



WESTGATE/BELVEDERE HOMES COMMUNITY REDEVELOPMENT AGENCY

Monthly Meeting, Monday, March 9, 2026, Board Meeting 5:00 PM

1280 N. Congress Ave. Suite 215

West Palm Beach, FL 33409

NOTE: Agenda Summary (Page 3 - 4)

Staff Report (Pages 5 - 10)

- 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 February 23, 2026, CRA MINUTES (Pages 11 - 13)**
- IV. PUBLIC COMMENTS**
- V. DISCLOSURES**
- VI. CONSENT AGENDA**
 - 1. Approval of Neighborhood Preservation Grant (Pages 14-29)**
- VII. REGULAR AGENDA**
 - 1. Approval of Project Concepts for Donald Road and L-2 Canal/Florida Mango Roadways (Pages 30 – 38)**
 - 2. Consideration of Housing Development Concept for 1699, 1703, 1705, and 1707 N. Congress Avenue (Pages 39 – 46)**
- VIII. REPORTS**
 - A. Staff Reports and Correspondence (Pages)**
 - B. Attorney’s Report**
 - C. Committee Reports and Board Comments**

1280 N. Congress Avenue, Suite 215

West Palm Beach, Florida 33409

561-640-8181

westgatecra.org

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

CONSENT AGENDA

1. Approval of Neighborhood Preservation Grant

- A. Background and Summary:** The CRA established the Neighborhood Preservation Program to promote the preservation of the CRA’s current housing stock by assisting property owners with necessary improvements. The program targets both single-family and multifamily properties. It provides up to \$6,000 in assistance per household/unit and requires a 50% match. The owners of 3549 Genessee Avenue have completed a roof replacement (\$18,700), installed windows (\$6,757.78), painted the units (\$971.59), and repaved the driveways (\$5,600) for a total amount of \$32,029.37. It is a three-unit property. Owners receive \$3,000 without a match. The balance (\$29,029.37) is matched at 50/50 (\$14,514.68) for a total reimbursement of \$17,514.68. For the three units, the owners can receive up to \$18,000. The work significantly improved the property. Before-and-after pictures are included in the attached board packet. The owners meet all the requirements of the program.
- B. Recommendation:** Staff recommends that the Board approve a reimbursement of \$17,514.68 to the owners of 3549 Genessee Avenue.

REGULAR AGENDA

1. Approval of Project Concepts for Donald Road and L-2 Canal/Florida Mango Roadways

- A. Background and Summary:** The CRA has engaged Engenuity to study ways to improve utility access on Donnell Road to facilitate development and the L-2 Canal to connect Congress Avenue to Australian Avenue. The Engineers have completed their studies and will report to the Board at the meeting.

The engineers have found that Donnell Road is substandard. Dedication from several property owners is needed to achieve the full 60-foot ultimate right-of-way required by Palm Beach County for such a road. There is already a 6-inch Ductile Iron Pipe (DIP) watermain that runs

along Donnell Road. No watermain extension is needed at this time. Two more fire hydrants are needed to meet the standard. The swales need to be regraded. A low-pressure force main system to improve wastewater collection and treatment capacity is needed in the corridor.

The engineers explored the possibility of linking Congress Avenue to Australian Avenue on the north side of the L-2 Canal. There is enough right-of-way to make the connection, but it will impact many properties. Some areas will require the acquisition of additional right-of-way. The project is estimated at \$7 million.

B. Recommendation: Staff recommends that the Board approve the concept plans for Donnell Road and L-2 Canal Road construction.

2. Consideration of Housing Development Concept for 1699, 1703, 1705, and 1707 N. Congress Avenue

A. Background and Summary: The site is located on the west side of Congress Avenue south of Westgate Avenue and to the north of Cherry Rd. The site consists of 4 contiguous parcels bordered by the LWDD L-2 canal to the south and the LWDD E-3 ½ canal to the west. It is approximately 1.4 acres. The site is currently entitled for a 38-unit multifamily housing development. Hope Housing Alliance, Inc. proposes to buy the site to develop low-income/workforce housing for seniors. The income of the residents served will average 60% of the Area Median Income (some will be above, some below). The new development would increase density and require bonus units and traffic trips from the CRA.

