



WESTGATE/BELVEDERE HOMES COMMUNITY REDEVELOPMENT AGENCY

Monday June 10, 2024 Board Meeting

1280 N. Congress Ave. Suite 215

West Palm Beach FL 33409

**NOTE: Agenda Summary (Pages 3-4)
Staff Report (Pages 5 - 10)**

- I. CALL TO ORDER / ROLL CALL**
- II. AGENDA APPROVAL**
 - 1. Additions, Deletions, Substitutions to Agenda**
 - 2. Adoption of Agenda**
- III. ADOPTION OF W/BH May 13, 2024 CRA MINUTES (Pages 11 - 13)**
- IV. PUBLIC COMMENTS**
- V. DISCLOSURES**
- Vi. CONSENT AGENDA**
- VII. REGULAR AGENDA**
 - 1. Approval of FPL Proposal to Upgrade Infrastructure for the Westgate Avenue Streetscape (Page 14).**
 - 2. Election of Board Chair and Vice-Chair (Page 15-16)**
 - 3. Approval of Proposal with Reikenis & Associates, LLC for Valuation of Credits for Compensating Flood Plain Storage (17-19)**
- VIII. REPORTS**
 - A. Staff Reports**
 - Correspondence (Pages 20)**
 - 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
June 10, 2024

REGULAR AGENDA

- 1. Approval of FPL Proposal to Upgrade Infrastructure for the Westgate Avenue Streetscape.**
 - A. Background and Summary:** Last month, the Board authorized a similar payment for Seminole Boulevard. This request is for Westgate Avenue for a similar item. Staff is working with Palm Beach County Engineering and Rosso Construction to complete the 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 \$20,000.00. 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, delays can be avoided.
 - B. Recommendation:** Staff recommends that the Board authorizes a payment of \$20,000 to FPL to complete the work.

- 2. Election of Board Chair and Vice-Chair**
 - A. Background:** In accordance with the CRA By-Laws, Chair and Vice-Chair are elected for a period of one year. Election for the Board Chair and Vice-Chair should be held every year and the result forwarded to the Palm Beach County Board of County Commissioners for formal approval.

 - B. Recommendation:** Board discretion.

- 3. Approval to Proposal with Reikenis & Associates, LLC for Valuation of Credits for Compensating Flood Plain Storage**
 - A. Background and Summary:** The CRA has requested a proposal from Reikenis & Associates, LLC to evaluate the compensating flood plain storage credits. The CRA had secured 23.67-acre feet of excess basin storage from the South Florida Water Management District. All the approved credits were allocated to three projects on Congress Avenue. Staff are still working with SFWMD to secure additional credits. Allocating storage credits to new development minimizes the developer's cost and maximizes the development potential. This proposal is simply to find out how much an

acre-foot of storage would cost if it were to be built today. The estimate will help put a price on the CRA's storage credit contribution to the projects and provide a basis for the development of additional compensating storage to sell or give to future projects. The firm is proposing to do the work for a lump sum of \$12,500.

- B. Recommendation:** Staff recommends that the Board approve the proposal and enter into an agreement with Reikenis & Associates, LLC for the valuation of credits for compensating flood plain storage for a lump sum amount of \$12,500.



**BOARD MEETING
June 10, 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 (COMPLETED)

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.

SFWMD Compensating Floodplain Storage Mitigation Bank (IN PROCESS)

Update: Staff has requested a proposal from Reikenis & Associates, LLC Consulting Engineers to analyze the potential value of existing and future C-51 compensating flood plain storage credits that are banked with SFWMD. Quantifying and adding a valuation to the mitigation bank allows the CRA to better understand the dollar value of mitigation credits for redevelopment projects.

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 SFWMD 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.

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 to 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 now 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"> ▪ Construction completed – project is now leasing ▪ 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**

May 13, 2024

I. CALL TO ORDER (IN PERSON MEETING BROADCASTED 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 L. Daniels
Joanne Rufty
Teliska Wolliston
Ruth Haggerty

Absent: Enol Gilles
Joseph Kirby

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: David London

Zoom Attendees:

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 March 11, 2024 minutes. Motion carried (4-0)**

IV. PUBLIC COMMENT

- No Public Comment

V. DISCLOSURES

- No Disclosures

VI. CONSENT AGENDA

- No Consent Agenda

VII. REGULAR AGENDA

1. Approval of FPL Proposal to Upgrade Infrastructure for the Seminole Blvd Streetscape.

Mr. Michel introduced the item to the Board.

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.

Staff are asking the Board to authorize a payment of \$10,000 to FPL to complete the work.

Board members commented that just word it FPL for whatever the price for the transformer, for we do not have to come back if the amount is higher or lower.

It was moved by Ms. Haggerty and seconded by Ms. Rufty to cover the cost of the transformer. Motion passed unanimously (4-0)

The regular meeting was suspended at 5:30p.m. to conduct Board nominations. Ms. Haggerty nominated Ms. Heather Woods to fill Seat #3. No other nominations were offered. Ms. Haggerty nominated Mr. Ronald Daniels for Seat #6. No other nominations were offered. Nominations will be sent to the Board of County Commissioners for their consideration.

