

6WESTGATE/BELVEDERE HOMES COMMUNITY REDEVELOPMENT AGENCY

Monthly Meeting, Monday, December 08, 2025, Board Meeting 5:00 PM

1280 N. Congress Ave. Suite 215

West Palm Beach, FL 33409

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

- I. CALL TO ORDER / ROLL CALL**
- II. AGENDA APPROVAL**
 - 1. Additions, Deletions, and Substitutions to the Agenda**
 - 2. Adoption of Agenda**
- III. ADOPTION OF W/BH November 10, 2025 CRA MINUTES (Pages 13 - 18)**
- IV. PUBLIC COMMENTS**
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- VI. CONSENT AGENDA**
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 - 1. Approval of Work Assignment #1 for Chen Moore and Associates (CMA) for CRA Redevelopment Plan Update (Pages 19 - 25)**
 - 2. Approval of Change Orders for Westgate Avenue Streetscape (Pages 26 – 39)**
 - 3. Approval of Cost Proposal for Stantec to Provide Environmental Consulting Services for 2631 Chickamauga Avenue (Pages 40 – 43)**
- VIII. REPORTS**
 - A. Staff Reports and Correspondence (Pages 44 - 52)**
 - 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. Ruffy**

IX. ADJOURNMENT

ANY PERSON MAKING IMPERTINENT OR SLANDEROUS REMARKS OR WHO BECOMES BOISTEROUS WHILE ADDRESSING THE BOARD WILL BE BARRED FROM FURTHER AUDIENCE BEFORE THE BOARD BY THE PRESIDING OFFICER, UNLESS PERMISSION TO CONTINUE OR AGAIN ADDRESS THE BOARD AS GRANTED BY A MAJORITY VOTE OF THE BOARD MEMBERS PRESENT.

IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THIS BOARD WITH RESPECT TO ANY MATTER CONSIDERED AT THIS MEETING, HE WILL NEED A RECORD OF THE PROCEEDING, AND FOR SUCH PURPOSE HE MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ON JUNE 7, 1994, THE BOARD OF COUNTY COMMISSIONERS APPROVED RESOLUTION NO. 94-693, KNOWN AS THE CODE OF ETHICS. UNDER SECTION 11, IT IS REQUIRED THAT PAID AND UNPAID LOBBYISTS REGISTER. PLEASE REFER TO SECTIONS 11.01 AND 11.02 IN THE CODE OF ETHICS FOR REGISTRATION SPECIFICS. FOR YOUR USE, REGISTRATION FORMS ARE AVAILABLE FROM THE CRA'S ADMINISTRATIVE ASSISTANT.

AGENDA ITEMS
Westgate/Belvedere Homes CRA Board Meeting
In Person and Via Zoom
December 08, 2025

REGULAR AGENDA

1. Approval of Work Assignment #1 for Chen Moore and Associates (CMA) for CRA Plan Update

A. Background and Summary: The CRA Redevelopment Plan was last updated in 2017. The CRA has completed many of the initiatives envisioned by the 2017 Plan and should consider new goals and objectives for the next 10 years, especially in housing development, transportation planning, land use, architecture guidelines, infrastructure improvement, innovative policing, and economic growth. The Redevelopment Plan is the guiding document of any CRA. It is developed with community input and helps in establishing the best policies and programs to remove slum and blight conditions in an area. Every project undertaken by a CRA needs to be included in the Redevelopment Plan.

CMA is engaged to complete the document within 12 to 18 months. The firm will work with the CRA, the community, Palm Beach County, and other stakeholders to deliver a document driven by the latest data and community engagement.

The scope of work for this Work Assignment is divided into seven tasks: Project initiation and coordination with CRA staff, data collection and inventory, community and stakeholder engagement, existing conditions analysis: planning, engineering, market assessment and economic development, redevelopment goals, objectives and the work program, draft plan document preparation, and adoption of final CRA Plan.

The firm will use Redevelopment Management Associates (RMA) as a subconsultant on this assignment and proposes to complete the update of the Redevelopment Plan for an amount not to exceed \$165,000.

B. Recommendation: Staff recommends that the Board authorize Work Assignment #1 to CMA to update the CRA Redevelopment Plan for a lump sum amount of \$165,000.

2. Approval of Change Orders for Westgate Avenue Streetscape

- A. Background and Summary:** The CRA has been working with Palm Beach County to implement a Transportation Planning Agency (TPA) grant. The County Engineering Department has contracted with Rosso Site Development to complete the work. Last September, copper wires were stolen from almost half of the streetlight poles. The contractor has submitted a Change Order to replace the stolen wires. It will cost an estimated \$112,241.37. Furthermore, to deter future copper theft, another change order has been submitted to replace the existing pull boxes with lockable ones. The estimated cost to replace the junction boxes is \$211,559.74. The project manager has indicated that these costs are included in the project budget, and the CRA will not need to provide additional funding to cover these change orders.
- B. Recommendation:** Staff recommends that the Board approve two change orders for \$323,801.11 to replace stolen wires and install lockable pull boxes for the Westgate Avenue Streetscape project.

3. Approval of Cost Proposal for Stantec to Provide Environmental Consulting Services for 2631 Chickamauga Avenue

- A. Background and Summary:** The CRA needs additional services from Stantec to support legal efforts to resolve environmental issues associated with the Chickamauga site.

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 the argument that further 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.

Subsequently, the CRA has contracted with Akerman LLP, a firm specializing in environmental laws, to negotiate a resolution with the State. Akerman needs Stantec's expertise to provide a summary of the findings from the site assessment work performed to date. Under this proposal,

Stantec will coordinate, attend meetings, and participate in teleconferences on an as-needed basis with representatives from FDEP-SEDO, Westgate CRA, the client's legal counsel, the Treasure Coast Regional Planning Council, and others, as applicable, to facilitate the successful resolution of all environmental concerns raised by FDEP-SEDO. They proposed to provide those services for a lump-sum fee of \$ 7,600.

- B. Recommendation:** Staff recommend that the Board approve Stantec's proposal to provide technical assistance for a lump sum amount of \$7,600.

BOARD MEETING

December 2, 2025

Staff Update on In-House & Private Redevelopment Projects

Special District Goals & Performance Measures (STARTED)

CRA staff will retool a draft strategic plan 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. This document will act as an annual strategic plan that will outline the specific tasks, timeline and budget required for redevelopment activities over the next year. 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.

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 1st permit to install FPL streetlights has been issued; the 2nd permit is in process. Conservatively, staff anticipates that the streetlights will be installed within the next 6 months.

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

WCRAO – Comp Plan/ULDC Amendments (IN PROCESS)

Updates (ULDC): **The amendment was adopted on October 23rd !!**

The Zoning Director is targeting the September 25th BCC hearing to request permission to advertise the WCRAO parking waiver and DBP revision. Zoning Commission is targeted for October 2nd, with BCC adoption on Oct. 23rd.

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

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

Background: CRA staff submitted a request letter for amendments to the CRA's zoning overlay in early December 2021 with the optic of adoption by the BCC at the end of 2022. The Zoning Division is under new directorship, and the two-round policy for UDLC amendments is replaced by a prioritization scale. The CRA will work with County Code Revision staff and County departments to develop amendment language for Board review in the coming months. Staff will utilize one of its continuing planning consultants to assist.

Updates (Comp Plan): **The text amendment was transmitted by the BCC on November 5th! Adoption is scheduled for February 2026.**

The text amendment is on the Nov. 5th, 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. 15th. 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 5th 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

Comp Plan (25-A2) Density Bonus Pool	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	BCC Adoption Hearing – February 4, 2026
ULDC WCRAO Parking Reduction + related Density Bonus Pool revisions	BCC Request for Permission to Advertise – previously initiated	BCC Transmittal Hearing – August 28, 2024 – allows work on related Comp Plan revisions	BCC PTA – Sept. 25, 2025 – parking revision - approved	Zoning Comm. – October 3, 2025 – parking revision	BCC Adoption Hearing – October 23, 2025 – parking revision	

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: It was estimated that there remained 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 Eng. determined that there is no land currently owned by the CRA that could significantly contribute to the mitigation bank. A few County-owned parcels were identified. SFWMD has advised until the CRA has control of these parcels, and has a permit to excavate for retention, the mitigation bank will remain fully exhausted.

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.

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. In 2024, the remaining 9-acre feet from the mitigation bank were allocated to Phase 1 of the PBKC redevelopment project.

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

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

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. The Board approved a contract for Akerman LLC in September. Communication on the case has been initiated by Akerman.

Additional testing is required by the DEP to determine extent 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 Benzo(a)pyrene (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)

The Farm Manager has received a grant 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: Sidewalks are completed, and streetlights are being installed. Construction completion is targeted for January/February 2026.

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 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
Connections School—adult vocational/day care expansion	1310 Old Congress Ave.	<ul style="list-style-type: none"> ▪ WCRA recommendation 8/19/25 ▪ DRO approval for vocational institution/adult day care use ▪ Adding 150 students in adjacent building
Palm Beach Marketplace MUPD Expansion	1960 Okeechobee Blvd.	<ul style="list-style-type: none"> ▪ BCC approval 7/25 ▪ Adding 2.21 acres of land - rezoning, DOA, DRO approval for 14,521 sf of Type 1 restaurant use
PBKC PH 1– 42-acre redevelopment site	1111 N Congress Ave.	<ul style="list-style-type: none"> ▪ BCC approval 9/25/25 ▪ Rezoning to MUPD, PH1 405 units (325 DBP units)
Neighborlee Living Micro-units/Mixed-use	2818 Westgate Ave.	<ul style="list-style-type: none"> ▪ BCC approval 9/25/25 ▪ Rezoning, BCC approval of 50 du/ac of WCRAO bonus density on .66 acres (33 DBP units) – 240 sf microunits
Big Dreams Pre-School	1713 Quail Drive	<ul style="list-style-type: none"> ▪ WCRA recommendation 2/18/25 – BCC approved ▪ Existing day care use—EAC to add seats for infant care
Tallahassee MF	1302 Tallahassee Dr.	<ul style="list-style-type: none"> ▪ DRO approval 7/25 ▪ 7-unit multifamily project, WCRAO DBP units, Type 1 Waiver
PBKC – new relocated facility	1111 N. Congress Ave.	<ul style="list-style-type: none"> ▪ BCC approval Dec. 2024 ▪ WCRA recommendation 3/11/24 -- 60,286 sf facility + 4 level parking structure ▪ Rezoning, Class B Cond use (indoor entertainment), DRO for Type 2 restaurant, variances, waivers
NorWest Pointe	Westgate at Tallahassee	<ul style="list-style-type: none"> ▪ WCRA recommendation 8/12/24 ▪ DRO approval for additional density for a 9-unit MF rental project, Type 1 Waiver (rezoning approved)
Al Packer Fleet Services	1668 N Military Trail	<ul style="list-style-type: none"> ▪ Under construction ▪ Rezoning to CG, BCC approval for heavy vehicle repair & maintenance
PBC Fire Station #24	Westgate at Seminole	<ul style="list-style-type: none"> ▪ In permitting – 3/13/23 CRA Board meeting, BCC in August ▪ Rezoning to PO approved, in site design phase
Aero Village	1699-1705 N. Congress Ave	<ul style="list-style-type: none"> ▪ Approved – 1/9/23 CRA Board meeting ▪ 4-stories, 38-unit market rate MF rental development
Westgate Terrace (Danza Group)	2636 Westgate Ave.	<ul style="list-style-type: none"> ▪ Project has zoning approvals – Danza Group is owner ▪ 4 stories, 44 units – professional office/medical office
The Hangar & Airfield Business Park	1050 N. Congress Ave. (former PBKC property)	<ul style="list-style-type: none"> ▪ Under construction – 2/14/22 CRA Board meeting ▪ 84,000 sf Building A – proposed manuf./distribution use ▪ 60,000+ sf of privately owned auto storage units with vehicle sales/repair, community space
EZ Express Carwash (Walmart MUPD)	1098 N. Military Trail	<ul style="list-style-type: none"> ▪ New contract purchaser: Mavis Tires ▪ DRO approval for a 6,000-sf light repair and maintenance
Seven at Cherokee	Cherokee Ave.	<ul style="list-style-type: none"> ▪ Under construction – DRO approval in March 2023 ▪ 7 townhome-style multifamily units on .46 ac – utilizing CRA density bonus units

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

November 10, 2025

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

Mr. Daniels, the Board Chair, called the meeting to order at 5:05p.m. The roll was called by Ms. Bui.

