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## **WESTGATE/BELVEDERE HOMES COMMUNITY REDEVELOPMENT AGENCY**

**Monday, June 13, 2022 Board Meeting**

**1280 N. Congress Ave. Suite 215**

**West Palm Beach FL 33409**

**NOTE: Agenda Summary (Pages 3-5)  
Staff Report (Pages 6-14)**

- I. CALL TO ORDER / ROLL CALL**
- II. AGENDA APPROVAL**
  - 1. Additions, Deletions, Substitutions to Agenda**
  - 2. Adoption of Agenda**
- III. ADOPTION OF W/BH MARCH CRA MINUTES (Pages 15- 22)**
- IV. PUBLIC COMMENTS**
- V. DISCLOSURES**
- Vi. CONSENT AGENDA**
- VII. REGULAR AGENDA**
  - 1. Election of Chair and Vice Chair (Page 23 - 24)**
  - 2. Westgate CRA Zoning Overlay Amendment Conflict Provision Language (Pages 25- 26)**
  - 3. Approval of Proposal to Install Surveillance Camera in Oswego Oaks Neighborhood and Westgate Dog Parks (Pages 27 - 34)**
- VIII. REPORTS**
  - A. Staff Reports  
Correspondence (Pages 35 - 40)**
  - B. Attorney's Report**



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### **C. Committee Reports and Board Comments**

- 1. Administrative/Finance –**
- 2. Capital Improvements – Chair, Mr. Daniels**
- 3. Land Use –**
- 4. Real Estate – Chair, Mr. Kirby**
- 5. Marketing –**
- 6. Community Affairs –**
- 7. Special Events – Chair, Ms. Ruffy**
- 8. Correspondences**

### **IX. ADJOURNMENT**

**ANY PERSON MAKING IMPERTINENT OR SLANDEROUS REMARKS OR WHO BECOMES BOISTEROUS WHILE ADDRESSING THE BOARD WILL BE BARRED FROM FURTHER AUDIENCE BEFORE THE BOARD BY THE PRESIDING OFFICER, UNLESS PERMISSION TO CONTINUE OR AGAIN ADDRESS THE BOARD AS GRANTED BY A MAJORITY VOTE OF THE BOARD MEMBERS PRESENT.**

**IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THIS BOARD WITH RESPECT TO ANY MATTER CONSIDERED AT THIS MEETING, HE WILL NEED A RECORD OF THE PROCEEDING, AND FOR SUCH PURPOSE HE MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.**

**ON JUNE 7, 1994, THE BOARD OF COUNTY COMMISSIONERS APPROVED RESOLUTION NO. 94-693, KNOWN AS THE CODE OF ETHICS. UNDER SECTION 11, IT IS REQUIRED THAT PAID AND UNPAID LOBBYISTS REGISTER. PLEASE REFER TO SECTIONS 11.01 AND 11.02 IN THE CODE OF ETHICS FOR REGISTRATION SPECIFICS. FOR YOUR USE, REGISTRATION FORMS ARE AVAILABLE FROM THE CRA'S ADMINISTRATIVE ASSISTANT.**



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**AGENDA ITEMS**  
**Westgate/Belvedere Homes CRA Board Meeting**  
**In Person and Via Zoom**  
**June 13, 2022**

**REGULAR AGENDA**

**1. Westgate CRA Zoning Overlay Amendment Conflict Provision Language**

**A. Background and Summary:** At last month, May 2022, meeting the CRA endorsed a text to amend the Westgate CRA Overlay (WCRAO) to address conflicts between the WCRAO and Palm Beach County Unified Land Development Code (ULDC).

After further discussions with the County's Zoning Division, the text was revised to limit the provision only to the use regulation of Article 4 within the ULDC. The language the Board approved last month would have applied to any article of the Code.

The new text provides some protection for the integrity of the overlay. The previous language was too broad and could potentially diminish the impact of the overlay. A developer could potentially ask to opt out from any and all of the CRA overlay requirements under the language that was approved last month.

Previous text:

[If a conflict exists between the WCRAO Overlay and other Chapters or Articles in this Code, the provisions of this Overlay shall apply to the extent of this conflict unless the WCRA Board authorizes the Zoning Director to apply the other Chapter or Articles of the Code.](#)



New text:

E. Use Regulations

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2. Sub-area Use Regulations

a. Use Regulations

In addition to the requirements of Art. 4. B. Use Classification, the following uses shall be prohibited or permitted in the WCRAO sub-areas: The Zoning Director may apply the provisions of Art.4.B. Use Classification for the underlying zoning district, subject to a mutual agreement and approval by the WCRA Board.

Staff plans to address the need for flexibility within the Zoning Overlay by providing waivers to certain provisions that may make it easier for certain projects to move through the entitlement process. That amendment will allow the CRA to waive certain provisions that are exclusive to the overlay such as architectural guidelines, supplementary standards, and perhaps certain Property Development Regulations (PDRs).

**B. Recommendation:** Staff recommends approval of the following language to be included in Section 14.E.2a of the WCRA Overlay: “The Zoning Director may apply the provisions of Art,4.B. Use Classification for the underlying zoning district, subject to a mutual agreement and approval by the WCRA Board.

**2. Approval of Proposal to Install Surveillance Camera in Oswego Oaks Neighborhood and Westgate Dog Parks**

**A. Background and Summary:**

They have been a lot more dumping of tires, trash, construction debris and vegetation on several vacant lots in the CRA. Also, the Oswego Oaks Neighborhood Park was vandalized with gang related graffiti. To discourage these activities, staff is seeking to



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install surveillance camera at Oswego Oaks and the Westgate Dog Park. We have contacted several companies and asked for quotes. Terrence Tuck LLC provides the best price for the surveillance camera services we are seeking.

The initial cost for the installation of the equipment without poles is estimated at \$12,912.00. Cost of installation to existing poles is estimated at \$5,000. Staff is seeking approval to contract with Terrence Tuck LLC to install surveillance camera at Oswego Oaks Park and Westgate Dog Park for an amount not to exceed \$18,000.

The surveillance systems will provide four cameras, three-week storage of data capacity, talk back features, remote access capabilities and solar energy efficiency.

**B. Recommendation:** Staff recommends that the Board authorizes staff to contract with Terrence Tuck LLC to install surveillance camera at Oswego Oaks and Westgate Dog Park for an amount not to exceed \$18,000.

**WESTGATE/BELVEDERE HOMES CRA BOARD MEETING**  
**June 13, 2022**

**Staff Update on In-House Projects**

**Streetlights for Westgate Estates (ACTION ITEM)**

**Background:** CRA staff is in discussions with FP&L to install street lighting in areas of Westgate Estates where there are currently dark areas. This effort is in response to community concerns brought to the Agency's attention in January around an increase in burglaries and vandalism.

**2022 WCRAO/ULDC Amendments (INITIATED)**

**Update:** The Zoning Division has proposed an amendment to the WCRAO that will not only facilitate the approvals for the Hangar project, but also give some ability for flexibility and authority to the CRA Board when the WCRAO is in conflict with permitted uses and standards of the underlying zoning districts.

CRA Staff will work with the Zoning Division to process an amendment to the Overlay which will allow a warehouse use on the site located at 1050 N Congress Ave. concurrent with entitlements for the Hangar project. This amendment will follow a separate timeline from the proposed amendments below.

**Background:** CRA staff submitted a request letter for amendments to the CRA's zoning overlay in early December 2021 with the optic of adoption by the BCC at the end of 2022. The Zoning Division is under new directorship, and the two-round policy for UDLC amendments is replaced by a prioritization scale. The CRA will work with County Code Revision staff and County departments to develop amendment language for Board review in the coming months. Staff will utilize one of its continuing planning consultants to assist; a proposal for planning technical assistance services will be brought to the Board in February. The following is a working list of amendments being contemplated:

- create an allowance for split zoning districts particularly when a project is mixed use
- delete or revise the requirement for an arcade or gallery in the NC Sub-area
- dilute Parks & Recreation requirements for open space in the WCRAO
- add parking deviations when a site in the WCRAO is repurposed for a new use and/or when on-street/curbside parking is available, allow on street parking to count towards parking ratios
- additional deviations from ROW buffers and foundation plantings when a project fronts a street with ROW landscaping, additional deviations from incompatibility/compatibility buffers to better support horizontal integration of mixed use, deviations from Art. 7 requirements internal to site, eg. islands, which constrain development on small infill sites
- BBL exception for Westgate Ave. to extend to entire NC sub-area
- amend Art. 8 language related to freestanding signage in the NC
- amend language related to office-warehouse use in WCRAO, % of office per bay
- create a WCRAO pilot program for a new "food truck hub" use
- possible tweaks to WCRAO sub-areas intent and goals to reflect changing trends

**FY21 TCRPC Brownfields Site Assessment Grant (APPROVED)**

**Update:** Cardno has completed further testing and is preparing a final report for CRA review and/or action. Results are targeted to be presented to the CRA Board at their June meeting.

Cardno conducted a Phase II assessment in early December. Findings indicate trace amounts of contamination (arsenic) in the soil; the groundwater is said to be clear. CRA Staff is pursuing additional a more thorough soils study through funding available through TCRPC prior to issuing an RFP.

Phase I ESA findings indicate the need to conduct further assessment of the site to determine if historical adjacent uses have negatively impacted the site. The CRA was approved by the TCRPC for a

Phase I Environmental Assessment on September 9, 2021. Brownfields environmental consultants Cardno, completed the Phase I assessment in mid-October 2021.

On August 25, 2021, CRA staff submitted an application for funding from the TCRPC (Treasure Coast Regional Planning Council) Brownfields Program for a Phase I Environmental Assessment for the Chickagmauga redevelopment site. Due to historic auto salvage and a dry cleaning use on Okeechobee on the site now occupied by Cumberland Farms, there is a likelihood that the site has some degree of contamination. The grant would fund a Phase I assessment, and a possible Phase II assessment depending upon initial findings. Any remediation timelines and cost to be determined. State funding is possible.

