

WESTGATE/BELVEDERE HOMES COMMUNITY REDEVELOPMENT AGENCY

Monday January 13, 2025 Board Meeting

1280 N. Congress Ave. Suite 215

West Palm Beach FL 33409

**NOTE: Agenda Summary (Pages 3-5)
Staff Report (Pages 6 - 12)**

- I. CALL TO ORDER / ROLL CALL**
- II. AGENDA APPROVAL**
 - 1. Additions, Deletions, Substitutions to Agenda**
 - 2. Adoption of Agenda**
- III. ADOPTION OF W/BH November 4, 2024 CRA MINUTES (Pages 13 - 17)**
- IV. PUBLIC COMMENTS**
- V. DISCLOSURES**
- Vi. CONSENT AGENDA**
- VII. REGULAR AGENDA**
 - 1. Selection Committee's Recommendation for RFQs for Engineering, Surveying, and Planning Continuing Services (Pages 18 - 26).**
 - 2. Authorization of Land Use Amendment to Increase Density Bonus Pool (Pages 27 - 51).**
 - 3. Approval of 2025 Monthly Board Meeting Dates (Page 52).**
- VIII. REPORTS**
 - A. Staff Reports and Correspondence (Pages)**
 - 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

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
In Person and Via Zoom
January 13, 2025

CONSENT AGENDA

REGULAR AGENDA

1. Selection Committee’s Recommendation for RFQs for Engineering, Surveying and Planning Continuing Services

A. Background: On October 22, 2024, the WCRA issued RFQs for professional engineering, surveying, and planning continuing services. The RFQs were also published in the paper on October 22, 2024. Six (6) proposals were received (engineering: one; surveying: one; planning: four) within the deadline of November 22, 2024. A sufficiency review was completed before the distribution of the proposals to the Selection Committee members. A Selection Committee was developed to review and rank all qualified proposals in accordance with the RFQ review criteria.

The Selection Committees convened on two dates, December 18, 2024 and January 3, 2025 at 1:30 P.M. to review, score, and rank the proposals. The meeting notes of the selection committee are included in this packet.

Engineering and Surveying

Engenuity Group, Inc. was the only firm that submitted a proposal for engineering and surveying services. Engenuity’s proposal met all the requirements of the RFQ.

The selection committee that the Board selects Engenuity Group Inc. for engineering and surveying services.

Planning, Landscape Architecture, and Property Development Assistance

The ranking order of four (4) professional planning, landscape architecture, and property development assistance respondents is as follows:

1. Kimley-Horn
3. Chen Moore and Associates (CMA)
3. Schmidt Nichols Landscape Architecture and Urban Planning
4. Cotleur and Hearing Landscape Architecture

The RFQ said that the WCRA Board may select up to three (3) firms for contract award. The Selection Committee recommends that the Board select the top three firms/teams.

The Board, therefore, has the following options available:

1. Accept the Selection Committees' recommendation;
2. Request a presentation and/or interview from the top-ranked respondents to further evaluate their qualifications; and,
3. Reject all proposals and direct staff to re-release the RFQ.

B. Recommendation: Staff recommends that the Board accept the Selection Committee's recommendation to choose Engenuity for engineering and surveying services and Kimley-Horn, Chen Moore and Associates, and Schmidt Nichols Landscape Architecture for planning, landscape architecture, and property development assistance services.

2. Authorization of Land Use Amendment to Increase Density Bonus Pool

A. Background and Summary: The acceleration of residential development is depleting the existing density bonus pool that the CRA uses to award density increases to qualified developments. The pool has 930 units remaining. The Palm Beach Kennel Club development will need 990 units from the pool for their proposed 1200-unit garden apartment. Staff research has shown that a minimum of 3000 units are needed to accommodate the long-term redevelopment plan of the CRA.

B. Recommendation: Authorize staff to process a comprehensive plan amendment to add 3000 units to the CRA's density bonus pool.

3. Approval of 2025 Monthly Board Meeting Dates

A. Background and Summary: The board meeting will be held on the second Monday of every month except for October, when it can be moved to the first Monday due to a federal holiday.

B. Recommendation: Staff recommends that the Board approve the meeting dates as presented.

**BOARD MEETING
January 13, 2025**

Staff Update on In-House & Private Redevelopment Projects

Strategic Plan – Special District Goals & Performance Measures (STARTED)

CRA staff will retool a draft strategic plan for the implementation of the goals and objectives of the Redevelopment Plan, and will modify the document to reflect a new statutory requirement for special districts. FS 189.0694 now requires Florida special districts to establish “goals and objectives for each program or activity, as well as performance standards and measures to determine if goals and objectives are being achieved”. The first annual Goals & Performance Measures Report is due by December 1, 2025. 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.

Streetlights Initiative + Westgate Safety Plan (IN PROCESS)

Update: The requested funding for Westgate safety initiatives from the County’s legislative appropriation was not authorized. The CRA will renew the request next legislative season. Staff continues to address issues around safety utilizing the Agency’s budget. A draft Safety Plan is in process.

The requested funds from the County’s legislative appropriation have been reduced from \$750,000 to \$250,000; the allocation from the State budget awaits the Governor’s signature. CRA staff continues to develop a Safety Plan for the district. The 1st permit to install FPL streetlights has been issued; the 2nd permit is in process. Conservatively, staff anticipates that the streetlights will be installed within the next 6 months.

Background: Staff has requested the installation of 280+ new streetlights within the North and South Westgate Estates neighborhoods of the CRA district from FPL. The streetlights initiative is in the final stage of permitting. FPL resubmitted in January to respond to Land Development comments. To supplement this effort, Staff is working with County Administration to secure a legislative appropriation of \$750,000. This funding would also be used to leverage CRA TIF in the creation of a Westgate Safety Plan. Planning for the development of a Safety Plan is underway.

SFWMD Compensating Floodplain Storage Mitigation Bank (ONGOING)

Update: Staff is working with Reikenis & Associates, LLC Consulting Engineers to analyze the potential value of existing and future C-51 compensating flood plain storage credits that are banked with SFWMD. Quantifying and adding a valuation to the mitigation bank allows the CRA to better understand the dollar value of mitigation credits for redevelopment projects.

There remains approx. 13-acre feet available in various retention areas in the CRA district that could be added to the mitigation bank. CRA staff has requested a proposal from Higgins Engineering to continue with this important work.

Higgins Engineering has advised that SFWMD has formally amended the original permit for the Westgate Central Lake. A total of 23-acre feet are assigned to the mitigation bank, lower than our original estimation. The Board allocated 8-acre feet to the Greene Apartments (now Brandon Estates), and 6-acre feet to the Autumn Ridge apartments. Only 9-acre feet remain in the mitigation bank.

On June 30th SFWMD formally established a compensating storage bank for C-51 basin, sub-basin 39. This bank only includes the Westgate Central Lake aka Dennis Koehler Preserve. Available compensating storage volume available from the bank will expire in 2043. The Autumn Ridge project will utilize 9 acre-feet of storage from the mitigation bank. Approx. 12 acre-feet will be remaining for future redevelopment projects. Staff is considering developing a program for accessing credits from the bank.

Background: The CRA is working with Higgins Engineering and SFWMD to formalize a storm water storage mitigation/redevelopment credit program using the Dennis Koehler Preserve retention lake for redevelopment projects within a certain basin or sub-basin. Higgins Engineering estimates that approximately 28-acre feet could be available to redevelopment projects to offset storage requirements. Some of those acre feet have already been pledged to the Greene Apartments and Autumn Ridge projects.

WCRAO – Comp Plan/ULDC Amendments (IN PROCESS)

Update: Staff is initiating a new amendment to the WCRAO which would revise the WCRAO Density Bonus Program workforce housing requirement to 20% across 4 income categories at 5% each, rather than across the 2 lower income categories at 10% each. This will create a better balance of market rate and workforce housing.

Staff is processing a Comprehensive Plan amendment to the text of the Westgate/Belvedere Homes Community Redevelopment Area Overlay sub-objective that would increase the number of units available in the Density Bonus Pool by 3,000 from 1,300 to 4,300. The amendment is triggered by redevelopment of the PBKC site which is anticipated to need at least 50% of the density bonus remaining in the program for their first phase of multifamily housing. An increase is necessary to support future redevelopment build out projections. Concurrently, Zoning has given Staff the green light to finalize an amendment to the WCRAO in the ULDC that would allow, as an incentive for density bonus program projects, a reduction of 15% from Westgate parking standards for mixed use and residential projects.

Tentative Amendments Timeline

Comp Plan (25-A2) Density Bonus Pool	Planning Commission Initiation – July 12, 2024	BCC Transmittal Hearing – August 28, 2024	Staff reports – Dec. 2024	Planning Commission Hearing – January 10, 2024	BCC Transmittal – Feb. 5, 2025 (TBD)	BCC Adoption – May 7, 2025 (TBD)
ULDC WCRAO Parking Reduction + related Density Bonus Pool revisions	BCC Request for Permission to Advertise – previously initiated	BCC Transmittal Hearing – August 28, 2024 – allows work on related Comp Plan revisions	BCC PTA – February 27, 2025 – parking revision + WFH obligation	Zoning Commission – March 6, 2025	BCC Adoption Hearing – March 27, 2025	--

Zoning Management has reviewed the amendment draft provided in October 2023, and has provided general direction to rework the document. A path has been provided to revise WCRAO parking provisions. Staff has been working with Schmidt Nichols on developing a parking code that would

reduce the demand for residential by unit type.

Staff submitted an amendment draft to Zoning in early October 2023. Concurrently, Staff is exploring the concept of merging the WCRAO with the URAO toward a Redevelopment Code for the County.

Staff met with Vice-Mayor Weiss, assistant County administrators, and PZB staff on October 26th to discuss ways in which the WCRAO may be streamlined to be made more efficient and flexible to use, while remaining true to intent. A path forward includes a Comprehensive Plan amendment to be initiated early in the new year to better define policies for open space and land development, followed by amendments to the WCRAO/ULDC. Staff will also propose increases to the Density Bonus Program pool of units as well as explore options to add more daily and pm peak trips to the TCEA pool. Staff is re-tooling to address the Mayor's concerns.

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.

FY21 TCRPC Brownfields Site Assessment Grant (IN PROCESS)

Update: Florida DEP has reviewed Stantec's ESA report and has provided comments; Stantec is preparing a response. If Stantec advises that additional testing is required by the State to determine the extent of contamination, and necessary clean-up, TCRPC has funding available to assist. The next step would be to determine the best path for remediation.

Cardno (now Stantec) has completed testing. Results indicate levels of contamination on site that are in excess of allowable State limits. Staff will be meeting with Stantec and TCRPC to discuss next steps.

Cardno has identified that contamination is most concentrated in the northeast corner of the Chickamauga site with no groundwater affected, however further assessment is warranted to determine the spread and depth of contamination in order to recommend the best path for remediation. Using a new round of funding through TCRPC, a specific assessment will be completed by Cardno. Next steps include: specific testing, a meeting with the DEP to understand the scope of clean up, and a determination of funding sources for excavation/clean up (TCRPC or PBC DHED).

Cardno has completed supplementary soils 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 September meeting. Testing indicates a high concentration of Benzoapyrene (BaP) in the northwest corner of the property. Cardno will determine whether remedial action is warranted. Cardno conducted a Phase II assessment in early December. Findings indicate trace amounts of contamination (arsenic & BaP) in the soil; the groundwater is said to be clear. CRA Staff is pursuing 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 Chickamauga 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 Chickamauga 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.

Community Garden/Greenmarket (ONGOING)

Update: The Plat is recorded and corner clip dedications are complete. CRA staff is planning for the construction of a permanent structure. Staff applied for a USDA Urban Agriculture grant in 21/22 to assist with the construction of the structure and to facilitate enhanced programming at the farm, but was not awarded the grant. CRA staff is looking at the viability of re-applying in another fiscal year.

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

FY20 Cherry Road Pedestrian & Safety Improvements (CONTRACTOR SELECTION)

Update: The contractor has been selected, and the BCC has approved the construction contract.

The ILA between the CRA and the County has been approved by the BCC. An RFP has been issued to select the contractor.

Design has been completed. Design engineers had identified field conditions that will make the installation of 10-12 ft. wide multi-purpose paths on the north side of Cherry Rd. impossible within the existing ROW. Several options have been discussed with PBC Engineering and the TPA, with the best option being reducing the multi-purpose paths to 8 ft. Engineering is awaiting approval from FDOT on the new cross section prior to design resuming.

