



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

**Tuesday, September 15, 2025 Board Meeting 5:30 PM**

**1280 N. Congress Ave. Suite 215  
West Palm Beach FL 33409**

**NOTE: Agenda Summary (Pages 3-8)**

**Staff Report (Pages 9 - 15)**

**I. CALL TO ORDER / ROLL CALL**

**II. AGENDA APPROVAL**

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

**III. ADOPTION OF W/BH August 19, 2025 CRA MINUTES (Pages 16 - 19)**

**IV. PUBLIC COMMENTS**

**V. DISCLOSURES**

**VI. CONSENT AGENDA**

**VII. REGULAR AGENDA**

- 1. Fire Rescue Presentation (Pages 20 – 35)**
- 2. Approval of Comprehensive Plan Future Land Use Text Amendment for Density Bonus Pool (Pages 36 - 54)**
- 3. Approval of Traffic Mitigation Strategies (Pages 55 – 64)**
- 4. Approval of Proposal for Legal Environmental Consulting Services for the Chickamauga Redevelopment Site (Pages 65 – 73)**
- 5. Approval of Proposal for On-Demand Transportation Pilot Program (Pages 74 – 91)**

**VIII. REPORTS**

**A. Staff Reports and Correspondence (Pages -)**

1280 N. Congress Avenue, Suite 215  
West Palm Beach, Florida 33409  
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**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,**
- 5. Marketing –**
- 6. Community Affairs –**
- 7. Special Events – Chair, Ms. Rufty**

**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

**September 15, 2025, 5:30 P.M.**

## REGULAR AGENDA

### 1. Fire Rescue Presentation

**A. Background and Summary:** On April 12, 2021, the Westgate/Belvedere Homes Community Redevelopment Agency (CRA) approved the donation of an approximately 1.27-acre property located on the southwest corner of Westgate Avenue and Seminole Boulevard for the relocation of Fire Station #24 on April 12, 2021.

On June 15, 2021, the Board of County Commissioners (Board) approved an Interlocal Agreement with the CRA accepting the donation and committing to include space for Palm Beach County Sheriff's Office (PBSO) community policing officers serving the CRA.

On August 24, 2023, the Board approved a rezoning of the property to the Public Ownership (PO) Zoning District.

FS# 24 will be single story, 14,085 square feet, with bunk rooms, kitchen (12), laundry, gym, bunker bear, decontamination, dayroom, restrooms, storage, mechanical, generator, and gazebo. An area of 400 sq. ft. with a bathroom and an IT closet will be dedicated to the PBSO office. The facility will be equipped with a diesel dispenser, 24 parking spaces, and emergency signalization.

Building permit is expected in November 2025, contract award in March 2026, groundbreaking in May 2026, substantial completion in November 2027, and Grand opening and operations commencement in January 2028.

**B. Recommendation:** No action is required.

### 2. Approval of Comprehensive Plan Future Land Use Text Amendment for Density Bonus Pool

**A. Background and Summary:** The CRA is working with the County to revise the 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 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 1,145 residential units in a phased program. To realize the residential density needed, the project will seek bonus density through the WCRAO Density Bonus Pool for the purpose it was established: to facilitate expedited residential and mixed-use redevelopment within the Westgate area without the need for Future Land Use Atlas amendments. The redevelopment project, Westgate Village MUPD, proposes 405 residential units on 16.05 acres in its first phase. 740 bonus units are planned for subsequent phases. Phase 1 is currently seeking entitlements.

The redevelopment of three large +/-40-acre sites located on Congress Avenue and Okeechobee Boulevard drives the forecast for at least 3,000 additional density bonus units. Approximately 935 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 (including those allocated to Phase 1); 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 2,495 units. The remaining 1,475 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.

The amendment is to increase the pool from 1,300 to 4,300 density bonus units.

**B. Recommendation:** Staff recommends that the Board approve a request for a Comprehensive Plan amendment to increase the density bonus pool to 4,300.

### **3. Approval of Traffic Mitigation Strategies**

**A. Background and Summary:** In May 2025, the CRA hired Kimley-Horn to complete a Traffic Impact Analysis (TIA) to evaluate the traffic impacts associated with increasing the Westgate CRA Density Bonus Pool from 1,300 to 4,300, allowing for an additional 3,000 multifamily units over the planning horizon to the year 2040. The TIA concludes that the addition of 3,000 multifamily units to the Westgate CRA Density Bonus Pool is traffic-feasible under the County's standards and that the development scenario creates no new roadway or intersection LOS failures, and impacts can be effectively mitigated through a combination of planned roadway improvements, mobility investments, and transportation demand management strategies.

The following traffic mitigation strategies are recommended to attenuate traffic impacts and improve mobility across a 20-year build-out horizon:

**Internalization of trips:** 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.

**Initiation of Traffic Demand Management (TDM) and Microtransit Pilot launch:** Funds are included in the 2026 Budget for these initiatives.

**Mobility and Long-Range Planning and Engineering:** Explore east-west connection using the L-2 Canal right of way.

**Enhance Public Transportation:** Address gaps in public transportation coverage.

**Support Park-and-Ride Facilities:** Encourage the development of park-and-ride facilities in large-scale development.



**Fund Mobility Infrastructure Projects:** Implement mobility projects similar to Belvedere Heights, Seminole Boulevard, Westgate Avenue, and Cherry Road streetscapes that add multiuse pathways, bike lanes, pedestrian crossings, and streetlights to existing roadways.

**Collaborate to Create Transit Hubs and Nodes:** Support the implementation of intersection improvements, transportation oriented development, park and ride facilities, and bus shelters.

**Connect Congress Avenue to Florida Mango and Australian Avenue through the L-2 Canal:** Construct a road, or multiuse path on the L-2 Canal between Congress Avenue to Australian Avenue.

**Support Other Transportation Initiatives:** Support other initiatives developed by WPBGO, the Transportation Planning Agency, FDoT, and Palm Beach County that provide traffic solutions using mass transit, TDM, and mobility fees to alleviate traffic congestion in and around the Westgate CRA area.

**B. Recommendation:** Staff recommends that the Board adopt the mobility strategies to mitigate the impact on transportation caused by the addition of multifamily units in the Westgate CRA.

**4. Approval of Proposal for Legal Environmental Consulting Services for the Chickamauga Redevelopment Site**

**A. Background and Summary:** On December 7, 2023, Stantec Consulting Services, Inc. (Stantec) submitted a Site Assessment Report (SAR) for the subject property to the FDEP Southeast District Office (FDEP-SEDO) for review and comment. On May 1, 2024, and again on February 25, 2025, the FDEP-SEDO issued comments requesting that an additional assessment be performed despite supplemental information provided by Stantec supporting arguments that an additional assessment was not warranted.

Before conducting additional soil and groundwater assessment work at the subject property, Stantec suggests, based on their experience, that the CRA uses the services

of an environmental attorney to facilitate the successful resolution of all environmental concerns raised by the FDEP-SEDO.

The Akerman proposal includes negotiating with FDEP regarding the appropriate requirements under Chapter 62-780 to address the identified soil impacts. The scope of work will also include as Task 1, assisting Client with seeking FDEP approval to proceed with the planned redevelopment based upon the existing soil and groundwater data collected to date by Stantec, and seeking FDEP authorization to allow the Client to perform an interim source removal of limited hot spot soils located on the Property, and identified in the Stantec Site Assessment Report dated December 7, 20023.

A Task 2 is presented as an option to assist with negotiating and executing a Brownfield Site Rehabilitation Agreement for the Property to support a potential application for Voluntary Cleanup Tax Credits for the planned soil removal activities.

Task 1 is estimated not to exceed \$14,500, and Task 2 is estimated to \$7,250.

**B. Recommendation:** Staff recommends that the Board authorize a contract with Akerman to assist the CRA with Task 1.

## **5. Approval of Proposal for On-Demand Transportation Pilot Program**

**A. Background and Summary:** In anticipation of the implementation of traffic mitigation measures, funds are included in the FY 2026 budget for on-demand transportation services. These services can help reduce the number of one-person-driven cars on the roadways and mitigate congestion. Circuit is proposing to provide an on-demand services program in the Westgate CRA to address traffic issues. Circuit operates in many cities in Palm Beach County and has agreements with several city CRAs. The proposed program will be launched in December 2025. It will be available from 8:00 am to 8:00 pm, seven days a week, with a maximum of 70 weekly vehicle hours max per vehicle. The fleet to choose from will be 2 EV Sedans or SUVs and one ADA-compliant EV Van.

The program will operate within CRA boundaries or connect to PBI, TriRail, Downtown, Outlets, and surrounding points of interest. It can allow riders from outside of the boundaries to be able to come into the CRA. The service can be free or cost a nominal



\$1-2 per person fare. It will involve ride pooling to maximize efficiency. The CRA can also use the branding options for Westgate CRA and/or 3rd party Advertising Sponsors to help reduce the net cost of the program.

The service will cost up to \$350,000 a year for two vehicles.

**B. Recommendation:** Staff recommends that the Board authorize a contract with Circuit for an amount not to exceed \$375,000 to provide one year of on-demand transportation service within the CRA boundaries.

## BOARD MEETING

September 15, 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)

Updates: Mobilization for the installation of the streetlights began in June 2025 following delays in permitting.

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 2024 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 1<sup>st</sup> permit to install FPL streetlights has been issued; the 2<sup>nd</sup> 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.

#### WCRAO – Comp Plan/ULDC Amendments (IN PROCESS)

Updates (ULDC): The Zoning Director is targeting the September 25<sup>th</sup> BCC hearing to request permission to advertise the WCRAO parking waiver and DBP revision. Zoning Commission is targeted for October 3<sup>rd</sup>, with BCC adoption on Oct. 23<sup>rd</sup>.

The Zoning Division is amending the ULDC on a priority scale, meaning when the revision is linked to an application it is more likely to move to an agenda. The language for the WCRAO parking waiver is complete, awaiting a project trigger. There is a related revision to the ULDC required with the change to the Density Bonus program.

Staff has withdrawn a request to amend 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. Even though this would create better balance in the delivery of workforce and

market rate units, and the data indicates that there is a saturation of affordable housing in the area. Staff feels that there will not be support for this amendment from Administration or the BCC given the County's current focus on provision of affordable and workforce housing. A revision to add the ability to request a Type 1 administrative waiver reduction of up to 15% from WCRAO parking standards for residential and mixed-use projects is still underway, along with a concurrent ULDC revision related to the Comp Plan amendment.

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 26<sup>th</sup> 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 ULDC 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.

Updates (Comp Plan): CRA staff continue to work with the County to ensure the text amendment remains on the Nov. 5<sup>th</sup>, 2025 BCC agenda for transmittal. CRA staff have completed a revised justification that includes mobility and traffic strategies to be implemented over the short, mid, and long term to support a 20-year build out. Staff will present this mobility plan framework and strategies to the Board on Sept. 15<sup>th</sup>. KH has completed a Traffic Impact Analysis for the projection which utilized internal trip capture, and considered a 'redevelopment trip credit' for sites that are susceptible to conversion from commercial, retail, industrial or office to residential. These adjustments reduce traffic impacts over time. Planning for an October 2025 community meeting for input on mobility strategies is underway.

By mutual agreement, Planning and CRA staff agreed to postpone BCC initiation of the text amendment until the November 5<sup>th</sup> BCC hearing. Staff and Kimley-Horn are making progress on a traffic analysis that will support the density build out, and mitigation strategies that will alleviate County concerns. The original 3,000-unit request still holds. CRA Staff are working on a 'Westgate CRA Mobility Plan' draft framework.

Following the completion of a comprehensive traffic study by Kimley-Horn analyzing the impacts of an additional 3,000 units of density on local roadways and traffic, it was determined that further study is required that considers different scenarios for residential build out, and traffic mitigation measures. The item was postponed to August 2025 BCC transmittal. KH completed a less conservative traffic impact analysis in July that credits traffic from existing uses (33% reduction) and includes a credit for internal trip capture (10% reduction). Through this model no links fail in the future as a result of additional residential density, but to grow responsibly, the CRA needs to create a traffic mitigation program. The item is

tentatively moving forward in August.

Staff presented the Comp Plan text amendment to the Planning Commission on January 10, 2025 – transmittal of the initiative to the BCC was recommended. During BCC agenda briefings, County Administration expressed concern about the impact of increased residential density on surrounding roadway infrastructure. The item was postponed until the May BCC transmittal to allow CRA Staff time to prepare a comprehensive traffic study.

#### **Tentative Amendments Timeline**

<b>Comp Plan (25-A2)</b> <b>Density Bonus Pool</b>	Planning Commission Initiation – July 12, 2024	BCC Initiation Hearing – August 28, 2024	Staff reports – Dec. 2024	Planning Comm. Hearing – January 10, 2025	BCC Transmittal – Nov. 5, 2025 (TBD)	<b>BCC Adoption Hearing – February 2026 (TBD)</b>
<b>ULDC WCRAO Parking Reduction + related Density Bonus Pool revisions</b>	BCC Request for Permission to Advertise – previously initiated	BCC Transmittal Hearing – August 28, 2024 – allows work on related Comp Plan revisions	BCC PTA – Sept. 25, 2025 – parking revision	Zoning Comm. – October 3, 2025 – parking revision	<b>BCC Adoption Hearing – October 23, 2025 – parking revision</b>	

Staff is processing a Comprehensive Plan amendment to the text of the FLUE WCRAO 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.

#### **SFWMD Compensating Floodplain Storage Mitigation Bank (ONGOING)**

Updates: 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 engaged Higgins Engineering to continue with this effort.

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 30<sup>th</sup> 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.

#### **FY21 TCRPC Brownfields Site Assessment Grant (IN PROCESS)**

**Updates:** Stantec does not support the DEP's request for further testing beyond the boundaries of the site, and has advised that the CRA consult with an environmental attorney specialized in Brownfields cases. A proposal for services will be on the September 15, 2025 Board agenda.

Additional testing is required by the DEP to determine extend of background contamination in order to confirm historical uses are not responsible for elevated levels, and no remediation is needed. TCRPC cannot provide additional funding. Staff will work with County DHED to assist.

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 Benzoapyprene (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 FY26.

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

Update: The Farm Manager is preparing an application for \$10,000 in funding from the annual PBC OCR Community Project grant program. The funding would assist the Farm with planning of fruit trees on CRA owned land on Oswego Ave.

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 Program (TAP) & Local Initiatives (LI) Grants**

#### **FY20 Cherry Road Pedestrian & Safety Improvements (CONSTRUCTION MOBILIZED)**

Updates: Rosso mobilized construction in March 2025. Sidewalks are progressing on south and north sides of road. The ILA between the CRA and the County has been approved by the BCC. An RFP has been issued to select the contractor. The contractor was in 2024 selected, and the BCC has approved the construction contract.

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.

#### **FY18 – Westgate Avenue Corridor Complete Streets (CONSTRUCTION SUBSTANTIALLY COMPLETED)**

Updates: The project is not yet fully closed by County Engineering. CRA Staff are working on an RFQ for landscape maintenance with assistance from the Streetscape Division.

A Ribbon Cutting to celebrate the completion of the project took place on May 28, 2025. The County Deputy Administrator, BCC Commissioners Powell and Weiss, and representatives from FDOT, TPA, and Truist Bank were present. Project planning for the Westgate Avenue project we see today began in 2016 with a



Florida DEO grant to prepare a Westgate Avenue Streetscape Plan, but the CRA has always envisioned a streetscape for Westgate Avenue through its Redevelopment Plan, and many conceptual designs over the years. The completion of the Westgate Avenue Streetscape is a major redevelopment milestone for the Agency, and the first of its kind in unincorporated PBC.

Construction of the streetscape project is substantially completed. Contractors are working on installing the remaining light fixtures, landscape re-install, and punch-list items. Once Rosso has fully closed-out construction on Westgate, they will move to begin construction on the Cherry Rd. A ribbon cutting is being planned by County Engineering for the Westgate project.

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 Sept. 20, 2018 meeting. Projects that met TPA and FDOT eligibility requirements were ranked by internal advisory boards, committees and TPA Staff to be forwarded to 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.

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

Projects	Address	Status
Palm Beach Marketplace MUPD Expansion	1960 Okeechobee Blvd.	<ul style="list-style-type: none"> <li>WCRA 4/14/25 Board Meeting – <b>BCC approval 7/25</b></li> <li>Adding 2.21 acres of land - rezoning, DOA, DRO approval for 14,521 sf of Type 1 restaurant use</li> </ul>
PBKC – 42-acre redevelopment site	1111 N Congress Ave.	<ul style="list-style-type: none"> <li><b>WCRA recommendation 3/10/25 – 9/25 ZC approved</b></li> <li>Rezoning to MUPD, PH1 405 units (325 DBP units)</li> </ul>
Neighborlee Living Micro-units/Mixed-use	2818 Westgate Ave.	<ul style="list-style-type: none"> <li>WCRA recommendation 2/10/25 – <b>9/25 ZC approved</b></li> <li>Rezoning, BCC approval of 50 du/ac of WCRAO bonus density on .66 acres (33 DBP units) – 240 sf microunits</li> </ul>
Big Dreams Pre-School	1713 Quail Drive	<ul style="list-style-type: none"> <li>WCRA recommendation 2/18/25 – <b>BCC approved</b></li> <li>Existing day care use—EAC to add seats for infant care</li> </ul>
Tallahassee MF	1302 Tallahassee Dr.	<ul style="list-style-type: none"> <li><b>WCRA recommendation 8/12/24 – DRO approval 7/25</b></li> <li>7-unit multifamily project</li> <li>WCRAO DBP units, Type 1 Waiver</li> </ul>
2944-2952 Westgate mixed use	2944-2952 Westgate Ave.	<ul style="list-style-type: none"> <li><b>In project planning phase</b></li> <li>2,300 sf prof. office w/ 4 units – DBP units</li> </ul>
PBKC – new relocated facility	1111 N. Congress Ave.	<ul style="list-style-type: none"> <li><b>BCC approval Dec. 2024</b></li> <li>WCRA recommendation 3/11/24 -- 60,286 sf facility + 4 level parking structure</li> <li>Rezoning, Class B Cond use (indoor entertainment), DRO for Type 2 restaurant, variances, waivers</li> </ul>
NorWest Pointe	Westgate at Tallahassee	<ul style="list-style-type: none"> <li><b>WCRA recommendation 8/12/24</b></li> <li>DRO approval for additional density for a 9-unit MF rental project, Type 1 Waiver (rezoning approved)</li> </ul>
Al Packer Fleet Services	1668 N Military Trail	<ul style="list-style-type: none"> <li><b>Approved</b> -- 5/8/23 CRA recommendation</li> <li>Rezoning to CG, BCC approval for heavy vehicle repair &amp; maintenance</li> </ul>
PBC Fire Station #24	Westgate at Seminole	<ul style="list-style-type: none"> <li><b>In permitting</b> – 3/13/23 CRA Board meeting, BCC in August</li> <li>Rezoning to PO approved, in site design phase</li> </ul>
Aero Village	1699-1705 N. Congress Ave	<ul style="list-style-type: none"> <li><b>Approved</b> – 1/9/23 CRA Board meeting</li> <li>4-stories, 38-unit market rate MF rental development</li> </ul>
Westgate Terrace (Danza Group)	2636 Westgate Ave.	<ul style="list-style-type: none"> <li><b>Project has zoning approvals!</b> – Danza Group is owner</li> <li>4 stories, 44 units – professional office/medical office</li> </ul>
The Hangar & Airfield Business Park	1050 N. Congress Ave. (former PBKC property)	<ul style="list-style-type: none"> <li><b>Under construction</b> – 2/14/22 CRA Board meeting</li> <li>60,000+ sf of privately owned warehouse units with collocated additional warehouse, vehicle sales/repair, community and assembly membership non-profit space</li> </ul>
EZ Express Carwash (Walmart MUPD)	1098 N. Military Trail	<ul style="list-style-type: none"> <li><b>New contract purchaser: Mavis Tires</b></li> <li>DRO approval in April for a 2,700-sf. automatic carwash</li> </ul>
Public Storage (Cherry Road Plaza MUPD)	Cherry Rd	<ul style="list-style-type: none"> <li><b>Under construction</b></li> <li>Approval for ABN, DOA, Variances, DRO approval for a 161,000 sf (phased) self-service storage facility</li> </ul>
Seven at Cherokee	Cherokee Ave.	<ul style="list-style-type: none"> <li><b>Under construction</b> – DRO approval in March 2023</li> <li>7 townhome-style multifamily units on .46 ac – utilizing CRA density bonus units</li> </ul>

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

**August 19, 2025**

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

Mr. Daniels, the Board Chair, called the meeting to order at 7:32p.m. The roll was called by Ms. Bui.

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

**Absent:**

**Staff Present:** Elizée Michel, Executive Director  
Denise Pennell, Director of Planning & Development  
Mai Bui, Redevelopment Specialist/Administrative Assistant  
Carmen Geraine, Bookkeeper

**Absent:** Thomas J. Baird, Esq., General Counsel

**Others Present:** Juan Groves

**Zoom Attendees:**

**II. AGENDA APPROVAL**

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

- No Deletions, Substitutions to Agenda
- It was moved by Ms. Rufty and seconded by Ms. Wolliston to adopt the agenda as amended. Motion carried (4-0)

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

- **It was moved by Mr. Haggerty and seconded by Ms. Rufty to adopt July 14, 2025 minutes. Motion carried (4-0)**

**IV. PUBLIC COMMENT**

- No Public Comment

**V. DISCLOSURES**

- No Disclosures

**VI. CONSENT AGENDA**

1. Approval of MUPD Development Order Amendment to Expand Charter School Use & Add Dare Care Use on 1300-1310 Old Congress Avenue

**It was moved by Ms. Rufty and seconded by Ms. Wolliston to approve the Consent Agenda. The motion passed unanimously (4-0)**

**VII. REGULAR AGENDA**

**1. Approval and Adoption of FY 2025-2026 Westgate CRA Budget**

Mr. Michel presented the item to the Board.

This is the second reading of the Budget. The Budget includes five parts, the Redevelopment Trust Fund, the Capital Improvement Project, the Transportation Enhancement grants, the Debt Service Fund, and the Reserve Fund. The Redevelopment Trust Fund presents, in a line-by-line format, all the items funded by the tax increment revenues and rental income. The total amount projected for the Tax Increment Financing (TIF) Trust fund is \$5,512,059. This part details the administrative and programmatic expenses. The preliminary tax roll value shows a 23% increase this year in TIF. The final tax is computed at the end of the year. The projected amount will change if the Board of County Commissioners were to reduce the millage rate.

The Capital Improvement Project portion provides funding from the trust fund and grants to complete infrastructure improvement projects and acquire properties for redevelopment. Grants and loans are included in this portion of the Budget. The Total amount projected for Capital Improvement is \$4,200,000. That amount includes funds for the improvement of Florida Mango and Donnell Roads.

The Transportation Enhancement part shows the grants received from the Transportation Planning Agency and the Department of Transportation. There won't be any active TPA funding for next year. The last open project is Cherry Road. It is being paid out of the current year's budget. Westgate Avenue and Seminole Boulevard were completed in 2025.

The Debt Service Fund shows how funds will be used to pay off debt.

Staff recommend that the Board approve and adopt the FY 2025-2026 Budget.

**It was moved by Ms. Rufty and seconded by Ms. Haggerty to approve and adopt the FY 2025-2026 Budget. The motion passed unanimously (4-0)**

**2. Approval of Ward & Company, P.A., Engagement Letter for FY 2024-2025 Audit Services.**

Mr. Michel introduced the item to the Board.

The CRA is seeking the services of Ward & Company to audit the financial records of the CRA for fiscal year 2025. The auditors will be responsible to test the accounting records of the Westgate CRA and perform other procedures considered necessary to prepare a comprehensive report in accordance with the standards for financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States. It is estimated that a single audit will not be needed this year. Ward and Company has submitted a proposal for the work. The company proposes completing the audit for an amount not to exceed \$29,000.

Staff recommend that the Board to authorize staff to engage Ward and Company, P.A. to provide auditing services for fiscal year ending in September of 2025.

**It was moved by Ms. Rufty and seconded by Ms. Haggerty to authorize staff to engage Ward and Company, P.A., to provide auditing services for fiscal year ending in September of 2025. The motion passed unanimously (4-0)**

**3. September Meeting Date's Change**

Mr. Michel introduced the item to the Board.

Board Members and staff agreed on next board meeting which will be held on September 15, 2025, at 5:30p.m.

Staff recommend that the Board approve next Board Meeting be held on September 15, 2025, at 5:30p.m.

**It was moved by Ms. Haggerty and seconded by Ms. Wolliston to approve next Board Meeting to be held on September 15, 2025, at 5:30p.m . The motion passed unanimously (4-0)**

### **VIII. STAFF REPORTS**

Cherry Road is under construction. The South side is finished and is currently working on the North side. Seminole Blvd is finished.

The FFEA recognized Westgate CRA and Ms. Bui as first place for Promotional Mailer and third place for Multi-Agency Collaborative 2024-2025 SunSational Award.

### **IX ATTORNEY'S REPORTS**

### **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 8:05p.m.**

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Redevelopment Specialist/Administrative Assistant

Mai Bui

# **PBC Fire Station #24 Replacement**

**SWC of Westgate Ave and Seminole Blvd**

Westgate CRA Board Meeting  
September 15, 2025



1

# FS# 24 Replacement - History

- On April 12, 2021, the Westgate/Belvedere Homes Community Redevelopment Agency (CRA) approved the donation of an approximately 1.27 acre property located on the southwest corner of Westgate Avenue and Seminole Boulevard for the relocation of Fire Station #24.
- On June 15, 2021, the Board of County Commissioners (Board) approved an Interlocal Agreement with the CRA accepting the donation and committing to include space for Palm Beach County Sheriff's Office (PBSO) community policing officers serving the CRA.
- On August 24, 2023, the Board approved a rezoning of the property to the Public Ownership (PO) Zoning District.