**Background:** The Chickagmauga site consists of 3 parcels, one containing an occupied single family dwelling, purchased by the CRA in December 2019 for \$550,000. The site is located directly south of Spencer Square facing the Dennis Koehler Preserve to the south. The site is earmarked for the CRA for mixed use or high density residential redevelopment. CRA staff anticipates issuing an RFP in FY22.

### **Demolition of CRA-Properties (STARTED)**

**Update:** CRA staff has approached PBC Fire Rescue to utilize the buildings for fire fighter training in an effort to have the structures demolished, while still maintaining dialogue with DHED to have the structures demolished through CDBG funding. Both entities are working quickly to accommodate the CRA's requests.

The CRA hired BG Group for the demolition. The County is currently processing the permits.

**Background:** In April 2021 the Board approved a request to authorize PBC DHES to demolish 4 vacant homes on CRA-owned properties on Cherokee and Westgate Avenues. The CRA purchased the properties in 2018 with the optic of holding the land for private redevelopment. The homes are severely dilapidated, structurally unsafe, and have become a magnet for criminal activity, contributing to slum and blight in the community, particularly on Westgate Avenue. Staff applied to a DHES program to access CDBG funding for the demolition of the homes. The process is to be administered and managed by DHES staff who will be responsible for procuring contractors, administering the mitigation of asbestos and lead based paint, and ensuring that the demolition process follows all federal guidelines. The DHES contractor will acquire all necessary permits and complete the work. The CRA will likely plant grass following site clearance. The demolition is anticipated to cost \$60-80,0000.

### **Public Assistance Grant (ONGOING)**

FEMA has approved nearly \$100,000 to pay for debris removal, and clean up detention ponds as a result of Hurricane Irma. Staff is working with the Florida Department of Emergency Management to implement this project.

### **Community Garden/Greenmarket (ONGOING)**

**Update:** The Plat is recorded! Following the completion of corner clip dedications, CRA staff can begin planning for the construction of a permanent structure. Targeting FY 22/23.

Electricity, an irrigation pump and an irrigation system have been installed. Staff is working on developing a design and securing a contractor for site improvements and installation of a pre-manufactured structure to act as a permanent greenmarket.

**Background:** Staff engaged Schmidt-Nichols (SN) to prepare a site plan for the community garden and the green market. The CRA initiated new regulations to allow green markets to operate as an accessory to community gardens without having to buffer surrounding residential uses with an opaque

wall and 20 ft landscape buffer. The site plan includes an enclosed structure with a bathroom and a walk-in cooler. The community garden/greenmarket received site plan approval in March 2018.

CRA staff proposed amendment language, adopted in the 2018-02 Round, to eliminate the community garden use from landscaping requirements, and modified code language regarding hours of operation and building size and placement for the accessory greenmarket use. Schmidt Nichols submitted an administrative amendment (ZAR) to remove the landscape buffers and ROW utility easement. The ZAR was approved in April 2019. The permits have been approved to operate the community garden. The electrician and plumbing contractors are working with the utility companies. The CRA will begin to work with a contractor/architect to design the greenmarket structure and prepare plans to submit for building permit. Platting is a condition of approval and is underway.

### **PBC Solid Waste Authority (SWA) Blighted & Distressed Properties Grants**

#### **FY 18/19 – Oswego Avenue Properties Clean-up - Westgate Dog Park (CONSTRUCTION COMPLETE)**

Update: The dog park was completed at the end of March! All inspections passed and a CC was issued. All-Site Construction has requested the release of retainage on their final pay application. CRA staff is working with Daniels Fence to install perimeter fencing at the site at 2620 Oswego Ave to complete the full scope of the original SWA grant project. CRA staff has requested the final 25% disbursement of the grant award since the grant amount has long since been spent by the Agency.

A contract time extension is requested to bring final completion to 3/24/21, allowing for inspections and punch list. Water meter installation and electrical power to the site is expected to be completed by week ending 2/11/22. Remaining work, including irrigation system installation and landscaping are scheduled to begin immediately following. The remaining lots will be cleared and fenced commensurate with the original scope.

The master permit was issued at the end of November; sub-permits for irrigation and fencing are also issued. Electrical sub-permit is under review. WUD installation of water meter is delayed and has caused a minor delay in project completion; irrigation and landscaping/sod cannot be installed water is available.

The Board approved the bid proposal in the amount of \$189,468 submitted by All-Site Construction and authorized staff to execute the construction contract at its September meeting. Earth work has begun on site and permit review is well underway.

To move the project forward and prevent further delay, CRA staff entered into an LOI (letter of intent) with All-Site Construction on August 20, 2021 that allows the contractor to submit for permit and begin ordering materials and equipment that have a long lead time, ahead of Board approval of the contract. The permit has been submitted and is under review: the CRA paid the permit fees directly.

CRA staff issued an ITB (Invitation to Bid) to construct the park on June 26<sup>th</sup>, following Board approval on June 14<sup>th</sup>. Bids were due on July 26<sup>th</sup>. Despite interest from several contractors (there were 8 plan holders at bid close), only one contractor, All-Site Construction, submitted a bid proposal for consideration. CRA staff has reviewed the bid and is verifying references. The proposal amount is \$189,468 which is in excess, although not substantially, of the CRA's original cost estimate for the project, however, due to current construction costs, the proposal is reasonable. Given the SWA grant timeline, already extended, and the risk of no response should the bid be reissued, Staff is recommending that the contractor be selected.

A revised cost estimate, generalized to reflect increases in construction and materials costs, prepared by Schmidt Nichols projects the budget on the project to reach approximately \$143,500 with contingency. The SWA grant will fund \$92,700 of the project with the CRA's responsibility at \$50,800.

Staff will review bid submittals 30 days after ITB issuance, and bring the tabulations to the Board for final selection at their August meeting.

The CRA has paid a landscape contractor to remove invasive trees, vegetation and debris on the sites. An additional time extension of the grant agreement has been provided by the SWA. Staff worked with SN on the dog park design. A site and landscape plan, along with cost estimate have been provided.

Background: The CRA was awarded in the amount of \$92,700 to clean-up, clear, sod and fence 6 vacant CRA-owned properties on Oswego Avenue east of Seminole Blvd. previously earmarked for the L-2 Canal Expansion project. The CRA is proposing match funds in the amount of \$34,460. An Interlocal Agreement between the CRA & SWA was approved by the BCC in March 2018. The CRA received a 50% disbursement of total funds in April 2018.

SWA has approved an extension to the grant timeline and a change of scope to develop a dog park on three of the Oswego Avenue parcels targeted for the properties clean-up. The dog park will include areas and equipment for small and large dogs, fencing, landscaping, and benches. By the fall of 2018, the LWDD cleared a majority of the vegetation overgrowth along the L-2 canal leaving a window of opportunity in the budget to create a simple dog park and still maintain the overall budgeted amount.

### PBC Transportation Planning Agency (TPA) Transportation Alternatives (TAP) & Local Initiatives (LI) Grants

#### **FY20 Cherry Road Pedestrian & Safety Improvements (FUNDED)**

Update: PBC Engineering has expressed concerns regarding crosswalks on the approved cross section that requires resolution in order for the project to move forward on the TPA grant timeline.

The Cherry Road project received approval for funding by the TPA Governing Board in July, 2020. The CRA engaged consultants, WGI to refine the Cherry Rd. improvements project for TPA TAP grant application submittal in the 2020 cycle. CRA Staff and WGI worked with Engineering on improving the proposed typical sections. The project proposes reduced travel lanes for traffic calming, new sidewalks on the south side of Cherry Rd east and west of the bridge to the intersection of Country Club Rd., a new 12' shared multi-use path on the north side of the corridor, new crosswalks, pedestrian scale lighting, and shade trees where allowed. The total project cost is \$1.96 million. The grant reimburses \$1 million. The application was submitted to the TPA on February 28, 2020.

#### **FY19 and Seminole Blvd. Complete Streets (FUNDED/INITIATED)**

Update: PBC Engineering has requested administration and design fees to initiate the project. The County will issue an RFP for engineering design in early 2022.

The Transportation Planning Agency Governing Board approved funding for the Seminole Blvd project at their July 18<sup>th</sup> meeting. The Seminole project was ranked #1. Staff and WGI presented the projects to FDOT and BTPAC in early April; Seminole was ranked #1 and Cherry Rd was #4. The Board recommended that the Seminole Blvd project should be prioritized since it ranked higher and is a larger project.

Background: The Board approved a two-fold work assignment with WGI in November 2018 to prepare a feasibility analysis to identify the best two projects to submit to the TPA for the 2019 Transportation Alternatives Program (TAP) cycle. Based on findings presented by WGI, the Board selected the following project:

Seminole Blvd Complete Streets which expands existing sidewalks to 10-12 ft. multi-use paths on each side of the roadway, adds high visibility crosswalks at each intersection, adds pedestrian scale lighting,

and shade trees. The project boundaries are from Okeechobee Blvd. to Oswego Ave. Total construction cost is \$1,622,979. The grant reimburses \$1 million.

TAP grant projects are designed and constructed within 3 years of prioritized funding. Design will begin in 2020 with construction completion in 2022.

### **FY18 – Westgate Avenue Corridor Complete Streets (IN COUNTY BIDDING PROCESS)**

Update: The bid process for the project was put on hold by County Engineering. The County is requiring that the total construction cost of the project be given to the County in advance of entering into a contract with a contractor; the CRA has been given a time extension to try to accommodate this requirement.

PBC Engineering issued an Invitation to Bid on February 20<sup>th</sup>. Bid opening is scheduled for March 29<sup>th</sup>.

