

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

April 13, 2026

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

Mr. Daniels, the Board Chair, called the meeting to order at 5:11 p.m. The roll was called by Ms. Bui.

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

Absent: None

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: None

Others Present: Aaron Taylor, Danza Group

Zoom Attendees: Amelia Sherfield, WPBgo
Deputy Robinson

II. AGENDA APPROVAL

1. Additions, Deletions, Substitutions to Agenda

- Reorder agenda item, moving agenda item #8 to #1.
- It was moved by Ms. Haggerty and seconded by Ms. Wolliston to adopt the agenda as presented. Motion carried (5-0)

III. ADOPTION OF W/BH CRA MINUTES

- It was moved by Ms. Wolliston and seconded by Ms. Rufty to adopt March 9, 2026, minutes. Motion carried (5-0)

IV. PUBLIC COMMENT

- Sergeant Matthew Wood appeared before the Board to introduce himself and provide an overview of his experience and his background with the Westgate community. Sergeant Wood, PBSO Deputy Gomez, and Deputy Robinson gave a brief report to the Board about police activities in the Westgate CRA area for the previous month.
- Mr. Jonathan Brown, Assistant County Administrator, introduced himself to the Board. Mr. Brown serves as the County Administration's liaison to the WCRA.

V. DISCLOSURES

- No Disclosures

VI. CONSENT AGENDA

- No Consent Agenda
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VII. REGULAR AGENDA

1. Approval of Proposal Concept for License Plate Reader (LPR) Camera Agreement with the Palm Beach County Sheriff's Office

Mr. Michel, Sergeant Wood, Deputy Gomez, and Deputy Robinson made a presentation to the Board.

The CRA is working with the Sheriff's Office to install LPR cameras in strategic spots in the CRA. These cameras will be monitored by the Sheriff's office and will allow deputies to better investigate criminal activity in the area. It costs \$25,000 to install and operate each camera. It is recommended that the CRA install 10.

Staff recommend that the Board authorize a budget amendment to work with the Sheriff's office to install 10 LPR cameras in the district.

It was moved by Ms. Rufty and seconded by Ms. Wolliston authorizing a budget amendment to work with the Sheriff's office to install 10 LPR cameras in the district. The motion passed unanimously (5-0)

2. Recommendation of DRO Approval for Additional WCRAO Bonus Density and Type 1 Waiver for Parking Reduction

Mr. Michel introduced Aaron Taylor from Danza Group, who made a presentation to the Board.

Westgate Terrace by Danza Group of Westgate, LLC is a culmination of years of CRA land acquisition efforts, comprehensive plan and zoning code implementation, and partnerships to realize the kind of dense mixed-use infill redevelopment envisioned for Westgate Avenue in the CRA's Redevelopment Plan. The project components and design are meant to inspire investor interest and create a model for future mixed-use development along the corridor. In 2018, the Danza Group, LLC, a New Jersey-based developer, entered into an option agreement with the CRA to purchase the +/- 2-acre land assemblage at the southeast corner of Westgate Avenue at Seminole Boulevard for the development of a mixed-use project.

In 2025, the Danza Group executed its option agreement to acquire the 2-acre assemblage from the CRA. The project has obtained Zoning approval to construct 44 multi-family rental units and 10,339 sf of government and medical office space.

The developer is proposing to amend the existing development order to increase the number of residential units from 44 to 58, with 12 units designated as workforce housing to meet the 20% bonus density requirement. The project was previously allocated 28 density bonus units from the CRA's bonus density pool. To achieve the overall density of 58 units, the project will require 14 additional units from the pool. More parking will also be required. The group is applying for a parking waiver to accommodate additional density.

Petition

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

1. Development Review Officer (DRO) approval of fourteen (14) additional bonus density units from the WCRAO Density Bonus Program pool;
2. Administrative approval of a Type 1 Waiver pursuant to Art. 3.B.14.I.c.1)d) to allow a reduction of 15% from the parking requirements;
3. An allocation of 256 trips per day and 27 pm peak hour trips from the WCRA Transportation Concurrency Exception Area (TCEA) pool; and,

4. Final DRO Site Plan approval.

A. Recommendation: Staff supports a Board recommendation of **approval** for the following application requests:

1. Development Review Officer (DRO) approval of fourteen (14) additional bonus density units from the WCRAO Density Bonus Program pool;
2. Administrative approval of a Type 1 Waiver pursuant to Art. 3.B.14.I.c.1)d) to allow a reduction of 15% from the parking requirements;
3. An allocation of 256 trips per day and 27 pm peak hour trips from the WCRA Transportation Concurrency Exception Area (TCEA) pool; and,
4. Final DRO Site Plan approval.

