

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

September 15, 2025

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

Mr. Daniels, the Board Chair, called the meeting to order at 5:45p.m. The roll was called by Ms. Bui.

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

Absent:

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

Absent:

Others Present: Juan Groves

Zoom Attendees:

II. AGENDA APPROVAL

1. Additions, Deletions, Substitutions to Agenda

- **No Deletions, Substitutions to Agenda**
- **It was moved by Ms. Ruffy 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. Wolliston to adopt August 19, 2025 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. Fire Rescue Presentation

Mr. Michel, Eric McClellan, Jason Crosby, Sunil Jagoo with PBC FDO and Aaron Pribyl, David Woodside with PBC Fire Rescue presented the item to the Board.

On April 12, 2021, the Westgate/Belvedere Homes Community Redevelopment Agency (CRA) approved the donation of an approximately 1.27-acre property located on the southwest corner of Westgate Avenue and Seminole Boulevard for the relocation of Fire Station #24 on April 12, 2021.

On June 15, 2021, the Board of County Commissioners (Board) approved an Interlocal Agreement with the CRA accepting the donation and committing to include space for Palm Beach County Sheriff's Office (PBSO) community policing officers serving the CRA.

On August 24, 2023, the Board approved a rezoning of the property to the Public Ownership (PO) Zoning District.

FS# 24 will be single story, 14,085 square feet, with bunk rooms, kitchen (12), laundry, gym, bunker bear, decontamination, dayroom, restrooms, storage, mechanical, generator, and gazebo. An area of 400 sq. ft. with a bathroom and an IT closet will be dedicated to the PBSO office. The facility will be equipped with a diesel dispenser, 24 parking spaces, and emergency signalization.

Building permit is expected in November 2025, contract award in March 2026, groundbreaking in May 2026, substantial completion in November 2027, and Grand opening and operations commencement in January 2028.

No action is required.

2. Approval of Comprehensive Plan Future Land Use Text Amendment for Density Bonus Pool

Mr. Michel introduced the item to the Board.

The CRA is working with the County to revise the Future Land Use Element (FLUE) Sub-Objective 1.2.3., Westgate/Belvedere Homes Community Redevelopment Area Overlay (WCRAO), specifically Policy 1.2.3-b, Density Bonus Pool. The request supports ongoing development and redevelopment activities outlined in the Agency's 2005 and 2017 Community Redevelopment Plans. This amendment seeks to increase the number of bonus units available in the pool to support the Agency's 20-year build-out development horizon and the ongoing need for housing production countywide.

Staff recommend that the Board approve a request for a Comprehensive Plan amendment to increase the density bonus pool to 4,300.

It was moved by Ms. Rufty and seconded by Ms. Haggerty to approve a request for a Comprehensive Plan amendment to increase the density bonus pool to 4,300. The motion passed unanimously (4-0)

3. Approval of Traffic Mitigation Strategies

Mr. Michel introduced the item to the Board.

In May 2025, the CRA hired Kimley-Horn to complete a Traffic Impact Analysis (TIA) to evaluate the traffic impacts associated with increasing the Westgate CRA Density Bonus Pool from 1,300 to 4,300, allowing for an additional 3,000 multifamily units over the planning horizon to the year 2040. The TIA concludes that the addition of 3,000 multifamily units to the Westgate CRA Density Bonus Pool is traffic-feasible under the County's standards and that the development scenario creates no new roadway or intersection LOS failures, and impacts can be effectively mitigated through a combination of planned roadway improvements, mobility investments, and transportation demand management strategies.

The following traffic mitigation strategies are recommended to attenuate traffic impacts and improve mobility across a 20-year build-out horizon:

Internalization of trips: This can be achieved through the implementation of traffic management strategies, and other initiatives aimed at reducing the strain on external roadways, such as mixed-use development.

Initiation of Traffic Demand Management (TDM) and Microtransit Pilot launch: Funds are included in the 2026 Budget for these initiatives.

Mobility and Long-Range Planning and Engineering: Explore east-west connection using the L-2 Canal right of way.

Enhance Public Transportation: Address gaps in public transportation coverage.

Support Park-and-Ride Facilities: Encourage the development of park-and-ride facilities in large-scale development.

Fund Mobility Infrastructure Projects: Implement mobility projects similar to Belvedere Heights, Seminole Boulevard, Westgate Avenue, and Cherry Road streetscapes that add multiuse pathways, bike lanes, pedestrian crossings, and streetlights to existing roadways.

