

WESTGATE/BELVEDERE HOMES COMMUNITY REDEVELOPMENT AGENCY

Monthly Meeting, Monday, February 23, 2026, Special Board Meeting 5:00 PM

1280 N. Congress Ave. Suite 215

West Palm Beach, FL 33409

NOTE: Agenda Summary (Page 3)

Staff Report (Pages 4 - 9)

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 January 12, 2026, CRA MINUTES (Pages 10 - 16)

IV. PUBLIC COMMENTS

V. DISCLOSURES

VI. CONSENT AGENDA

VII. REGULAR AGENDA

1. Adoption of FY 2025 External Audit Report (Distributed Separately).

VIII. REPORTS

A. Staff Reports and Correspondence (Pages)

B. Attorney's Report

C. Committee Reports and Board Comments

1. Administrative/Finance –

2. Capital Improvements – Chair, Mr. Daniels

3. Land Use –

4. Real Estate – Chair,

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 Special Board Meeting

In Person and Via Zoom

February 23, 2026

REGULAR AGENDA

1. Approval of FY 2025 External Audit Report

- A. Background and Summary:** Ms. Zenora Ward from Ward and Company, P.A., will present the audit report for the fiscal year 2025.
- B. Recommendation:** Staff recommends that the Board adopt the audit report as presented.



SPECIAL CRA BOARD MEETING

February 23, 2026

Staff Updates

Traffic Mitigation Programming (INITIATED/PLANNING)

Background: CRA Staff is working with WPBgo to establish a voluntary TDM Program in the District – targeting start in March/April. The launch of an on-demand service is on temporary hold. Staff would like to align the provider with that chosen by the City of WPB for future connections – the City is in contractor selection now. These programs represent the first of the programs to be initiated from the CRA’s 5-Year Traffic Mitigation Work Plan.

PBC Metropolitan Planning Organization (MPO) Transportation Alternatives Program (TAP) Grant FY26 Wabasso Drive Multimodal Improvements Project (APPLICATION SUBMITTED)

Background: CRA Staff, with assistance from Kimley-Horn and PBC Engineering, submitted an application to the MPO for FDOT funding from the Transportation Alternative Program Set-Aside to make improvements to a segment of Wabasso Drive from Okeechobee Blvd. to Westgate Avenue at the south terminus. The project proposes improved sidewalks, new bike lanes, pedestrian-scale streetlights, and landscaping where allowed. Staff held a community meeting to present the project and has received overwhelming support for the improvements. New bike lanes will connect to those recently installed on Westgate Avenue and future multimodal connections on Okeechobee Blvd. and Palm Beach Lakes Blvd.

Wabasso Drive represents the first capital improvements infrastructure project to be initiated on the CRA’s 5-Year Traffic Mitigation Work Plan. The total project cost is \$1.535 million. The grant reimburses a maximum of \$1.5 million. The CRA is responsible for non-participating costs, as well as design, CEI, and contingency. The CRA’s match is \$453,628. The application was submitted to the MPO on February 13, 2026, with construction scheduled for 2029.

5-Year Traffic Mitigation Work Plan (DRAFT APPROVED – FINAL IN PROCESS)

Background: CRA Staff and Kimley-Horn created a work plan to prepare for the eventual traffic impacts predicted as the CRA District grows and builds out over time. A draft was approved by the CRA Board in 1/26. The Work Plan is now a BCC adopted evolving planning document, to be updated annually during the CRA budget planning process, that lays out CRA spending for transportation planning related capital projects, programs and regulatory initiatives-- \$5.97M over 5 years. County Planning and Admin. have requested a more detailed breakdown of FY26 which targets \$871,685 in CRA spending on CIP initiation, program launches and planning/feasibility studies.

Community Redevelopment Plan Update (STARTED)

Updates: Stakeholder engagement has begun through a QR-coded community survey. Planning underway for one-on-one interviews with other stakeholders. Consultants are in information and data gathering phase.

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.

Roadway Improvements Feasibility Studies

Updates: Surveying and preliminary concept plans have been completed for all three feasibility studies. Outcomes, options, and recommendations will be presented to the Board at their March 2026 regular meeting.