PBC Engineering has expressed concerns regarding crosswalks on the approved cross section that requires resolution 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 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 (UNDER CONSTRUCTION)

Update: Light fixtures are projected to be installed in December. This would complete construction work.

Sidewalks have been fully installed, and sod is laid. The project is delayed from completion due to supply issues with streetlights. Irrigation conduit will be added via change order, provided cost is acceptable, so that landscaping can be added in the future.

Construction is progressing well. Staff will work with Engineering and FDOT to process a field change order to reduce the path on the west side of the ROW from 12 ft. to 10 ft. Staff will engage a landscape architect from WGI through our continuing services contract to create a landscape/irrigation plan for the project. BCC approval of the construction contract is projected for August.

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 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 (UNDER CONSTRUCTION)

Update: Construction on the Westgate Avenue project has moved to the south side; most driveways are completed. North side roadway milling to be completed by end October; sidewalks and landscaping by end of November. Milling on the south side and light fixture installation to occur in December. The project is projected to be completed by the beginning of the new year.

The Westgate Ave. streetscape is under construction, and ahead of schedule. Sidewalks, driveway connections, bollards, irrigation lines, and landscaping is in place on the north side of the corridor. Construction crews have moved to the south side, and are working on drainage.

Background: 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 to 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.

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.

Private Redevelopment Projects

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

Projects	Address	Status
Tallahassee MF	1302 Tallahassee Dr.	<ul style="list-style-type: none"> ▪ WCRA recommendation 8/12/24 ▪ 7-unit multifamily project ▪ WCRAO DBP units, Type 1 Waiver
2944-2952 Westgate mixed use	2944-2952 Westgate Ave.	<ul style="list-style-type: none"> ▪ In Zoning review ▪ 2,300 sf prof. office w/ 5 units, Work-Live unit – DBP units
PBKC – new relocated facility	1111 N. Congress Ave.	<ul style="list-style-type: none"> ▪ BCC approval Dec. 2024, in final DROE ▪ WCRA recommendation 3/11/24 ▪ 60,286 sf facility + 4 level parking structure ▪ Rezoning, Class B Cond use (indoor entertainment), DRO for Type 2 restaurant, variances, waivers
NorWest Pointe	Westgate at Tallahassee	<ul style="list-style-type: none"> ▪ WCRA recommendation 8/12/24 ▪ DRO approval for additional density for a 9-unit MF rental project, Type 1 Waiver ▪ Rezoning approved. WCRA recommendation 11/13/23
Al Packer Fleet Services	1668 N Military Trail	<ul style="list-style-type: none"> ▪ Approved -- 5/8/23 CRA recommendation ▪ Rezoning to CG, BCC approval for heavy vehicle repair & maintenance
PBC Fire Station #24	Westgate at Seminole	<ul style="list-style-type: none"> ▪ In Zoning – 3/13/23 CRA Board meeting, BCC in August ▪ Rezoning to PO approved, in site design phase
Aero Village	1699-1705 N. Congress Ave	<ul style="list-style-type: none"> ▪ Approved – 1/9/23 CRA Board meeting ▪ 4-stories, 38-unit market rate MF rental development
Westgate Terrace (Danza Group)	2636 Westgate Ave.	<ul style="list-style-type: none"> ▪ Project has zoning approvals! – Danza Group to request closing on CRA owned properties ▪ 4 stories, 44 units – professional office/medical office CRA-owned parcels, developed with NMTC fed grant in partnership with CRA/PBD DHED
The Hangar & Airfield Business Park	1050 N. Congress Ave. (former PBKC property)	<ul style="list-style-type: none"> ▪ Under construction – 2/14/22 CRA Board meeting ▪ 60,000+ sf of privately owned warehouse units with collocated additional warehouse, vehicle sales/repair, community and assembly membership non-profit space
EZ Express Carwash (Walmart MUPD)	1098 N. Military Trail	<ul style="list-style-type: none"> ▪ In permitting ▪ DRO approval in April for a 2,700-sf. automatic carwash
Extra Space Storage (Cherry Road Plaza MUPD)	Cherry Rd	<ul style="list-style-type: none"> ▪ Under construction ▪ Approval for ABN, DOA, Variances, DRO approval for a 161,000 sf (phased) self-service storage facility
Murphy Express Gas Station/C-store (Walmart MUPD)	1010 Military Trail	<ul style="list-style-type: none"> ▪ Under construction ▪ Demolished vacant Walgreens, relocate/ expand existing Murphy Express/add c-store
Palm Key Apartments	Cherokee Ave.	<ul style="list-style-type: none"> ▪ DRO approval in March 2023 ▪ 7 townhome-style multifamily units on .46 ac – utilizing CRA density bonus units
Autumn Ridge LITC	Congress Ave.	<ul style="list-style-type: none"> ▪ Under construction – nearing completion ▪ DRO approval – LIHTC funded ▪ 106 units by Landmark Construction, 90% of units at or below 60% of AMI – 77 DBP units, TCEA, rezoning from RM to CG
Fern House	1958 Church St.	<ul style="list-style-type: none"> ▪ Under construction ▪ Addition/accessory structure & renovation

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

November 4, 2024

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

Mr. Daniels, the Board Chair, called the meeting to order at 5:08 p.m. The roll was called by Ms. Bui.

Present: Ronald L. Daniels
Joanne Rufty
Teliska Wolliston
Ruth Haggerty

Absent: Enol Gilles

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

Absent:

Others Present: Jake Leone
Alex Halliway
Philip Trapani
Nick Kelly

Zoom Attendees: Jordan Mack
Leticia Sabio

II. AGENDA APPROVAL

1. Additions, Deletions, Substitutions to Agenda

- **Addition to Agenda – Agenda Item #2 – Authorization of Replacing Aerators for the Dennis Koehler Preserve.**

2. Adoption of Agenda

- It was moved by Ms. Rufty 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 September 9, 2024 minutes. Motion carried (4-0)

IV. PUBLIC COMMENT

- No Public Comments

V. DISCLOSURES

- No Disclosures

VI. CONSENT AGENDA

- No Consent Agenda

VII. REGULAR AGENDA

1. Consideration of Tax Increment Financing Rebate Request for Terra/Frisbie Group Palm Beach Kennel Club New Development

Mr. Michel presented the item to the Board.

Terra and the Frisbie Group proposed to redevelop 42 acres of the 47 acre-Palm Beach Kennel Club property at 1111 Congress Avenue at the corner of Congress and Belvedere Road into a mixed-income mixed-use development divided into three phases. The proposed name is Westgate Gardens.

The first phase will be on 16 acres at the northern end of the 42-acre site. It will consist of 400 multifamily housing units spread out in several three-story apartment buildings. The design will follow traditional garden style apartments where each building will face green space, garden space, or landscaping allowing residents to access easily the proposed green areas. Parking will be arranged on the perimeter of the site. It has not been determined whether there will be

enough land to provide the required surface parking spaces since the gardens will take up a lot of land.

The development is required to provide 20% of the units at workforce housing rents to meet the CRA's zoning overlay Density Bonus Pool requirements. The developers believe that because of the high land acquisition cost, construction cost, and financing cost, the development will not be successful without financial contributions from the CRA. They posit that the workforce housing units may not generate enough revenues to produce the cash flow necessary to address debt and return on investment. To make the project feasible, the developers are requesting, among other incentives, a tax abatement or a tax rebate of a portion of the TIF that the project will pay to the CRA.

It is estimated that Phase 1 will generate \$677,677 in taxes in the first year (2028) and about \$1,039,249 the year after (2029) when the project is stabilized.

The Current Westgate CRA and Palm Beach County code requires a developer participating in the Density Bonus Pool to provide 20% of the total units to workforce housing residents. The code specifies that 10% must be rented to households who make 60 – 80% of the Median Income and the other 10% to families who make 80 - 100% of the area median income. The low-income and the moderate 1 categories are the two lowest of the Workforce Housing Program. Families in those categories have lower income and qualify for lower rents.

The 20% Workforce Housing set aside will be rented at below market rent which will create a gap in the revenues needed to keep the development feasible. In 2029, the first projected stabilized year of the project, the TIF is projected to be \$1,039,249 and the gap \$690,245. The request is for the CRA to give back \$690,245 to the development and retain \$349,004 for that year. The following years will follow a similar contribution pattern. In percentage, the CRA will keep 33.6% and give back 66.4% of the TIF generated by the development.

TIF incentives are included in the CRA Redevelopment Plan. Contributions to affordable housing development are also included in F.S. 163, the statute that governs community redevelopment agencies. It is a mechanism used by many Palm Beach County CRAs like West Palm Beach, Delray Beach, and Boynton Beach to mitigate the shortage of affordable housing.

The requested amount needs to be negotiated further. The request is for twenty years or until the CRA sunsets; however, Palm Beach County Board of County Commissioners must approve the amount and the terms. Furthermore, resolutions and interlocal and developer agreements will have to be created to solidify the terms of the contribution. Also, the project proforma will be analyzed to justify the financial gap.

This item is brought to the CRA Board to seek authorization to 1) study and negotiate the feasibility of a TIF abatement or rebate for the proposed Westgate Gardens and 2) discuss the

request with Palm Beach County administrators. All findings and recommendations will be brought to the Board later for final approval.

Staff is asking the Board to authorize staff to study, negotiate, and discuss with PBC administration a TIF abatement/rebate for the proposed Westgate Gardens.

It was moved by Ms. Haggerty and seconded by Ms. Rufty to authorize staff to study, negotiate, and discuss with PBC administration a TIF abatement/rebate for the proposed Westgate Gardens. The motion passed unanimously (4-0)

2. Authorization of Replacing Aerators for the Dennis Koehler Preserve.

Mr. Michel presented the item to the Board.

Future Horizons quotes \$19,951.13 for Loyalty Replacement Units for Westgate CRA using existing panels and cables (with a new 5-year warranty).

Staff is asking the Board to authorize staff to replace Aerator for the cost of \$19,951.13.

It was moved by Ms. Haggerty and seconded by Ms. Wolliston to authorize staff to replace the Aerator for the cost of \$19,951.13. The motion passed unanimously (4-0)

VIII. STAFF REPORTS

Mr. Michel updated the Board on Westgate Avenue projects.

WCRA will have an intern starting on November 4, 2024.

WCRA Staff went to FRA Conference in October located in Tampa.

Food Distribution is on November 12, 2024.

Hoops for Turkey is on November 14, 2024.

Turkey giveaway will be held at Westgate Community Garden on November 20, 2024.

IX ATTORNEY'S REPORTS

Mr. Baird reported an update on the Danza Group.

X. BOARD MEMBER COMMENTS

XI. AJOURNMENT

It was moved by Ms. Rufty and seconded by Ms. Wolliston to adjourn the meeting. The meeting was adjourned at 6:03p.m.

_____ Administrative Assistant, Westgate CRA
Mai Bui

**REQUEST FOR QUALIFICATIONS FOR ENGINEERING, SURVEYING AND PLANNING,
LANDSCAPE ARCHITECTURE, & PROPERTY DEVELOPMENT ASSISTANCE
CONTINUING SERVICES (RFQ)**

**SELECTION COMMITTEE MEETING DISCUSSIONS & RFQ RESPONSE OVERVIEW
DECEMBER 18, 2024 & JANUARY 3, 2025 AT 1:30 P.M.**

1. Attendance

Meetings on both review dates started at 1:30 p.m. The following Selection Committee members and staff were present:

Selection Committee Members:

- Ruth Haggerty, P.E., Westgate CRA Board Member
- Elizée Michel, Executive Director, Westgate CRA
- Denise Pennell, Director of Planning & Development, Westgate CRA

Staff:

- Leticia Sabio, Planning Intern, Westgate CRA

2. Introduction

- Members received response packages from each of the responding firms/teams, the published RFQ, and evaluation criteria forms for each of the firms/teams. The meeting was not publicly noticed since only one CRA Board member had committed to attending. No one from the public was present.
- Mr. Michel gave a brief introduction of the task at hand. Ms. Pennell gave an overview of the process and that the result of this meeting will be presented to the CRA Board at its January 13, 2025 regular meeting. The CRA Board will have the discretion to accept in whole or in part the recommendations of the Selection Committee, request a presentation, or any other alternatives as described in the RFQ.

3. Overview of Selection Criteria

- Ms. Pennell indicated that all proposals met the minimum sufficiency criteria and minor deficiencies were present in all response packets. These minor deficiencies are not enough to disqualify the proposals but may impact a team/firms score in a particular category.
- It was noted that during the CRA's 2019 continuing consultant selection process, the CRA reorganized the RFQ advertisement and scoring criteria to reflect a mandatory SBE/M/WBE certification and minimum participation during the life of the continuing contract of 20%. This change followed the passage of HB 9 in the 2019 Florida

Legislature which requires CRA’s to mirror the procurement procedures of their parent jurisdictions. The 2024 RFQ package continue this new requirement.