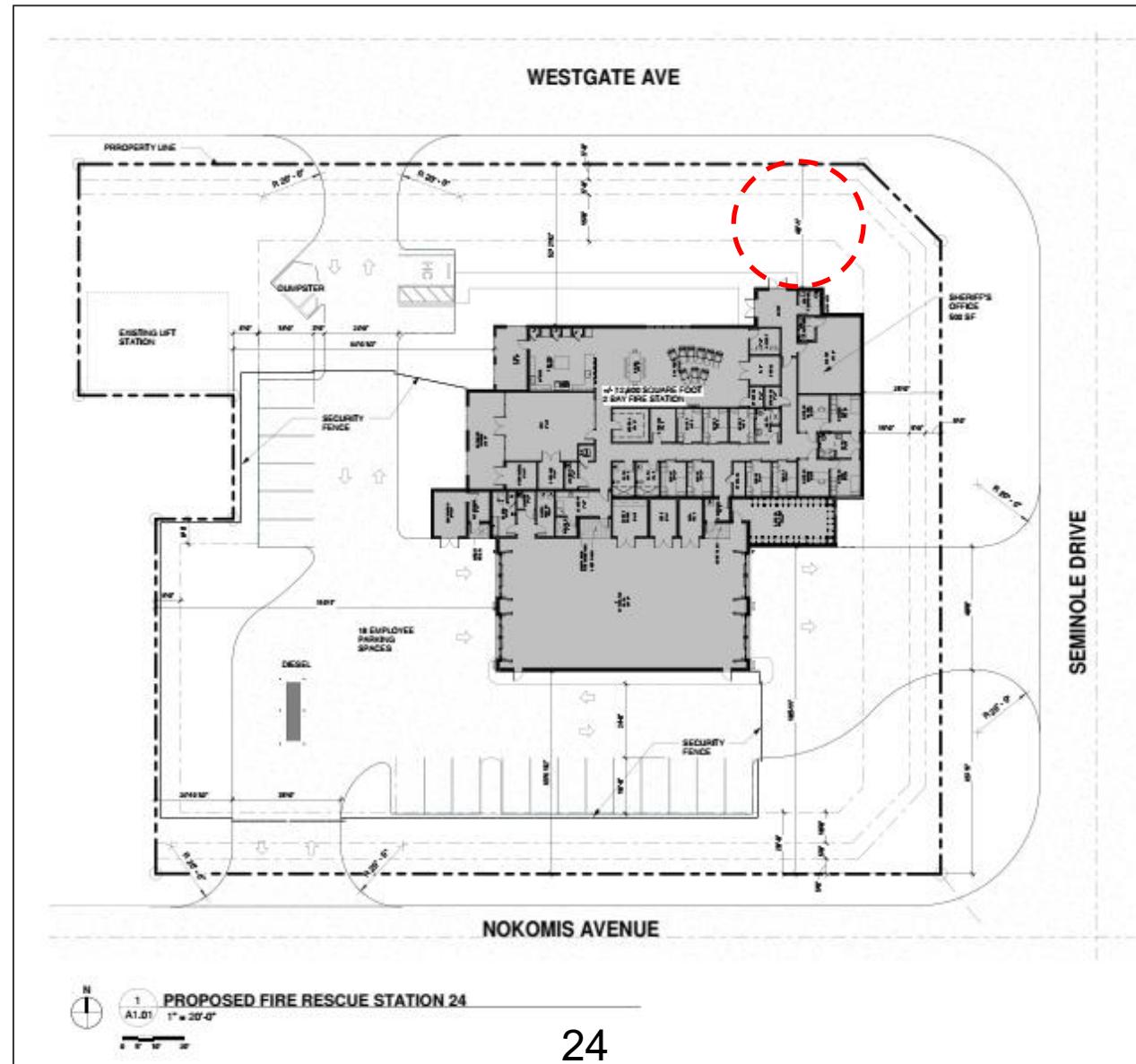
# FS# 24 Replacement - Sites



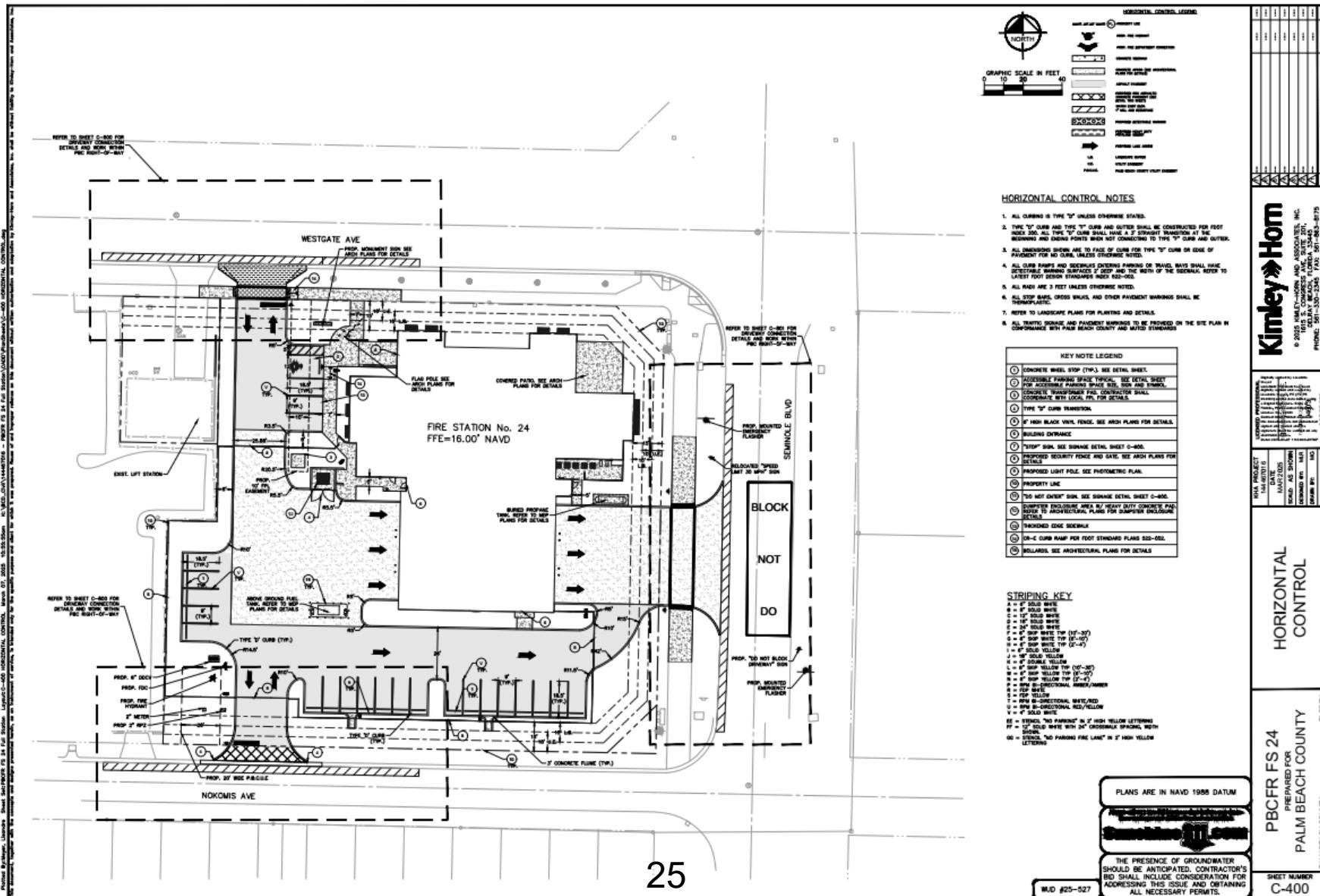
# FS# 24 Replacement – Scope

- Single story fire station
  - 14,085 sq. ft.
  - 3 apparatus bays
  - 12 bunk rooms
  - Kitchen, Laundry, Gym, Bunker Gear, Decontamination, Dayroom, Restrooms, Storage, Mechanical, Generator, Gazebo, etc.
  - ~400 sq. ft. dedicated to PBSO office, restroom and IT closet
  - Diesel dispenser
  - 24 parking spaces (20 secured)
  - Site improvements
  - Emergency signalization

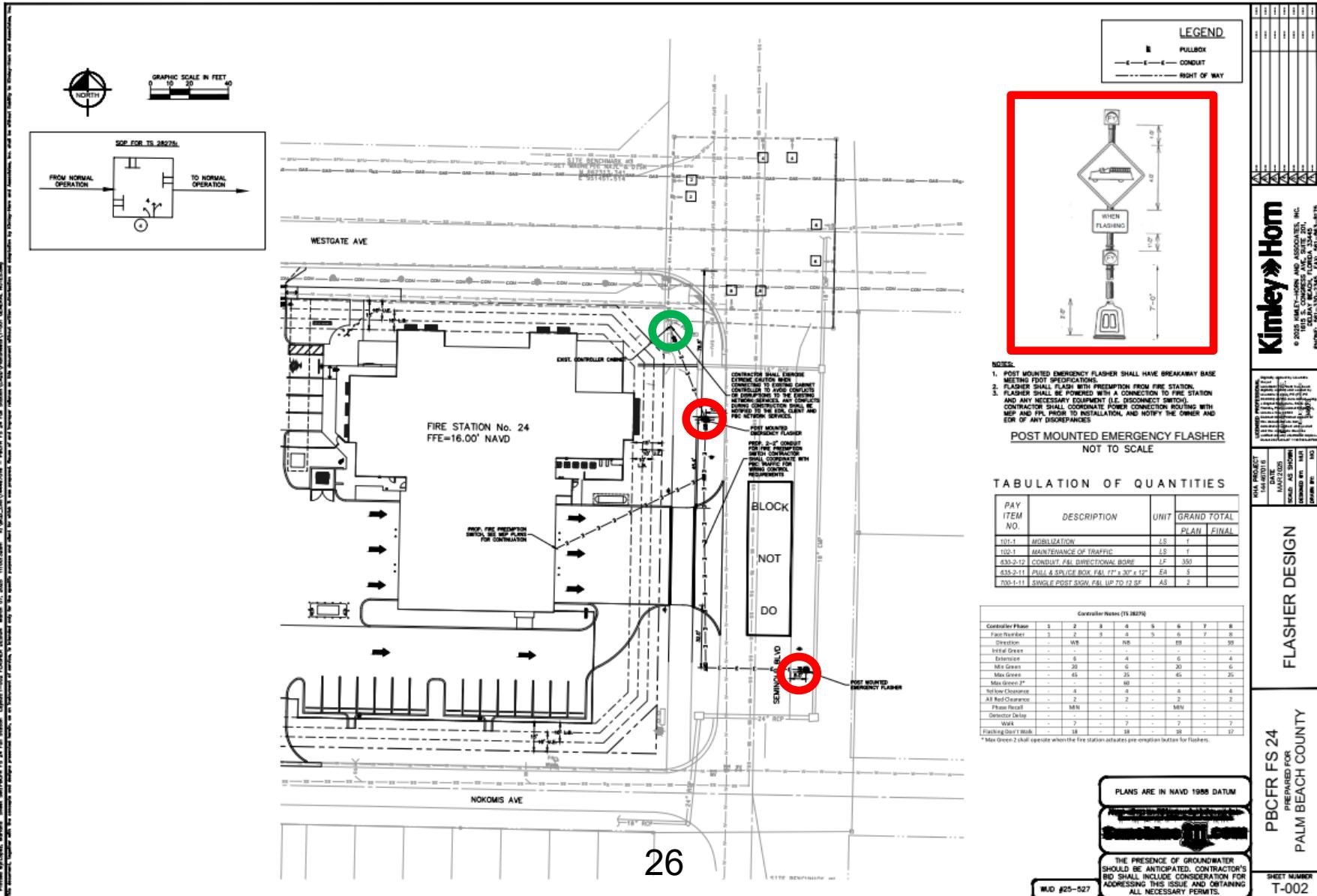
# FS# 24 Replacement – Concept Site Plan



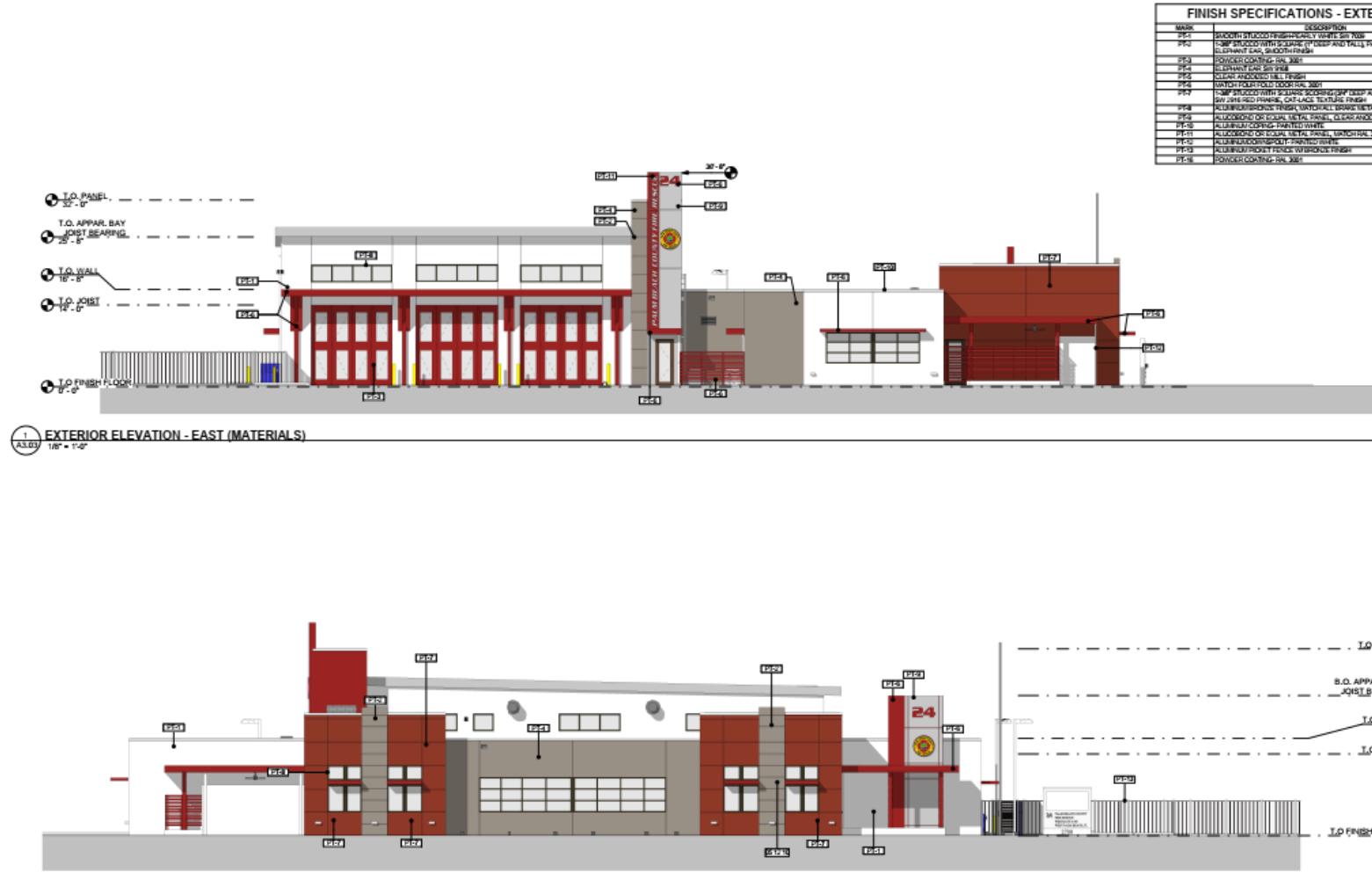
# FS# 24 Replacement – Final Site Plan



# FS# 24 Replacement – Signalization



# FS# 24 Replacement - Elevations



**EXTERIOR ELEVATION - EAST (MATERIALS)**  
A3.03 1/8" = 1'-0"

**EXTERIOR ELEVATION - NORTH (MATERIALS)**  
A3.03 1/8" = 1'-0"

FINISH SPECIFICATIONS - EXTERIOR	
NAME	DESCRIPTION
PS-1	SMOOTH STUCCO FINISH, PEACHY WHITE, 2IN THICK
PS-2	C-2B STUCCO WITH SCALLOP, 2 1/2 IN DEEP AND TALL, PAINTED, 1/2IN THICK
PS-3	POWDER COATING, HS, 3001
PS-4	ELLENHORN HS, 3001
PS-5	ELLENHORN HS, 3001, PAINTED
PS-6	MATCH ROBINSFIELD DOOR/HS, 3001
PS-7	MAP STUCCO/WHITE, 2 1/2 IN DEEP AND TALL, PAINTED, 1/2IN THICK, CAT-LACE, TEXTURE FINISH
PS-8	ALUMINUM/FRONTS, TRIM, MASONRY, BRASS METAL AS REQUIRED
PS-9	ALUMINUM OR COATED METAL PANEL, CLEAR ANODIZED FINISH
PS-10	ALUMINUM OR COATED METAL PANEL, MATT/MAHOGANY, 3001
PS-11	ALUMINUM OR COATED METAL PANEL, MATT/MAHOGANY, 3001
PS-12	ALUMINUM/FRONTS, PAINTED FINISH
PS-13	ALUMINUM/FRONTS, PAINTED FINISH
PS-14	POWDER COATING, HS, 3001

**CURRIE SOWARDS AGUILA architects**  
Architecture, Planning, Design & Sustainable Design  
A400001584  
108 NE 4th Avenue, Suite 101  
Gainesville, FL 32601  
T: 352.273.4951 F: 352.273.8124  
E: [info@curriesowards.com](mailto:info@curriesowards.com)

**PROJECT FOR:**  
FILE NUMBER: A400001584  
CPC  
SPA  
RSC  
PERMIT  
CONSTRUCTION  
SEAL

**PROJECT TITLE:**  
PBCFR - FIRE STATION 24

**ADDRESS:**  
2700 WESTGATE AVE.,  
WEST PALM BEACH, FL 33409  
ELEVATION NUMBER: DATE: DRAWN BY: CP

**ISSUE FOR PERMIT**  
THESE DRAWINGS ARE PREPARED FOR ESTABLISHED CITY STANDARDS AND ARE NOT A DESIGN CONCEPT. THE DRAWINGS ARE FOR INFORMATION PURPOSES ONLY. ON CONSTRUCTION, ALL MUST BE ADAPTED TO THE CONDITIONS OF THE SITE AND OTHER CONSIDERATIONS, AND OTHER RESPONSIBILITY FOR PROVISIONS OR OPERATIONS OF THE DRAWINGS RESTS WITH THE OWNER.

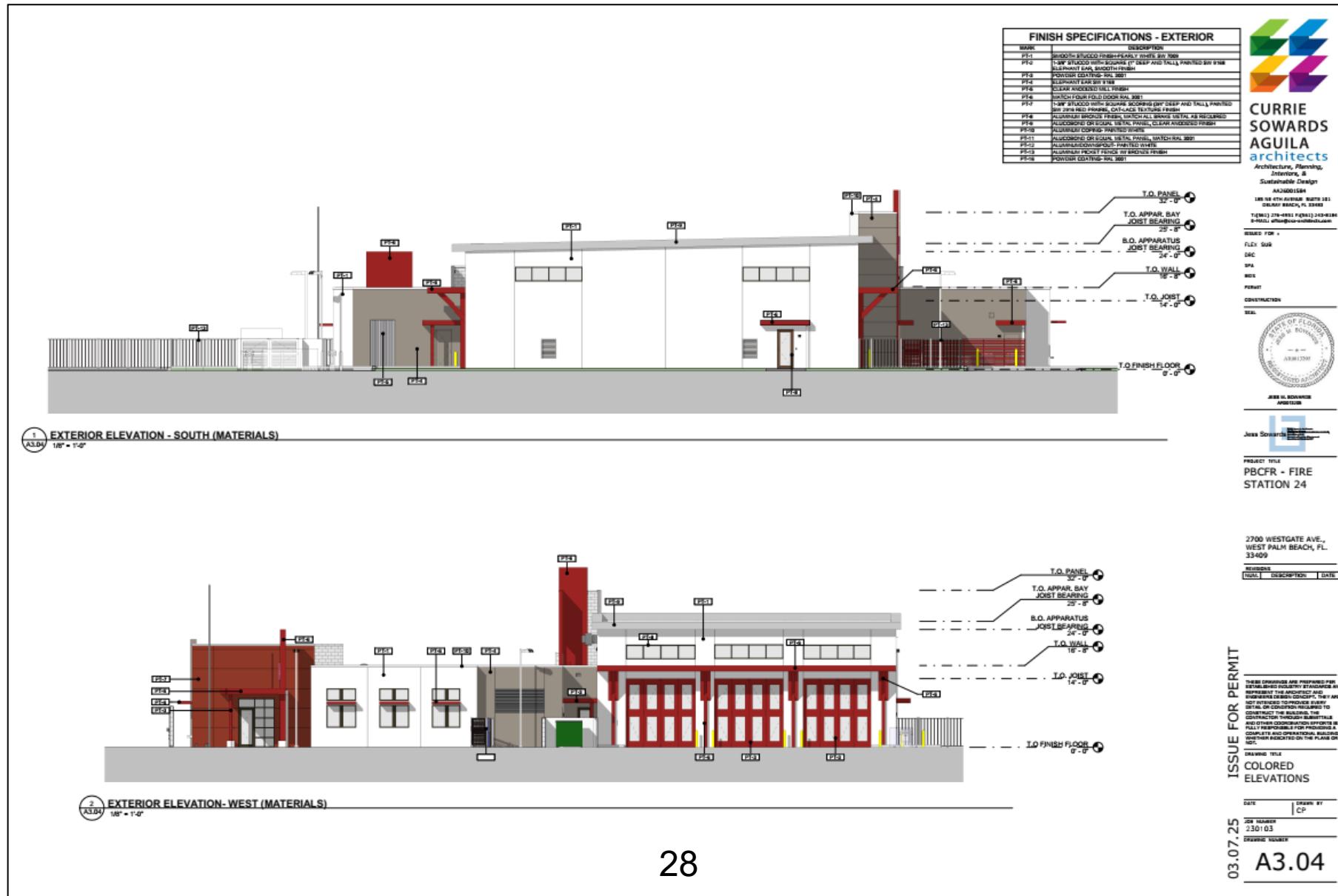
**DRAWING TITLE:**  
COLORED ELEVATIONS

**DATE:** 03.07.25 **DRAWN BY:** CP  
**JOB NUMBER:** 230103 **DRAWING NUMBER:** A3.03

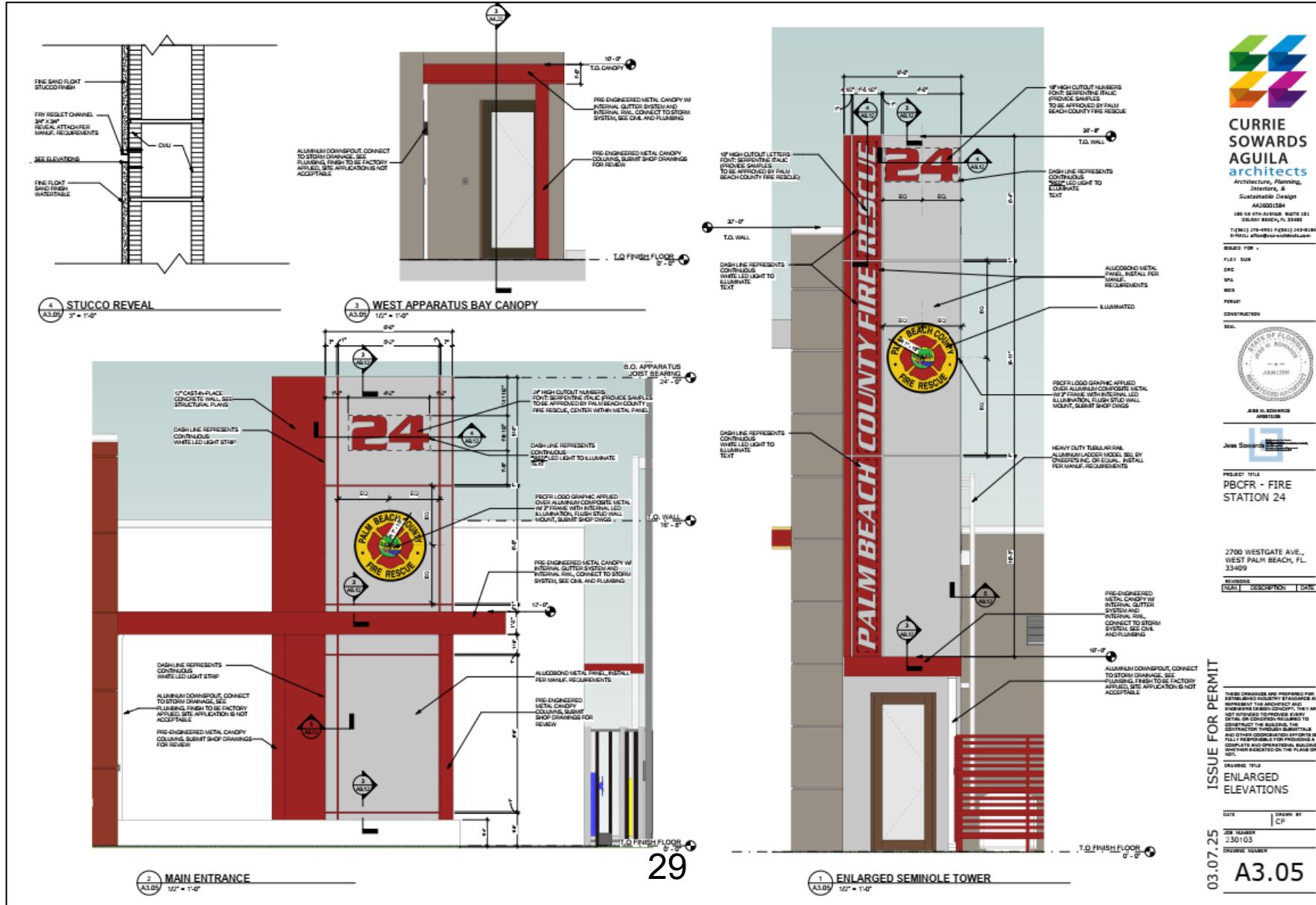
27

8

# FS# 24 Replacement - Elevations (Cont.)



# FS# 24 Replacement - Enlarged Details



# FS# 24 Replacement – Rendering

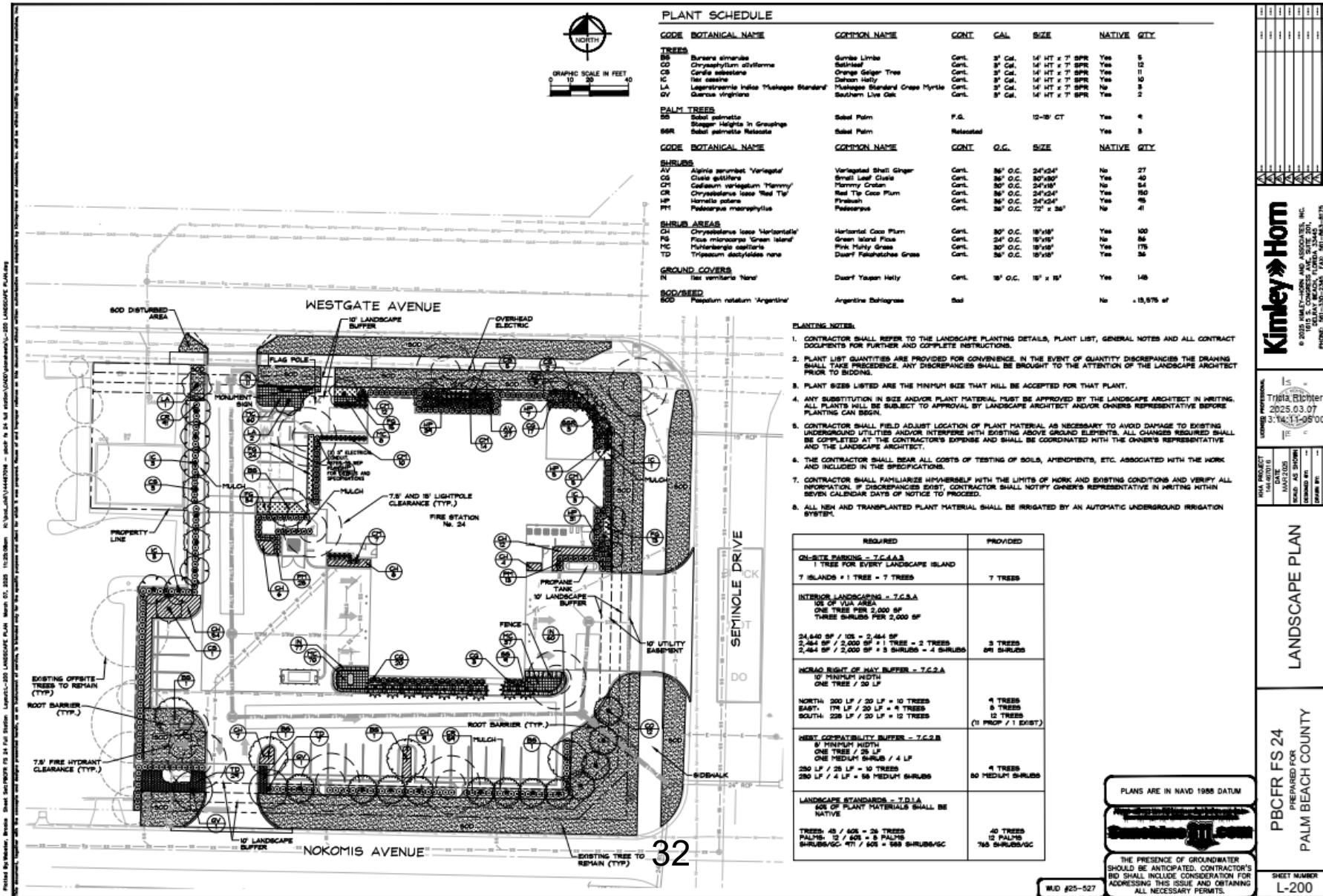


# FS# 24 Replacement – Rendering



CURRIE  
SOWARDS  
AGUILA  
architects  
2014000

# FS# 24 Replacement – Landscaping



# **FS# 24 Replacement *Tentative Schedule***

- Building Permit Issuance – November 2025
- GMP Contract Award – March 2026
- Groundbreaking – May 2026
- Substantial Completion – November 2027
- **Grand Opening / Operations Commencement – January 2028**