American Consulting Engineers (ACE) has completed design plans to 100% constructability. PBC Engineering Streetscape section is reviewing. The design engineers have finished phase 2 of the constructability plans. Due to the number of driveways and regulations for safe sight lines, the CRA must now work with certain owners to get approval to close access from Westgate where side and rear access is available in an effort to add more landscaping and on-street parking. The project cost estimate is now \$4,752,321 with \$2,324,351 in participating costs funded by FDOT. The CRA is responsible for PBC Engineering administrative, design and CEI costs.

Design is moving forward without a roundabout. CRA Staff met with County Roadway Production and the project consulting engineers in February to discuss the design, scope and timeline of the project. The CRA has been asked to provide input on lighting design and landscaping.

A County Selection Committee met in November 2019 and selected American Consulting Engineers of Florida (ACE) to design the project. CRA staff was in attendance for the presentations and scoring. The County Engineering Department had shortlisted three firms for the project, including CRA consultants WGI, however, volume of previous work was an overriding factor in selection.

Background Information: Staff engaged WGI to coordinate the preparation of travel demand forecast modelling to determine the impact of reducing Westgate Ave from 5 lanes to 3 lanes utilizing a road diet approach. WGI facilitated communication with PBC TPA and Engineering to determine the best design alternative, held a public input meeting, and drafted the final design for the project be used to obtain funding. WGI met with the Engineering Department to present the lane elimination plan. County staff is in support of the lane reduction from Wabasso to Congress, but they are not in support of the elevated landscape median. An alternative design, which allows for 3 lanes (2 thru lanes and one center turn lane), bike lanes, and floating landscape islands on both sides of the ROW alternating with on street parking was presented to County Engineering for approval and support. With assistance from WGI, the LI grant application was submitted on March 2, 2018. CRA staff is working with County Engineering and Administration to design and administer all 3 of the TPA grant projects.

The TPA Governing Board voted to adopt the TPA List of Priority Projects for the LRTP FY 2020-2024 at their September 20, 2018 meeting. Projects that met TPA and FDOT eligibility requirements were ranked by internal advisory boards, committees and TPA Staff to be forwarded the Governing Board. The Westgate Avenue Complete Streets project was ranked #1 of 6 entries to receive Local Initiatives Program funding. This project has been moved up the timeline due to the inability of other funded projects to proceed. Design can start in July 2019 for FY 2019/20. Construction funding will be approved after the design is completed.

## **FY18 – Phase II Belvedere Heights Streetlights & Sidewalks AND Water Mains/Drainage (MOBILIZED)**

Update: The contractor has begun construction of Phase II of the water mains and drainage project. Phase II of the TPA sidewalks and streetlights project will begin in the spring of 2022. Engenuity Group will continue to represent the CRA as PM on the drainage work.

The BCC is considering an agenda item on June 16<sup>th</sup> for the design of this second phase. The TPA Governing Board voted to adopt the TPA List of Priority Projects for the LRTP FY 2020-2024 at their September 20, 2018 meeting. Projects that met TPA and FDOT eligibility requirements were ranked by internal advisory boards, committees and TPA Staff to be forwarded the Governing Board. Phase II of the Belvedere Heights Streetlights and Sidewalks project was ranked #3 of 4. This project has been moved up the timeline due to the inability of other funded projects to proceed. Design can start in July 2019. Construction funding will be approved after the design is completed. The CRA needs to execute an MOU and provide upfront funding to the County for design.

Background Information: CRA staff prepared and submitted a Transportation Alternatives Program (TAP) grant application for Phase II – Wellington Road to Bridgeman Road, of the Belvedere Heights Neighborhood for sidewalks and streetlights to PBC TPA in March 2018.

## **FY17 – Phase I Belvedere Heights Streetlights & Sidewalks AND Water Mains/Drainage (IN CONSTRUCTION)**

Update: The water main and drainage work is complete. Phase I of the TPA grant project for sidewalks and streetlights project is underway. This phasing allowed the water main and drainage construction to take place prior to the work of the TPA grants, keeping the TPA projects on the timeline set by the FDOT.

The neighborhood has experienced chronic poor drainage and the water mains have reached the end of their useable life and must be replaced. Mock Roos, the contractor for the sidewalks/streetlights project requested that PBC Water Utilities do the water main work prior to the installation of sidewalks and they have agreed; Mock Roos will also do this work. Engenuity Group has been working on a drainage design for the area and a request has been made for Water Utilities in collaboration with Engineering to do this work ahead of sidewalk installation as well. Water main replacement will occur January thru March, 2021 with drainage in March thru July, 2021. Construction on the sidewalks project is set to begin in August 2021.

Engineers are preparing the second part of the design. The Engineering Department has engaged several consultants through a CRA/County MOU to implement the project. Design is almost completed. The County is currently reaching out to the residents.

Background Information: An application was submitted to the TPA Transportation Alternatives Grant to request almost \$1 Million to install sidewalks and streetlights in Belvedere Heights in 2017. The funds will not be available until 2019. The BCC approved Engineering Department sponsorship of the project via resolution in May 2018.

## **CRA Strategic Plan (ONGOING – TO BE REVISITED IN FY22)**

CRA staff is continuing to work on a 5-year strategic plan that will implement the goals and objectives of the amended Redevelopment Plan. A strategic plan will outline the specific tasks, timeline and budget required for redevelopment activities over the next 5 years. It can also serve as a platform for the CRA to refine its vision and mission statement in a way that is current with its shifting priorities. Staff has received some initial input from Board members. Work on the Strategic Plan is ongoing.

**Streetlights for Belvedere Homes (ONGOING)**

The Engineering Department is partnering with Office and Community Revitalization to install streetlight in Belvedere Homes. An initial meeting has been held. Citizens are currently gathering signatures and easement authorization from residents and property owners.

### Proposed Private Redevelopment Projects

Below is list of private development projects in the Westgate CRA that are in the entitlements or the permitting process:

<b>Projects</b>	<b>Address</b>	<b>Status</b>
Greene Industrial (aka McDonald Industrial)	1501 N. Florida Mango Rd.	<ul style="list-style-type: none"> <li>▪ 5/9/22 CRA Board meeting</li> <li>▪ DRO site plan amendment for a new 62,011 sf office-warehouse use; site to be reconfigured to eliminate all other buildings, distribution facility use to be discontinued</li> <li>▪ Type 2 Waiver allowing 24-hour operations no longer required or permitted by BCC conditions of approval</li> </ul>
PBKC main site		<ul style="list-style-type: none"> <li>▪ Potential temporary use – athletic arena “dome” for seasonal events (BDB project)</li> </ul>
Meals on Wheels of PBC	1713 Quail Dr. (former Opportunity Inc. preschool)	<ul style="list-style-type: none"> <li>▪ Meals on Wheels PBC – collocated catering, office, retails sales uses</li> <li>▪ Previous site plan approval for medical office, corrective variances and parking reduction variance in place</li> </ul>
The Hangar & Airfield Business Park	1050 N. Congress Ave. (former PBKC collateral property)	<ul style="list-style-type: none"> <li>▪ In Zoning</li> <li>▪ 2/14/22 CRA Board meeting</li> <li>▪ 60,000+ sf of privately owned warehouse units (The Hangar) with collocated additional warehouse, vehicle sales/repair, community and assembly membership non-profit space</li> </ul>
EZ Express Carwash	1098 N. Military Trail (Walmart MUPD)	<ul style="list-style-type: none"> <li>▪ In Zoning – review for ABN of restaurant use &amp; DRO approval for a 2,700 sf automatic carwash</li> </ul>
Cherry Road Plaza MUPD	Cherry Rd	<ul style="list-style-type: none"> <li>▪ ZC approval in March</li> <li>▪ In Zoning – review for ABN, DOA, Variances, DRO approval for a 161,000 sf (phased) self-service storage facility</li> </ul>
Broward Motorsports	2300 Okeechobee Blvd	<ul style="list-style-type: none"> <li>▪ Certified for PH – DOA to address phased plan, additional square footage for storage &amp; retail, access</li> </ul>
Murphy Express Gas Station/C-store	1010 Military Trail (Walmart MUPD)	<ul style="list-style-type: none"> <li>▪ DROE approval February</li> <li>▪ demolish vacant Walgreens, relocate/ expand existing Murphy Express/add c-store</li> </ul>
Palm Key Apartments	Cherokee Ave	<ul style="list-style-type: none"> <li>▪ DRO approval in March</li> <li>▪ 7 townhome-style multifamily units on .46 ac – utilizing CRA density bonus units</li> </ul>
Museo Vault self-service storage (now Uovo Art)	4200 Westgate Ave	<ul style="list-style-type: none"> <li>▪ In permitting</li> <li>▪ BCC approval of ABN- Sept. ‘21 meeting proposing a 4-story, 50,000 sf fine art and antique storage facility</li> </ul>
Autumn Ridge LITC mixed use	Congress Ave	<ul style="list-style-type: none"> <li>▪ In permitting with SFWMD</li> <li>▪ DRO approval – LITC funded, will move forward with permitting</li> <li>▪ 106 units by Landmark Construction, 90% of units at or below 60% of AMI – 77 DBP</li> </ul>

		units, TCEA and rezoning from RM to CG
Soapy Shark Car Wash (formerly KFC/Jack's)	2200 Okeechobee Blvd.	<ul style="list-style-type: none"> <li>▪ In construction</li> <li>▪ DRO Approval &amp; 6 variances required</li> </ul>
Duplex development	1115 Osceola	<ul style="list-style-type: none"> <li>▪ In construction</li> <li>▪ Utilizing 1 WCRA density bonus unit, non-conforming lot</li> </ul>
Congress Avenue - Greene Apartments	1710 N. Congress Ave	<ul style="list-style-type: none"> <li>▪ In construction</li> <li>▪ 198 units (138 density bonus units from WCRA pool; 55 income restricted)</li> <li>▪ SFWMD permit utilizes available acre feet from the Preserve</li> </ul>
Dos Hermanos Mixed Use	Westgate & Seminole Blvd	<ul style="list-style-type: none"> <li>▪ Administratively withdrawn</li> </ul>

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

**May 09, 2022**

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

Mr. Daniels, the Board Chair, called the meeting to order at 6:07p.m. The roll was called by Ms. Pennell.

