

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

**November 10, 2025**

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

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

**Present:** Ronald L. Daniels  
Joanne Rufty  
Juan Groves  
Teliska Wolliston

**Absent:** Ruth Haggerty

**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:** Sheila Elliot, Nilsa Zacarias, Damian Brink, Beth Schrantz, Cameron Baker, Katie Fitzjarrald, Chris Hollen, and Kim Do.

**Zoom Attendees:** W. Mendez.

**II. AGENDA APPROVAL**

**1. Additions, Deletions, Substitutions to Agenda**

- Mr. Michel added Approval of Stantec Proposal for Environmental Services for the Chickamauga site as item #5.
- It was moved by Ms. Wolliston and seconded by Ms. Rufty to adopt the agenda as amended. Motion carried (4-0)

**III. ADOPTION OF W/BH CRA MINUTES**

- **It was moved by Ms. Rufty and seconded by Ms. Wolliston to adopt October 06, 2025 minutes. Motion carried (4-0)**

#### **IV. PUBLIC COMMENT**

- Ms. Sheila Elliot, a writer, addressed the Board about writing a story about the community gardens.

#### **V. DISCLOSURES**

- No Disclosures

#### **VI. CONSENT AGENDA**

- No Consent Agenda

#### **VII. REGULAR AGENDA**

##### **1. Recommendation for DRO Approval for Use & WCRAO Bonus Density, and Type 1 Waiver for Incompatibility Landscape Buffers**

Mr. Michel and Ms. Pennell introduced the applicant's representative, Cameron Baker from Schmidt Nichols, who made a presentation to the Board.

The subject  $\pm$  1.12-acre site is located midblock on Genessee Avenue between Osceola Drive and Loxahatchee Drive. The property is comprised of 2 parcels, and currently supports single family residential; one single family home at 2539 Genessee Ave., and one at 2515 Genessee Ave. (a 2,100-sf. detached garage was constructed in 1977).

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

The site has a zoning classification of RH (Medium Density Residential), and Future Land Use designation (FLU) of CH/8 (commercial high with an underlying residential land use of 8 du's/acre).

The project is generally compatible with existing development to the north and south. To the east and west of the subject site are single-family residences fronting Genessee Ave., both zoned RH, or Multifamily Residential. To the south is a 5-unit multifamily development, single

family parcels and vacant sites, two of which are owned by the CRA. To the north are RM and CG zoned sites including a 10+-unit multifamily development, and a commercial building. All adjacent properties have a CH/8 FLU.

#### **Proposed Development**

The applicant proposes to develop a 19-unit for-sale townhouse project in three buildings on 1.12 acres on Genessee Avenue. Each unit will support 3-bedrooms, 1.5 -baths, will have a front-loading garage, and will vary slightly in size with each unit on average 20.5 ft. in width – each unit is ~2,255 sf. The existing structures will be demolished to accommodate new construction. The site has a future land use classification of CH/8. A total of 8.96, or 9 units, are permitted by right through the base density. To achieve 19 units, the project may request the additional density need of 10 units through the WCRAO Density Bonus Program. Additional bonus density of 4.01 – 22 bonus units per acre requires DRO approval. The increase in density offered by the DBP pool will provide for an overall site density of almost 17 dwelling units per acre. The applicant is submitting applications for Zoning entitlements for the Townhouse use and WCRAO bonus density, along with an administrative Type 1 Waiver request for landscape buffer reductions.

#### **Summary of Petition**

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

1. Development Review Officer (DRO) approval of ten (10) bonus density units from the WCRAO Density Bonus Program; and,
2. Approval of an administrative Type 1 Waiver pursuant to Art. 3.B.14.H.C.1), Incentives for Density Bonus Pool Projects, to allow a reduction of 5 ft. in the east and west incompatibility landscape buffers.

Staff recommend that the Board approve the applicant's request above.

**It was moved by Ms. Rufty and seconded by Ms. Wolliston to recommend a DRO approval of ten bonus density units and an administrative Type 1 Waiver to allow a reduction of 5 ft. in the east and west incompatibility landscape buffers. The motion passed unanimously (4-0)**

## **2. Recommendation for Site Plan and Light Repair & Maintenance Use**

Ms. Pennell introduced the item to the Board. Ms. Beth Schrantz from Miskell Bakman LLP made a presentation to the Board.

The subject site is a ±0.68-acre outparcel at the Walmart Plaza, located on the northeast corner of N. Military Trail and Belvedere Rd. The Walmart Plaza is approximately 22.4 acres in total and

consists of four buildings: the anchor tenant, a Walmart Supercenter, a vacant restaurant site (building demolished), a vacant future redevelopment site that once housed the Murphy Express Gas Station, and the new Murphy Express gas station at the corner of N. Military Trail and Belvedere Rd. The applicant proposes to redevelop the vacant restaurant site as light repair and maintenance.