# **PBC Fire Station #24 Replacement**

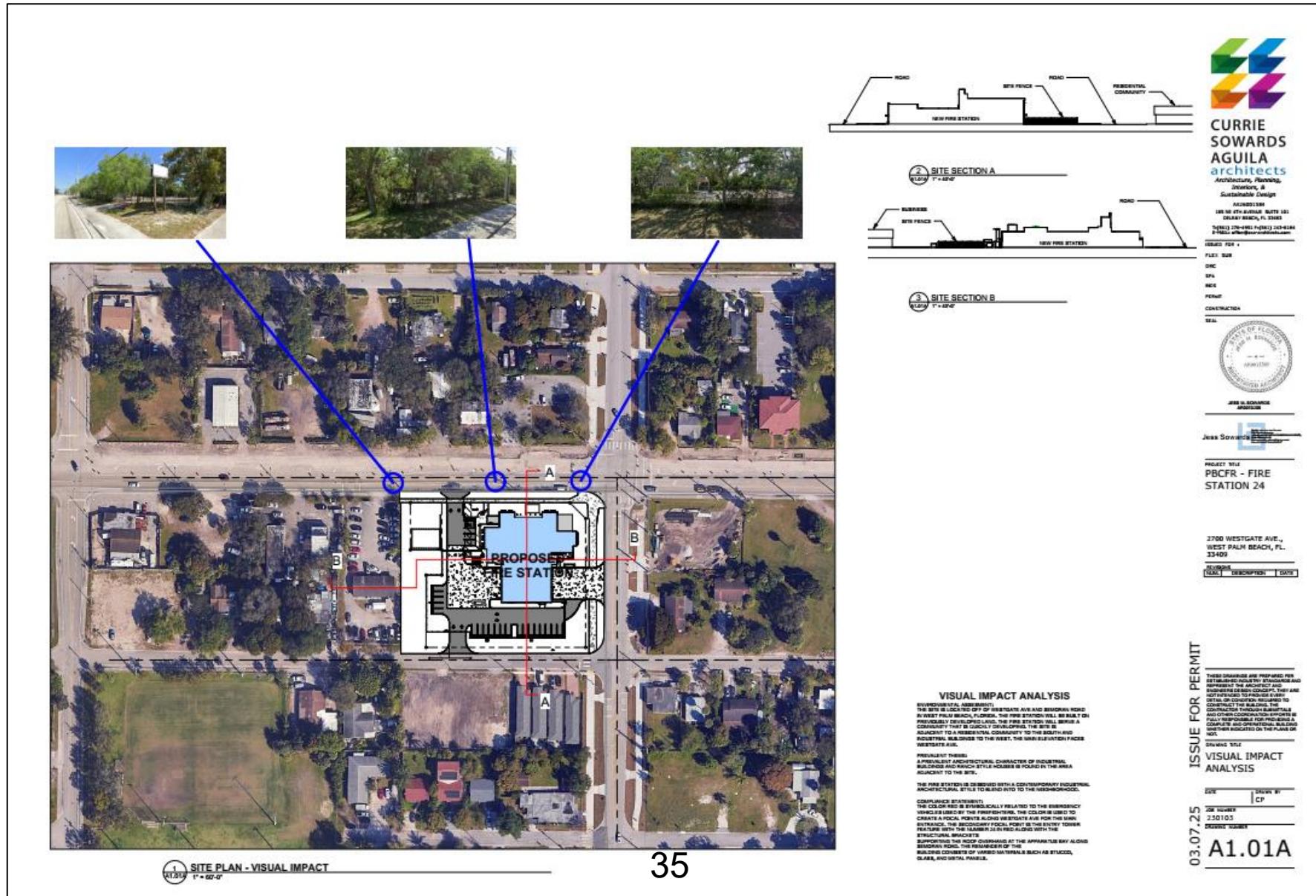
**SWC of Westgate Ave and Seminole Blvd**

Westgate CRA Board Meeting  
September 15, 2025



**15**

# FS# 24 Replacement – Impact Analysis



## Comprehensive Plan Future Land Use Element Text Amendment

### 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 CRA's 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, and the CRA's long range build out projections. The acceleration of planned, entitled and constructed residential development is depleting the Pool.

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 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 1,145 residential units in a phased program. To realize the residential density needed, the project will seek bonus density through the WCRAO Density Bonus Pool for the purpose it was established: to facilitate expedited residential and mixed-use redevelopment within the Westgate area without the need for Future Land Use Atlas amendments. The redevelopment project, Westgate Village MUPD, proposes 405 residential units on 16.05 acres in its first phase. 740 bonus units are planned for subsequent phases. Phase 1 is currently seeking entitlements.

At the time of BCC Initiation for the text amendment in July 2024, approximately 930 units remained in the Pool; as of September 2025, the Pool decreased by 307 units to 623 available units; an overall decrease in the Program Pool of over 52%. This balance reflects the CRA's allocation of 33 bonus units to the Neighborlee Living Westgate project (SV/ZV/Z/CA-2025-00428,

Control # 2025-00030), also recommended for approval by the Zoning Commission at their September 4, 2025 meeting; 325 bonus units to the Westgate Village MUPD project (ABN/ZV/PDD/CA-2025-00406, Control # 1983-00050); and, the return of 52 bonus units to the Pool from the expiration of the Development Order for Westgate One (R-2008-1385, Control No. 2007-00343).

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, 3,663 bonus units are needed to support a future 20-year build out, less the 623 units that still remain in the Pool to equal 3,040; 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 through this amendment. 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. Approximately 935 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 (including those allocated to Phase 1); 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 2,495 units. The remaining 1,475 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 a general 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.

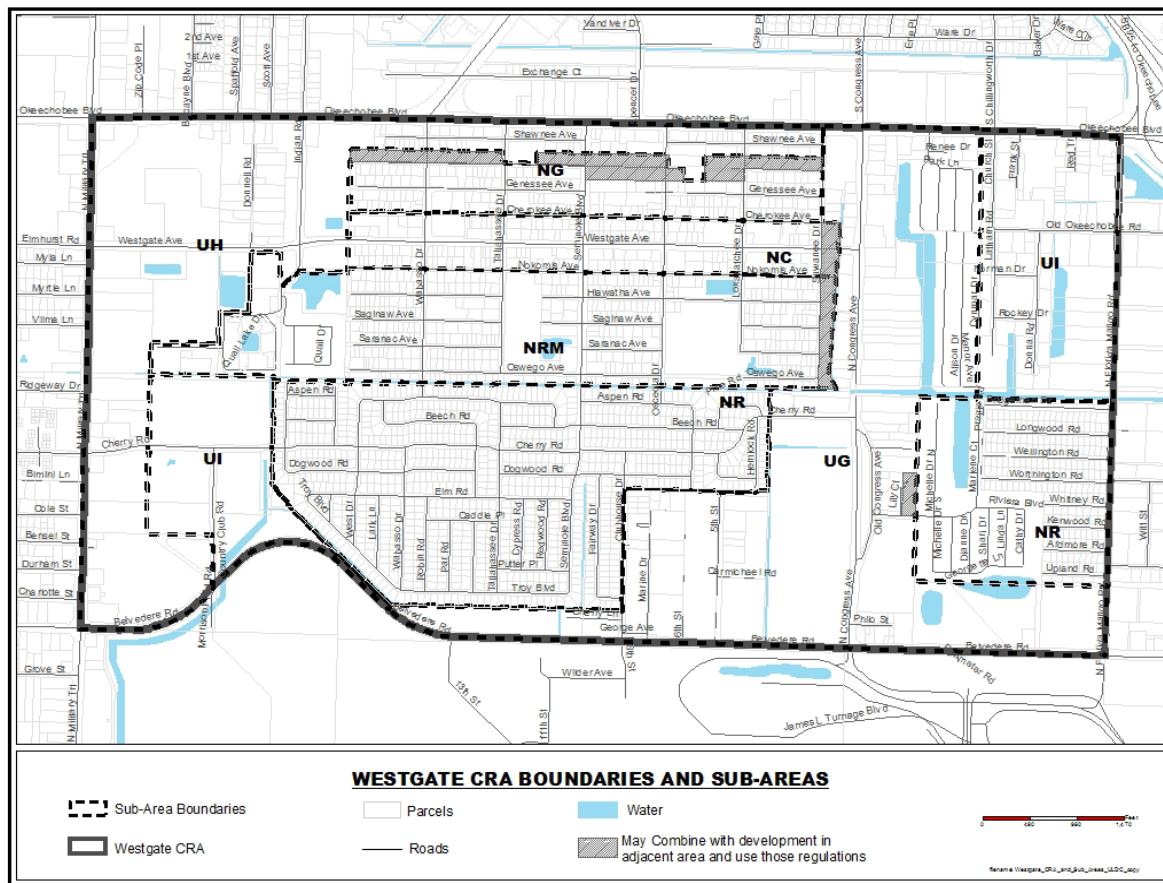


Figure 1. Westgate CRA Boundaries & WCRAO Zoning Overlay Sub-areas

## JUSTIFICATION

### Need for Density to Achieve Redevelopment:

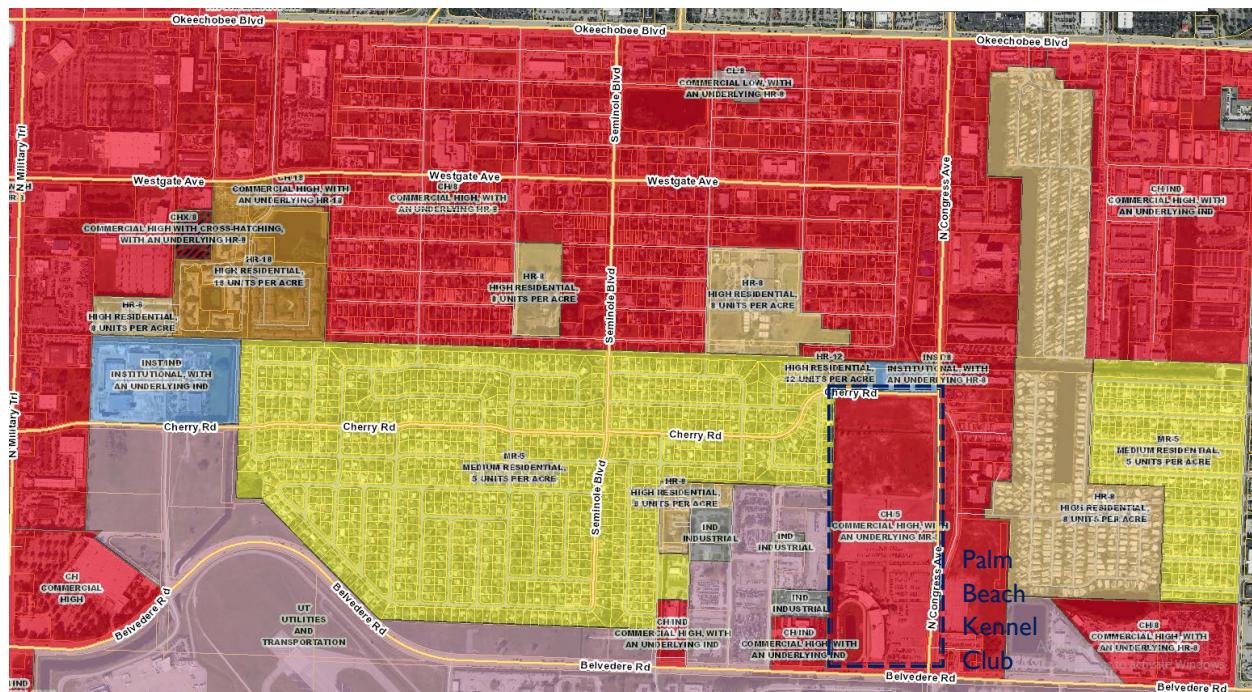
The CRA District is located in a prime urban location, under 1 mile west of downtown West Palm Beach, with access to arterial roadways, I-95, transit, amenities, and services. A continued program of density bonus in this area will make more efficient use of underutilized land and contribute to sustainable infill urban growth. Higher residential density supports the goals of smart growth by reducing urban sprawl, promoting infill development. From a regional perspective, the intensification of development in the centralized redevelopment area offers several advantages. Provisions for higher density accommodates significant increment growth in an already developed urban area with sufficient levels of service and supporting infrastructure.

Increasing residential density through bonus incentives can serve as a catalyst for economic revitalization within the redevelopment area. By encouraging more residential development, the area will attract additional investment, both residential and commercial, leading to job creation and local economic growth. Increased density supports a vibrant local economy by expanding the

consumer base for businesses, especially retail and service-oriented establishments. The long-term presence of new residents will continue to support the area's economy.

### Constrained Conditions:

Many sectors of the CRA District cannot add more residential units either because they are built out, such as the Belvedere Homes and Belvedere Heights single family residential neighborhoods, or because they are incompatible lands not suitable for multifamily residential development, such as areas with an industrial future land use and zoning designation. The 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 complete, 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.

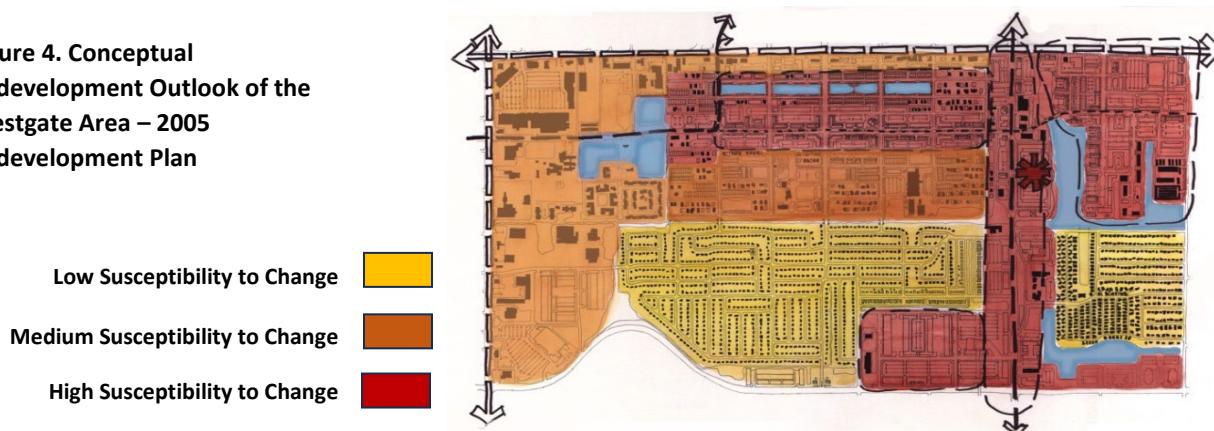
**Table 3.B.14.H – WCRAO Density Bonus Pool Limits**

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**

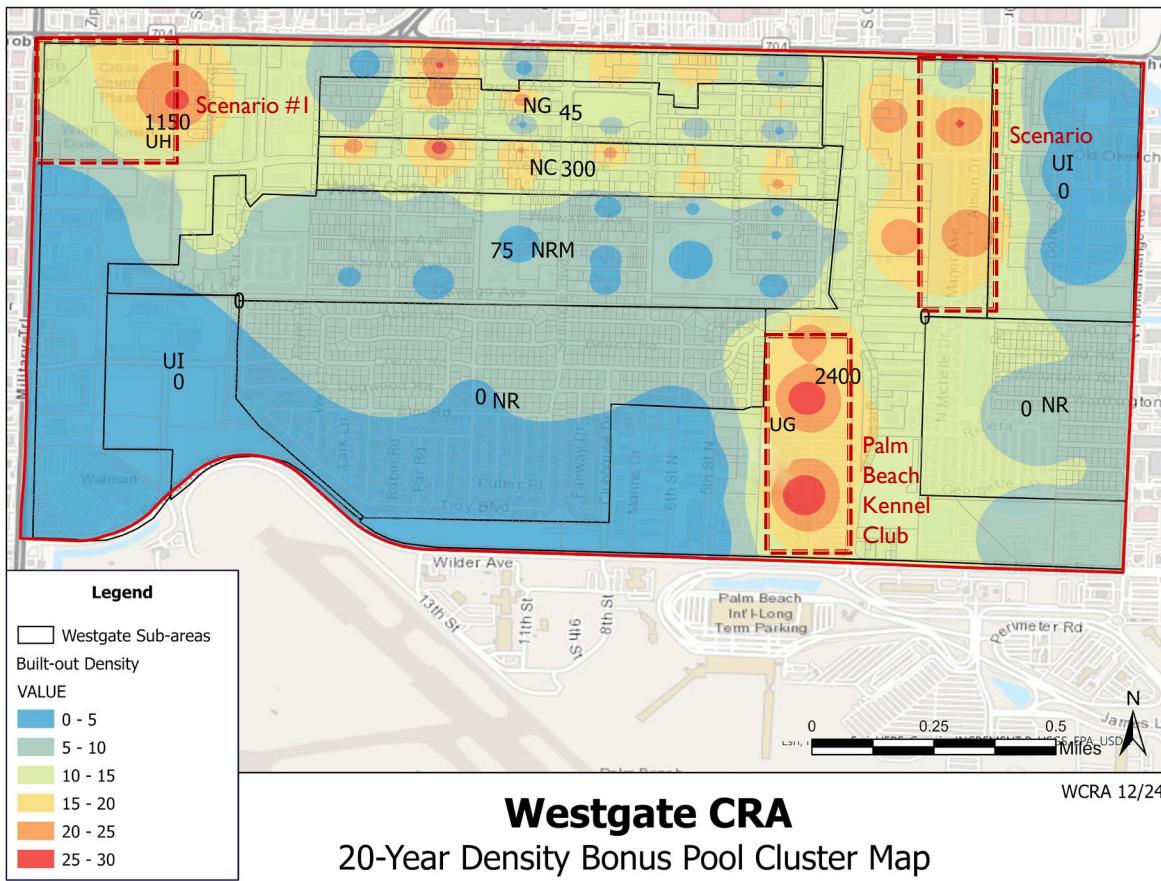
The build out analysis supporting this amendment request presupposes the preservation of single-family neighborhoods of Belvedere Homes and Belvedere Heights. These neighborhoods support an MR-5 FLU, and are not receiving areas for increased density. Redevelopment strategies within the single-family 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. The analysis examined all non-residential uses within these clusters, block by block, for potential for conversion from non-residential uses (commercial, office, retail, industrial) to residential uses, corresponding to 11 distinct TAZs within the CRA's boundaries. 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 redevelopment program for the Westgate Village MUPD proposes 1,145 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.

The WCRAO Sub-areas are fully established, and Density Bonus Pool limits determine the intensity of new 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.

15-20-Year Density Bonus Program - Multifamily Unit Projection								
WCRAO Sub-areas	UG	UI	NR	UH	NG	NC	NRM	Total
<b>Total Multi-family Build Out</b>	<b>3604</b>			<b>2150</b>	<b>500</b>	<b>756</b>	<b>695</b>	<b>7705</b>
Existing Multi-family Units	871			560	335	296	500	2562
Projected Multi-family Units	2733			1590	165	460	195	5143
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
<b>20-year Density Bonus Pool</b>	<b>2093</b>			<b>1150</b>	<b>45</b>	<b>300</b>	<b>75</b>	<b>3663</b>
Less Remaining Units in Density Bonus Pool								623
<b>Density Bonus Pool Increase Request</b>								<b>3040</b>

**Table 2. 15-20-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 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. 4,630 new multi-family units are projected, including 1,145 units planned for the Palm Beach Kennel Club site on Congress Avenue. An estimated 1,124 units are considered viable and remain as existing. If 135 acres are susceptible to redevelopment, 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 3,243 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.

The redevelopment of three large +/-40-acre sites drive the forecast. 935 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 2,495 units. The remaining 1,475 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.

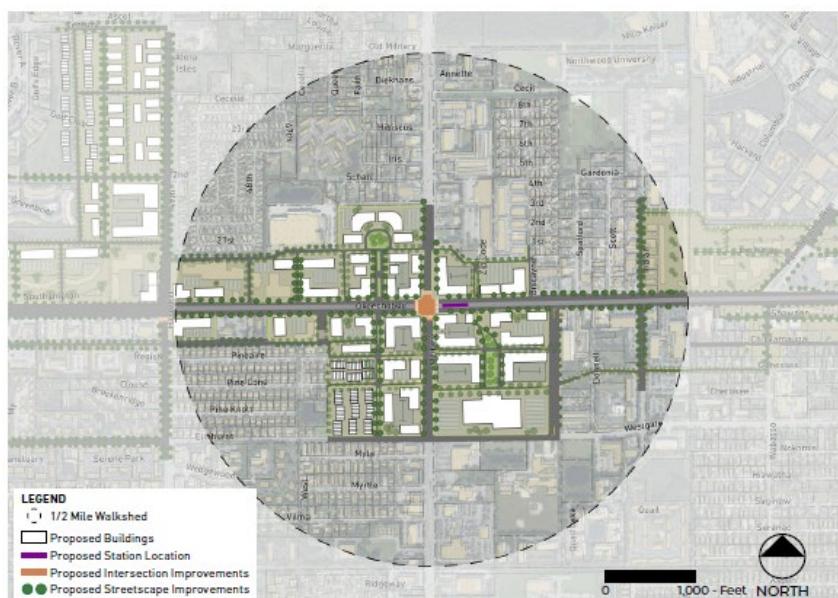
#### Urban Highway (UH) Sub-area Redevelopment Scenario #1:

- 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 N. 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 N. 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 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 1,145 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 2,733 MF dwelling units over 20-year build out
- Assumes less 640 units permitted by right through FLU to equal a bonus density of 2,093 units for the Sub-area
- 935 units are allocated to 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 density bonus for other redevelopment scenarios within the cluster area (considers 935 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 generally 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 the 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.

## TRAFFIC IMPACTS

The CRA engaged Kimley-Horn to analyze the potential traffic impacts of increasing the number of units available in the Density Bonus Program from 1,300 to 4,300 units.

The Traffic Impact Analysis, dated September 9, 2025, evaluated *“the impacts of trips generated by these additional units, ... (3,000 multifamily dwelling units (318 low-rise multifamily dwelling units and 2,682 mid-rise multifamily dwelling units) projected through a 2040 buildout horizon, consistent with the limit of the Palm Beach County’s Traffic Performance Standards (TPS) database’s maximum development horizon. It was assumed that one third (33%) of the existing commercial development within the areas identified “hot spots” for potential residential development would be redeveloped. There was approximately 900,000 square feet of existing commercial retail and of that credit was taken for existing traffic generated by 294,000 square feet of commercial space to be redeveloped. Additionally, it was assumed that approximately 10% of traffic generated by these additional residential units within the CRA would be considered as internal trips, meaning the trips generated by destinations within the CRA are assumed to remain within the WCRAO and not travel on the external road network. As a result, the proposed additional residential units are anticipated to generate 5,445 net new daily trips, including 840 AM peak hour trips, and 403 PM peak hour trips... A buildout year of 2040 was used for the purposes of this analysis, due to limitations of the Palm Beach County database when considering committed development data for approved, but unbuilt, projects forecasted to add project traffic on the road network.”*

*...A comprehensive review of the County’s Five-Year Road Program and Long-Range Transportation Plan (LRTP) identified planned roadway improvements within the study area. Roadway segments significantly impacted by the proposed development were analyzed for future traffic conditions relative to their adopted Level of Service (LOS) D thresholds. A compounding annual growth rate of .49% was calculated for roadway links within the vicinity of the CRA ... (3-mile radius). The following roadway links are expected to exceed their adopted LOS D service volumes in the year 2040 without the addition of traffic resulting from the increase of residential units within the CRA:*

- *Palm Beach Lakes Blvd between Village Blvd and I-95 – AM: EB*
- *Okeechobee Blvd between I-95 and Australian Ave – AM: EB, PM: WB*
- *Military Trail between Westgate Ave and Belvedere Rd – PM: NB*
- *Australian Ave between Palm Beach Lakes Blvd and Banyan Blvd – PM: SB*
- *Australian Ave between Belvedere Rd and Southern Blvd – AM: SB*

*None of the surrounding roadway links are expected to exceed their adopted LOS D service volumes in the year 2040 due to the addition of project traffic.”*

## TRAFFIC MITIGATION

### CRA Mobility Plan Framework & Strategies:

To mitigate potential traffic impacts, and improve mobility across a 20-year build out horizon, the Westgate CRA has developed a Mobility Plan framework, with specific short, mid, and long-term strategies to address congestion on internal and adjacent roadways. The Agency’s mobility goals are to ensure responsible, sustainable growth; a safe, well-connected roadway network; and, solutions-oriented collaboration with County and State partners, and with the District’s closest jurisdictional neighbor, the City of West Palm Beach. The City’s downtown is less than one mile

from the CRA's N. Florida Mango Rd. eastern boundary, connected by both Okeechobee Blvd. and Old Okeechobee Rd. There is an opportunity to collaborate with the City on joint feasibility studies, connected mobility plans, and aligned land use policies and regulations.