**It was moved by Ms. Rufty and seconded by Ms. Haggerty to support the project.
The motion passed unanimously (5-0)**

3. Approval of Purchase Agreement for 2647 Hiawatha Avenue

Mr. Michel made a presentation to the Board.

The CRA proposes to purchase 2647 Hiawatha Avenue to increase the supply of affordable housing in the district. Housing prices continue to escalate, making it difficult for moderate-income families to purchase or rent a home in the area. CRAs are mandated by State Statutes to provide affordable housing and to report on it annually.

2647 Hiawatha Avenue is a 3-bedroom, 2-bath cottage home with about 1,200 sf, easily fitting a family of four. Developers have built many cottage homes in the area. However, the sale price is quickly exceeding what is affordable for workforce housing. These homes started at \$250,000 a few years ago; they are now selling for over \$425,000.

Staff is working with the Palm Beach County Department of Housing and Economic Development to design a program to select qualified households to purchase or rent the CRA-owned property at an affordable price.

We will present a program guideline to the CRA Board for approval at the upcoming meetings. The cottage homes are selling quickly; if the CRA does not purchase them now, there might not be any left in the future. The home price is negotiated at \$429,000.

Staff recommend that the Board authorize the execution of the purchase agreement to acquire 647 Hiawatha Avenue for \$429,000.00.

**It was moved by Ms. Ruffy and seconded by Ms. Haggerty to authorize the execution of the purchase agreement to acquire 647 Hiawatha Avenue for \$429,000.00.
The motion passed unanimously (5-0)**

4. Approval of Purchase Agreement for 3763 Saginaw Avenue

Mr. Michel made a presentation to the Board.

The CRA proposes to purchase 3763 Saginaw Avenue to increase the supply of affordable housing in the district. Housing prices continue to escalate, making it difficult for moderate-income families to purchase or rent a home in the area. CRAs are mandated by State Statutes to provide affordable housing and to report on it annually.

3763 Saginaw Avenue is a 3-bedroom, 2-bath cottage home with about 1,200 sf, easily fitting a family of four. Developers have built many cottage homes in the area. However, the sale price is quickly exceeding what is affordable for workforce housing. These homes started at \$250,000 a few years ago; they are now selling for over \$425,000.

Staff is working with the Palm Beach County Department of Housing and Economic Development to design a program to select qualified households to purchase or rent the CRA-owned property at an affordable price.

We will present a program guideline to the CRA Board for approval at the upcoming meetings. The cottage homes are selling quickly; if the CRA does not purchase them now, there might not be any left in the future. The home price is negotiated at \$429,000.

Staff recommend the Board authorize the execution of the purchase agreement to acquire 3763 Saginaw Avenue for \$429,000.

It was moved by Ms. Ruffy and seconded by Ms. Wolliston to authorize the execution of the purchase agreement to acquire 3763 Saginaw Avenue for \$429,000. The motion passed unanimously (5-0)

5. Approval of Contract for Consulting Services with WPBgo

Mr. Michel introduced Amelia Sherfield, WPBgo who made a presentation to the Board.

The CRA is facilitating the development of more housing units that will add more traffic on the roadway network. Transportation and mobility are being prioritized to accommodate traffic congestion that might result from dense projects being developed in the area.

The CRA is seeking to use the services of WPBgo, a West Palm Beach mobility coalition group, to launch a district-wide mobility programming in the Westgate CRA area to implement a work plan to satisfy the conditions of approval of the bonus density program.

The consultants will be responsible for establishing a structured district mobility program, activating employer and government participation, integrating residential communities, including new development, deploying and managing incentive programs, increasing awareness and trial of transit and shared mobility options, and tracking participation and generating measurable outcomes.

The consultants will implement a Transportation Demand Management (TDM) program by working with the CRA, private employers, government institutions, and multifamily and single-family residential communities. The program will generate bus and e-bike vouchers for qualified participants to help reduce congestion.

The work is divided into five tasks. Task 1 covers design and setup, task 2, reporting, measurement, and strategic alignment, task 3, employer and government engagement, task 4, residential engagement and development integration, task 5, incentive and pilot program administration. WPBgo proposes to do these tasks for \$75,000. That amount does include the costs of vouchers and other program incentives.

Staff recommend the Board authorize the execution of a contract with WPBgo to implement a TDM program in the CRA for \$75,000.

It was moved by Ms. Rufty and seconded by Ms. Wolliston to authorize the execution of a contract with WPBgo to implement a TDM program in the CRA for \$75,000. The motion passed unanimously (5-0)

6. Approval of Work Assignment #1 for Schmidt Nichols

Mr. Michel made a presentation to the Board.