- It was also noted that responding firms/teams were required to disclose fees earned on County contracts over the past 4 years. The scoring criteria provided a formula to determine points based on total fees considered with firms that have fewer County contracts scoring higher. An allocation of points for this criterion is based on \$100,000 increments for Engineering contracts and \$10,000 increments for Surveying contracts. The County requires a disclosure of “Volume of Previous Work with County” to ensure that County Engineering contracts are equally distributed across active vendors, including small and minority or women owned businesses. For the purposes of this RFQ, this category is more applicable to responding Engineering or Surveying firms than to those responding to the Planning RFQ.
- The maximum rating for each selection criteria was as follows:

Selection Criteria	Max. Points
1. Reputation & Past Performance of Team/Firm	25
2. Personnel Qualifications	25
3. Government/CRA Experience	10
4. Resource Availability/Workload/Commitment to Time & Budget (location of Prime Firm’s Office)	10
5. Volume of Previous Work with County	10
6. Methodology/Approach Redevelopment/Revitalization/Economic Development	to 5
7. Overall Quality of Submittal	5
8. SBE & M/WBE Participation – 20% Goal	10
TOTAL	100

4. Committee Discussions & Meeting Notes

Engineering & Surveying Responses (1 firm responded to both RFQs, up to 3 firms can be selected per discipline)

Engenuity Group, Inc.

- Selected during the 2014 RFQ process, and again during the 2019 RFQ process, with a continuing agreement extension in 2021 to 2024, Engenuity Group has provided continuing contract services in both Engineering and Surveying to the Westgate CRA for over 10 years. The firm did not partner with sub-consultants for their response to this RFQ. Since Engenuity, as the prime consultant, is a certified SBE, the participation for the contract is fully met without having to rely upon sub-consultants. The firm has completed work with Palm Beach County over the past 4 years, reporting a combined fees considered of over \$500,000 in both disciplines.
- Engenuity Group was established in 1978. The firm’s offices are located in the same building as the CRA offices within the CRA boundaries, allowing project coordination

and meetings to flow smoothly. The firm is professional, responsive and thorough and has completed several engineering and surveying work assignments for the Westgate CRA successfully on time and on budget. The CRA's experience with the firm indicates that they have an understanding of the CRA's goals and objectives as a redevelopment agency. Having worked with the CRA on the Oswego Oaks Park, and Belvedere Heights drainage project, the firm also has an understanding of the budgets and timelines associates with grant-funded projects.

- The quality of submittal was excellent, with approach, staffing, and workloads all clearly identified. All required forms were completed. Engenuity Group's response satisfied the requirements of the RFQ for both Engineering and Surveying. As the only responding firm for both disciplines, and due to the positive, long-standing relationship the firm has with the Agency, the selection committee made a determination not to evaluate the firm's RFQ response packages during the review process, beyond basic compliance and sufficiency. The selection committee believes Engenuity Group has the appropriate qualifications and experience to continue to serve as the CRA's consulting Engineer and Surveyor.

Planning, Landscape Architecture & Property Development Assistance Services Responses (3 firms responded, up to 3 firms can be selected)

Schmidt Nichols Landscape Architecture and Urban Planning (SN)

- Selected during the 2014 RFQ process, and again during the 2019 RFQ process, with a continuing agreement extension in 2021, Schmidt Nichols has provided continuing contract services in Planning and Landscape Architecture to the Westgate CRA for over 10 years. Since SN is a certified SBE, the firm responded to the Planning RFQ without the need for sub-consultants to meet the established 20% participation goal. The firm has completed work with Palm Beach County over the past 4 years, reporting fees considered of a little over \$68,000.
- SN is a small firm located in West Palm Beach. Originally, Jon E. Schmidt & Associates, the firm reorganized and relocated in 2017. The firm now has 12 employees with a wide range of skill sets and expertise in site planning, entitlements, and landscape architecture. SN has a large planning portfolio having completed projects for both private and public sector clients. SN has worked with CRA staff on several planning assignments including the Preserve rezoning project, the site and landscape plan for the community garden and related code amendments, the Westgate dog park design, as well as with ongoing collaboration on revisions to the WCRAO and ULDC.
- The firm is currently a continuing services consultant for several small Palm Beach County jurisdictions. Representative projects submitted include a mix of private and public sector. The firm has completed several infill projects within the boundaries of the CRA such as Marino Motorsports, Opportunity Inc., Autumn Ridge, Brandon

Estates, Extra Space Storage, and Aero Village all demonstrating an intimate familiarity with the CRA's zoning overlay, as well as with ULDC and County processes.

- The quality of submittal was minimally sufficient, with some minor discrepancies, errors, and missing information. Based on staff résumés, project portfolios, and past experience and reputation, the firm is qualified to provide site planning, landscape design, and entitlement and planning services, however, without sub-consultants to round out the RFQ scope, their services are limited. The firm has consistently conveyed a good understanding of the redevelopment and economic development mandate of the CRA, and acts as an advocate for the redevelopment of the area in their capacity as consultants with County staff, boards, and elected officials. The selection committee believes that SN has the qualifications and experience to continue to serve as a Planning consultant to the CRA.

Chen Moore and Associates (CMA)

- CMA, founded in 1986, is a large multi-disciplinary firm with over 144 employees providing engineering, surveying, land development, and urban planning services in Florida and 3 southern states. The firm has completed work with the County over the past 4 years, and reports fees considered of \$3.59 mil. CMA does not hold SBE certifications. The prime proposes to complete 80% of the work over the life of the contract. One sub-consultant was included in the response to the RFQ to satisfy the 20% SBE goal and complete the team:
 - Redevelopment Management Associates (RMA) (20%) – market feasibility studies & economic analysis, CRA specialists. RMA reports no fees considered on County projects.
- CMA, originally a full-service engineering firm, merged with planning firm NZ Consultants, and now includes municipal planning, land development services, urban design, architecture, landscape architecture, and transportation planning in their skills set and projects portfolio. The firm included five municipal references including: City of Lake Worth Beach, City of Belle Glade (& the Belle Glade CRA), Town of Mangonia Park, City of Westlake, and Village of Palm Springs. The prime's community redevelopment experience is limited, with one ongoing project listed related to CRA work: to update the Belle Glade CRA Redevelopment Plan. However, the firm has extensive expertise as the established continuing contract planning consultants for several jurisdictions. Qualifications include complex and challenging comprehensive plan and land development code amendments, community engagement, public hearings, urban design, site planning, development review and day-to-day planning tasks in their capacity as town planners. CMA has local offices.
- RMA holds an SBE certification with the City of West Palm Beach; the firm has well-established relationship with the City and provides staffing services for the CRA. RMA has not provided evidence that they are SBE certified with Palm Beach County or the State of Florida. Founded in 2009, RMA is specialized in CRAs, experts in all

matters related to community redevelopment and economic development including finding of necessity, redevelopment plans, economic and market analyses, placemaking, visioning, and community engagement. Based in Pompano Beach, the firm has vast experience statewide in economic development and redevelopment.

- The firm's workload description was not included, however, as a large firm, capacity to successfully carry out future CRA work assignments is assumed. The submittal was complete, and the quality and organization excellent. Based on staff résumés and their project portfolio, CMA is qualified to provide site planning, landscape design, and entitlement and planning services, as well as provide services in transportation/traffic planning/engineering, market and economic analyses via in-house or the partner sub-consultant. The firm conveys an adequate understanding of the redevelopment and economic development mandate of the CRA. CMA's experience in municipal planning, their ability to offer in-house complementary engineering services, and their partnership with CRA experts RMA, make the firm uniquely qualified. The selection committee believes they have the appropriate qualifications and experience to serve as a Planning consultant to the CRA.

Cotleur & Hearing Landscape Architecture (CH)

- CH is a mid-size firm, founded in 1991, based in Jupiter, Florida, specializing in landscape architecture, offering land planning, environmental design, and transportation planning services. The firm has 44 employees. CH reports a little over \$24,000 in fees considered from County work over the past 4 years. CH does not hold SBE certification. Two sub-consultants were included in the response to meet the 20% SBE participation goal and satisfy the scope:
 - REG Architects (30%) – urban design, architecture. The firm is S/MBE certified with the State of Florida, and PBC. REG reports \$330,681 in fees considered for County work over the past 4 years.
 - Zabik & Associates, Inc. (10%) – project management, permitting, market analysis, owner's representation. The firm reports no fees considered. While Zabik is a small business with only 11 employees, they do not hold SBE certification.
- CH has broad experience in landscape design, site planning, and entitlements throughout jurisdictions in Palm Beach County, and has worked with FDOT and FP&L extensively. The firm offers references and cites projects with Palm Beach County, the Village of Royal Palm Beach, and City of Atlantis, however, the firm has not worked with community redevelopment agencies in a consulting capacity, indicating a lack in depth of knowledge of the redevelopment and economic development mandates of CRAs.
- The firm provided a well drafted LOI and organizational chart, presenting a comprehensive approach to project management. A workload description was not provided. The quality of the submittal was good, with the exception of representative projects for Zabik & Associates. A few discrepancies or inconsistencies were noted

in the RFQ response documents. The firm states a workload percentage of only 60%, with the remaining 40% to be completed by sub-consultants REG and Zabik. Both REG and Zabik have worked with the Westgate CRA on the NSP2 project, as well as on conceptual urban and block design renderings for Westgate Avenue.

- REG Architects is a well-known architectural firm based in West Palm Beach. REG has worked with several jurisdictions, including the County, on both municipal, parks, and housing projects. REG also has broad experience with other County CRAs, with many projects completed within the Boynton Beach CRA.
- Zabik & Associates is based in West Palm Beach. Resumes for two staff were offered that demonstrate the firm has experience in project construction management, and cost estimating. No relevant or representative projects were provided for the identified role in meeting the scope for market analyses.
- Based on key staff résumés and the prime’s project portfolio, CH is qualified to provide site planning, landscape design, and entitlement and planning services, as well as provide services in transportation planning, and economic analyses, and architectural design via in-house or the partner sub-consultant to meet the scope. However, it is unclear whether the firm has an adequate understanding of the redevelopment and economic development mandate of the CRA. CH’s partnership with REG elevates their submittal, but the selection committee was unable to fully evaluate Zabik since information is lacking within the LOI as to how the sub-consultant would complement the team. The selection committee believes CH generally has the appropriate qualifications and experience to serve as a Planning consultant to the CRA.

Kimley-Horn (KH)

- Founded in 1967, KH, is a very large multi-disciplinary firm with 8,345 employees in offices throughout Florida and nationwide. The firm provides a broad range of services in engineering, surveying, land development, and urban planning, with a notable specialization in traffic engineering, streetscape design, transportation networks, parking, and transit. The firm has completed work with the County over the past 4 years, and reports fees considered of \$4 mil. KH does not hold SBE certifications. The prime proposes to complete 80% of the work over the life of the contract. Three sub-consultants were included in the response to the RFQ to satisfy the 20% SBE goal and complete the team:
 - Urban Compass Planning, LLC (Urban Compass) – serves as local planner (8%). Urban Compass reports no fees considered on County projects
 - Currie Sowards Aguila Architects, Inc. (CSA) – architectural and design services (8%). The firm reports a little over \$525,000 in fees considered on County projects
 - Brown & Phillips, Inc.-- surveying services. The firm reports a little over \$2.3 mil in County work over the past 4 years.