Background: The CRA Board approved three engineering and surveying Work Assignments for Engenuity Group at their August 2025 meeting:

1. Donnell Rd. infrastructure—sanitary sewer, improved roadway
2. N. Florida Mango Rd. swale regrading, sidewalks, and streetlights
3. L-2 Canal Connector (new multimodal road—Congress Ave. to Australian Ave. link)

Streetlights Initiative + Westgate Safety Plan (IN PROCESS)

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

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 (COMPLETED)

Updates: **The text amendment was adopted by the BCC on February 4, 2026** by a split vote of 4|3. Commissioners Weiss, Powell, Marino and Flores were in favor. Commissioner Sachs, Vice Mayor Woodward, and Mayor Baxter did not support the initiative. Through the adoption of the amendment ordinance, the BCC also adopted the draft 5-Year Traffic Mitigation Work Plan, as it was included as an exhibit to the agenda item. The text amendment includes language requiring the CRA report annually to the County progress made on the Work Plan.

The amendment was transmitted by the BCC on November, 2025. Following transmittal, 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 other uses 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 to BCC initiation in August 2025.

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 for the February BCC hearing, 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: 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. 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.

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

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 (IN PROCESS)

The Farm Manager received a grant in 2025 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 FY 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: Construction was substantially completed in January 2025. Light poles are retrofitted with lock boxes.

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.

Background: The Cherry Road project received approval for funding by the TPA Governing Board in July, 2020. The project proposes reduced with travel lanes for traffic calming, new sidewalks on the south side of Cherry Rd east and west of the bridge to the intersection of Country Club Rd., a new 12' shared multi-use path on the north side of the corridor, new crosswalks, pedestrian scale lighting, and shade trees where allowed. The total project cost is \$1.96 million. The grant reimburses \$1 million. The application was submitted to the TPA on February 28, 2020.

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

Projects	Address	Status
Genessee Townhomes	Loxahatchee Drive	<ul style="list-style-type: none"> ▪ In Zoning review ▪ WCRA recommendation 11/10/25 ▪ 19-unit for-sale townhouse project -3 buildings on 1.12 ac ▪ DRO for MF and DBP approval, Type 1 LS Waiver
Connections School—expansion	1310 Old Congress Ave.	<ul style="list-style-type: none"> ▪ WCRA recommendation 8/19/25; DRO approval ▪ Vocational school use – 150 new students
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
Westgate Village PH 1–16 ac	1111 N Congress Ave.	<ul style="list-style-type: none"> ▪ BCC approval 9/25; DRO approval 12/25 ▪ Phase 2 planning is underway and PH 1 permit plans ▪ Rezoning to MUPD, PH1 405 units (325 DBP units)
Neighborlee Living Micro-units/Mixed-use	2818 Westgate Ave.	<ul style="list-style-type: none"> ▪ Expanding concept - owns more properties to west ▪ Developer working on construction plans and funding ▪ BCC approval 9/25; DRO approval 12/25 ▪ Rezoning, BCC approval of 50 du/ac of WCRAO bonus density on .66 acres (33 DBP units) – 240 sf micro units
Tallahassee Multifamily	1302 Tallahassee Dr.	<ul style="list-style-type: none"> ▪ DRO approval 7/25 ▪ 7-unit MF project, WCRAO DBP units, Type 1 LS Waiver
PBKC – new relocated facility	1111 N. Congress Ave.	<ul style="list-style-type: none"> ▪ BCC approval 12/24 ▪ 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
PBC Fire Station #24	Westgate at Seminole	<ul style="list-style-type: none"> ▪ Project in permitting, ground-breaking planning ▪ Presented to CRA 3/13/23, BCC in 8/25 ▪ Rezoning to PO approved, in site design phase
NorWest Pointe Multifamily	Westgate at Tallahassee	<ul style="list-style-type: none"> ▪ DRO approval 11/25 ▪ WCRA recommendation 8/12/24 ▪ DRO approval for additional density for a 9-unit MF rental project, Type 1 Waiver (rezoning approved)
Aero Village Multifamily	1699-1705 N. Congress Ave	<ul style="list-style-type: none"> ▪ DRO approval 12/24 – currently listed for sale ▪ 4-stories, 38-unit market rate MF rental development
Westgate Terrace Mixed-Use (Danza Group)	2636 Westgate Ave.	<ul style="list-style-type: none"> ▪ Adding 14 new units, Type 1 Waiver for parking reduction ▪ DRO approval 4/24 – Danza Group is owner ▪ 4 stories, 44 units – professional office/medical office
Mavis Tires (Walmart MUPD)	1098 N. Military Trail	<ul style="list-style-type: none"> ▪ In Zoning review ▪ WCRA recommendation 11/10/25 ▪ DRO approval for a 6,889sf Light Repair/Maint.
Al Packer Fleet Services Facility	1668 N Military Trail	<ul style="list-style-type: none"> ▪ Under construction ▪ Rezoning to CG, BCC approval – Heavy Repair/Maint. – DRO approvals 11/23
Seven at Cherokee Townhomes	Cherokee Ave.	<ul style="list-style-type: none"> ▪ Under construction – DRO approval 3/23 ▪ 7 townhome-style multifamily units on .46 ac – DBP units

