



WESTGATE/BELVEDERE HOMES COMMUNITY REDEVELOPMENT AGENCY

Monday, December 13, 2021 Board Meeting

1280 N. Congress Ave. Suite 215

West Palm Beach FL 33409

**NOTE: Agenda Summary (Pages 4-7)
Staff Report (Pages 8-13)**

I. CALL TO ORDER / ROLL CALL

II. AGENDA APPROVAL

- 1. Additions, Deletions, Substitutions to Agenda**
- 2. Adoption of Agenda**

III. ADOPTION OF W/BH CRA MINUTES (Pages 14-19)

IV. PUBLIC COMMENTS

V. DISCLOSURES

VI. CONSENT AGENDA

VII. REGULAR AGENDA

- 1. Renew a Continuing Contract with 2GHO, Inc., for Professional Planning, Landscape Architecture, and Property Development Assistance Services (Pages 20-22)**
- 2. Renew a Continuing Contract with Schmidt Nichols Landscape Architecture & Urban Planning, Inc. (Schmidt Nichols), for Professional Planning, Landscape Architecture, and Property and Development Assistance Services (Pages 23-25)**
- 3. Renew a Continuing Contract with WGI, Inc., for Professional Planning, Landscape Architecture, and Property Development Assistance Services (Pages 26-28)**
- 4. Renew a Continuing Contract with WGI, Inc., for Professional Surveying Services (Pages 29-31)**



5. Renew a Continuing Contract with Engenuity Group Inc. for Professional Engineering Services (Pages 32-34)
6. Renew a Continuing Contract with Engenuity Group Inc. for Professional Surveying Services (Pages 35-37)
7. Change Order Number 1 for All Site Construction Inc. for the Westgate Dog Park (Page 38)
8. Approval of Advance Payments for the Belvedere Heights Phase II Transportation Planning Agency Project (Page 39)

VIII. REPORTS

- A. Staff Reports
Correspondence
- B. Attorney's Report
- 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.



AGENDA ITEMS
Westgate/Belvedere Homes CRA Board Meeting
December 13, 2021

REGULAR AGENDA

1. Renew a Continuing Contract with 2GHO, Inc., for Professional Planning, Landscape Architecture, and Property Development Assistance Services

A. Background and Summary: On August 19, 2019, the CRA issued a Request for Qualification (RFQ) to solicit firms to provide professional planning, landscape architecture, and property development assistance services for the Agency. 2GHO, Inc. responded to the RFQ and was selected by the Board to provide those services. On December 9, 2019, the CRA executed a two-year contract with 2GHO with an option to renew the contract for an additional three years. The contract expires on December 9, 2021. The firm is willing to extend the contract for another three years on the same terms and conditions as the 2019 contract. The renewal will expire on December 13, 2024.

B. Recommendation: Staff recommends that the Board approve a three-year renewal of the Continuing Contract for the services with 2GHO, Inc.

2. Renew a Continuing Contract with Schmidt Nichols Landscape Architecture & Urban Planning, Inc. (Schmidt Nichols), for Professional Planning, Landscape Architecture, and Property Development Assistance Services

A. Background and Summary: On August 19, 2019, the CRA issued a Request for Qualification (RFQ) to solicit firms to provide professional planning, landscape architecture, and property development assistance services for the Agency. Schmidt Nichols, Inc. responded to the RFQ and was selected by the Board to provide those services. On December 9, 2019, the CRA executed a two-year contract with Schmidt Nichols with an option to renew the contract for an additional three years. The contract



expires on December 9, 2021. The firm is willing to extend the contract for another three years on the same terms and conditions as the 2019 contract. The renewal will expire on December 13, 2024.

B. Recommendation: Staff recommends that the Board approve a three-year renewal of the Continuing Contract for the services with Schmidt Nichols.

3. Renew a Continuing Contract with WGI, Inc., for Professional Planning, Landscape Architecture, and Property Development Assistance Services

A. Background and Summary: On August 19, 2019, the CRA issued a Request for Qualification (RFQ) to solicit firms to provide professional planning, landscape architecture, and property development assistance services for the Agency. WGI, Inc. responded to the RFQ and was selected by the Board to provide those services. On December 9, 2019, the CRA executed a two-year contract with WGI, Inc. with an option to renew the contract for an additional three years. The contract expires on December 9, 2021. The firm is willing to extend the contract for another three years on the same terms and conditions as the 2019 contract. The renewal will expire on December 13, 2024.

B. Recommendation: Staff recommends that the Board approve a three-year renewal of the Continuing Contract for the services with WGI, Inc.

