

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

March 09, 2026

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

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

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

Carmen Geraine, Bookkeeper
Thomas J. Baird, Esq., General Counsel

Absent: Mai Bui, Redevelopment Specialist/Administrative Assistant

Others Present: Adam Swaney, Richard Brown, Brock Chase (Engenuity Group)

Zoom Attendees: Ben Nayberg, Hope Housing Alliance

II. AGENDA APPROVAL

1. Additions, Deletions, Substitutions to Agenda

- No Additions, Deletions, Substitutions to Agenda
- It was moved by Ms. Rufty and seconded by Ms. Wolliston to adopt the agenda as presented. Motion carried (4-0)

III. ADOPTION OF W/BH CRA MINUTES

- It was moved by Ms. Rufty and seconded by Ms. Wolliston to adopt February 23, 2026, minutes. Motion carried (4-0)

IV. PUBLIC COMMENT

- No Public Comment

V. DISCLOSURES

- No Disclosures

VI. CONSENT AGENDA

1. Approval of Neighborhood Preservation Grant

The CRA established the Neighborhood Preservation Program to promote the preservation of the CRA's current housing stock by assisting property owners with necessary improvements. The program targets both single-family and multifamily properties. It provides up to \$6,000 in assistance per household/unit and requires a 50% match. The owners of 3549 Genessee Avenue have completed a roof replacement (\$18,700), installed windows (\$6,757.78), painted the units (\$971.59), and repaved the driveways (\$5,600) for a total amount of \$32,029.37. It is a three-unit property. Owners receive \$3,000 without a match. The balance (\$29,029.37) is matched at 50/50 (\$14,514.68) for a total reimbursement of \$17,514.68. For the three units, the owners can receive up to \$18,000. The work significantly improved the property. Before-and-after pictures are included in the attached board packet. The owners meet all the requirements of the program.

Staff recommends that the Board approve a reimbursement of \$17,514.68 to the owners of 3549 Genessee Avenue.

It was moved by Ms. Rufty and seconded by Ms. Wolliston to approve a reimbursement of \$17,514.68 to the owners of 3549 Genessee Avenue. The motion passed unanimously (4-0)

VII. REGULAR AGENDA

1. Approval of Project Concepts for Donald Road and L-2 Canal/Florida Mango Roadways

The CRA engaged Engenuity to do a feasibility study to improve Donnell Road, Florida Mango from Belvedere to Old Okeechobee, and to connect Congress Ave to Australian Avenue along the L-2 Canal.

Mr. Michel introduced the engineers from Engenuity Group to make a presentation to the Board. The consulting engineers present were Adam Swaney, Reichard Brown, and Broke Chase. The engineers study Donnell to evaluate the ultimate right-of-way required. They also analyzed the need for sidewalks, fire hydrants, drainage, and sanitary sewer. For Florida Mango, from Belvedere to Okeechobee, they evaluated the segment for safer sidewalks, drainage, streetlights to make the road safer for pedestrians. The last project they studied is the L-2 connection from Congress Avenue to Australian to construct a central roadway along the north side of the canal that would include a 20-foot-wide road, drainage, and sidewalks.

The engineers have found that Donnell Road is substandard. It varies from 16 to 18 feet in width. Additional right-of-way needs to be acquired to widen the road. There is an existing water main that runs from Westgate to Okeechobee. There is a gravity sewer system on Westgate and Okeechobee. Two fire hydrants will be needed for additional fire protection. To have a 20-foot-wide roadway for Palm Beach County, 60 feet of ultimate PBC Right-of-way is needed. Also, the swales need to be regraded to improve drainage. A low-pressure force main system should be installed to serve new developments. Gravity sewer is not feasible because of the low elevation.

N. Florida Mango was studied to improve safety. They looked at culverting the swales of move the sidewalks closer to the property line. Culverting the swales is less feasible because it will be difficult to provide the water-quality storage required. The recommendation is to relocate the sidewalk closer to the property line, away from the street. Also, streetlights can be added in coordination with FDOT for maintenance. The headwall will need to be removed. The sidewalk will be rerouted, and the swale will be redone to maintain the drainage flow. This improvement will cost \$1.4 million. There will not be any impact on the residents except for construction. 46 light poles need to be installed in the corridor. This project is very feasible.

The L-2 connector project proposes constructing a 20-foot-wide central roadway on the north side of the canal. It is estimated to cost \$ 7 million. It will impact the pump station and drainage, as three crossings need to be culverted. Adjacent property owners will be impacted since there is parking in the canal right-of-way. Off-site compensating storage: 3.5 acre-feet might be required. 3300 linear feet of exfiltration trench will be required.