**Present:** Ronald L. Daniels  
Joanne Ruffy  
Joseph Kirby  
Ruth Haggerty

**Absent:** Enol Gilles  
Ralph Lewis  
Yeraldi Benitez

**Staff Present:** Elizée Michel, Executive Director  
Denise Pennell, Senior Planner  
Carmen Geraine, Bookkeeper  
Thomas J. Baird, Esq., General Counsel

**Absent:** Mai Bui, Administrative Assistant

**Others Present:** George Gomez, Deputy Adam Robinson (Present), Lilliana Vega, PE, Engenuity Group, CRA Engineer, Jennifer Morton, Pam Calzadilla, Jaime Mayo, J. Brinkman (All Virtually Via Zoom)

**II. AGENDA APPROVAL**

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

- No Additions, Deletions, Substitutions to Agenda

**2. Adoption of Agenda**

- It was moved by Ms. Ruffy and seconded by Mr. Kirby to adopt the Agenda as amended. Motion carried (4-0)

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

- Board member Haggerty asked to revise the minutes to remove Consent Agenda. It was apparently carried from previous month.
- **It was moved by Ms. Haggerty and seconded by Ms. Ruffy to adopt the March 14, 2022 minutes as amended. Motion carried (4-0)**

### IV. PUBLIC COMMENT

- 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.
- Ms. Calzadilla thank WCRA to let her attend the board meeting through zoom.

**The regular meeting was suspended at 6:30p.m. to conduct Board nominations. There were no nominations.**

### V. DISCLOSURES

- No Disclosures

### VI. CONSENT AGENDA

- **Agreement with BG Group to Remove Environmental Hazards and Demolish 2423 Westgate Avenue, 2426 & 2428 Cherokee Avenue**

**It was moved by Ms. Ruffy and seconded by Ms. Haggerty to adopt the consent agenda. The motion passed unanimously (4-0)**

### VII. REGULAR AGENDA

#### 1. **DRO Approval for a Site Plan Amendment for Office/Warehouse Use for Greene Industrial (aka McDonald Industrial) – 1501 N. Florida Mango Rd.**

Ms. Pennell introduced the item and the development team, Ms. Jennifer Morton, Kinsey Bowlek, and Jaime Mayo with J. Morton Planning and Landscape Architecture.

The Team made a presentation to the CRA Board.

The 4.12-acre property, located on N. Florida Mango Rd. is currently vacant and undeveloped. The property is within the Urban Industrial (UI) sub-area of the WCRAO and zoned Light Industrial (IL). The Future Land Use designation is Commercial High with an underlying Industrial Future Land Use Designation (CH/IND). The site is in the U/S Tier as well as in the URA, RRIO and Westgate CCRT area. To the immediate south lies a portion

of the L2 canal owned by Palm Beach County and the L2 Pump Station (a CRA flood mitigation project) zoned PO; beyond the canal is the Belvedere Heights single family residential neighborhood in the Residential Multifamily (RM) zoning district, with a FLU designation of MR-5. To the west (a small finger of the L2 canal runs along the rear of the site), is Light Industrial (IL) with a CH/IND FLU. To the north a multi-access self-storage facility zoned IL with a CH/IND FLU, and to the east is the City of West Palm Beach (taxi dispatch station). Old Okeechobee Blvd is approximately .3 miles to the north, and Belvedere Rd. is .5 miles to the south.

The site was previously approved for contractor storage accessory structure and warehouse in 2017 with conditions regarding dust control under the name McDonald Industrial. At the end of 2017, the property was sold. The new owner sought approval to use the site as a distribution facility with additional warehousing and a type 2 waiver to extend operation hours to 24 hours in the distribution facility in Building B with Building A operating within the hours allowed by code. Additional warehouse was approved for the site in the 2019, creating a third building labelled Building C which was to become the new distribution facility and Buildings A and B to work as warehouse space. The site at the time was being developed to relocate McArthur Dairy whose distribution facility was relocating from Flamingo Drive in West Palm Beach.

The applicant proposes to reconfigure the site plan to eliminate the structures as previously approved, and instead proposes a single 62,011 sf one-story office-warehouse building with associated site improvements; 46,508 sf of warehouse with 15,503 sf of accessory office. The development approval for the industrial warehouse use with accessory office would remain; the distribution facility use is no longer contemplated in the development proposal. No change in property ownership is planned, although the end-user tenants by bay are unknown and speculative at this time. Nine bays are proposed each at approximately 5,500 sf in total GFA with a double bay proposed at the rear of the structure. Since the Distribution Facility use is no longer contemplated, the Type 2 Waiver allowing 24-hour operations Monday-Saturday and 7am-7pm on Sunday is no longer required by the applicant, and will likely either be revoked or abandoned by the Zoning Division. The project is anticipated to be built out by 2024.

The applicant proposes to amend the approved site plan for the development of the 4.12-acre site on N. Florida Mango Rd., pursuant to the following:

1. Full DRO approval for a 9-bay +/- 62,011 sf office-warehouse structure with a total of +/- 46,508 sf of warehouse space and +/- 15,502 sf of office space, with each bay required to provide a minimum of 25% GFA of office space, up to a maximum of 30% GFA of office space. Buildings A, B and C the approved site plan would be eliminated; one new single-story building is proposed in their place;

2. Type 1 Administrative Waiver to allow a maximum 15% reduction in the required number of parking spaces, as needed; and,
3. 98 new daily trips, 10 am peak hour, and 11 pm peak hour trips are requested to be allocated from the WCRA Transportation Concurrency Exception Area (TCEA) pool.

Staff finds that applicant request is consistent with the CRA's Zoning Overlay and Redevelopment Plan.

Staff recommends approval of the development petition to amend the approved site plan for the development of the +/- 4.12-acre site on N. Florida Mango Rd., pursuant to the following:

1. Full DRO approval for a 9-bay +/- 62,011 sf office-warehouse structure with a total of +/- 46,508 sf of warehouse space and +/- 15,502 sf of office space, with each bay required to provide a minimum of 25% GFA of office space, up to a maximum of 30% GFA of office space. Buildings A, B and C the approved site plan would be eliminated; one new single-story building is proposed in their place;
2. Type 1 Administrative Waiver to allow a maximum 15% reduction in the required number of parking spaces, as needed; and,
3. 98 new daily trips, 10 am peak hour, and 11 pm peak hour trips are requested to be allocated from the WCRA Transportation Concurrency Exception Area (TCEA) pool.

**It was moved by Ms. Haggerty and seconded by Ms. Rufty to approve the development petition to amend the approved site plan. The motion passed unanimously (4-0)**

## **2. Westgate CRA Zoning Overlay Amendment**

Mr. Michel presented the item. Staff has been working with the County Planning Building and Zoning Department and the consultants representing the Hangar/Airfield Business Park (1050 N. Congress Ave. (PBKC 11ac. collateral site) to process an amendment, on recommendation by the CRA Board to allow the use in the UG sub-area. The proposed use is allowed by the underlying zoning district but prohibited by the Westgate CRA Zoning Overlay.

The following language is being proposed to give the CRA the option to approve a project that does not meet Overlay Standards to move forward if it meets the underlying Zoning District regulations. This is the language being proposed:

If a conflict exists between the WCRAO Overlay and other Chapters or Articles in this Code, the provisions of this Overlay shall apply to the extent of this conflict unless the WCRA Board authorizes the Zoning Director to apply the other Chapter or Articles of the Code.

The language is broad enough to address conflicts between WCRAO code and the articles and chapters of the ULDC, essentially giving the CRA Board authority to override or waive the provisions of its overlay to revert to what is permitted by the standards of the zoning district and Future Land Use (FLU).

Zoning, CRA staff and the consultants are still discussing the wording. We are confirming that the intent is to apply the language when a conflict arises across all provisions of the overlay, i.e. use regulations, PDRs, supplementary standards etc. and that the final authority will lie with the CRA Board.

If this text was to change significantly, staff will bring back the new and final version to the CRA Board for approval.

Also, staff is working on adding a waiver table to the overlay to allow the CRA to waive certain provisions that are exclusive to the overlay such as architectural guidelines, supplementary standards, and perhaps some PDRs to be included in an amendment later this year.

Staff recommends approval in concept of the following language to be included in Section 14 of the WCRA Overlay: "If a conflict exists between the WCRAO Overlay and other Chapters or Articles in this Code, the provisions of this Overlay shall apply to the extent of this conflict unless the WCRA Board authorizes the Zoning Director to apply the other Chapter or Articles of the Code."

**It was moved by Ms. Rufty and seconded by Ms. Haggerty to approve in concept the proposed WCRA Overlay amendment. The motion passed unanimously (4-0)**

### **3. Approval of Contract with Daniels Fence for Oswego Property**

Mr. Michel presented the item. In 2018, the CRA received a grant from PBC Solid Waste Authority (SWA) Blighted & Distressed Properties Grant. The total amount was \$92,700 to clean-up, clear, sod and fence 6 vacant CRA-owned properties on Oswego Avenue east of Seminole Blvd. previously earmarked for the L-2 Canal Expansion project.

The CRA has improved three parcels and developed a dog park as part of the grant. The CRA is working with Daniels Fence to install a decorative fence around the other three parcels.

Daniel Fence is proposing to do the work for \$22,804.00.