The mobility strategies proposed address the impacts of adding 3,000 more units within the Westgate Community Redevelopment Area focusing on ensuring that traffic flow and roadway capacity are effectively managed throughout the 20-year build-out projection. Traffic management strategies for addressing 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 Westgate business and resident community, Palm Beach Transportation Planning Agency (TPA), Palm Tran, Palm Beach International Airport, the County's Traffic Division, the City of West Palm Beach, and private developers will ultimately guide the implementation of strategies to improve mobility within the area. A CRA Community Meeting is planned for October 2025 to present the Agency's mobility framework and strategies for input by residents and stakeholders. Input from the meeting, along with ongoing coordination with the County through the CMTP process will inform the creation of a Westgate CRA Mobility Plan.

The CRA's approach for implementing mobility strategies is to support redevelopment within density clusters, implementing strategies to mitigate traffic that begin with short-term cost-feasible projects and programs that increase in intensity, scope and cost, aligned with redevelopment pace, traffic congestion triggers, Countywide Master Transportation Plan priority projects, and planned mobility projects and programs within the City of West Palm Beach. Long-term "dream big" mobility projects will require interjurisdictional coordination and layered funding sources. Florida State Statutes restrict CRA spending to within its boundaries; partnerships are necessary for projects and programs with a scope that extend beyond the CRA's ability to participate.

The internalization of trips 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 that utilizes bonus density from the WCRAO Density Bonus Pool will be required to assess its traffic impact as part of the County transportation concurrency process; projects have the ability to utilize the remaining trips from 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.

In the FY26, the Westgate CRA committed +/- \$1,005,000 in Annual Budget allocations to begin the implementation of mobility strategies. The Annual Budget is anticipated to be approved by the Board of County Commissioners in September 2025.

\$450,000	'Public Transportation' – initiation of TDM Program & Microtransit (Circuit) Pilot launch
\$550,000	'Technical Assistance & Engineering/Construction Coordination – mobility and long-range planning, engineering feasibility, design, implementation
\$1,005,000	Total fiscal year investment

#### **Traffic Demand Management:**

A primary mitigation strategy is to encourage the use of alternative modes of transportation through Traffic Demand Management. This includes CRA incentives that may be offered to larger existing and new multifamily developments, and to larger employers for carpooling, vanpooling, the use of scooters and e-bikes. The CRA joined the WPBgo Mobility Coalition in July 2025 as a

partner in mobility. The Coalition is a non-profit public-private partnership of community leaders addressing the challenge of reducing traffic impacts and improving mobility in and around downtown West Palm Beach enabling economic growth and reducing commute times. Based on data from Kimley-Horn's Traffic Impact Analysis nearly 20% traffic trips exit the CRA and use Okeechobee Blvd. eastbound to I-95, and Australian Ave., and to downtown WPB, and beyond to the island of Palm Beach. Given the CRA's centralized location and its emphasis on infill redevelopment, the area offers a significant opportunity to reduce vehicle dependence. 2024 ACS commuter transportation mode data for the CRA District shows that approximately 15% already carpool, and 4% use public transit. Almost 28% commute in 15 minutes and under. Planning for the introduction of a microtransit on-demand ride-share service for CRA residents to move within internal destinations such as Walmart, Cross County Mall, and Palm Beach Marketplace is underway. The CRA has had preliminary discussions with Circuit to initiate a pilot on-demand service within Westgate; it is anticipated that a pilot program will launch in Q1 of FY26.

#### **Public Transportation:**

Public transit improvements will also play a critical role. Enhanced transit stops 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. 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 44 offers flexibility with a loop through the middle of the CRA, providing access to various local streets and connections to the airport. Route 43, Palm Tran's most used route, serves Okeechobee Boulevard east-west, providing easy transfers at key intersections. In September 2024 Palm Tran launched "The Wave" on Route 43, a daily 15-minute "light BRT" express, and introduced a plan to implement transit signal prioritization, which will help improve service efficiency, particularly during peak hours. The CRA will collaborate with Palm Tran in the short-term to improve bus stops and shelters along strong ridership routes, particularly along Okeechobee Blvd. Palm Tran coordination will continue into the mid-term through a program to increase frequency and reduce headways on Route #44 which serves Congress Avenue and PBIA.

#### **Park-and-Ride Facilities:**

The CRA will develop a program for utilizing existing and new larger-scale development for temporary and permanent Park-and-Ride facilities at surface parked sides with shared tenant parking to intercept single-occupant vehicles before they load constrained east-west corridors, especially Okeechobee Boulevard. This strategy also provides an opportunity for transfers to Palm Tran routes, on-demand microtransit, and future higher-capacity transit hubs and nodes. These facilities would serve both Westgate residents, and commuters traveling from farther west. Potential Park-and-Ride locations include Cross County Mall, Walmart Plaza, and Westgate Village. As redevelopment accelerates temporary surface parked Park-and-Ride facilities are projected to become more permanent facilities, available within parking structures.

#### **CRA Mobility Infrastructure Projects Completed, Under Construction & Planned:**

The CRA has a continuing program through the Community Redevelopment Plan to implement streetscape improvements and complete streets projects on key roadways within the District to facilitate redevelopment.

Through a partnership with the County, the Palm Beach Transportation Agency (TPA) and FDoT District 4, the CRA completed two pedestrian improvements projects in the Belvedere Heights

neighborhood that facilitate walkability. Streetscape projects have been completed on Seminole Blvd., a main north-south connector, adding 10 ft. multi-use paths and pedestrian lighting. The Westgate Avenue project, substantially completed in March 2025, represents a major investment by the CRA, acting as both a capital improvements project and an economic development driver. The project reduced travel lanes from 5 lanes to three, added 6 ft. bike lanes, ADA-compliant crosswalks, street trees, pedestrian lighting, and on-street parking where available. This project on the CRA's focal redevelopment corridor is anticipated to help reduce vehicular traffic by encouraging the use of alternative modes of transportation, walkability, and mixed-use development for trip internalization. A pedestrian improvement project on Cherry Road between Quail Drive and N. Military Trail is the final planned TPA-funded project, and is currently under construction adding sidewalk connectivity, a 10 ft. multiuse path, pedestrian-scale streetlights, and improved crosswalks.

Within the short and mid-term, the CRA will continue a program of sidewalk and bike-lane improvements to local roadways including Cherry Rd. (Quail Dr. to Seminole Blvd.), Wabasso Dr. (Okeechobee Blvd. to Westgate Ave.), and N. Florida Mango Rd. (Belvedere Rd. to Old Okeechobee Rd./Okeechobee Blvd.), Congress Avenue (Okeechobee Blvd. to Belvedere Rd.), and Congress Avenue (Belvedere Rd. to Okeechobee Blvd.).

In the long-term, through public and private partnerships and funding, the CRA will collaborate to implement transit hubs or nodes at key redevelopment sites within the UH and UG Sub-area density clusters (Cross County Mall, Westgate Village/Old Congress Ave. PBC-owned 'sliver'). To address future congestion points that may result from additional residential density, the CRA will partner with the County to complete intersection improvements as necessary based on redevelopment pace. The 95<sup>th</sup> Percentile Queueing Analysis provided within Kimley-Horn's Traffic Impact Analysis identifies two intersections that are "*expected to increase the queue beyond the available storage in the year 2040*":

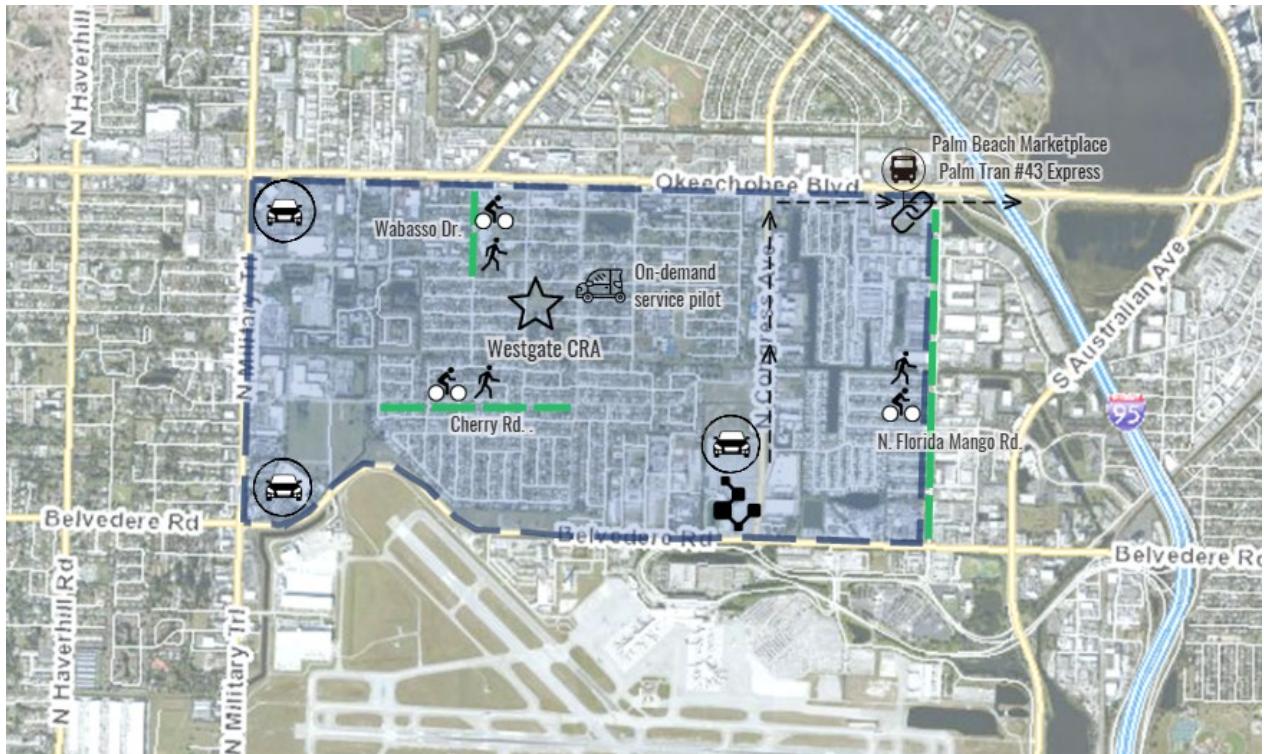
- Okeechobee Blvd. & Congress Avenue (westbound left turn lane due to increase in PM peak hour trips), and,
- Belvedere Rd. & Congress Avenue (southbound left turn lane due to increase in AM peak hour trips)

## **L-2 Canal Connector Project:**

Prior to 2002 Westgate Avenue, a designated Urban Collector roadway, was two lanes; the roadway was expanded by the County as a capital improvements project with the intent that it would act as a reliever for traffic congestion along Okeechobee Blvd. at Palm Beach Lakes and the I-95 interchange. On the County's Transportation Improvement Map (TIM) at that time, ultimately, Westgate Avenue would be phased into an eastward extension, crossing Congress Avenue to Old Okeechobee Road with future access to Australian Avenue and downtown West Palm Beach. This extension project no longer exists on the County's TIM. Engineering and cost viability was prohibitive as it would have required the taking of land across an existing commercial MUPD, mobile home park, and industrial buildings to reach Old Okeechobee Road. In 2025, the Westgate Avenue Streetscape Project reduced the roadway to 3 lanes. An alternative reliever route could be the construction of connector road, shuttle route, or wide multi-use path by culverting the Palm Beach County-owned L-2 Canal segment between Congress Avenue and N. Florida Mango Rd. with the future goal of connecting to Australian Ave., Centerpark Dr., or Mercer Avenue, and beyond. Preliminary engineering and cost feasibility for this potential project is currently underway by the CRA. This potential long-term 'dream big' project would only be possible through interjurisdictional support and layer funding sources.

## MOBILITY & TRAFFIC MITIGATION STRATEGIES (DRAFT)

### Short Term Strategies (≥ 5 years):



 Launch of on-demand service pilot CRA-wide connecting residential areas to #43 bus stop EB near PB Marketplace, and inter-CRA destinations (Walmart, Adult Ed. facility, etc.)

 Palm Tran collaboration to improve bus stops and shelters along strong ridership routes

 Continued sidewalk/bike lane improvements – Cherry Rd., Wabasso Drive. & N. Florida Mango Rd.

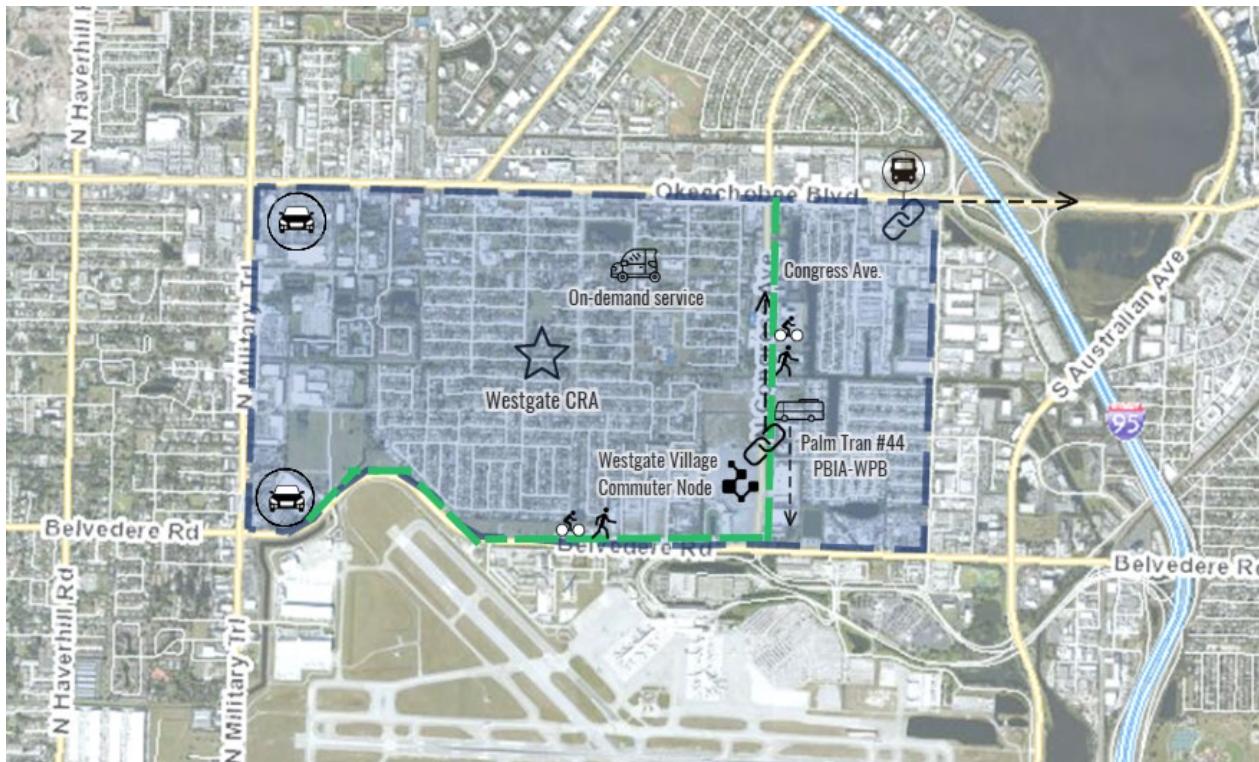
 TDM programming – CRA-wide existing and new multifamily, larger employers (Kennel Club, County facilities, schools, auto uses)

 Potential temporary Park & Ride locations–shared tenant parking – Cross County Mall, Walmart Plaza, Kennel Club

 DWPB + Westgate connections 'Feasibility Study'

 Land development codes – TOD/TOC design, parking reforms/reductions

## Mid Term Strategies (5-10 years):



Increased Palm Tran frequency and reduced headways for important links – #44 (Congress Ave., PBIA)



Continued sidewalk/bike lane improvements – Congress Avenue, Belvedere Rd.



Ongoing improvements to connections to Intermodal Station/PBIA



Potential temporary Park & Ride locations–shared tenant parking – Cross County Mall, Walmart Plaza

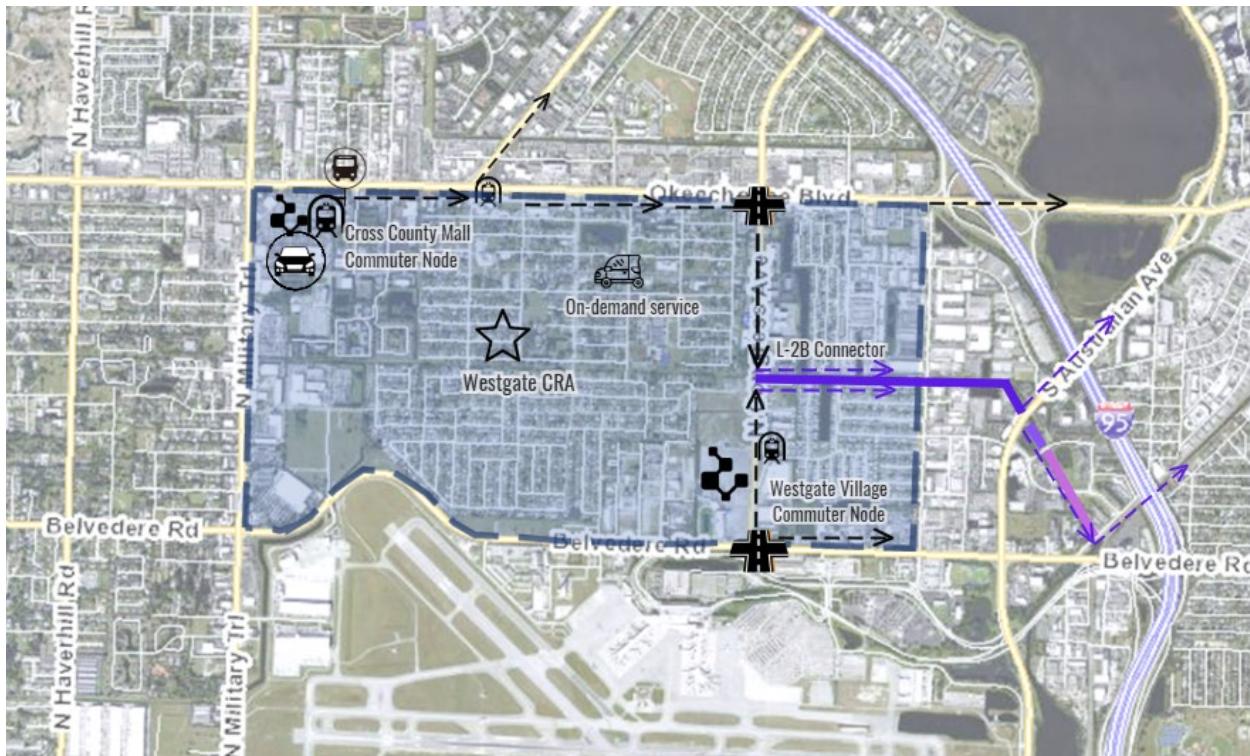


Ongoing TDM programming and on-demand service– CRA-wide



Potential 'Westgate Village' commuter node

## Long Term Strategies (10-15 years+):



Potential transit hub locations -  
Cross County Mall Commuter Node  
(integrated Park & Ride), Wabasso  
Dr. at Okeechobee Blvd., Old  
Congress Ave. 'sliver'



'Dream Big' project: create  
Okeechobee Blvd. reliever road by  
culverting PBC-owned L-2 canal  
segment – connect to Australian  
Ave., Centerpark Dr., Mercer Ave.



Ongoing TDM programming and  
on-demand service – CRA-wide



Intersection improvements in  
partnership with PBC:  

- Okeechobee Blvd. & Congress  
Ave. (WBL turn lane)
- Belvedere Rd. & Congress Ave.  
(SBL turn lane)

## 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. Implementation of traffic mitigation and mobility strategies will support the 20-year build out projection. The additional units will contribute to providing much needed housing stock for the County's growing population.



# WESTGATE CRA

## MOBILITY PLAN FRAMEWORK & STRATEGIES



September 15, 2025 CRA Board Meeting DRAFT

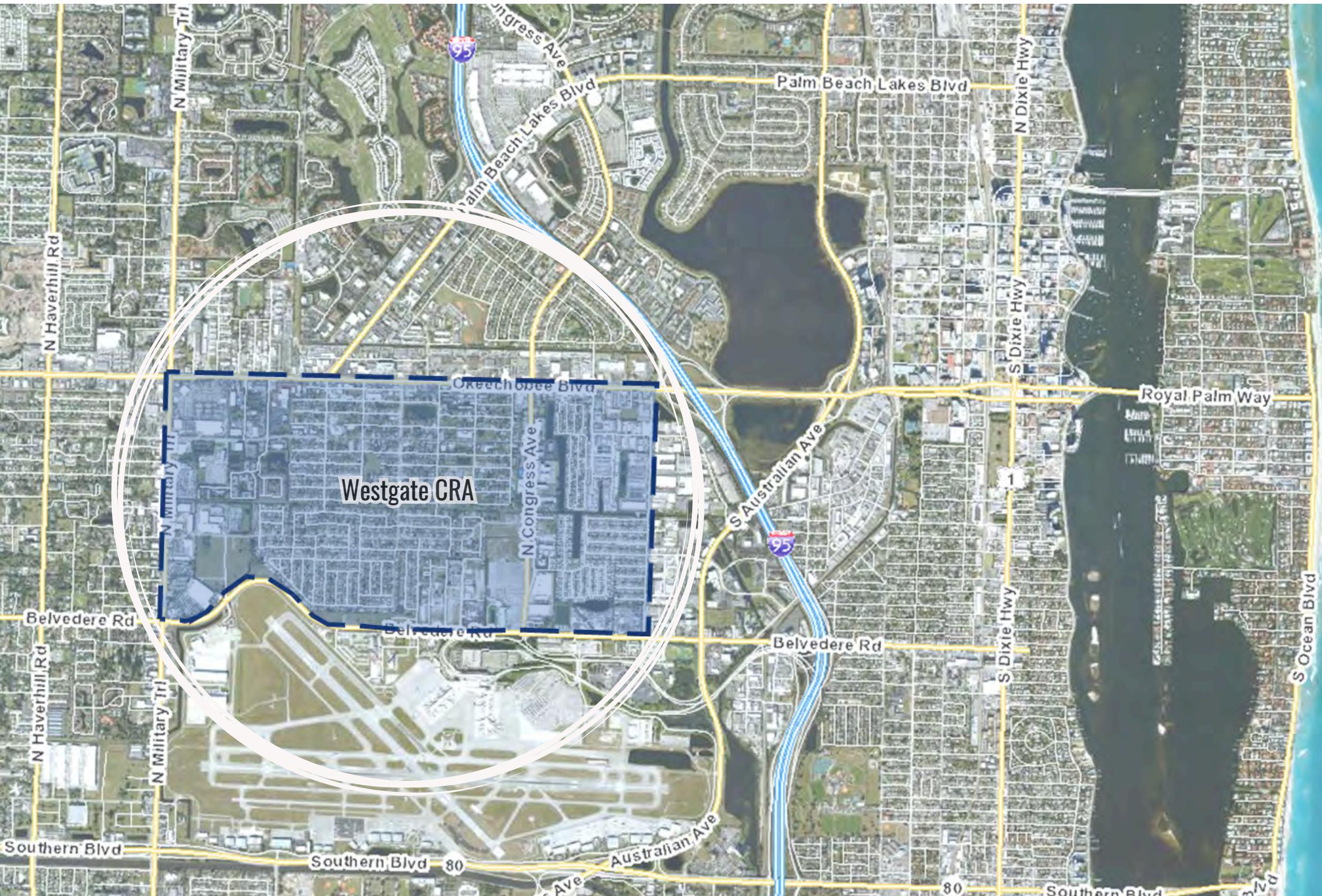
# WESTGATE CRA

## Our History

- North & South Westgate Estates platted in 1921, one of the oldest subdivisions in PBC
- **'Western gateway' to City of West Palm Beach**
- De-annexed in 1930's following the Great Depression due to infrastructure challenges (C51 basin) - area has remained unincorporated since
- CRA created in 1989 by BCC to correct infrastructure deficiencies and encourage investment - only CRA in unincorporated PBC
- 1,300 ac or 2 sq miles
- Bounded by Okeechobee Blvd. to north, N. Florida Mango Rd. to east, Belvedere Rd. to south & N. Military Trail to west

## Westgate by the Numbers (ACS 2024)

- 11,540 population
- 63% Hispanic
- 35.75 median age = **workforce population**
- \$63,409 MFI
- 3,479 households
- 49.5% renter occupied



