, but was not awarded the grant. CRA staff is looking at the viability of re-applying in another fiscal year.

PBC Transportation Planning Agency (TPA) Transportation Alternatives (TAP) & Local Initiatives (LI) Grants

FY20 Cherry Road Pedestrian & Safety Improvements (FUNDED, 95% DESIGNED)

Update: The ILA between the CRA and the County has been approved by the BCC. An RFP has been issued to select the contractor.

Design has been completed. Design engineers had identified field conditions that will make the installation of 10-12 ft. wide multi-purpose paths on the north side of Cherry Rd. impossible within the existing ROW. Several options have been discussed with PBC Engineering and the TPA, with the best option being reducing the multi-purpose paths to 8 ft. Engineering is awaiting approval from FDOT on the new cross section prior to design resuming.

PBC Engineering has expressed concerns regarding crosswalks on the approved cross section that requires resolution for the project to move forward on the TPA grant timeline.

The Cherry Road project received approval for funding by the TPA Governing Board in July, 2020. The CRA engaged consultants, WGI to refine the Cherry Rd. improvements project for TPA TAP grant application submittal in the 2020 cycle. CRA Staff and WGI worked with Engineering on improving the proposed typical sections. The project proposes reduced with travel lanes for traffic calming, new sidewalks on the south side of Cherry Rd east and west of the bridge to the intersection of Country Club Rd., a new 12' shared multi-use path on the north side of the corridor, new crosswalks, pedestrian scale lighting, and shade trees where allowed. The total project cost is \$1.96 million. The grant reimburses \$1 million. The application was submitted to the TPA on February 28, 2020.

FY19 and Seminole Blvd. Complete Streets (FUNDED/100% DESIGNED, UNDER CONSTRUCTION)

Update: Sidewalks have been fully installed, and sod is laid. The project is delayed from completion due to supply issues with streetlights. Irrigation conduit will be added via change order, provided cost is acceptable, so that landscaping can be added in the future.

Construction is progressing well. Staff will work with Engineering and FDOT to process a field change order to reduce the path on the west side of the ROW from 12 ft. to 10 ft. Staff will engage a landscape architect from WGI through our continuing services contract to create a landscape/irrigation plan for the project. BCC approval of the construction contract is projected for August.

The Transportation Planning Agency Governing Board approved funding for the Seminole Blvd project at their July 18th meeting. The Seminole project was ranked #1. Staff and WGI presented the projects to FDOT and BTPAC in early April; Seminole was ranked #1 and Cherry Rd was #4. The Board recommended that the Seminole Blvd project should be prioritized since it ranked higher and is a larger project.

Background: The Board approved a two-fold work assignment with WGI in November 2018 to prepare a feasibility analysis to identify the best two projects to submit to the TPA for the 2019 Transportation Alternatives Program (TAP) cycle. Based on findings presented by WGI, the Board selected the following project:

Seminole Blvd Complete Streets expands existing sidewalks to 10-12 ft. multi-use paths on each side

of the roadway, adds high visibility crosswalks at each intersection, adds pedestrian scale lighting, and shade trees. The project boundaries are from Okeechobee Blvd. to Oswego Ave. Total construction cost is \$1,622,979. The grant reimburses \$1 million.

TAP grant projects are designed and constructed within 3 years of prioritized funding. Design will begin in 2020 with construction completion in 2022.

FY18 – Westgate Avenue Corridor Complete Streets (FUNDING SECURED, PROJECT TO PROCEED)

Update: The Westgate Ave. streetscape is under construction, and ahead of schedule. Sidewalks, driveway connections, bollards, irrigation lines, and landscaping is in place on the north side of the corridor.