Present: Ronald L. Daniels
Joanne Rufty
Juan Groves
Teliska Wolliston

Absent: Ruth Haggerty

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

Absent:

Others Present: Sheila Elliot, Nilsa Zacarias, Damian Brink, Beth Schrantz, Cameron Baker, Katie Fitzjarrald, Chris Hollen, and Kim Do.

Zoom Attendees: W. Mendez.

II. AGENDA APPROVAL

1. Additions, Deletions, Substitutions to Agenda

- Mr. Michel added Approval of Stantec Proposal for Environmental Services for the Chickamauga site as item #5.
- It was moved by Ms. Wolliston and seconded by Ms. Rufty to adopt the agenda as amended. Motion carried (4-0)

III. ADOPTION OF W/BH CRA MINUTES

- **It was moved by Ms. Rufty and seconded by Ms. Wolliston to adopt October 06, 2025 minutes. Motion carried (4-0)**

IV. PUBLIC COMMENT

- Ms. Sheila Elliot, a writer, addressed the Board about writing a story about the community gardens.

V. DISCLOSURES

- No Disclosures

VI. CONSENT AGENDA

- No Consent Agenda

VII. REGULAR AGENDA

1. Recommendation for DRO Approval for Use & WCRAO Bonus Density, and Type 1 Waiver for Incompatibility Landscape Buffers

Mr. Michel and Ms. Pennell introduced the applicant's representative, Cameron Baker from Schmidt Nichols, who made a presentation to the Board.

The subject \pm 1.12-acre site is located midblock on Genessee Avenue between Osceola Drive and Loxahatchee Drive. The property is comprised of 2 parcels, and currently supports single family residential; one single family home at 2539 Genessee Ave., and one at 2515 Genessee Ave. (a 2,100-sf. detached garage was constructed in 1977).

The site is in the NG (Neighborhood General) Sub-area of the WCRAO. The County's Managed Growth Tier System classifies the WCRAO as within the U/S (Urban/Suburban) Tier, the RRIO (Revitalization and Redevelopment Overlay), the URA (Urban Redevelopment Area) Study area, and in the Westgate CCRT area.

The site has a zoning classification of RH (Medium Density Residential), and Future Land Use designation (FLU) of CH/8 (commercial high with an underlying residential land use of 8 du's/acre).

The project is generally compatible with existing development to the north and south. To the east and west of the subject site are single-family residences fronting Genessee Ave., both zoned RH, or Multifamily Residential. To the south is a 5-unit multifamily development, single

family parcels and vacant sites, two of which are owned by the CRA. To the north are RM and CG zoned sites including a 10+-unit multifamily development, and a commercial building. All adjacent properties have a CH/8 FLU.

Proposed Development

The applicant proposes to develop a 19-unit for-sale townhouse project in three buildings on 1.12 acres on Genessee Avenue. Each unit will support 3-bedrooms, 1.5 -baths, will have a front-loading garage, and will vary slightly in size with each unit on average 20.5 ft. in width – each unit is ~2,255 sf. The existing structures will be demolished to accommodate new construction. The site has a future land use classification of CH/8. A total of 8.96, or 9 units, are permitted by right through the base density. To achieve 19 units, the project may request the additional density need of 10 units through the WCRAO Density Bonus Program. Additional bonus density of 4.01 – 22 bonus units per acre requires DRO approval. The increase in density offered by the DBP pool will provide for an overall site density of almost 17 dwelling units per acre. The applicant is submitting applications for Zoning entitlements for the Townhouse use and WCRAO bonus density, along with an administrative Type 1 Waiver request for landscape buffer reductions.

Summary of Petition

The applicant requests a recommendation of approval from the Westgate CRA for the following:

1. Development Review Officer (DRO) approval of ten (10) bonus density units from the WCRAO Density Bonus Program; and,
2. Approval of an administrative Type 1 Waiver pursuant to Art. 3.B.14.H.C.1), Incentives for Density Bonus Pool Projects, to allow a reduction of 5 ft. in the east and west incompatibility landscape buffers.

Staff recommend that the Board approve the applicant's request above.

It was moved by Ms. Rufty and seconded by Ms. Wolliston to recommend a DRO approval of ten bonus density units and an administrative Type 1 Waiver to allow a reduction of 5 ft. in the east and west incompatibility landscape buffers. The motion passed unanimously (4-0)

2. Recommendation for Site Plan and Light Repair & Maintenance Use

Ms. Pennell introduced the item to the Board. Ms. Beth Schrantz from Miskell Bakman LLP made a presentation to the Board.

The subject site is a ±0.68-acre outparcel at the Walmart Plaza, located on the northeast corner of N. Military Trail and Belvedere Rd. The Walmart Plaza is approximately 22.4 acres in total and

consists of four buildings: the anchor tenant, a Walmart Supercenter, a vacant restaurant site (building demolished), a vacant future redevelopment site that once housed the Murphy Express Gas Station, and the new Murphy Express gas station at the corner of N. Military Trail and Belvedere Rd. The applicant proposes to redevelop the vacant restaurant site as light repair and maintenance.

The entire site is within the UH (Urban Highway) Sub-area of the WCRAO, and is zoned MUPD (Multiple Use Planned Development) with a Future Land Use designation (FLU) of CH/8 (commercial high with an underlying residential land use of 8 du's/acre). The site is in the URA (Urban Redevelopment Area), the U/S (Urban/Suburban) Tier, RRIO, and in the Westgate CCRT area. There are Vehicle Sales & Rental Uses to the north on Military Trail (zoned CG/SE with a CH/8 FLU). To the west, across N. Military Trail is the Town of Haverhill, to the south, across Belvedere Rd. is a KFC Restaurant (zoned CC/SE with a CH FLU), and to the east is vacant PBIA-owned land zoned PO with a Transit/Utilities (U/T) FLU.

In November 2021, the DRO approved a 2,700-sf. car wash on this now vacant outparcel located just to the north of the new Murphy Express Gas Station. The owner no longer wishes to develop the site as a car wash due to shifting market trends and instead proposes to redevelop the site as a Mavis Tires, considered a light repair and maintenance use.

All other areas within the MUPD are to be unaffected as part of the application. MUPD zoning standards allow for revisions to square footage for permitted or DRO approval uses within a percentage range without requiring BCC approval for a Development Order Amendment to the MUPD.

The applicant requests the following approvals:

1. Final DRO site plan approval for a 6,889 sf Repair and Maintenance, Light use within the Walmart Plaza MUPD; and,
2. An increase of 5 pm peak hour trips, and 1 am peak hour trip, and a reduction of 28 daily trips to be allocated from the WCRA Transportation Concurrency Exception Area (TCEA) pool.

It was moved by Ms. Wolliston and seconded by Ms. Rufty to recommend site DRO site plan approval for a 6,889 sf repair and maintenance, light use within the Walmart Plaza MUPD, and an increase of 5 pm peak hour trips, 1 am peak hour trip, and a reduction of 28 daily trips to be allocated from the WCRA Transportation Concurrency Exception Area (TCEA) pool. The motion passed unanimously (4-0)

3. Approval of Work Assignment #1 for Chen Moore and Associates (CMA) for CRA Plan Update

Mr. Michel presented the item to the Board.

The CRA Redevelopment Plan was last updated in 2017. The CRA has completed many of the initiatives envisioned by the 2017 Plan and should consider new goals and objectives for the next 10 years, especially in housing development, transportation planning, land use, architecture guidelines, infrastructure improvement, innovative policing, and economic growth. The Redevelopment Plan is the guiding document of any CRA. It is developed with community input and helps in establishing the best policies and programs to remove slum and blight conditions in an area. Every project undertaken by a CRA needs to be included in the Redevelopment Plan.

CMA is engaged to complete the document within 12 to 18 months. The firm will work with the CRA, the community, Palm Beach County, and other stakeholders to deliver a document driven by the latest data and community engagement.

The scope of work for this Work Assignment is divided into seven tasks: Project initiation and coordination with CRA staff, data collection and inventory, community and stakeholder engagement, existing conditions analysis: planning, engineering, market assessment and economic development, redevelopment goals, objectives and the work program, draft plan document preparation, and adoption of final CRA Plan.

The firm will use Redevelopment Management Associates (RMA) as a subconsultant on this assignment and proposes to complete the update of the Redevelopment Plan for an amount not to exceed \$165,000.

After discussion by the Board, Ms. Rufty made a motion that was seconded by Ms. Wolliston to table this item for the December meeting to allow more time to legal counsel and board members to review the item. The motion passed unanimously (4-0).

4. Approval of Change Orders for Cherry Road Streetscape

Mr. Michel introduced the item to the Board.

The CRA is working with Palm Beach County to implement a Transportation Planning Agency (TPA) grant. The County Engineering Department has contracted with Rosso Site Development to complete the work. To deter people from stealing the copper from conduits in the unlocked pull boxes specified for the project, the contractor has submitted a change order to replace the pull boxes with lockable ones. The cost adjustment for this change is estimated at \$58,562.52.

Staff recommends that the Board approve a change order for locked electrical pull boxes for Cherry Road Streetscape for \$58,562.52.

No motion was made on this item. It was not approved by the Board.

VIII. STAFF REPORTS

Westgate CRA Zoning Overlay ULDC Amendments to reduce parking were approved by the BCC.

Bonus density text amendment to add 3000 units was transmitted.

Palm Beach Kennel Club developers are still reviewing TIF Rebate Agreement.

Ms. Rufty asked about the Danza Group project. Mr. Michel informed the Board that the team is working on their financing agreements with Palm Beach County and Board. Ms. Pennell added that they might be able to recover the two handicap accessible units on the ground floor because of the parking reduction.

Ms. Bui reminded the Board that on Thursday, November 13, there will be Hoop for Turkey at the Community Center. During the week of Thanksgiving, cooked turkey meals and Thanksgiving sides will be distributed to residents. United Doctors of America had given 100 turkeys.

The CRA will organize a bus tour for District 3 Commissioner Joel Flores on December 3 at 10:00 am.

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 6:18 p.m.

Mai Bui

Redevelopment Specialist/Administrative Assistant

**WESTGATE CRA WORK ASSIGNMENT AGREEMENT
FOR CONSULTING SERVICES IN PLANNING
Chen Moore and Associates (“CMA”)**

DATE: **11/10/2025**

WORK ASSIGNMENT #1 FOR PROFESSIONAL PLANNING SERVICES

CRA PROJECT BUDGET CODE: Professional Expenditures – Technical Assistance

CRA PROJECT NAME: **CRA Community Redevelopment Plan Update**

This Work Assignment, when executed, shall be incorporated in and shall become an integral part of the Continuing Services Agreement.

Title: CRA Community Redevelopment Plan Update

- I. **PROJECT DESCRIPTION:** The firm will be responsible for the preparation of the Agency’s Community Redevelopment Plan, and presentation to Palm Beach County for adoption.
- II. **SCOPE OF SERVICES:** The services shall be in accordance with the scope of work, tasks, and fee summary included in the attached Proposal for Services (Exhibit A), which is incorporated herein.
- III. **BUDGET:** Not to Exceed **\$165,000.00**
- IV. **COMPLETION DATE:** 11/10/2026 – 3/1/2027 (BCC adoption schedule TBD)

This Work Assignment is approved and payment shall be made subject to the CRA’s acceptance of the services associated with the Work Assignment. If the CRA in its sole discretion is unsatisfied with the services provided in the previous phase or service authorization, the CRA may terminate this Work Assignment without incurring any further liability. The CONSULTANT shall not commence the Work Assignment until the CRA issues a Notice to Proceed.

IN WITNESS WHEREOF, the parties hereto have executed this Work Assignment Agreement the day and year first above written.