**WESTGATE CRA**  
MOBILITY PLAN FRAMEWORK & STRATEGIES  
September 15, 2025 DRAFT

# DENSITY BONUS INITIATIVE

## Westgate 2040 Residential Build-Out Projections

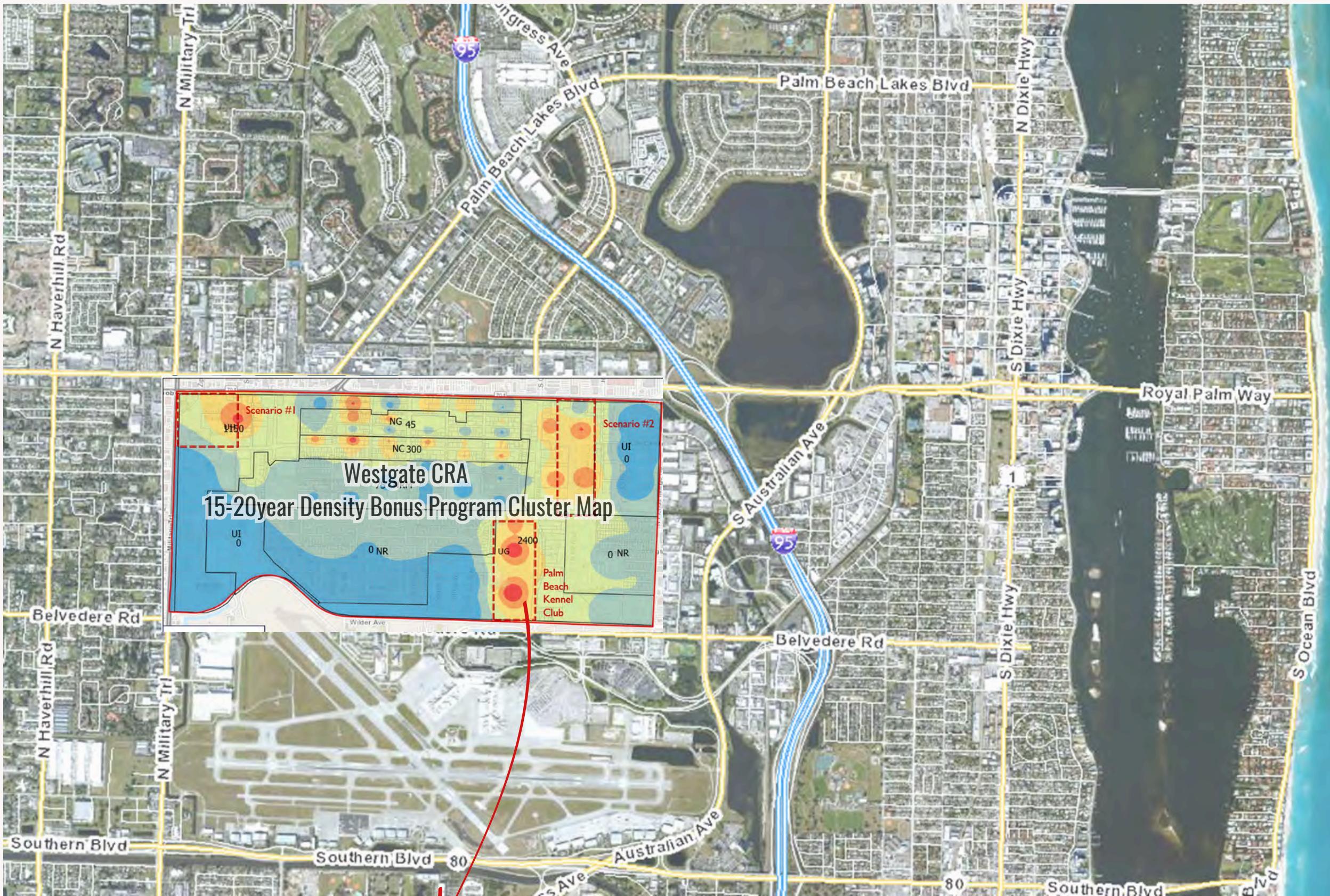
- 185 acres+ susceptible to higher density redevelopment including non-residential uses that could be converted to residential over time
- CRA projecting demand for **+/-3,000** residential units over 15-20 year horizon based on population growth rates

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%

- Density cluster framework considers large, underutilized sites – PBKC/Congress Ave., Cross County Mall, mobile home parks, Okeechobee Blvd. at Wabasso Dr., Westgate Ave. infill = **higher density residential &TOD/TOC**

## Traffic Impacts

- 5,445 net new daily trips; 840 am peak hour + 403 pm peak hour trips
- Assumed 10% internal trip capture
- Considered 33% trip credit from existing square footage anticipated to convert from a non-residential use to a residential use
- No roadway links are expected to exceed LOS D service volumes**



### Kennel Club (42-acre phased redevelopment program)

- Phase 1 - 405 units
- Phase 2 - 325 units
- Phase 3 - 415 units + 120,000 sf retail
- Total: 1,145 units (27 du/ac)

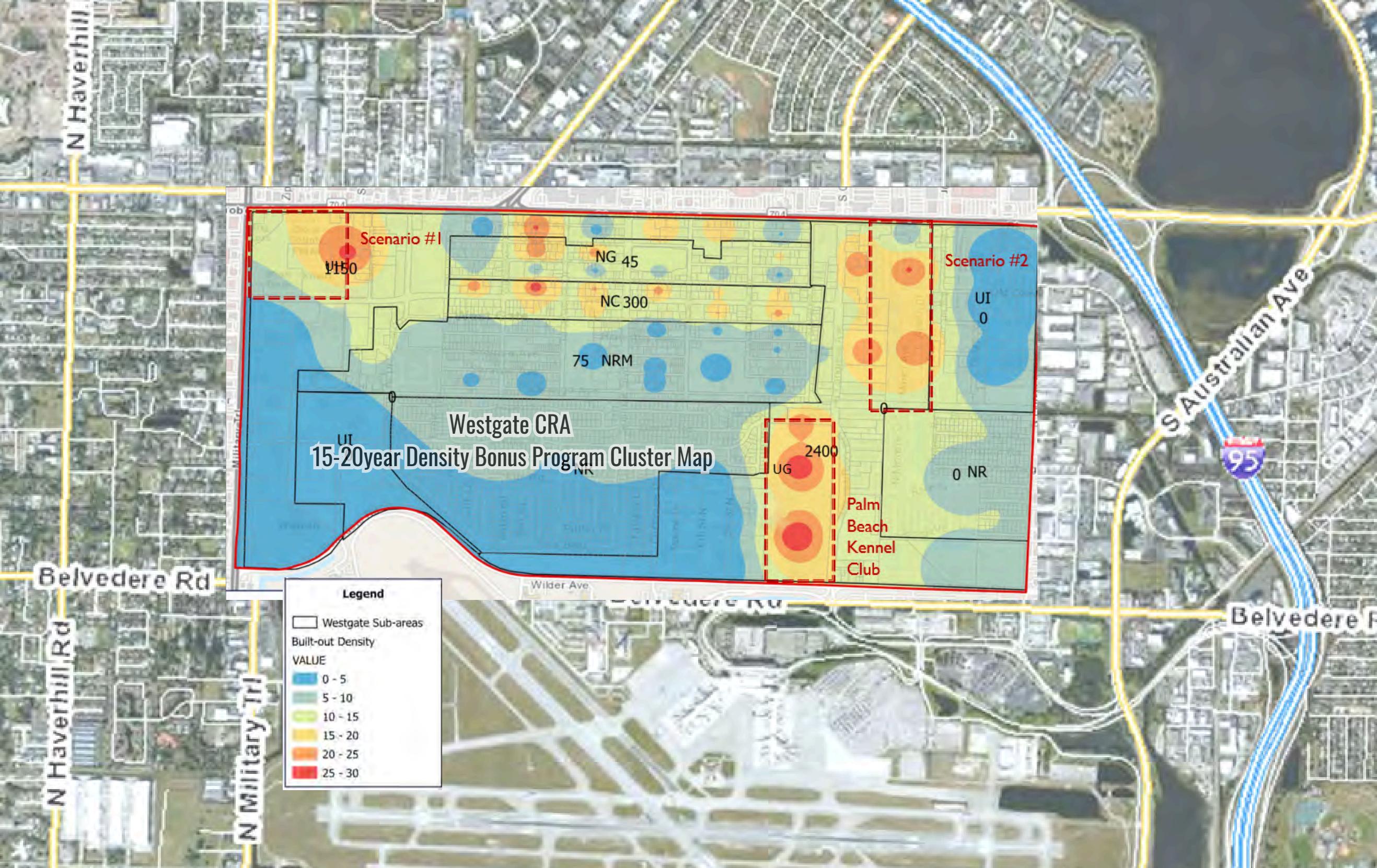
# REGULATORY REDEVELOPMENT INCENTIVES

## County Comprehensive Plan

- Density Bonus Program (DBP) – floating pool of density beyond FLU (8 du/ac)– no FLU amendment = expedited entitlements to facilitate redevelopment
- Development interest means Pool is depleting - **was 1,300 units, now 623 units**
- CRA initiative to increase to support build out and housing demand underway
- Traffic Concurrency Exception Area

## Unified Land Development Code (ULDC)

- Westgate Community Redevelopment Area Overlay – use regulations, form-based standards for building placement & orientation
- Reduced parking ratios for multifamily & mixed use – on-street parking on Westgate Ave.
- Reduced setbacks & landscape buffers, additional height allowances
- Implements DBP allowing for max. number of units per acre by Sub-area
  - UH - max. 120 bonus du/ac (10 stories)
  - UG - max. 150 bonus du/ac (20 stories)
  - NC - max. 50 bonus du/ac (6 stories)
  - NG - max. 30 bonus du/ac (4 stories)



**WESTGATE CRA**  
**MOBILITY PLAN FRAMEWORK & STRATEGIES**

September 15, 2025 DRAFT

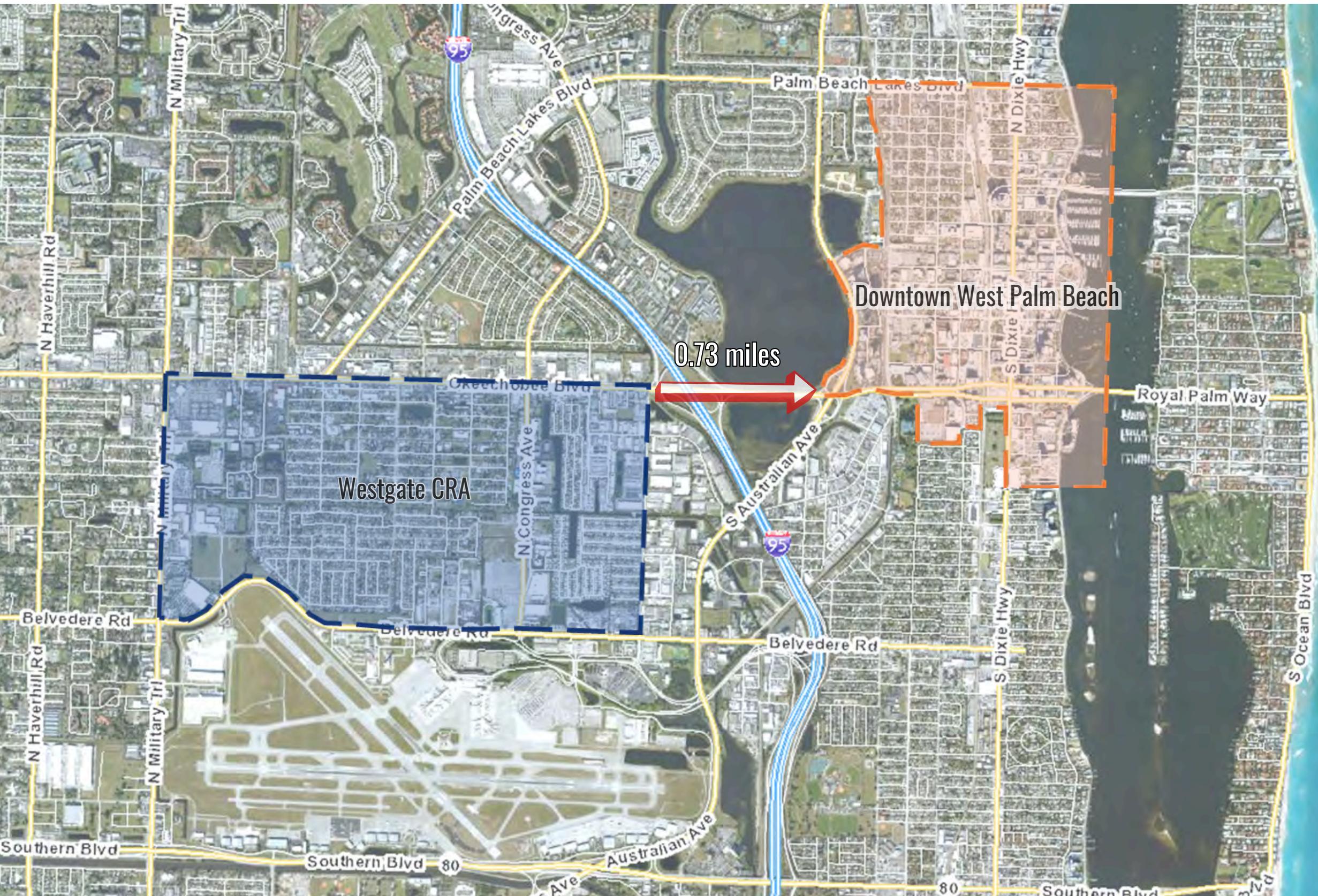
# CRA MOBILITY PLAN FRAMEWORK

## Mobility Goals:

- Responsible, sustainable growth
- Safe, well-connected roadway network
- Solutions-oriented collaboration

## Growth-Based Mobility Implementation:

- support redevelopment in density clusters
- implement programmatic mitigation strategies
- start with short-term cost feasible projects
- increase intensity of project and program implementation to align with:
  - redevelopment pace
  - traffic congestion triggers
  - CMTP priority projects
  - City of WPB projects
- 'Dream Big' mobility projects-- require interjurisdictional collaboration + layered funding sources

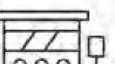


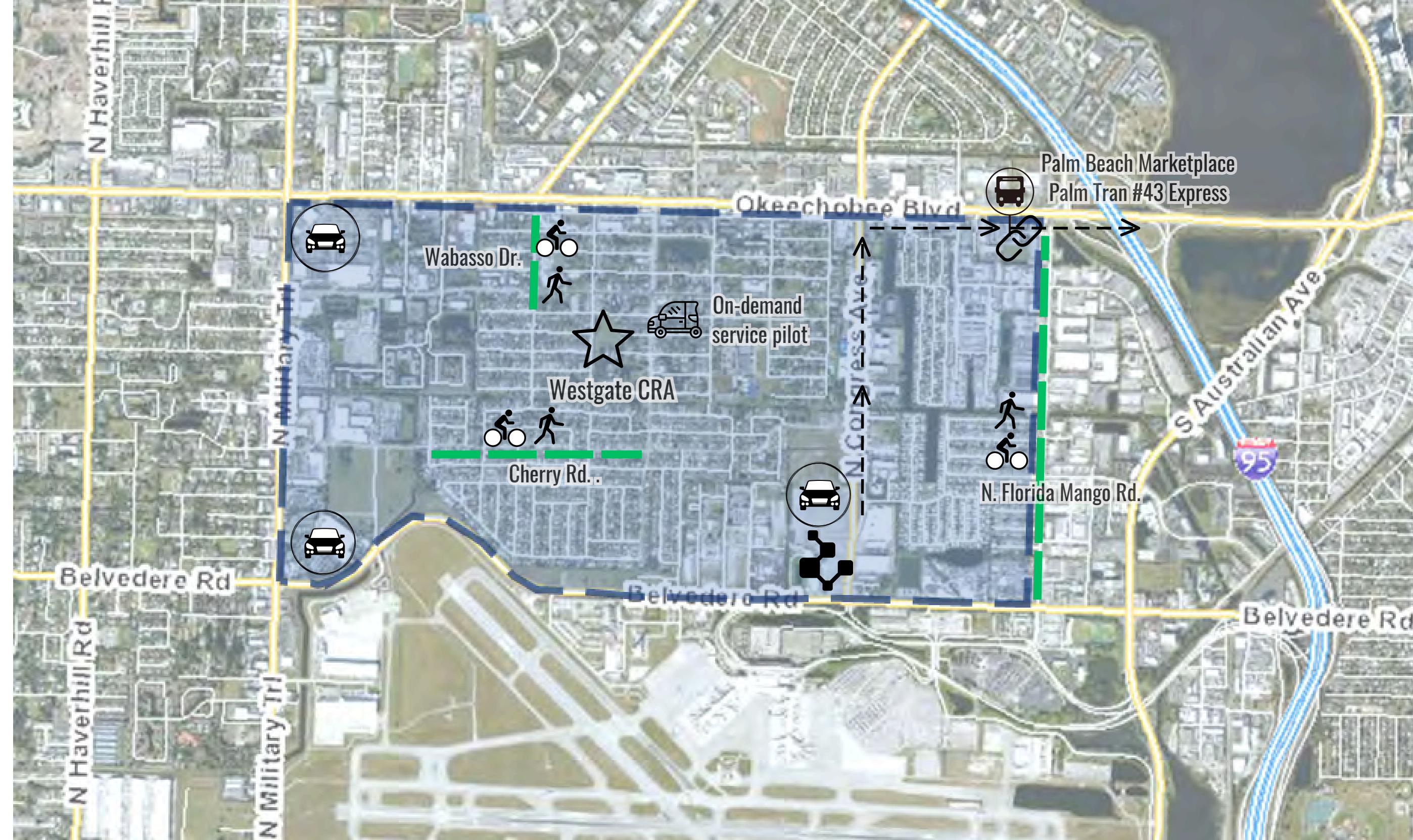
**WESTGATE CRA**  
**MOBILITY PLAN FRAMEWORK & STRATEGIES**  
September 15, 2025 DRAFT

# WESTGATE CRA MOBILITY STRATEGIES

## TRAFFIC MITIGATION

### Short Term ( $\leq 5$ years)

-  Launch of on-demand service pilot CRA-wide connecting residential areas to #43 bus stop EB near PB Marketplace, and inter-CRA destinations (Walmart, Adult Ed. facility, etc.)
-  Palm Tran collaboration to improve bus stops and shelters along strong ridership routes
-  Continued sidewalk/bike lane improvements – Cherry Rd., Wabasso Drive. & N. Florida Mango Rd.
-  TDM programming – CRA-wide existing and new multifamily, larger employers (Kennel Club, County facilities, schools, auto uses)
-  Potential temporary Park & Ride locations–shared tenant parking – Cross County Mall, Walmart Plaza, Kennel Club
-  DWPB + Westgate connections 'Feasibility Study'
-  Land development codes – TOD/TOC design, parking reforms/reductions



### CRA FY26 BUDGET ALLOCATIONS (BCC adoption 9/16/25):

\$450,000  
\$555,000  
**\$1,005,000**

'Public Transportation' – TDM program & on-demand pilot launch  
Technical Assistance & Engineering/Construction Coordination  
(planning, engineering feasibility, design, implementation)

**WESTGATE CRA**  
**MOBILITY PLAN FRAMEWORK & STRATEGIES**  
September 15, 2025 DRAFT

# WESTGATE CRA MOBILITY STRATEGIES

## TRAFFIC MITIGATION

### Mid Term (5-10 years)



Increased Palm Tran frequency and reduced headways for important links – #44 (Congress Ave., PBIA)



Continued sidewalk/bike lane improvements – Congress Avenue, Belvedere Rd.



Ongoing improvements to connections to Intermodal Station/PBIA



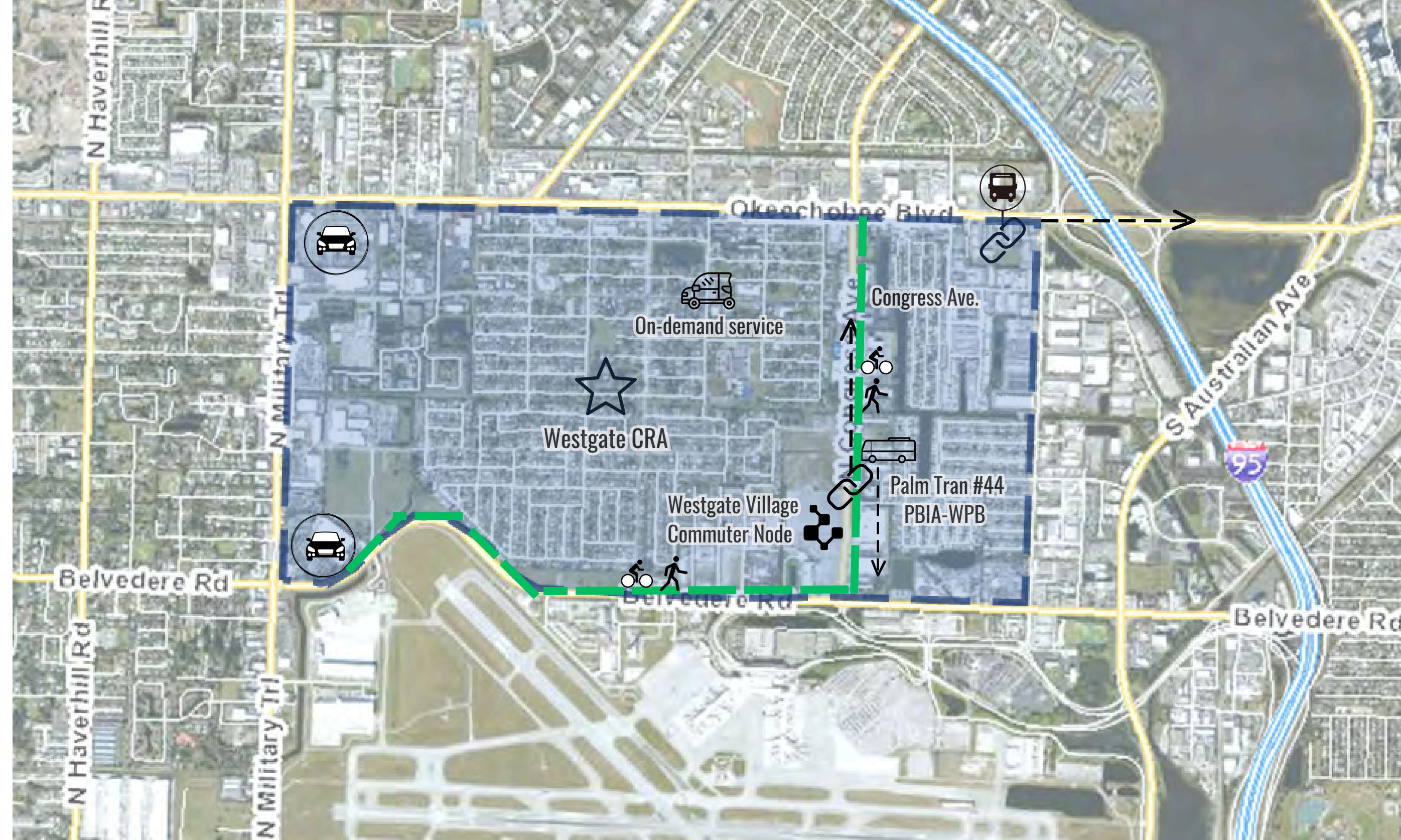
Potential temporary Park & Ride locations--shared tenant parking – Cross County Mall, Walmart Plaza



Ongoing TDM programming and on-demand service– CRA-wide



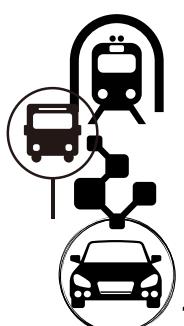
Potential 'Westgate Village' commuter node



# WESTGATE CRA MOBILITY STRATEGIES

## TRAFFIC MITIGATION

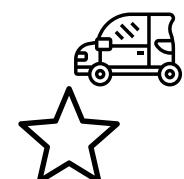
### Long Term (10-15+ years)



Potential transit hub locations - Cross County Mall Commuter Node (integrated Park & Ride), Wabasso Dr. at Okeechobee Blvd., Old Congress Ave. 'sliver'



'Dream Big' project: create Okeechobee Blvd. reliever road by culverting PBC-owned L-2 canal segment – connect to Australian Ave., Centerpark Dr., Mercer Ave.