4. Renew a Continuing Contract with WGI, Inc., for Professional Surveying Services

A. Background and Summary: On August 19, 2019, the CRA issued a Request for Qualification (RFQ) to solicit firms to provide professional surveying services for the Agency. WGI, Inc. responded to the RFQ and was selected by the Board to provide those services. On December 9, 2019, the CRA executed a two-year contract with WGI, Inc. with an option to renew the contract for an additional three years. The contract expires on December 9, 2021. The firm is willing to extend the contract for another three years on the same terms and conditions as the 2019 contract. The renewal will expire on December 13, 2024.



B. Recommendation: Staff recommends that the Board approve a three-year renewal of the Continuing Contract for the services with WGI, Inc.

5. Renew a Continuing Contract with Engenuity Group Inc. for Professional Engineering Services

A. Background and Summary: On August 19, 2019, the CRA issued a Request for Qualification (RFQ) to solicit firms to provide professional engineering services for the Agency. Engenuity Group, Inc. responded to the RFQ and was selected by the Board for those services. On December 9, 2019, the CRA executed a two-year contract with Engenuity with an option to renew the contract for an additional three years. The contract expires on December 9, 2021. The firm is willing to extend the contract for another three years on the same terms and conditions as the 2019 contract.

B. Recommendation: Staff recommends that the Board approve a three-year renewal of the Continuing Contract for Engineering Services with the Engenuity Group, Inc.

6. Renew a Continuing Contract with Engenuity Group Inc. for Professional Surveying Services

A. Background and Summary: On August 19, 2019, the CRA issued a Request for Qualification (RFQ) to solicit firms to provide professional surveying services for the Agency. Engenuity Group, Inc. responded to the RFQ and was selected by the Board for those services. On December 9, 2019, the CRA executed a two-year contract with Engenuity with an option to renew the contract for an additional three years. The contract expires on December 9, 2021. The firm is willing to extend the contract for another three years on the same terms and conditions as the 2019 contract. The renewal will expire on December 13, 2024.

B. Recommendation: Staff recommends that the Board approve a three-year renewal of the Continuing Contract for Surveying Services with the Engenuity Group, Inc.



7. Change Order Number 1 for All Site Construction Inc. for the Westgate Dog Park

A. Background and Summary: The Westgate CRA executed a contract with All Site Construction on September 13, 2021 to build a dog park on 2660 Oswego Avenue. The original electrical portion of the contract was to connect power to the irrigation controller, only. A more complete drawing was prepared after the contract was executed to include more electrical services. The new drawings/plans require the addition of a new NEMA 3R meter can and MEMA 3R DP panel, a duplex receptacle, larger galvanized Unistrut rack and relocation of the control panel and components to match FPL access point. This work is being added to the contract so the general contractor can coordinate the work and cover it under their insurance. It is a request made by our consultant and not by the contractor. The total cost of this change order is \$12,283.15

B. Recommendation: Staff recommends that the Board approves Change Order #1 for All Site Construction to complete the additional electrical services for the Westgate Dog Park.

8. Approval of Advance Payment for the Belvedere Heights Phase II Transportation Planning Agency Project

A. Background and Summary: The CRA is working with the Engineering Department to install streetlights and sidewalks in the Northern Part of Belvedere Heights. The CRA has already submitted a check to the County for Phase I for the southern section. An advance payment is required before the County can sign the Agreement with FDOT to construct Phase II. Construction of Phase I is underway. Phase II will begin as soon as Phase I is completed. The construction is estimated at \$1,086,000.00; contingency is estimated at \$218,000.00; staff time and testing cost are estimated at \$94,000.00. The total amount requested is \$1,398,000.00. A portion of the construction cost will be reimbursed to the CRA by FDOT.

B. Recommendation: Staff recommends approval of advance payment of \$1,398,000.000 to Palm Beach County Engineering for the construction of Belvedere Heights Phase II.

**WESTGATE/BELVEDERE HOMES CRA BOARD MEETING
December 13, 2021**

Staff Update on In-House Projects

FY21 TCRPC Brownfields Site Assessment Grant (APPROVED)

Update: 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. Findings indicate the need to conduct further assessment of the site to determine if historical adjacent uses have negatively impacted the site. Cardno conducted a Phase II assessment in early December; the CRA is awaiting findings.

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.

CDBG Funding for Demolition of CRA-Properties (STARTED)

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.

2021 Comprehensive Plan Amendments (STARTED)

Update: The WCRA TCEA amendment was recommended for approval by the Planning Commission on August 13, 2021. BCC adoption of the TCEA amendments to occur later this year. Amendments to the FLUE are on hold.

The PBC Planning Division is moving forward to amendments to the WCRA TCEA program that would remove all conditions of approval in this Comp. Plan amendment cycle. CRA staff would still be required to submit annual reports on the status of built projects and remaining daily and pm peak trips, until the pool is exhausted. Planning has determined that due to the legislative introduction of proportionate share, there is no longer a cost benefit to continue TCEA incentive programs. All TCEA programs Countywide are anticipated to sunset over time.