WITNESSES:

CRA:

Westgate/Belvedere Homes
Community Redevelopment Agency

Signature

Signature

Printed Name:

Printed Name:

Signature

Printed Name:

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

(Notary Seal)

Signature of Notary Public - State of Florida

Personally Known _____ OR Produced Identification _____

Type of Identification Produced: _____

WITNESSES:

CONSULTANT:

Chen Moore and Associates

(Name Printed or Typed)

Company Name

Signature

Signature

(Name Printed or Typed)

(Name Printed or Typed)

Signature

(Corporate Seal)

COUNTY OF _____

STATE OF _____

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

(Notary Seal)

Signature of Notary Public - State of Florida

Personally Known _____ OR Produced Identification _____

Type of Identification Produced: _____

November 6, 2025

SENT VIA E-MAIL (emichel@pbc.gov); (dpennell@pbc.gov)

Elizee Michel, AICP, FRA-RA, HDFP

Executive Director

Westgate CRA, Palm Beach County
1280 Old N. Congress Avenue, Suite 215
West Palm Beach, FL 33409

**Subject: Westgate/Belvedere Homes Community Redevelopment Agency (Westgate CRA)
Proposal for CRA Plan Update
25-0409.P0001**

Dear Mr. Michel:

Chen Moore and Associates (CMA) is pleased to submit this proposal to update the Westgate/Belvedere Homes Community Redevelopment Agency Plan (Westgate CRA). The Westgate CRA has made significant progress in implementing its 2005 and 2017 Redevelopment Plans. However, recent initiatives, such as the Density Bonus Program expansion, ULDC revisions, and the CRA Mobility Framework, necessitate a comprehensive update to the CRA Plan to align with new housing, economic development, mobility, and land use priorities through-2047.

PROJECT INTRODUCTION AND BACKGROUND

The Westgate/Belvedere Homes Community Redevelopment Agency (Westgate CRA) is a special district of Palm Beach County, established in 1989 under Florida Statutes Chapter 163, Part III. The CRA's mission is to eliminate blight, stimulate reinvestment, and improve quality of life for residents and businesses within the approximately 1,300-acre Westgate district.

The current Redevelopment Plan, adopted in 2017, built upon earlier versions (1989 and 2005) guided many successful initiatives such as the Westgate Avenue streetscape, drainage improvements, infill housing, façade enhancement programs among other accomplishments. *Since its creation, the CRA has successfully leveraged public-private partnerships and Tax Increment Financing (TIF) to deliver key infrastructure, housing, and economic development projects.*

A number of major initiatives have transformed the policy and development environment since the 2017 plan including the following:

- Comprehensive Plan and ULDC Amendments. Palm Beach County, in collaboration with the CRA, has initiated amendments to the Future Land Use Element (FLUE) Policy 1.2.3-b and the Unified Land Development Code (ULDC) Article 3, increasing flexibility in density and parking standards within the Westgate CRA Overlay (WCRAO).
- The CRA's Density Bonus Pool, initially capped at 1,300 units, is being expanded to 4,300 units to accommodate major redevelopment opportunities such as the Palm Beach Kennel Club site (1,145 units proposed).
- Parking, landscaping, and setback regulations are being modernized to promote compact, mixed-use, and transit-oriented development.

- **Mobility and Infrastructure Evolution.** The Westgate Mobility Framework and Strategies (2025) establishes a comprehensive approach to mitigating transportation impacts from increased density through Transportation Demand Management (TDM) programs, on-demand service pilots, and complete streets implementation
- These mobility initiatives require integration into a broader redevelopment framework to ensure synchronized implementation with land use and capital planning.
- **Housing Affordability and Live Local Act Compliance.** Rising housing costs have intensified the need for workforce and attainable housing within proximity to employment centers and transit. The updated Plan must explicitly incorporate Live Local Act (2023–2025) provisions, evaluate opportunities for mixed-income redevelopment, and reinforce preservation of existing affordable housing stock.
- **Economic Redevelopment and Private Investment.** The CRA is now attracting significant developer interest for mixed-use and residential projects. Strategic planning is needed to guide this growth, leverage infrastructure investment, and avoid displacement. RMA’s expertise in redevelopment economics and market positioning will be crucial in crafting implementable strategies that support both community goals and financial feasibility.
- The district’s 11,540 residents, with a median age of 35.7 and 63% Hispanic population, reflect a youthful, diverse, and largely working-class community. Engagement strategies must be bilingual, accessible, and participatory, ensuring that residents shape the area’s transformation and benefit equitably from new development.

Purpose and Approach of the CRA Plan Update

The Westgate CRA Plan Update will be a policy, planning, and implementation document that will be graphically driven and based on the community input and a robust public engagement process. The updated CRA Plan will accomplish the following goals:

- Reflect the community’s current values, needs and vision.
- Align redevelopment policies with Palm Beach County’s Comprehensive Plan, ULDC, and Mobility Framework to establish multimodal connectivity and mitigation strategies
- Provide actionable guidance for land use, housing, transportation, economic development, and infrastructure investment.
- Incorporates benchmarks and performance measures to track progress and ensure accountability.
- Serve as the foundation for future funding, grants, and public-private partnerships.
- Proposed 3D renderings and visuals for upcoming redevelopment initiatives.

This update is a strategic opportunity to redefine Westgate’s redevelopment trajectory as the County’s model for equitable, transit-connected, mixed-use urban revitalization that is embraced by its residents and community partners.

CMA will deliver a comprehensive and meaningful CRA Plan update through a collaborative, data-driven, and design-forward process that integrates planning, economics, and community vision. The methodology emphasizes:

- **Partnership**: Continuous coordination with CRA staff, Palm Beach County Planning & Zoning, Engineering, and Transportation agencies.
- **Engagement**: Vibrant and proactive public input through multilingual surveys, kiosks at CRA events, one-on-one interviews, and workshops.
- **Integration**: Seamless linkage between policy (Comprehensive Plan), zoning regulations (ULDC), and implementation (CRA programs).
- **Visualization**: GIS mapping, 3D conceptual renderings to communicate ideas effectively.
- **Accountability**: Benchmarks and metrics aligned with CRA and County reporting cycles.

PROJECT STAFFING

- Chen Moore and Associates (Primary Consultant: planning, engineering, landscape architecture, community engagement, GIS, 3D Renderings).
- RMA (Subconsultant: TIF projections, market analysis and economic development).

SCOPE OF SERVICES

The scope of services our firm shall provide under this agreement as per our recent discussions and correspondence is as follows:

Task 1: Project Initiation & Coordination with CRA Staff

Consultant shall perform the following:

- Kick-Off meeting to coordinate timeline and delivery of the project.
- Coordination meetings with CRA Staff throughout the project as needed.
- Develop project schedule and engagement plan.

Task 2: Data Collection and Inventory

- Review existing CRA documents, zoning overlays, ULDC amendments, 2025 Density Bonus data and others.
- Compile updated demographic, economic, housing data, and other market analysis relevant data.
- Infrastructure review – drainage and sanitary sewer improvements needed, roadway improvements (mobility plan, or streets plan)
- Public safety audit (eg. Dark areas that need streetlights)
- Open space/parks level of service

Task 3: Community and Stakeholder Engagement

Consultant shall perform the following:

- Meet with each CRA Board member
- Conduct up to two (2) public workshops: (1) visioning; and (2) presentation of draft CRA Plan to gather input (please note, this is also included on Task 6).
- Facilitate stakeholder interviews with community leaders, business owners, and partner agencies – work closely with County departments – Planning/Zoning, Engineering, DHED, Parks, OCR.
- Develop online survey in English, Spanish and Creole.
- Attend two (2) community events with a Kiosk to engage with the community where they gather
- Document community input for inclusion in the Plan update.

Task 4: Existing Conditions Analysis: Planning, Engineering, Market Assessment and Economic Development

Consultant shall perform the following:

- Evaluate changes in land use, zoning, and infrastructure since 2017.
- Assess redevelopment trends, including large-scale projects (e.g., Palm Beach Kennel Club redevelopment).
- Update economic, market, and housing analyses, integrating workforce housing needs and mobility demand.
- Evaluate CRA progress and current initiatives.
- Identify areas of opportunity and constraint.
- Develop Tax Increment Financing (TIF) projection.

Task 5: Redevelopment Goals, Objectives, and the Work Program

Consultant shall prepare report that will include the following:

- Define the Framework (Structure, Administration, Participation, Funding Sources, Schedule) — identify critical partnerships, grant sources.
- Update the CRA's Vision, Goals, and Objectives consistent with new County policies and the Comprehensive Plan FLUE Sub-Objective 1.2.
- Identify zoning code changes needed to support ongoing redevelopment
- Integrate Mobility and Infrastructure Strategies to support density clusters and TOD/TOC design.
- Address sustainability, resilience, and equity goals.
- Define the Priority programs and projects.
- Prepare programs 3D renderings (2 renderings), Mapping and Graphics.
- Programs and projects with costing estimates over time — eg. scaling up traffic mitigation as density and TIF increase

Task 6: Draft Plan Document Preparation

Consultant shall perform the following:

- Prepare updated redevelopment plan including goals, programs, TIF projections, Housing and Market Analysis, maps, graphics, and renderings.
- Summary of public engagement process including survey, vision, interviews and workshops.
- Workshop with the CRA board to present the Draft Plan.

Task 7: Adoption of Final CRA Plan

Consultant shall perform the following:

- Final revisions of Draft Plan
- Present Final Plan to CRA Board, and BCC.

ASSUMPTIONS

This scope of service assumes the following:

- The Client will provide consultant with all pertinent documents required to complete the project.
- The resolution will be prepared by the Client legal counsel.

DELIVERABLES

CMA will provide two (2) hard copies and electronic copies of the Updated CRA Plan.

TIMELINE

Consultant will initiate within one week after receiving a Task Order. Consultant will provide the Client with all deliverables no later than **12months; however, Palm Beach County Approvals might be in addition to the 12 months.**

FEE SUMMARY

CMA will provide services for a lump sum amount of **\$165,000.**

Tasks	Fee Breakdown
Task 1: Project Initiation & Coordination with CRA Staff	\$ 10,000.00
Task 2: Data Collection and Inventory	\$ 32,000.00
Task 3: Community and Stakeholder Engagement	\$ 15,000.00
Task 4: Existing Conditions Analysis: Planning, Engineering, Market Assessment and Economic Development	\$ 35,000.00
Task 5: Redevelopment Goals, Objectives, and the Work Program	\$ 45,000.00
Task 6: Draft Plan Document Preparation	\$ 20,000.00
Task 7: Adoption of Final CRA Plan	\$ 8,000.00
Total	\$ 165,000.00

Should you have any questions, please do not hesitate to contact me at my office at (561) 758-2252 or on my cell phone at (561) 510-3138 or send me an electronic message at nzacarias@chenmoore.com.

Respectfully submitted,



CHEN MOORE AND ASSOCIATES
Nilsa Zacarias, AICP
Director of Planning

Should you have any questions, please do not hesitate to contact me at my office at my cell phone at (561) 758-2252 or send me an electronic message at nzacarias@chenmoore.com.