The entire site is within the UH (Urban Highway) Sub-area of the WCRAO, and is zoned MUPD (Multiple Use Planned Development) with a Future Land Use designation (FLU) of CH/8 (commercial high with an underlying residential land use of 8 du's/acre). The site is in the URA (Urban Redevelopment Area), the U/S (Urban/Suburban) Tier, RRIO, and in the Westgate CCRT area. There are Vehicle Sales & Rental Uses to the north on Military Trail (zoned CG/SE with a CH/8 FLU). To the west, across N. Military Trail is the Town of Haverhill, to the south, across Belvedere Rd. is a KFC Restaurant (zoned CC/SE with a CH FLU), and to the east is vacant PBIA-owned land zoned PO with a Transit/Utilities (U/T) FLU.

In November 2021, the DRO approved a 2,700-sf. car wash on this now vacant outparcel located just to the north of the new Murphy Express Gas Station. The owner no longer wishes to develop the site as a car wash due to shifting market trends and instead proposes to redevelop the site as a Mavis Tires, considered a light repair and maintenance use.

All other areas within the MUPD are to be unaffected as part of the application. MUPD zoning standards allow for revisions to square footage for permitted or DRO approval uses within a percentage range without requiring BCC approval for a Development Order Amendment to the MUPD.

The applicant requests the following approvals:

1. Final DRO site plan approval for a 6,889 sf Repair and Maintenance, Light use within the Walmart Plaza MUPD; and,
2. An increase of 5 pm peak hour trips, and 1 am peak hour trip, and a reduction of 28 daily trips to be allocated from the WCRA Transportation Concurrency Exception Area (TCEA) pool.

**It was moved by Ms. Wolliston and seconded by Ms. Rufty to recommend site DRO site plan approval for a 6,889 sf repair and maintenance, light use within the Walmart Plaza MUPD, and an increase of 5 pm peak hour trips, 1 am peak hour trip, and a reduction of 28 daily trips to be allocated from the WCRA Transportation Concurrency Exception Area (TCEA) pool. The motion passed unanimously (4-0)**

**3. Approval of Work Assignment #1 for Chen Moore and Associates (CMA) for CRA Plan Update**

Mr. Michel presented the item to the Board.

The CRA Redevelopment Plan was last updated in 2017. The CRA has completed many of the initiatives envisioned by the 2017 Plan and should consider new goals and objectives for the next 10 years, especially in housing development, transportation planning, land use, architecture guidelines, infrastructure improvement, innovative policing, and economic growth. The Redevelopment Plan is the guiding document of any CRA. It is developed with community input and helps in establishing the best policies and programs to remove slum and blight conditions in an area. Every project undertaken by a CRA needs to be included in the Redevelopment Plan.

CMA is engaged to complete the document within 12 to 18 months. The firm will work with the CRA, the community, Palm Beach County, and other stakeholders to deliver a document driven by the latest data and community engagement.

The scope of work for this Work Assignment is divided into seven tasks: Project initiation and coordination with CRA staff, data collection and inventory, community and stakeholder engagement, existing conditions analysis: planning, engineering, market assessment and economic development, redevelopment goals, objectives and the work program, draft plan document preparation, and adoption of final CRA Plan.

The firm will use Redevelopment Management Associates (RMA) as a subconsultant on this assignment and proposes to complete the update of the Redevelopment Plan for an amount not to exceed \$165,000.

After discussion by the Board, Ms. Rufty made a motion that was seconded by Ms. Wolliston to table this item for the December meeting to allow more time to legal counsel and board members to review the item. The motion passed unanimously (4-0).

#### **4. Approval of Change Orders for Cherry Road Streetscape**

Mr. Michel introduced the item to the Board.

The CRA is working with Palm Beach County to implement a Transportation Planning Agency (TPA) grant. The County Engineering Department has contracted with Rosso Site Development to complete the work. To deter people from stealing the copper from conduits in the unlocked pull boxes specified for the project, the contractor has submitted a change order to replace the pull boxes with lockable ones. The cost adjustment for this change is estimated at \$58,562.52.

Staff recommends that the Board approve a change order for locked electrical pull boxes for Cherry Road Streetscape for \$58,562.52.

No motion was made on this item. It was not approved by the Board.

### **VIII. STAFF REPORTS**

Westgate CRA Zoning Overlay ULDC Amendments to reduce parking were approved by the BCC.

Bonus density text amendment to add 3000 units was transmitted.

Palm Beach Kennel Club developers are still reviewing TIF Rebate Agreement.

Ms. Rufty asked about the Danza Group project. Mr. Michel informed the Board that the team is working on their financing agreements with Palm Beach County and Board. Ms. Pennell added that they might be able to recover the two handicap accessible units on the ground floor because of the parking reduction.

Ms. Bui reminded the Board that on Thursday, November 13, there will be Hoop for Turkey at the Community Center. During the week of Thanksgiving, cooked turkey meals and Thanksgiving sides will be distributed to residents. United Doctors of America had given 100 turkeys.

The CRA will organize a bus tour for District 3 Commissioner Joel Flores on December 3 at 10:00 am.

### **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 6:18 p.m.

  
\_\_\_\_\_  
Mai Bui

Redevelopment Specialist/Administrative Assistant