VIII. STAFF REPORTS

Mr. Michel and Ms. Pennell updated the Board on Westgate Terrace. The project has received its Zoning certification. The developers have also received a \$3 million grant from surplus funds from the Department of Housing and Economic Development (DHED). The funds will be used to assist with construction cost.

Frisbie Group is moving forward. They are focusing on phase one and phase two.

MacDonald Industrial Development is “Now” leasing.

WCRA received \$1,040 from the 17th Annual Rooney 5K Run.

Rodriguez Charities donated \$5,000 to WCRA.

17th Annual Celebrate Westgate had a great turnout with about 2,000 attendees.

Westgate CRA is celebrating its 35th Anniversary.

IX. BOARD MEMBER COMMENTS

- **Mr. Baird updated the Board about the Danza Group project. He mentioned that several items need to be in place before the CRA can transfer the properties to the Danza Group. They need to provide proof that they have cash on hand, an executed construction loan commitment for \$11 million, zoning approval from PBC, and executed copies by both parties of all the option agreement extensions.**

X. AJOURNMENT

It was moved by Ms. Rufty and seconded by Ms. Wolliston to adjourn the meeting. The meeting was adjourned at 5:34p.m.

_____ Administrative Assistant, Westgate CRA
Mai Bui



April 19, 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 2019601

Dear Mr. Phillips:

Please see below the breakdown cost for installing a 2 new transformer, 2 riser, and 2 hand hole near intersection of Westgate Ave& Tallahassee Dr, Westgate Ave and Loxahatchee Drive

Total job cost = approximately \$20,000

Transformer install – 2
Riser Install-2

Construction man hours – 16

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

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

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continue or again address the CRA is granted by a majority vote of the CRA Commissioners then present and voting.

- g) Any person who appeals a decision of the CRA Board with respect to any matter considered at the CRA meeting, is advised to obtain a record of the proceedings, and for such purposes may need to ensure that a verbatim record of the proceedings is made. The costs of transcribing such verbatim record shall be borne by the person who seeks the verbatim record.

ARTICLE III

VOTING

All actions of the CRA, except for those referenced in Article VIII, shall be taken when a quorum is present, by an affirmative vote of a majority of the members of the CRA then present and voting.

ARTICLE IV

NOMINATIONS

1. **Nominations.** At the annual meeting of the CRA, nominations shall be taken for the seats of CRA Commissioners whose terms have expired, or which are vacant. Residents, property owners and business owners within the boundaries of the Redevelopment Area are eligible to nominate and may be nominated for consideration by the Palm Beach County Board of County Commissioners to serve as a CRA Commissioner. Each nominee for each CRA Commission seat may address the CRA Board for up to five (5) minutes, to present the nominee's qualifications and interest in serving as a CRA Commissioner.
2. **Appointments; Qualification; Term.** At the regular meeting immediately following the appointment by the Palm Beach County Board of County Commissioners of the newly appointed Commissioners, the CRA Commissioners shall elect a Chair and Vice-Chair from amongst its Board. The term of the Chair and Vice-Chair shall be one (1) year, beginning with the date of election. The results of the election shall be forwarded to the Palm Beach County Board of County Commissioners for its formal approval.
 - a) **Chair.** The Chair shall preside at all meetings; shall execute all instruments in the name of the CRA; shall appoint such committees from time-to-time as may be deemed appropriate; and shall perform all other duties as may be required by the CRA.
 - b) **Vice-Chair.** The Vice-Chair shall, in the absence, disqualification, or disability of the Chair, or at the Chair's direction, exercise all of the functions of the Chair.

ARTICLE V

STAFF SUPPORT

1. The staff support of the CRA shall be provided by the CRA's employees, and those employees assigned by the various departments of Palm Beach County. Any requests for County staff support shall be by proper motion and approved by a majority of the Commissioners of the CRA then present and voting, and transmitted to the Palm Beach County Board of County Commissioners. The CRA Commissioners shall appoint an Executive Director and a CRA Board Attorney who shall serve at the pleasure of the Board. The Executive Director shall have the power and authority to hire and fire all other CRA employees.
2. Additional staff shall follow the assigned job description and when appropriate, may assume additional duties as assigned by the CRA Board of Commissioners.
3. An employee of the CRA staff shall serve as the Clerk of the CRA and shall take the roll call at all meetings; be custodian of all books and public records of the CRA; make and keep the minutes of all meetings; to issue all written notices of meetings; receive and file reports and forms, including, but not limited to, voting conflict forms and other required disclosure forms; and perform such other duties as may be designated by the CRA.
4. A member of the CRA staff shall make and keep the financial records of the CRA's operating budget; make and keep full and accurate accounts of receipts and disbursements of the CRA; have custody of all operating funds of the CRA; render semi-annual budget reports to the CRA; make and file all financial reports and statements necessary to be made and filed by the CRA pursuant to the provisions of Chapter 163, Part III, Florida Statutes, with all appropriate State and local government agencies.

