

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

March 10, 2025

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

Mr. Daniels, the Board Chair, called the meeting to order at 5:03 p.m. The roll was called by Ms. Bui.

Present: Ronald L. Daniels
Joanne Rufty
Teliska Wolliston
Ruth Haggerty

Absent:

Staff Present: Elizée Michel, Executive Director
Denise Pennell, Director of Planning & Development
Carmen Geraine, Bookkeeper
Mai Bui, Redevelopment Specialist/Administrative Assistant
Thomas J. Baird, Esq., General Counsel – Arrived at 5:07p.m.

Absent:

Others Present: Juan Groves, Peter Kiliddigian, James Clev, Rick Reikenis, Joni Brinkman, Ken Tum, Cody Codwell

Zoom Attendees: Chris Heggen

II. AGENDA APPROVAL

1. Additions, Deletions, Substitutions to Agenda

- Reorder the Agenda – Move Agenda Item #3,4,5,6, and 7 to Consent.

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 February 10, 2025 minutes. Motion carried (4-0)

IV. PUBLIC COMMENT

- No Public Comments

V. DISCLOSURES

- No Disclosures

VI. CONSENT AGENDA

1. Recommendation for Proposed Addition & Porte Cochere at 1279 Marine Drive
2. Authorize the Board Chair to Execute Agreement with Engenuity Group Inc. for Engineering Services
3. Authorize the Board Chair to Execute Agreement with Engenuity Group Inc. for Surveying Services
4. Authorize the Board Chair to Execute Agreement with Kimley Horn & Associates, Inc. for Planning Services
5. Authorize the Board Chair to Execute Agreement with Chen Moore & Associates, Inc. for Planning Services
6. Authorize the Board Chair to Execute Agreement with Schmidt Nichols for Planning Services

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

VII. REGULAR AGENDA

- 1. Recommendation for Westgate Village MUPD – Phase I**

Mr. Michel and Mr. Brinkman presented the item to the Board.

The historic Palm Beach Kennel Club site is located at 1111 N. Congress Ave., at the west corner of Congress Avenue at Belvedere Rd., directly north of the Palm Beach International Airport. A subdivision of five acres of land from the northern portion of the 47.06-acre site will support the relocation of the Kennel Club facility (Parcel in blue). The 42-acre balance of the overall site is under contract for a phased residential/mixed-use redevelopment program. A rezoning of the entire 42-acre site to a Multiple Use Planned Development (MUPD), and the approval of 405 garden-style multifamily rental apartments on 16.05 acres as Phase 1 (Parcel A), along with the

facilitating approvals a Type 2 Variance, are the primary application requests. An Abandonment of the Special Exception flea markets granted in 1983 via R-83-0803 deletes an obsolete use. The existing Kennel Club facility (Parcel B), comprised of Indoor Entertainment and Type 2 Kennel uses will be folded into the proposed MUPD, and will maintain operations at its current location while the new facility is under construction. The WCRAO Density Bonus Program is a key to facilitating the development program in this phase. The site has a future land use of CH/5 (commercial high with an underlying 5 units per acre) representing 80 units on 16.05 acres. To achieve 405 units, the application requests an allocation of 325 units from the pool of units requiring Class A Conditional Use approval by the BCC, to allow the bonus density to transfer to a PDD. The entitlements approach is to consider the entire 42-acre property within the MUPD, with only the 16.05 acres representing Parcel A as Phase 1 to be reviewed under a combination zoning district and overlay: WCRAO standards for the purposes of frontage, setbacks, density calculations and parking; MUPD regulations for rezoning standards, and overall land development purposes. A Development Order Amendment (DOA) to the MUPD site plan to facilitate redevelopment on the remaining 26.01 acres is anticipated in the future.

To facilitate the development of Phase 1, the agent for the applicant requests a recommendation of approval from the Westgate CRA for the following:

1. Official Zoning Map Amendment ("Rezoning") of entire 42.06 acres from Commercial General (CG) in part, and Residential High (RH) in part, to Multiple Use Planned Development (MUPD);
2. Board of County Commissioners ("BCC") Class A Conditional Use approval to allocate 325 Density Bonus Units from the WCRAO Density Pool, representing 20.25 bonus units per acre on 16.05 acres to a Planned Development District (MUPD);
3. Development Order Abandonment of a Special Exception to allow an Open-Air Flea Market granted via Resolution R-83-0803;
4. Type 2 Variance to Table 3.B.14.F WCRAO Non-Residential & Mixed-Use Sub-Area PDR's Optional Plazas and Squares, to allow an increase to the maximum of 25' for plaza depth to 75', a variance of 50' for the Build to Line Exemption; and,
5. Development Review Officer (DRO) Approval for a ROW Easement Exemption to adjust the build-to line for consistency along the Congress Avenue frontage, pursuant to 3.B.14.F.2.a.2).

