

WESTGATE/BELVEDERE HOMES COMMUNITY REDEVELOPMENT AGENCY

Monthly Meeting, Monday, January 12, 2026, Board Meeting 5:00 PM

1280 N. Congress Ave. Suite 215

West Palm Beach, FL 33409

**NOTE: Agenda Summary (Pages 3-7)
Staff Report (Pages 8 - 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 December 08, 2025 CRA MINUTES (Pages 13 - 17)**
- IV. PUBLIC COMMENTS**
- V. DISCLOSURES**
- VI. CONSENT AGENDA**
- VII. REGULAR AGENDA**
 - 1. Approval of Work Assignment #2 for Kimley-Horn and Associates Inc., to Assist with Traffic Mitigation Work Plan (Pages 18 - 21)**
 - 2. Approval of Work Assignment #3 for Kimley-Horn and Associates Inc., to Assist with Palm Beach MPO for Wabasso Drive (Pages 22 – 25)**
 - 3. Approval of 5-Year CRA Traffic Mitigation Work Plan (Pages 26 – 37).**
 - 4. Approval of 2026 Monthly Board Meeting Dates (Page 38).**
- VIII. REPORTS**
 - A. Staff Reports and Correspondence (Pages 39)**
 - 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 CRA Board Meeting

In Person and Via Zoom

January 12, 2026

REGULAR AGENDA

1. Approval of Work Assignment #2 for Kimley-Horn and Associates, Inc. to Assist with Traffic Mitigation Work Plan

A. Background and Summary: The Westgate CRA is processing a text amendment to the Comprehensive Plan to increase the number of bonus density units available for residential development within the CRA boundaries. As part of the approval process for this change, a five-year work program must be developed to identify the budget and timeline for transportation and mobility improvements, as coordinated with the CRA.

Staff is working with Kimley-Horn to prepare the plan.

The scope of work includes:

- Compilation, organization, and consolidation of initiatives into major categories, including, but not limited to: Infrastructure, Programmatic, Regulatory/Code, and Planning.
- Incorporation of information and direction from the CRA, as outlined in the September 10, 2025, Justification Statement and subsequent reports.
- Preparation of narrative descriptions for identified work program projects, including general construction limits.
- Development of high-level, order-of-magnitude planning cost ranges for budgeting and policy discussion.
- Identification of potential funding pathways and categories, including CRA allocations, transportation funding, technical assistance funding, and partner agency participation.
- Identification of potential implementation partners, recognizing that future phases of work may be delivered by the CRA, the City, the County, partner agencies, or other consultants through separate procurements.
- Integration of planning assumptions related to CRA TIF allocations, as directed by CRA staff.
- Preparation of a high-level monitoring and reporting framework describing planning-level considerations for transportation mitigation, CRA investment tracking, and coordination topics applicable to FDOT, Palm

Beach County, and other agencies. After completing the tasks above, they will provide a consolidated draft workplan document to the CRA, including a project framework, planning-level summaries, preliminary phasing, funding and implementation considerations, and a monitoring/reporting framework.

Moreover, the firm will consolidate comments from the CRA and the County and incorporate relevant revisions for the final workplan document summarizing the transportation and mobility framework to produce the final workplan documentation. Furthermore, the firm will prepare for and attend up to 10 project team meetings, public outreach meetings, and conference calls associated with the project as requested.

- B. Recommendation:** Staff recommend that the Board authorize Work Assignment #2 to Kimley-Horn for assisting CRA with the required Traffic Mitigation Work Plan for an amount not exceeding \$29,500.

2. Approval of Work Assignment #3 for Kimley-Horn and Associates Inc. to Assist with Palm Beach MPO Grant Application for Wabasso Drive

- A. Background and Summary:** The CRA is applying for an MPO's Transportation Alternatives (TA) grant for a roadway project on Wabasso Drive, between Okeechobee Boulevard and Westgate Avenue. Staff will be working with Kimley-Horn and Associates, Inc., for technical assistance and support throughout the grant application process.

The scope of work includes:

- Development and review of project concept for consistency with TA eligibility and scoring criteria.
- Development of: One (1) conceptual typical section, one (1) plan-view exhibit illustrating the general location of the project and conceptual layout, and up to three (3) cross-sections sufficient for grant application purposes
- Preparation of planning-level figures and graphics to support the application (e.g., location map, site photo exhibits).
- Technical input to and development of cost estimate framework (quantity estimates, assumptions, and scope alignment).
- Coordination support for, and participation in, the required pre-application meeting with MPO and FDOT staff.
- Technical assistance with responses to application narrative items requiring engineering judgment or clarification.
- Internal quality control review for

technical consistency prior to submittal. The firm will provide technical exhibits and support materials suitable for inclusion in the TA grant application package.

Kimley-Horn will also provide technical support for one (1) public outreach meeting to satisfy TA program public involvement requirements. Work under this task shall include: • Preparation of meeting exhibits (conceptual plans, cross-sections, and presentation boards). • Attendance at one (1) public meeting (in-person or virtual, as directed by the Client). • Documentation support for meeting outcomes (sign-in support, summary notes, and technical clarifications as needed for application documentation).

Finally, Kimley-Horn will provide technical assistance throughout the TA application review and vetting process through the May 1, 2026, deadline, consistent with the MPO/FDOT program schedule. Work under this task shall include: • Technical responses to MPO and FDOT requests for clarification during application review. • Support for field review coordination and follow-up technical input. • Revisions to conceptual exhibits or cost assumptions based on agency comments. • Participation in weekly or bi-weekly coordination calls or meetings related to application eligibility or constructability. • General advisory support related to TA program requirements and schedule milestones.