The Planning Division is initiating amendments to the WCRAO in the Future Land Use and

Transportation Elements of the Comp Plan. FLUE amendments will address an outdated policy allowing a 20% commercial bonus increase without amendments to the FLUA, and TE amendments will update policies related to WDRAO Density Bonus Program income categories following the adoption of the 2020-02 amendments to the DBP in the ULDC. Amendments may also include updates to the WCRAO narratives in both elements. Planning will take the lead in drafting amendment language.

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 ready to be recorded. Following the completion of corner clip dedications, the project can move into the permitting phase. 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 (STARTED)

Update: Staff anticipates the project will be fully permitted by mid-November.

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 26th, following Board approval on June 14th. Bids were due on July 26th. 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 Schmidt Nichols on the dog park design. A site and landscape plan, along with cost estimate have been provided. The remaining lots will be cleared, sodded, and fenced commensurate with the original scope.

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: 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 with 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/ONGOING)

Update: PBC Engineering has requested administration and design fees to initiate the project.

The Transportation Planning Agency Governing Board approved funding for the Seminole Blvd project at their July 18th 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 (DESIGN 75% COMPLETE)

Update: 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 (DESIGN STARTED)

Update: Design is complete, and 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 16th 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 nearing completion. Once the contractor finalizes punch list items and clears the site, Phase I of the TPA grant project for sidewalks and streetlights project will break ground. It is anticipated this will occur by the end of November 2021. This phasing allows 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:

Projects	Address	Status
EZ Express Carwash	1098 N. Military Trail (Walmart MUPD)	<ul style="list-style-type: none"> In Zoning – review for ABN of restaurant use & DRO approval for a 2,700 sf automatic carwash
Cherry Road Plaza MUPD	Cherry Rd	<ul style="list-style-type: none"> In Zoning – review for ABN, DOA, Variances, DRO approval for a 161,000 sf (phased) self-service storage facility
Broward Motorsports	2300 Okeechobee Blvd	<ul style="list-style-type: none"> In Zoning – DOA to address phased plan, additional square footage for storage & retail, access
Murphy Express Gas Station/C-store	1010 Military Trail (Walmart MUPD)	<ul style="list-style-type: none"> In Zoning - demolish vacant Walgreens & relocate and expand existing Murphy Express and add c-store
Palm Key Apartments	Cherokee Ave	<ul style="list-style-type: none"> In Zoning – review for DRO approval 7 townhome-style multifamily units on .46 ac – utilizing CRA density bonus units
1713 Quail (former Opportunity Inc.)	1713 Quail Drive	<ul style="list-style-type: none"> BCC approved Repurposing existing building for new medical office use Rezoning to CG, multiple variances
Museo Vault self-service storage (now Uovo Art)	4200 Westgate Ave	<ul style="list-style-type: none"> BCC approval of ABN September meeting proposing a 4-story, 50,000 sf fine art and antique storage facility
Autumn Ridge LITC mixed use	Congress Ave	<ul style="list-style-type: none"> DRO approval – on hold pending LITC funding 106 units by Landmark Construction, 90% of units at or below 60% of AMI – 77 DBP 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"> In construction DRO Approval & 6 variances required
Duplex development	1115 Osceola	<ul style="list-style-type: none"> In permitting Utilizing 1 WCRA density bonus unit, non-conforming lot
Cottage Home project	Saginaw/Saranac	<ul style="list-style-type: none"> Phase I, first 6 units are completed, almost all are owner-occupied Phase II south side, 6 units completed Remaining 2 corner units in construction 1-acre site newly subdivided into 14 25 ft. lots for small homes
Congress Avenue - Greene Apartments	1710 N. Congress Ave	<ul style="list-style-type: none"> Permit issued, & earth work started 198 units (138 density bonus units from WCRA pool; 55 income restricted) SFWMD permit utilizes available acre feet from the Preserve
MacDonald Ind./McArthur Dairy	N. Florida Mango	<ul style="list-style-type: none"> On hold
Mi Pais Express Mixed Use	2633 Westgate Ave	<ul style="list-style-type: none"> Construction complete
Dos Hermanos Mixed Use	Westgate & Seminole Blvd	<ul style="list-style-type: none"> Administratively withdrawn

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

November 08, 2021

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

Mr. Daniels, the Board Chair, called the meeting to order at 5:14p.m. The roll was called by Ms. Bui.

Present: Ronald L. Daniels
Joanne Rufty
Ruth Haggerty
Joseph Kirby

Absent: Ralph Lewis
Enol Gilles
Yeraldi Benitez

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

Others Present: Dorritt Miller, Assistant County Administrator, Deputy George Gomez, Deputy Adam Robinson, Keith Jackson, PE, Engenuity Group, CRA Engineer, Chuck Lesnick, Aaron Taylor (All Virtually Via Zoom)

II. AGENDA APPROVAL

1. Additions, Deletions, Substitutions to Agenda

- Loan Forgiveness from the Westgate CRA COVID-19 Small Business Emergency Relief Forgivable Loan Program for Corcyd LLC dba Tint World, Inc. agenda as #2.
- Add Interlocal Agreement with Palm Beach County for the design and Construction of Westgate Avenue Streetscape from Wabasso Drive to Congress Avenue to regular agenda as #4.
- Add Approval of Funding for Parks Decoration and Holiday Activities for the Westgate Community to regular agenda as #5.

