

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

October 3, 2022

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

Mr. Daniels, the Board Chair, called the meeting to order at 5:06p.m. The roll was called by Ms. Bui.

Present: Ronald L. Daniels
Joanne Rufty
Ralph Lewis – arrived at 5:16p.m.
Joseph Kirby
Ruth Haggerty

Absent: Enol Gilles
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: Alesia, Chuck Lesnick, Leonard Schwartz (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. Rufty and seconded by Ms. Haggerty to adopt the Agenda.
Motion carried (4-0)

III. ADOPTION OF W/BH CRA MINUTES

- It was moved by Ms. Haggerty and seconded by Ms. Rufty to adopt the August 8, 2022 minutes. Motion carried (4-0)

IV. PUBLIC COMMENT

- No Public Comment

V. DISCLOSURES

- No Disclosures

VI. CONSENT AGENDA

- Nothing on Consent

VII. REGULAR AGENDA

1. Approval of Use of Compensating Storage Mitigation Credits from the Westgate Central Lake Improvements to the Autumn Ridge Apartment Complex

Mr. Michel and Mr. Richard Reikenis introduced the item. The Autumn Ridge development has been approved by Palm Beach County Zoning Division to build 106 apartments, 1,100 square feet of retail and 171 parking spaces at 1610 Congress Avenue. Autumn Ridge will include 32 workforce housing units to meet the requirements of the Westgate CRA density bonus pool. The development needs assistance meeting its compensating flood plain storage requirement. Compensatory storage is area needed to offset any loss of flood storage capacity when new buildings or fill disturb historical flood storage areas. A large amount of storage is needed due to the low elevation and historical flood storage in the area. Some storage will be provided on site in plastic storm tanks that will be located under the parking areas. Yet nine acre-feet of additional storage will be needed to meet all the storage required by the South Florida Water Management District. The developer is seeking assistance from the CRA to offset the deficit.

This is the second time the CRA has received an official request for compensating flood plain storage credits. The CRA had retained the services of Higgins Engineering to request South Florida Water Management District (SFWMD) to restore compensating storage credits for excavation works created by the CRA over the past few years. SFWMD had agreed to restore 30 acre-feet of storage capacity that the CRA can bank for other projects.

The CRA has already pledged 8 acre-feet to the Greene Apartment. The Autumn Ridge Apartment is requesting another 9 acre-feet of storage.

Staff recommends that the Board approve the use of 6 acre-feet of compensating storage to the Autumn Ridge Apartments from the Westgate CRA's mitigation credits bank.

It was moved by Ms. Ruffy and seconded by Ms. Haggerty to authorize the use of 9 acre-feet of compensating storage to the Autumn Ridge Apartments from the Westgate CRA's mitigation credits bank. The motion passed unanimously (4-0)

2. Approval of DRO Application for Westgate Terrace 46-Unit Mixed-Use Development and Concurrent Type 2 Variances

Ms. Pennell and Aaron Taylor with Arc Development Global, LLC introduced the item. The +/-2-acre site is located on the southeast corner of Westgate Avenue at Seminole Boulevard. The land assemblage consists of 7 contiguous parcels, six of which were purchased by the CRA. All parcels are zoned General Commercial (CG) and have a Commercial High with an underlying residential future land use (FLU) designation of 8 du/acre (CH/8). Located within the boundaries of the Neighborhood Commercial (NC) Sub-area of the WCRAO zoning overlay, the site is at the heart of the Agency's focal redevelopment corridor. The site is in the U/S Tier as well as in the Revitalization and Redevelopment Infill Overlay (RRIO), Urban Redevelopment (URA) Planning Study Area, and the Westgate CCRT area. There are no prior development approvals on record.

The site is bounded by Westgate Avenue to the north, Seminole Boulevard to the west, and Nokomis Avenue to the south. The newly completed Mi Pais Express mixed-use project, zoned CG with a CH/8 FLU is directly across Westgate Avenue to the north. Immediately adjacent to the site to the east is a longtime existing commercial use, South Florida Choppers (zoned CG with a CH/8 FLU), as well as a vacant commercially zoned lot; to the south, across Nokomis Avenue are single family residential homes; and, to the west, across Seminole Boulevard is a commercial vehicle sales and rental use on a site currently owned by the CRA, now set aside for the future construction of a County fire station.