- B. Recommendation:** Staff recommends that the Board approve work assignment #3 for Kimley-Horn and Associates, Inc., to provide assistance for the MPO grant application for Wabasso Dr. for a fee not exceeding \$39,000.

3. Approval of 5-Year CRA Traffic Mitigation Work Plan

- A. Background and Summary:** The Westgate CRA and Palm Beach County Planning Department are processing a Comprehensive Plan Text Amendment to increase the CRA's Zoning Overlay bonus density pool. The Comprehensive Plan currently provides 1,300 bonus units to increase residential density beyond the underlying future land-use density. Of the 1,300 units, the CRA has already committed approximately 700 units to projects that have been built, are entitled, or are in the entitlement process. The amendment proposes to change the number of bonus units allowed from 1,300 to 4,300. The additional units will accommodate residential developments projected for short- and

long-term horizons. The text amendment was initiated on August 28, 2024, and transmitted on November 5, 2025. The final step, the Board of County Commissioners' adoption hearing, is scheduled for February 4, 2026.

It is believed that more residential units built in the CRA will generate more traffic. Before the text is adopted, the CRA has been asked to adopt a Traffic Mitigation Work Plan that proposes implementing strategies to address transportation congestion in the area. Over the last two months, staff have worked with Kimley-Horn to draft the required 5-Year plan. It includes over a dozen projects and programs that can be implemented from 2026 to 2030. They fall into four categories, namely infrastructure, programmatic, planning, and regulatory, and are expected to cost \$6.25 million. Their implementation is predicated on the availability of funding and on collaboration with Palm Beach County, the City of West Palm Beach, the Palm Beach Metropolitan Planning Agency (MPO), FDOT, West Palm Beach Go, City of West Palm Beach, and CRA stakeholders. A list of all the projects is included in the work plan. However, some of them have been contemplated by the CRA for some time, such as the Wabasso Drive streetscape, Congress Avenue intersection improvements, the Congress Avenue sliver (a.k.a. heart trail) transit improvements, the on-demand ride service pilot, TDM programming, and downtown West Palm Beach connections. This is a draft. Staff and Kimley-Horn will continue to work on the documents and bring them back to the CRA Board for final approval. This draft needs to be approved to support the BCC adoption hearing scheduled for February 4, 2026.

B. Recommendation: Staff recommend that the Board approve the 5-Year Traffic Mitigation Work Plan as presented.

4. Approval of 2026 Monthly Board Meeting Dates

A. Background and Summary: The board meeting will be held on the second Monday of every month except for October, when it can be moved to the first Monday, October 5, 2026, due to a federal holiday.

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

**Westgate CRA
BOARD MEETING
January 12, 2026**

Staff Update on In-House & Private Redevelopment Projects

Community Redevelopment Plan Update (STARTED)

Updates: At their December 2025 meeting the Board approved a Work Assignment for Chen Moore, with sub-consultant RMA, to assist CRA staff with the revision of the Plan. In January 2026, CMA began Tasks 1 and 2 of their work assignment. It is anticipated that the Plan will be adopted by the BCC in early 2027.

Background: The Community Redevelopment Plan was last amended in 2017. Many of the projects outlined in the Plan have been completed, or are underway. The revised Plan will address significant changes in population growth, the housing market, economic trends, and transportation and mobility since the last Plan update, identify a continuing program for improvements projects to roadways, and drainage infrastructure, the creation of open space amenities, and develop and reestablish community, housing, neighborhood preservation, and site development programs that support the goals of the Agency.

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 Amendments (IN PROCESS)

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

Following the transmittal of the text amendment, the CRA was tasked by County Administration and Planning to develop a Work Plan that would allocate CRA funds to Board approved traffic mitigation strategies. Kimley-Horn has been working with staff to draft a Work Plan that allocates a percentage of annual CRA TIF to transportation planning and projects over the next 5 years. The Work Plan uses a minimum of 15% of the annual increment to be assigned to implementing the Work Plan from FY26 through FY30 and considers infrastructure, programmatic, regulatory, and planning tasks. A draft will be presented

to the Board at its January 12, 2026 meeting.

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, approved by the CRA Board on September 15, 2025. Kimley-Horn has completed a Traffic Impact Analysis for the projection which utilized internal trip capture, and considered a 'redevelopment trip credit' for sites that are susceptible to conversion from commercial, retail, industrial or office to residential. These adjustments reduce traffic impacts over time. Planning for an October 2025 community meeting for input on mobility strategies is underway.

By mutual agreement, Planning and CRA staff agreed to postpone BCC initiation of the text amendment until the November 5, 2025 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
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Background: 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.

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 2025, and a contract for Stantec.

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.

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

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

Cardno has completed supplementary soils testing and is preparing a final report for CRA review and/or action. Results are targeted to be presented to the CRA Board at their September meeting. Testing indicates a high concentration of Benzoapyrene (BaP) in the northwest corner of the property. Cardno will determine whether remedial action is warranted. Cardno conducted a Phase II assessment in early December. Findings indicate trace amounts of contamination (arsenic & BaP) in the soil; the groundwater is said to be clear. CRA Staff is pursuing a more thorough soils study through funding available through TCRPC prior to issuing an RFP. Phase I ESA findings indicate the need to conduct further assessment of the site to determine if historical adjacent uses have negatively impacted the site. The CRA was approved by the TCRPC for a Phase I Environmental Assessment on September 9, 2021. Brownfields environmental consultants Cardno, completed the Phase I assessment in mid-October 2021.

