

**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. Ruffy 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 (Multifamily Residential) 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. Ruffy 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 17<sup>th</sup> 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. Ruffy and seconded by Ms. Wolliston to adjourn the meeting. The meeting was adjourned at 6:20p.m.**



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Mai Bui

Administrative Assistant, Westgate CRA