Westgate Terrace by Danza Group of Westgate, LLC is a culmination of years of CRA land acquisition efforts, comprehensive plan and zoning code implementation, and an intergovernmental partnership with the County's Department of Housing & Economic Development to realize the kind of dense mixed use infill redevelopment envisioned for Westgate Avenue in the CRA's Redevelopment Plan. The project components and design is meant to inspire investor interest, as well as create a template for future mixed use development along the corridor. The 46-unit mixed-use project is comprised of 26 two-bedroom, and 20 three-bedroom multifamily rental units on three upper floors, which includes 2 two-bedroom ADA units and 2 three-bedroom units proposed for the

ground floor, for a total residential GFA of 55,178 sf. Ground floor professional and medical office space totals 12,339 sf., with 622 sf. set aside for rental offices and the building lobby. The building footprint is proposed at 19,002 sf.; total building square footage is proposed at 76,011 sf.

Mixed use is both permitted by WCRAO code, and preferred and encouraged by the Agency in the NC Sub-area, and multifamily residential is permitted by right in non-residential zoning districts where mixed use is permitted in the WCRAO. Since both professional and medical office are permitted by right uses, the trigger for DRO review is the request for additional density. The site has a FLU of 8 du/acre which allows for 16 units permitted by right. To achieve the desired density, the applicant is requesting 30 units, or 15 additional units per acre, from the WCRA Density Bonus Program (DBP) pool; ten (10) of the 30 WCRAO DBP units are required to be deed restricted as workforce housing. A density increase of up to 50 bonus units per acre is allowed in the NC Sub-area by the Program. The additional units needed may be approved by the DRO if the increase does not exceed 22 du/acre; this project remains within the administrative review threshold with a request for additional density of 15 du/acre. The project has been designed with the form-based, urban massing provisions of the NC Sub-area of the WCRAO, which requires a front and side street build to line, a building frontage of 80%, and a minimum two-story height. Vehicular access to parking is from Seminole Boulevard and Nokomis Avenue as required when available; a subdivision variance from Land Development is necessary to allow access to a commercial use from a roadway with a ROW width of less than 80 ft., and Nokomis Avenue has a ROW width of 40 ft. as do many local roads in North and South Westgate Estates. Pedestrian access is from a primary entrance on the Westgate Avenue elevation. An outdoor recreation amenity is located in the east side of the building and on the northeast side of the property.

In 2018, the Danza Group, LLC a New Jersey based developer entered into an option agreement with the CRA to purchase the land assemblage at Westgate Avenue at Seminole Boulevard for the development of a mixed-use project. The CRA had begun acquiring parcels at this intersection in 2005, recognizing the potential for redevelopment along Westgate Avenue at the corner of Seminole Boulevard which acts as a primary interior north-south connector roadway in the district, running from Okeechobee Boulevard to Troy Boulevard, one block north of Belvedere Road. Following the execution of the option agreement, the developer began working with the County's Department of Housing & Economic Development to obtain federal financing for the project from the Department of Housing and Urban Development (HUD). In 2021, the CRA was able to acquire a 6th property on Nokomis Avenue to square off the land assemblage using CDBG funding provided by DHED from the County's annual

allocations. The final missing property on Westgate Avenue was purchased by the developer directly in 2022. In late 2021, the developer secured the funding necessary to move forward with design and entitlements. The option agreement provides that the control of the land is held by the CRA until entitlements are obtained. All but the CRA-owned units are now vacant. Once entitlements are secured, the CRA will begin the process of relocating its tenants, allowing the structures to be demolished to make way for the proposed project.

Westgate Terrace will receive 30 units from the CRA bonus density pool and will need to set aside 20% of the total unit count for affordable housing for 30 years as follows:

- 10 units at a maximum of 40%, or a minimum of 10% = 4 units restricted at WHP Low Income category (60%-80% MFI) or 1 unit restricted at WHP Low Income category (60%-80% MFI). The developer has chosen to satisfy the minimum requirement with 1 unit at WHP Low Income category, appropriate for the project income mix.
- 10 units at 10% = 1 unit restricted at WHP Moderate 1 Income category (>80-100% MFI)
- The remaining 8 units (8) restricted as WHP Moderate 1 Income category (>80-100% MFI)

Summary of Request:

The subject application requests a recommendation of approval from the Westgate CRA Board for the proposed development to include the following:

1. DRO approval for an allocation of 30 dwelling units (an increase of 15 dwelling units per acre) from the WCRAO Density Bonus Program unit pool;
2. Approval of a Type 1 Waiver allowing a maximum 15% reduction in the required number of parking spaces (Art. 6.C.1.A.1.a);
3. An allocation of 396 trips per day and 31 pm peak hour trips from the WCRA Transportation Concurrency Exception Area (TCEA) pool; and,
4. Final DRO Site Plan approval.