On August 25, 2021, CRA staff submitted an application for funding from the TCRPC (Treasure Coast Regional Planning Council) Brownfields Program for a Phase I Environmental Assessment for the Chickamauga redevelopment site. Due to historic auto salvage and a dry-cleaning use on Okeechobee on the site now occupied by Cumberland Farms, there is a likelihood that the site has some degree of contamination. The grant would fund a Phase I assessment, and a possible Phase II assessment depending upon initial findings. Any remediation timelines and cost to be determined. State funding is possible.

Background: The Chickamauga site consists of 3 parcels, one containing an occupied single-family dwelling, purchased by the CRA in December 2019 for \$550,000. The site is located directly south of Spencer Square facing the Dennis Koehler Preserve to the south. The site is earmarked for the CRA for mixed use or high-density residential redevelopment. CRA staff anticipates issuing an RFP in FY26.

Community Garden/Greenmarket Improvements (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) Grants

FY20 Cherry Road Pedestrian & Safety Improvements (UNDER CONSTRUCTION)

Updates: Sidewalks are completed, and streetlights are installed and operational. 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.

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.

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 ▪ Phase 2 planning is underway ▪ 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
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"> ▪ Project has entitlements and is currently listed for sale ▪ 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
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**

December 08, 2025

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

Mr. Daniels, the Board Chair, called the meeting to order at 5:02p.m. The roll was called by Ms. Bui.

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

Absent:

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

Absent:

Others Present: Nilsa Zacarias, Chen Moore and Associates (CMA)

Zoom Attendees: Deputy Gomez

II. AGENDA APPROVAL

1. Additions, Deletions, Substitutions to Agenda

- No Additions, Deletions, Substitutions to Agenda
- **It was moved by Ms. Rufty and seconded by Ms. Wolliston to adopt the agenda as amended. Motion carried (5-0)**

III. ADOPTION OF W/BH CRA MINUTES

- **It was moved by Ms. Rufty and seconded by Ms. Wolliston to adopt November 10, 2025 minutes. Motion carried (5-0)**

IV. PUBLIC COMMENT

- PBSO Deputy Gomez gave a brief report to the Board about police activities in the Westgate CRA area for the previous month.

V. DISCLOSURES

- No Disclosures

VI. CONSENT AGENDA

- No Consent Agenda

VII. REGULAR AGENDA

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

Mr. Michel and Nilsa Zacarias made a presentation 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.

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

It was moved by Ms. Rufty and seconded by Ms. Haggerty authorized Work Assignment #1 to CMA to update the CRA Redevelopment Plan for a lump sum amount of \$165,000. The motion passed unanimously (5-0)

2. Approval of Change Orders for Westgate Avenue Streetscape

Mr. Michel made a presentation to the Board.

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.

Mr. Daniel added that he had met with the project manager, the contractor, and the subcontractor for the Westgate Avenue project. He has inspected the pull boxes and the switch box. Although the change order will not be 100% fail-safe and will not prevent people from stealing the wires if they really want to, he suggests that the work will deter thieves from putting in the effort it takes to open the boxes and cut the locks to access the wires. He thought the change orders would at least discourage wire stealing.

Staff recommend 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.

It was moved by Ms. Rufty and seconded by Ms. Haggerty to approve two change orders for \$323,801.11 to replace stolen wires and install lockable pull boxes for the Westgate Avenue Streetscape project. The motion passed unanimously (5-0)

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

Mr. Michel and Ms. Pennell made a presentation to the Board.

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.

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

It was moved by Ms. Haggerty and seconded by Ms. Rufty to approve Stantec's proposal to provide technical assistance for a lump sum amount of \$7,600. The motion passed unanimously (5-0)

VIII. STAFF REPORTS

On December 3rd, Commissioner Flores, District 3, Deputy County Administrator Tammy Fields, and WCRA Staff had a bus tour of the WCRA area. Commissioner Flores was supportive and pleased with the Westgate CRA.

WCRA Staff are working with the county on the transportation master plan.

Board Chairman Mr. Daniels and Attorney Mr. Baird presented at the Board Conference and represented the WCRA very well.

Light poles, landscaping, and sidewalk have been installed on Cherry Road. The project is scheduled to be substantially completed by the end of December 2025.

Ms. Bui reminded the Board that there will be a Food Distribution at American Legion Post 141 on December 9th. Friday, December 12th, is Santa At The Park. Tuesday, December 16th, is a holiday luncheon meeting, and Friday, December 19th, is a toy giveaway at Westgate Elementary provided by Morning Day Solutions.

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.

Maj Bui

**WORK ASSIGNMENT #2
FOR CONSULTING SERVICES
KIMLEY-HORN AND ASSOCIATES, INC.**

DATE: January 12, 2026

CRA PROJECT BUDGET CODE: _____

CRA PROJECT NAME: _____

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

Title: WCRA 5-Year Transportation Workplan

- I. **PROJECT DESCRIPTION:** The CRA is pursuing a text amendment to the Comprehensive Plan that will increase available entitlements for residential development within the CRA boundaries. As part of the approval process for this change, a five-year work program is required to be developed to identify budget and timeline of transportation and mobility improvements as identified through coordination with the CRA.
- II. **SCOPE OF SERVICES:** The services shall be in accordance with the attached Proposal for Services, which is incorporated herein.
- III. **BUDGET:**
Task 1: \$18,000.00
Task 2: \$4,500.00
Task 3: Hourly, not to exceed \$7,000 without further authorization from the CRA.
- IV. **COMPLETION DATE:** Task 1: January 15, 2026

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:

Signature

Printed Name

Signature

CRA:

Westgate/Belvedere Homes
Community Redevelopment Agency

Signature

Printed Name

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:

Signature

KIMLEY-HORN AND ASSOCIATES, INC.