B. Recommendation: Staff support Westgate CRA Board's recommendation for the following:

1. Official Zoning Map Amendment ("Rezoning") of entire 42.06 acres from Commercial General (CG) in part, and Residential High (RH) in part, to Multiple Use Planned Development (MUPD);

2. Board of County Commissioners (“BCC”) Class A Conditional Use approval to allocate 325 Density Bonus Units from the WCRAO Density Pool, representing 20.25 bonus units per acre on 16.05 acres to a Planned Development District (MUPD);
3. Development Order Abandonment of a Special Exception to allow an Open-Air Flea Market granted via Resolution R-83-0803;
4. Type 2 Variance to Table 3.B.14.F WCRAO Non-Residential & Mixed-Use Sub-Area PDR’s Optional Plazas and Squares, to allow an increase to the maximum of 25’ for plaza depth to 75’, a variance of 50’ for the Build to Line Exemption; and,
5. Development Review Officer (DRO) Approval for a ROW Easement Exemption to adjust the build-to line for consistency along the Congress Avenue frontage, pursuant to 3.B.14.F.2.a.2).

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

2. Adoption of FY 2024 External Audit Report

Mr. Michel introduced the item to the Board.

Ms. Zenora Ward from Ward and Company P.A., presented the audit report for the fiscal year 2024.

Staff recommend that the Board adopt the audit report as presented.

It was moved by Ms. Haggerty and seconded by Ms. Rufty to adopt the audit report as presented. The motion passed unanimously (4-0)

3. Approval of Work Assignment #1 for Kimley-Horn and Associates Inc. to Complete a Traffic Study for Comprehensive Plan FLUE Text Amendment

Mr. Michel presented the item to the Board.

The CRA is pursuing a Comprehensive Plan amendment to the FLUE to increase the number of density bonus units available in the Pool through the Westgate Community Redevelopment Area Overlay Density Bonus Program. As part of the adoption process for the amendment, a traffic study is required to be performed following a methodology defined by the Palm Beach County Traffic Division.

The scope of services include the calculation of trip generation, allocation of trips within the CRA boundary, the determination of overall traffic distribution, the volume counts of AM peak and PM peak periods turning movement, the determination of long-range future traffic volume projections, the review of adopted 5-year work programs and long-range cost-feasible improvement programs, the analysis of long-range transportation system Level of Service (LOS) analyses, the research and evaluation of other mobility and capacity options, including, but not limited to, Palm Tran, Tri-Rail, Brightline, and pedestrian and bicycle facilities to identify available capacity on alternate modes of transportation of the surrounding roadway network, the identification of strategies and mitigation options to allow LOS standards to be met, and other tasks included in the Work Assignment #1 Proposal for Services.

The firm is proposing to complete the work for a lump sum amount of \$50,000.00.

Staff recommend that the Board approve Work Assignment #1 for Kimley-Horn and Associates to do the traffic impact analysis for an amount not to exceed \$50,000.00.

It was moved by Ms. Haggerty and seconded by Ms. Wolliston to approve Work Assignment #1 for Kimley-Horn and Associates to do the traffic impact analysis for an amount not to exceed \$50,000.00. The motion passed unanimously (4-0)

- 4. Pre-approval of \$10,000 of Site Development Assistance Reimbursement Grant for 2915/2921 Saginaw Ave.**

Mr. Michel presented the item to the Board.

It was moved by Ms. Rufty and seconded by Ms. Haggerty to approve \$10,000 of Site Development Assistance Reimbursement Grant for 2915/2921 Saginaw Ave. The motion passed unanimously (4-0)

VIII. STAFF REPORTS

Mr. Rick Reikenis presented the valuation of credits for compensating flood plan storage.

Planning & Zoning and WCRA Staff Bus Tour was featured in the County Line.

Leticia was hired as Planner 1 and is no longer with WCRA. Staff are looking for another candidate.

Food Distribution is on the second Tuesday of every month, feeding over 500 households.

Celebrate Westgate "Key For Success" will be on April 12, 2025 from 11:00a.m. to 3:00p.m.

Rooney 5K Run will be on Saturday, April 19, 2025.

IX ATTORNEY'S REPORTS

Mr. Baird reported:

- Mr. Baird reported that the Danza Group had closed on the Westgate Avenue property.

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 6:10p.m.

 _____ Redevelopment Specialist/Administrative Assistant
Mai Bui