Background Information: Staff engaged WGI to coordinate the preparation of travel demand forecast modelling to determine the impact of reducing Westgate Ave from 5 lanes to 3 lanes utilizing a road diet approach. WGI facilitated communication with PBC TPA and Engineering to determine the best design alternative, held a public input meeting, and drafted the final design for the project be used to obtain funding. WGI met with the Engineering Department to present the lane elimination plan. County staff is in support of the lane reduction from Wabasso to Congress, but they are not in support of the elevated landscape median. An alternative design, which allows for 3 lanes (2 thru lanes and one center turn lane), bike lanes, and floating landscape islands on both sides of the ROW alternating with on street parking was presented to County Engineering for approval and support. With assistance from WGI, the LI grant application was submitted on March 2, 2018. CRA staff is working with County Engineering and Administration to design and administer all 3 of the TPA grant projects.

The TPA Governing Board voted to adopt the TPA List of Priority Projects for the LRTP FY 2020-2024 at their September 20, 2018 meeting. Projects that met TPA and FDOT eligibility requirements were ranked by internal advisory boards, committees and TPA Staff to be forwarded the Governing Board. The Westgate Avenue Complete Streets project was ranked #1 of 6 entries to receive Local Initiatives Program funding. This project has been moved up the timeline due to the inability of other funded projects to proceed. Design can start in July 2019 for FY 2019/20. Construction funding will be approved after the design is completed.

CRA Strategic Plan (ONGOING – TO BE REVISITED)

CRA staff will revisit work on a strategic plan that will implement the goals and objectives of the amended Redevelopment Plan. A strategic plan will outline the specific tasks, timeline and budget required for redevelopment activities over the next 5 years. It can also serve as a platform for the CRA to refine its vision and mission statement in a way that is current with its shifting priorities. Staff has received some initial input from Board members.

Streetlights for Belvedere Homes (ONGOING)

The Engineering Department is partnering with Office and Community Revitalization to install streetlight in Belvedere Homes. An initial meeting has been held. Citizens are currently gathering signatures and easement authorization from residents and property owners.

Private Redevelopment Projects

Below is list of private development projects that are in the entitlements or the permitting process:

Projects	Address	Status
PBKC – new relocated facility	1111 N. Congress Ave.	<ul style="list-style-type: none"> ▪ WCRA recommendation 3/11/24 ▪ 60,286 sf facility + 4 level parking structure ▪ Rezoning, Class B Cond use (indoor entertainment), DRO for Type 2 restaurant, variances, waivers
NorWest Pointe	Westgate at Tallahassee	<ul style="list-style-type: none"> ▪ Rezoning approved. WCRA recommendation 11/13/23 ▪ Rezoning to RM, DRO approval for additional density for a 9-unit MF rental project
Big Dreams Preschool	1713 Quail Drive	<ul style="list-style-type: none"> ▪ Approved – 5/9/23 CRA recommendation ▪ Class B + variances to reestablish a day care use at former Opportunity Inc. site
Al Packer Fleet Services	1668 N Military Trail	<ul style="list-style-type: none"> ▪ In Zoning -- 5/8/23 CRA recommendation ▪ Rezoning to CG, BCC approval for heavy vehicle repair & maintenance
PBC Fire Station #24	Westgate at Seminole	<ul style="list-style-type: none"> ▪ In Zoning – 3/13/23 CRA Board meeting, BCC in August ▪ Rezoning to PO
Aero Village	1699-1705 N. Congress Ave	<ul style="list-style-type: none"> ▪ In Zoning – 1/9/23 CRA Board meeting ▪ 4-stories, 38-unit market rate MF rental development
Westgate Terrace (Danza Group)	2636 Westgate Ave.	<ul style="list-style-type: none"> ▪ Project has zoning approvals! – Danza Group to request closing on CRA owned properties ▪ 4 stories, 44 units – professional office/medical office CRA-owned parcels, developed with NMTC fed grant in partnership with CRA/PBD DHED
Greene Industrial (aka McDonald Industrial)	1501 N. Florida Mango Rd.	<ul style="list-style-type: none"> ▪ Construction completed—project is not leasing ▪ DRO site plan amendment for 62,011 sf office-warehouse use; site to be reconfigured to eliminate all other buildings
The Hangar & Airfield Business Park	1050 N. Congress Ave. (former PBKC collateral property)	<ul style="list-style-type: none"> ▪ Under construction ▪ 2/14/22 CRA Board meeting ▪ 60,000+ sf of privately owned warehouse units with collocated additional warehouse, vehicle sales/repair, community and assembly membership non-profit space
EZ Express Carwash (Walmart MUPD)	1098 N. Military Trail	<ul style="list-style-type: none"> ▪ In permitting ▪ DRO approval in April for a 2,700-sf. automatic carwash
Extra Space Storage (Cherry Road Plaza MUPD)	Cherry Rd	<ul style="list-style-type: none"> ▪ In permitting ▪ Approval for ABN, DOA, Variances, DRO approval for a 161,000 sf (phased) self-service storage facility
Murphy Express Gas Station/C-store (Walmart MUPD)	1010 Military Trail	<ul style="list-style-type: none"> ▪ In permitting ▪ demolish vacant Walgreens, relocate/ expand existing Murphy Express/add c-store
Palm Key Apartments	Cherokee Ave.	<ul style="list-style-type: none"> ▪ DRO approval in March 2023 ▪ 7 townhome-style multifamily units on .46 ac – utilizing CRA density bonus units
Autumn Ridge LITC	Congress Ave.	<ul style="list-style-type: none"> ▪ Under construction ▪ DRO approval – LIHTC funded ▪ 106 units by Landmark Construction, 90% of units at or below 60% of AMI – 77 DBP units, TCEA, rezoning from RM to CG
Greene Apartments (now Brandon Estates)	1710 N. Congress Ave.	<ul style="list-style-type: none"> ▪ Under construction ▪ 198 units (138 density bonus units from WCRA pool; 55 income restricted units) ▪ SFWMD permit utilizes acre feet from the Preserve
Fern House	1958 Church St.	<ul style="list-style-type: none"> ▪ Under construction ▪ Addition/accessory structure & renovation