(Name Printed or Typed)

Signature

Signature

(Name Printed or Typed)

(Name Printed or Typed)

(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: _____

WORK ASSIGNMENT #2 – CONSULTING SERVICES
BY
KIMLEY-HORN AND ASSOCIATES, INC.
FOR
WESTGATE COMMUNITY REDEVELOPMENT AGENCY

SCOPE OF SERVICES

Task 1: Five-Year Transportation & Mobility Workplan Draft

Kimley-Horn will prepare a draft transportation and mobility workplan to guide CRA planning, programming, and investment decisions. This effort will consolidate and organize the transportation, mobility, planning, regulatory, and programmatic initiatives identified by the CRA into a single planning-level framework for future implementation consideration. Services under this task are limited to high-level planning analysis and documentation and do not include engineering design, operational modeling, feasibility analysis, financial analysis, procurement support, construction services, or tool development.

Work under this task shall include:

- Compilation, organization, and consolidation of initiatives into major categories including, but not limited to: Infrastructure, Programmatic, Regulatory/Code, and Planning.
- Incorporation of information and direction provided by the CRA, as outlined in the September 10, 2025, Justification Statement and subsequent reports.
- Preparation of narrative descriptions for identified work program projects, including general limits of construction.
- Development of high-level, order-of-magnitude planning cost ranges strictly for budgeting and policy discussion purposes.
- Identification of potential funding pathways and categories, including CRA allocations, transportation funding, technical assistance funding, and participation from partner agencies.
- Identification of potential implementation partners recognizing that future phases of work may be delivered by the CRA, the City, the County, partner agencies, or other consultants through separate procurements.
- Integration of planning assumptions related to CRA TIF allocations, as directed by CRA staff.
- Preparation of a high-level monitoring and reporting framework describing planning-level considerations for transportation mitigation, CRA investment tracking, and coordination topics applicable to FDOT, Palm Beach County, and other agencies.

Deliverable: A consolidated draft workplan document including a project framework, planning-level summaries, preliminary phasing, funding and implementation considerations, and a monitoring/reporting framework. The draft will be submitted to the CRA and Palm Beach County for review and comment. Revisions to the workplan based on feedback from the CRA and Palm Beach County, following receipt of comments, will be completed under Task 2.

Task 2 – Final Workplan Documentation

Kimley-Horn will consolidate comments from the CRA and the County on the deliverable prepared under Task 1 and incorporate relevant revisions for the final workplan document summarizing the transportation and mobility framework.

Work under this task shall include:

- Preparation of a final report and supporting tables summarizing all initiatives and incorporating relevant comments from reviewers.
- Inclusion of project descriptions, planning-level cost ranges, implementation horizons, funding categories, and potential partners identified in Task 1.
- Incorporation of CRA comments and preparation of a final deliverable for guiding policy and budgeting discussions.

Deliverable: Final transportation and mobility workplan report and project tables.

Task 3 – Meetings / Conference Calls

Kimley-Horn will prepare for and attend project team meetings, public outreach meetings, and conference calls associated with the project as requested by the CRA. Team meetings and conference calls are expected to be held periodically. Meetings are anticipated for addressing reviewing agency comments, public hearings, public outreach and community engagement, and in person meetings with staff. This Task assumes preparation for and participation in up to ten (10) meetings.

**WORK ASSIGNMENT #3
FOR CONSULTING SERVICES
KIMLEY-HORN AND ASSOCIATES, INC.**

DATE: January 12, 2026

CRA PROJECT BUDGET CODE: _____

CRA PROJECT NAME: _____

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

Title: Wabasso Grant Application Assistance

- I. **PROJECT DESCRIPTION:** The CRA is pursuing an MPO's Transportation Alternatives (TA) grant for a roadway project on Wabasso Drive, between Okeechobee Boulevard and Westgate Avenue. Kimley-Horn and Associates, Inc. will provide technical assistance and support throughout the grant application process.
- II. **SCOPE OF SERVICES:** The services shall be in accordance with the attached Proposal for Services, which is incorporated herein.
- III. **BUDGET:** Task 1: \$20,000.00
Task 2: \$3,000.00
Task 3: Hourly, not to exceed \$16,000 without further authorization from the CRA.
- IV. **COMPLETION DATE:** Task 1: February 13, 2026
Task 2: January 20, 2026
Task 3: May 1, 2026

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:

Signature

Printed Name

Signature

CRA:

Westgate/Belvedere Homes
Community Redevelopment Agency

Signature

Printed Name

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:

Signature

KIMLEY-HORN AND ASSOCIATES, INC.

(Name Printed or Typed)

Signature

Signature

(Name Printed or Typed)

(Name Printed or Typed)

(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: _____

WORK ASSIGNMENT #3 – CONSULTING SERVICES
BY
KIMLEY-HORN AND ASSOCIATES, INC.
FOR
WESTGATE COMMUNITY REDEVELOPMENT AGENCY

SCOPE OF SERVICES

Task 1: Initial Application Technical Support

Kimley-Horn will support preparation of materials required for the initial TA grant application submittal (due February 13, 2026), including coordination with the Client and MPO/FDOT staff to ensure consistency with program eligibility, scoring criteria, and documentation requirements.

Work under this task shall include:

- Development and review of project concept for consistency with TA eligibility and scoring criteria.
- Development of:
 - One (1) conceptual typical section
 - One (1) plan-view exhibit illustrating general location of project and conceptual layout
 - Up to three (3) cross-sections sufficient for grant application purposes
- Preparation of planning-level figures and graphics to support the application (e.g., location map, site photo exhibits).
- Technical input to and development of cost estimate framework (quantity estimates, assumptions, and scope alignment).
- Coordination support for, and participation in, the required pre-application meeting with MPO and FDOT staff.
- Technical assistance with responses to application narrative items requiring engineering judgment or clarification.
- Internal quality control review for technical consistency prior to submittal.