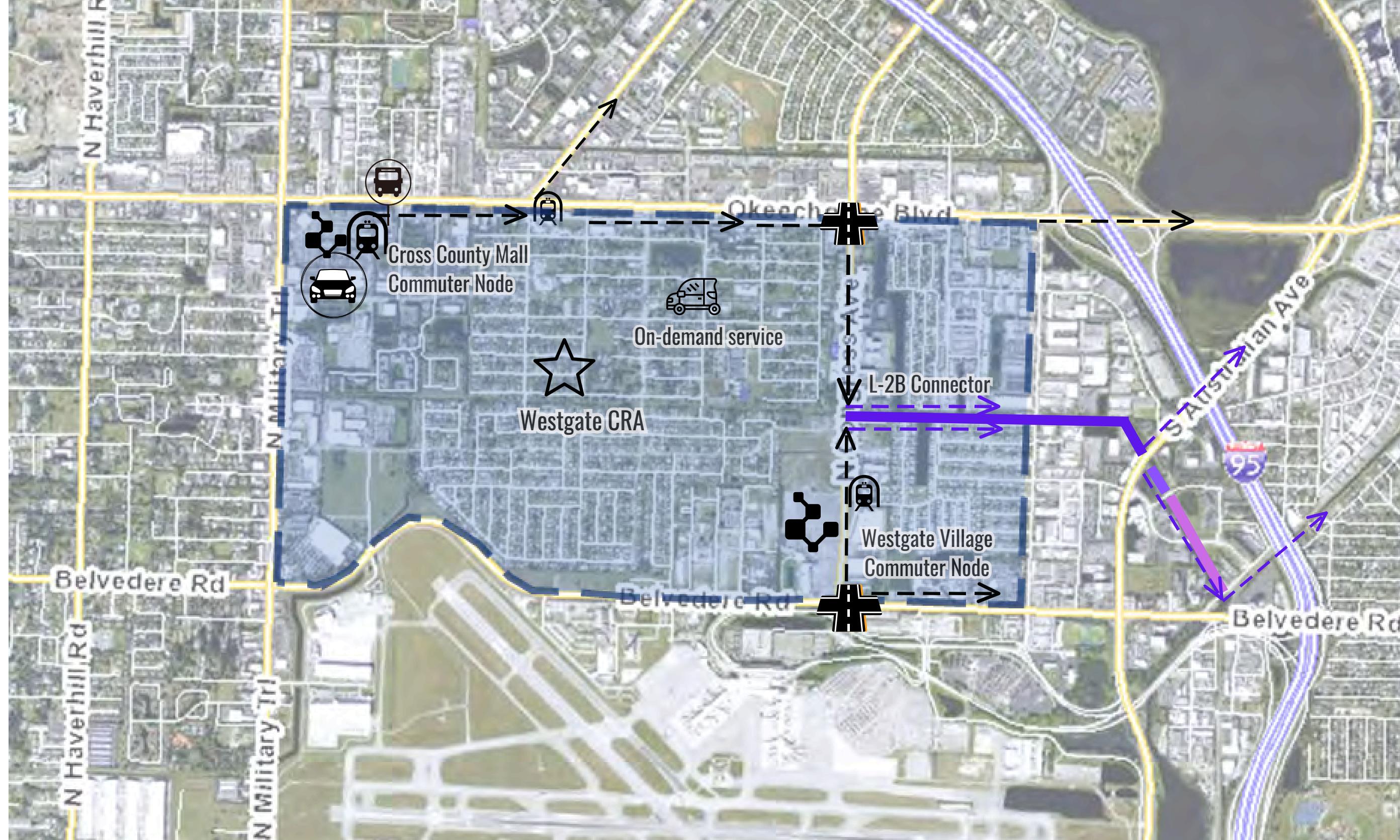


Ongoing TDM programming and on-demand service – CRA-wide



Intersection improvements in partnership with PBC:

- Okeechobee Blvd. & Congress Ave. (WBL turn lane)
- Belvedere Rd. & Congress Ave. (SBL turn lane)



**WESTGATE CRA**

**MOBILITY PLAN FRAMEWORK & STRATEGIES**

**September 15, 2025 DRAFT**

# WPB + WESTGATE CRA

## An Opportunity to Collaborate

### CRA MODE SPLIT (Westgate CRA ACS 2024):

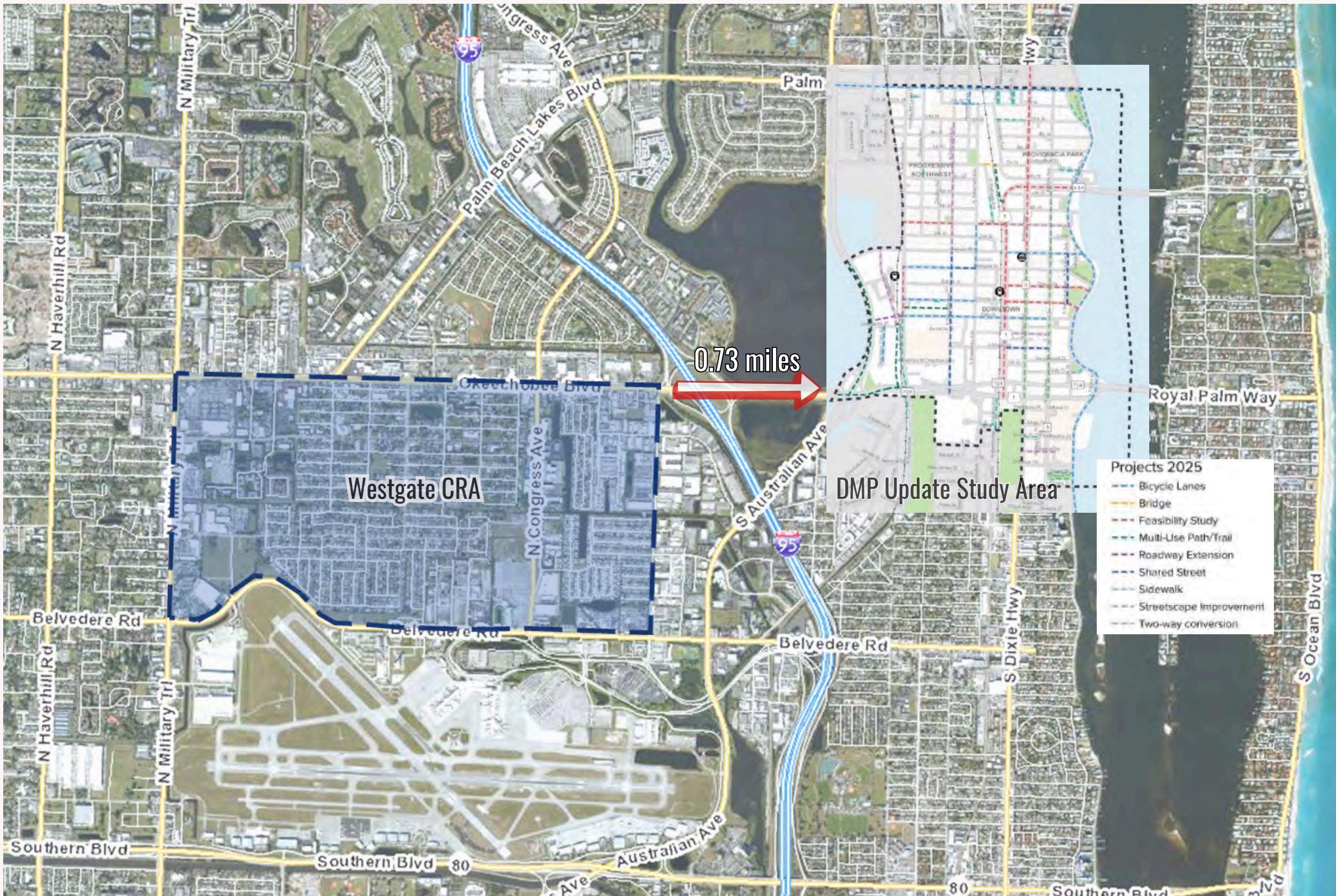
- 77% drive alone
- 15.3% carpool
- 4.1% public transit
- 1.7% walk
- 27.9% commute in 15min. and under
- 44.5% commute in 15 - 30min.

### DOWNTOWN WEST PALM BEACH MODE SPLIT (DMPU 2025):

- 69.5% drive alone
- 15.1% carpool
- 1.2% public transit
- 9.8% walk
- 35% trips are under 5 miles
- 70% of trips are take under 20min.
- Nearly 50% are traveling for work, home & shopping

### WHERE ARE WESTGATE COMMUTERS GOING?:

- 72.5% commuters travel  $\leq$  30 minutes
- +/- 20% traffic trips exit the CRA and use Okeechobee Blvd. EB to I-95, Australian Ave., and employment in downtown WPB, and beyond. (CRA Traffic Impact Analysis 2025)



### Interjurisdictional Cooperation: City of West Palm Beach and Westgate

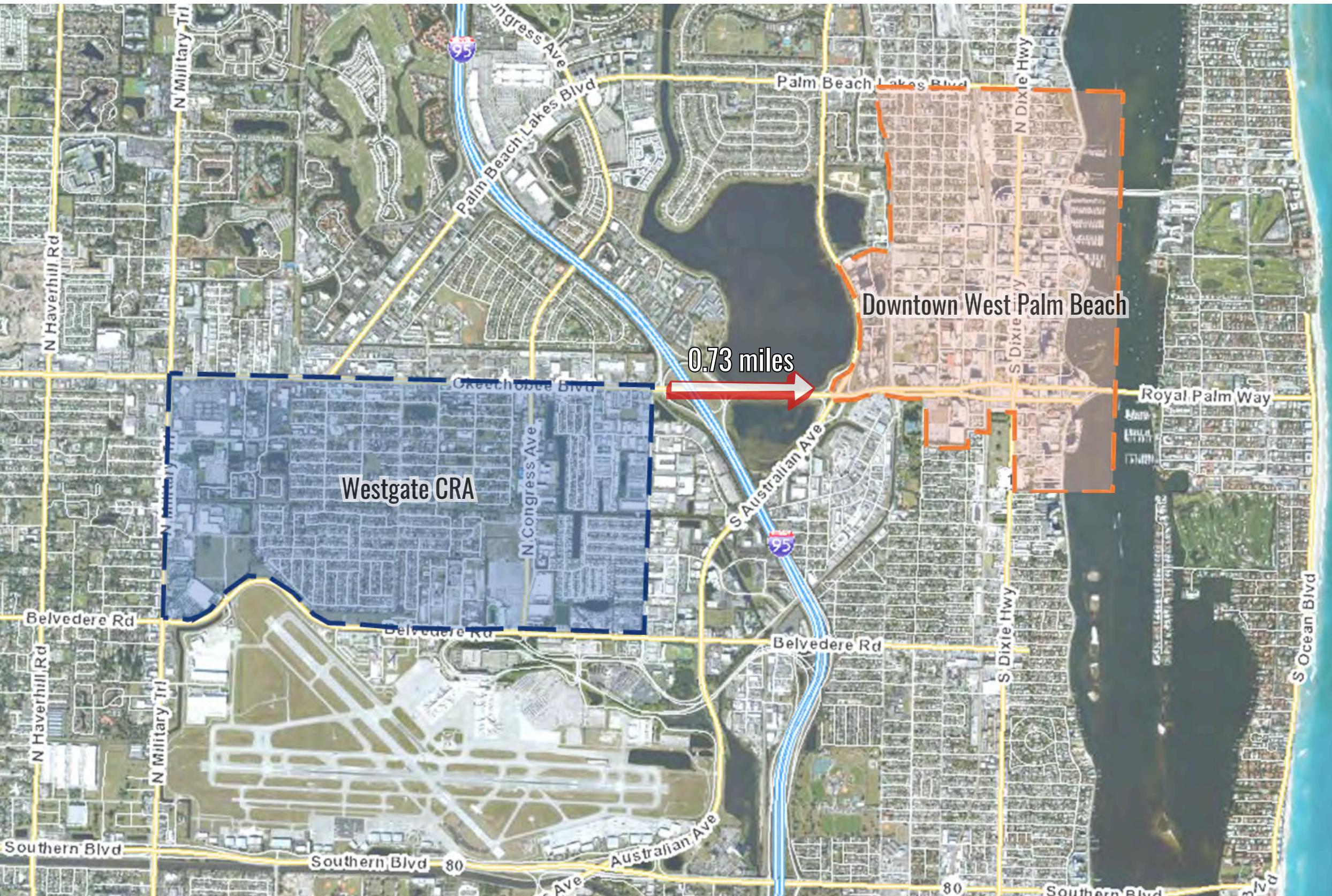
- Joint Feasibility Study
- Connect Mobility Plans
- Align land use policies and regulations

**WESTGATE CRA**  
**MOBILITY PLAN FRAMEWORK & STRATEGIES**  
September 15, 2025 DRAFT

# MOBILITY STRATEGIES + COUNTY & PUBLIC INPUT = MOBILITY PLAN

## NEXT STEPS FOR THE WESTGATE CRA:

- Study engineering viability and cost feasibility of L-2 Canal Connector project-- traffic congestion bypass route from Okeechobee Blvd. to Australian Ave., and beyond – underway
- Launch of on-demand pilot service (2 Circuit electric SUV's in Q1 FY26)
- Community input for Westgate CRA Mobility Plan – October 2025
- Complete cost analysis for identified projects – exploring funding opportunities
- Initiate TDM programming – large employers, existing MF + new MF development (Q1 FY 26)
- Density bonus initiative approval – BCC Feb. 2026
- Collaborate with PBC PZB, PBTPA & WPB on TOD design and regulations
- Palm Tran collaboration to improve bus stops and shelters along strong ridership routes
- Wabasso Dr. and Cherry Rd. – PBTPA TAP funding
- Collaborate with PBC Engineering on CMTP projects impacting Westgate
- Collaborate with Palm Tran on improvements to route #44 frequencies and headways
- Sidewalk/streetlight/streetscape improvements on N. Florida Mango Rd.
- Belvedere Rd. & Congress Ave. intersection improvements planning



**WESTGATE CRA**  
**MOBILITY PLAN FRAMEWORK & STRATEGIES**  
**September 15, 2025 DRAFT**



Robyn D. Neely

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420 South Orange Avenue  
Suite 1200  
Orlando, FL 32801-4904

D: 407 419 8549  
T: 407 423 4000  
F: 407 843 6610  
robyn.neely@akerman.com

September 4, 2025

**VIA E-MAIL:** DPennell@pbc.gov

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

**Re: Westgate CRA - Chickamauga Redevelopment Site 2607, 2627 and 2631  
Chickamauga Avenue, West Palm Beach, FL - FDEP File Number ERIC-  
18531( the " Property")**

Dear Denise:

We are pleased that you have engaged Akerman LLP ("Akerman" or the "Firm") to represent Westgate CRA, Palm Beach County ("Client"). This letter provides the terms and scope of the engagement. A copy of our standard terms and conditions of engagement is enclosed for your review and is incorporated by reference and made a part of this engagement letter. In the event of any inconsistencies between this engagement letter and those of the standard terms and conditions of engagement, the provisions of the engagement letter will control. If there are questions concerning this engagement letter, including our standard terms and conditions of engagement, please give us a call.

**Scope of Engagement.** We have been engaged to provide legal advice to Client in connection with responding to the Florida Department of Environmental Protection's ("FDEP") Comment Letter dated May 1, 2025, and the underlying FDEP District Support Program Memo dated March 25, 2025. The scope of work will include negotiating with FDEP regarding the appropriate requirements under Chapter 62-780, Florida Administrative Code to address the identified soil impacts. The scope of work will also include as Task 1, assisting Client with seeking FDEP approval to proceed with the planned redevelopment based upon the existing soil and groundwater data collected to date by Stantec, and seeking FDEP authorization to allow the Client to perform an interim source removal of limited hot spot soils located on the Property, and identified in the Stantec Site Assessment Report dated December 7, 2023. For budget purposes,

we are estimated 15-20 hours at \$725 per hour so a range of \$10,875 to \$14,500 for completion of Task 1, for a cost not to exceed \$14,500. If requested by the Client, for Task 2, the scope of work will also include assisting with negotiating and executing a Brownfield Site Rehabilitation Agreement for the Property to support a potential application for Voluntary Cleanup Tax Credits for the planned soil removal activities. For budget purposes, we are estimated 7-10 hours at \$725 per hour so a range of \$5,075-\$7,250 for completion of Task 2, for a cost not to exceed \$7,250. We have agreed that this engagement is limited to performing legal services related to this matter and, unless we agree otherwise, in writing (including by email), we are not undertaking to represent Client or its interests in any other matter. We may agree to limit or expand the scope of this representation from time to time, provided such change is reflected in a written confirmation (including by email) between Client and our Firm, and including an updated budget. Although Akerman will use its best efforts to strive to represent Client effectively, Akerman cannot guarantee success and payment of Akerman's bills is not contingent upon the outcome of the matter or the result obtained.

**Staffing.** Primary responsibility for this engagement will initially be assumed by Robyn D. Neely. Other attorneys and legal assistants may also be assigned to this matter. Staffing will depend primarily on the judgment of Akerman as to the experience and expertise required to properly discharge its professional responsibilities.

**Fees.** The principal basis for computing our fees will be the amount of time spent on the matter by various lawyers and legal assistants multiplied by their individual hourly billing rates. The time required to perform services is recorded and hourly rates are applied to the recorded time in the billing process. Current rates for lawyers range from \$320.00 to \$2,200.00 per hour, and for legal assistants from \$175.00 to \$555.00 per hour depending upon the skill and experience level of the person performing the services. The current hourly rate for Robyn D. Neely is \$725.00 and the current hourly rate for Monica Silva is \$400.00. Please note that our hourly rates are typically adjusted annually and may be adjusted at other times during each year.

**Retainer.** It is the practice of Akerman to require a retainer when we undertake new representation. As an existing client, Akerman will not require a retainer at this time. Akerman also reserves the right to require, and Client agrees to provide, additional retainer(s) to secure payment of its statements depending upon the scope of services anticipated as this representation progresses including, but not limited to upcoming arbitration, trial, etc.

**Choice of Law.** The relationship between you as Client and the Firm, including the validity, construction, and enforceability of this engagement letter, shall be governed in all respects by the law and professional conduct rules of State of Florida, without regard to conflicts of laws principles.

**Consent to Future Conflicts.** As you know, Akerman is a large law firm and represents many other companies and individuals in many other matters. Thus, during the time we are representing Client, we may also represent other present or future clients in disputes or transactions adverse to Client that are unrelated to this representation.

Akerman understands and agrees that this is not an exclusive agreement and Client is free to retain other counsel of Client's choosing. Also, Akerman recognizes that Akerman shall be disqualified from representing any other client with interests materially and directly adverse to Client in any matter substantially related to Akerman's representation of Client.

Based on the foregoing, Client agrees that Akerman's representation of Client in this matter will not disqualify Akerman from in the future opposing it in litigation, transactions, or other legal matters that are unrelated to the subject matter of this representation, and Client consents to waive any conflict of interest with respect to those representations. Client agrees that Akerman's representing it in this matter will not prevent Akerman from representing clients adverse to Client in other matters and that Client consents in advance to Akerman undertaking such adverse representations. Akerman agrees, however, not to use any proprietary or other confidential information of a nonpublic nature concerning Client acquired by Akerman as a result of our representation of Client to its disadvantage in any litigation or other matter in which we are opposed to Client.

If you have any questions regarding the foregoing waiver, or if you believe a modification or clarification is appropriate in connection with our representation of Client, please do not hesitate to contact us or other counsel for advice.

We appreciate your confidence in Akerman and look forward to working with you. This engagement letter may be signed in counterparts. Facsimile or imaged signature pages executed by the Firm and/or Client shall be effective as original signatures.

Please indicate your agreement with the foregoing by signing below and returning this signature page to us (or by sending us an e-mail that you agree to this engagement letter) along with the retainer set forth above, so that we may commence work. By signing below or confirming via email, you agree that you have read and fully understand the foregoing and the Standard Terms and Conditions of this engagement, including the Consent to Representation of Law Firms advanced waiver on the last page of the Standard Terms and Conditions. Please call or email me if you have any questions.

Very truly yours,

*Robyn D. Neely*

Robyn D. Neely

**AGREED AND ACCEPTED:**

**WESTGATE CRA PALM BEACH COUNTY**

By: \_\_\_\_\_

Name: Mr. Ronald L. Daniels

Title: Westgate CRA Board Chair

Date: \_\_\_\_\_

**AKERMAN LLP**  
**STANDARD TERMS AND CONDITIONS OF ENGAGEMENT**

The following standard terms and conditions of engagement are incorporated in and made a part of the engagement letter for each matter for which Akerman LLP ("Akerman" or "Firm") is engaged to represent "Client," as defined in the engagement letter. In the event of any inconsistencies between the terms of the engagement letter and those of these standard terms and conditions of engagement, the terms of the engagement letter will control.

**Additional Terms and Conditions Regarding Scope of Engagement.** The scope of Akerman's engagement is set forth in the attached engagement letter, including these standard terms and conditions of engagement, and is limited to such description. Any changes or additions to the scope of Akerman's engagement, which we would be pleased to consider, must be agreed to and memorialized in writing prior to such change or addition taking effect. An attorney-client relationship between Akerman and the Client exists during the times when Akerman is actually performing work for the Client on a particular matter. This engagement letter creates a structure for establishing future engagements and attorney-client relationships on an as-requested basis by the Client and subject to written confirmation of acceptance by Akerman. It does not create an attorney-client relationship absent an actual request by Client for representation in a particular matter and Akerman's written acceptance of representation in a particular matter. Akerman reserves the right to decline representation in a particular matter. Unless the description of the scope of Akerman's engagement in the engagement letter states otherwise, Akerman's engagement does not include responsibility for (1) review of Client's insurance policies to determine the possibility of coverage for either the matter Akerman is handling or our fees and costs; (2) notification to Client's insurance carriers about the matter; (3) advice to Client about Client's disclosure obligations concerning the matter under state or federal securities or tax laws; (4) advice about tax issues that relate to the matter; or (5) other specialized areas of law unrelated to the specific representation which the Firm has undertaken. (Akerman has very capable attorneys in these areas who would be happy to discuss the terms under which they would undertake such representation). Akerman will not provide business, investment, or accounting advice regarding the matter and we will consider that you have independently obtained such advice or do not consider it necessary or relevant to the representation which we have undertaken. Legal services provided are solely for the benefit of Client unless

Akerman and Client otherwise expressly agree in writing. In addition, Client may not assign its claims handled by Akerman without the express prior written agreement of Akerman.

**Exclusion of Owners, Subsidiaries, Officers, Directors, Employees and Other Affiliates.** Akerman's client for purposes of the Firm's representation is the Client as identified in the engagement letter for the matter, and not, unless expressly named in the engagement letter, any "Affiliates" of Client. Unless otherwise agreed in writing by Client and Akerman, Client agrees that Akerman's representation of Client in this matter does not give rise to a lawyer-client relationship between Akerman and any Affiliates of Client. Accordingly, unless otherwise agreed in writing by Client and Akerman, the Firm's representation of Client in this matter will not give rise to a conflict of interest in the event the Firm represents other clients adverse to a Client Affiliate in other matters. "Affiliates" of Client that are excluded from the meaning of Client include, but are not limited to (1) shareholders or constituent partners, members, or other equity stakeholders, (2) parent, sister, brother and subsidiary companies, (3) joint ventures, limited partnerships, general partnerships, limited liability companies, or other unincorporated entities in which Client may have an ownership interest, (4) officers, (5) directors, (6) employees, or (7) any other party related by family relationship, management position or capacity, contractual, cross-ownership or otherwise. *Should you feel it necessary and appropriate to change the identified client or to include any of the foregoing within the definition of "Client" for a particular matter, please do not hesitate to discuss the matter with us before signing the engagement letter.* The Firm's objective in this policy is to avoid situations where (1) true clients or parties in interest being represented by Akerman find themselves being sued or in an adverse position to another client of Akerman because our records did not properly identify the client, or (2) after undertaking our representation of you (or another client), and investing considerable time and dollars on your behalf, Akerman is forced to withdraw from a representation because of a conflict which could have been identified earlier with accurate client identification at the inception of our attorney-client relationship.

**Information/Client Responsibilities.** Akerman will seek to keep Client informed of the status of matters. However, Client should feel free to contact us at any time with questions and comments.

Client agrees to provide Akerman with all information that Akerman believes is necessary or appropriate to fulfill our professional responsibilities, and cooperate with us in matters such as fact investigation, preparation of pleadings, discovery responses, and required court or decisional-body appearances. Client's responsibilities include the following: abiding by the engagement letter, paying bills on time, and keeping Akerman advised of Client's address, telephone number and whereabouts. Client further agrees that without Akerman's express prior written consent, Client will not use Akerman's name or the fact of its engagement in any form of advertising or solicitation of business.

**Fees and Reimbursable Costs, along with applicable sales or other taxes, will be calculated and assessed for the representation of Client as follows:**

**Fees.** Akerman will bill Client on a monthly basis unless otherwise specified in the engagement letter for a specific matter. Each bill will provide a detailed description and accounting of services rendered during the immediately preceding month. The "services rendered" will be broken down into two separate components: (1) legal services provided by our attorneys, paralegals and other professionals, and (2) reimbursable costs and expenses incurred by Akerman in connection with its representation of Client. With respect to legal services, Client will be billed on an hourly basis (unless otherwise specified in the engagement letter) at rates which will vary with the nature of the matter, as well as with the experience and skill of the attorney, paralegal or professional rendering the services. Please note that our regular hourly rates are typically adjusted annually and may be adjusted at other times during each year.

The time charges recorded by attorneys are not absolutes to which Akerman adheres without analysis of the time that has been spent. They serve as "benchmarks" which ordinarily are followed. Each month, before bills are submitted, a review is performed to assess the nature of the services performed for the client. In charging for our services, Akerman will consider all the factors outlined in the applicable ethical rules. These include the time and labor required, the novelty and difficulty of the legal issues, the skill required to properly perform the services, the experience, reputation, and ability of those performing the services, any time limitations imposed, the circumstances, the amount involved and the results obtained. In the event that a court or other decisional body (such as an arbitrator) awards attorney's fees in excess of our actual billings, or such is agreed in any settlement or related transaction, it is agreed that, in addition to the amount Client is obligated to pay, Akerman will be entitled

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to recover the amount of such excess from the opposing party. Additionally, Akerman retains the right to recover its fees from any recovery resulting from its services.

Under certain circumstances, the Client may be entitled to recover its attorney's fees and costs from an adverse party. Because fees and costs awards are totally unpredictable, the Client expressly agrees that it is the Client's obligation under this Agreement to pay all attorney's fees and costs due Akerman, without giving any effect to the recovery of any costs and attorney's fees from any adverse party. In the event Client has paid costs and attorney's fees which are subsequently recovered from an adverse party, those amounts will be used first to pay all costs and fees due Akerman hereunder, with the balance then being paid to the Client. The amount of the court award of costs and attorney's fees, if any, does not set or limit the attorney's fees due Akerman in any way. The collection of fees from the adverse party is an additional Akerman service, and the Client is expected to pay Akerman a further fee on the same basis as set forth in the Agreement for performing such service. In regard to any amounts which may be recovered for the Client, whether through litigation or otherwise, those amounts will be paid to the trust account of Akerman and will be used to pay all costs and attorney's fees due Akerman hereunder, with the balance then being paid to the Client.

Additionally, if in response to Client's request or by requirement of lawful process Akerman testifies; gathers and/or produces documents; responds to document hold or production requests; or responds to any other requests in connection with possible, threatened or actual proceedings commenced by third parties that relate to Akerman's representation of Client, Client agrees to pay Akerman its reasonable fees and costs incurred.

Although Akerman will use its best efforts to represent Client effectively, Akerman cannot guarantee success and payment of our bills is not contingent upon the outcome of the matter or the results obtained. Please let Akerman know if there are ever any questions concerning our billing or the basis of our charges.

**Reimbursable Costs and Expenses.** The second component of "services rendered" shown on the bill will be a summary of costs and expenses by category which includes, but is not limited to, expenses such as filing fees, court reporter fees, witness fees, deposition transcripts, court costs, expert charges, audit response letters, long distance telephone, postage, photocopy/scan/print charges, facsimile charges, secretarial and word processing overtime, video conferencing, overnight or special delivery services, research services (such as Westlaw and

LEXIS), travel, lodging, meals, and costs related to the collection and imaging of records. Such expenses will be itemized on Akerman's statements. Certain cost bills may be forwarded to Client for payment directly to the vendor. Due to delays in Akerman's receipt of bills for costs and expenses from third party vendors, Akerman's billing of Client may be delayed. In addition, if substantial costs are to be advanced in connection with the matter, it is Akerman's practice to obtain a retainer to cover such costs or to have them billed directly to Client for payment. Billing for certain cost items may include a surcharge. Others are billed at the amounts actually charged to Akerman.

**Employment of Additional Professionals.** If Akerman deems it necessary to employ additional professionals with specialized skills and, after consultation with the Client, the Client deems it appropriate to do so, additional professionals may be employed by Akerman. In such event, where appropriate and subject to Client approval, Akerman will employ such professionals in the name of the Client. Notwithstanding the form of employment of the professional and regardless of whether the professional's invoice is addressed to Akerman or to the Client, Client is obligated to pay the fees of the professional in full, upon the rendering of a statement. Akerman reserves the right to request and obtain an additional retainer to defray the fees and expenses of professionals employed in connection with Client's matter. All fees and expenses of professionals shall be subject to the security provisions, interest provisions and other applicable provisions of this engagement letter.

