

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

September 09, 2024

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

Mr. Daniels, the Board Chair, called the meeting to order at 5:00 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: Yexsy Schomberg
Kurt Jetta
Philip Boucher
Josh Bishop
Violita Flerter

Zoom Attendees: Deputy Gomez
Corey O’Gorman

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

- The date on the minutes says June 10, 2024, correction needs to be July 08, 2024. On page 18, May 13 should be June 10th and June 10th should be July 8th on page 17. Corrections made by Ms. Haggerty
- It was moved by Ms. Haggerty and seconded by Ms. Rufty to adopt the July 08, 2024 minutes. Motion carried (4-0)

IV. PUBLIC COMMENT

- Dr. Kurt Jetta lives at 1022 Delharbor Drive, Delray Beach, and partners with Neighborhood Development, LLC. They are under contract to purchase the vacant 0.7-acre parcel on 2018 Westgate Avenue and develop a mixed-use building with 36 affordable micro-unit apartments. Dr. Jetta presented to the Board to discuss the project they are proposing.
- PBSO Deputy Gomez gave a brief report to the Board about police activities in the Westgate CRA area for the previous month. Crime-wise, there has not been much, but there are many problems with homeless people coming over from the Okeechobee corridor, and the Sheriff's Office is using the homeless unit to address the issue. There are many problems with abandoned cars.

V. DISCLOSURES

- No Disclosures

VI. CONSENT AGENDA

- Approval of Agreement with Higgins Engineering to Provide Water Management Services and Environmental Resource Permit (ERP) Application to Establish Compensating Storage Credits for the Westgate CRA.
- Approval of Site Development Assistance Program (SDAP) Grant for Elite Capital & Development for Four Single Family Homes on 3156, 3164, 3172, and 3180 Hiawatha Avenue, and 2702, 2704, 2706, 2708, 2710, 2712, and 2714 Nokomis Avenue.

- Approval of Holiday Lighting and Decoration Services for Oswego Oaks Park and Dennis P. Koehler Preserve.

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

VII. REGULAR AGENDA

1. DRO Approval of WCRAO Bonus Density and Type 1 Waivers for Landscaping for NorWest Pointe

Mr. Michel and Mr. Corey O’Gorman with Place Planning presented the item to the Board.

The subject +/- 0.54-acre site is located on the northwest corner of Westgate Avenue at Tallahassee Drive, extending the full block depth north to Cherokee Avenue. The property is comprised of two lots, and is vacant, with overgrown vegetation on the northernmost parcel. Zoning records indicate no prior uses or resolutions.

The site is in the NC (Neighborhood Commercial) Sub-area of the WCRAO. The County’s Managed Growth Tier System classifies the WCRAO as within the U/S (Urban/Suburban) Tier, the RRO (Revitalization and Redevelopment Overlay), the URA (Urban Redevelopment Area) Study area, and in the Westgate CCRT area.

The site has a Future Land Use designation (FLU) of CH/8 (commercial high with an underlying residential land use of 8 du’s/acre). To facilitate the entitlement process and to allow the site to develop as multifamily, the applicant was required by the Zoning Division to rezone the site for zoning map consistency as a standalone application, in advance of the DRO approval process for bonus density. The site previously supported a split zoning designation, with the lot at the southwest corner of Cherokee Avenue at Tallahassee Drive within the RH (Multifamily Residential) zoning district and the lot fronting Westgate Avenue at Tallahassee Drive within the CN (Neighborhood Commercial) zoning district. The CRA Board provided recommendation of approval at their November 2023 meeting, and in July 2024, the site was approved for an Official Zoning Map amendment. The site is now fully within the RM (Multifamily Residential) zoning district.

The project is compatible with existing development. To the east of the subject site is a vacant lot which fronts Westgate Avenue, and a single-family residential use along Cherokee Ave., both zoned CG. A CG-zoned vacant residential lot is to the north of the site. To the west is an existing single-family use; zoned CG. Across Westgate Avenue to the south of the site are commercially

zoned properties operated by KCL Plumbing, a plumbing contractor. All adjacent properties have a CH/8 FLU.

Proposed Development – NorWest Pointe

The parcels that comprise the site were purchased by the current owner in 2017. The applicant proposes to develop a two-story 9-unit multifamily townhouse-style rental project consisting of six (6) 2-bedroom units and three (3) 1-bedroom units; each at 1,377 sf. The future land use allows the site to develop 4 units by right. Since the project proposes 9 units, an additional 5 units are requested from the WCRAO Density Bonus Pool (DBP), subject to DRO review and approval. The increase in density offered by the DBP pool will provide for an overall site density of just over 16 dwelling units per acre. The applicant is also submitting an administrative Type 1 Waivers for landscape buffer reductions. The project buildout is anticipated to be 2028.

