

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

April 14, 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. Pennell.

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
Thomas J. Baird, Esq., General Counsel

Absent: Mai Bui, Redevelopment Specialist/Administrative Assistant

Others Present: Juan Groves, Alex Rios, Lieutenant Matt Longhini

Zoom Attendees: Donaldson Hearing, Jeanne Ducharme, Nicole Plunkett

II. AGENDA APPROVAL

1. Additions, Deletions, Substitutions to Agenda

- Delete Agenda Item #3. Renumber agenda item #4 to agenda item #3.
- It was moved by Ms. Rufty and seconded by Ms. Wolliston 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 March 10, 2025 minutes. Motion carried (4-0)

IV. PUBLIC COMMENT

- Lieutenant Matt Longhini appeared before the Board to introduce himself and provide an overview of his experience and his background with the Westgate community.

V. DISCLOSURES

- No Disclosures

VI. CONSENT AGENDA

1. Approval of Site Development Assistance Program (SDAP) Grant for five Single Family Homes on 2665, 2671, 2677, 2683, and 2689 Hiawatha Avenue.
2. Approval of Site Development Assistance Program (SDAP) Grant for 12 Single Family Homes on 2615, 2647, 2653, 3153, 3177, 3188, 3196, 3204, 3210, 3502, 3510, and 3514 Hiawatha Avenue.

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

VII. REGULAR AGENDA

1. Approval of Palm Beach Marketplace MUPD Expansion

Ms. Pennell with Donaldson Hearing, Nicole Plunkett, and Robert from Coteleur & Hearing presented the item to the Board.

Palm Beach Marketplace is located on Okeechobee Blvd. between Church St. and I-95. The entire shopping plaza is 10.18 acres supporting 149,588 sf of entitlements in 9 structures, both constructed and planned. The plaza and out parcels contain multiple commercial uses including Type 1 and 2 restaurants, personal services, indoor entertainment, and general retail, a planned 120-room hotel, and a day care facility, classified as an institutional use.

Six parcels to the west of the plaza comprising 2.21 acres of land area with 14,521 sf of Type 1 Restaurant use (12,500 sf interior + 2,021 sf of outdoor dining) in one building are proposed to be added to the existing Multiple Use Planned Development (MUPD), bringing the development to a total of 12.39 acres overall. Approximately 12,000 sf of land area at the rear of the expansion site will remain vacant for future redevelopment. The proposed design will complement the most recent structures added to the plaza's Okeechobee Blvd. frontage in similar building placement and architectural character. The existing structures on the expansion site will be demolished to allow for the redevelopment program. Existing uses include a Type 1 restaurant (Nicks-to-Go),

vacant retail (Cricket), and vehicle repair and maintenance (Maaco Auto Body). A small parcel supporting a commercial use, located at the termination of Frank Street, has been purchased by the owner to supplement parking for the expansion site.

The 2.21-acre site, generally located at the corner of Okeechobee Blvd. and Church Street, is proposed to be rezoned from CG to MUPD, and the approval of a Development Order Amendment (DOA) by the BCC to reconfigure the site and regulating plans, along with a DRO approval for Type 1 Restaurant use, are the primary application requests. A Right-of-Way Abandonment of Frank Street will support access to the expansion and associated parking from Okeechobee Blvd. A secondary access is planned from Church Street. The entitlements approach is to consider the entire site within the MUPD, with the 2.21 acres representing the expansion land area to include Building #10, west of Frank St., under a combination zoning district and overlay: MUPD regulations for rezoning standards, overall land development requirements, and parking calculations, and WCRAO standards for the purposes of building placement, frontage and setbacks.

Requests

To facilitate the expansion of the plaza, the agent for the applicant requests a recommendation of approval from the Westgate CRA for the following:

1. Official Zoning Map Amendment ("Rezoning") of 2.21 acres from Commercial General (CG) in part, to Multiple Use Planned Development (MUPD);
2. Board of County Commissioners ("BCC") Approval of a Development Order Amendment to add land area, new uses and square footage, and reconfigure the site plan of a Multiple Use Planned Development;
3. Development Review Officer (DRO) Approval for 14,521 sf of Type 1 Restaurant use (12,500 sf of indoor & 2,021 sf of outdoor dining); and Final Site Plan Approval.

Staff supports the Westgate CRA Board's recommendation for the above application requests:

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

2. **Authorize the Board Chair to Execute an Agreement with Bae Urban Economics to Review the Tax Increment Financing Rebate Request**

Mr. Michel introduced the item to the Board.

Staff is reviewing a TIF rebate request submitted by the Frisbie Group and Terra for Phase I of the Palm Beach Kennel Club property redevelopment. Bae Urban Economics is a firm that specializes in reviewing financial models, calculations, and projections used to justify funding contributions to redevelopment projects. The firm proposes to review the developer pro forma, conduct research on key pro forma inputs, conduct a sensitivity analysis, discuss initial findings with agency staff, prepare a memo of findings and recommendations, and optionally participate in CRA Board meetings.

The firm has offered to provide those services for \$14,000.

Mr. Baird stated that legal counsel needs to review the proposal for legal sufficiency.

It was moved by Ms. Haggerty and seconded by Ms. Rufty to approve pending Mr. Baird's review and approval of the contract. The motion passed unanimously (4-0)

3. Approval of Interlocal Agreement with West Palm Beach Go (WPGO)

Mr. Michel presented the item to the Board.

WPBgo is a mobility coalition and transportation management association focused on improving and implementing policy and infrastructure choices, as well as travel behavior outcomes, to reduce traffic congestion. Its ultimate goal is to alleviate traffic and enhance mobility in and around downtown WPB. The organization gathers data, designs policies, and fosters intergovernmental collaboration toward a common goal. Each agency that joins pays a membership fee based on community size, and the CRA's obligation would be \$20,000 annually.

Staff recommend that the Board approve \$20,000 to join WPBgo.

It was moved by Ms. Haggerty and seconded by Ms. Wolliston to table this item to bring back next month with more information. The motion passed unanimously (4-0)

VIII. STAFF REPORTS

The School District of Palm Beach County recognized Westgate CRA and Ms. Bui as a Public Sector Gold Medalist Partner in Education for 2024-2025.

Celebrate Westgate "Key For Success" was a success.

Westgate Avenue has been completed. A few items will be corrected this month to close out the project.

Ribbon Cutting for Westgate Avenue will be on May 28, 2025 at 9:00a.m.

The WCRA staff is working on the Comp plan amendments and ULDC amendments.

The Rooney 5K Run is on April 19 at 7:00 a.m.

IX ATTORNEY'S REPORTS

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.

A handwritten signature in black ink, appearing to read 'Mai Bui', is written over a horizontal line.

Redevelopment Specialist/Administrative Assistant