- KH has extensive experience working with local municipalities, and with CRAs providing relevant experience with West Palm Beach CRA (Clematis Streetscape Improvements), City of Sunrise, Delray Beach CRA (Wayfinding project), Groveland CRA (Overlay District), and the City of Crystal River CRA (Finding of Necessity). The response included information that indicates the Counties and jurisdictions that the firm serves, and outlines their approach to community redevelopment. Key staffing is led by local traffic engineers and landscape architects based out of their downtown West Palm Beach office. KH has identified local planners at their Okeechobee Blvd. office, as well as an associate level planner Tallahassee, and an economist specializing in market studies/feasibility based out of North Carolina, as members of their team.
- Urban Compass is a small firm based out of West Palm Beach, founded in 2022. The firm holds Palm Beach County SBE certification. The sub-consultant has provided a resume that indicates ongoing work as a planning consultant in the City of Boca Raton, City of Homestead, and City of Hallendale Beach.
- Currie Sowards Aguila Architects, Inc. is a small architectural firm based out of Delray Beach. The firm holds Palm Beach County SBE certification, and employees 14 professionals. The firm has a continuing contract with the City of Oakland Park, City of Pompano Beach, and the Delray Beach CRA.
- Brown & Phillips is a small surveying firm with 12 employees, located in West Palm Beach. The firm has experience working within the boundaries of the Westgate CRA, having done the surveying and platting for the Westgate Terrace project. Other municipal work has been completed for the City of West Palm Beach, and Palm Beach County. The firm holds SBE certification with the County.
- As a large firm, fully staffed firm, there is capacity to meet future CRA work assignments. The submittal was complete, and the quality and organization excellent. Based on staff résumés and project portfolios, KH is qualified to provide site planning, landscape design, and planning services, as well as services in transportation/traffic planning/engineering, market and economic analyses via in-house or the partner sub-consultant. KH utilizes a proprietary project/personnel scheduling system that ensures that project timelines and benchmarks are met. The firm conveys a good understanding of the redevelopment and economic development mandate of the CRA through their LOI. The pace of anticipated development within the Westgate CRA district comes with mobility and traffic challenges. KH's experience in public sector projects, along with their local reputation and expertise in traffic, parking, and transportation planning make the firm an ideal candidate. Their partnership with CSA as team architect bolsters the firm's submittal; local sub-consulting planners and surveyors fill out the team. The selection committee believes they have the appropriate qualifications and experience to serve as a Planning consultant to the CRA.

Planning RFQ Scoring Results

- The Committee finalized and scored the responses. Kimley-Horn was the top ranked firm, followed by CMA, Schmidt Nichols, and Cotleur & Hearing. KH received an overall ranking of 86.3 out of a possible 100 points. CMA received a score of 83.7, SN received 81.3, and CH received a score of 73.7. According to the published RFQ, the CRA Board can select up to three Planning firms for the continuing services contract.

6. Meeting Adjourned

Meetings on both December 18, 2024 and January 3, 2025 adjourned at 4:00 p.m.

2024 Professional Planning Services RFQ - Selection Committee Results

Review Criteria	MAX	Kimley-Horn			CMA			Cotleur Hearing			Schmidt Nichols		
		EM	DP	RH	EM	DP	RH	EM	DP	RH	EM	DP	RH
1	25	23	22	20	23	23	20	23	23	15	23	24	15
2	25	23	23	20	23	23	18	21	21	15	24	20	15
3	15	13	15	12	14	14	12	12	12	5	14	15	14
4	10	9	8	9	8	9	7	10	9	5	8	8	7
5	10	8	10	9	9	9	7	8	7	4	6	7	7
6	5	5	5	4	4	5	3	4	4	2	3	2	2
7	10	9	7	5	10	5	5	9	7	5	10	10	10
Sub-Total	100	90	90	79	91	88	72	87	83	51	88	86	70
Team Total (mean)		86.3			83.7			73.7			81.3		
Individual Member Rank		2	1	1	1	2	2	4	4	4	3	3	3
Overall Committee Rank		1			2			4			3		

Review Criteria

1. Reputation/Past Performance of Firm/Team	25%
2. Personnel/Qualifications	25%
3. Firm/Team Government/CRA Experience	10%
4. Resource Availability/Work Load/ Commitment (includes location of Prime's offices)	10%
5. Methodology/Approach to Redevelopment-Revitalization-Economic Development	10%
6. Quality of Submittal	5%
7. SBE & M/WBE Participation	10%

Max.



COMPREHENSIVE PLAN AMENDMENT STAFF REPORT AMENDMENT ROUND 25-A2

PLANNING COMMISSION PUBLIC HEARING, JANUARY 10, 2025

I. General Data

Project Name: Westgate/Belvedere Homes CRA (WCRA) Bonus Density
Element: Future Land Use Element (FLUE)
Project Manager: Denise Pennell, Director of Planning & Development Westgate CRA
David Wiloch, Senior Planner, PBC Planning Division
Staff Recommendation: Staff recommends *approval* based on the findings and conclusions presented in this report.

II. Item Summary

Summary: This County proposed text amendment is requested by the WCRA to increase the number of units available in the Westgate/Belvedere Homes Community Redevelopment Area Overlay (WCRAO) Density Bonus Pool. The pool units are used to increase residential density in the WCRAO, reducing the need for Future Land Use amendments and thereby expediting redevelopment. The current allotment of 1,300 units does not reflect the current development outlook, which now considers transit-oriented, mixed-use development density clusters along Okeechobee Boulevard, and within transitional areas between Okeechobee Boulevard and Westgate Avenue, as well additional housing south of Westgate Avenue. These clusters would include the potential redevelopment of several large sites, including the 47-acre Palm Beach Kennel Club, which is currently contemplating a project with 1,200 residential units. The proposed amendment would increase the number of bonus units available in the WCRAO Density Bonus Pool for a total of 4,300, to support these projects and Agency's next 20-year planning horizon, and assist in addressing the ongoing need for housing production countywide.

Assessment: The development and redevelopment scenario proposed by the Westgate/Belvedere Community Redevelopment Agency (CRA) is in support of County goals, the CRA Redevelopment Plan goals, and the regional and state efforts to encourage redevelopment. The proposed additional density bonus pool units allow higher land use intensity and density resulting in a stronger output of housing units than allowed by the existing future land use. The required additional units will help provide housing for the County's population.

III. Hearing History

Local Planning Agency:

Board of County Commissioners Transmittal Public Hearing:

State Review Agencies:

Board of County Commissioners Adoption Public Hearing:

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IV. Intent of the Amendment

The intent of this amendment is to change Future Land Use Element Policy 1.2.3-b to increase the number of bonus units in the Density Bonus Pool by 3,000 units from the current allotment of 1,300 units, for a total of 4,300 units. This increase would support the Agency's next 20-year planning horizon, and the ongoing need for housing countywide.

V. Background

The WCRAO is bounded on the north by Okeechobee Boulevard, on the south by Belvedere Road, on the east by Florida Mango Road and on the west by Military Trail. The area is approximately 1,300 acres (2.03 square miles) in size. In 1988, WCRAO was established in the Comprehensive Plan to encourage development and redevelopment with special land use provisions designed to arrest deterioration of property values, and preserve affordable housing. The CRA was created the following year, in 1989, by the Board of County Commissioners (BCC) pursuant to the Community Redevelopment Act, F.S. Chapter 163, Part III, as a dependent special district for the redevelopment of the area.

The CRA established their initial Community Redevelopment Plan in 1989, which was adopted by the BCC on May 9, 1989 (by Ordinance No. 89-6). This Redevelopment Plan provided for desired future land uses, receiving areas for greater commercial intensities, an infrastructure improvement schedule, an updated economic forecast and residential bonus provisions. The residential bonus provisions were in the form of a Density Bonus Pool for the CRA area, with 300 units initially allocated to the pool through FLUE Policy 1.2.4-b. which was later changed to 1.2.3-b. Density Bonus Pool unit requests are vetted by the CRA through Policy language that states "a proposed residential project must be recommended for approval by the CRA to be eligible to receive bonus units from the density pool. The pool units may be increased through amendments to the Comprehensive Plan text." In 2003, the CRA hired the planning firm Civic Design Associates to prepare a Redevelopment Plan update that amended the original 1989 Redevelopment Plan. The update identified a need for additional housing among other needs. The original allotment of 300 units to the Density Bonus Pool was then amended by the Board of County Commissioners in 2005 (Round 05-1) to the current allotment of 1,300 units. The pool currently holds approximately 930 remaining bonus units with new residential and mixed use developments in the early entitlement process.

VI. Data and Analysis

This section provides background information regarding the proposed amendment, and consistency of the proposed changes with the Comprehensive Plan.

- A. Proposed Text Amendment.** Currently 930 Bonus units remain in the Density Bonus Pool. This amendment request is triggered by the proposed redevelopment of a 47-acre site within the CRA district with a CH/5 FLU, which was not previously contemplated in the 2005 assignment of 1,300 bonus units. This development proposes to utilize approximately 50% of the remaining bonus units in its first phase, with more residential units anticipated in subsequent phasing. The BCC has the authority within the WCRAO to approve residential densities higher than those shown in the Future Land Use Atlas. These additional units must be obtained from a density pool of bonus units assigned to the WCRAO.

Complete data and analysis to support the proposed change are provided in Exhibit 2. The data and analysis for the proposed amendment are based on the justification that an increase in bonus density pool units is necessary in order to implement the development and redevelopment activities consistent with the CRA's Community Redevelopment Plan and the County's Comprehensive Plan.

B. Supporting Information. The WCRAO was created to encourage the development and redevelopment of the Westgate area. The special land use provisions for the Overlay are designed to arrest deterioration of property values, and preserve affordable housing and complement the efforts to implement a Community Redevelopment Plan. The 2005 Plan outlined desired locations for future land uses as well as the designation of receiving areas for the commercial and residential bonus provisions of the Overlay. The Redevelopment Plan may be amended from time to time using the procedures for adoption as included in Chapter 163, Part III, F.S. The Redevelopment Plan was amended in 2017 to refocus work efforts toward vertical redevelopment and economic development. The residential bonus provisions in Sub-objective 1.2.3 are designed to reduce the need for Future Land Use Atlas amendments, thereby expediting development entitlements. The CRA is proposing to maintain the existing future land use densities and intensities but with changes to accommodate additional units within the Overlay. The area is impacted by many constraints including a lack of contiguous or larger vacant lots, nonconforming or obsolete structures and lots, lack of adequate density and development incentives to leverage private investments, and the construction of retention projects that have taken available, developable land. In order for the Westgate CRA to accomplish its goal of revitalizing the community, it will need to attract more residents and businesses to the area. Due to the aforementioned issues, the CRA cites a need for an additional 3,000 bonus density units to accomplish its development and redevelopment goals. This action is consistent with the BCC endorsement of the modified Redevelopment Plan.

C. Consistency with the Comprehensive Plan

Several provisions in the Future Land Use Element (FLUE) of the Comprehensive Plan are applicable to this amendment, and are listed below:

1. SUB-OBJECTIVE 1.2.3 Westgate/Belvedere Homes Community Redevelopment Area Overlay (WCRAO)

The Westgate/Belvedere Homes Community Redevelopment Area Overlay was created to encourage development and redevelopment of the Westgate area. The special land use provisions for the Overlay are designed to arrest deterioration of property values, and preserve affordable housing and complement the efforts to prepare and implement a community redevelopment plan for the Westgate area. The Westgate/Belvedere Homes Community Redevelopment Plan (hereafter Redevelopment Plan) is intended to geographically represent the desired locations for future land uses as well as the designation of receiving areas for the commercial and residential bonus provisions of the Overlay. The Redevelopment Plan will also consist of a program to rectify the severe infrastructure problems in the area. The County staff shall use the Redevelopment Plan in making recommendations and decisions on land use matters including zoning petitions, land use amendments, bonus criteria, text changes to the Unified Land Development Code and other implementing measures. The Redevelopment Plan may be amended from time to time using the procedures for adoption as included in Chapter 163 F.S. The provisions in Sub-objective 1.2.3 are designed to reduce the need for Future Land Use Atlas amendments to implement a community redevelopment plan for

the Westgate/Belvedere Homes Area. This does not preclude the ability of property owners to initiate Future Land Use Atlas amendments in the Study Area. Special Overlay designation does not eliminate the requirement to conform to the Traffic Performance Standard, other concurrency management requirements or any other requirement adopted as part of the County's Comprehensive Plan or Unified Land Development Code.

Staff Analysis: The County and the CRA have a goal of improving the redevelopment area, particularly older, deteriorated housing stock, and to provide new housing for residents of all income levels. In order for the Westgate CRA to accomplish its goal of revitalizing the community, it will need to attract more residents and businesses to the area. Due to the aforementioned issues, such as the proposed redevelopment of the Palm Beach Kennel Club and in anticipation of more development interests in the area upon completion of the complete street roadway improvements along Westgate Avenue, the CRA cites a need for an additional 3,000 bonus density units to accomplish its development and redevelopment goals. This action is consistent with the BCC endorsement of the modified Redevelopment Plan.

2. **Policy 1.2.3-b: Bonus Density Pool** - *The Board of County Commissioners has the authority within the WCRAO to approve residential densities higher than those shown on the Future Land Use Atlas for areas designated residential. These additional units must be obtained from a density pool of 1,300 bonus units assigned to the Westgate/Belvedere Homes Area by this Element. A proposed residential project must be recommended for approval by the Community Redevelopment Agency to be eligible to receive bonus units from the density pool. The pool of units may be increased through amendments to the Comprehensive Plan text.*

Staff Analysis: The amendment complements the County's goals to encourage higher densities through redevelopment and infill in designated areas, and the State's goal to provide housing for a growing population. The amendment is consistent with FLUE Policy 1.2.3-b which allows "the pool of units to be increased through amendments to the Comprehensive Plan text".

