

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

**June 13, 2022**

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

Mr. Daniels, the Board Chair, called the meeting to order at 6:03p.m. The roll was called by Ms. Bui.

**Present:** Ronald L. Daniels  
Joanne Rufty  
Ralph Lewis  
Ruth Haggerty

**Absent:** Enol Gilles  
Joseph Kirby  
Yeraldi Benitez

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

**Others Present:** George Gomez, Deputy Adam Robinson (Present), Lilliana Vega, PE, Engenuity Group, CRA Engineer, Aaron Taylor (All Virtually Via Zoom)

**II. AGENDA APPROVAL**

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

- No Additions, Deletions, Substitutions to Agenda
- Ms. Haggerty noted that the numbering on the front page of the agenda outline has three items, and the agenda summary has two. The Election of Chair and Vice Chair needs to be considered as item #1 in the Agenda Summary.

**2. Adoption of Agenda**

- It was moved by Ms. Rufty and seconded by Ms. Haggerty to adopt the Agenda as clarified. Motion carried (4-0)

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

- Board member Haggerty asked to revise the minutes to change the "No Disclosure" to disclosure made by Mr. Daniels.
- **It was moved by Ms. Haggerty and seconded by Mr. Lewis to adopt the May 09, 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.
- Mr. Aaron Taylor gave a brief update on the Danza project. Mr. Lewis expressed some concerns about the mix of commercial and residential in the same project.

### V. DISCLOSURES

- No Disclosures

### VI. CONSENT AGENDA

**Nothing on Consent**

### VII. REGULAR AGENDA

#### 1. Election of Chair and Vice Chair

In accordance with the CRA By-Laws, Chair and Vice-Chair are elected for a period of one year. Election for the Board Chair and Vice-Chair is held every year and the result forwarded to the Palm Beach County Board of County Commissioners for formal approval.

**It was moved by Ms. Haggerty and seconded by Mr. Lewis to elect Mr. Daniels as Board Chair and Ms. Rufty as Vice-Chair. The motion passed unanimously (4-0)**

#### 2. Westgate CRA Zoning Overlay Amendment Conflict Provision Language



Mr. Michel introduced the item. 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

...

## 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.

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

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

Mr. Michel introduced the item. 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 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.

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.

**It was moved by Ms. Rufty and seconded by Ms. Haggerty to authorize 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. The motion passed unanimously (4-0)**

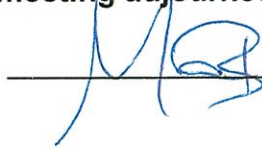
**VIII. STAFF REPORTS**

The demolition of the Cherokee properties is being reviewed and is in the final stage and waiting for county permit to be approve.

The Belvedere Heights the poles are in, they are putting up the fixtures in Phase I.  
Sidewalks are almost done.

**IX. AJOURNMENT**

**It was moved by Ms. Rufty and seconded by Mr. Kirby to adjourn the meeting. The meeting adjourned at 6:40p.m.**



Mai Bui

Administrative Assistant, Westgate CRA