Staff recommends that the Board approves the Daniels Fence proposal and authorizes the construction for an amount not to exceed \$22,804.00.

**It was moved by Ms. Haggerty and seconded by Mr. Kirby to approve the Daniels Fence proposal and authorizes the construction for an amount not to exceed \$22,804.00. The motion passed unanimously (4-0)**

**4. Authorization to Issue a Request for Proposal to Secure a Loan to Pay for Infrastructure Improvement Projects**

Mr. Michel presented the item. Staff is working with the Florida League of Cities Public Resources Advisory Group (PRAG) to request a bank loan to prepay the construction of Westgate Avenue Streetscape, Seminole Boulevard Streetscape and Cherry Road Streetscape.

The CRA received grants from the Palm Beach County Transportation Planning Agency to reconfigure Westgate Avenue. The project is estimated to cost approximately \$7.5 Million and another \$3.3 Million are needed for Seminole. Next year, Cherry Road design will be completed and is estimated to cost over \$2 Million.

CEI – Currently being processed:

Consultant: \$676,033  
Staff: \$101,400 (15%)  
Contingency: \$67,600 (10%)  
Total: \$845,000

Construction – Bids Due 3/22

Contractor (estimate): \$5.3M  
Staff: \$795k  
Contingency: \$530k  
Total (estimate): \$6,625,000

Total Needed from CRA \$7,470,000 (6,625,000.00 + 845,000.00)(subject to changed once actual bid amounts known)

Seminole Blvd Estimate

\$2,500,000	Construction Contract
\$250,000	CEI Costs

\$125,000	PBC Staff Costs
\$430,000	15% Contingency
\$3,305,000	Total

The CRA Plan contemplated that loans will be needed to complete these projects.

The Westgate CRA does not have any debt currently. Most CRAs, Cities and Counties take on debts to pay for their major infrastructure improvement projects. Palm Beach County is planning on taking more debts this year to pay for water, sewer, and housing projects.

According to current legislations, CRAs will not be dissolve if they have debts. They need to be continued until they pay off their debts.

The CRA, through Ordinance 89-6, is authorized to take on debt.

The RFQ will be sent to several banks that will submit a proposal to fund these projects with some repayment terms.

PRAG estimates that the terms can be 15 years and up to 4.5% annual interest rate.

Westgate and Seminole are ready for construction. Construction Bid Request was issued for the Westgate Project. The request was canceled because the CRA did not have the funds in place. For Seminole Blvd., FDOT will sign the Local Planning Program Agreement as soon as funding is secured.

A total of \$10.8 Million are needed for the two projects. FDOT will reimburse more than \$4 Million, possibly \$5 Million. We will negotiate the final amount when we know how much the CRA can raise.

We need to have all the money before the project can start. FDOT will reimburse its portion after construction pay application is submitted. The reimbursements can be used to prepay the loan (if the bank allowed) or can be used to fund other projects like Cherry Road, Westgate property acquisition, Belvedere Heights and Belvedere Homes. A 15-year \$10.6 Million loan at 4% will have a debt service of approximately \$945,000 a year, principal and interest included.

The debt service will be paid out of Tax Increment Financing revenues. The TIF is expected to reach \$3 Million in 2023.

PRAG expects to receive an answer from Banks before the next Board meeting with built in time to allow the CRA legal counsel and the Board Chair to review.

Staff recommends that the Board authorizes the issuance of the RFQ/RFP to request a loan of \$10.6 Million.

**It was moved by Ms. Rufty and seconded by Ms. Haggerty to authorize the issuance of the RFQ/RFP to request a loan of \$10.6 Million. The motion passed unanimously (4-0)**

**VIII. STAFF REPORTS**

Dog Park is a successful project.

Rooney 5K Run was on April 16, 2022.

Celebrate Westgate was on April 9, 2022. It was a successful festival with positive feedback letter from Parks and Rec.

Yoga at the Park has been well received with good turnout for every other Saturday.

Liliana with Engenuity Group updated the Board on the Belvedere Heights project. Phase I is complete. Phase II has just completed its walk through and will be closed soon. The sidewalk and streetlight are under construction.

The streetlights project for the Westgate area is in development at Florida Power and Light.

**IX. AJOURNMENT**

**It was moved by Ms. Rufty and seconded by Mr. Kirby to adjourn the meeting. The meeting adjourned at 6:48p.m.**

\_\_\_\_\_ Administrative Assistant, Westgate CRA  
Mai Bui

continue or again address the CRA is granted by a majority vote of the CRA Commissioners then present and voting.

- g) Any person who appeals a decision of the CRA Board with respect to any matter considered at the CRA meeting, is advised to obtain a record of the proceedings, and for such purposes may need to ensure that a verbatim record of the proceedings is made. The costs of transcribing such verbatim record shall be borne by the person who seeks the verbatim record.

### **ARTICLE III**

#### **VOTING**

All actions of the CRA, except for those referenced in Article VIII, shall be taken when a quorum is present, by an affirmative vote of a majority of the members of the CRA then present and voting.

### **ARTICLE IV**

#### **NOMINATIONS**

1. **Nominations.** At the annual meeting of the CRA, nominations shall be taken for the seats of CRA Commissioners whose terms have expired, or which are vacant. Residents, property owners and business owners within the boundaries of the Redevelopment Area are eligible to nominate and may be nominated for consideration by the Palm Beach County Board of County Commissioners to serve as a CRA Commissioner. Each nominee for each CRA Commission seat may address the CRA Board for up to five (5) minutes, to present the nominee's qualifications and interest in serving as a CRA Commissioner.
2. **Appointments; Qualification; Term.** At the regular meeting immediately following the appointment by the Palm Beach County Board of County Commissioners of the newly appointed Commissioners, the CRA Commissioners shall elect a Chair and Vice-Chair from amongst its Board. The term of the Chair and Vice-Chair shall be one (1) year, beginning with the date of election. The results of the election shall be forwarded to the Palm Beach County Board of County Commissioners for its formal approval.
  - a) **Chair.** The Chair shall preside at all meetings; shall execute all instruments in the name of the CRA; shall appoint such committees from time-to-time as may be deemed appropriate; and shall perform all other duties as may be required by the CRA.
  - b) **Vice-Chair.** The Vice-Chair shall, in the absence, disqualification, or disability of the Chair, or at the Chair's direction, exercise all of the functions of the Chair.

## **ARTICLE V**

### **STAFF SUPPORT**

1. The staff support of the CRA shall be provided by the CRA's employees, and those employees assigned by the various departments of Palm Beach County. Any requests for County staff support shall be by proper motion and approved by a majority of the Commissioners of the CRA then present and voting, and transmitted to the Palm Beach County Board of County Commissioners. The CRA Commissioners shall appoint an Executive Director and a CRA Board Attorney who shall serve at the pleasure of the Board. The Executive Director shall have the power and authority to hire and fire all other CRA employees.
2. Additional staff shall follow the assigned job description and when appropriate, may assume additional duties as assigned by the CRA Board of Commissioners.
3. An employee of the CRA staff shall serve as the Clerk of the CRA and shall take the roll call at all meetings; be custodian of all books and public records of the CRA; make and keep the minutes of all meetings; to issue all written notices of meetings; receive and file reports and forms, including, but not limited to, voting conflict forms and other required disclosure forms; and perform such other duties as may be designated by the CRA.
4. A member of the CRA staff shall make and keep the financial records of the CRA's operating budget; make and keep full and accurate accounts of receipts and disbursements of the CRA; have custody of all operating funds of the CRA; render semi-annual budget reports to the CRA; make and file all financial reports and statements necessary to be made and filed by the CRA pursuant to the provisions of Chapter 163, Part III, Florida Statutes, with all appropriate State and local government agencies.

## **ARTICLE VI**

### **DRUG FREE WORKPLACE**

The Offices of the Westgate/Belvedere Homes Community Redevelopment Agency shall be a drug free workplace and shall follow the adopted rules and regulations of Palm Beach County which establish a drug free work place. In terms of drug testing and procedures, all CRA employees shall be treated as if Palm Beach County employees.

## **ARTICLE VII**

# EXHIBIT 1

## ARTICLE 3 – OVERLAYS AND ZONING DISTRICTS WESTGATE COMMUNITY REDEVELOPMENT OVERLAY CONFLICTS

**CR-2022-0002**  
**(Updated 05/18/22)**

**Revision Key:** Proposed revisions are shown with new text as underlined, deleted text in ~~strike-out~~, and relocated text *italicized*. ~~Stricken and italicized~~ means text to be totally or partially relocated. Relocation notes are shown in brackets as [Relocated to: ] or [Relocated from: ]. Unaltered text omitted for brevity is indicated by a series of four bolded ellipses....

**Part 2. ULDC Art. 3.B.14.B, Overlays and Zoning Districts, Overlays, WCRAO, Westgate Community Redevelopment Area Overlay, General Development Standards (page 41, Supplement 30), is hereby amended as follows:**

**CHAPTER B OVERLAYS**

....

**Section 14 WCRAO, Westgate Community Redevelopment Area Overlay**

....

**E. Use Regulations**

....

**2. Sub-area Use Regulations**

**a. Use Regulations**

In addition to the requirements of [Art. 4.B, Use Classification](#), the following uses shall be prohibited or permitted in the WCRAO Sub-areas: **[Ord. 2006-004]**. The Zoning Director may apply the provisions of Art. 4.B, Use Classification for the underlying zoning district, subject to a mutual agreement and approval by the WCRA Board.