D. ULDC Implications

This proposed amendment will result in changes to the Unified Land Development Code.

VII. Public and Municipal Review

Intergovernmental Plan Amendment Review Committee (IPARC): Notification was sent to the County's Intergovernmental Plan Amendment Review Committee (IPARC), a clearing-house for plan amendments on December 20, 2024. At the time of the printing of this report, no calls or written requests for information or objections to the amendment had been received.

Other Notice: The Westgate CRA held a public meeting on November 19, 2024 to discuss the proposed amendment. Responses to a community survey are provided in Exhibit 3, and overall favored the text amendment. Over 65% of residents, and all property owners, developers and business operators who responded, support the initiative is provided in Exhibit 3. Correspondence received throughout the process is provided in Exhibit 5.

VIII. Staff Assessment and Conclusion

The development and redevelopment scenario proposed by the Westgate/Belvedere Community Redevelopment Agency (CRA) is in support of County goals, the CRA Redevelopment Plan goals, and the regional and state efforts to encourage redevelopment. The proposed additional density bonus pool units allow higher land use intensity and density resulting in a stronger output of housing units than allowed by the existing future land use. The required additional units will help provide housing for the County's population. There were no inconsistencies identified with policies in the Comprehensive Plan.

Staff recommends **approval** of this amendment.

Attachments	Page
1. Proposed changes in strike out and underline format	7
2. Justification Statement provided by Westgate CRA	8
3. Community Survey Summary provided by Westgate CRA	22
4. Traffic Statement provided by Westgate CRA	24
5. Correspondence	25

Exhibit 1

A. Future Land Use Element, Westgate/Belvedere Homes CRA Bonus Density

REVISIONS: To increase the bonus density pool units for the Westgate/Belvedere Homes Community Redevelopment Area Overlay from 1,300 to 4,300 units. The revisions shown with the added text underlined, and the deleted text ~~struck out~~.

- 1. REVISE Policy 1.2.3-b: Bonus Density Pool** - The Board of County Commissioners has the authority within the WCRAO to approve residential densities higher than those shown on the Future Land Use Atlas for areas designated residential. These additional units must be obtained from a density pool of ~~1300~~ 4,300 bonus units assigned to the Westgate/Belvedere Homes Area by this Element. A proposed residential project must be recommended for approval by the Community Redevelopment Agency to be eligible to receive bonus units from the density pool. The pool of units may be increased through amendments to the Comprehensive Plan text.

Exhibit 2

Justification Statement provided by Westgate CRA

A. Request Justification & Analysis

SUMMARY OF REQUEST

This County proposed text amendment is requested by the Westgate/Belvedere Homes Community Redevelopment Agency to revise Future Land Use Element (FLUE) Sub-Objective 1.2.3., Westgate/Belvedere Homes Community Redevelopment Area Overlay (WCRAO), specifically Policy 1.2.3-b, Density Bonus Pool. The request supports ongoing development and redevelopment activities outlined in the Agency's 2005 and 2017 Community Redevelopment Plans. This amendment seeks to increase the number of bonus units available in the pool to support the Agency's 20-year build out development horizon, and the ongoing need for housing production countywide.

The Community Redevelopment Plan proposes smart growth principles and regulatory incentives to orient density toward the Westgate area. This is supported by its central location, transit opportunities, and improved infrastructure capacity. Through a Comprehensive Plan text amendment in 2005, the Board of County Commissioners recognized the Westgate/Belvedere Homes Community Redevelopment Area as a receiving area for commercial and residential bonus provisions beyond what is contemplated by the future land use and established a density pool of 1,300 bonus units assigned to the area. The pool of units was originally 300; the 2005 text amendment represented an increase of 1,000 previously assigned through the Policy. This revision seeks to replenish and increase the number of bonus units available in the Pool through the Policy by 3,000, to a total of 4,300, to facilitate housing production, and the CRA's long range build out projections. The acceleration of planned, entitled and constructed residential development is depleting the pool, which currently holds approximately 930 units.

The amendment request is triggered by the planned redevelopment of the historic 47-acre Palm Beach Kennel Club site within the CRA district which supports a commercial high, with an underlying 5 units per acre future land use (CH/5 FLU). The redevelopment of the site was not previously contemplated in the 2005 assignment of 1,300 bonus units. This landmark redevelopment project proposes 1,200 residential units in a phased program. To realize the residential density needed, the project will be allocated bonus density through the WCRAO Density Bonus Pool for the purpose it was established: to facilitate residential and mixed-use redevelopment within the Westgate area without the need for Future Land Use Atlas amendments. The redevelopment project proposes to utilize approximately 50% of the remaining 930 bonus units in its first phase, with more residential units anticipated in subsequent phasing.

The request facilitates the future residential build out of key areas within the CRA boundaries with potential for redevelopment, supported by the goals of the Redevelopment Plan. These key areas are represented as density clusters within corresponding ULDC WCRAO Sub-areas. The implementation of the Density Bonus Pool is codified in the ULDC WCRAO, with criteria for obtaining bonus density, approvals processes, and Pool limits by Sub-area based on capacity for redevelopment. It is important to note that an allocation within the Policy language of the Comprehensive Plan does not necessarily equate to development on the ground. Multiple, often unforeseen factors, can impact development cycles, and housing market trends. It is possible that the build out scenario remains a projection, and is never fully realized.

The 20-year Density Bonus Program Multifamily Unit Projection models a total build out scenario that balances existing viable multi-family units, planned development, and a projection for new multi-family units over time. The analysis assumes that 8 units per acre is generally the highest density allowed by the FLU in selected Sub-areas, and considers acreage that is susceptible to redevelopment. It is estimated that approximately 185 acres of the 1,300 acres that comprise the CRA district have potential for higher density residential redevelopment.

Conservatively, 3,970 bonus units are needed to support a 20-year build out, less the 930 units that still remain in the pool, reflecting the rounded down request for 3,000 units. The Urban General (UG), and Urban Highway (UH) Sub-areas act as receiving areas for a majority of the bonus density requested. Within these density clusters located along Congress Avenue and Okeechobee Blvd. 135 acres are susceptible to redevelopment, and the redevelopment of three large +/-40-acre sites drive the forecast. 990 bonus units from the Pool are allocated for the redevelopment of 42 acres on the Palm Beach Kennel Club site on Congress Avenue in the UG-Sub-area to supplement 210 units allowed by the future land use; another 680 for the redevelopment of a 40-acre mobile home park site on Okeechobee Blvd. in the same Sub-area. An estimated 880 bonus units are projected for a key 40-acre redevelopment site at the intersection of Okeechobee Blvd. and Military Trail within the UH Sub-area. The anticipated need for bonus density to achieve the build out of these three sites is 2,550 units. The remaining 1,420 bonus units that comprise the balance of the 20-year Density Bonus Pool are assigned to these key cluster Sub-areas, and other priority redevelopment Sub-areas for incremental residential and mixed-use redevelopment.

This amendment requests to restock and increase the number of bonus density units available in the WCRAO Density Bonus Pool, necessary to capture a continuing demand for workforce and market rate housing, furthering the goals and objectives the Westgate/Belvedere Homes Community Redevelopment Plan to revitalize the area. Survey results from a November 19, 2024 community meeting attended by a diverse group of residents and stakeholders indicate support for the initiative. The amendment complements the County's goals to encourage higher densities through redevelopment and infill in designated central urban areas, and the State's goal to provide housing for a growing population. The amendment is consistent with FLUE Policy 1.2.3-b which allows "the pool of units to be increased through amendments to the Comprehensive Plan text".

BACKGROUND

The Westgate/Belvedere Homes Community Redevelopment Agency is a dependent special district, created in 1989 pursuant to the Community Redevelopment Act, Chapter 163, Part III of Florida Statutes. The Westgate CRA is the only Community Redevelopment Agency in unincorporated Palm Beach County, acting as the redevelopment arm of the Board of County Commissioners for the Westgate area. The CRA is mandated to promote and facilitate the revitalization, redevelopment and economic development of the area within its boundaries, as outlined in its amended Community Redevelopment Plan.

The CRA District is represented in the Comprehensive Plan as the Westgate/Belvedere Homes Community Redevelopment Area Overlay (WCRAO) in the Future Land Use Element, and as a Level of Service Exception area in the Transportation Element as the Westgate-Belvedere Homes Community Redevelopment Area Transportation Concurrency Exception Area (TCEA). The redevelopment area is centrally located in the U/S Tier of the County's Managed Growth Tier System. The WCRAO is within the Revitalization & Redevelopment Infill Overlay (RRIO), Urban Redevelopment Study Area (URA), and is a County Community Revitalization Team (CCRT) area.

The CRA's 2017 Community Redevelopment Plan updated the Agency's 1989 and 2005 redevelopment plans by shifting focus toward initiatives to encourage vertical redevelopment

and economic development. Focus areas include: economic development and redevelopment, market positioning, housing, community engagement, public infrastructure and public spaces, and planning for redevelopment. Many projects and programs contemplated in all previous Plans are ongoing underscoring the long arc of sustainable community redevelopment. Improvements to stormwater storage capacity, roadway and pedestrian infrastructure, the creation of community amenities, and the preservation of affordable housing remain key priorities for the Agency.

Among the focus areas of the 2017 Redevelopment Plan is housing, with a goal to “create and maintain diverse, quality housing stock that addresses a mix of community, local and regional needs and income levels.” The Plan outlines actions and funding mechanisms to support a Workforce Housing Incentives Program to “encourage the development of workforce housing, and a range of mixed income housing opportunities, [utilizing] various incentives, including the Density Bonus Program, the County’s Workforce Housing Program, grant application assistance, land and drainage agreements, [and] expedited review...”

Fundamentally, the existing policies and intent of the WCRAO in both the Comprehensive Plan and the ULDC were born from the CRA’s 2005 Plan which included several elements that involved changes to the existing physical development pattern, requiring modifications to land development regulations to achieve redevelopment. The Plan took a more comprehensive and visionary approach drawing from influential concepts in urban planning and design, new urbanism and smart growth principles that envisioned infill vertical redevelopment in older, urbanized areas to prevent sprawl. Diverse, walkable, compact, vibrant mixed-use communities assembled in an integrated way that contain housing, work, shopping, entertainment, parks, schools and civic facilities defines new urbanism, and the enduring vision for Westgate.

Following the adoption of the CRA’s 2005 Community Redevelopment Plan, the Board of County Commissioners recognized the Westgate/Belvedere Homes Community Redevelopment Area as a receiving area for residential bonus provisions beyond the future land use, and committed an additional 1,000 density bonus units assigned to the area. Criteria for obtaining bonus density for a development project are contained in the WCRAO within the ULDC, which also serves as the implementing tool for the Density Bonus Pool program. To receive an allocation from the Density Bonus Pool, projects have an obligation to provide a percentage of workforce housing units, and must receive a positive recommendation of support from the CRA.

Companion revisions to the WCRAO in the ULDC in 2006 established WCRAO zoning Sub-areas since none of the existing zoning districts allowed for the combination of lot coverage, setbacks, and development intensity permitted by the Redevelopment Plan (see Figure 1, below). Today, property development regulations and incentives for the WCRAO zoning overlay favor a hybrid form-based code approach which focuses on both on physical form elements such as building orientation, placement and massing, to achieve urban form, as well as land use provisions, density bonus, and incentives to achieve redevelopment objectives. To facilitate viable residential density and mixed-use development, the WCRAO zoning overlay allows for additional height, reduced setbacks, modified landscape buffers and reduced parking ratios.

CRA can only encourage housing development in clusters, in areas designated for higher density to accomplish its housing development goals.