2. Adoption of Agenda

- It was moved by Mr. Kirby and seconded by Ms. Haggerty to adopt the Agenda as amended. 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 minutes of the October 04, 2021 meeting. 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.

V. DISCLOSURES

- No disclosures

VI. CONSENT AGENDA

- **Loan Forgiveness from the Westgate CRA COVID-19 Small Business Emergency Relief Forgivable Loan Program for Anything Electric, Inc.**
- **Loan Forgiveness from the Westgate CRA COVID-19 Small Business Emergency Relief Forgivable Loan Program for Corcyd LLC dba Tint World, Inc.**

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

VII. REGULAR AGENDA

1. Amendment of Danza Group Option Agreement

Mr. Michel introduced the item. On February 24th, 2021, the effective date, the CRA executed an option agreement to transfer ownership of five parcels owned by the CRA to the Danza Group to develop a mixed-use project on the Seminole Blvd site consisting of approximately 10,000 sf of commercial space and 36 residential units provided that the following terms are met. Danza has one year from the effective date to exercise the option. Danza should pay an option fee of \$1,000. Danza shall demonstrate to the reasonable satisfaction of the WCRA proofs of funding for the project. Also, Danza shall obtain all land

development approvals from Palm Beach County for the Development. In addition, the Group shall pay \$400,000 to acquire the CRA owned lots.

Danza is asking to modify the agreement to include seven parcels. The first five parcels are owned by the CRA, the sixth parcel was purchased this week by the CRA, and the seventh parcel will be acquired by Danza directly.

Danza has also requested to amend the option agreement to reduce the \$400,000 purchase price to \$250,000 a reduction of \$150,000 from the original price.

This new purchase price will include the five original parcels and the newly acquired sixth parcel which was acquired almost completely with a Community Development Block Grant approved for the project (\$237,247 CDBG, \$67,000 CRA).

Danza has acquired a contract to purchase the seventh parcel for \$300,000 and plan to fully close on the property at the beginning of 2022 at the owner's request. A deposit of \$30,000 has been placed in escrow for the transaction.

The most significant modification in the requested amendment is the reduction of \$150,00 in the purchase price, from \$400,000 to \$250,000. Making all seven parcels part of the agreement is inconsequential. The intention has always been to develop all the seven parcels together; however, it would be prudent to make all the transfers after the Group has met all the conditions included in the option agreement.

The Danza Group has engaged a HUD approved architect, Zyscovich Inc., to design the project and has also hired a local planner, Aaron Taylor of Arc Development Global, to submit the land development entitlement request. A preliminary site plan has been developed. The Group is also working with the Department of Housing and Economic Sustainability and HUD to finance the construction.

Danza seems to be on a path to successfully develop the site. This development is forecasted to invest approximately 10 million dollars in the CRA, generate an annual tax revenue of about \$80,000 a year, create 34 construction jobs, 4 permanent jobs equivalent and an annual impact of one million dollars to the local economy.

Staff recommends that the Board approve the amendment to the requested amount or to an amount chosen by the Board.

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

2. Authorization to Issue RFQ for 3473 and 3483 Nokomis Avenue

Mr. Michel presented that on November 1, 2021, the CRA purchased a duplex, on Nokomis Avenue for future redevelopment. Staff is seeking permission to issue a

Request for Qualification to select a developer to redevelop the site in a manner that will contribute to the revitalization of the area in accordance with the CRA Redevelopment Plan.

Staff recommends that the Board authorize the issuance of an RFQ to select a developer for the Nokomis site.

It was moved by Ms. Rufty and seconded by Ms. Haggerty to authorize the issuance of an RFQ. The motion passed unanimously (4-0)

3. Approval of Information Technology Policies and Procedures

Mr. Michel introduced the item. This Policy and Procedure recommendation is prepared to guide the Agency in selection and use of Information Technology (IT). It provides guidelines the CRA will use to administer these policies with the correct procedure to follow. IT Policies and Procedures are now required by all public agencies. The policy covers the purchase of hardware and software that the Agency needs to operate. It also addresses policies regarding the use of software and computer equipment. Policies regarding IT security, website, internet, emails and personal mobile devices are included in this document. This policy also allows the CRA to contract with IT experts for services that the CRA may need.

Staff recommends approval of the IT Policy and Procedure Manual.