Summary of Petition

The applicant requests a recommendation of approval from the Westgate CRA for the following:

1. Development Review Officer (DRO) approval of five (5) bonus density units from the WCRAO Density Bonus Program;
2. Approval of two (2) administrative Type 1 Waivers pursuant to Art. 3.B.14.H.C.1), Incentives for Density Bonus Pool Projects, to allow a reduction of 5 ft. in the ROW landscape buffers along both Westgate Avenue and Tallahassee Drive; and,
3. Any additional variances or waivers necessary to obtain entitlements.

The proposed use and site plan are consistent with the goals and objectives of the Westgate CRA Community Redevelopment Plan and generally comply with the provisions and standards of the WCRAO zoning overlay.

Staff recommends approval of the following application requests:

1. Development Review Officer (DRO) approval of five (5) bonus density units from the WCRAO Density Bonus Program;
2. Approval of two (2) administrative Type 1 Waivers pursuant to Art. 3.B.14.H.C.1), Incentives for Density Bonus Pool Projects, to allow a reduction of 5 ft. in the ROW landscape buffers along both Westgate Avenue and Tallahassee Drive; and,
3. Approval of any additional variances or waivers necessary to obtain entitlements.

It was moved by Ms. Rufty and seconded by Ms. Haggerty to authorize staff recommendations. The motion passed unanimously (4-0)

2. DRO Approval of WCRAO Bonus Density and Type 1 Waivers for Landscaping for 1302 Tallahassee Drive

Ms. Pennell and Ms. Yexsy Schomberg with Urbana presented the item to the Board.

The subject +/- 0.41-acre site is located on the southeast corner of Cherokee Avenue at Tallahassee Drive. The property is comprised of a single parcel and currently supports a duplex residential use. The site is in the NC (Neighborhood Commercial) Sub-area of the WCRAO. The County's Managed Growth Tier System classifies the WCRAO as within the U/S (Urban/Suburban) Tier, the RRO (Revitalization and Redevelopment Overlay), the URA (Urban Redevelopment Area) Study area, and in the Westgate CCRT area.

The site has a zoning classification of CG (Commercial General) and a Future Land Use designation (FLU) of CH/8 (commercial high with an underlying residential land use of 8 du's/acre).

The project is compatible with existing development. To the east of the subject site is a single-family residence fronting Cherokee Avenue zoned RH, or Multifamily Residential. Westgate New Testament Church, an RH-zoned place of worship is to the north of the site. To the west is the proposed NorWest Pointe multifamily project; the site is vacant with RM zoning. To the south is a vacant parcel, zoned CG. All adjacent properties have a CH/8 FLU.

Proposed Development

The applicant proposes to develop a two-story 7-unit multifamily townhouse-style rental project consisting of seven (7) 2-bedroom units on 0.41 acres. Each unit is proposed to be a total of 1,300 sf.. The existing duplex will be demolished to accommodate new construction. The site has a future land use classification of CH/8. A total of 3.28, or 3 units, are permitted by right through the base density. To achieve 7 units, the project may request additional density through the WCRAO Density Bonus Program. Additional bonus density of 4.01 – 22 bonus units per acre requires DRO approval. Since only 2 bonus units are allowed by right through the Program, the additional density needed to realize 7 units must be approved by the DRO. The increase in density offered by the DBP pool will provide for an overall site density of just over 17 dwelling units per acre. The applicant is submitting concurrent applications for Zoning entitlements and Building permits, along with administrative Type 1 Waivers for landscape buffer reductions. The buildout of the project is anticipated to be 2026.

Summary of Petition

The applicant requests a recommendation of approval from the Westgate CRA for the following:

1. Development Review Officer (DRO) approval of four (4) bonus density units from the WCRAO Density Bonus Program;
2. Approval of two (2) administrative Type 1 Waivers pursuant to Art. 3.B.14.H.C.1), Incentives for Density Bonus Pool Projects, to allow a reduction of 3 ft. in the west ROW landscape buffer, and a reduction of 10 ft. in the south incompatibility landscape buffer to allow for parallel parking; and,
3. Approval of any additional variances or waivers necessary to obtain entitlements.

The proposed use and site plan are consistent with the goals and objectives of the Westgate CRA Community Redevelopment Plan and generally comply with the provisions and standards of the WCRAO zoning overlay.

B. Recommendation: Staff recommends approval of the following application requests:

1. Development Review Officer (DRO) approval of four (4) bonus density units from the WCRAO Density Bonus Program;
2. Approval of two (2) administrative Type 1 Waivers pursuant to Art. 3.B.14.H.C.1), Incentives for Density Bonus Pool Projects, to allow a reduction of 3 ft. in the west ROW landscape buffer, and a reduction of 10 ft. in the south incompatibility landscape buffer to allow for parallel parking; and,
3. Approval of any additional variances or waivers necessary to obtain entitlements.

Ms. Haggerty – Regarding conditional approval, there were four on the slide, the packet only had three.

Ms. Pennell- There is no required approval needed for the fourth item listed in the presentation. That is why it was not included in the packet.

Ms. Haggerty – Do we need to vote on all four?