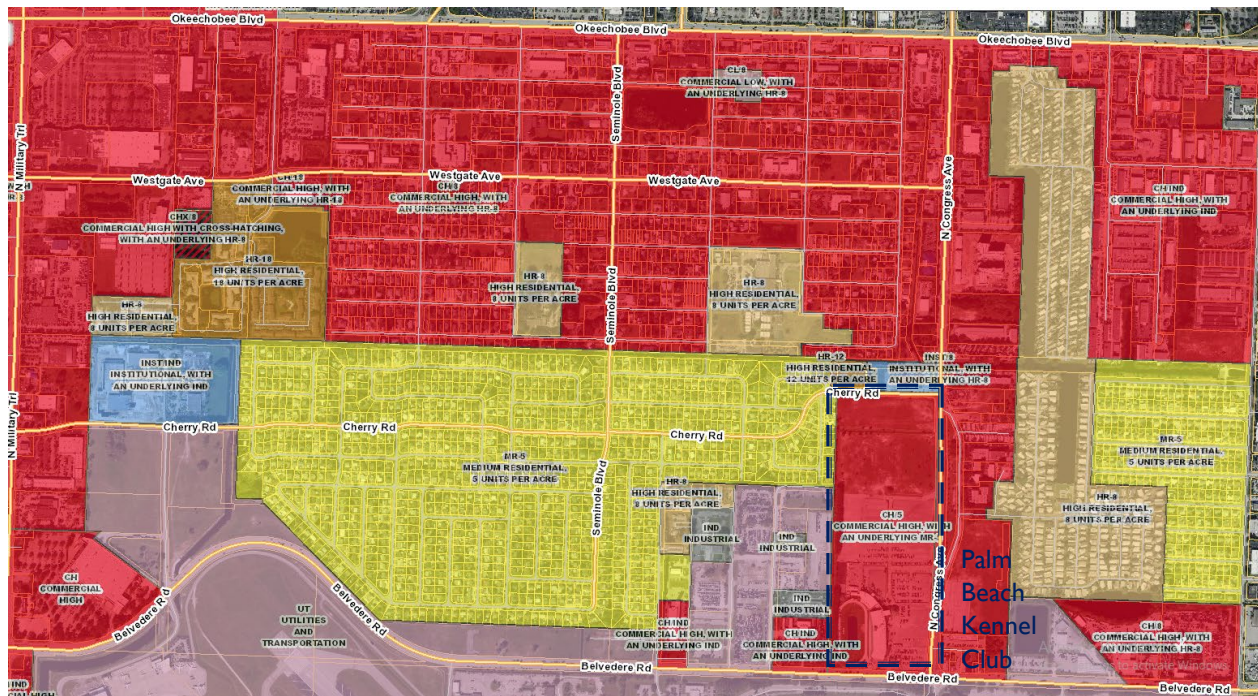


Figure 2. Future Land Use Map – WCRAO

The base density allowed by the future land use within the WCRAO, even when combined with other density bonus programs such as Transfer of Development Rights (TDR) and Workforce Housing Program (WHP) density incentives, is relatively too low to achieve urban infill redevelopment within the CRA District. The majority of the parcels in the WCRAO support a Commercial High (CH) future land use with an underlying residential future land use of 8 units per acre (see Figure 2). This low base density is inherent to the historic development pattern of unincorporated suburban Palm Beach County. Some higher density pockets of HR 12 and HR 18 do exist in the redevelopment area, along with MR-5 (5 units per acre) in single family neighborhoods, as well as Commercial Low (CL), Industrial (IND) and Institutional (INST) future land uses.

The WCRAO Density Bonus Pool serves as the established density bonus tool within the Westgate Area; others are available Countywide including the Workforce Housing Program (WHP), however, there are limitations. To achieve a density of 25 du/ac, all bonus density incentives within the WHP must be fully exhausted, often Transfer of Development Rights (TDRs) must be purchased and layered to base and bonus densities to realize the project units, and a future land use amendment is often still required to increase the base from MR-5 or HR-8 to HR-12 as the starting point in the entitlements process. The Board is beginning to approve greater densities within residential and mixed-use projects within the U/S Tier: Fount MUPD (Ord. 2022-013) on Okeechobee Blvd. was approved for 708 residential units on 27.66 acres. The application included a FLU amendment to increase the base density from 8 du/ac to 12 du/ac, and the purchase of 111 TDRs, to yield an overall project density of 25.6 du/ac. Combined with other approved developments over the past several years (Lennox North Beach—22.4 du/ac on 11.14 acres; R80 Residential—25 du/ac on 11.46 acres), these projects indicate a general inclination of the Board to approve densities greater than the base future land use.

Within the WCRAO, two constructed projects along Congress Avenue within the Urban General (UG) Sub-area serve as examples of how the Density Bonus Pool functions to increase density without the need for a Future Land Use Atlas amendment:

- Autumn Ridge (Control# 2020-0152) — CH/8 FLU, 106 units on 3.62 acres utilized 29 dwelling units from the FLU, and 77 units from the Pool to achieve an overall density of 29.3 du/ac. The project provides 100% affordable housing for seniors
- Brandon Estates (Control# 2016-00052) — CH/8 FLU, 198 units on 7.48 acres utilized 60 units from the FLU, and 138 units from the Pool to achieve an overall density of 26.4 du/ac. The project provides 60 workforce housing units.

The CRA proposes to utilize the base residential future land use, plus allowable bonus density to maximize overall residential density in underutilized areas to accommodate additional units in the community. However, maximizing density on existing developable land alone will not bring that much needed residents in the area because of continued constraints in the area. A vast amount of land within CRA district is County or Airport owned reducing the overall acreage available for redevelopment. One of the primary purposes of a Community Redevelopment Agency is to address the infrastructure needs that contribute to blight. The CRA District sits within the C-51 drainage basin requiring a percentage of a parcel to be set aside for stormwater storage, reducing buildable area.

These constraints, along with few vacant lots, lend themselves to scarcity of developable lands in the area. Retention projects have taken a greater percentage of available developable land. The C-51 rule requires as much as 30% of parcels to be set aside for on-site water retention leaving little left for actual development. To address this ongoing issue, the CRA has constructed a number of retention ponds in the North & South Westgate Estates neighborhoods. The CRA established a Stormwater Storage Mitigation Bank through South Florida Water Management District (SFWMD) that would enable developers to utilize “stormwater redevelopment credits” to meet their stormwater storage requirements. The mitigation bank utilizes the Central Lake, also known as the Dennis P. Koehler Preserve, a 6.85-acre retention lake completed by the CRA in collaboration with the County in 2012, for additional stormwater storage. To date, three major development projects on Congress Avenue, the lowest point of the C-51 basin, have utilized stormwater redevelopment credits, representing a substantial savings to development costs. The CRA continues to work with SFWMD to add more retention lake credits to the mitigation bank. The CRA District is unlike any other County-designated infill redevelopment area; the Agency has been working toward correcting level of service deficiencies in sidewalks, streetlights, sanitary sewer and stormwater storage since its creation through its TIF, combined with grants, without a cost burden to the County since its creation in 1989.

Addressing a Local Need for Housing Production: The Palm Beach County Housing Leadership Coalition 2023 Housing Action Plan outlined specific actions to “produce, rehabilitate and preserve 20,000 units of workforce and affordable housing by 2032.” (<https://www.hlcpbc.org/housing-plan-meetings-and-resources/>) The plan is based on the 2020 Palm Beach County Affordable Housing Needs Assessment, a quantitative and qualitative study that explored links between housing supply, affordability, and demand. The assessment examines growth and change in the local labor market, migration patterns post-pandemic, housing values, household income and composition, noting the need for urgent action to address housing affordability issues. Among actions recommended is an “immediate focus on rental housing preservation and production.” The Housing Action Plan states that “Palm Beach County has an affordable and workforce housing crisis”. A shortage of quality housing stock at all levels of affordability impacts business retention and attraction, overall economic growth, and quality of life. The Plan further identifies areas of opportunity to correct the crisis through: funding and financing, planning and regulatory reform, neighborhood revitalization and community development, and racial equity.

The CRA’s request to replenish and increase the Density Bonus Pool furthers the goals of the Housing Action Plan. One of the primary justifications for increasing residential bonus density is to promote housing for all income levels within the redevelopment area. The demand for housing, particularly affordable housing in urban areas is growing due to increasing populations, rising rents, and limited available land. By increasing residential bonus density, developers can be incentivized to provide more affordable units in the project, which directly contributes to addressing the County’s housing shortage. The table below shows that the population growth within the CRA boundaries and within a 1-mile radius are outpacing overall population growth County-wide.

2024-2029 Population Growth Rate	
Area	Growth Rate
Westgate CRA District	1.53%
Westgate CRA District – 1-mile radius	1.32%
Zip code 33409 (West Palm Beach)	0.74%
Palm Beach County	0.47%
Florida	0.93%
USA	0.38%

Table 1. 2024-2029 Population Growth Rate

Source: ArcGIS Business Analyst data compiled by CRA Staff

Missing Middle Housing:

To facilitate future larger-scale redevelopment, well-designed “missing middle” developments can offer a lower density alternative along secondary corridors and transitional areas of the CRA District. Missing middle building types, such as two and three-story townhouses, fourplexes, courtyard buildings, or live/work projects provide a diversity of housing options and support locally-serving retail and public transportation options. The CRA has seen an increase in residential projects on less than one acre that utilize the WCRAO Density Bonus Pool to achieve an overall density of 15-18 du/acre. This highlights the flexibility of the Density Bonus Program to be utilized in a variety of residential projects, each contributing to new housing stock. With the Westgate Avenue streetscape project currently underway, the CRA anticipates more commercial redevelopment and rehabilitation will follow. “Missing Middle Housing helps solve the mismatch between the available U.S. housing stock and shifting demographics combined with the growing demand for walkability”. (<https://missingmiddlehousing.com/>) Opticos Design describes this type of housing as missing because it is typically not seen in either urban areas, where higher density multifamily is prevalent, or suburban neighborhoods, where single-family dominates. The form and scale of “missing middle” housing differs in number of units and affordability, both in construction and end-user rents. The WCRAO Density Bonus Pool allows for missing middle housing to occur on smaller infill sites that otherwise would be restricted by site size, and the underlying future land use.

Methodology of Request:

To implement the Westgate/Belvedere Homes Community Redevelopment Plan and FLUE Policy 1.2.3-b, Density Bonus Pool, areas within the CRA district with capacity for redevelopment, geographically represented by WCRAO sub-areas within the ULDC, are allocated a maximum number of possible bonus units per acre (see Figure 3, below). Sub-areas that comprise arterial corridors such as Congress Avenue within the Urban General (UG) Sub-area, and Okeechobee Blvd. within the Urban Highway (UH) Sub-area are permitted a higher

number of density bonus units per acre to encourage transit adjacent development. The Neighborhood Commercial (NC) Sub-area, the focal redevelopment corridor of the CRA District, is targeted for medium density mixed-use. Sub-areas in transitional zones, such as the Neighborhood General (NG) and the Neighborhood Residential – Medium Density (NRM), ideal for smaller scale mixed-use development and missing middle housing, are capped at a lesser number.

Table 3.B.14.H – WCRAO Density Bonus Pool Limits

Sub-areas	NR	NRM	NG	NC	UG	UH	UI
Max. WCRAO Density Bonus per ac.	N/A	20	30	50	150	150	N/A
[Ord. 2006-004] [Ord. 2021-006]							

Figure 3. WCRAO Density Bonus Pool Limits

The build out analysis supporting this amendment request presupposes the preservation of single-family neighborhoods of Belvedere Homes and Belvedere Heights. These neighborhoods support an MR-5 FLU, and are not receiving areas for increased density. Redevelopment strategies within the single-family areas of the CRA District focus on affordable and workforce housing preservation and improvement, with reimbursable grant funding available to homeowners seeking to leverage investments to their property. Similarly, industrial zones with an IND FLU, are not assigned higher densities within those corresponding ULDC WCRAO Sub-areas.

**Figure 4. Conceptual
Redevelopment Outlook of the
Westgate Area – 2005
Redevelopment Plan**



The justification for the 2005 text amendment to the Density Bonus Program that increased the Pool to 1,300 units examined the potential for redevelopment within selected Transportation Analysis Zones (TAZ) to determine by block group the trajectory of a build out scenario where clustered housing is encouraged according to Community Redevelopment Plan (see Figure 4, previous page). At that time, the area had 6 TAZ; today the area has 21 TAZ. Build out modeling in 2005 was correlated to impact on roadways, represented by traffic trips. But using a TAZ framework as a development forecasting tool exclusively in a redevelopment area has limitations. The 2005 forecast was predicated on a redevelopment outlook that mirrors the current request, however, “susceptibility to change” density cluster areas have evolved slightly from 2005 text amendment.