The CRA has a continuing service contract with Schmidt Nichols for Landscape Architecture and Urban Planning. This work assignment #1 is for the firm to do due diligence and conceptual site planning services to support a planning-level redevelopment program for the Cross County Mall site that integrates mass transit. To achieve this, the consultant will conduct land development code research, stakeholder outreach, and site-planning due diligence to prepare a conceptual master block and massing plan for the site, identifying parking, open space, civic space, frontage treatments, and related graphics.

The work is divided into two tasks. Task 1, due diligence, will involve researching and analyzing existing plans and codes that relate to the site. Task 2, site planning, will provide a site plan that includes building blocks, internal circulation, landscape buffers, open space, civic space, relation to the ROW frontages, and coordination with the multi-modal transportation hub. The consultant proposes to do the work for \$27,000.

Staff recommend the Board to authorize the execution of the work assignment #1 for Schmidt Nichols to do due diligence and conceptual site planning for the Cross County Mall site for \$27,000.

It was moved by Ms. Rufty and seconded by Ms. Haggerty to authorize the execution of the work assignment #1 for Schmidt Nichols to do due diligence and conceptual site planning for the Cross County Mall site for \$27,000. The motion passed unanimously (5-0)

7. Approval of Work Assignment #4 for Kimley Horn

Mr. Michel made a presentation to the Board.

The CRA has a continuing service contract with Kimley-Horn and Associates, Inc. for Planning and Engineering Studies. This work assignment #4 is for the firm to support a planning-level site design and redevelopment program for the Cross County Plaza site. Kimley-Horn will provide a traffic performance assessment, conceptual roadway and traffic engineering design assistance, limited civil engineering to address stormwater storage needs and utilities, field services to identify existing vegetation, and coordination meetings.

The work is divided into five tasks. Task 1, traffic performance standards due diligence, covers a conceptual traffic assessment to support site design for the plaza. Task 2, conceptual roadway and traffic design assistance, will study the location and configuration of parking layouts, internal site vehicular circulation and design, and configuration of passenger pick-up/drop-off areas. Task 3, limited civil due diligence, will perform a limited due diligence review consisting of the civil engineering and site planning tasks, such as site information, location map, FEMA FIRM map, soil series map, aerial map, water map, sewer map, and a preliminary list of jurisdictional permitting agencies. Task 4, tree disposition plan, will produce a plan that indicates existing tree locations, with species, height, diameter, canopy spread, and tree condition to support tree disposition/mitigation in accordance with code requirements. Task 5, will cover meetings and conference calls. The consultants offer to perform these tasks for a total of \$61,500.

Staff recommend the Board authorize the execution of work assignment #4 for Kimley-Horn and Associates for planning and engineering services for \$61,500.

It was moved by Ms. Rufty and seconded by Ms. Haggerty to authorize the execution of work assignment #4 for Kimley-Horn and Associates for planning and engineering services for \$61,500.. The motion passed unanimously (5-0)

8. Approval of Proposal to Replace Stolen Electrical Copper Wires in Belvedere Heights

Mr. Michel made a presentation to the Board.

All the electrical wires for the streetlights in Belvedere Heights were stolen. Many residents have contacted the CRA's office, the Palm Beach County Board of County Commissioners, the Sheriff's office, and FPL regarding the lights. They indicate that the lights make the area safer and deter crime, and have asked for the wires to be replaced and secured.

MG Contracting, LLC proposes installing lock boxes and replacing the wires for a total of \$178,480.

Staff recommend the Board approve the proposal to replace and secure the electrical wires for the Belvedere Heights streetlights.

It was moved by Ms. Rufty and seconded by Ms. Wolliston to approve the proposal to replace and secure the electrical wires for the Belvedere Heights streetlights. The motion passed unanimously (5-0)

VIII. STAFF REPORTS

Mr. Michel reported that Cherry Road is waiting for a final walk-through.

Ms. Pennell updated the Board Fire Station 24 groundbreaking will be on April 27th at 9:00a.m. and updated on the Private Development Projects.

Ms. Bui updated the Board Celebrate Westgate "Dream Big, Shine Bright" was well-attended with over 2000 residents and 32 exhibitors. Rooney Run was a great turnout with Staff and Board Members. Coffee with the Deputies was held at Autumn Ridge. Monthly food distribution is on 4/14/2026.

IX ATTORNEY'S REPORTS

- No Attorney's Report

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 6:29p.m.



Mai Bui

Redevelopment Specialist/Administrative Assistant