It was moved by Ms. Rufty and seconded by Ms. Wolliston approve the concept plans for Donnell Road, N. Florida Mango, and L-2 Canal Connector construction. The motion passed unanimously (4-0)

2. Consideration of Housing Development Concept for 1699, 1703, 1705, and 1707 N. Congress Avenue

Mr. Michel introduced Ben Nayberg, who made a presentation to the Board.

Hope Housing Alliance is a nonprofit developer focused on senior housing for low- and moderate-income seniors. They specialize in Low Income Housing Tax Credit (LIHTC), tax-exempt bond financing, and strategic public-private partnerships. They serve as a nonprofit developer, owner, and steward throughout the affordability compliance period. Responsibilities include project planning, financing, local government coordination, and long-term compliance. They have deep expertise in affordable housing finance and multifamily development delivery across Florida.

The County is offered a \$20 million GO bond. 2.4 million low-income Florida households spend more than 30% of their income on housing. 1.3 million are severely cost-burdened, paying over 50% of their income on housing. Senior occupancy in the Palm Beach County FHFC portfolios is exceptionally high at 98.1%. The population continues to grow rapidly, increasing the strain on the available housing stock. Those on fixed incomes are the most vulnerable to being cost-burdened.

The site is located on the west side of Congress Avenue, south of Westgate Avenue and north of Cherry Rd. The site consists of 4 contiguous parcels, bordered to the south by the LWDD L-2 canal and to the west by the LWDD E-3 ½ canal. It is approximately 1.4 acres.

The site was approved by the Palm Beach County Development Review Officer (DRO) on June 20, 2024. The original approval was for a 38-unit, 4-story multifamily building. The land cost \$3.6M. The parcel has been vacant for years. The previous 38-unit plan was deemed financially infeasible at the current land price. The only way to make it work is to build more units. The County evaluates the per-unit subsidy to compete for the County loan.

The goal is to use the existing site plan to update the unit mix and optimize the ground floor. The community room, fitness center, and computer rooms will be moved to the ground floor.

The revised concept will be 84 units, with a unit mix of 50% studios and 50% one-bedroom. Population 100% (age 55+), targeting 50% AMI – 80% AMI. 5-6 stories, increased from 4. Parking 15% reduction, plus a traffic study to justify reduced guest parking.

It proposes a financing structure with 4% LIHTC, tax-exempt bond financing issued via the Housing Finance Authority (HFA), and a general obligation bond with zero interest, repaid in 40 years, maintaining a 50-year minimum affordability.

Here are some benefits of senior housing. Affordable options for seniors, including fixed-income seniors earning 50% - 80% of AMI, provide high-quality housing security. It provides housing mobility, freeing up existing housing stock for workforce families as seniors relocate to appropriate housing. It ensures long-term affordability, with protections recorded against the property for 30 - 50 years. It has low traffic impact, as senior households generate significantly fewer vehicle trips compared to standard multifamily developments. It also activates a vacant parcel, transforming a 3.6 million site that has been vacant for years into a productive community asset. Senior housing developments traditionally demonstrate low turnover and high, stable occupancy, making for a stable residential base. Senior housing is much needed, and there is no vacancy.

The developer needs density bonus approval to achieve 84 units in the revised senior housing plan to ensure financial feasibility and operational efficiency. A letter of support, highlighting the project's alignment with local goals, would help the application before the Palm Beach County review committee. A CRA letter addressed to the Board of County Commissioners, endorsing the project's community benefits and affordable housing goals, would go a long way.

Staff recommends approval of the project.

It was moved by Ms. Rufty and seconded by Ms. Wolliston to support the project and endorse the increase in density.

The motion passed unanimously (4-0)

VIII. STAFF REPORTS

Mr. Michel reported that the Board of County Commissioners approved the Comprehensive Plan Text Amendment to increase the density Bonus Pool by 3,000 units. With approval, there is a requirement for an annual work plan to invest in traffic mitigation.

Ms. Pennell updated the Board on the MPO grant for the Wabasso Drive streetscape. The application requested \$1.5 million from the Transportation Alternative Program (TAP). It is highly competitive, as the MPO allocates only a limited amount for this cycle.

The Westgate Avenue was nominated for an award at the Safe Roads Summit. The CRA was not chosen, but it was part of the discussion.

The Cherry Road project is substantially completed. The streetlights are still working. They have locked boxes.

As part of the work program, staff are working with WPBgo to implement a Transportation Demand Management (TDM) program that will encourage people to use alternative modes of transportation.

The Kennel Club project is progressing. Westgate Terrace will be submitting an application to increase density.

Celebrate Westgate is scheduled for April 11. Rooney Run is scheduled for April 4.

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 5:23p.m.



Mai Bui

Redevelopment Specialist/Administrative Assistant