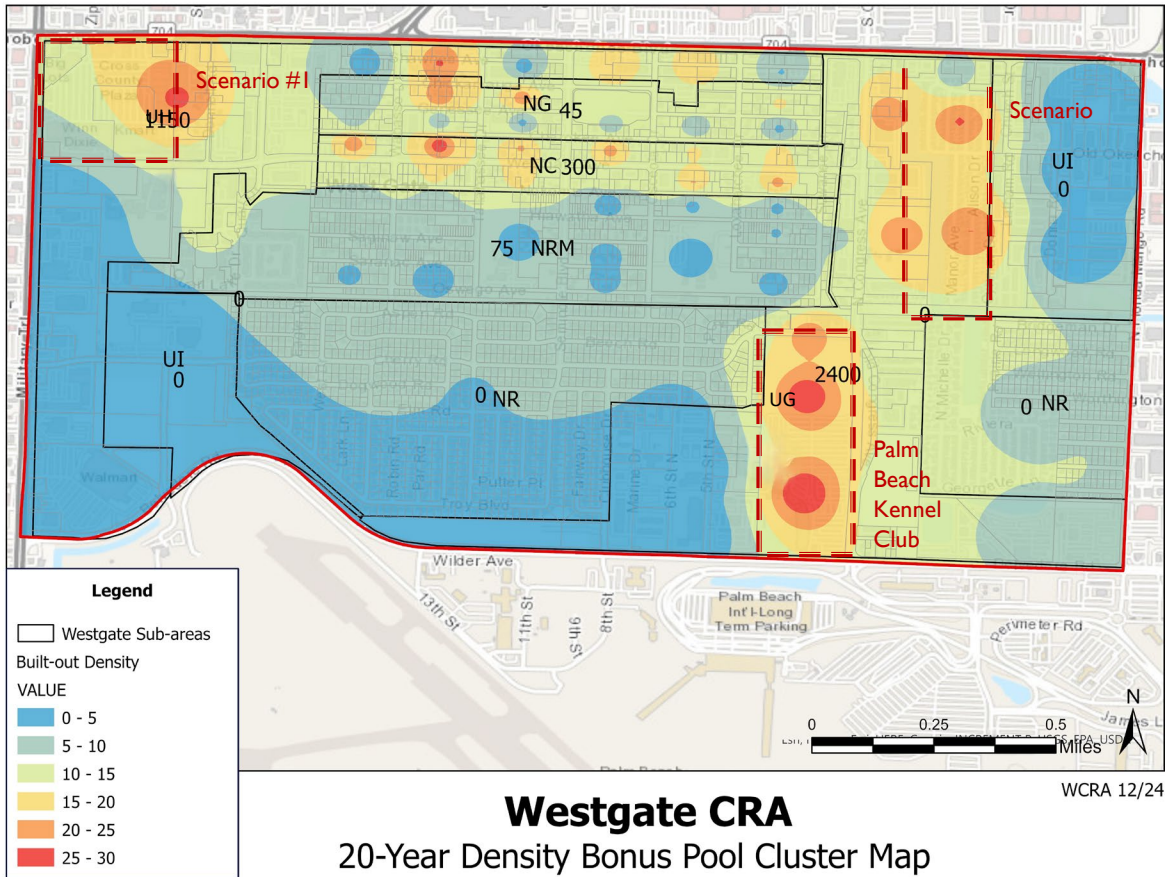


Figure 5. 2024 Density Bonus Receiving Areas “Heat” Map by WCRAO Sub-area

Source: Prepared by CRA Staff

The framework for modeling the build out scenario is based on a number of factors. The development outlook now considers transit-oriented, mixed-use development density clusters along Okeechobee Blvd., and within transitional areas between Okeechobee Blvd. and Westgate Avenue, as well as south of Westgate Avenue for missing middle housing. See Figure 5 above for a heat map indicating projected density clusters highlighting areas in red and orange with a potential for 20-30 du/acre. The 2005 model excluded the redevelopment of the 47-acre Kennel Club property. The development program project proposes 1,200 residential units. The CRA is requesting an increase of 3,000 units that would replenish and increase the existing pool of 1,300 units, with the remaining units to be allocated to various projects both large and small, across a 20-year build out horizon, including to the Kennel Club project.

The WCRAO Sub-areas are fully established, and Density Bonus Pool limits determine the intensity of residential redevelopment. To support the request for an additional 3,000 units, modelling is organized by density clusters corresponding to each WCRAO Sub-area, and the per acre bonus density limitations codified in the WCRAO. The analysis assumes a continued strong output of housing on underutilized and blighted land in the CRA district, over a 20-year long range forecast. Total build out is based on 8 units per acre as the highest by-right density allowed by the FLU, existing viable units, and the number of acres considered as “susceptible to redevelopment” based on potential for future redevelopment and historic trends. The table below (Table 2) illustrates the number of units needed to accomplish housing development program.

20-Year Density Bonus Program - Multifamily Unit Projection								
WCRAO Sub-areas	UG	UI	NR	UH	NG	NC	NRM	Total
Total Multi-family Build Out	3604			2150	500	756	695	7705
Existing Multi-family Units	564			560	335	296	500	2255
Projected Multi-family Units	3040			1590	165	460	195	5450
Acres Susceptible to Redevelopment	80			55	15	20	15	185
FLU Base Density	8			8	8	8	8	8
By Right Units	640			440	120	160	120	1480
20-year Density Bonus Pool	2400			1150	45	300	75	3970
Less Remaining Units in Density Bonus Pool								930
Density Bonus Pool Increase Request								3040

Table 2. 20-Year Bonus Program – Multifamily Unit Projection

Source: Prepared by CRA staff

Projection Assumptions:

- Modeling estimates 3,040 density bonus units are needed in the Pool; request is for 3,000 additional units rounded down
- Total multi-family build out represents existing viable units, planned development, and potential housing stock in areas susceptible to redevelopment
- 8 units per acre is generally the highest density allowed by FLU in selected Sub-areas
- Projected multi-family units assumes high density redevelopment on larger underutilized sites, and incremental redevelopment in WCRAO Sub-areas targeted as receiving areas for Density Bonus
- Pool units are needed to make up the difference between what’s allowed by right in the FLU, planned residential or mixed- use projects, and future residential build out based on the goals of the Redevelopment Plan

Modeling projects a total build out of 5,754 units within the Urban General (UG), and Urban Highway (UH) Sub-areas alone, which act as receiving areas for the most bonus density. Within these density clusters located along Congress Avenue and Okeechobee Blvd. the redevelopment of several large +/-40-acre sites drive the forecast. 4,630 new multi-family units are projected, including 1,200 units planned for the Palm Beach Kennel Club site on Congress Avenue. An estimated 1,124 units are considered viable and remain as existing. 135 acres are susceptible to redevelopment, and by applying 8 du/ac as the base density, 1,080 units are permitted by the future land use in these Sub-areas. To close the gap, the difference between existing units and by right density and total future build out projections, a total of 3,550 Pool units are needed. The remaining 420 units that comprise the balance of the 20-year Density Bonus Pool are assigned to other priority redevelopment areas for incremental residential redevelopment such as the Westgate Avenue corridor, and areas between Westgate Avenue and Okeechobee Blvd.

Urban Highway (UH) Sub-area Redevelopment Scenario #1:

- 55 acres of land with potential for redevelopment in the Sub-area
- Includes the +/- 40-acre Cross County Mall site at the intersection of Okeechobee Blvd. and N. Military Trail, and 15 acres of underutilized parcels Okeechobee Blvd. extending to Congress Avenue for TOD, and redevelopment opportunities on Donnell Road
- Cluster density area with projection of 1,590 new MF dwelling units over 20-year build out
- Assume less 440 units permitted by right through FLU to equal a bonus density of 1,150 units for the Sub-area

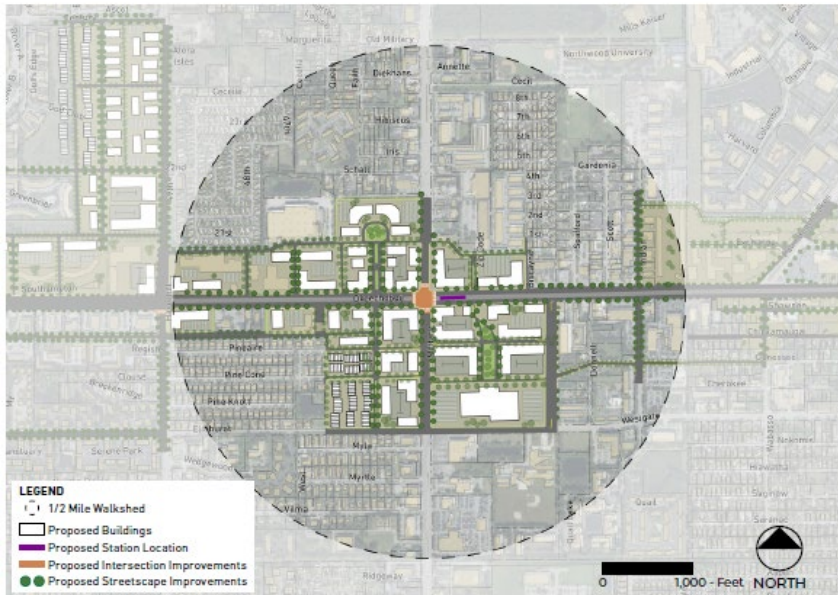


Figure 6. Palm Beach TPA Okeechobee Blvd. to SR-7 Multimodal Corridor Study – Military Trail Station concept for TOD vision

Source: <https://palmbeachtpa.org/wp-content/uploads/2022/12/Okeechobee-Blvd-SR-7-Multimodal-Corridor-Study-Full-Report-with-Appendices-1.pdf>

Potential Redevelopment Site – 40-acre MUPD at SE corner of Military Trail & Okeechobee Blvd.

- Prime location at the intersection of two major County arterial roadways
- Palm Beach TPA Okeechobee Blvd. & Multimodal Corridor Study – Land Use & Economic Development Report (November 2022) -- <https://palmbeachtpa.org/wp-content/uploads/2022/12/Okeechobee-Blvd-SR-7-Multimodal-Corridor-Study-Full-Report-with-Appendices-1.pdf> envisions a District/Town Center typology with a transit station at this intersection. The Study projects a little over 1,000 new housing units through residential infill redevelopment and the commercial redevelopment of big box retailers within the transit station area. Transit oriented development at this location would support existing Palm Tran ridership routes and transfers along Military Trail.
- To achieve an overall density of 30 du/ac on the 40-acre MUPD site, 880 units would be needed from the Density Bonus Pool
- 8 du/ac or 320 units from the base, and 22 du/ac or 880 units from the DBP
- Leaving 270 DBP units for other redevelopment scenarios within the cluster area

Urban General (UG) Sub-area Redevelopment Scenario #2:

- Conservative estimate of 80 acres of land with potential for redevelopment in the Sub-area
- Includes the +/- 47-acre Palm Beach Kennel Club site at the intersection of Congress Avenue and Belvedere Road with a planned redevelopment project proposing 1,200 housing units on 42 acres with a CH/5 FLU; a 40-acre mobile home park on Okeechobee Blvd., as well as redevelopment opportunities on varying, smaller sites along Congress Avenue and Belvedere Road.
- Cluster density area with projection of 3,040 MF dwelling units over 20-year build out
- Assumes less 640 units permitted by right through FLU to equal a bonus density of 2,400 units for the Sub-area
- 990 units are allocated the planned PBKC project

Potential Redevelopment Site – 40-acre mobile home park along Okeechobee Blvd. at Manor Ave.

- To achieve an overall density of 25 du/ac on the 40-acre mobile home park site, 680 units would be needed from the Density Bonus Pool
- 8 du/ac or 320 units from the base, and 17 du/ac or 680 units from the DBP
- Leaving DBP for other redevelopment scenarios within the cluster area (considers 990 less from PBKC)

Community Input:

The CRA held a community meeting on November 19, 2024 to present the text amendment to increase the number of units available in the WCRAO Density Bonus Pool to key stakeholders. The meeting was attended by a diverse group representing residents, property and business owners, developers, industry stakeholders, and County Staff. 20 individuals responded to the survey during the meeting, with an additional 30 responses collected from residents and other stakeholders in the weeks following the meeting. The initiative is supported by the broader community; 90% responded in favor, with 10% opposed. A survey asked: “Do you support restocking housing units in the Density Bonus Program for future development?” Supporters highlighted its potential to boost redevelopment along major corridors, streamline housing development processes, and address Palm Beach County’s housing shortage. They also saw it as an important step for beautifying and growing the Westgate CRA while increasing affordable housing options. Opponents raised concerns about the survey’s limited representation of the broader Westgate community. They felt the program might favor developers over existing residents and interior areas. Some also questioned whether increasing density would truly provide affordable housing for low-income residents.