Deliverable: Technical exhibits and supporting materials suitable for inclusion in the TA grant application package.

Task 2 – Public Outreach Meeting Support

Kimley-Horn will provide technical support for one (1) public outreach meeting to satisfy TA program public involvement requirements.

Work under this task shall include:

- Preparation of meeting exhibits (conceptual plans, cross-sections, and presentation boards).
- Attendance at one (1) public meeting (in-person or virtual, as directed by the Client).
- Documentation support for meeting outcomes (sign-in support, summary notes, and technical clarifications as needed for application documentation).

Deliverable: Public meeting exhibits and technical support documentation suitable for inclusion in the TA application record.

Task 3 – Ongoing Technical Consulting & Application Support

Kimley-Horn will provide technical assistance throughout the TA application review and vetting process through the May 1, 2026 deadline, consistent with the MPO/FDOT program schedule.

Work under this task shall include:

- Technical responses to MPO and FDOT requests for clarification during application review.
- Support for field review coordination and follow-up technical input.
- Revisions to conceptual exhibits or cost assumptions based on agency comments.
- Participation in weekly or bi-weekly coordination calls or meetings related to application eligibility or constructability.
- General advisory support related to TA program requirements and schedule milestones.

5-YEAR TRAFFIC MITIGATION WORK PLAN

DRAFT

Prepared by:

The Westgate CRA & Kimley-Horn and Associates, Inc.

The Westgate CRA has identified essential capital projects and programs that are to be implemented by the Palm Beach County Traffic Engineering Division, the CRA, and other partner agencies to achieve the goals of the Community Redevelopment Plan. These initiatives aim to enhance residents' quality of life and stimulate reinvestment and redevelopment within the CRA. Additionally, the planned projects and programs are designed to manage traffic impacts and improve mobility as the CRA develops, especially with the expanded build-out potential, which includes an additional 3,000 units under the overall density bonus program.

Over a 5-year period, these projects and programs are categorized into four main project types, totaling \$6.25 million: Infrastructure (\$3.40M), Programmatic (\$2.24M), Planning (\$245k), and Regulatory (\$360k). Project and program implementation will depend on available funding from the CRA's annual revenue and external sources like grants and partnerships. The 5-year work plan outlines projects and programs from fiscal year 2026 through fiscal year 2030.

Community feedback and ongoing coordination with regional partners will guide the implementation of these strategies to promote internal trip capture, reduce automobile dependence, and facilitate redevelopment within the Westgate CRA.

The successful implementation of these projects and programs relies heavily on collaboration between the CRA, the County, and regional agencies such as the Palm Beach MPO and FDOT. Since most of the projects focus on transportation and mobility initiatives, the benefits will extend beyond the CRA's boundaries. Improvements within the CRA will alleviate external pressure on county and state transportation systems by capturing trips internally and reducing overall vehicle miles traveled.

Cost estimates are planning level representing what is known today about the CRA's capacity to implement the projects and programs outlined in this Work Plan through its annual tax increment, as well as the availability of funding through grants and other sources.

Regional Funding Opportunities and Implementation Partners

Palm Beach County

The County is a critical partner and funding source for the CRA, helping to align and implement various CRA projects and programs with forward planning County plans, including the Countywide Transportation Master Plan. The County's Engineering & Public Works Department is the LAP certified agency responsible for implementing MPO/FDOT LRTP projects within the County. Effective coordination and collaboration on the County's planning efforts are crucial for the CRA's long-term success. Continuation of this teamwork is vital to realizing the CRA's comprehensive range of envisioned mobility and transportation projects outlined in this work plan. Likewise, the County must recognize the Westgate CRA as a significant contributor to regional travel within the central county area and should continue efforts to include and collaborate with the CRA on both planned and ongoing projects. The County's Department of Housing & Economic Development can work with the CRA to access federal Community Development Block Grant (CDBG) funds for projects that further community development and offer public benefit, offering another partnership opportunity to implement projects the CRA cannot complete alone.

Palm Beach MPO

The Palm Beach MPO offers multiple funding initiatives and core work products which the CRA can apply for and coordinate with. The CRA can apply for two key funding initiatives from the MPO: the Transportation Alternatives Program and the Major Projects Program (formerly known as the Local Initiatives Program). The Transportation Alternatives Program is ideal for internal roads that are not eligible for federal aid, offering funding up to \$1.5 million. The CRA can also collaborate with the County or State (FDOT) to apply for the Major Projects Program, targeting significant roadways like Belvedere Road and Okeechobee Blvd. Additionally, the MPO develops the Long-Range Transportation Plan (LRTP) and the Transportation Improvement Plan (TIP) for the County. These plans provide opportunities for the CRA to coordinate with the County on future major projects that impact County and State roads within or around the CRA area.

SHORT TERM – 5-YEAR WORK PLAN PROJECT LIST (FY 2026 THROUGH FY 2030)

INFRASTRUCTURE

Project #1: Wabasso Drive - Sidewalk and Bike Lane Improvements

Description: Planning, design, and construction of an 8-foot sidewalk and a painted, on-road bicycle lane, pedestrian-scale streetlights, and street trees along Wabasso Drive between Okeechobee Boulevard and Westgate Avenue (approximately 0.25 miles). This infrastructure project is intended to connect Okeechobee Blvd. with the newly completed Westgate Avenue project enhancing multimodal safety, improving the pedestrian experience for residents and visitors within the CRA, and supporting broader corridor beautification efforts. In addition, the CRA will pursue grant funding for the maximum grant award amount of \$1.5m for the construction phase of this project through the MPO's Transportation Alternatives Program.

