

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

May 11, 2026

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

Mr. Daniels, the Board Chair, called the meeting to order at 5:01 p.m. The roll was called by Ms. Bui.

Present: Ronald L. Daniels
Joanne Rufty
Juan Groves
Teliska Wolliston – arrived at 5:03p.m.
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: Joni Brinkman, Urban Design Studio
Alan Ciklin, Jones Foster

Zoom Attendees: Shelly
Jacob Wohlstalter

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. Haggerty 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. Haggerty to adopt April 13, 2026, minutes. Motion carried (4-0)

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. **Recommendation of DRO Approval of the Hangar & Airfield Business Park to Add a Light Industrial Manufacturing & Processing Use to a MUPD (Meso Scale and Diagnostics, LLC)**
Mr. Michel introduced Joni Brinkman from Urban Design Studio, who made a presentation to the Board.

The Hangar Bravo, LLC developed the former 11.7-acre Kennel Club collateral property with a mix of complementary and collocated uses, anchored by The Hangar on the northern portion of the site. The use is 'a unique private garage country club comprised of warehouses for condominium ownership by private collectors,' which also includes an owner's lounge for common use, meetings, and socializing. The development holds 244,865-sf. of collocated uses. 154,865 sf of 'warehouse' with approximately 80 hangars in 4 separate buildings are constructed on the northern portion of the site. Each individually owned warehouse unit includes a mezzanine level; the entire unit can be customized or built out based on each owner's vision of how to display their collections. Collections may include automobiles, motorcycles, instruments, art, etc. or a combination of the above. Units may also be combined to create larger units. Unit owners would not be permitted to either live in or operate a business out of their units, although many install bathroom and kitchen facilities, and

dependent upon size can incorporate interior living and entertainment spaces. As of May 2026, the majority of Hangar units at the PBIA location are sold and occupied.

The southern portion of the site was developed with additional 70,000-sf. of warehousing for a total of 205,720-sf. of warehousing across all 5 buildings. The project is also entitled for 13,500-sf. of light vehicle maintenance and repair, and 14,750-sf boutique vehicle sales and rental. The warehouse and commercial uses in the southern portion of the site were meant as a “natural extension of the Hangar in that specialty, boutique car repair and sales companies are needed to service the expansive high-end collections of The Hangar’s owners.” The owner incorporated 2,250-sf. indoor area for community use into the 84,750-sf. structure complimented by an adjacent outdoor public plaza creating a space that can potentially be utilized by the Westgate community for events and gatherings. As of May 2026, Building A remains vacant, with the community space identified as an approved use on the final site plan, but not yet built out.

New Use Request & Proposed Modifications

The BCC approved a rezoning of the site to Multiple Use Planned Development (MUPD), and a Class A Conditional Use to allow vehicles sales and maintenance uses in 2022. Although this use is being removed from the current proposed program depicted on the Site Plan, the use itself will remain with the active Class A Conditional Use approval as noted on the plan. Meso Scale Diagnostics, LLC the contract purchaser, is proposing to subdivide 4.84 acres from the southern portion of the site encompassing Building A, and its surrounding parking, and converting the entirety 80,750 sf structure to a light industrial Manufacturing and Processing Use. Accessory office space in Building A is proposed to be reduced. 6-foot-high perimeter fencing is proposed, including along the Congress Avenue frontage to meet the end-user’s operational requirements for secure access. The 2,250-sf. community space would be removed from the site plan, as public access will be limited by high security requirements. No changes are proposed to the exterior of the building; however, the contract purchaser will invest heavily to build out the interior. Project build-out is anticipated by 2029.

The Applicant has provided the following summary of the development program for Building A, along with information on Meso Scale Diagnostics.

“Meso Scale Diagnostics, LLC. (MSD) or an affiliate, will be the occupant of Building A. Established in 1995, MSD is a global leader in bioanalytical measurement technology. MSD develops, manufactures, and commercializes assays and instruments which enable simultaneous multi-biomarker quantification within a single biological sample. MSD’s proprietary MULTI-ARRAY technology's high sensitivity, reproducibility, and broad dynamic range have made MSD platforms a trusted standard across pharmaceutical, government, academic, and clinical laboratory settings worldwide.

MSD intends to use Building A for injection molding of plastic components, screen printing, and part finishing and assembly. To prepare Building A for these purposes, MSD plans to invest approximately \$20 million in targeted capital improvements encompassing specialized infrastructure and operational systems. Upon full utilization, the facility is expected to employ approximately 50 individuals across manufacturing and support functions.

As a supplier to the United States government on programs related to biodefense and biowarfare countermeasures, MSD is subject to significant security obligations governing its facilities and operations. The nature of the materials handled, the proprietary character of MSD's manufacturing processes, and the company's commitments to both its government and commercial customers collectively require that physical access to the facility be strictly controlled. Perimeter fencing is a functional and contractual necessity serving to establish a defined security boundary, prevent unauthorized access, and ensure MSD's ongoing compliance with applicable regulatory and contractual requirements."