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

March 11, 2024

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

Mr. Daniels, the Board Chair, called the meeting to order at 5:08p.m. The roll was called by Ms. Bui.

Present: Ronald L. Daniels
Joanne Rufty
Teliska Wolliston – arrived at 5:20p.m.
Joseph Kirby
Ruth Haggerty

Absent: Enol Gilles

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

Absent:

Others Present: Deputy Adam Robinson, the following PB Kennel Club’s owner, staff, and consultants, Joe Rooney, Alexis Barbish, Mat Forest, Eric Swanson, Avison Young, Mat Forrest, Mark Brodmick, Andrew Savage, John Donaldson, Beth Schrantz, Ele Zachariades, Tony Quevedo, HSQ, Ken Tuma UDKS, Joni Brinkman, UDKS, and Lemte Jean Louis, UDKS. Several people from the Frisbie Group were in attendance including Dave Frisbie, Josh Martin, Zach Todd, and Philip Trapani. Westgate Terrace’s consultant Aaron Taylor also attended the meeting.

Zoom Attendees: Deputy Jorge Gomez, Zenora Ward, Robert Dinsmore

II. AGENDA APPROVAL

1. Additions, Deletions, Substitutions to Agenda

- **No Deletions, Substitutions to 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 Ms. Rufty to adopt the February 12, 2024 minutes with one correction. Motion carried (4-0)**

IV. PUBLIC COMMENT

- PBSO Deputy Gomez and Deputy Robinson gave a brief report to the Board about police activities in the Westgate CRA area for the previous month.

V. DISCLOSURES

- No Disclosures

VI. CONSENT AGENDA

- No Consent Agenda

VII. REGULAR AGENDA

1. Adoption of FY 2023 External Audit Report

Mr. Michel introduced the item to the Board.

Ms. Zenora Ward, Ward and Company, P.A., presented the audit report for the fiscal year 2023.

Staff are asking the Board to adopt the audit report as presented.

The CPA did not find any discrepancies of any significance. They only recommend that staff prepare a checklist for the infrastructure improvement revenue note with Truist Bank.