ARTICLE VI

DRUG FREE WORKPLACE

The Offices of the Westgate/Belvedere Homes Community Redevelopment Agency shall be a drug free workplace and shall follow the adopted rules and regulations of Palm Beach County which establish a drug free work place. In terms of drug testing and procedures, all CRA employees shall be treated as if Palm Beach County employees.

ARTICLE VII



May 17, 2024

Westgate CRA, Palm Beach County
1280 N. Congress Avenue, Suite 215
West Palm Beach, FL 33409

Attention: Elizee Michel, Executive Director

Re: Proposal for Engineering Consulting Services
Valuation of credits for Compensating Flood Plain Storage

Ladies and Gentlemen,

It is our pleasure to submit the following proposal for engineering consulting services with respect to an analysis of the potential value of the C-51 Compensating Flood Plain Storage Credits that the Westgate CRA (Client) has banked with the SFWMD.

Background

Over the past several years, Client has successfully re-established a compensating storage mitigation bank with SFWMD.

Client wishes to explore the value of these credits in the event a decision is made to sell these credits to developers in the CRA.

Reikenis & Associates, LLC (Engineer) will assist Client by performing the following scope of services:

Scope of Services

1. Using the spreadsheet of compensating storage areas in the CRA as prepared by Higgins Engineering, we will analyse the cost to acquire the land, design/permit, construct each site. We will also use current land values in order to better calculate the value of the credits available.
2. We will then prepare a weighted analysis which will help determine the value per acre-foot of the compensating storage credits that the CRA has assembled.
3. The findings will be presented to the CRA in draft form for review and discussion, report will then be refined in order to make a final presentation to the staff and board, as directed by staff.

Fees to be Paid

Our fee for this work will be as follows:

Tasks 1 – 3 - Lump Sum of \$12,500.00.

Should client wish to ask Engineer to perform additional services, the hourly rates in Attachment A will be used.

Termination

This agreement can be terminated in writing at any time by either party giving 5 days written notice. Engineer will be compensated for work done through the time of termination.

Acceptance

Acceptance of this proposal will be signified by a return signed copy of this proposal. The signed proposal will signify our Notice to Proceed.

We look forward to working with you on this program.

Best regards,

Richard V. Reikenis, PE

Accepted by:

Westgate CRA

Date

HOURLY LABOR RATES

PROFESSIONAL SERVICES

Below is a summary of the professional labor classifications and the hourly rates billed by Reikenis & Associates, LLC.

<u>Professional Classification</u>	<u>Hourly Rate</u>
Principal Engineer	\$200.00
Project Manager	\$175.00
Senior Engineer	\$175.00
Staff Engineer	\$120.00
Construction Observation	\$120.00
Technician / CADD	\$105.00
Clerical	\$75.00



DOROTHY JACKS
CFA, AAS
Palm Beach County Property Appraiser

Governmental Center - Fifth Floor
301 North Olive Avenue
West Palm Beach, FL 33401
tel 561.355.3230
fax 561.355.3963
pbcgov.org/papa

Administration
C. Dino Maniotis, CFE
Tax Roll Coordinator
301 North Olive Avenue, 5th Flr
West Palm Beach, FL 33401
tel 561.355.2681
fax 561.355.3963
dmanioti@pbcgov.org

May 29, 2024

Carmen Geraine, Chairman
Westgate/Belvedere Homes CRA
1280 N. Congress Avenue, Suite 215
West Palm Beach, Fl. 33409

Re: 2024 Estimates of Taxable Values

Dear: Ms. Geraine

Pursuant to Chapter 200.065, Florida Statutes, we are hereby providing an estimate of taxable value for the 2024 tax roll for your budget planning purposes.

Our Estimate of Taxable Value is:	\$ 778,565,390
Net New Construction Taxable Value is:	\$ 10,141,921
Tax Increment Value:	\$ 588,396,123
Parcel Count:	2,314

Sincerely yours,

Constantine Dino Maniotis, CFE
Tax Roll Coordinator

For: Dorothy Jacks, CFA, AAS
Property Appraiser

Hand Delivered

0091

WEST COUNTY SERVICE CENTER
2976 State Road 15
Belle Glade, FL 33430
tel 561.996.4890
fax 561.996.1661

NORTH COUNTY SERVICE CENTER
3188 PGA Blvd., Suite 2301
Palm Beach Gardens, FL 33410
tel 561.624.6521
fax 561.624.6565

MID-WESTERN COMMUNITIES SERVICE CENTER
200 Civic Center Way, Suite 200
Royal Palm Beach, FL 33411
tel 561.784.1220
fax 561.784.1241

SOUTH COUNTY SERVICE CENTER
14925 Cumberland Drive
Delray Beach, FL 33446
tel 561.276.1250
fax 561.276.1278