It was moved by Ms. Haggerty and seconded by Mr. Kirby to approve the IT Policy and Procedure Manual. The motion passed unanimously (4-0)

4. Interlocal Agreement with Palm Beach County for the design and Construction of Westgate Avenue Streetscape from Wabasso Drive to Congress Avenue.

Mr. Michel introduced the item. The CRA is implementing a grant received from Florida Department of Transportation through Palm Beach County Transportation Agency to reconfigure and reconstruct Westgate Avenue between Wabasso Drive and Congress Avenue. The five-lane urban section will be reduced to a three-lane urban section. The reconfiguration also includes the addition of bike lanes, wider sidewalks, parallel parking, landscaping, and decorative streetlights. FDOT requires that the grant be administered by Palm Beach County which is the appropriate Local Agency Program (LAP) certified to implement FDOT projects.

The County has executed an Agreement with FDOT to implement the project.

The County reserves the right to modify the project for future improvement before the expiration of useful life of the project. In such case, the County expects the CRA to support reconfiguration and relocation of the project from the County's right-of-way; and

reimburse the County if the County is required to repay or return any funds expended for the project.

The County agrees to design and construct the project according to the approved design section included the grant application.

The County agrees to enter into a LAP Agreement with FDOT. The County agrees to hire design consultant to produce plans, acquire necessary permits, and prepare required LAP documentation for FDOT.

The County will prepare bid documents and contract for construction of the Project, including overseeing the bidding process, and contract finalization. The County will hire Construction Engineering and Inspection (CEI) or use in-house staff to administer contract for construction of the Project as required by LAP. This includes engineering coordination.

The CRA is responsible to forward all grant requirements and conditions received from FDOT to the County, forward all background information received for the project to the County, provide specific guidance and information regarding the project scope, perform all public coordination, and address all public information request regarding the project.

The CRA is responsible to provide funding for the project before a contractor is selected.

The CRA shall be responsible to pay for all costs associated with the projects.

The CRA will also be responsible to maintain the project after it is completed.

In February of 2020, the CRA approved a Memorandum of Understanding for this project.

Staff recommends that the Board authorizes the Board Chair to execute the Agreement with the County for the Westgate Avenue Streetscape project.

It was moved by Ms. Haggerty and seconded by Ms. Rufty to authorize the Board Chair to execute the Agreement. The motion passed unanimously (4-0)

5. Approval of Funding for Parks Decoration and Holiday Activities for the Westgate Community

Mr. Michel introduced the item. To encourage more community activities in the CRA, this year it is planned to decorate the Oswego Oaks Neighborhood Park and the Dennis P. Koehler Preserve. One activity, a concert, a play, a movie, or something else is being planned for the month of December. These activities are estimated to cost \$14,000. Funds for this activity can be taken from the community event budget line item.

Staff recommends that the Board authorize the spending of up to \$14,000 to decorate the Parks and organize one activity in the community.

It was moved by Ms. Rufty and seconded by Ms. Haggerty to authorize the spending of up to \$14,000 to decorate the Parks and organize one activity in the community. The motion passed unanimously (4-0)

VIII. STAFF REPORTS

There were eleven request for the Covid Forgiveness loan, all eleven loans were approved. The program is now close.

The Belvedere Heights drainage and water main replacement is moving on schedule. Phase I sidewalk and streetlight has started.

Hoops for Turkey will be on November 18, 2021 at the Oswego Oaks Park.

WCRA and OCR will be handing out turkeys at the Westgate Community Garden on November 22, 2021.

IX. AJOURNMENT

It was moved by Ms. Rufty and seconded by Ms. Haggerty to adjourn the meeting. The meeting adjourned at 5:55p.m.

Mai Bui Administrative Assistant, Westgate CRA



EXTENSION AGREEMENT

This Extension Agreement ("Extension Agreement") is made and effective the _____ day of _____, 2021.

BETWEEN: **WESTGATE/BELVEDERE HOMES COMMUNITY REDEVELOPMENT AGENCY ("CRA")**, a dependent special district of Palm Beach County, Florida, with its offices located at:
1280 N. Congress Ave. Suite 215
West Palm Beach, FL 33409

AND: **2GHO, INC., LANDSCAPE ARCHITECTS, PLANNERS, ENVIRONMENTAL CONSULTANTS ("Firm")**, a corporation organized under the laws of the State of Florida, with its offices located at:
1907 Commerce Lane, Suite 101
Jupiter, FL 33458

In consideration of the mutual covenants contained in this Extension Agreement, the parties agree as follows:

WHEREAS the Agreement for Professional Planning, Landscape Architecture, and Property Development Assistance Services ("Agreement") made between the CRA and the Firm on December 9, 2019 for a period of two (2) years expires on December 9, 2021; and,

WHEREAS the Agreement allows for a renewal of the Agreement by the CRA Board based upon the same terms contained within the Agreement for an additional term of three (3) years.