Mobility Strategies:

The mobility strategies proposed to address the impacts of adding 3,000 more units within the Westgate Community Redevelopment Area focus on ensuring that traffic flow and roadway capacity are effectively managed throughout the 20-year build-out projection. A traffic statement prepared by Pinder-Troutman indicates that the increase in residential development within the CRA District will have an impact on the surrounding traffic over the 20-year forecast. This growth is expected to primarily impact key arterial roadways that bound the CRA district, including Okeechobee Boulevard, North Military Trail, and Congress Avenue, all of which will experience increased trip generation.

To mitigate these impacts, internalization of trips within the district is a key strategy. This can be achieved through the implementation of traffic management strategies and other initiatives aimed at reducing the strain on external roadways, such as mixed-use development. Each development project that utilizes bonus density from the WCRAO Density Bonus Pool will be required to assess its traffic impact as part of the concurrency process; projects have the ability to utilize the Westgate TCEA pool of trips with CRA concurrence. This ensures that the

cumulative effects of development are addressed in the most efficient way as per ULDC and Statutory requirements.

The traffic management strategies for addressing the increased density within the Westgate CRA focus on enhancing transportation options and reducing the reliance on automobiles, in line with the goals outlined in the CRA Plan for transportation and roadway improvements. Ongoing partnerships and coordination with the Palm Beach Transportation Planning Agency (TPA), Palm Tran, Palm Beach International Airport, and the County's Traffic Division will guide the implementation of strategies to improve mobility within the area.

The CRA has a continuing program to implement streetscape improvements and complete streets on key roadways within the District. Through a partnership with the County, the Palm Beach Transportation Agency (TPA) and FDoT, the CRA has completed two pedestrian improvement projects in the Belvedere Heights neighborhood that facilitate walkability. Complete streets projects are underway on Seminole Blvd., a main north-south connector corridor, and Westgate Avenue. The Seminole Blvd. project adds multi-use paths and pedestrian lighting. The Westgate Avenue project represents a substantial investment by the CRA, acting as both a capital improvements project and an economic development driver. The project will reduce travel lanes from 5 lanes to three, add bike lanes, street trees, pedestrian lighting and on-street parking where available. This is anticipated to help reduce vehicular traffic by encouraging use of alternative modes of transportation.

One primary goal is to encourage the use of alternative modes of transportation. This includes the addition of bike lanes or multiuse paths and the development of areas with active uses to support walkability. Given the CRA's centralized location and its emphasis on infill redevelopment, the area offers a significant opportunity to reduce vehicle dependence. The inclusion of mixed-use developments and increased site interconnectivity will allow for internal trip capture, which helps reduce traffic congestion by providing convenient destinations within walking distance.

Public transit improvements will also play a critical role. Enhanced transit stations along Congress Avenue are planned, with efforts to address gaps in public transportation coverage. Ongoing collaboration with Palm Tran is focused on expanding transit service, especially in density target areas, to improve connectivity and service availability. The existing Palm Tran routes, including Routes 3, 40, 43, and 44, provide essential service within the CRA, but there are opportunities for expansion and improvement. Route 3, for example, serves Military Trail, with a major stop at the Cross County Plaza. Route 40, which connects the Intermodal Transit Center to Belle Glade, stops at Okeechobee and Congress Avenue, while Route 43 serves Okeechobee Boulevard, providing easy transfers at key intersections. Route 44 offers flexibility with a loop through the middle of the CRA, providing access to various local streets and connections to the airport.

The TPA is currently working to improve Route 40, aiming to enhance connectivity between the Intermodal Transit Center and the Palm Beach County Airport. Additionally, Palm Tran is looking to improve Route 44 by adding more buses to increase their frequency. These improvements will not only strengthen the local transit network but also improve overall access and mobility within the CRA.

Further strategies to manage traffic include the implementation of "density-based traffic control systems," such as updated signalization and the development of more connected street networks. Drawing on findings from an archived HUD Arizona study (https://archives.huduser.gov/scrc/sustainability/newsletter_092712_3.html), it is clear that increasing residential density, along with diverse land uses, improved neighborhood walkability, and regional job access through public transit, reduces vehicle miles traveled (VMT) and

encourages the use of walking and transit options. These principles, known as the "4 Ds" — Density, Diversity, Design, and Destinations — will be incorporated into traffic mitigation strategies to reduce automobile trips and VMT.

A shuttle service, similar to the Freebee or PSLX Palm Tran service, is under consideration for the Congress Avenue corridor to connect residents and commuters to the Intermodal Transit Center on downtown. This service, potentially funded through CRA or developer partnerships, would improve local mobility and facilitate access to regional transit hubs. Additionally, improvements to the road infrastructure, such as the widening of Congress Avenue and L2 canal improvements will create better routes while helping to divert traffic from Okeechobee Boulevard.

The Palm Beach TPA conducted a comprehensive study of the Okeechobee Blvd. to SR-7 corridor in 2022 to explore additional strategies for improved mobility and transit options. These efforts are being complemented by initiatives such as 15-minute bus service on major routes, implemented in September 2024, and the introduction of transit signal prioritization, which will help improve service efficiency, particularly during peak hours. A focus on limited stops and additional operations for bus Route 40 will increase efficiency and connectivity to key destinations, including the airport and the intermodal station.

Additional strategies focus on enhancing the transit infrastructure, with a plan to add more transit shelters over the next five years, and the potential to establish rapid transit lanes to provide faster and more reliable bus service. These strategies, supported by the TPA and Palm Tran, will create a robust, multimodal transportation network that effectively manages the mobility impacts of the proposed density increase within the Westgate CRA redevelopment area.

Conclusion:

The WCRAO Density Bonus Pool creates a competitive advantage for the redevelopment area, making it more attractive to potential developers. In areas where land is scarce or costly, developers need sufficient incentives to invest in projects that might otherwise be financially challenging. The increased density allows for more units to be developed, improving the economic feasibility of a project. This, in turn, makes the area more competitive compared to others without such incentives, encouraging private investment and accelerating the redevelopment process.

The request proposed by the CRA is in support of County 'housing for all' goals, the goals and objectives of the CRA's Community Redevelopment Plan, and regional and state efforts to encourage urban infill redevelopment in centralized areas. The proposed additional density bonus pool units allow higher land use intensity and density resulting in a stronger output of housing units than allowed by the existing future land use. The required additional units will contribute to providing much needed housing stock for the County's growing population.

Exhibit 3

Community Survey Summary provided by Westgate CRA



COMMUNITY SURVEY SUMMARY

Community Meeting Date: November 19, 2024, at 5:30 PM.

Key Agenda: Discussing the Density Bonus Program – Comp Plan Amendment to add 3,000 housing units to the pool.

On November 19, 2024, the CRA hosted a community meeting to discuss several topics, including the Density Bonus Program. The meeting was well-attended, with approximately 20 participants representing a diverse group of stakeholders, including residents, property owners, developers, industry professionals, business owners, a current and former County Commissioner, and CRA and County staff.

During the meeting, the CRA presented information about the Density Bonus Program and then distributed a survey to gather community input. The survey included the following question, accompanied by a blank space for participants to provide additional comments or concerns:

“Do you support restocking housing units in the Density Bonus Program for future development?”

Following the meeting, the CRA received 10 additional survey responses, bringing the total to 30 responses.

The survey results are summarized below, including numerical responses and the most significant comments from participants who supported or opposed the proposal.

It is important to note that the breakdown of responses by stakeholder type does not add up to 30, as many participants identified as being multiple stakeholder types (e.g., both a resident and a business owner).

Survey Results Overview

Response	Total	Breakdown by Stakeholder Type
Yes	25	- Resident: 10 - Property Owner/Developer: 8 - Industry Stakeholder: 4 - Business Owner/Operator: 7 - Other*: 6
No	5	- Resident: 5 - Property Owner/Developer: 0 - Industry Stakeholder: 0 - Business Owner/Operator: 0 - Other: 0

* Former BCC commissioner, CRA staff, planner, former employee, PBC planner, County staff.

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Based on the results, it is notable that **83.33% of the total responses are supportive** of adding 3,000 more bonus units in the Density Bonus Program, while only **16.66% were opposed**.

The survey's comments present both support and opposition to the proposal to restock housing units in the Density Bonus Program. Supporters highlighted its potential to boost redevelopment along major corridors, streamline housing development processes, and address Palm Beach County's housing shortage. They also saw it as an important step for beautifying and growing the Westgate CRA while increasing affordable housing options.

Opponents raised concerns about the survey's limited representation of the broader Westgate community. They felt the program might favor developers over existing residents and interior areas. Some also questioned whether increasing density would truly provide affordable housing for low-income residents.

Supportive Feedback Key Comments:

- "The replenishment will set the stage for future development, especially along major corridors."
- "Restocking housing units will greatly assist the beautification and redevelopment of WCRA."
- "I see a lot of people struggling and being put out on the streets because they can't afford the rents. The low-income people could use all the help that can be provided."

Opposing Responses Key Comments:

- "This seems to support developers only, leaving Westgate's interior behind."
- "We need more workforce and affordable housing options before increasing density."
- "We are overpopulated already."

Conclusion:

The results of this survey indicate an overall support for adding 3,000 new units to the Density Bonus Program, with the majority recognizing its potential to address housing shortages and foster redevelopment in the Westgate CRA. However, the feedback also emphasizes the need to address concerns surrounding affordability. The CRA believes this proposal will help tackle both housing availability and affordability—not only by increasing the number of workforce housing units through the program but also by enhancing market supply, which can help drive down overall housing costs.

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Exhibit 4

Traffic Statement provided by Westgate CRA

PTC

Transportation Consultants

601 Heritage Drive, Suite 493
Jupiter, FL 33458
(561) 296-9698

December 17, 2024

Ms. Denise Pennell, FRA-RA
Director of Planning & Development
Westgate CRA, Palm Beach County
1280 N. Congress Avenue, suite 215
West Palm Beach, FL 33409

**Re: Westgate CRA Text Amendment - #PTC24-104
Traffic Statement**

Dear Ms. Pennell:

The purpose of this letter is to provide a traffic statement for the proposed text amendment to increase the density pool of bonus units by 3,000 potential residential units within the Westgate CRA. The build out of residential development utilizing the WCRAO Density Bonus Pool assumes a long-range 20-year forecast. The proposed increase in the number of bonus units supports the CRA's goals to revitalize the area and encourage higher densities to provide housing for a growing population.

A Transportation Concurrency Exception Area (TCEA) was adopted for the Westgate CRA. Any proposed development within the Westgate CRA not utilizing the TCEA pool of trips must meet transportation concurrency. Each new residential development will submit their own traffic analysis demonstrating compliance with the Palm Beach County Traffic Performance Standards. These additional units will be developed as separate residential or mixed-use projects in areas targeted for higher density within the CRA over time and will be required to address concurrency individually through use of various tools:

- Using the TCEA pool of trips.
- Demonstrating the project's insignificant traffic impact.
- Demonstrating the project's ability to meet level of service standards.
- Payment of proportionate share contributions for improvements.
- Demonstrating that "transportation deficiencies" are due to background traffic per Florida Statutes 163.3180.

Transportation mitigation strategies will also be developed within the CRA to address any increase in traffic. These could include transit improvements, bicycle and pedestrian improvements, intersection turn lane improvements and ride sharing and technology improvements that minimize vehicles on the road.

Please contact me by phone or at mulcahy@pindertroutman.com if you need any additional information or have any questions.

Sincerely,



Rebecca J. Mulcahy, P.E.
Vice President

Digitally signed by
Rebecca Mulcahy
Date: 2024.12.17
15:43:18 -05'00'

Rebecca J. Mulcahy, State of Florida, Professional Engineer, License No. 42570

This item has been electronically signed and sealed by Rebecca J. Mulcahy, P.E. on 12/17/24 using a Digital Signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Traffic Statement 24-104 12-17-24.docx

Pinder Troutman Consulting, Inc.

Exhibit 5
Correspondence



WESTGATE/BELVEDERE HOMES CRA 2025 MONTHLY BOARD MEETING DATES

*~ All Westgate CRA Board Meetings are held on the **2nd Monday of the month** excluding Special Board Meetings and those Mondays falling on a Holiday* ~*

JANUARY 13, 2025

FEBRUARY 10, 2025

MARCH 10, 2025

APRIL 14, 2025

MAY 12, 2025

JUNE 09, 2025

JULY 14, 2025

AUGUST 11, 2025

SEPTEMBER 08, 2025

OCTOBER 06, 2025*

NOVEMBER 10, 2025

DECEMBER 08, 2025

G:\Westgate CRA\CRA Board Yearly Meeting Schedule\2025Board Meeting Schedule