FERREIRA CONSTRUCTION CO INC							
BUDGET NUMBERS - NOT A PROPOSAL							
Owner's Project #: Project Name: Issue No.: Description:		2019601			Contractors Job #: Prepared By: Proposal Date:		4439
		Westgate Avenue					Rob McIntosh
		CO - 012					9/18/2025
		WIRING - BUDGET NUMBERS					
		Westgate Avenue from Congress to Wabasso Dr.					
LABOR							
No.	Description			Hourly Rate	Hours		Amount
	Name (T&M Only)	Class.	WC Code		Std.	OT	
	Wire Splice Estimated 50 location						
1	Foreman		5506	\$ 40.87	26		\$ 1,062.62
2	Electrcian		5506	\$ 38.06	26		\$ 989.56
	Wire Removal Est. 35,000 Feet						
3	Electrcian		5506	\$ 38.06	32		\$ 1,217.92
4	Electrcian		5506	\$ 38.06	32		\$ 1,217.92
5	Skilled Laborer		5506	\$ 25.63	32		\$ 820.16
							\$ -
							\$ -
							\$ -
							\$ -
							\$ -
				Subtotal-Bare Labor:			\$ 5,308.18
Payroll Burden Calculation (2020 Rates)							
No.	Item		Rate	Description		Amount	
1	FICA		7.65%			\$ 406.08	
2	FUTA / SUTA		6.00%			\$ 318.49	
3	Medical Insurance		29.20%			\$ 1,549.99	
4	Holiday, Sick & Vacation Benefits		13.00%			\$ 690.06	
5	Retirement Benefits		4.00%			\$ 212.33	
6	Workers Comp. Ins.:	WC Code	Amt. Per Code	Description			
				0.00%			\$ -
		5506	\$ 5,308.18	10.69%			\$ 567.44
							\$ -
7	Per Diem	No. Days -->		0.00			\$ -
8	Insurance (Gen. Liability)		12.10%			\$ 642.29	
				Subtotal - Payroll Burden:		\$ 4,386.68	
				Subtotal Labor + Burden:		\$ 9,694.86	
MATERIALS							
No.	Description			Quantity	Unit Price	UOM	Amount
1						lf	\$ -
2	Gelcap			300	\$ 20.50	ea	\$ 6,150.00
3	Cadweld			50	\$ 16.00	ea	\$ 800.00
4							\$ -
5							\$ -
6							\$ -
				Subtotal Materials:			\$ 6,950.00
				Sales Tax %:		7%	\$ 486.50
				Freight (Non-Taxable)			\$ 275.00
				Subtotal Materials:			\$ 7,711.50

EQUIPMENT						
No.	Description	Rates (Blue Book)		Hours		Amount
	Make / Model	Rental (Hourly)	Oper. Cost/Hr.	Oper.	Standby	
	Wire Splice					
1	Pick up Truck		\$ 42.86	52		\$ 2,228.72
2						\$ -
	Wire Removal Est. 35,000 Feet					\$ -
3	Pickup Truck		\$ 42.86	64		\$ 2,743.04
4	Trailer		\$ 5.18	24		\$ 124.32
Subtotal Equipment:						\$ 5,096.08

SUBCONTRACT						
No.	Description	Quantity	Unit Price	UOM	Amount	
1	Maintenance of Traffic NO LEAD IN SIGNS INCLUDED - A Frame Signs only.	1	\$ 5,400.00	DY	\$ 5,400.00	
2						
3						
4						
Subtotal Subcontract:						\$ 5,400.00

CONTRACT UNIT ITEMS						
No.	Item #	Description	Rate	Quantity	UOM	Amount
1						
2	715-1-12	#6 Wire	2.25	35000	LF	\$ 78,750.00
3						
4						
Total Contract Items:						\$ 78,750.00

INDIRECT COSTS, EXPENSES, AND PROFIT						
Compensation for all indirect costs, expenses, and profit of the Contractor, including but not limited to overhead of any kind, whether jobsite, field office, division office, regional office, home office, or otherwise, is expressly limited to the GREATER of either (1) or (2) below:						
(1) Solely a mark-up of 17.5% on the payments in Labor, Materials & Equipment:						
a) Total Labor						\$ 1,696.60
b) Total Materials						\$ 1,349.513
c) Total Equipment						\$ 891.81
Subtotal Mark-Ups						\$ 3,937.93
(i) Bond - Actual Amount of Additional Bond Limit (\$0 if funded by Initial Contingency)						\$ 1,111.00
(ii) Subcontractor						\$ 540.00
(a) 10% on First \$50,000 of Each Subcontract						
(b) 5% on amounts over \$50,000 of Each Subcontract						
Option (1) Total Mark-Up Amount:						\$ 5,588.93
(2) Formula Set Forth as D = (AxC)/B applied to number of calendar days of entitlement in excess of thirty (30) cumulative calendar days to any controlling items of work						
---> Enter Cumulative No. of Calendar Days entitlement approved to date:						
A (Original Contract Amount) =						
B (Original Contract Time) =						
C = 8%						
D = Average Overhead per Day						
No. of Calendar Days Delay for THIS Extra Work:						
Allowable Calendar Days Delay for Calculation						
Option (2) Total Mark-Up Amount:						\$ -
Mark-Up to be Applied:						\$ 5,588.93

Extra Work Breakdown Summary:

LABOR + BURDEN	\$ 9,694.86
MATERIALS	\$ 7,711.50
EQUIPMENT	\$ 5,096.08
SUBCONTRACT	\$ 5,400.00
CONTRACT ITEMS	\$ 78,750.00
MARK UP	\$ 5,588.93
TOTAL AMOUNT	\$ 112,241.37

Notes:

BUDGET is for 50 boxes Locations - **This is for BUDGET PURPOSE ONLY**
 Budget Estimate is for Approx 1/2 the project length
 CONTRACTOR TO DISPOSE OF Cut/Short WIRE

1302 South J Street
Lake Worth, FL 33460



Ph: 561-689-0889
Fax: 561-689-2851

Change Order Request

Change Order No.: 21 Owner Proj. No.: 2021023
Owner: Palm Beach County RSD Proj. No.: 2321023
Project: Westgate Avenue Date: 9/15/2025

Description: Removal of existing pullbox, install lockable insert and reinstall existing pullbox. Lead time on material is approximate

#	Description	Qty	Unit	Unit Price	Total Price
1.00	Locking mechanism for pullboxes	1	LS	\$211,559.74	\$ 211,559.74
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -

Total: \$ 211,559.74

Original Contract Amt	\$	-
Amount of this Change Order	\$	211,559.74
Amount of Previous Change Order (s)	\$	-
New Total Contract Amount	\$	211,559.74

Completion time extended 135 days If yes, new completion date? _____

When executed by all parties, this document will become part of the above reference construction contract.

Client Signature _____ Blair Simpson

Client Printed _____

Revisions

#	Date	By	Description
1			
2			

1302 South J Street
Lake Worth, FL 33460



Ph: 561-689-0889
Fax: 561-689-2851

CHANGE ORDER BREAKDOWN

Description of work:

CO #: 21

EQUIPMENT					
#	Description	Qty	Unit	Unit Cost	Total Cost
1	Pickup	16.0	HR	\$37.97	\$607.52
2			HR		\$0.00
3			LS		\$0.00
4			HR		\$0.00
5			HR		\$0.00
6			HR		\$0.00
7			HR		\$0.00
8			HR		\$0.00
9			HR		\$0.00
10			HR		\$0.00
11			HR		\$0.00
12			HR		\$0.00
13			HR		\$0.00
14			HR		\$0.00
15			HR		\$0.00
16			HR		\$0.00
17			HR		\$0.00
18			HR		\$0.00

Equipment Subtotal \$607.52
Markup 17.50% \$106.32
EQUIPMENT TOTAL: \$713.84

LABOR					
#	Description	Qty	Unit	Unit Cost	Total Cost
1	Superintendent	16.00	HR	\$70.78	\$1,132.48
2			HR		\$0.00
3			HR		\$0.00
4			HR		\$0.00
5			HR		\$0.00
6			HR		\$0.00
7			HR		\$0.00
8			HR		\$0.00
9			HR		\$0.00
10			HR		\$0.00
11			HR		\$0.00

Labor Subtotal **\$1,132.48**
Burden 45.73% \$517.88
Markup 17.50% \$198.18
LABOR TOTAL: \$1,848.55

MATERIAL					
#	Description	Qty	Unit	Unit Cost	Total Cost
1	Bob's barricades-Advanced warning signs	5	MO	\$77.04	\$385.20
2			LS		\$0.00
3					\$0.00
4					\$0.00
5					\$0.00
6					\$0.00
7					\$0.00

Material Subtotal \$385.20

Markup 17.50% \$67.41

MATERIAL TOTAL: \$452.61

SUBCONTRACTORS					
#	Description	Qty	Unit	Unit Cost	Total Cost
1	Ferreira	1	LS	\$187,583.32	\$187,583.32
2		1	LS		\$0.00
3		1	LS		\$0.00
4		1	LS		\$0.00
5		1	LS		\$0.00
6		1	LS		\$0.00
7		1	LS		\$0.00

Subcontractor Subtotal \$187,583.32

Markup 10.00% \$18,758.33

SUBCONTRACTOR TOTAL: \$206,341.65

Equipment Total: \$713.84

Labor Total: \$1,848.55

Material Total: \$0.00

Subcontractors Total: \$206,341.65

Bond & General Liability Insurance: \$2,655.70

MOT:

Total: \$211,559.74

Attachment

FERREIRA CONSTRUCTION CO INC							
Extra Work Cost Breakdown							
Owner's Project #: Project Name: Issue No.: Description:		2019601			Contractors Job #: Prepared By: Proposal Date:		4439
		Westgate Avenue					Rob McIntosh
		CO - 011					8/26/2025
		Street Lighting - Lockbox for Pull Boxes Installation					
		Westgate Avenue from Congress to Wabasso Dr.					
LABOR							
No.	Description			Hourly Rate	Hours		Amount
	Name (T&M Only)	Class.	WC Code		Std.	OT	
	Lockbox Installation						
1	Foreman		5506	\$ 36.97	196		\$ 7,246.12
2	Skilled Laborer		5506	\$ 23.14	196		\$ 4,535.44
	SOD Installation						
3	Foreman		5506	\$ 36.97	16		\$ 591.52
4	Skilled Laborer		5506	\$ 23.14	16		\$ 370.24
5							\$ -
							\$ -
				Subtotal-Bare Labor:			\$ 12,743.32
Payroll Burden Calculation (2020 Rates)							
No.	Item		Rate		Description		Amount
1	FICA		7.65%				\$ 974.86
2	FUTA / SUTA		6.00%				\$ 764.60
3	Medical Insurance		29.20%				\$ 3,721.05
4	Holiday, Sick & Vacation Benefits		13.00%				\$ 1,656.63
5	Retirement Benefits		4.00%				\$ 509.73
6	Workers Comp. Ins.:	WC Code	Amt. Per Code			Description	
				0.00%			\$ -
		5506	\$ 12,743.32	10.69%			\$ 1,362.26
							\$ -
						\$ -	
7	Per Diem	No. Days -->			0.00		\$ -
8	Insurance (Gen. Liability)			12.10%		\$ 1,541.94	
				Subtotal - Payroll Burden:		\$ 10,531.08	
				Subtotal Labor + Burden:		\$ 23,274.40	
MATERIALS							
No.	Description			Quantity	Unit Price	UOM	Amount
1	HUBBELL Lockbox Retrofit Kit			98	\$ 1,116.52	EA	\$ 109,418.96
2	Splitbolt			98	\$ 2.39	ea	\$ 234.22
3	Misc Hardware			196	\$ 0.75	EA	\$ 147.00
4	Pea Rock			1.5	\$ 28.00	TN	\$ 42.00
5	SOD			5	\$ 250.00	PL	\$ 1,250.00
6	Ground wire			200	\$ 0.89	LF	\$ 178.00
				Subtotal Materials:			\$ 111,270.18
				Sales Tax %:	7%		\$ 7,788.91
				Freight (Non-Taxable)			\$ 275.00
				Subtotal Materials:			\$ 119,334.09

EQUIPMENT						
No.	Description	Rates (Blue Book)		Hours		Amount
	Make / Model	Rental (Hourly)	Oper. Cost/Hr.	Oper.	Standby	
	Mobilization					
1	Pick up Truck		\$ 42.86	196		\$ 8,400.56
2	Trailer		\$ 5.18	196		\$ 1,015.28
	SOD Installation					\$ -
3	Pickup Truck		\$ 42.86	24		\$ 1,028.64
4	Trailer		\$ 5.18	24		\$ 124.32
Subtotal Equipment:						\$ 10,568.80

SUBCONTRACT						
No.	Description	Quantity	Unit Price	UOM	Amount	
1	Maintenance of Traffic NO LEAD IN SIGNS INCLUDED - A Frame Signs only.	1	\$ 5,400.00	DY	\$ 5,400.00	
2						
3						
4						
Subtotal Subcontract:						\$ 5,400.00

CONTRACT UNIT ITEMS						
No.	Item #	Description	Rate	Quantity	UOM	Amount
1						
2						
3						
4						
Total Contract Items:						\$ -