NOW, THEREFORE, be it resolved that the parties desire to extend and continue said Agreement; and it is provided that upon approval by the CRA Board, the Agreement shall be extended for an additional term of three (3) years, commencing upon expiration of the original term, and expiring on December 9, 2024.

This Extension Agreement shall be on the same terms and conditions as the Agreement, incorporated herein.

IN WITNESS THEREOF, the parties have executed this Extension Agreement.



WITNESSES:

(Name Printed or Typed)

Signature

(Name Printed or Typed)

Signature

CRA:

Westgate/Belvedere Homes
Community Redevelopment Agency
Company Name

Signature

Ronald L. Daniels, Chair
(Name Printed or Typed)

The foregoing instrument was acknowledged before me this _____ day of _____,
_____ by _____ (name of person
acknowledging).

Signature of Notary Public - State of Florida

Print, Type, or Stamp Commissioned Name
of Notary Public

Personally Known _____ OR Produced Identification _____

Type of Identification Produced: _____

WITNESSES:

Emily M. Mahoney
(Name Printed/or Typed)

Signature

Amy Patterson
[Signature]

FIRM:

2GHO, Inc.
Company Name

[Signature]
Signature

George G. Gentile
(Name Printed or Typed)

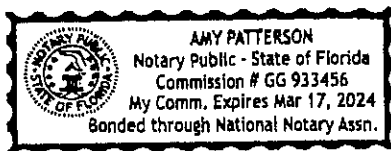
Continuing Consulting Services for Planning - on Agreement



COUNTY OF PALM BEACH

STATE OF FLORIDA

The foregoing instrument was acknowledged before me this 2nd day of December, 2021 by George G. Gentile (name of person acknowledging).




Signature of Notary Public - State of Florida

Amy Patterson
Print, Type, or Stamp Commissioned Name
of Notary Public

Personally Known ☒ OR Produced Identification _____

**APPROVED AS TO FORM
AND LEGAL SUFFICIENCY**

By: _____
Thomas J. Baird, Esquire
Westgate CRA Legal Counsel



EXTENSION AGREEMENT

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BETWEEN: **WESTGATE/BELVEDERE HOMES COMMUNITY REDEVELOPMENT AGENCY ("CRA")**, a dependent special district of Palm Beach County, Florida, with its offices located at:
1280 N. Congress Ave. Suite 215
West Palm Beach, FL 33409

AND: **SCHMIDT NICHOLS LANDSCAPE ARCHITECTURE & URBAN PLANNING ("Firm")**, a corporation organized under the laws of the State of Florida, with its offices located at:
1551 N. Flagler Drive, Suite 102
West Palm Beach, FL 33401

In consideration of the mutual covenants contained in this Extension Agreement, the parties agree as follows:

WHEREAS the Agreement for Professional Planning, Landscape Architecture, and Property Development Assistance Services ("Agreement") made between the CRA and the Firm on December 9, 2019 for a period of two (2) years expires on December 9, 2021; and,

WHEREAS the Agreement allows for a renewal of the Agreement by the CRA Board based upon the same terms contained within the Agreement for an additional term of three (3) years.

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Page | 1

**WITNESSES:**

(Name Printed or Typed)

Signature

(Name Printed or Typed)

Signature

CRA:

Westgate/Belvedere Homes
Community Redevelopment Agency

Company Name

Signature

Ronald L. Daniels, Chair

(Name Printed or Typed)

The foregoing instrument was acknowledged before me this _____ day of _____,
_____ by _____ (name of person
acknowledging).

Signature of Notary Public - State of Florida

Print, Type, or Stamp Commissioned Name
of Notary Public

Personally Known _____ OR Produced Identification _____

Type of Identification Produced: _____

WITNESSES:

(Name Printed or Typed)

Signature *Jeannette M. Avalos*

(Name Printed or Typed)

FIRM:

SCHMIDT NICHOLS LANDSCAPE ARCHITECTURE & URBAN
PLANNING

Company Name

Signature

Jon E. Schmidt, President



(Corporate Seal)

COUNTY OF Palm Beach

STATE OF Florida

The foregoing instrument was acknowledged before me this 2nd day of December
2021 by Jon E. Schmidt (name of person
acknowledging).