The WCRAO prohibits light industrial uses including contractor storage yard, distribution facility, manufacturing and processing, warehouse, and wholesaling in the NRM, NG, NC and UG-Sub areas, but allows those uses by Class A Conditional Use approval in the UH Sub-area, and by DRO approval in the UI Sub-area where more intense commercial and industrial type uses exist and are anticipated.

The CRA amended the WCRAO in 2021 in response to amendments made to the Comprehensive Plan that allowed certain light industrial uses to operate in CG zoning districts with a CH FLU. To provide a path to entitlements for light industrial use in the WCRAO where otherwise prohibited by the 2021 revision, but allowed by the zoning district, the overlay Use Regulations were revised again in 2022 to allow, by mutual agreement between the CRA and the Zoning Director, the provisions of Art. 4 Use Regulations to apply. The Manufacturing and Processing Use, despite its scale, is allowed in an MUPD with a CH FLU subject to administrative DRO approval.

In recent CRA staff meetings with the MSD team and their agents, it was determined that the firm's high security needs would not allow the use of the approved community space by the public. Alternative community benefits will be presented to the Board.

Summary of Petition

The requests before the CRA Board are a recommendation of support to allow the Manufacturing and Processing use subject to the mutual agreement provision in Art. 3.B.14.E.2.a., and to allow for the eventual removal and absorption of the community space square footage into the proposed use.

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

1. Development Review Officer (DRO) approval of 80,750-sf. of Manufacturing and Processing per the provisions in Art. 3.B.14.E.2.a; and,
2. Final DRO Site Plan approval.

The proposed use is inconsistent with the WCRAO and the redevelopment vision for the Congress Avenue corridor in the Redevelopment Plan; however, the project represents a substantial capital investment in the community and the County's local economy, bringing jobs for skilled and support workers. It also introduces the biotech and health science employment sector in the CRA.

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

1. Development Review Officer (DRO) approval of 80,750-sf. of Manufacturing and Processing per the provisions in Art. 3.B.14.E.2.a; and,
2. Final DRO Site Plan approval.

The Board discussed with the applicant the need to provide a community space sponsored by the development as indicated in the previous project, before the subject parcel was sold to the new owner.

The owner offers to select local workers, when possible, to train them and hire them to work at the new facility. The Board thought it was good to hire local people, but that should not replace the community that was promised.

It was moved by Ms. Rufty and seconded by Ms. Haggerty to accept the staff recommendation to support DRO approval for the use and the final site plan, with the condition that the developer provide a community space on-site or off-site in accordance with the offer made by the previous owner. The motion passed unanimously (5-0)

2. Approval of Budget Amendment

Mr. Michel made a presentation to the Board.

A budget amendment is needed to recognize an increase in the balance brought forward in the 2026 fiscal year approved budget. The amount approved was \$1,500,000. However, at the end of the last fiscal year, the Trust Fund balance was \$4,371,232.00. This amount included funds for property acquisition for housing and economic development that were not spent before the end of the fiscal year. The unspent funds are reallocated to the housing and economic development and innovative policing line items.

Staff recommend that the Board approve a budget amendment to increase the balance brought forward line item from \$1,500,000.00 to \$4,371,232.00.

It was moved by Ms. Haggerty and seconded by Ms. Ruffy to approve a budget amendment to increase the balance brought forward line item from \$1,500,000.00 to \$4,371,232.00. The motion passed unanimously (5-0)

VIII. STAFF REPORTS

Mr. Michel informed the Board that the lights in the Florida Mango area are being repaired. The streetlight repair on Seminole has not started. Mr. Michel will check with PBC for a progress report about Cherry Road. Mr. Michel reported, with the help of Mr. Baird and Jones Foster law firm, that the WCRA was able to purchase 2647 Hiawatha Avenue and 3763 Saginaw Avenue.

WCRA received a check from Rooney 5K for \$2,072.

Ms. Pennell informed the Board that WPBgo's kickoff activities will happen this month. The update of the redevelopment plan is progressing. There will be additional community meetings to discuss the draft with residents. Ms. Pennell updated on the Private Development Projects.

Ms. Bui updated the Board Housing Heroes Luncheon will be on 05/13 at the Cohen Pavilion. Summer Fun At The Park will be on June 12. The monthly food distribution is on 5/15/2026.

IX ATTORNEY'S REPORTS

- No Attorney's Report

X. BOARD MEMBER COMMENTS

XI. AJOURNMENT

It was moved by Ms. Ruffy and seconded by Ms. Wolliston to adjourn the meeting. The meeting was adjourned at 6:08p.m.



Mai Bui

Redevelopment Specialist/Administrative Assistant