**Advice about Possible Outcomes.** From time to time, either at the outset or during the course of our representation, we may express opinions or beliefs concerning the matter or various courses of action and the results that might be anticipated. Any such statement made by any lawyer of the Firm is an expression of opinion only, based on information available to us at the time, and should not be construed as a promise or guarantee.

**Right to Separate Counsel.** Client acknowledges having had the opportunity to seek the advice of separate counsel with respect to this engagement letter.

**Electronic Communications.** The use of electronic communications ("EC") (such as email) can be an efficient means of communication, and Akerman often uses it to communicate with clients. Some clients also use instant messaging as a means of communication. However, these electronic communications can be delayed or blocked (such as by anti-spam software) or otherwise not transmitted. Client must not assume that an email or

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instant message sent to Akerman was actually opened and read unless Client receives a non-automated reply message indicating that Akerman has read Client's message. Akerman may send documents or other information that is covered by the attorney-client or work product privileges using external EC. Client understands that EC is not an absolutely secure method of communication. Client's execution of the engagement letter will serve to acknowledge and accept the risk and authorize Akerman to use EC means to communicate with Client or others necessary to effectively represent the Client. If there are certain documents with respect to which the Client wishes to maintain absolute confidentiality, the Client must advise Akerman in writing not to send them via EC, and Akerman will comply with Client's request.

**Use of Artificial Intelligence.** The Firm anticipates that during the course of this engagement, the Firm may use artificial intelligence (AI) to enhance and streamline certain aspects of our services. The use of AI tools may potentially reduce overall costs by increasing efficiency in certain tasks. Specifically, our use of this technology may include, but is not limited to, the following: legal research and analysis; document review and organization; contract analysis and drafting assistance; due diligence processes; legal information retrieval; document summarization; and translation services. Like any technology, AI carries some degree of risk, which may include, but is not limited to, the risk of errors or inaccuracies in AI-generated content, data security vulnerabilities, and system malfunctions or limitations in performance. We have implemented reasonable measures to safeguard against these risks, and our lawyers maintain oversight of AI-generated outputs and exercise professional judgment before relying on it. Additionally, we will evaluate the security measures and privacy policies of third-party AI providers, limit the types of information shared with AI tools as appropriate, and comply with applicable data privacy laws and regulations. By engaging the Firm, you acknowledge that we may incorporate these technologies into the services we provide, and that you have been informed of the associated benefits and risks. You further acknowledge that the Firm retains responsibility for supervising the use of these tools in accordance with its professional duties.

**Trust account.** Under applicable law, interest on attorneys' trust accounts for clients may be payable to a state fund for legal services to the indigent, unless clients specifically elect separate trust accounts. If Client desires Client's deposit to be placed in a trust account with interest payable to Client, please so advise. Client will reimburse Akerman for the costs of such account, and Akerman will provide Client with an Advance Deposit Form where

Akerman will need Client's taxpayer identification number on the signed W-9 Form. Akerman's trust accounts are held in approved financial institutions, and bear interest at the bank's rates for this type of account. The bank, however, is subject to change at Akerman's discretion.

**Payment; Security for Payment.** Unless otherwise specifically agreed in the engagement letter, Akerman expects payment from Client upon receipt of the bill. Prompt and full payment for Akerman's services is vital to Akerman's ability to efficiently provide legal services to all clients. By executing the engagement letter, Client agrees to pay Akerman's invoice upon receipt of the bill, unless otherwise specified in the letter. A failure to question or object to any charges within thirty (30) days after receipt of a statement will constitute Client's agreement to the statement as presented. Akerman reserves the right, in appropriate cases, to request security, including a retainer deposit, for fees and expenses. Security for fees and expenses and the determination of what will constitute acceptable collateral or who will personally guaranty payment, will be made by Akerman after consultation with the Client. In addition, applicable law may provide attorneys with liens upon materials coming into their possession to secure the payment of their fees. This retaining lien, as well as appropriate charging liens, may be asserted by Akerman in appropriate circumstances. In the event of any proceedings to enforce the provisions of this engagement letter, or otherwise between Akerman and the Client, the prevailing party shall be entitled to recover its reasonable attorneys' fees and court expenses from the other party.

**Interest on Overdue Accounts.** Client understands and agrees that if payment is not made within thirty (30) days of the bill date, an interest charge may be added to the outstanding balance in accordance with the laws of the state that governs this agreement. Akerman also reserves the right to discontinue services if Akerman's bills are not paid in a timely manner, and to seek payment for all past services rendered.

**Term of Engagement.** The effective date of Akerman's agreement to provide services is the date on which we first performed services. The date at the beginning of the engagement letter is for reference only. Either Akerman or Client may terminate the engagement at any time for any reason by written notice, subject, on Akerman's part, to applicable rules of professional conduct. If Client so requests, Akerman will suggest possible successor counsel. If permission for withdrawal is required by a court, we will promptly apply for such permission, in

accordance with local court rules, and Client agrees to engage successor counsel to represent Client.

**Termination.** Absent express notice of termination, Akerman's representation of Client will conclude with respect to any particular matter for which Akerman has been engaged upon completion of Akerman's work on such matter. The Firm's attorney-client relationship for such matter will terminate at such time. Such termination or withdrawal will not relieve Client of its obligation to pay for services rendered through the termination or withdrawal date, including work in progress and incomplete at the time of termination or withdrawal, and for all expenses incurred on behalf of Client through the termination or withdrawal date.

**Post-Engagement Matters.** Client has engaged Akerman to provide legal services in connection with a specific matter as described in the engagement letter. After completion of the matter, changes may occur in the applicable laws or regulations that could have an impact on the Client's future rights and liabilities. Unless Client engages Akerman to provide additional advice on issues arising from the matter, Akerman has no continuing obligation to advise Client with respect to future developments.

**Firm Marketing.** Akerman reserves the right to publish the name of Client in legal directories, as well as in Akerman's brochures, web site, deal lists and other marketing materials, which may describe the types of services Akerman provides and the transactions and litigations that Akerman has handled. Akerman also may provide the name, address and telephone number of Client to prospective clients for use as a reference for Akerman. Any such disclosures are subject in all cases to Akerman's obligation to maintain the confidences of Akerman's clients. Client should advise us in writing if it desires that Akerman not publish any information about it in any legal directory, brochure, web site or other marketing materials, and/or that Akerman not provide Client's name, address or telephone number to prospective clients.

**Internal Review.** In the course of our representation of Client, it may be necessary for Akerman lawyers to analyze or address their professional duties or responsibilities or those of Akerman, and to consult with Akerman's General Counsel or other lawyers in doing so. To the extent Akerman is addressing its duties, obligations or responsibilities to Client in those consultations, it is possible that a conflict of interest might be deemed to exist as between Akerman and Client. As a condition of this engagement, Client consents to such consultations occurring and waives any conflict of interest that might be

deemed to arise out of any such consultations and any resulting communications. Client further agrees that these consultations and any resulting communications are protected from disclosure to Client and others by Akerman's attorney-client privilege. Of course, nothing in the foregoing shall diminish or otherwise affect Akerman's obligation to keep Client informed of material developments in Akerman's representation of Client, including any conclusions arising out of such consultations to the extent that they affect Client's interests.

**Responses to Audit Letters.** If Client engages an accountant to audit Client's financial statements, it is likely the accountant will request, during the audit, that Akerman provide a written description of all pending or threatened claims for lawsuits to which Akerman has given substantive attention on Client's behalf. This request is typically a standardized letter provided by the accountant which Client is requested to send to Akerman. Akerman will typically charge Client for providing the response to the audit letter. Client agrees to pay such costs related to the response to the audit letter.

**Conclusion of Representation and Disposition of Client Files.** Akerman is not obligated to keep files/records related to a matter after that matter is finished unless required to do so by operation of law. Upon conclusion of Client's representation, subject to the payment provisions of applicable rules of professional conduct, Akerman will return to Client the Client's original papers, hard copy/electronic documents and/or other property that Client provided to the Firm during the engagement. Client agrees to accept the return of such documents and/or property. If Client so requests, Akerman will also provide to Client, at Client's expense, copies or originals of Client's file. Akerman and Client agree that lawyer work product (for example, drafts, notes, internal memoranda, work files, etc.) are the property of Akerman. Akerman reserves the right to make, at Client's expense, copies of all other documents generated or received by Akerman in the course of Akerman's representation of Client. All such documents retained by Akerman, including client files (including any original documents and/or property that we attempted unsuccessfully to return to you) and Akerman files, will be transferred to the person responsible for administering our records retention program. For various reasons, including the minimization of unnecessary storage expenses, Akerman reserves the right to destroy or otherwise dispose of any documents or other materials retained by us thirty (30) days after providing notice of intention to destroy them (unless Client requests those

materials within thirty (30) days of notification) or after ten years from the date the matter is completed.

**Consent to Representation of Law Firms.** Akerman represents other law firms in various matters. During the time we are representing Client, we may represent other law firms in matters unrelated to this matter, including the representation of other law firms that represent present or future parties in disputes or transactions adverse to Client. When Akerman represents other law firms in matters unrelated to Client's matter(s), we do not believe that such representations create a material limitation on Akerman's representation of the Client. (A material limitation arises if there is a significant risk that a lawyer's ability to consider, recommend, or carry out an appropriate course of action for a client will be materially limited as a result of the other responsibilities or interests of the lawyer or of other lawyers in the lawyer's firm).

When Akerman represents other law firms in matters unrelated to Client's matter(s), we do not believe that such a significant risk exists in such situations. In addition, we do not believe that the exercise of Akerman's independent judgment as counsel to each party generally will be affected by our representation of Client in its matter(s) and our representation of law firms in unrelated matters.

Client acknowledges that we have disclosed the potential material limitation conflict of interest identified herein, and specifically consents to Akerman's representation of Client and our representation of law firms in unrelated matters including law firms that represent present or future parties in disputes or transactions adverse to Client. Client waives any conflict of interest with respect to those representations.

**Modification in Writing Only; Severability.** No change to the engagement letter shall be effective unless and until confirmed in writing and signed by the Firm and Client making express reference to the engagement letter. The engagement letter, including these terms and conditions of engagement, embodies the whole agreement of the parties. There are no promises, terms, conditions or obligations other than those contained herein, and the engagement letter shall supersede all previous communications, representations, or other agreements, either oral or written, between the Firm and Client for the engagement. If any provision of the engagement letter is held in whole or in part to be unenforceable for any reason, the remainder of that provision and of the entire engagement letter will be severable and remain in effect.



# Mobilizing the Future

*Short Trips, Big Impact*



# Cities Are Facing an Urban Transportation Crisis

**\$305 BN**

cost of congestion/year  
in the US (INRIX)

**30%**

up to 30% of urban congestion  
due to searching for parking  
(Cities Today)

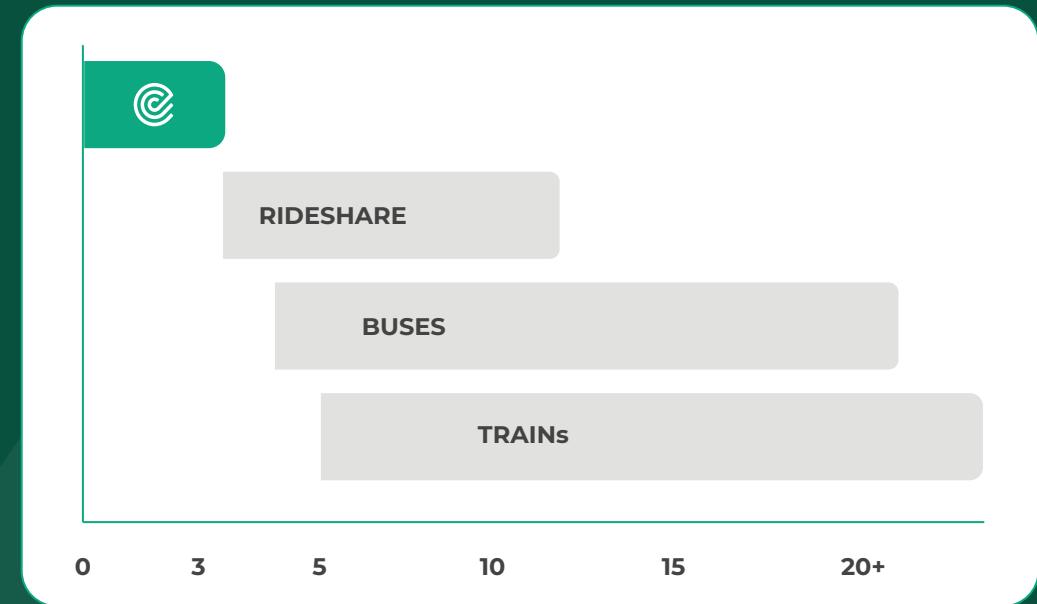
**1.4bn**

Metric TONS of GHG emissions  
caused by on-road vehicles, in  
the US (EPA.gov)

**-30%**

National Declines in Bus  
Ridership since 2012 (APTA)

## It's Largely Caused by the "Last-Mile" Problem



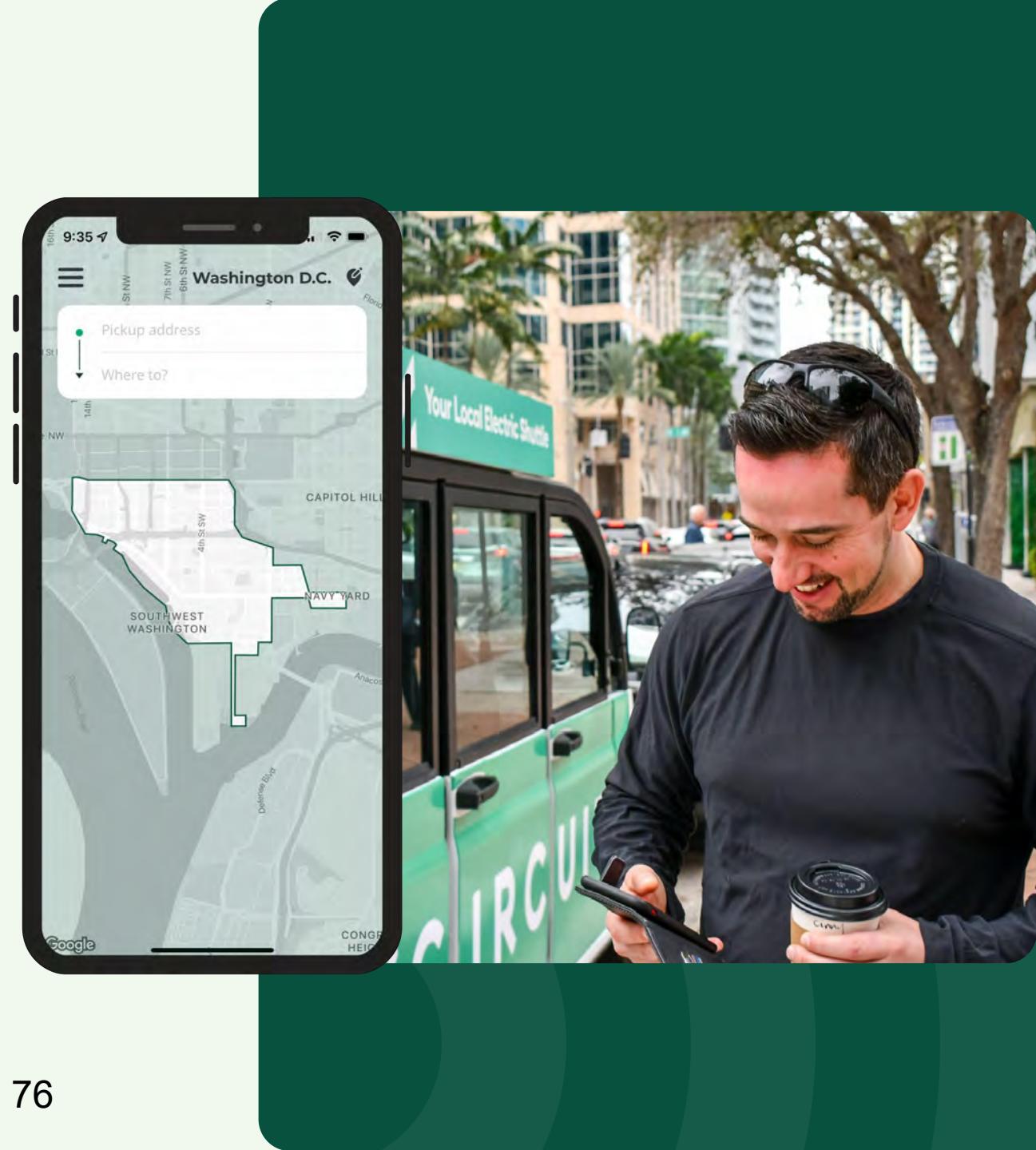
50% of vehicle trips in the US are  
**3 miles or less**

# Optimizing urban mobility with, tech-enabled, 100% electric solutions

**On-Demand, Shared,  
Electric Shuttle Services**

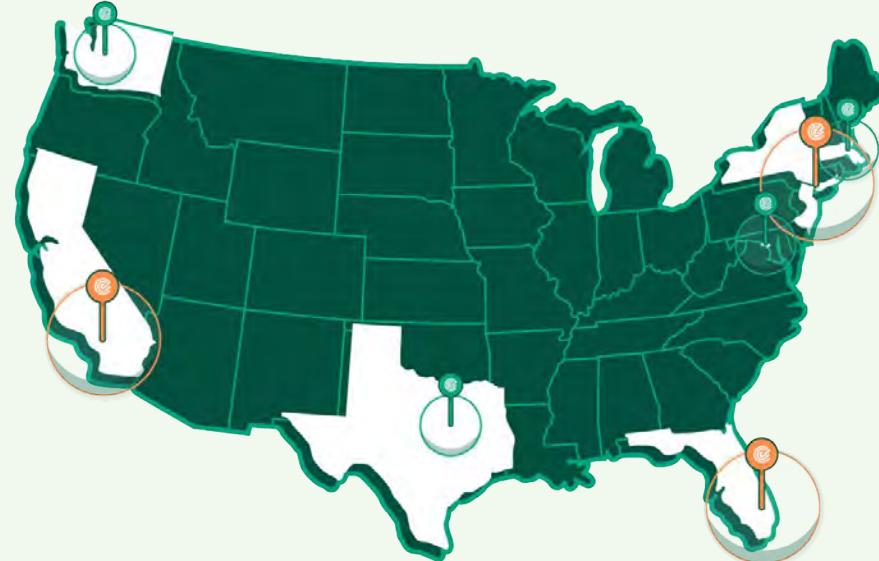
**Turnkey Services for Cities,  
Properties and Transit Agencies**

**Optimized for Short Trips &  
Last-Mile Transport**



# The Leader in “Last Mile” EV Services

*A Proven Operator*



CITY OF  
**LONG BEACH**



WASHINGTON  
**DC**



**SANDAG**

DOWNTOWN  
**ORLANDO**

**CBRE**

DOWNTOWN  
WEST PALM BEACH

77 **WPB**<sup>TM</sup>  
WEST PALM BEACH

**brightline**

**isles**

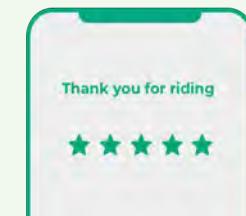
The City of  
**SAN DIEGO**

# A Solution for Riders & Providers

We combine the **on-demand technologies** and low fares that riders like with the **quality control, job creation and expertise** that transportation planners need.

## Riders Get:

An Easy, On-Demand Experience



Download App

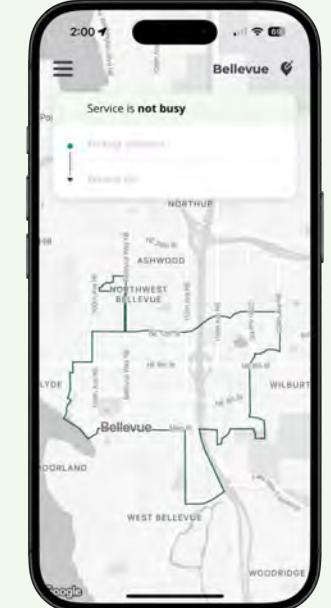
Enter Locations

Ride Circuit



## Customers Get:

One Platform to Cover All Aspects of Electric Mobility



W2 Drivers

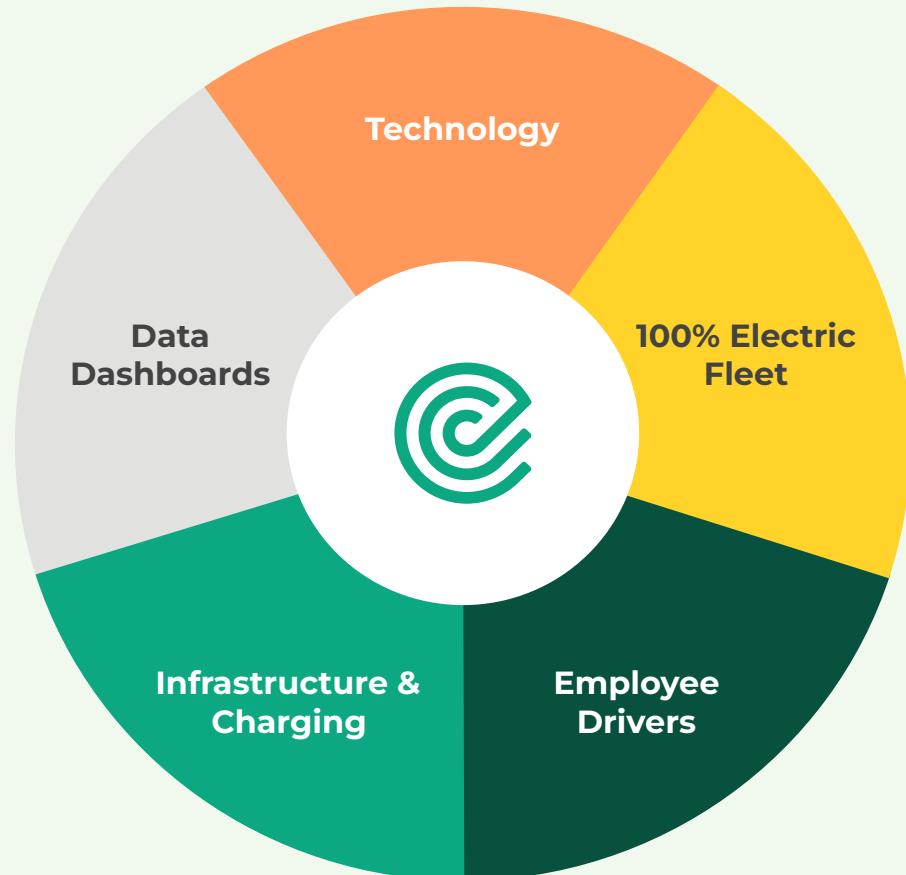
Fleet

Tech

# We Make Mobility Easy

We specialize in **short trips** and provide a **turnkey solution** that covers the **full stack**

## Turn-Key Solution



## In a Fragmented Market

### Legacy Bus Companies



### Transit Tech Companies



### EV Fleet & Charging Companies



### Local Operators



# One Solution, Many Use Cases

*Moving customers to an electric future while closing gaps where many struggle*



**Downtown** shuttles that increase mobility and improve **economic activity**.

e.g. **San Diego, CA**  
**Hollywood, FL**



**Transit partnerships** to provide first/last mile access to existing transit hubs.

e.g. **West Dallas/ DART, TX**  
**Central Islip, NY**



Low-cost transportation for **underserved** communities & **transit deserts**

e.g. **The Rockaways, NY**  
**Trenton, NJ**



Private, transportation solutions for **Hotels, Offices, Apartments** and **more!**

e.g. **Hilton, Marriott, CBRE, Parkline**

*"Every \$1 invested in public transportation generates \$5 in economic returns." - APTA*

# 100% Electric Vehicles



## GEMs

(GEM E6 - 2021 and Newer  
- Made in USA)  
5 passengers  
80+ Miles per charge  
ADA configurations  
Branding opportunities



## Sedans

(Kia, Hyundai, VW etc.)  
4 passengers  
300+ Miles per charge  
Branding opportunities



## SUV

Kia EV9  
6 passengers  
300+ Miles per charge  
Branding opportunities



## Vans

Van 8-15 passengers  
150+ Miles per charge  
ADA configurations  
Branding opportunities



## VW ID.BUZZ

Seating for up to 6 (5+ Driver)  
2nd Row Captains Seats for easy  
access to 3rd Row  
Automatic sliding doors  
230 Mile Range Per Charge  
Branding opportunities



## Karsan eJest

Van – 8 to 18 passengers  
130+ miles per charge  
Low-floor ADA configuration  
Branding opportunities

# Driver Ambassadors

*Background Checked, Local Employee Drivers*

Creating Jobs, Driving Safety and Community Engagement



- Background checked **W2 employee** Driver Ambassadors
- Hourly employees with **competitive wages**

- Customized branded **Driver uniforms**
- **ADA Training, spanish speaking,** average 21.8 months tenure

# Proprietary Tech

*Easy to Use and Customizable*

## Customizable & On-Demand

- Door-to-door or smart spot options
- Pooling Algorithm = **38% More Riders**
- Backend zone-based vehicle allocations

## Easy to Use & Constantly Improving

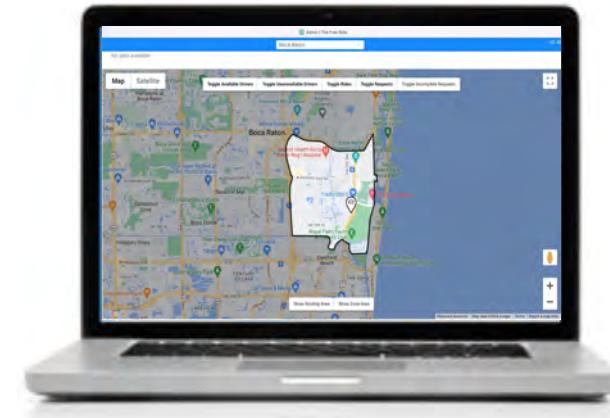
- 36% of FL Riders - 64+ years old
- **42 app updates since 2023**

## Optional Fare System

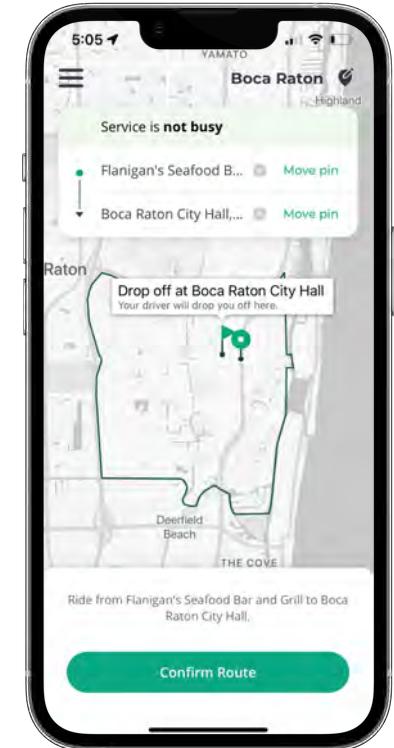
- Implement small fares to control demand
- Adjust fares based on zones and/or use discount codes