Mr. Pennell- We do not need to vote on four but only the first three items.

It was moved by Ms. Ruffy and seconded by Ms. Haggerty to authorize staff recommendations. The motion passed unanimously (4-0)

3. Adoption and Approval of FY 2024-2025 Budget

Mr. Michel introduced the item to the Board.

This is the second reading of the Budget. The Budget includes five parts, the Redevelopment Trust Fund, the Capital Improvement Project, the Transportation Enhancement grants, the Debt Service Fund, and the Reserve Fund. The Redevelopment Trust Fund presents all the items funded by tax increment revenues and rental income in a line-by-line format. The total amount projected for the Tax Increment Financing (TIF) Trust fund is \$4,505,484. This part details the administrative and programmatic expenses and includes carryover funds for one additional staff member, cost of living adjustment, and merit raises for existing staff. The preliminary tax roll value shows that the TIF might increase by 12.8% this year (an increase of \$510,929 to last year's TIF); The final tax is computed at the end of the year. The Trust Fund budget includes cost of living adjustments and raises for staff in accordance with Palm Beach County Board of County Commissioners COLA recommendation.

The Capital Improvement Project portion provides funding from the trust fund and grants to complete infrastructure improvement projects and acquire properties for redevelopment. Grants and loans are included in this portion of the Budget. The Total amount projected for Capital Improvement is \$3,920,000.

The Transportation Enhancement part shows the grants received from the Transportation Planning Agency and the Department of Transportation. The Palm Beach County Engineering Department manages these grants on behalf of the Westgate CRA. This funding is provided on a reimbursement basis. Two projects are under construction, and one more is left to start. The County has selected a contractor for Cherry Road.

The Debt Service Fund shows how funds will be used to pay off debt.

Staff recommends that the Board adopt the budget, approve the budget resolution, and recommend it to the Board of County Commissioners for final approval.

Ms. Haggerty – On Transportation planning page 128, how is the revenue and expenditure do not match for the increase and decrease?

Mr. Michel – 2025 balance is for the last year loan. We had more money in expenditure than in the revenue. This year it has been carried over. Those are from the transportation enhancement grants. Last year we added more money from the loan to the expenditure than revenue.

It was moved by Ms. Haggerty and seconded by Ms. Rufty to adopt the budget, approve the budget resolution, and recommend it to the Board of County Commissioners for final approval. The motion passed unanimously (4-0)

4. Approval of Funding for the Construction of the Cherry Road Transportation Planning Agency Funded Project

Mr. Michel introduced the item to the Board.

The CRA is implementing a grant received from the Florida Department of Transportation through Palm Beach County Transportation Agency to improve Cherry Road between Military Trail and Quail Drive

The Cherry Road project proposes the following: a new shared multi-use path on the north side of Cherry Road, a new sidewalk on the south side of Cherry Road from Quail Drive to County Club Road, a new pedestrian lighting on both sides of Cherry Road, four high visibility crosswalks, and new street trees where allowable.

In accordance with an interlocal agreement executed in March 2022, the County hired contractors to design and construct the project according to the approved design section included in the grant application. The design is completed, and the engineering department has selected a contractor for the construction.

The construction cost is estimated at \$1,450,582.84 (construction contract \$1,208,819.04; PBC staff costs (10%) \$120,881.90; contingency (10%) \$120,881.90).

Staff is asking the Board to authorize staff to provide additional funds of \$1,450,582.84 to the Engineering Department to fund the construction of the Cherry Road Streetscape project.

It was moved by Ms. Rufty and seconded by Ms. Wolliston to authorize staff to provide additional funds of \$1,450,582.84 to the Engineering Department to fund the construction of the Cherry Road Streetscape project. The motion passed unanimously (4-0)

VIII. STAFF REPORTS

Mr. Michel updated the Board on Westgate Avenue projects.

Mr. Philip Boucher with Elite Capital Development Group, was approved for site development assistant grant program.

Dr. Tom has owned properties in the area for 25 years. He used to own the vacant lot 2603 Congress Avenue, now Autumn Ridge. He is contemplating on developing a small mixed-use project on Westgate Avenue.

Ms. Pennell title has been changed to Director of Planning and Development.

WCRA is seeking to hire a new senior planner.

Ms. Bui attended FFEA and received an award for BOO At The Park.
October board meeting will be held on Monday, October 7, 2024.

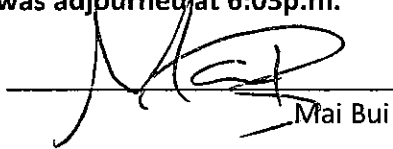
IX ATTORNEY'S REPORTS

Mr. Baird reported an updated on the Danza Group.

X. BOARD MEMBER COMMENTS

XI. AJOURNMENT

It was moved by Ms. Rufty and seconded by Ms. Wolliston to adjourn the meeting. The meeting was adjourned at 6:03p.m.



Administrative Assistant, Westgate CRA

Mai Bui