It was moved by Ms. Rufty and seconded by Ms. Haggerty to adopt the audit report as presented. Motion passed unanimously (5-0)

2. Approval of Compensatory Storage for the Project Lightspeed

Mr. Michel, Josh Martin with Frisbie Group, and Tony Quevedo with HSQ Group presented the item to the Board.

Project Lightspeed is being developed by the Frisbie Group and Terra at the northwest corner of Congress Avenue and Belvedere Road. The Frisbie Group is working to redevelop forty-two of the forty-seven-acre site on Congress Avenue and Belvedere Road. The Group is proposing a mix of uses for the project that will include rental housing, a grocery store, a fitness center, and some office/commercial space. A preliminary site plan is attached for consideration. The development will be completed in three phases. Phase I and Phase II will include more housing and very limited commercial space. Phase III will have more commercial/office/retail and less housing.

A meeting was held with Palm Beach County Zoning Division on January 29th, 2024 to introduce the project to staff. The site has access to all necessary utilities including but not limited to sewer, electricity, and water.

The developers are planning to use underground storm chambers, exfiltration trench, dry retention areas, swales, and credits from the CRA's compensatory storage bank to address stormwater management.

The site is located in the C-51 East Basin within SFWMD and Sub-Basins 39. This basin has an established flood plain elevation of 13.5' NAVD of 11.9' NAVD (also confirmed with the current FEMA base flood elevation). One of the requirements of the C_51 Basin is to review flood plain encroachment and provide compensating storage volumes for encroachment into the flood plain. Based on preliminary calculations, the project has been determined to be an exporter of stormwater discharge. Even though the project is an exporter, the development perimeter berms, site grading and on site and perimeter elevation transitions will benefit from utilizing any available basin storage that could be assigned to this property.

A copy of the full engineering report was provided to the Board members at the meeting.

The CRA had secured 23.67 acre feet of excess basin storage from the South Florida Water Management District. It had allocated 14.3 acre feet to two projects located on Congress Avenue. It now has a balance of 9.37 acre feet of storage credits. The project will be providing some storage on site but will need some credits to decrease the amount of storage it needs to build. Receiving storage credits from the CRA will minimize the developer's cost and maximize the development potential.

Staff supports allocating the remaining storage credits of 9.37-acre feet to Project Lightspeed.

Board members commented that more efforts need to be made to find more storage credits to create a mitigation bank to assist other developers.

It was moved by Ms. Rufty and seconded by Ms. Wolliston to approve setting aside the remaining storage credits of 9.37-acre feet for Project Lightspeed. Motion passed unanimously (5-0)

3. Approval of Official Zoning Map Amendment (Rezoning), Class B Conditional Use for an Indoor Entertainment Use, DRO Approval for a Type 2 Restaurant Use, Concurrent Type 2 Variances, Subdivision Variance, Type 1 & 2 Waivers, Type 3 Kennel Use, WCRAO TCEA & Final DRO Site Plan Approval

Mr. Michel and Ms. Pennell introduced the owners, their staff, and their consultants. The owners were represented by Urban Design Studio, Ken Tuma, Joni Brinkman, Lemte Jean Louis; from Consultants from UDKS, and consultants from who presented the the item to the Board.

The 47-acre Palm Beach Kennel Club site is located at 1111 N. Congress Ave., at the intersection of Congress Avenue at Belvedere Rd., directly north of the Palm Beach International Airport. The entire site, as it currently exists, extends along the west side of the Congress Avenue corridor from Belvedere Rd. to Cherry Rd. A plat waiver application to subdivide 5 acres from the northern portion of the site for the relocation of the Kennel Club facility is currently under review by the County. This newly subdivided 5-acre parcel is the subject of the application requests. The 42-acre balance of the overall site is under contract for residential/mixed-use redevelopment. The parcel is within the UG (Urban General) Sub-area of the WCRAO, and has a RH (Multifamily Residential) zoning district designation. The entire site has a Future Land Use designation (FLU) of CH/5 (commercial high with an underlying residential land use of 5 du's/acre). This portion of the Kennel Club site was never developed and sits as a vacant greenfield. Zoning records indicate any existing approvals apply only to the CG-zoned portion of the larger 42-acre site. The parcel is the U/S (Urban/Suburban) Tier, the RRO (Revitalization and Redevelopment Overlay), the URA (Urban Redevelopment Area), and in the Westgate CCRT area.