## Additional Options

- ADA, spanish language, mixed vehicle model, call center



**Driver/Management Dashboard**



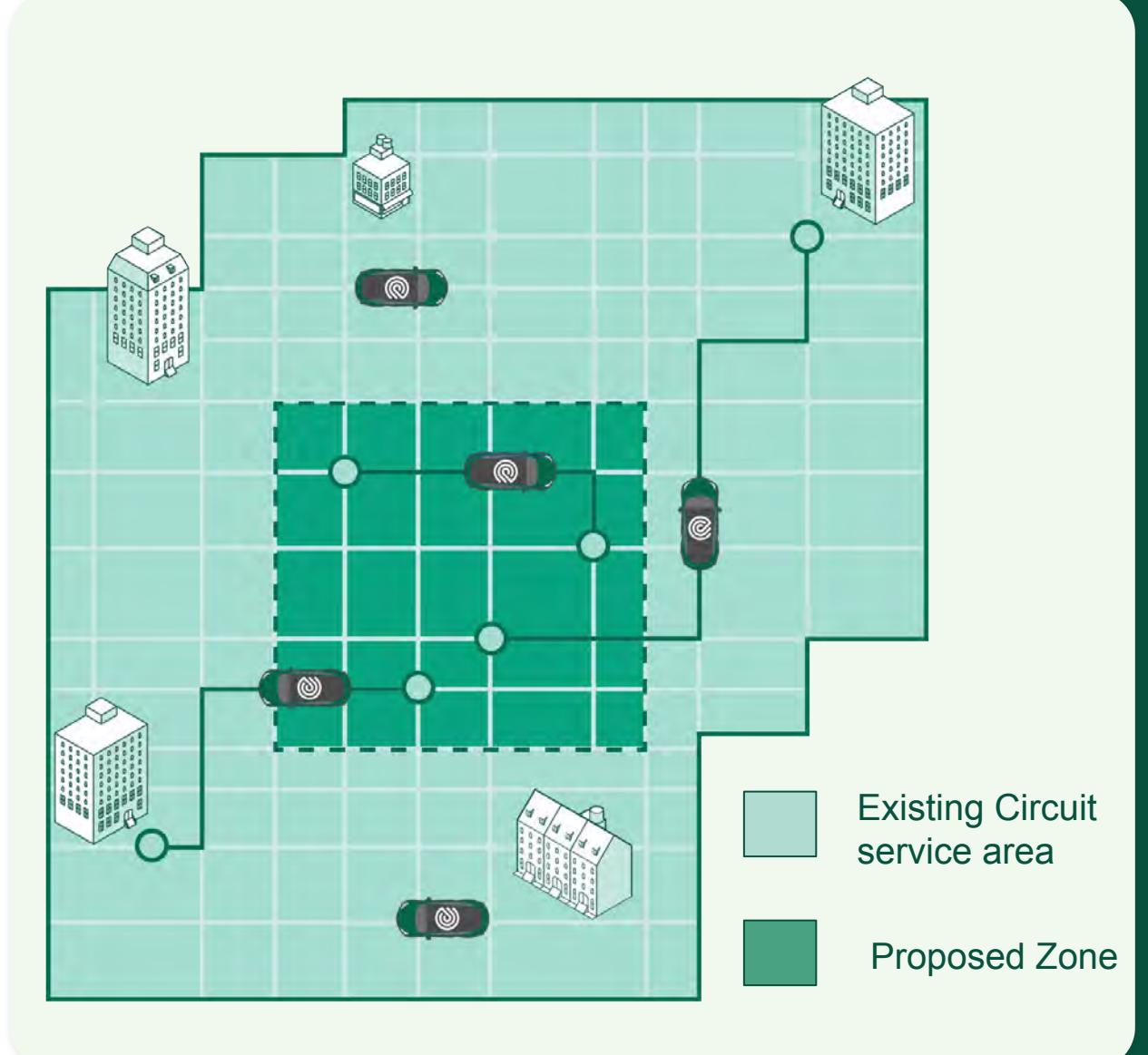
**On-Demand Rider App**

★★★★★ 4.9 • 11k Ratings

# Introducing Zones

Circuit can dynamically route and prioritize vehicles and adjust fares based on different zones within our coverage areas.

- **Zone-specific fares:** Rides within and to/from proposed zone can be free or fare-based, dependent of the fares in the existing market
- **Dynamic Vehicle Routing:** Prioritize and allocate different vehicle types within the Proposed Zone, or share fleet with the Existing Circuit service area
- **Custom Stop Types:** Proposed zone can be single stop, multiple, stop, or door-to-door

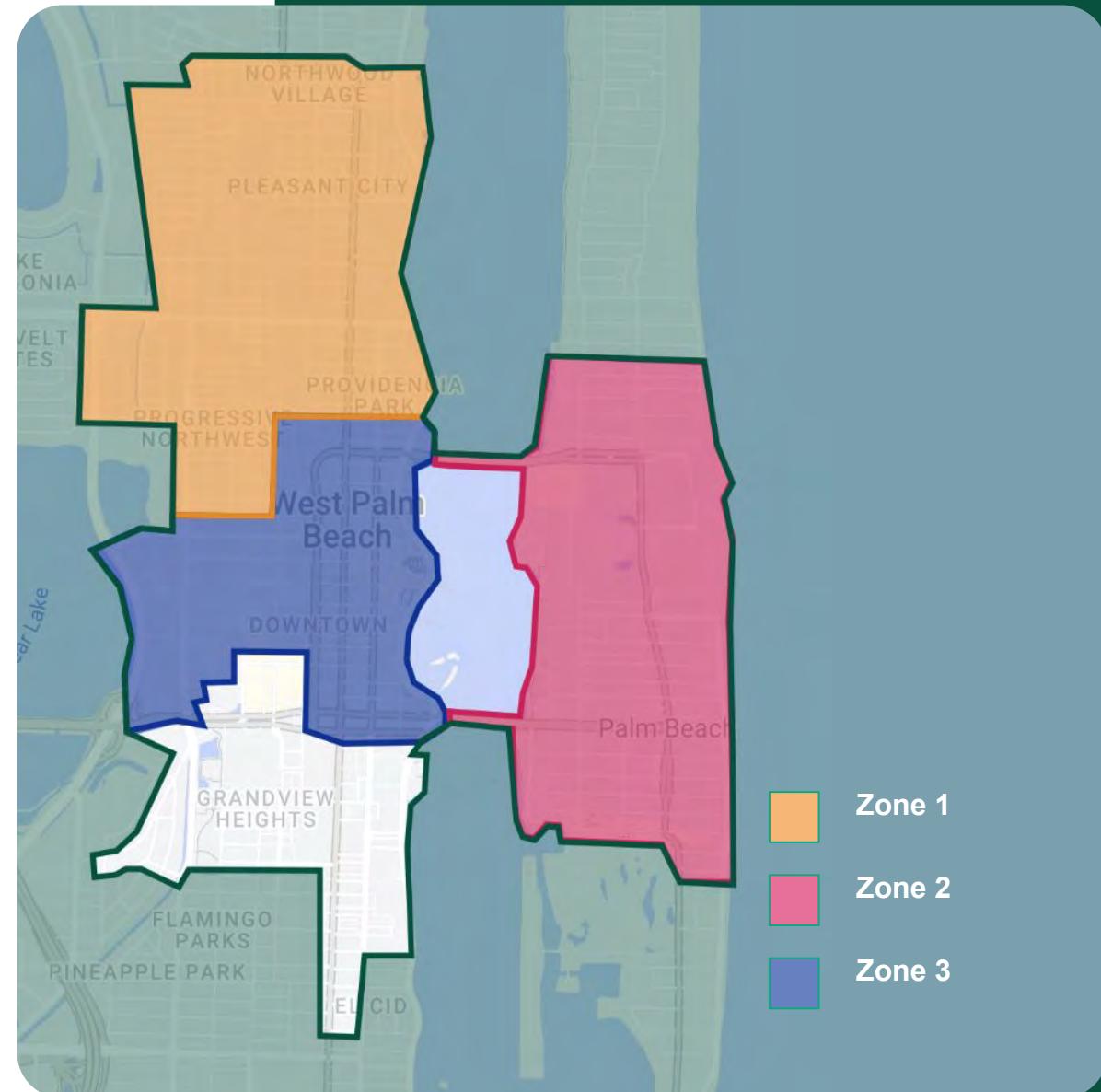


# Case Study: West Palm Beach

Circuit enabled zones in West Palm Beach to increase the efficiency of the system and introduce fares to select routes.

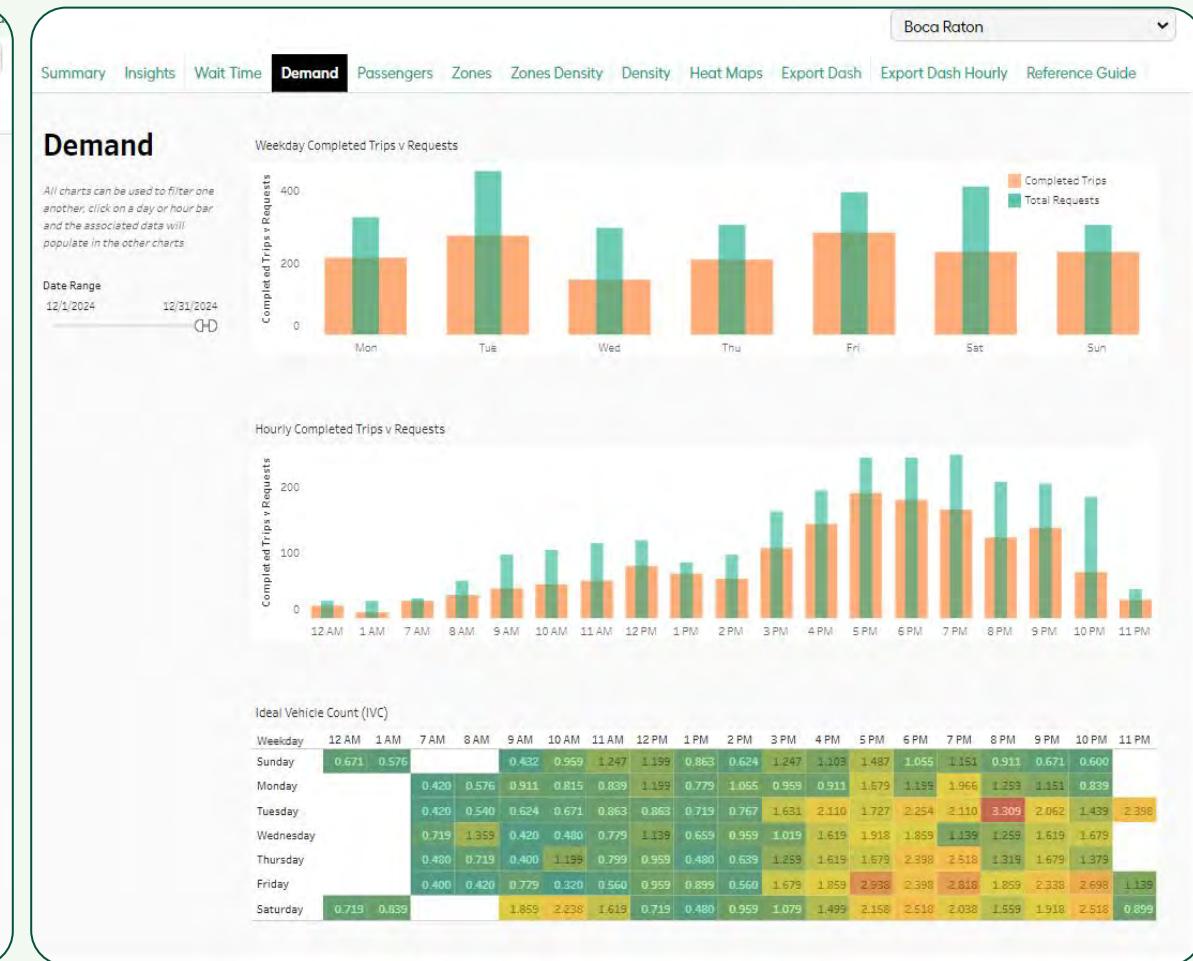
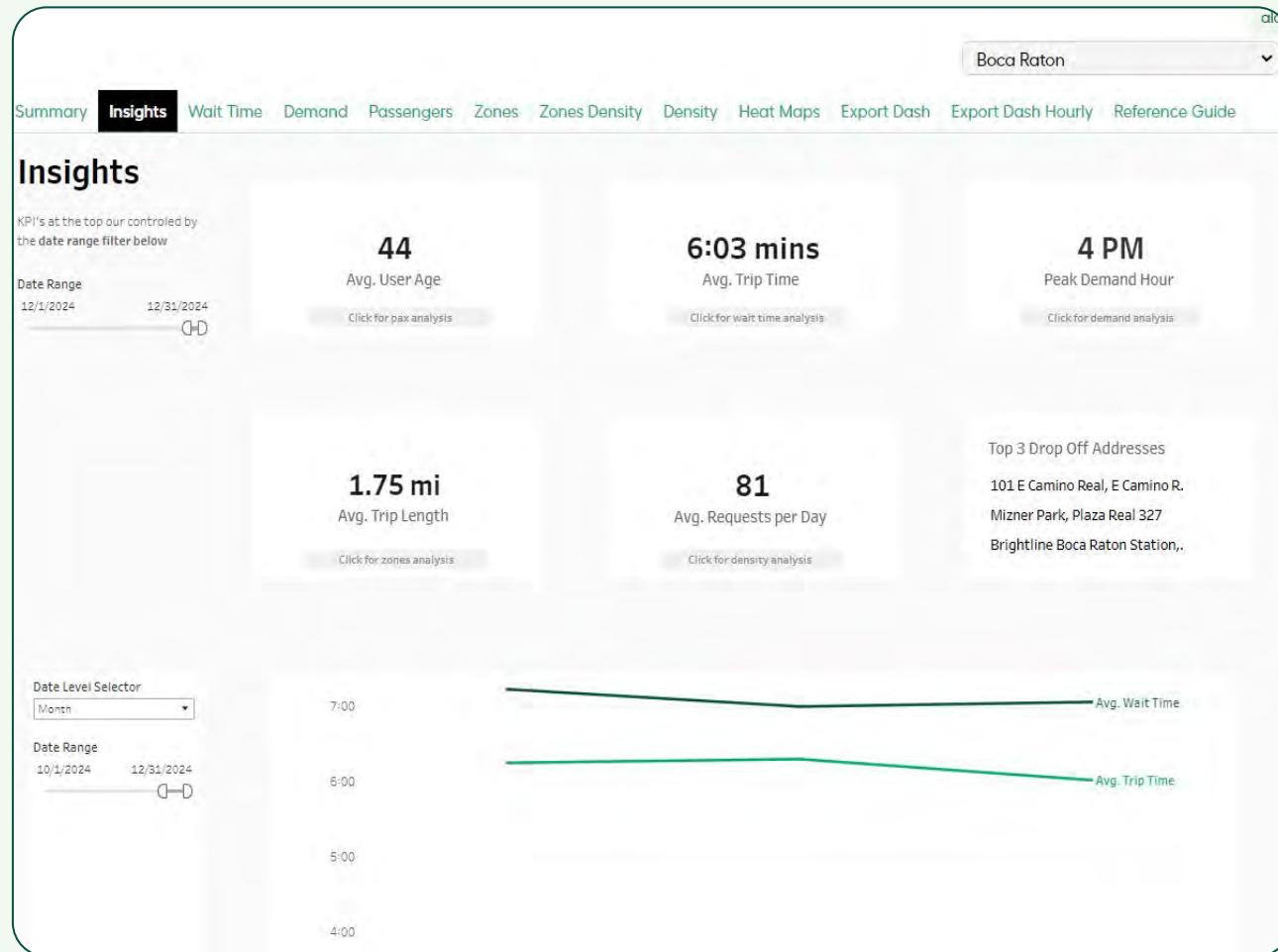
- **Zone 1: Serve outlying neighborhood**
  - Specific vehicles are exclusive to the outermost zones of the service area to reduce wait times across the location
- **Zone 2: Add fares to zone**
  - Fares were added to the Palm Beach Island Zone to bring in more funding for additional cars
- **Zone 3: Encourage ridership downtown**
  - Rides in Downtown zone were kept free to encourage riders to hop on

Since implementing zones, services have seen a **10% increase in rides fulfilled**.



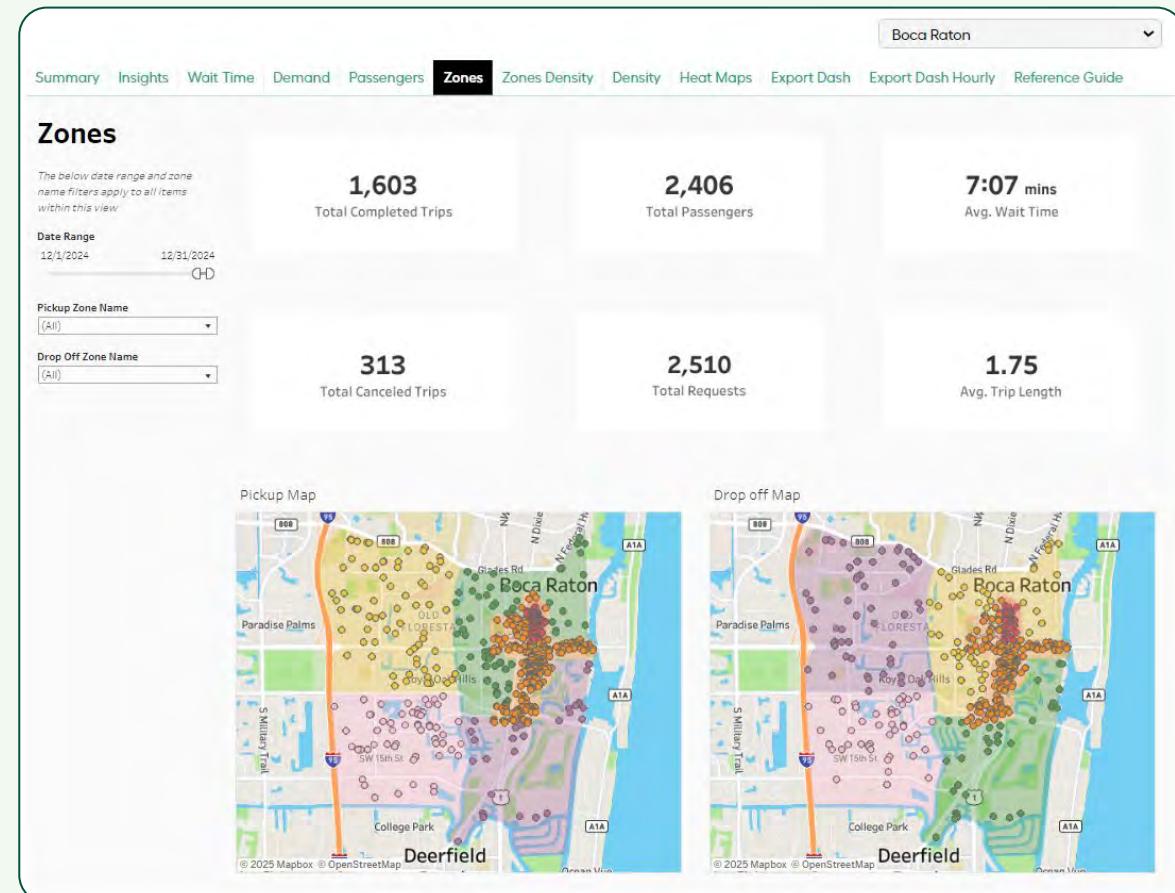
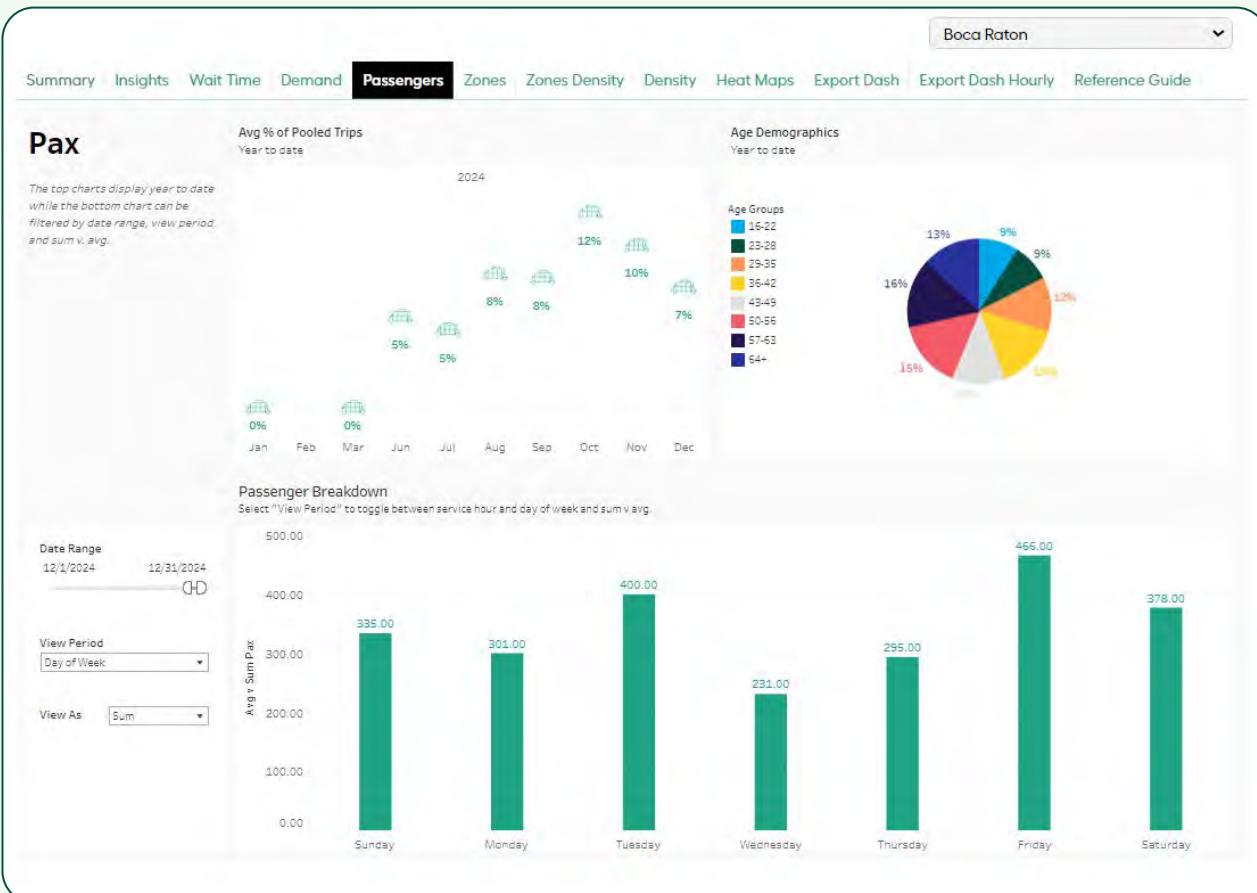
# Customizable Data Reporting

Collecting, Analyzing, Innovating



# Data & Insights in Our Customers Hands

Collecting, Analyzing, Innovating



# Current Markets

## National Operations

### South Florida

- Boca Raton
- Boynton Beach
- Fort Lauderdale
- Fort Lauderdale NW
- Hollywood
- Lauderdale by the Sea
- Lake Worth Beach
- Miami
- Orlando
- Palm Beach
- Pompano Beach
- West Hollywood
- West Palm Beach
- Wilton Manors

### New Jersey

- Asbury Park
- Belmar Beach

### Massachusetts

- Boston
- Plymouth
- Stoneham

### New York

- Brentwood
- East Hampton
- Montauk
- New Rochelle
- Rockaways
- Southampton
- Williamsburg

### Texas

- Austin
- Dallas
- Houston
- West Dallas

- Bellevue

### Washington

- Boston

### Washington, D.C.

- Southwest

### California

- Avalon
- Chula Vista
- Huntington Beach
- Inglewood
- Intuit Dome
- Leimert Park
- Los Alamitos
- Marina Del Rey
- Newport Beach
- Oceanside
- San Diego
- Santa Monica
- Whittier



**SANDAG**



**CBRE**

Where to next?

# Westgate CRA Overview

## Proposed Service to Start

### Schedule

- Launch date: December 2025
- 8:00am to 8:00pm 7 days a week
- **70 weekly vehicle hours max per vehicle**

### Fleet

- 2 EV Sedans or SUV
- 1 ADA Compliant EV Van (Optional)

### Key Features

- Design options to contain within CRA boundaries or connect to PBI, TriRail, Downtown, Outlets and surrounding points of interest. Would allow riders from outside of the boundaries to be able to come into the CRA.
- Free or nominal \$1-2 per person fare
- Ride pooling to maximize efficiency
- Branding options for Westgate CRA and/ or 3rd party Advertising Sponsors to help reduce the net cost of the program.



# Program Assumptions and Rates



Vehicle Type	56 Weekly Hours of Operation	70 Weekly Hours of Operation	Estimated Annual Cost Per Vehicle
EV SUV/ VW ID.Buzz	<b>\$11,375</b> Monthly	<b>\$12,123</b> Monthly	<b>\$145,476</b>
Ford ADA eTransit Van	<b>\$13,454</b> Monthly	<b>\$14,202</b> Monthly	<b>\$170,423</b>

**These prices are not final and are subject to change based on final program/service parameters**

- Based on higher utilization on EV SUV as it has longer battery range that can operate through a full day without needing to charge
- Monthly Costs include vehicle, drivers, app, insurance, maintenance, etc.
- Monthly Cost reductions available if partner provides onsite charging resources and vehicle parking
- Monthly Cost based on a minimum 12 month contract term
- Cost **does not include** one-time Vehicle Wrap Fee (Pricing varies based on vehicle type)



# Ready to drive the Westgate CRA forward?

→ See what we're  
up to on social  
[@ride\\_circuit](https://www.instagram.com/ride_circuit)

→ Connect with our  
Sales Team & get started  
[sales@ridecircuit.com](mailto:sales@ridecircuit.com)

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[ridecircuit.com](http://ridecircuit.com)