Jeannie M. Avalos
Signature of Notary Public - State of Florida

Jeannie M Avalos
Print, Type, or Stamp Commissioned Name
of Notary Public

Personally Known ☒ OR Produced Identification ☐

Type of Identification Produced: _____

**APPROVED AS TO FORM
AND LEGAL SUFFICIENCY**

By: _____
Thomas J. Baird, Esquire
Westgate CRA Legal Counsel



EXTENSION AGREEMENT

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BETWEEN: **WESTGATE/BELVEDERE HOMES COMMUNITY REDEVELOPMENT AGENCY ("CRA")**, a dependent special district of Palm Beach County, Florida, with its offices located at:
1280 N. Congress Ave. Suite 215
West Palm Beach, FL 33409

AND: **WGI, INC. ("Firm")**, a corporation organized under the laws of the State of Florida, with its offices located at:
2035 Vista Parkway
West Palm Beach, FL 33411

In consideration of the mutual covenants contained in this Extension Agreement, the parties agree as follows:

WHEREAS the Agreement for Professional Planning, Landscape Architecture, and Property Development Assistance Services ("Agreement") made between the CRA and the Firm on December 9, 2019 for a period of two (2) years expires on December 9, 2021; and,

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**WITNESSES:**

(Name Printed or Typed)

Signature

(Name Printed or Typed)

Signature

CRA:

Westgate/Belvedere Homes
Community Redevelopment Agency

Company Name

Signature

Ronald L. Daniels, Chair

(Name Printed or Typed)

The foregoing instrument was acknowledged before me this ____ day of _____,
_____ by _____ (name of person
acknowledging).

Signature of Notary Public - State of Florida

Print, Type, or Stamp Commissioned Name
of Notary Public

Personally Known _____ OR Produced Identification _____

Type of Identification Produced: _____

WITNESSES:

Angela Biagi

(Name Printed or Typed)

Signature

Erica Guertin

(Name Printed or Typed)

Signature

FIRM:

WGI, Inc.

Company Name

Signature

JEFF BROPHY

(Name Printed or Typed)



(Corporate Seal)

COUNTY OF Palm Beach

STATE OF Florida

The foregoing instrument was acknowledged before me this 30th day of November, 2021 by Jeff Brophy (name of person acknowledging).



Cyndy Little
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG189612
Expires 3/31/2022

Cyndy Little
Signature of Notary Public - State of Florida
Cyndy Little
Print, Type, or Stamp Commissioned Name
of Notary Public

Personally Known ✓ OR Produced Identification _____

Type of Identification Produced: _____

**APPROVED AS TO FORM
AND LEGAL SUFFICIENCY**

By: _____
Thomas J. Baird, Esquire
Westgate CRA Legal Counsel



EXTENSION AGREEMENT

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REDEVELOPMENT AGENCY ("CRA")**, a dependent special
district of Palm Beach County, Florida, with its offices located at:
1280 N. Congress Ave. Suite 215
West Palm Beach, FL 33409

AND:

WGI, INC. ("Firm"), a corporation organized under the laws of the
State of Florida, with its offices located at:
2035 Vista Parkway
West Palm Beach, FL 33411

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WHEREAS the Agreement for Professional Surveying Services ("Agreement") made between the CRA and the Firm on December 9, 2019 for a period of two (2) years expires on December 9, 2021; and,

WHEREAS the Agreement allows for a renewal of the Agreement by the CRA Board based upon the same terms contained within the Agreement for an additional term of three (3) years.

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IN WITNESS THEREOF, the parties have executed this Extension Agreement.

**WITNESSES:**

(Name Printed or Typed)

Signature

(Name Printed or Typed)

Signature

The foregoing instrument was acknowledged before me this ____ day of _____,
by _____ (name of person
acknowledging).

Signature of Notary Public - State of Florida

Print, Type, or Stamp Commissioned Name
of Notary Public

Personally Known _____ OR Produced Identification _____

Type of Identification Produced: _____

WITNESSES:

Randolph Ortega
(Name Printed or Typed)

[Signature]
Signature

KELSEY SMITH
(Name Printed or Typed)

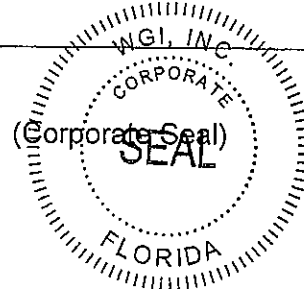
[Signature]
Signature

FIRM:

WGI, Inc.
Company Name

[Signature]
Signature

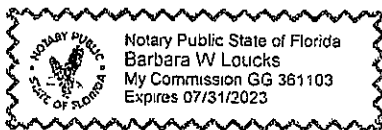
Jim Sullivan, PSM
(Name Printed or Typed)



COUNTY OF Palm Beach

STATE OF Florida

The foregoing instrument was acknowledged before me this 24th day of November
by TIM SULLIVAN (name of person
acknowledging).



Barbara W. Loucks
Signature of Notary Public - State of Florida

BARBARA W. LOUCKS
Print, Type, or Stamp Commissioned Name
of Notary Public

Personally Known ☒ OR Produced Identification ☐

Type of Identification Produced: _____

**APPROVED AS TO FORM
AND LEGAL SUFFICIENCY**

By: _____
Thomas J. Baird, Esquire
Westgate CRA Legal Counsel



EXTENSION AGREEMENT

This Extension Agreement ("Extension Agreement") is made and effective the ____ day of _____, 2021.