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

January 12, 2026

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

Mr. Daniels, the Board Chair, called the meeting to order at 5:04 p.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:

Zoom Attendees:

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. Haggerty to adopt the agenda as presented. Motion carried (5-0)**

III. ADOPTION OF W/BH CRA MINUTES

- **It was moved by Ms. Haggerty and seconded by Ms. Wolliston to adopt December 8, 2025, minutes. Motion carried (5-0)**

IV. PUBLIC COMMENT

-

V. DISCLOSURES

- No Disclosures

VI. CONSENT AGENDA

- No Consent Agenda

VII. REGULAR AGENDA

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

Mr. Michel and made a presentation to the Board.

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.

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.

After the presentation of the item, discussion ensued.

Ms. Haggerty noted that Task 1 was due on January 15 and asked whether the firm could deliver the product in three days from the date of the meeting.

Mr. Michel clarifies that the firm has been working on this task per staff request to help the CRA meet a deadline to stay on the February 4th Board of County Commissioners Comprehensive Plan meeting to consider the adoption of the CRA's Comprehensive Plan text amendment.

Mr. Daniels asked when did the staff find out that this report was going to be needed for the February 4th meeting?

Staff added that it was over the December holiday period that County staff determined the type of Work Plan that the CRA needed to provide to support the request for the Comprehensive Plan text amendment. It is at that point that staff started working with the consultant to prepare the plan requested by the Planning and Engineering staff of Palm Beach County.

Mr. Daniels expressed concern about staff authorizing work to consultants before obtaining board approval. He recommended that work should never be authorized without prior Board approval. In case of a deadline, staff can ask for a special meeting to seek Board approval.

The Board instructed staff, going forward, to always seek Board approval before authorizing consultants' work for such a large amount of money. By letting them do work before the board approval, the consultants would be at risk if the board did not approve the item.

Staff agreed and reiterated that this was needed to meet a deadline that, if missed, could delay the bonus density request for several more months.

It was moved by Ms. Haggerty and seconded by Ms. Rufty to authorize Work Assignment #2 to Kimley-Horn to assist the CRA with the required Traffic Mitigation Work Plan for an amount not exceeding \$29,500. The motion passed unanimously (5-0)

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

Mr. Michel made a presentation to the Board.

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.

Staff recommend 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.

It was moved by Ms. Haggerty and seconded by Ms. Rufty to 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. The motion passed unanimously (5-0)

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

Mr. Michel made a presentation to the Board.

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.

Staff recommends that the Board approve the 5-Year Traffic Mitigation Work Plan as presented.

During the board discussion, Mr. Daniels raised concerns about two of the projects listed in the work plan spreadsheet. There are projects #4, Congress Avenue and Okeechobee Boulevard Intersection Improvement, and #5, Congress Avenue and Belvedere Road Intersection Improvement. He indicated that paying for work at those two intersections can be problematic, since the CRA is not supposed to spend its funds on work outside its boundaries. The board instructed staff to remove those two projects until staff know how the work for the two intersections will be funded.

It was moved by Ms. Haggerty and seconded by Ms. Wolliston to approve the draft plan without including funding for projects #4 and #5. The motion passed unanimously (5-0)

4. Approval of 2026 Monthly Board Meeting Dates

Mr. Michel made a presentation to the Board.

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.

Staff recommends that the Board approve the meeting dates as presented.

It was moved by Ms. Haggerty and seconded by Ms. Wolliston to approve the meeting dates as presented. The motion passed unanimously (5-0)

VIII. STAFF REPORTS

The Cherry Road Streetscape, including light poles, landscaping, and sidewalks, has been installed. The entire 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 January 13th. Community Meeting will be held on January 20th from 5:30 p.m. to 8:30 p.m. located at Westgate Parks and Recreation.

IX ATTORNEY’S REPORTS

The CRA’s general counsel suggested that documents requiring legal review be submitted several days before the agenda’s publication. If he has changes or suggestions, he can provide them before the agenda is published. The Work Assignments he was asked to review are not technically legal documents, but if they were, he would have asked to remove them from the agenda because they were submitted to his office too late for review.

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