Staff recommends that the Board approval of the applicant's proposal to develop a 76,011 sf. 4-story 46-unit mixed use multifamily rental development with ground floor commercial uses on a 2-acre site located at the southeast corner of Westgate Avenue and Seminole Boulevard to include the following:

1. DRO approval for an allocation of 30 dwelling units (an increase of 15 dwelling units per acre) from the WCRAO Density Bonus Program unit pool;
2. Approval of a Type 1 Waiver allowing a maximum 15% reduction in the required number of parking spaces (Art. 6.C.1.A.1.a);
3. An allocation of 396 trips per day and 31 pm peak hour trips from the WCRA Transportation Concurrency Exception Area (TCEA) pool; and,
4. Final DRO Site Plan approval.

Discussion from Board Members:

Mr. Kirby – What is the timing on the approval and construction?

Mr. Taylor – Once the project is certified by DRO. The goal is if certified in January to have the plat finalized then recorded by the clerk's office by the first of February with that the development team can submit their construction documents for permitting. (Permitting is taking longer), It will take about 4-6 months for review. Timing for construction to begin is about Fall of 2023.

Mr. Lewis - What is affordable housing? That is so important in the economic in the area. What is called affordable housing?

Mr. Taylor – Falling in line with PBC Workforce housing. They are falling right in the middle of the module.

Mr. Michel – Requirement for mix income, not all the units fall in the same category. Looking for mixed income.

Mr. Lewis – That is kind of broad, that is very subjective to say.

Ms. Ruffy – There is some guidelines that the county has to be considered affordable housing. It depends on whether your family, you're single, but there is some guidelines.

Mr. Lewis – So it is not like if someone has disposable income not be considered affordable housing.

Mr. Haggerty – There is only 10 units for affordable housing, the rest is market value.

Ms. Ruffy – It will be a nice mix.

It was moved by Ms. Ruffy and seconded by Mr. Kirby to authorize applicant's proposal to develop a 76,011 sf. 4-story 46-unit mixed use multifamily rental

development with ground floor commercial uses on a 2-acre site located at the southeast corner of Westgate Avenue and Seminole Boulevard to include all the following. The motion passed unanimously (5-0)

3. Authorization to Use Loan Proceed and Grant Reimbursement to Pay for Projects Started or Completed Before or After the Approval of the Loan

Mr. Michel introduced the item. Staff is negotiating an \$11,000,000 loan to pay for infrastructure improvement on Westgate Avenue, Seminole Blvd and Cherry Road. Since these projects are partially funded by the Transportation Planning Agency (TPA) and the Florida Department of Transportation (FDOT), staff is seeking authorization to use the grant reimbursements to fund other projects such as land assembly, drainage, housing and other projects.

Staff recommends that the Board approval of the use of the loan proceed and/or grant reimbursement to pay for other projects started or completed before or after the loan was approved.

Ms. Ruffy asked if staff has any projects in mind?

Mr. Michel responded the project on the list are TPA project on Congress Avenue. They have to be infrastructure improvement project.

It was moved by Ms. Ruffy and seconded by Ms. Haggerty to approve the use of the loan proceed and/or grant reimbursement to pay for other projects started or completed before or after the loan was approved. The motion passed unanimously (5-0)

4. Consideration of New Logo for the Westgate CRA

Ms. Pennell introduced the item. Staff is seeking input from the Board to update the CRA Logo.

Staff request to receive input from the Board.

No Motions Needed

VIII. STAFF REPORTS

The loan request is moving forward. The plan is to receive the proposal on October 20th.

The budget was approved last month at BCC Meeting. Ms. Dorritt Miller helped make that moved forward.

A request was sent to the Transportation Planning Agency and FDOT for an extension for the Westgate Avenue Streetscape project. The project could start in after we receive the funding.

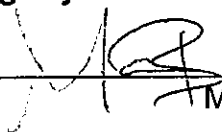
Belvedere Heights is almost done. Once done staff will be planning a ribbon cutting for December or January depending on the availability of the BCC commissioners.

BOO at the Park is on Friday 10/14/22 from 5:00p.m. to 9:00p.m.

October 8, the Community Garden will be reopened and there also will be a plant sale. The hours for the garden will be on Thursday from 2:00p.m. to 6:00p.m. Saturday from 9:00a.m. to 1:00p.m.

IX. AJOURNMENT

It was moved by Ms. Ruffy and seconded by Mr. Lewis to adjourn the meeting. The meeting adjourned at 5:53p.m.



Mai Bui Administrative Assistant, Westgate CRA