INDIRECT COSTS, EXPENSES, AND PROFIT						
Compensation for all indirect costs, expenses, and profit of the Contractor, including but not limited to overhead of any kind, whether jobsite, field office, division office, regional office, home office, or otherwise, is expressly limited to the GREATER of either (1) or (2) below:						
(1) Solely a mark-up of 17.5% on the payments in Labor, Materials & Equipment:						
			a) Total Labor		\$	4,073.02
			b) Total Materials		\$	20,883.466
			c) Total Equipment		\$	1,849.54
			Subtotal Mark-Ups		\$	26,806.03
(i) Bond - Actual Amount of Additional Bond Limit (\$0 if funded by Initial Contingency)					\$	1,660.00
(ii) Subcontractor					\$	540.00
(a) 10% on First \$50,000 of Each Subcontract						
(b) 5% on amounts over \$50,000 of Each Subcontract						
Option (1) Total Mark-Up Amount:					\$	29,006.03
(2) Formula Set Forth as D = (AxC)/B applied to number of calendar days of entitlement in excess of thirty (30) cumulative calendar days to any controlling items of work						
---> Enter Cumulative No. of Calendar Days entitlement approved to date:						
A (Original Contract Amount) =						
B (Original Contract Time) =						
C = 8%						
D = Average Overhead per Day						
No. of Calendar Days Delay for THIS Extra Work:						
Allowable Calendar Days Delay for Calculation						
Option (2) Total Mark-Up Amount:					\$	-
Mark-Up to be Applied:						\$ 29,006.03

Extra Work Breakdown Summary:

LABOR + BURDEN	\$	23,274.40
MATERIALS	\$	119,334.09
EQUIPMENT	\$	10,568.80
SUBCONTRACT	\$	5,400.00
CONTRACT ITEMS	\$	-
MARK UP	\$	29,006.03
TOTAL AMOUNT	\$	187,583.32

Notes:

Proposal is for 98ea Lighting Pull Boxes - To be Unit Price
Proposal **does NOT include security bolts for pull box lids**. ONLY lockbox insert
Proposal includes removing original pull box and installing lockable insert, and reinstalling pull box
Does Not include any wire removal or splicing

RAINBOW DISTRIBUTORS USA, INC.

PO BOX 952946
LAKE MARY, FL 32795

QUOTE NUM...

Q090225-19

Phone #	Fax #
407-330-6363	407-330-6360

NAME / ADDRESS
FERREIRA CONSTRUCTION 6101 NW 74TH AVE MIAMI, FL 33166-3709

LEAD TIME	TERMS	DATE	METHOD OF SHIPMNT	FRT TERMS	VALIDITY
75-85 DAYS	Net 30	10/9/2025	BB	SP-PD	14 DAYS
ITEM	DESCRIPTION		QTY	PRICE	TOTAL
NONSTKITEM	HUBBELL, LOCKBOX 13X24X12 RETRO FIT KIT W/GROUND WITH BOTTOM FLANGES FMJP132412 75-85 WORKING DAYS FREIGHT PAID TO YOUR SHOP PRICING VALID FOR 14 DAYS		88	1,116.52	98,253.76T

CANCELLATION OF NON STOCK ITEMS MAY INCUR FREIGHT AND OR RESTOCK CHARGES

PRICES ARE GOOD FOR QUANTITIES QUOTED. CHANGES IN QUANTITY
COULD REFLECT A DIFFERENCE IN PRICE.

Web Site	WWW.RAINBOWDISTRIBUTORSUSA.COM
E-mail	kyle@rainbowdistributorsusa.com

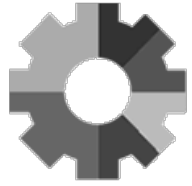
SUBTOTAL	\$98,253.76
SALES TAX (7.0%)	\$6,877.76
TOTAL	\$105,131.52

Rental Rate Blue Book®, O&O Rates Report for T2120 in FCC Master

July 8, 2025

Miscellaneous 4X4 3/4 440 CREW DIESEL

On-Highway Light Duty Trucks

 Size Class:
300 hp & Over
 Weight:
N/A


Configuration for 4X4 3/4 440 CREW DIESEL

Axle Configuration	4X4	Cab Type	Crew
Horsepower	440 hp	Power Mode	Diesel
Ton Rating	3/4		

Blue Book Rates

** FHWA Rate is equal to the monthly ownership cost divided by 176 plus the hourly estimated operating cost.

	Ownership Costs				Estimated Operating Costs	FHWA Rate**
	Monthly	Weekly	Daily	Hourly	Hourly	Hourly
Published Rates	USD \$3,885.00	USD \$1,090.00	USD \$275.00	USD \$41.00	USD \$20.83	USD \$42.90
Adjustments						
Region (100%)	-	-	-	-		
Model Year (2020: 99.79%)	(USD \$8.31)	(USD \$2.33)	(USD \$0.59)	(USD \$0.09)		
Adjusted Hourly Ownership Cost (100%)	-	-	-	-		
Hourly Operating Cost (100%)					-	
Total:	USD \$3,876.69	USD \$1,087.67	USD \$274.41	USD \$40.91	USD \$20.83	USD \$42.86

Non-Active Use Rates

	Hourly
Standby Rate	USD \$14.22
Idling Rate	USD \$31.21

Rate Element Allocation

Element	Percentage	Value
Depreciation (ownership)	27.42%	USD \$1,065.22/mo
Overhaul (ownership)	35.43%	USD \$1,376.46/mo
CFC (ownership)	16.41%	USD \$637.42/mo
Indirect (ownership)	20.74%	USD \$805.89/mo
Fuel (operating) @ USD 3.54	44.07%	USD \$9.18/hr

Revised Date: 3rd quarter 2025

Rental Rate Blue Book®, O&O Rates Report for TL2512 in FCC Master

July 8, 2025

Miscellaneous TOW 2 2 12
Non-Tilt Deck Utility Trailers

Size Class:
All
Weight:
13100 lbs



Configuration for TOW 2 2 12

Capacity	12.0 t	Hitch Type	Tow
Number Of Axles	2.0	Number Of Tires	8.0
Power Mode	Manual		

Blue Book Rates

** FHWA Rate is equal to the monthly ownership cost divided by 176 plus the hourly estimated operating cost.

	Ownership Costs				Estimated Operating Costs	FHWA Rate**
	Monthly	Weekly	Daily	Hourly	Hourly	Hourly
Published Rates	USD \$480.00	USD \$135.00	USD \$34.00	USD \$5.00	USD \$2.46	USD \$5.19
Adjustments						
Region (100%)	-	-	-	-		
Model Year (2023: 99.74%)	(USD \$1.23)	(USD \$0.35)	(USD \$0.09)	(USD \$0.01)		
Adjusted Hourly Ownership Cost (100%)	-	-	-	-		
Hourly Operating Cost (100%)					-	
Total:	USD \$478.77	USD \$134.65	USD \$33.91	USD \$4.99	USD \$2.46	USD \$5.18

Non-Active Use Rates

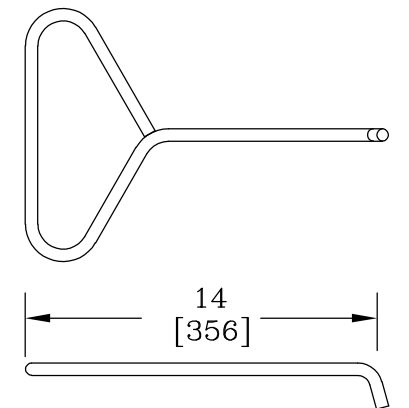
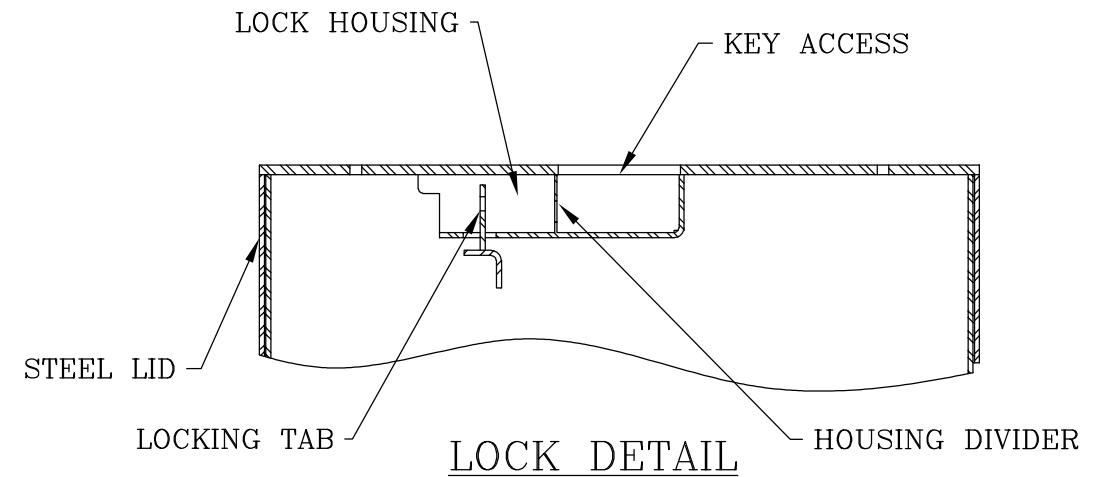
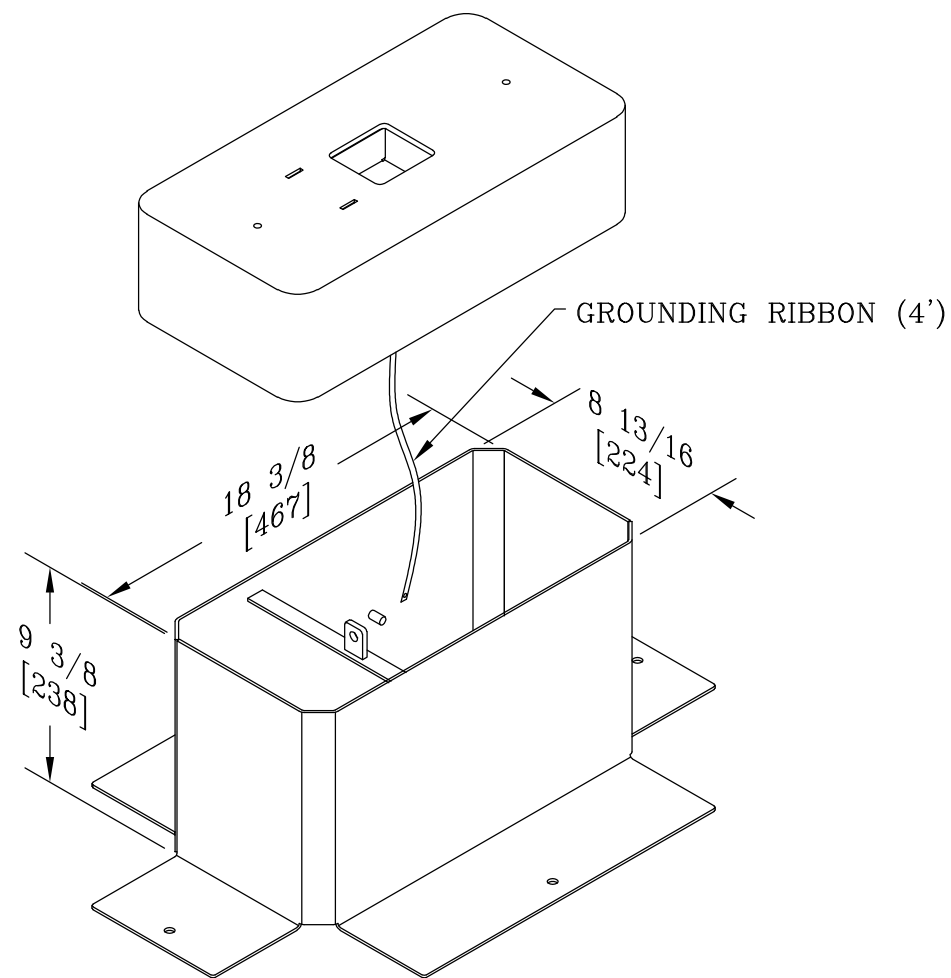
Standby Rate	Hourly	USD \$1.71
Idling Rate		USD \$2.72