*(Note: table below inserted for context)...*

**Table 3.B.14.E – WCRAO Sub-area Use Regulations**

Sub-areas	NR	NRM	NG	NC	UG	UH	UI	Supplementary Use Standards # (2)
<b>Residential Uses</b>								
Cottage Home – Single Unit on a Single Lot	X	P	X	X	X	X	X	<a href="#">4.B.1.C.2</a>
Cottage Home – Multiple Units on a Single Lot or Site	X	P	P	X	X	X	X	<a href="#">4.B.1.C.2</a>
Family Community Residence	P	P	X	X	X	X	X	<a href="#">4.B.1.C.3</a>
Multifamily (MF)	X	P (5)	X	<a href="#">4.B.1.C.5</a>				
Recovery Community	X	P (5)	X	<a href="#">4.B.1.C.6</a>				
Single Family	P	P	X	X	X	X	X	<a href="#">4.B.1.C.7</a>
South Westgate Estates Single Family Alternative	X	P	X	X	X	X	X	<a href="#">4.B.1.C.7</a>
Townhouse	X	P (5)	X	<a href="#">4.B.1.C.8</a>				
Transitional Community Residence	-	P (5)	X	<a href="#">4.B.1.C.9</a>				
Zero Lot Line (ZLL)	X	X	X	X	X	X	X	<a href="#">4.B.1.C.10</a>
<b>Commercial Uses</b>								
Adult Entertainment (3)	X	X	X	X	X	X	X	<a href="#">4.B.2.C.1</a>
Car Wash	X	X	X	X	- (7)	-	-	<a href="#">4.B.2.C.4</a>
Convenience Store	X	X	X	X	X	-	-	<a href="#">4.B.2.C.7</a>
Electric Vehicle Charging Station Facility	X	- (8)	- (8)	- (8)	- (8)	- (8)	-	<a href="#">4.B.2.C.10</a>
Gas and Fuel Sales, Retail	X	X	X	X	X	-	-	<a href="#">4.B.2.C.16</a>
Landscape Service	X	X	X	X	X	X	-	<a href="#">4.B.2.C.21</a>
Employment Agencies (6)	X	X	X	X	X	-	-	<a href="#">4.B.2.C.26</a>
Parking, Commercial (9)	X	X	X	X	X	X	X	<a href="#">4.B.2.C.27</a>
Repair and Maintenance, Heavy	X	X	X	X	-	-	-	<a href="#">4.B.2.C.30</a>
Repair and Maintenance, Light	X	X	X	X	-	-	-	<a href="#">4.B.2.C.31</a>
Self-Service Storage, Limited Access	X	X	X	X	-	-	-	<a href="#">4.B.2.C.37</a>

## EXHIBIT 1

### ARTICLE 3 – OVERLAYS AND ZONING DISTRICTS WESTGATE COMMUNITY REDEVELOPMENT OVERLAY CONFLICTS

**CR-2022-0002**  
**(Updated 05/18/22)**

Self-Service Storage, Multi-Access	X	X	X	X	X	X	-	<a href="#">4.B.2.C.37</a>
Vehicle or Equipment Sales and Rental, Heavy	X	X	X	X	-	-	-	<a href="#">4.B.2.C.40</a>
Vehicle Sales and Rental, Light	X	X	X	X	-	-	-	<a href="#">4.B.2.C.41</a>
Work/Live Space	X	(4)	(4)	(4)	(4)	(4)	X	<a href="#">4.B.2.C.44</a>
<b>Industrial Uses</b>								
Contractor Storage Yard	-	-	-	-	-	-	A	<a href="#">4.B.5.C.1</a>
Distribution Facility	X	X	X	X	X	A	D	<a href="#">4.B.5.C.3</a>
Manufacturing and Processing	X	X	X	X	X	A	D	<a href="#">4.B.5.C.8</a>
Warehouse	X	X	X	X	X	A	D	<a href="#">4.B.5.C.17</a>
Office Warehouse	X	X	X	X	A (1)	A (1)	-	<a href="#">4.B.5.C.17</a>
Wholesaling	X	X	X	X	X	A	D	<a href="#">4.B.5.C.18</a>
[Ord. 2006-004] [Ord. 2007-013] [Ord. 2009-040] [Ord. 2010-022] [Ord. 2011-016] [Ord. 2012-007] [Ord. 2017-002] [Ord. 2017-007] [Ord. 2018-002] [Ord. 2018-018] [Ord. 2020-001] [Ord. 2021-006] [Ord. 2021-022] [Ord. 2021-023]								
<b>Key:</b>								
X	Prohibited in sub-area							
-	Subject to use regulations of zoning district							
P	Permitted by Right in sub-area [Ord. 2007-013] [Ord. 2009-040] [Ord. 2020-001]							
D	Permitted by DRO approval [Ord. 2021-006]							
A	Class A Conditional Use [Ord. 2017-007]							
<b>Notes:</b>								
1.	Limited to lots with a CH FLU designation and corresponding zoning district. [Ord. 2006-004] [Ord. 2018-002]							
2.	A number in the Supplementary Use Standards # column refers to <a href="#">Art. 4.B, Use Classification</a> , which are applicable to the use. [Ord. 2006-004] [Ord. 2020-001]							
3.	Adult Entertainment shall also be prohibited as an accessory use to other principal uses within the sub-areas. [Ord. 2007-013]							
4.	Limited to lots with a CH or CL FLU designation and corresponding zoning district. Work/Live Space shall be Permitted by Right in all sub-areas except the NR and UI. [Ord. 2007-013] [Ord. 2020-001]							
5.	Multifamily, Townhouse, Transitional Community Residence, and Recovery Community units may be Permitted by Right in non-residential districts where mixed use is permitted in accordance with <a href="#">Table 3.B.14.E, WCRAO Minimum/Maximum Residential and Non-Residential Uses</a> . Transitional Community Residences and Recovery Communities shall follow the approval processes of the underlying zoning district. Within the NC, UG, and UH Sub-areas, residential-only Multifamily, Townhouse, and Recovery Community developments with five dwelling units or more shall be permitted; residential-only developments with under five units shall not be permitted. [Ord. 2017-002] [Ord. 2020-001] [Ord. 2021-022] [Ord. 2021-023]							
6.	Employment Agencies as contained in <a href="#">Art. 4, Use Regulations</a> under Office, Business or Professional. [Ord. 2017-007]							
7.	Limited to lots which front Okeechobee Boulevard and consistent with <a href="#">Art. 11.E.2.A.4.b, Non-Residential Lots</a> . [Ord. 2021-006]							
8.	Permitted in the NRM, NG, NC, UG, and UH Sub-areas as an accessory use. [Ord. 2021-006]							
9.	Commercial Parking use on surface lots is prohibited in all sub-areas. Commercial Parking use in structured parking garages is permitted in the UG, UH, and UI Sub-areas subject to Class A Conditional Use approval. [Ord. 2021-006]							



# Oswego Oaks Park Camera Project

Terrence Tuck LLC  
Suite 11150 Okeechobee Blvd P  
Royal Palm BEach, FL 33411  
561-252-9440

## Overview

This project seeks to provide a deterrent to the ongoing issue of vandalism at the Oswego Oaks Park. Although no solution will provide a 100% solution we can at least reduce and document activities that may lead to identifying the culprits.

## Goals

1. Install a camera system to allow remote access to the site and provide a backup solution to record activities.
2. Provide the ability to speak directly to the offenders from a remote location

## Specifications

Must be able to work 24 hours seven days per week.

Local storage of up to three weeks.

Remote access

Ability to detect motion and determine if it's a person or animal.

## Outstanding Estimate

Awaiting quote for poles and permitting.

Labor for electrical work.

Please see attached estimate.

## Terrence Tuck LLC

Suite 11150 Okeechobee Blvd P

Royal Palm BEach, FL 33411

561-252-9440

# ESTIMATE

Grand Total (USD)  
**\$12,912.00**

BILL TO  
**Westgate CRA**  
Mai Bui  
1280 N. Congress Avenue Suite 215  
West Palm Beach, Florida 33409  
United States

561-632-0813  
mbui@pbcgov.org

**Estimate Number:** 701

**Estimate Date:** May 25, 2022

**Expires On:** May 25, 2022

PRODUCT	QUANTITY	PRICE	AMOUNT
<b>Hikvision DS-2XS2T47G0-LDH/4G/C18S40</b> High Quality Imaging with 4 MP Resolution 40 W Solar Panel and 180 Wh Built-in Rechargeable Battery 24/7 Color Imaging Efficient H.265+ Compression Technology Real-Time Security via Built-in Two-Way Audio Water and Dust Resistant (IP67) Stability Against Category 12 Typhoon Built-in 4G (LTE-FDD/WCDMA) Module 120 dB True WDR Technology 4.5 Days Battery Life on Continuous Recording	4	\$2,300.00	\$9,200.00
<b>Installation</b> Installation of cameras, includes running of wire and any additional materials needed to complete the job. Conduit etc. CAT5 Wire, connectors.	4	\$125.00	\$500.00
<b>Misc</b> Pricing for installation of pole and electrical service to be provide next week.	0	\$0.00	\$0.00
<b>Sim cards w/connectivity</b> Plans are monthly the bandwidth will be 50g per month for four cameras.	12	\$200.00	\$2,400.00

**Terrence Tuck, LLC**  
8829 S San Andros  
West Palm Beach, Florida 33411  
United States

**Contact Information**  
561-252-9440

# ESTIMATE

Grand Total (USD)  
**\$12,912.00**

<b>Subtotal:</b>	\$12,100.00
PB Tx 7% 7%:	\$812.00
<hr/>	
<b>Total:</b>	\$12,912.00
<hr/>	
<b>Grand Total (USD):</b>	<b>\$12,912.00</b>

**Terrence Tuck, LLC**  
8829 S San Andros  
West Palm Beach, Florida 33411  
United States

**Contact Information**  
561-252-9440

# NEW ADVANCED SERIES

## SOLAR-POWERED SECURITY SYSTEM

Sustainable & Flexible Security with Rapid Deployment Keeps Your Remote Area Safe



AcuSense



Built-in Heater



**Introducing the new 8 MP model DS-2XS6A87G1-L/C32S80 with an 80-watt solar panel and a 320 WH replaceable battery pack for larger projects.**

Often, end users or system integrators have to purchase and assemble various parts by themselves to build a standalone security system for applications where electricity and internet are unavailable. This process requires a significant amount of design work and time to locate the proper parts needed, resulting in excess costs, higher power consumption, low stability, and difficulty using the system. However, Hikvision's solar security solution can now be deployed by one person providing great cost-efficiency, stability, and ease of use.