Timeline: Planning, design and funding application to the MPO be completed in FY 2026, with Design planned for FY 2028 and Construction in FY 2030, or later.

Planning Cost Estimate: \$1,765,000

Funding Opportunities: MPO's Transportation Alternatives Program, CRA Annual Revenue.

Project #2: Florida Mango Road - Sidewalk & Swale Improvements

Description: Planning, design, and construction of a 6-foot sidewalk, installation of streetlights, and improvements to swale grading along Florida Mango Road between Okeechobee Boulevard and Belvedere Road (approximately 1 mile). In addition to the infrastructure improvements identified above, this project will include the milling and resurfacing of the roadway segment as well. This infrastructure project is intended to improve safety for pedestrians by relocating the existing sidewalk from the outer edge of the ROW to the inner edge, significantly improving the safety of school children awaiting bus pick up. In addition, the CRA will pursue grant funding, for the construction phase of this project through the MPO's Transportation Alternatives Program.

Timeline: Feasibility study completed in FY 2026, with Design planned for FY 2028 and FY 2029 and Construction beyond FY 2030. The CRA will seek additional funding for this project.

Planning Cost Estimate: \$4,125,000

Funding Opportunities: MPO's Transportation Alternatives Program, CRA Annual Revenue.

Project #3: Cherry Road - Sidewalk and Bike Lane Improvements

Description: Planning, design, and construction of a 6-8-foot sidewalk and a painted, on-road bicycle lane, as possible along Cherry Road between Quail Drive and Congress Avenue (approximately 1.25 miles). This infrastructure project is intended to enhance multimodal safety and modal links, ultimately connecting Military Trail to Congress Avenue. The CRA will pursue grant funding for the construction phase of this project through the MPO's Transportation Alternatives Program.

Timeline: Planning studies to be initiated in FY 2027, with Design planned for FY 2029 and Construction beyond FY 2030.

Planning Cost Estimate: \$2,100,000

Funding Opportunities: MPO's Transportation Alternatives Program, CRA Annual Revenue.

Project #4: Congress Avenue & Okeechobee Boulevard Intersection Improvements

Description: Intersection operational analysis and conceptual roadway design, in partnership with Palm Beach County Traffic Engineering Division, to evaluate the feasibility of intersection improvements that may be required as development infill occurs within the CRA. It is recommended that these studies assess anticipated intersection operations during the AM and PM peak hours under long-term buildout conditions, determine the feasibility of conceptual roadway plan designs, and evaluate the right-of-way acquisition (if applicable). Preliminary traffic analysis indicates that, under 2040 buildout scenarios, the subject intersection may experience insufficient turn lane queue storage capacity, warranting further evaluation of potential improvement strategies.

Timeline: Studies to be initiated in FY 2029.

Planning Cost Estimate: \$100,000.00

Funding Opportunities: MPO's Major Projects Program (for construction), CRA Annual Revenue.

Project #5: Congress Avenue & Belvedere Road Intersection Improvements

Description: Intersection operational analysis and conceptual roadway design, in partnership with Palm Beach County Traffic Engineering Division, to evaluate the feasibility of intersection improvements that may be required as development infill occurs within the CRA. It is recommended that these studies assess anticipated intersection operations during the AM and PM peak hours under long-term buildout conditions, determine the feasibility of conceptual roadway plan designs, and evaluate the right-of-way acquisition (if applicable). Preliminary traffic analysis indicates that, under 2040 buildout scenarios, the subject intersection may experience insufficient turn lane queue storage capacity, warranting further evaluation of potential improvement strategies.

Timeline: Studies to be initiated in FY 2026.

Planning Cost Estimate: \$100,000.00

Funding Opportunities: MPO's Major Projects Program (for construction), CRA Annual Revenue

Project #6: Congress Ave "Sliver" Bus Stop & Transfer Station

Description: Conceptual design and redevelopment of the sliver parcel to accommodate a Palm Tran and potential on-demand service provider transfer location. The project would include complete reconfiguration of the County owned parcel with dedicated parking for adjacent commercial users, landscaping and park amenities, lighting, and drainage as necessary. This project requires cooperation between private and public entities.

Timeline: Study initiated in FY 2026 with conceptual design work to be completed in FY 2027, permitting and full design in FY 2028. Construction planned for beyond FY 2030.

Planning Cost Estimate: \$1,800,000.00

Funding Opportunities: Land Lessor, Palm Beach County, Palm Tran and CRA Partnership, possible MPO, or CDBG funding, CRA Annual Revenue

Project #7: L-2 Canal Connector – Feasibility, Funding and Support Study

Description: The proposed L-2 Canal connector involves constructing a route over the Palm Beach County-owned L-2 Canal segment, which would link Congress Avenue to North Florida Mango Road, and beyond to Australian Avenue. This project aims to create a connector road, that provides an alternative relief for traffic congestion on Okeechobee Blvd. Currently, the CRA is undertaking preliminary engineering and cost feasibility studies to assess the viability of this long-term project. The project requires complex interjurisdictional collaboration and diverse funding sources, which this funding and support study will outline.

Timeline: Study to be initiated in FY 2026 and carry over to FY 2028.

Planning Cost Estimate: \$250,000.00

Funding Opportunities: CRA Annual Revenue.