Rate Element Allocation

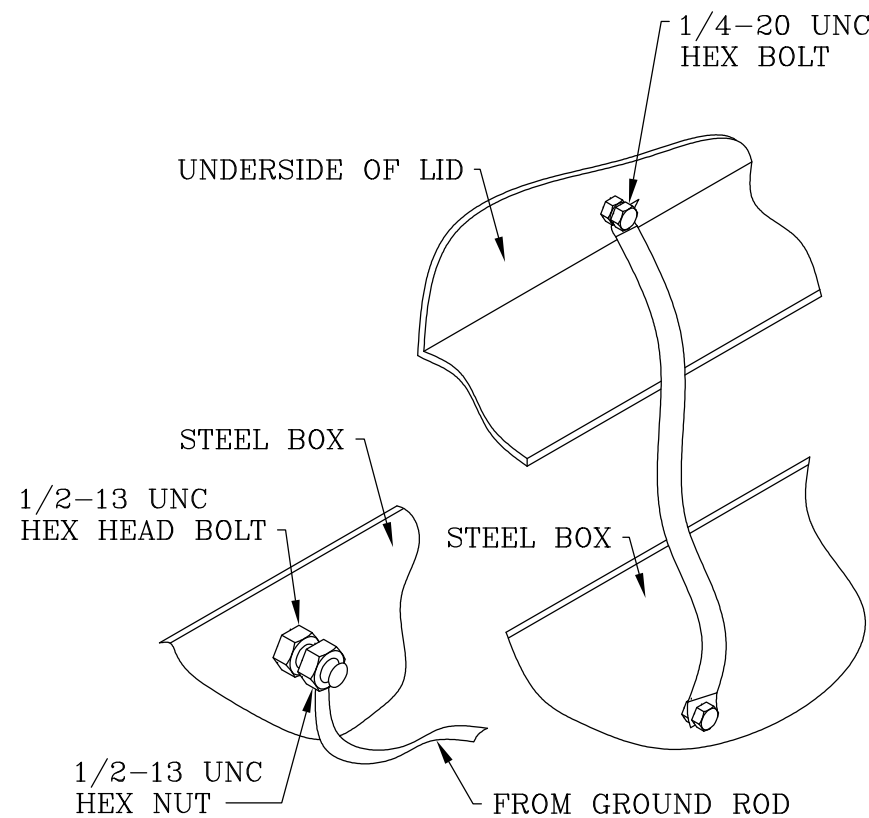
Element	Percentage	Value
Depreciation (ownership)	41.26%	USD \$198.07/mo
Overhaul (ownership)	37.07%	USD \$177.93/mo
CFC (ownership)	9.81%	USD \$47.08/mo
Indirect (ownership)	11.86%	USD \$56.92/mo

Fuel cost data is not available for these rates.

Revised Date: 3rd quarter 2025




C082906 COVER
REMOVAL HOOK
(2 REQUIRED, ORDERED SEPARATELY)



GROUNDING DETAILS

NOTES:

1. FURNISHED WITH (1) GROUNDING RIBBON KIT.
2. END USER SHALL PROVIDE "PUCK LOCK". MASTER LOCK MODEL 6270 OR AMERICAN LOCK MODEL A2000. LOCKS CAN BE SPECIALLY KEYED TO MEET THE END USERS' SPECIFICATIONS. PLEASE CONTACT MASTER LOCK OR AMERICAN LOCK FOR DETAILS.

DIMENSIONS ARE IN INCHES OR MILLIMETERS IN BRACKETS UNLESS OTHERWISE NOTED.					
	BY	DATE	WEIGHT	 3621 INDUSTRIAL PARK DR LENOIR CITY, TN 37771 800-346-3062 www.quazite.com	LOC
DRN	JTP	11/18/16	SCALE		LC
CHK			NTS		S
ENG					REV
APR			SIZE		A
APR			B		11/16
ESR OR PROJECT NUMBER			DRAWING DESCRIPTION		
116016			QUAZITE® 13 X 24 X 12 FMJ PUCK LOCK KIT		
SHEET 1 OF 1			DRAWING NUMBER FMJP132412		

8/10/25 Invoice verified by Dorothy.



Bob's BARRICADES, INC.

MAIN OFFICE: 921 SHOTGUN ROAD / SUNRISE, FL 33326
TELEPHONE: (954) 423-2627

Barricades, Signs, Cones, and other Safety Equipment
Target Arrows, Message Boards
Rentals - Sales - Service

REFER TO INVOICE
G956524

ROS020/ 200017
ROSSO SITE DEVELOPMENT, INC.
1302 S J STREET

LAKE WORTH, FL 33460

OPEN

FT. LAUDERDALE	954-423-2627
EXECUTIVE OFFICE	800-432-5031
TOLL FREE	561-272-8467
DELRAY	954-525-6736
FT. LAUDERDALE	239-656-1183
FT. MYERS	352-375-8140
GAINESVILLE	904-396-5121
JACKSONVILLE	305-654-0076
MIAMI	407-855-7186
ORLANDO	850-575-7800
TALLAHASSEE	813-886-0518
TAMPA	561-585-4861
WEST PALM BEACH	928-757-5380
KINGMAN ARIZONA	602-272-3434
PHOENIX, ARIZONA	

PLEASE CHECK YOUR JOB STATUS	INVOICE DATE 07/20/2025	BRANCH Delray	BILLING PERIOD 06/21/25 TO 07/20/25	TERMS: NET 10 DAYS
PURCHASE ORDER NO. ...	JOB NO.	JOB ADDRESS	WESTGATE AVE/ WABASSO TO CONG	

ITEM

7HU3
LARGE HI TAPE SIGN ON
U3

BEGQTY	12
06/21/25	12
06/22/25	12
06/23/25	12
06/24/25	12
06/25/25	12
06/26/25	12
06/27/25	12
06/28/25	12
06/29/25	12
06/30/25	12
07/01/25	12
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07/13/25	12
07/14/25	12
07/15/25	12
07/16/25	12
07/17/25	12
07/18/25	12
07/19/25	12
07/20/25	12

P23029-64

TOTQTY 360.00
PRICE \$ 0.20
EXTPRICE \$ 72.00

PLEASE PAY FROM THIS INVOICE

SUB TOTAL	\$ 72.00
TAX	\$ 5.04
TOTAL	\$ 77.04

REMIT TO: PO BOX 526827 Miami, FL 33152-68027
For Payments by ACH or Wire, please call (954) 423-2627 ext 118

Dodge 2500

On-Highway Light Duty Trucks

Size Class:
300 HP & Over
Weight:
N/A


Configuration for 2500

Axle Configuration
Horsepower
Ton Rating

4.0 X 4.0
383.0 hp
3.0 / 4.0

Cab Type
Power Mode

Crew
Gasoline

Blue Book Rates

** FHWA Rate is equal to the monthly ownership cost divided by 176 plus the hourly estimated operating cost.

	Ownership Costs				Estimated Operating Costs	FHWA Rate**
	Monthly	Weekly	Daily	Hourly	Hourly	Hourly
Published Rates	USD \$1,235.00	USD \$345.00	USD \$86.00	USD \$13.00	USD \$30.95	USD \$37.97
Adjustments						
Region (100%)	-	-	-	-		
Model Year (2022: 99.97%)	(USD \$0.33)	(USD \$0.09)	(USD \$0.02)	(USD \$0.00)		
Adjusted Hourly Ownership Cost (100%)	-	-	-	-		
Hourly Operating Cost (100%)					-	
Total:	USD \$1,234.67	USD \$344.91	USD \$85.98	USD \$13.00	USD \$30.95	USD \$37.97

Non-Active Use Rates

Standby Rate
Idling Rate

Hourly

USD \$5.40
USD \$32.74

Rate Element Allocation

Element	Percentage	Value
Depreciation (ownership)	57%	USD \$703.95/mo
Overhaul (ownership)	23%	USD \$284.05/mo
CFC (ownership)	8%	USD \$98.80/mo
Indirect (ownership)	12%	USD \$148.20/mo
Fuel (operating) @ USD 3.53	83%	USD \$25.72/hr

Revised Date: 1st quarter 2023

Rosso Pick Up

November 10, 2025



Mr. Ronald L. Daniels
Board Chair
Westgate CRA, Palm Beach County
1280 Old Congress Avenue, Suite 215
West Palm Beach, FL 33409

Via email c/o: DPennell@pbc.gov

Reference: Cost Proposal for Environmental Consulting Services

Westgate CRA – Chickamauga Redevelopment Site
2631 Chickamauga Avenue, West Palm Beach
Parcel No. 00-43-43-30-03-010-0410

Dear Mr. Daniels,

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 additional assessment be performed despite supplemental information provided by Stantec supporting arguments that additional assessment was not warranted.

Before conducting additional soil and groundwater assessment work at the subject property, Stantec proposes to prepare a detailed letter report summarizing the findings from site assessment work performed to date. The report will formalize previous arguments concerning why Stantec does not believe that additional assessment work, particularly off-site assessment work, is warranted. A draft version of the letter report will be submitted for client review as well as review by the client's legal counsel before issuing final to the FDEP for their review and comment.

Under the proposed work scope, Stantec representatives also will coordinate, attend meetings, and participate in teleconferences (i.e. Teams meetings) on an as needed basis with representatives from the FDEP-SEDO, Westgate CRA, the client's legal counsel, TCRPC, and others as applicable to facilitate the successful resolution of all environmental concerns raised by the FDEP-SEDO. This supplemental environmental consulting services budget is not intended for any additional field activities or laboratory analytical testing.

Reference: Cost Proposal for Environmental Consulting Services

Compensation: All work will be conducted for a lump sum fee of \$7,600. The work will be conducted in accordance with this proposal as discussed above as well as the attached *Professional Services Terms and Conditions*.

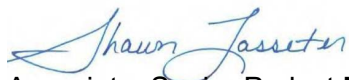
We appreciate the continuing opportunity to work with you on this assignment. If you have any questions about this proposal, please contact us at any time.

Sincerely,

STANTEC CONSULTING SERVICES INC.



Andrew Long, PG
Project Manager
Andrew.long2@stantec.com
727-262-4038



Associate, Senior Project Manager
shawn.lasseter@stantec.com
727-580-5259

Acceptance / Notice to Proceed:

Signature

Printed Name and Title

Date

Attachment:

Professional Services Terms and Conditions



The following Terms and Conditions are attached to and form part of a proposal for services to be performed by Consultant and together, when the Client authorizes Consultant to proceed with the services, constitute the Agreement. Consultant means the Stantec entity issuing the Proposal.

DESCRIPTION OF WORK: Consultant shall render the services described in the Proposal (hereinafter called the "Services") to the Client.

TERMS AND CONDITIONS: No terms, conditions, understandings, or agreements purporting to modify or vary these Terms and Conditions shall be binding unless hereafter made in writing and signed by the Client and Consultant. In the event of any conflict between the Proposal and these Terms and Conditions, these Terms and Conditions shall take precedence. This Agreement supercedes all previous agreements, arrangements or understandings between the parties whether written or oral in connection with or incidental to the Project.

COMPENSATION: Payment is due to Consultant upon receipt of invoice. Failure to make any payment when due is a material breach of this Agreement and will entitle Consultant, at its option, to suspend or terminate this Agreement and the provision of the Services. Interest will accrue on accounts overdue by 30 days at the lesser of 1.5 percent per month (18 percent per annum) or the maximum legal rate of interest. Unless otherwise noted, the fees in this agreement do not include any value added, sales, or other taxes that may be applied by Government on fees for services. Such taxes will be added to all invoices as required. The Client will make payment by Electronic Funds Transfer when requested by Consultant.

NOTICES: Each party shall designate a representative who is authorized to act on behalf of that party. All notices, consents, and approvals required to be given hereunder shall be in writing and shall be given to the representatives of each party.