**The complete solar camera kit includes a Hikvision 4K security camera, solar panel, replaceable battery pack (battery packs purchased separately), and a bracket for mounting.**

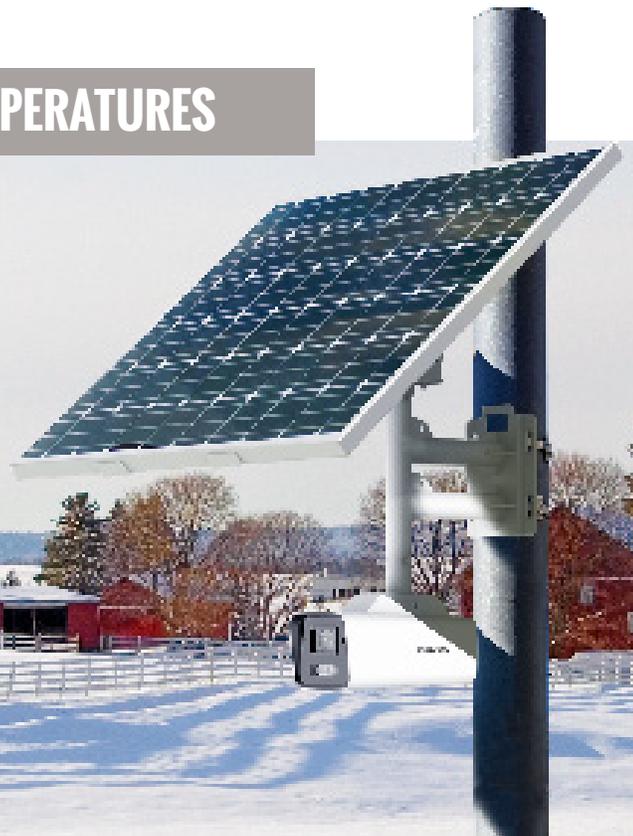
## NO ELECTRICAL WIRING OR NETWORK CABLES REQUIRED



Powered by solar energy, this kit system can be fully deployed without any electrical wiring or network cables. The replaceable battery supports smart power management and long-term power storage. Users can enjoy up to 7 days of continuous operations in the absence of direct sunlight. The camera systems can connect easily and wirelessly to the internet over mobile networks.

## BATTERY PERFORMS IN EXTREMELY LOW TEMPERATURES

Ordinary batteries often lose power or become completely inoperable in the winter, especially in higher altitudes. Hikvision's solar-powered camera system comes with a built-in heater so the battery can operate in temperatures as low as -20° Celsius (-4° F)



# ColorVu TECHNOLOGY FOR 24/7 FULL COLOR

Hikvision's ColorVu technology's powerful ability to capture details in low lighting comes from two specific breakthroughs in hardware: advanced lenses and high-performance sensors. Cameras with ColorVu technology guarantee videos with colorful, detailed images when you need them.



Traditional IR Camera



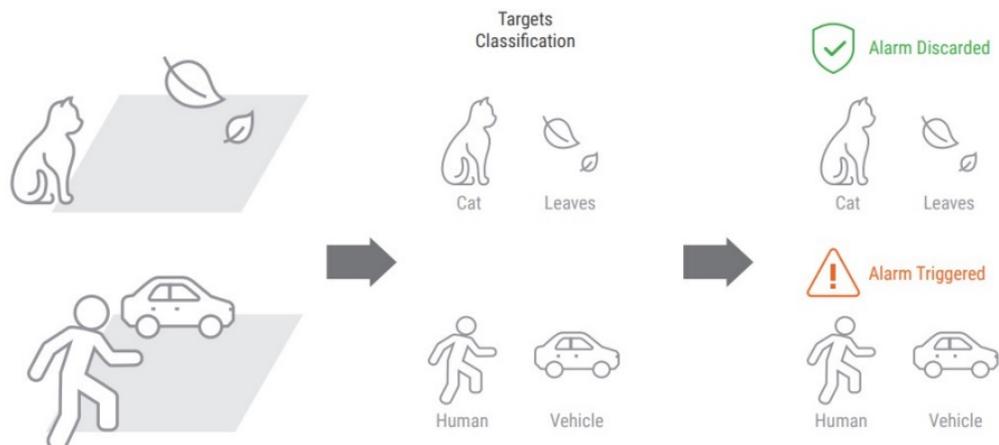
ColorVu Camera

## 2ND GEN AcuSense TECHNOLOGY FOR SMART PERIMETER PROTECTION

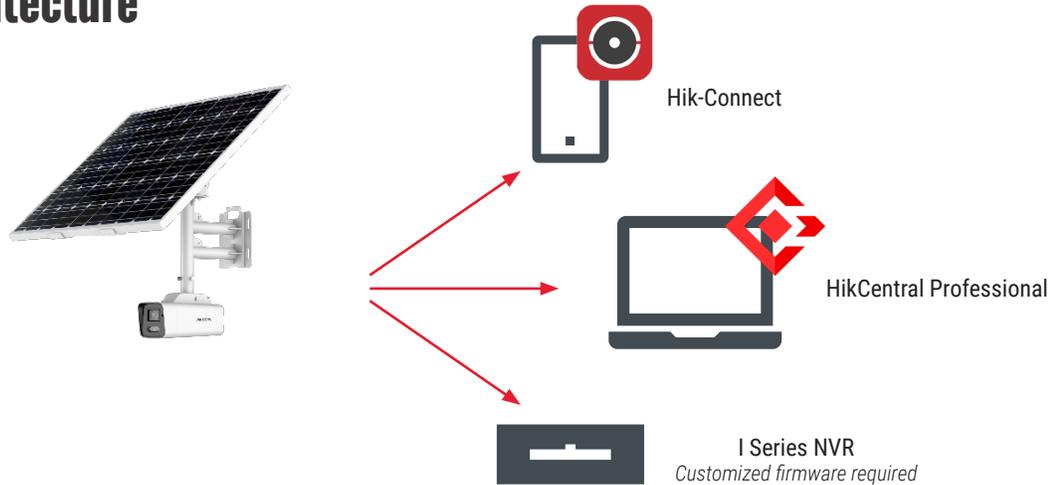
The most common concerns in perimeter protection are trespassing and vehicle break-ins. AcuSense 2.0 helps you to focus on these events in two ways:

- Alarms only trigger when the preset intrusion type takes place
- Related videos are sorted by category for an easier search

2nd Gen AcuSense uses a built-in algorithm to support multiple Video Content Analytics (VCAs) for human and vehicle classification to distinguish between humans, vehicles, and other objects. This reduces false alarms up to 90%, saving you time and effort by delivering more accurate alarm notifications on focused events.



# System Architecture



## PRODUCT SHOWCASE

### DS-2XS6A87G1-L/C32S80 (4mm)

*\*Battery for purchase separately*

- 8 MP camera with AcuSense & ColorVu
- 80-Watt solar panel
- 30 Ah chargeable lithium battery
- -4° Fahrenheit (-20°C) to 140° F (55°C) working temperature
- Camera is water and dust resistant (IP67)
- Beaufort scale up to 12
- **Please note, the battery pack DS-2FSCH30 must be ordered separately**



## APPLICATIONS



Construction Sites



Outdoor Special Events/  
Large Venues



Farm / Ranch



Rural Residential



Parks and Sports Fields

FOCUSED ON YOUR SUCCESS

**HIKVISION**

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PALM BEACH COUNTY BUILDING DIVISION

2300 N. JOG ROAD, WEST PALM BEACH, FL 33411  
 www.pbcgov.com/pzb/building

View Application

PR-2022-018458-0000 Demolition - SFD w/Vacant Lot Landscaping - In Process

Further Desc: total demolition of all structures

<b>04/25/2022</b> Application Date	-- Issued Date	<b>183</b> Active Days	<b>12/10/2022</b> Inactive Date	-- Completion Date	<b>\$0.00</b> Balance Due
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Property/Owner

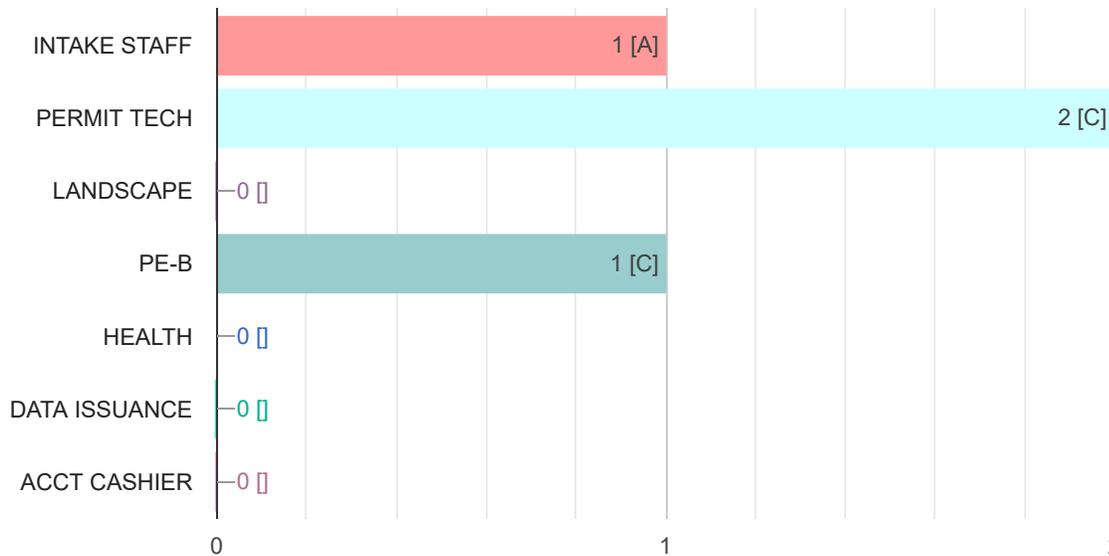
Contractor

Contact

Review Summary

<b>33</b> Days In-House	<b>4</b> Days in Review	<b>33</b> Business Days	<b>33</b> Bldg. Review Days
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Agency Activity Dates (click on bar to view dates)