PROGRAMMATIC

Project #8: Launch of on-demand service pilot

Description: On-demand service pilot to connect residential areas to Palm Tran bus stop #43 (eastbound) and other inter-CRA destinations. The goal of the pilot is to explore the potential use of alternative transportation options for trips within the CRA that connect residential areas to connecting transportation options or commercial destinations. The pilot service provider selected by the CRA will align with the vendor used by the City of West Palm Beach ensuring a seamless experience when funding becomes available to allow riders to access locations in the downtown.

Timeline: 2-year pilot to be initiated in FY 2026 with 1 vehicle, expanded to 2 vehicles in FY 2028.

Planning Cost Estimate: \$1,325,000.00

Funding Opportunities: County and/or Private Partnership, CRA Annual Revenue.

Project #9: Improvements to bus stops and shelters along strong ridership routes through coordination with Palm Tran.

Description: Efforts will focus on improving bus stops and adding shelters along high-ridership routes like Okeechobee Blvd in the short term, with mid-term plans to collaborate with Palm Tran on ways to increase frequency and reduce headways on Route 44 serving Congress Avenue and PBIA. Enhancement of public transit along Congress Avenue, addressing gaps in coverage and collaborating with Palm Tran to expand services in dense areas for improved connectivity. Key existing routes like Routes 3, 40, 43, and 44, which serve the CRA, are targeted for expansion and improvement.

Timeline: Program study initiated in FY 2026 with design planned in FY 2027 and funded in FY 2029.

Planning Cost Estimate: \$300,000.00

Funding Opportunities: Collaboration with Palm Tran, PBIA, MPO's Transportation Improvement Plan, CRA Annual Revenue

Project #10: Traffic Demand Management Programming - CRA Wide

Description: Implementation of a Traffic Demand Management voluntary program to promote alternative transportation options and reduce vehicle dependence. This includes offering incentives to large multifamily developments and major employers to support public transit use, carpooling, vanpooling, and the use of scooters and e-bikes. The CRA's central location and focus on redevelopment present an opportunity to reduce vehicle use.

Timeline: Program to be initiated in FY 2026 and take place through FY 2030, and beyond.

Planning Cost Estimate: \$375,000.00

Funding Opportunities: CRA Annual Revenue

Project #11: Development of temporary Park and Ride locations

Description: Program to develop and plan for the transformation of existing and newly established larger-scale developments into Park-and-Ride facilities. These temporary and permanent facilities will feature surface parking shared with tenant spots, aiming to intercept single-occupant vehicles before they use the congested east-west routes, especially Okeechobee Boulevard. This approach facilitates easy transfers to Palm Tran routes, on-demand micro transit services, and future high-capacity transit centers. Designed to benefit both Westgate residents and commuters from western areas, potential Park-and-Ride locations include Cross County Mall, Walmart Plaza, and Westgate Village. As redevelopment progresses, the temporary surface Park-and-Ride facilities are expected to evolve into permanent structures within parking complexes.

Timeline: Study to be initiated in FY 2028 and design planned for FY 2029.

Planning Cost Estimate: \$240,000.00

Funding Opportunities: Private Development, CRA Annual Revenue

PLANNING

Project #12: CRA Community Redevelopment Plan Update

Description: Update to the adopted CRA Community Redevelopment Plan that was last amended in 2017. The revision will incorporate the projects and programs outlined in the Work Plan.

Timeline: Study to be initiated in FY 2026 with adoption/completion in FY 2027.

Planning Cost Estimate: \$70,000.00

Funding Opportunities: CRA Annual Revenue

Project #13: Downtown West Palm Beach Connection - Feasibility Study

Description: Conduct a feasibility study and coordinate efforts to explore the implementation of a downtown West Palm Beach shuttle service through a public-private partnership. Additionally, the study will assess the City of West Palm Beach's Mobility Plan to identify potential multimodal connections for collaboration. Finally, the study will review the County's Master Transportation Plan, once completed, to identify further potential alternatives for downtown connections

Timeline: Study to be initiated in FY 2027 and carry on through FY 2028.

Planning Cost Estimate: \$175,000.00

Funding Opportunities: Public-Private Partnership, CRA Annual Revenue

REGULATORY

Project #14 Land Development Code Audit and Development of TOD/TOC Code Provisions

Description: Audit of existing land development policy or code for any prohibitive or restrictive provisions that make TOD/TOC development within the CRA difficult for prospective development. Additionally, this study will include the production and development of TOD/TOC code provisions for the WCRAO in the ULDC that will encourage such development and provide the necessary TOD/TOC standards for varying types of development.

Timeline: Study to be initiated in FY 2026 and carry over to FY 2027.

Planning Cost Estimate: \$110,000.00

Funding Opportunities: CRA Annual Revenue

Project #15: Monitoring of Work Plan Projects

Description: Project financing set aside strictly for the management and monitoring of the 5-year work plan projects.

Timeline: On-going, FY 2026 through FY 2030.

Planning Cost Estimate: \$250,000.00

Funding Opportunities: CRA Annual Revenue.

MID TO LONGTERM WORK PLAN CRA STRATEGIES

Beyond the scope of the 5-year work plan, which allocates future revenue from CRA finances to achieve specific projects, there are additional mid-to-long-term mobility and transportation initiatives that the CRA is planning. These projects are anticipated to be implemented outside the 5-year horizon, typically within the 10-to-20-year range. While many of these initiatives overlap with or build upon projects identified in the 5-year work plan, they remain in preliminary stages and have not yet been allocated future funding. Nonetheless, the Westgate CRA has proactively identified these projects as strategies to improve mobility and transportation within the CRA.