TERMINATION: Either party may terminate the Agreement without cause upon thirty (30) days notice in writing. If either party breaches the Agreement and fails to remedy such breach within seven (7) days of notice to do so by the non-defaulting party, the non-defaulting party may immediately terminate the Agreement. Non-payment by the Client of Consultant's invoices within 30 days of Consultant rendering same is agreed to constitute a material breach and, upon written notice as prescribed above, the duties, obligations and responsibilities of Consultant are terminated. On termination by either party, the Client shall forthwith pay Consultant all fees and charges for the Services provided to the effective date of termination.

ENVIRONMENTAL: Except as specifically described in this Agreement, Consultant's field investigation, laboratory testing and engineering recommendations will not address or evaluate pollution of soil or pollution of groundwater. Consultant is entitled to rely upon information provided by the Client, its consultants, and third-party sources provided such third party is, in Consultant's opinion, a reasonable source for such information, relating to subterranean structures or utilities. The Client releases Consultant from any liability and agrees to defend, indemnify and hold Consultant harmless from any and all claims, damages, losses and/or expenses, direct and indirect, or consequential damages relating to subterranean structures or utilities which are not correctly identified in such information.

PROFESSIONAL RESPONSIBILITY: In performing the Services, Consultant will provide and exercise the standard of care, skill and diligence required by customarily accepted professional practices normally provided in the performance of the Services at the time and the location in which the Services were performed.

INDEMNITY: The Client releases Consultant from any liability and agrees to defend, indemnify and hold Consultant harmless from any and all claims, damages, losses, and/or expenses, direct and indirect, or consequential damages, including but not limited to attorney's fees and charges and court and arbitration costs, arising out of, or claimed to arise out of, the performance of the Services, excepting liability arising from the sole negligence of Consultant.

LIMITATION OF LIABILITY: It is agreed that, to the fullest extent possible under the applicable law, the total amount of all claims the Client may have against Consultant under this Agreement, including but not limited to claims for negligence, negligent misrepresentation and/or breach of contract, shall be strictly limited to the lesser of professional fees paid to Consultant for the Services or \$50,000.00. No claim may be brought against Consultant more than two (2) years after the cause of action arose. As the Client's sole and exclusive remedy under this Agreement any claim, demand or suit shall be directed and/or asserted only against Consultant and not against any of Consultant's employees, officers or directors.

Consultant's liability with respect to any claims arising out of this Agreement shall be absolutely limited to direct damages arising out of the Services and Consultant shall bear no liability whatsoever for any consequential loss, injury or damage incurred by the Client, including but not limited to claims for loss of use, loss of profits and/or loss of markets.

In no event shall Consultant's obligation to pay damages of any kind exceed its proportionate share of liability for causing such damages.

DOCUMENTS: All of the documents prepared by or on behalf of Consultant in connection with the Project are instruments of service for the execution of the Project. Consultant retains the property and copyright in these documents, whether the Project is executed or not. These documents may not be used for any other purpose without the prior written consent of Consultant. In the event Consultant's documents are subsequently reused or modified in any material respect without the prior consent of Consultant, the Client agrees to defend, hold harmless and indemnify Consultant from any claims advanced on account of said reuse or modification.

Any document produced by Consultant in relation to the Services is intended for the sole use of Client. The documents may not be relied upon by any other party without the express written consent of Consultant, which may be withheld at Consultant's discretion. Any such consent will provide no greater rights to the third party than those held by the Client under the contract and will only be authorized pursuant to the conditions of Consultant's standard form reliance letter.

Consultant cannot guarantee the authenticity, integrity or completeness of data files supplied in electronic format ("Electronic Files"). Client shall release, indemnify and hold Consultant, its officers, employees, Consultant's and agents harmless from any claims or damages arising from the use of Electronic Files. Electronic files will not contain stamps or seals, remain the property of Consultant, are not to be used for any purpose other than that for which they were transmitted, and are not to be retransmitted to a third party without Consultant's written consent.

FIELD SERVICES: Consultant shall not be responsible for construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with work on the Project, and shall not be responsible for any contractor's failure to carry out the work in accordance with the contract documents. Consultant shall not be responsible for the acts or omissions of any contractor, subcontractor, any of their agents or employees, or any other persons performing any of the work in connection with the Project. Consultant shall not be the prime contractor or similar under any occupational health and safety legislation.

GOVERNING LAW/COMPLIANCE WITH LAWS: The Agreement shall be governed, construed and enforced in accordance with the laws of the jurisdiction in which the majority of the Services are performed. Consultant shall observe and comply with all applicable laws, continue to provide equal employment opportunity to all qualified persons, and to recruit, hire, train, promote and compensate persons in all jobs without regard to race, color, religion, sex, age, disability or national origin or any other basis prohibited by applicable laws.

DISPUTE RESOLUTION: If requested in writing by either the Client or Consultant, the Client and Consultant shall attempt to resolve any dispute between them arising out of or in connection with this Agreement by entering into structured non-binding negotiations with the assistance of a mediator on a without prejudice basis. The mediator shall be appointed by agreement of the parties. The Parties agree that any actions under this Agreement will be brought in the appropriate court in the jurisdiction of the Governing Law, or elsewhere by mutual agreement. Nothing herein however prevents Consultant from any exercising statutory lien rights or remedies in accordance with legislation where the project site is located.

ASSIGNMENT: The Client shall not, without the prior written consent of Consultant, assign the benefit or in any way transfer the obligations under these Terms and Conditions or any part hereof.

SEVERABILITY: If any term, condition or covenant of the Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remaining provisions of the Agreement shall be binding on the Client and Consultant.

FORCE MAJEURE: Any default in the performance of this Agreement caused by any of the following events and without fault or negligence on the part of the defaulting party shall not constitute a breach of contract, labor strikes, riots, war, acts of governmental authorities, unusually severe weather conditions or other natural catastrophe, disease, epidemic or pandemic, or any other cause beyond the reasonable control or contemplation of either party. Nothing herein relieves the Client of its obligation to pay Consultant for services rendered.

COVID-19: The parties acknowledge the ongoing COVID-19 pandemic and agree that the fee and schedule in the proposal is based on what is currently understood. Where conditions change, the parties may have further discussions to manage and mitigate the impact of this evolving situation on the Project.

CONTRA PROFERENTEM: The parties agree that in the event this Agreement is subject to interpretation or construction by a third party, such third party shall not construe this Agreement or any part of it against either party as the drafter of this Agreement.

BUSINESS PRACTICES: Each Party shall comply with all applicable laws, contractual requirements and mandatory or best practice guidance regarding improper or illegal payments, gifts, or gratuities, and will not pay, promise to pay or authorize the payment of any money or anything of value, directly or indirectly, to any person (whether a government official or private individual) or entity for the purpose or illegally or improperly inducing a decision or obtaining or retaining business in connection with this Agreement or the Services.

FLORIDA CONTRACTS: PURSUANT TO FLORIDA STATUTES CHAPTER 558.0035 AN INDIVIDUAL EMPLOYEE OR AGENT MAY NOT BE HELD INDIVIDUALLY LIABLE FOR DAMAGES RESULTING FROM NEGLIGENCE.

Westgate/Belvedere Homes Community Redevelopment Agency

Annual Goals & Performance Measures Report

December 1, 2025

Fiscal Year October 1, 2024 – September 30, 2025

Overview

Florida Community Redevelopment Agencies are primarily governed by Ch. 163 Part III of Florida Statutes. In addition, CRA's must also adhere to the special district reporting requirements established by the Uniform Special District Accountability Act and F.S. 189.0694, as amended.

189.0694 Special districts; performance measures and standards—

- (1) Beginning October 1, 2024, or by the end of the first full fiscal year after its creation, whichever is later, each special district must establish goals and objectives for each program and activity undertaken by the district, as well as performance measures and standards to determine if the district's goals and objectives are being achieved.
- (2) By December 1 of each year thereafter, each special district must publish an annual report on the district's website describing:
 - (a) The goals and objectives achieved by the district, as well as the performance measures and standards used by the district to make this determination.
 - (b) Any goals or objectives the district failed to achieve.

Based on these statutory requirements, the focus areas outlined the Westgate CRA's Community Redevelopment Plan, and Annual Budget allocations, the Agency established the following goals, objectives and performance measures for the Fiscal year 2024-2025:

Annual Statutory Compliance & Reporting Requirements

*Annual reports may be found on the Westgate CRA's website: <https://westgatecra.org/>

Goal 1: Public Meetings Compliance

Objective: Hold a minimum of 8 Board of Commissioner meetings during FY24-25 to conduct CRA-related business. Regular meetings are open to the public, and agendas include time for public comment.

Measurement: A minimum of 8 Board meetings were held during the fiscal year.

Goal Achieved: Yes ☐ No ☒

The CRA advertised 12 Board meetings during FY24-25 with 7 Board meetings held during the fiscal year. No quorum, or no Board action items created a challenge in achieving the set goal.

Goal 2: Public Records Maintenance Compliance

Objective: Ensure that meeting agendas, minutes, creation documents, boundary maps, and other public records are up to date, posted on the Agency's website, and are ADA compliant, pursuant to F.S. 189.106 and 189.069. Ensure Palm Beach County, as the Agency's parent jurisdiction, maintains a hyper-link on its website home page to the CRA's website.

Measurement: All public records are appropriately maintained throughout the fiscal year.

Active hyper-link to CRA's website from Palm Beach County's website homepage –
<https://discover.pbc.gov/Pages/Special-Districts.aspx>

Goal Achieved: October ☒ January ☒ April ☒ July ☒

Goal 3: Annual Audit Report

Objective: By March 31, 2025, in accordance with F.S. 163.387, complete the annual audit report, and transmit to Palm Beach County for inclusion in the Palm Beach County Annual Comprehensive Financial Report (ACFR). The Westgate CRA's annual audit is completed by independent auditors. The audit is presented to and adopted by the CRA Board of Commissioners prior to the yearly deadline, and required distribution. Within 45 days of completion, post the annual audit to the CRA's website for inspection by the public to safeguard financial transparency and accountability.

Measurement: The annual audit was completed by independent auditors in accordance with statutory requirements. The annual audit was transmitted to Palm Beach County, and is included in the County's FY 2024 ACFR, and was available on the CRA's website within 45 days of completion.

Hyper-link to County financial information on Clerk of the Circuit Court & Comptroller of Palm, Beach County –

<https://www.mypalmbeachclerk.com/departments/finance/county-financial-information/comprehensive-annual-financial-report>

Goal Achieved: Yes ☒ No ☐

Goal 4: Annual Report to the Public

Objective: By March 31, 2025, in accordance with the requirements of F.S. 163.371 and 163.461, complete the annual report to the public, transmit to Palm Beach County, and post to the CRA's website for inspection by the public to safeguard programmatic and financial transparency and accountability.

Measurement: The annual report was completed in accordance with statutory requirements, transmitted to Palm Beach County, and was posted on the CRA's website.

Goal Achieved: Yes ☒ No ☐

Goal 5: Annual Redevelopment Trust Fund Budget Preparation & Approval

Objective: Prepare the fiscal year Redevelopment Trust Fund Budget for final approval by the Palm Beach County Board of County Commissioners by September 30, 2025, in accordance with F.S. 163.387 and 163.106. The CRA's annual budget is separate from the County's annual budget. The draft budget is adopted by the CRA Board by August 2025, and posted to the CRA's website for inspection by the public. The budget is transmitted to the Board of County Commissioners as the creating entity for public hearing presentation and final approval by resolution per statutory deadlines and requirements. Within 30 days of adoption, post the final fiscal year Redevelopment Trust Fund Budget on the CRA's website to safeguard financial transparency and accountability.

Measurement: The draft fiscal year budget was approved by the CRA Board on August 19, 2025, and the final budget was adopted by the Palm Beach County BCC by September 30, 2025, as is evidenced by agenda items, meeting minutes, and budget documents on the CRA's website.

Standard: The annual fiscal year Redevelopment Trust Fund Budget adoption and approval was completed per statutory deadlines and posted on the CRA's website.

Goal Achieved: Yes ☒ No ☐

Annual Redevelopment Goals & Objectives

Focus Area 1: Economic Development Initiatives to Encourage Private Investment—

To grow District businesses, employment, and community potential through programs and projects which encourage opportunity for private investment and reinvestment that work to create vibrant, sustainable neighborhoods, ultimately eliminating slum and blight.