Collaborate to Create Transit Hubs and Nodes: Support the implementation of intersection improvements, transportation oriented development, park and ride facilities, and bus shelters.

Connect Congress Avenue to Florida Mango and Australian Avenue through the L-2 Canal: Construct a road, or multiuse path on the L-2 Canal between Congress Avenue to Australian Avenue.

Support Other Transportation Initiatives: Support other initiatives developed by WPBGO, the Transportation Planning Agency, FDoT, and Palm Beach County that provide traffic solutions using mass transit, TDM, and mobility fees to alleviate traffic congestion in and around the Westgate CRA area.

Staff recommend that the Board adopt the mobility strategies to mitigate the impact on transportation caused by the addition of multifamily units in the Westgate CRA.

It was moved by Ms. Haggerty and seconded by Ms. Wolliston to adopt mobility strategies to mitigate the impact on transportation caused by the addition of multifamily units in the Westgate CRA. The motion passed unanimously (4-0)

4. Approval of Proposal for Legal Environmental Consulting Services for the Chickamauga Redevelopment Site

Mr. Michel introduced the item to the Board.

On December 7, 2023, Stantec Consulting Services, Inc. (Stantec) submitted a Site Assessment Report (SAR) for the subject property to the FDEP Southeast District Office (FDEP-SEDO) for review and comment. On May 1, 2024, and again on February 25, 2025, the FDEP-SEDO issued

comments requesting that an additional assessment be performed despite supplemental information provided by Stantec supporting arguments that an additional assessment was not warranted.

Before conducting additional soil and groundwater assessment work at the subject property, Stantec suggests, based on their experience, that the CRA uses the services of an environmental attorney to facilitate the successful resolution of all environmental concerns raised by the FDEP-SEDO.

The Akerman proposal includes negotiating with FDEP regarding the appropriate requirements under Chapter 62-780 to address the identified soil impacts. The scope of work will also include as Task 1, assisting Client with seeking FDEP approval to proceed with the planned redevelopment based upon the existing soil and groundwater data collected to date by Stantec, and seeking FDEP authorization to allow the Client to perform an interim source removal of limited hot spot soils located on the Property, and identified in the Stantec Site Assessment Report dated December 7, 20023.

A Task 2 is presented as an option to assist with negotiating and executing a Brownfield Site Rehabilitation Agreement for the Property to support a potential application for Voluntary Cleanup Tax Credits for the planned soil removal activities.

Task 1 is estimated not to exceed \$14,500, and Task 2 is estimated to \$7,250.

Staff recommend that the Board authorize a contract with Akerman to assist the CRA with Task 1.

It was moved by Ms. Rufty and seconded by Ms. Haggerty to authorize a contract with Akerman to assist the CRA with Task 1. The motion passed unanimously (4-0)

5. Approval of Proposal for On-Demand Transportation Pilot Program

Mr. Michel introduced the item to the Board.

In anticipation of the implementation of traffic mitigation measures, funds are included in the FY 2026 budget for on-demand transportation services. These services can help reduce the number of one-person-driven cars on the roadways and mitigate congestion. Circuit is proposing to provide an on-demand services program in the Westgate CRA to address traffic issues. Circuit operates in many cities in Palm Beach County and has agreements with several city CRAs. The proposed program will be launched in December 2025. It will be available from 8:00 am to 8:00 pm, seven days a week, with a maximum of 70 weekly vehicle hours max per vehicle. The fleet to choose from will be 2 EV Sedans or SUVs and one ADA-compliant EV Van.

The program will operate within CRA boundaries or connect to PBI, TriRail, Downtown, Outlets, and surrounding points of interest. It can allow riders from outside of the boundaries to be able to come into the CRA. The service can be free or cost a nominal \$1-2 per person fare. It will involve ride pooling to maximize efficiency. The CRA can also use the branding options for Westgate CRA and/or 3rd party Advertising Sponsors to help reduce the net cost of the program.

The service will cost up to \$350,000 a year for two vehicles.

Staff recommend that the Board authorize a contract with Circuit for an amount not to exceed \$375,000 to provide one year of on-demand transportation service within the CRA boundaries.

No Motion

VIII. STAFF REPORTS

Board Nominations will be presented at the BCC on 09/16/2025.

Westgate CRA Budget 2025-2026 will be presented at the BCC on 09/30/2025.

IX ATTORNEY'S REPORTS

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 7:03p.m.



Mai-Bui

Redevelopment Specialist/Administrative Assistant