MID-TERM PROJECTS (FY 2030 TO FY 2035)

- Increased Palm Tran Frequency and headway reductions for important transportation linkages on Route #44.
- Secure grant funding and initiate construction for multimodal improvements to Florida Mango Road and Cherry Road.
- Sidewalk and bike lane improvements to Congress Avenue and Belvedere Rd.
- Identification and Development of Temporary Park & Ride locations with shared tenant parking at the Cross County Mall and Walmart Plaza.
- Feasibility Study for Westgate Village commuter node.
- Ongoing TDM Programming and on-demand services throughout the CRA.
- Ongoing improvement and development of connections to Intermodal Station/PBIA.

LONG-TERM PROJECTS (FY 2035 AND BEYOND)

- Identification of future transit hub locations at areas of major travel and trip generation.
- Development of Okeechobee Blvd reliever road by culverting County owned L-2 Canal segment, providing a direct connection from West Gate to Australian Ave.
- Intersection improvements in partnership with County on Congress Avenue at intersections with Okeechobee Blvd and Belvedere Rd.
- On-going TDM programming and on-demand services throughout the CRA.

Type	Project	FY2026	FY2027	FY2028	FY2029	FY2030
Infra.	1. Wabasso Drive Streetscape Improvements	\$ 40,000.00 S		\$ 225,000.00 D		\$1,500,000.00 C
	2. Florida Mango Road Sidewalk & Safety Improvements	\$ 51,685.00 S		\$ 75,000.00 D	\$ 275,000.00 D	
	3. Cherry Road Improvements (Quail Dr. to Congress Ave.)		\$ 80,000.00 S		\$ 330,000.00 D	
	4. Congress Ave & Okeechobee Blvd Intersection Improvements				\$ 100,000.00 S	
	5. Congress Ave & Belvedere Rd Intersection Improvements	\$ 75,000.00 S			\$ 100,000.00 S	
	6. Congress Sliver Transit Improvements	\$ 100,000.00 S	\$ 200,000.00 D			
	7. L2 Canal Connector -Feasibility/Funding & Support Studies	\$ 150,000.00 S	\$ 50,000.00 S	\$ 50,000.00 S		
Prog.	8. On-Demand Ride Service Pilot	\$ 175,000.00 P	\$ 175,000.00 P	\$ 325,000.00 P	\$ 325,000.00 P	\$ 325,000.00 P
	9. Palm Tran Coordination (various bus stop improvements)	\$ 60,000.00 S	\$ 80,000.00 D	\$ 60,000.00 D	\$ 100,000.00 P	
	10. TDM Programming	\$ 75,000.00 P	\$ 75,000.00 P	\$ 75,000.00 P	\$ 75,000.00 P	\$ 75,000.00 P
	11. Development of temporary Park and Ride locations			\$ 30,000.00 S	\$ 210,000.00 D	
Plan.	12. CRA Community Redevelopment Plan Update	\$ 45,000.00 S	\$ 25,000.00 S			
	13. Downtown West Palm Beach Connections - Feasibility Study	\$ 75,000.00 S	\$ 50,000.00 S	\$ 50,000.00 S		
Reg.	14. Land Development Code Audit for TOD/TOC design	\$ 50,000.00 S	\$ 60,000.00 S			
	15. Monitoring of Work Plan	\$ 50,000.00 S	\$ 50,000.00 S	\$ 50,000.00 S	\$ 50,000.00 S	\$ 50,000.00 S
Budget	<i>Work Plan Estimates</i>	\$ 946,685.00	\$ 845,000.00	\$ 940,000.00	\$ 1,565,000.00	\$ 1,950,000.00
	<i>Annual TIF Projection</i>	\$ 5,512,059.00	\$ 5,842,782.00	\$ 6,193,349.00	\$ 6,564,950.00	\$ 6,958,847.00
	<i>Allocation to Transportation %</i>	18%	15%	15%	15%	18%
	<i>CRA Transportation Budget</i>	\$ 992,171.00	\$ 876,417.00	\$ 929,002.00	\$ 984,743.00	\$ 1,252,592.00
	<i>Other Funds</i>	\$ 45,486.00	\$ 31,417.00	\$ (10,998.00)	\$ (580,257.00)	\$ (697,408.00)

Key Notes:

S = Study
 D = Design
 C = Construction
 P = Payment

Planning-level, order-of-magnitude estimates only. Developed without engineering plans or design details and based on generalized assumptions and statewide average cost data. Actual costs may vary as project scope, design, and market conditions evolve.

Funds allocated per fiscal year are to be utilized for the purposes identified, with leftover funds rolling over to next fiscal year.

Westgate/Belvedere Homes Community Redevelopment Agency 2026 MONTHLY BOARD MEETING DATES

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

JANUARY 12, 2026

FEBRUARY 09, 2026

MARCH 09, 2026

APRIL 13, 2026

MAY 11, 2026

JUNE 08, 2026

JULY 13, 2026

AUGUST 10, 2026

SEPTEMBER 14, 2026

OCTOBER 05, 2026*

NOVEMBER 09, 2026

DECEMBER 14, 2026

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

COMMUNITY MEETING

TUESDAY, JANUARY 20, 2025 | 5:30 PM

Westgate Park & Recreation Center
3691 Oswego Avenue, West Palm Beach, FL 33409

Join Us to Learn About:

- > **Westgate CRA Community Plan Update**
- > **Progress on Improvements to Cherry Road**
- > **Plans to Improve Wabasso Drive**

**Invitation QR Code:
Español & Kreol**



**For information contact:
561-640-8181**

Westgate  **CRA** PALM BEACH COUNTY
Westgate/Belvedere Homes Community Redevelopment Agency