To the north of the subject parcel is the Belvedere Baptist Church and a 6-building single-story multi-family apartment complex, respectively zoned RM/RH; the Place of Worship has an INST (Institutional) FLU and the multi-family use has an HR/12 FLU. The Belvedere Homes/Golfview Heights neighborhood, comprised of single-family homes, is to the west; several single-family homes fronting Hemlock Rd, back onto the subject parcel. The existing Kennel Club, Belvedere Rd., and beyond, PBIA, are to the south. The 42-acre Kennel Club property has a split zoning

designation bisected just to the north of the second access road and parking lot. This northern portion, where the subject parcel lies, is roughly 1/3 of the site, and is within an RH (MultifamilyResidential) zoning district; to the south, the site has CG (Commercial General) zoning designation. Speedy's Tires is to the east, along Congress Avenue where it intersects the Old Congress slip Rd, is zoned CN/CG with a CH/8 FLU.

Proposed Development – Palm Beach Kennel Club Relocated New Facility

The historic Palm Beach Kennel Club opened its doors in 1932, and has endured as a land mark institution in Palm Beach County for 92 years, owned and operated by the Rooney Family since 1970. Indoor entertainment, restaurant, gaming rooms, and simulcast and pari-mutuel betting operations continue today, however greyhound racing operations ceased in 2020. That same year, Camp Rusty, a Type 2 Kennel, and dog daycare use, was approved administratively. The grassy area of the site, just north of the parking lot, has been leased over the years to third party users for special events. Given its strategic location, the north parking lot was used to support a temporary uptick in local distribution needs during the pandemic. Today, the existing Kennel Club facility contains multiple uses within a 135,272 sf two story complex located at the southern end of the site, 93,450 sf without the dog track structure and grandstand. The complex is outdated, especially now, as the dog track itself is redundant. Surface parking dominates the site with 1,994 spaces provided to park each use plus additional overflow parking for employees, dog trainers, valet, and preferred guests. Perhaps half of the acreage that comprise the entire site are routinely actively used, leaving the remainder of the land vastly underutilized.

In the wake of the 2018 statewide referendum that banned greyhound racing, the owners of the Kennel Club began to reimagine their massive 58-acre land assemblage, which also included an 11-acre collateral parcel on the east side of Congress Avenue. In 2022, following the sale of this collateral land, entitlements were received to construct The Hangar & Airfield Business Park, "a unique private garage country club comprised of warehouse units for condominium ownership by automobile collectors", complemented by 84,000 sf of boutique car sales and auto repair uses in a separate warehouse. The project is currently under construction and scheduled for completion in summer 2024. The Kennel Club owners issued a closed solicitation in 2022 which invited select groups to envision the redevelopment of remaining 47-acre site. By the end of 2023, a proposer was selected, and two redevelopment projects emerged. Five acres are subdivided on the northern portion of the site for the relocation of the Kennel Club facility under the longtime ownership of the Rooney family, with 42 acres under contract for a separate redevelopment project by a local development group. The entitlements for both projects are proposed to run concurrently. But, the approval, and construction of the new,

relocated Kennel Club facility is necessary to allow the larger redevelopment project to move forward with a phased development plan. The Kennel Club will maintain operations at its existing location while the new facility is under construction. All 425 employees, with an estimated payroll of \$15 million annually, will be retained. The project has proposed build out of 2028.