Date	Agency Activity
04/25/2022	<b>A</b>

Date	Agency Activity
05/10/2022	<b>C</b> <b>X</b>
06/09/2022	<b>C</b>

**X** - Processing, **C** - Processing ended with comment, **CD** - Checked out documents, **H** - Hold process, **A** - Processing ended with approval, **HR** - Hold removed

Review History

Date/Time	Reference No	Rev	Rnw	App Status	Agency/Section	Reviewer	Review Status	Action	C
04/25/2022 17:18:16	PR-2022-018458-0000			Draft	ATIC	System, Epzb		Request for Agency approval removed	
04/25/2022 17:18:17	PR-2022-018458-0000			Draft	System Generated	System, Epzb		Application sufficiency review created	
04/27/2022 16:38:54	PR-2022-018458-0000			Submitted	System Generated	Demarzo, Jacqueline A	Assigned	Application sufficiency review assigned to Demarzo, Jacqueline A	
04/28/2022 17:06:42	PR-2022-018458-0000			Draft	System Generated	Demarzo, Jacqueline A		1. Code description changed from Demolition Non/Multi-Residential to Demolition - SFD w/Vacant Lot Landscaping	
04/28/2022 17:06:42	PR-2022-018458-0000			Draft	Fire Reviewer	Demarzo, Jacqueline A		Request for Agency approval removed	
04/28/2022 17:06:42	PR-2022-018458-0000				System Generated	System, Epzb		Fees adjusted during sufficiency acceptance	
04/28/2022 17:06:42	PR-2022-018458-0000			Draft	System Generated	Demarzo, Jacqueline A		Application sufficiency review accepted upon payment	
04/28/2022 17:06:43	PR-2022-018458-0000			Draft	System Generated	System, Epzb		Customer notification email sent for Agency/Section Health Reviewer	
04/30/2022 14:46:26	PR-2022-018458-0000			Submitted	System Generated	System, Epzb		Application sufficiency review accepted	
04/30/2022 14:46:26	PR-2022-018458-0000			In Process	Intake Staff	System, Epzb		The Health Department has been electronically notified of the pending permit application. It is the <b>APPLICANT'S RESPONSIBILITY</b> to contact the Health Department for all necessary approvals.	
04/30/2022 14:46:26	PR-2022-018458-0000			In Process	Intake Staff	System, Epzb		The Department has been electronically notified of the pending permit application. It is the <b>APPLICANT'S RESPONSIBILITY</b> to contact the Department for all necessary approvals.	
04/30/2022 14:46:27	PR-2022-018458-0000			In Process	System Generated	System, Epzb		Ready for assignment email sent to Agency/Section Health Reviewer	
05/02/2022 08:48:30	PR-2022-018458-0000			In Process	PE-B	Leffler, Jere B	Assigned	Application assigned to Leffler, Jere B for agency/section PE-B	

Total Records: 20

**C** - To see comments use 'All Agency Comments'

Date/Time	Reference No	Rev	Rnw	App Status	Agency/Section	Reviewer	Review Status	Action	C
05/02/2022 10:53:57	PR-2022-018458-0000			In Process	Permit Tech	Murphy, Jan R	Assigned	Application assigned to Arjune, Vida for agency/section Permit Tech	
05/03/2022 07:33:38	PR-2022-018458-0000			In Process	Landscape Reviewer	Torres, Carlos A	Assigned	Application assigned to Boyd, Matthew for agency/section Landscape Reviewer	
05/10/2022 08:07:46	PR-2022-018458-0000			In Process	Permit Tech	Arjune, Vida	In Review	Application review started	
05/10/2022 15:30:59	PR-2022-018458-0000			In Process	PE-B	Leffler, Jere B	In Review	Application review started	
05/10/2022 15:35:12	PR-2022-018458-0000			In Process	PE-B	Leffler, Jere B	Reviewed with Comments	Application reviewed with comments	C
05/31/2022 11:41:57	PR-2022-018458-0000			In Process	Landscape Reviewer	Torres, Carlos A	Assigned	Application assigned to Fischer, Emelia A for agency/section Landscape Reviewer	
06/09/2022 14:12:45	PR-2022-018458-0000			In Process	Permit Tech	Arjune, Vida	Reviewed with Comments	Application reviewed with comments	C
Total Records: 20									
C - To see comments use 'All Agency Comments'									

All Agency Comments

Sub Permits

Agency Requirements

Inspection History

General Comments



# PALM BEACH COUNTY BUILDING DIVISION

2300 N. JOG ROAD, WEST PALM BEACH, FL 33411  
 www.pbcgov.com/pzb/building

[View Application](#)

**PR-2022-018459-0000** Demolition Non/Multi-Residential - In Process

**Further Desc:** TOTAL DEMO OF 2 STRUCTURES

<b>04/25/2022</b> Application Date	-- Issued Date	<b>183</b> Active Days	<b>12/10/2022</b> Inactive Date	-- Completion Date	<b>\$0.00</b> Balance Due
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Property/Owner

Contractor

Contact

Review Summary

Review History

Date/Time	Reference No	Rev	Rnw	App Status	Agency/Section	Reviewer	Review Status	Action	C
04/25/2022 17:23:49	PR-2022-018459-0000			Draft	ATIC	System, Epzb		Request for Agency approval removed	
04/25/2022 17:23:50	PR-2022-018459-0000			Draft	System Generated	System, Epzb		Application sufficiency review created	
04/27/2022 16:38:54	PR-2022-018459-0000			Submitted	System Generated	Demarzo, Jacqueline A	Assigned	Application sufficiency review assigned to Demarzo, Jacqueline A	
04/29/2022 08:45:42	PR-2022-018459-0000			Draft	Fire Reviewer	Demarzo, Jacqueline A		Request for Agency approval removed	

Total Records: 19

C - To see comments use 'All Agency Comments'

Date/Time	Reference No	Rev	Rnw	App Status	Agency/Section	Reviewer	Review Status	Action	C
04/29/2022 08:45:42	PR-2022-018459-0000			Draft	System Generated	Demarzo, Jacqueline A		Application sufficiency review accepted upon payment	
04/29/2022 08:45:42	PR-2022-018459-0000			Draft	System Generated	System, Epzb		Customer notification email sent for Agency/Section Health Reviewer	
04/30/2022 14:46:27	PR-2022-018459-0000			Submitted	System Generated	System, Epzb		Application sufficiency review accepted	
04/30/2022 14:46:27	PR-2022-018459-0000			In Process	Intake Staff	System, Epzb		The Health Department has been electronically notified of the pending permit application. It is the <b>APPLICANT'S RESPONSIBILITY</b> to contact the Health Department for all necessary approvals.	
04/30/2022 14:46:27	PR-2022-018459-0000			In Process	Intake Staff	System, Epzb		The Department has been electronically notified of the pending permit application. It is the <b>APPLICANT'S RESPONSIBILITY</b> to contact the Department for all necessary approvals.	
04/30/2022 14:46:27	PR-2022-018459-0000			In Process	System Generated	System, Epzb		Ready for assignment email sent to Agency/Section Health Reviewer	
05/02/2022 11:20:28	PR-2022-018459-0000			In Process	Permit Tech	Murphy, Jan R	Assigned	Application assigned to Arjune, Vida for agency/section Permit Tech	
05/03/2022 07:33:38	PR-2022-018459-0000			In Process	Landscape Reviewer	Torres, Carlos A	Assigned	Application assigned to Boyd, Matthew for agency/section Landscape Reviewer	
05/10/2022 09:14:54	PR-2022-018459-0000			In Process	Permit Tech	Arjune, Vida	In Review	Application review started	
05/23/2022 06:01:10	PR-2022-018459-0000			In Process	PE-B	Shubert, Michael D	Assigned	Application assigned to Adair, Mike J for agency/section PE-B	
05/23/2022 10:40:45	PR-2022-018459-0000			In Process	PE-B	Adair, Mike J	In Review	Application review started	

Total Records: 19

C - To see comments use 'All Agency Comments'

Date/Time	Reference No	Rev	Rnw	App Status	Agency/Section	Reviewer	Review Status	Action	C
05/24/2022 09:15:35	PR-2022-018459-0000			In Process	System Generated	Adair, Mike J		1. Final Valuation changed from Null to 10.00	
05/24/2022 09:15:42	PR-2022-018459-0000			In Process	PE-B	Adair, Mike J	Approved	Application approved by reviewer	
05/31/2022 11:41:57	PR-2022-018459-0000			In Process	Landscape Reviewer	Torres, Carlos A	Assigned	Application assigned to Fischer, Emelia A for agency/section Landscape Reviewer	
06/09/2022 14:13:21	PR-2022-018459-0000			In Process	Permit Tech	Arjune, Vida	Reviewed with Comments	Application reviewed with comments	C

Total Records: 19

C - To see comments use 'All Agency Comments'

All Agency Comments

Sub Permits

Agency Requirements

Inspection History

General Comments