BETWEEN: **WESTGATE/BELVEDERE HOMES COMMUNITY REDEVELOPMENT AGENCY ("CRA")**, a dependent special district of Palm Beach County, Florida, with its offices located at:
1280 N. Congress Ave. Suite 215
West Palm Beach, FL 33409

AND: **ENGENUITY GROUP, INC. ("Firm")**, a corporation organized under the laws of the State of Florida, with its offices located at:
1280 N. Congress Ave., Suite 101
West Palm Beach, FL 33409

In consideration of the mutual covenants contained in this Extension Agreement, the parties agree as follows:

WHEREAS the Agreement for Professional Engineering Services ("Agreement") made between the CRA and the Firm on December 9, 2019 for a period of two (2) years expires on December 9, 2021; and,

WHEREAS the Agreement allows for a renewal of the Agreement by the CRA Board based upon the same terms contained within the Agreement for an additional term of three (3) years.

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IN WITNESS THEREOF, the parties have executed this Extension Agreement.

Page 11

Engenuity Group Continuing Consulting Services for Engineering - Extension Agreement

**WITNESSES:**

(Name Printed or Typed)

Signature

(Name Printed or Typed)

Signature

CRA:

Westgate/Belvedere Homes
Community Redevelopment Agency

Company Name

Signature

Ronald L. Daniels, Chair

(Name Printed or Typed)

The foregoing instrument was acknowledged before me this _____ day of _____,
_____ by _____ (name of person
acknowledging).

Signature of Notary Public - State of Florida

Print, Type, or Stamp Commissioned Name
of Notary Public

Personally Known _____ OR Produced Identification _____

Type of Identification Produced: _____

WITNESSES:

Lisa Tropepe, PE

(Name Printed or Typed)

Lisa Tropepe

Signature

Keith Jackson, PE

(Name Printed or Typed)

Keith Jackson

Signature

FIRM:

Engenuity Group, Inc.

Company Name

[Signature]

Signature

C. Andre Rayman, PSM

(Name Printed or Typed)



Signature

(Corporate Seal)



COUNTY OF Palm Beach

STATE OF Florida

The foregoing instrument was acknowledged before me this 29th day of November, 2021 by C. Andre Rayman, President (name of person acknowledging).

Bradley Jackson

Signature of Notary Public - State of Florida

Bradley Jackson

Print, Type, or Stamp Commissioned Name of Notary Public



Personally Known X OR Produced Identification _____

Type of Identification Produced: _____

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

By: _____
Thomas J. Baird, Esquire
Westgate CRA Legal Counsel



EXTENSION AGREEMENT

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BETWEEN:

WESTGATE/BELVEDERE HOMES COMMUNITY REDEVELOPMENT AGENCY ("CRA"), a dependent special district of Palm Beach County, Florida, with its offices located at:
1280 N. Congress Ave. Suite 215
West Palm Beach, FL 33409

AND:

ENGENUITY GROUP, INC. ("Firm"), a corporation organized under the laws of the State of Florida, with its offices located at:
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West Palm Beach, FL 33409

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This Extension Agreement shall be on the same terms and conditions as the Agreement, incorporated herein.

IN WITNESS THEREOF, the parties have executed this Extension Agreement.

Page | 1

Engenuity Group Continuing Consulting Services for Surveyors - Extension Agreement

35

**WITNESSES:**

(Name Printed or Typed)

Signature

(Name Printed or Typed)

Signature

CRA:

Westgate/Belvedere Homes
Community Redevelopment Agency

Company Name

Signature

Ronald L. Daniels, Chair

(Name Printed or Typed)

The foregoing instrument was acknowledged before me this ____ day of _____,
_____ by _____ (name of person
acknowledging).

Signature of Notary Public - State of Florida

Print, Type, or Stamp Commissioned Name
of Notary Public

Personally Known _____ OR Produced Identification _____

Type of Identification Produced: _____

WITNESSES:

Lisa Tropepe, PE

(Name Printed or Typed)

Lisa Tropepe

Signature

Keith Jackson, PE

(Name Printed or Typed)

Keith Jackson

Signature

FIRM:

Engenuity Group, Inc.

Company Name

[Signature]

Signature

C. Andre Rayman, PSM

(Name Printed or Typed)



Signature

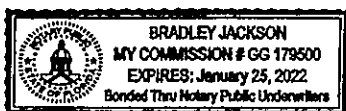
(Corporate Seal)



COUNTY OF Palm Beach

STATE OF Florida

The foregoing instrument was acknowledged before me this 29th day of November, 2021 by C. Andre Rayman, President (name of person acknowledging).



Bradley Jackson

Signature of Notary Public - State of Florida

Bradley Jackson

Print, Type, or Stamp Commissioned Name of Notary Public

Personally Known X OR Produced Identification _____

Type of Identification Produced: _____

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

By: _____
Thomas J. Baird, Esquire
Westgate CRA Legal Counsel