The new Kennel Club facility will have a reduced footprint, with access points from Congress Ave and Cherry Rd. All existing operations will relocate into a 60,286 sf 2 story structure (Building 1) consisting of 33,425 sf of indoor entertainment (pari-mutuel and simulcast betting and game rooms), 21,922 sf of accessory office, and a 4,939 sf Type 2 restaurant. A public plaza and porte cochere provides an entry feature and covered access for valet service. 933 parking spaces are provided in a separate parking structure (Building 2), as well as a 5,271 sf Type 3 Dog Kennel, and a 1,733 sf dog run on the western edge of the building. Between both buildings is a memorial to mark the historic greyhound racing operations at the Kennel Club.

Summary of Petition

To facilitate the development of the 5-acre property for the relocation of the Palm Beach Kennel Club facility, the agent for the applicant requests a recommendation of approval from the Westgate CRA for the following:

1. An Official Zoning Map Amendment (“Rezoning”) from the (RH) Multifamily Residential to a standard CG (Commercial General) zoning district;
2. Class B Conditional Use approval of +/- 33,425 sf of Indoor Entertainment Use;
3. DRO Administrative approval of a +/- 4,939 sf/108 seat Type 2 Restaurant Use;
4. Type 2 Variance relief from Table 3.B.14.F, WCRA Non-Residential & Mixed-Use PDRs:
 - a. A front setback of 72.4 ft, where 10-25 ft. is required, a variance of 47.4 ft;
 - b. A side street setback of 46.8 ft, where 10-25 is required, a variance of 21.8 ft; and,
 - c. Waive requirement to have longest side of building facing front façade, and placed at corner
5. A Subdivision Variance from Art. 11.E2.A.4 to allow access from Congress Avenue and Cherry Road, where access to the lower classification street is required;
6. Type 2 Waiver relief from Art. 5.E.5, Hours of Operation, to allow a 24-hour operation for a Type 3 Kennel, where hours are restricted when within 250 ft. of a residential use/FLU;
7. Type 1 Waiver relief from Art. 7.C.3.B, Foundation Planting and Dimensional Requirements to waive 40% of foundation planting on the south side of Building 1 to be relocated to east façade of Building 1; and, A reallocation of 1,186 net daily trips, and 98 net pm peak hour trips, representing a reduction from vested daily and pm peak hour trips to the WCRA Transportation Concurrency Exception Area (TCEA).

Ms. Rufty applauded the work that the PB Kennel Club is doing with Camp Rusty.

Ms. Haggerty asked about the operation of the existing kennel and expressed her support for the project.

Mr. Daniels inquired about processes, Class B, and MUPD.

After submitting to the County, the consultants will have a better idea of what process will be best.

Denise addressed questions regarding Traffic Concurrency Exception Area and traffic trip reduction.

It was moved by Ms. Haggerty and seconded by Ms. Rufty to approve the above seven (7) requests. Motion passed unanimously (5-0)

VIII. STAFF REPORTS

Mr. Michel and Ms. Pennell updated the Board on the construction of Westgate Avenue, Seminole Boulevard, and the Cherry Road streetscapes.

WCRA Staff and Board Member attended the 17th Annual Rooney 5K Run on March 30, 2024.

Celebrate Westgate Festival will be on April 13, 2024, at the Westgate Parks and Recreation.

IX. BOARD MEMBER COMMENTS

- **No Board Member Comments**

X. AJOURNMENT

It was moved by Ms. Rufty and seconded by Ms. Wolliston to adjourn the meeting. The meeting was adjourned at 6:20p.m.

_____ Administrative Assistant, Westgate CRA
Mai Bui



May 9, 2024

Harvey Phillips,
Palm Beach County Engineering & Public Works Dept.
Roadway Production Division
2300 N. Jog Rd. 3rd. Floor
West Palm Beach Fl. 33411

Re: Inventory and labor breakdown for PBC 2021023

Dear Mr. Phillips:

Please see below the breakdown cost for upgrading transformer, intersection of Seminole Blvd and Nokomis Ave on the SW corner

Total job cost = approximately \$10,000

Transformer upgrade – 1

Construction man hours – 8

Should you require additional information, please contact Rona Solomon at 561-541-5376

Byron Sample
Engineering Lead (Palm Beach County)
(Office) 954 321-2056