Goal 1: Construction Completion & Initiation of Priority Corridor Streetscape Projects

Objective: Continue coordination and interlocal partnership with Palm Beach County Engineering to complete construction and project close out for Transportation Planning Agency/Florida Department of Transportation grant funded streetscape improvement projects on Seminole Boulevard and Westgate Avenue, both estimated to be concluded within the fiscal year. This objective includes ongoing coordination with County Engineering to begin construction of the Cherry Rd. pedestrian improvements project.

Measurement: Construction of the Seminole Boulevard and Westgate Avenue streetscape projects were completed and closed out per the established construction timeline and interlocal partnership agreements. Construction on the Cherry Road pedestrian improvements project has begun.

Goal Achieved (complete Seminole Blvd. & Westgate Ave. streetscape projects):

Yes ☐ No ☐ In progress ☒

The Seminole Blvd. project closed in January 2025. Construction on the Westgate Avenue project was substantially completed in March 2025; the project was not yet closed by the end of FY24-25.

Goal Achieved (begin Cherry Rd. streetscape project):

Yes ☒ No ☐ In progress ☐

Construction on the Cherry Rd. project commenced in March 2025. No CRA funds expended for Streetscape projects in FY25.

Goal 2: Administer the Site Development Assistance Program

Objective: To provide reimbursable grant funding to property owners or developers to defray eligible pre-development, permitting, or exterior improvement costs of new construction, building expansion, or the exterior rehabilitation of new and existing commercial, residential, and mixed-use buildings or properties, within targeted redevelopment areas through the annually funded Site Development Assistance Program (SDAP).

Measurement: Administer at least eighteen (18) reimbursable SDAP grants.

Goal Achieved: Yes ☐ No ☒

The CRA reimbursed twelve (12) SDAP grants for assistance in the construction of 12 single family cottage homes in the South Westgate Estates neighborhood, not meeting the goal. However, the CRA Board pre-approved SDAP grant funding for thirty (30) more cottage homes in the fiscal year which will receive reimbursement in FY26.

Goal 3: Property Acquisition and Disposal for Redevelopment

Objective: Actively pursue purchase of available parcels along key corridors – in fiscal year 25, Westgate Avenue is the primary corridor of focus; negotiate terms and purchase land for assembly. In this ongoing program, the CRA purchases and holds land for redevelopment partnerships or private ventures that create housing and business development opportunities.

Measurement: CRA Staff negotiated purchase terms with property owners of the Westgate One development on Westgate Avenue following the expiration of the project development order, but were unsuccessful due to the high cost of land.

Goal Achieved: Yes ☐ No ☒

Focus Area 2: Market Positioning—

To reposition the Westgate area in the local and regional market as a desirable place to live, work, and play through positive branding and promotion.

Goal 1: Increase Exposure of Westgate through Promotion Activities & Website

Objective: The CRA will continue to engage in ‘in-person’ District promotion activities, as well as social media, print, and website branding strategies to further the goal of establishing a positive

market presence for Westgate by promoting the potential of the area to government partners, industry colleagues, community organizations, businesses, developers, associations and trades.

Measurement: CRA Staff participation and Incremental successes in engagement and promotion activities may be measured by CRA website traffic demonstrating an increase in activity over the fiscal year indicating new interest. Analytical website tools provide data on number of website visits, origin of visitors, pages viewed, and return visits.

Goal Achieved: Yes ☒ No ☐

CRA Staff participated in the Palm Beach County Hispanic Month Bus Tour, quarterly BDB Stakeholders Meetings (the Westgate Streetscape project was presented to government partners and stakeholders at the August 2025 Stakeholders Meeting), and monthly meetings as a Westgate Elementary School SAC (School Advisory Council) community partner. The CRA joined WPBgo (West Palm Beach Mobility Coalition) as a partner in January, attending monthly meetings.

CRA Website SEO Report data: in October 2024 total new users increased by 71%; by fiscal year-end total new users dropped by 20% indicating a general trend toward increased exposure. Top page views and return visits were consistently “meetings & agendas” and “how a CRA works”. Peak traffic increased to the Autumn Ridge Apartments page month over month when the development began to lease units following construction completion—this affordable housing project is showcased as a “redevelopment Success Story” on the CRA’s website. The Cherry Rd. streetscape project also spiked page views as contractors began to mobilize, and following a community outreach meeting in November 2024 during which TPA construction completion timelines were outlined. From October through December visits to the RFQs/RFPs/ITBs web page increased in response to the issuance of a CRA RFQ for continuing consulting services in planning, engineering and surveying.

Focus Area 3: Facilitate Quality Housing Production & Preserve Workforce Housing Stock—

To create and maintain diverse, quality housing stock that addresses a mix of community, local, and regional needs.

Goal 1: Preservation of Workforce & Affordable housing – Administer Neighborhood Preservation Program

Objective: To preserve and beautify affordable and workforce neighborhoods, the CRA provides reimbursable grant funding to individual homeowners to leverage the cost of eligible home renovations and exterior improvements through the Neighborhood Preservation Program (NPP).

Measurement: Administer at least twelve (12) reimbursable NPP grants.

Goal Achieved: Yes ☒ No ☐

The CRA reimbursed 25 homeowners in the fiscal year, exceeding the goal. \$125,000 in CRA TIF was expended.

Focus Area 4: Engage the Community & Initiate Public Safety Innovations—

To create a desirable, safe and sustainable community that encourages redevelopment and economic growth to eliminate slum and blight.

Community Engagement Goals –

Goal 1: Ongoing Community Outreach, Dissemination of Information & Resiliency Building

Objective: The CRA will continue efforts to unify the community by promoting spirit and ‘pride in place’ through ongoing community outreach and enrichment events. Outreach activities are designed to provide information on CRA projects and programs that benefit the community, promote access to local resources, and offer education and services to address social issues that impact community sustainability and economic growth. The CRA partners with Palm Beach Sheriff’s Office (PBSO) Community Policing deputies, and the Palm Beach County Parks & Recreation Department to engage youth and families.

Measurement: To ensure ongoing participation and collaboration with community partners the CRA will host or participate in at least six (6) community outreach meetings and enrichment events during the fiscal year at Oswego Oaks Park, as well as at the Westgate Community Farm; and, Celebrate Westgate which showcases community resources, neighborhood businesses, and local not-for-profit organizations hosted by partner PBC Parks & Recreation Department at the Westgate Recreation Center.

Goal Achieved: Yes ☒ No ☐

The CRA held a community outreach meeting on November 2024 to present the Agency’s efforts to increased residential density in certain areas of the CRA District, active and upcoming TPA projects including Seminole Blvd., Westgate Avenue, and Cherry Rd., and the phasing program for the redevelopment of the 47-acre Palm Beach Kennel Club site on Congress Avenue. A second community meeting was held in February 2025 to introduce the community to the County’s proposal to bring tiny homes to Westgate Avenue. Community enrichment activities for the purpose of CRA program and project information dissemination, and to bring community policing deputies to community were held in December, February, June, August and September at both Oswego Oaks Park, and the Community Farm.

Community Safety Goals –

Goal 1: The CRA is surveying the community to gather data for the preparation of Safety Plan. The Plan will address the ongoing public safety issues of loitering, homelessness, illegal dumping, youth gang violence, and graffiti, that perpetuate slum and blight in the District. Initiatives to improve residential and commercial property maintenance and sub-standard structures through outreach is a key element.

Objective: Utilize survey data collected from public input at community outreach events and website to inform the goals of the Safety Plan. Begin drafting the Plan to include an implementation framework, funding sources and timelines.

Goal Achieved: Yes ☐ No ☐ In progress ☒

Focus Area 5: Public Infrastructure Improvements & Public Spaces—

To provide sufficient and ongoing levels of public infrastructure and services to support existing community needs, improve the quality of life for residents, and incentivize redevelopment and private investment.

Goal 1: Feasibility Study for Donnell Rd. Sanitary Sewer and Water Improvements

Objective: Donnell Road, extending from Okeechobee Blvd. to Westgate Avenue, does not have access to sanitary sewer—there are multiple disjointed uses and underutilized vacant site representing a redevelopment opportunity. The CRA will engage engineering consultants to study the design and financial feasibility of installing sanitary sewer services in this area.

Measurement: Engineering consultants were engaged in July 2025 to conduct a feasibility analysis of Donnell Rd. improvements.

Goal Achieved: Yes ☐ No ☐ In progress ☒

Goal 2: Expand & Establish Valuation for SFWMD Stormwater Storage Mitigation Bank

Objective: Improvements to drainage capacity, stormwater storage, and flood mitigation are an ongoing priority for the Agency. The CRA established a Compensating Stormwater Storage Mitigation Bank in 2023 which has been fully exhausted.

Measurement: The next step establishes a valuation of each acre foot of mitigation bank credit to quantify the impact of the bank on development costs, and studies the viability of adding new credits to the bank from other retention areas in the District. The CRA will engage specialized engineering consultants to establish mitigation bank valuation and explore opportunities for expansion of the bank.

Goal Achieved: Yes ☒ No ☐

Multipurpose Goal: Continue Streetlights Program

Objective: In 2022, the CRA began working with Florida Power & Light to install additional streetlights in dark areas of North & South Westgate Estates neighborhoods. This project is ongoing with a FY25 anticipated completion date.

Measurement: Ongoing facilitation and oversight of the permitting and installation of additional streetlights.

Goal Achieved: Yes ☐ No ☐ In progress ☒

Focus Area 6: Planning for Redevelopment –

Identify opportunities for redevelopment and reinvestment through the analysis of changing needs, issues, and community conditions by evaluating, recommending, and implementing effective programs, policies, and regulations.

Long Range Goal –

In FY 24-25, the Westgate CRA will begin to evaluate the goals, objectives, programs and projects outlined in its 2017 Community Redevelopment Plan. The assessment will examine the need to conduct further studies to respond to changing conditions within the CRA and market trends. Future redevelopment activities that support economic growth will be based on district-specific studies in transportation and mobility, open space, housing production, economic outlook, urban form and design, and water management. These studies will form the basis of an amended redevelopment plan, and will inform County Comprehensive Plan policy language and zoning reforms related to the Westgate Community Redevelopment Area Overlay. This goal is not anticipated to be completed until FY 27.

Goal Achieved: Yes ☐ No ☐ In progress ☒

Fiscal Year Goals –

Goal 1: Ongoing Technical Assistance & Support

Objective: Continuously retain technical assistance consultants under a continuing services contract for ongoing land planning & landscape architecture, engineering, and surveying tasks. Current consulting contracts expire in December 2024. Issue RFP for technical assistance continuing services and select consultants pursuant to Palm Beach County procurement policies. Retain continuing services consultants to support redevelopment goals.

Measurement: A minimum of 1 consultant is selected, representing each discipline of planning & landscape architecture, engineering, and surveying, and retained under a continuing services contract for a minimum of 3 years.

Goal Achieved: Yes ☒ No ☐ In progress ☐

Goal 3: Initiate and Complete Comprehensive Plan & Unified Land Development Code Updates to Facilitate Housing Production and Economic Investment

Objective Ongoing identification of regulatory barriers to redevelopment within the County's comprehensive plan and land development codes, including regular revisions to the Westgate Community Redevelopment Area Overlay (WCRAO). In late FY24, CRA Staff proposed to amend the WCRAO in the comprehensive plan to expand the Density Bonus Program to support developer interest in housing production, and meet housing demand countywide in a central infill

area. The initiative provides a pool of residential units beyond the future land use, allowing for expedited land use entitlements at the Zoning level, without the need for a FLU amendment. Staff is also proposing to continue to work with the Zoning Division to revise the WCRAO in the UDLC to include parking reductions and flexible regulations.

Measurement: Amendments to the Comprehensive Plan were initiated by the Board of County Commissioners (BCC) in November 2024, and will be adopted by the BCC in February 2026. Revisions to the ULDC will not be adopted by the end of FY25, but will be adopted in late October 2025.

Goal Achieved: Yes ☐ No ☐ In progress ☒