

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

October 06, 2025

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

Mr. Daniels, the Board Chair, called the meeting to order at 5:05p.m. The roll was called by Ms. Bui.

Present: Ronald L. Daniels
Joanne Rufty
Juan Groves
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:

Zoom Attendees:

II. AGENDA APPROVAL

1. Additions, Deletions, Substitutions to Agenda

- No Deletions, Substitutions to Agenda
- It was moved by Ms. Haggerty and seconded by Ms. Rufty to adopt the agenda as amended. Motion carried (5-0)

III. ADOPTION OF W/BH CRA MINUTES

- **It was moved by Ms. Haggerty and seconded by Ms. Wolliston to adopt September 15, 2025 minutes. Motion carried (5-0)**

IV. PUBLIC COMMENT

- PBSO Deputy Gomez gave a brief report to the Board about police activities in the Westgate CRA area for the previous month.

V. DISCLOSURES

- No Disclosures

VI. CONSENT AGENDA

- No Consent Agenda

VII. REGULAR AGENDA

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

Mr. Michel introduced the item to the Board.

The Westgate CRA Neighborhood Preservation Program was developed to encourage the preservation of the CRA's existing housing stock by assisting homeowners to make needed improvements to their homes. The program aims to support affordability, prevent property deterioration, preserve the character of the older neighborhood, and enhance homeowners' ability to access funds for home improvements.

The program intends to address repairs that have not been completed. Applicants are expected to have an approved application before commencing the work. Works started or completed before an application is approved were not intended to participate in the program. However, the application does not clearly state those facts. The program guidelines are being amended to clarify those requirements. Moreover, a clause is being added to the guidelines to allow the CRA's executive director to approve minor home repairs that fall within the program's intent but are not explicitly listed in the guidelines. Another change is to require at least two quotes instead of at least three.

Staff recommend that the Board approve the program guidelines as amended.

It was moved by Ms. Rufty and seconded by Ms. Haggerty to approve the program guidelines as amended. The motion passed unanimously (5-0)

2. Approval of Westgate CRA Overlay Revisions

Ms. Pennell introduced the item to the Board.

Revisions are being proposed to the Westgate CRA Overlay of the Unified Land Development Code (ULDC). These revisions affect Article 2. APPLICATION PROCESSES AND PROCEDURES and Article 3. OVERLAYS AND ZONING DISTRICTS.

The Density Bonus Program and Parking provisions are the two biggest items that will be modified in this amendment. Reference to the number of units allowable through the Overlay will be deleted. It is replaced with a reference to the Comprehensive Plan policy. Minor revisions have been made to the process to obtain density bonus units. For Parking, guest parking requirements have been reduced from 25% to 20%. Waiver processes, motorcycle, and scooter parking spaces have been incorporated in the regulations for additional parking reductions.

Redevelopment Loading Option is deleted. Developers can use the loading requirements of Article 6 of the ULDC, which are less restrictive than the Overlay's current requirements.

Staff recommend that the Board approve a ULDC amendment to revise the Westgate CRA Overlay to address density bonus units, parking, and loading option.

It was moved by Ms. Haggerty and seconded by Ms. Rufty to revise the Westgate CRA Overlay to address density bonus units, parking, and loading option. The motion passed unanimously (5-0)

3. 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, 2023.

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. Haggerty and seconded by Ms. Wolliston to authorize a contract with Akerman to assist the CRA with Task 1. The motion passed unanimously (5-0)

4. Approval of Change Orders for Westgate Avenue Streetscape

Mr. Michel introduced the item to the Board.

This change order is to replace wires that were stolen and replace all pull boxes with lockable ones. The price is estimated at \$211,559.74. There is enough funding in the contingency line item to cover these costs.

Staff recommend that the Board approve a change order for \$211,559.74 to replace stolen wires and pull boxes for the Westgate Avenue project.

It was moved by Ms. Rufty and seconded by Ms. Wolliston to bring the agenda back the following month. The motion passed unanimously (5-0)

VIII. STAFF REPORTS

Westgate CRA Budget 2025-2026 was approved at BCC on 09/30/2025.

Phase 1 of the Kennel Club was approved at BCC on 09/25/2025.

October 8, 2025, is National Walk, Bike & Roll Day. Staff and PBSO District 3 will be joining Westgate Elementary students and families.

October 10, 2025, BOO At The Park celebrating Hispanic Heritage month with a live cultural dance performance.

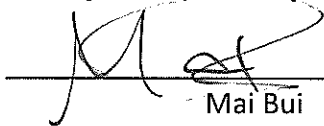
October 14, 2025, monthly Food Distribution

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 6:02p.m.


Mai Bui

Redevelopment Specialist/Administrative Assistant