B. Recommendation: Board discretion.



WESTGATE CRA BOARD MEETING

March 9, 2026

Staff Updates

Traffic Mitigation Programming (INITIATED/PLANNING 2/26)

Background: CRA Staff is working with WPBgo to establish a voluntary TDM Program in the District – partnership outreach and coordination is beginning in March. 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 vendor selection now. These programs represent the first 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 2/26)

Update (3/26): A resolution of BCC support for the project is a required step of the application, due to the MPO on 4/24. Staff is working with County Engineering to place the item on next months’ agenda.

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. Construction is 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 1/26)

Updates (3/26): Stakeholder engagement has begun through a QR-coded community survey. Planning is 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 (COMPLETED – STARTED 8/25)

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 in 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 (ADOPTED 2/26 – INITIATED 7/24)

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 – 8/21)

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 (ONGOING)

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 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**

February 23, 2026

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

Mr. Daniels, the Board Chair, called the meeting to order at 5:05 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 – arrived at 5:17p.m.

Absent:

Others Present:

Zoom Attendees: Zenora Ward and Angela Hardnett from Ward and Company

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 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 January 12, 2026, minutes. Motion carried (5-0)**

IV. PUBLIC COMMENT

- No Public Comment

V. DISCLOSURES

- No Disclosures

VI. CONSENT AGENDA

- No Consent Agenda

VII. REGULAR AGENDA

1. Adoption of FY 2025 External Audit Report

Mr. Michel and Ms. Zenora Ward from Ward and Company, P.A., made a presentation to the Board.

Ms. Zenora Ward presented the audit report for the fiscal year 2025.

Staff recommend that the Board adopt the audit report as presented.

It was moved by Ms. Rufty and seconded by Ms. Haggerty to adopt the audit report as presented. The motion passed unanimously (5-0)

VIII. STAFF REPORTS

- No Staff Reports (Special Meeting)

IX. ATTORNEY'S REPORTS

- No Attorney's Report

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 5:23p.m.

_____ Redevelopment Specialist/Administrative Assistant
Mai Bui

WESTGATE COMMUNITY REDEVELOPMENT AGENCY

1280 N. Congress Avenue Suite 215

West Palm Beach, Florida 33409

Phone 561-640-8181 Fax: 561-640-8180

APPLICATION FOR NEIGHBORHOOD PRESERVATION PROGRAM			
Applicant Information			
Applicant's Name <i>Roberto Rodriguez Installation LLC</i>			
Applicant's Address <i>Anne Marie Rodriguez managing director</i>		Home Phone <i>NA</i>	
Applicant's Address <i>9529 Aegean Dr. Boca Raton FL 33456</i>			
Daytime Phone Number Including Area Code <i>NA</i>		Cellular Phone <i>561-445-8672</i>	
How long have you resided at the above address? <i>35 years</i>			
Co-Applicant's Name <i>Roberto Rodriguez</i>		Address: <i>same</i>	
Property Information			
Property Address (If different from above): <i>3549 Genessee Ave WPB FL 33409</i>			
<i>PCN # 00-43-43-30-03-015-0570</i>			
Number of bedrooms <i>5</i>		Number of bathrooms <i>3</i>	Number of units <i>3</i>
Improvement needed (see eligible improvement list): <i>Roof Replacement</i>		Estimated Cost: <i>18,000-</i>	Match amount:
Total Amount Requested:		<i>18,000-</i>	
Homeowner's Insurance			
Do you have Hazard Insurance?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Do you have Flood Insurance?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
For Office Use Only			
		Property Control Number: <i>00-43-43-30-03-015-0570</i>	
Legal Description <i>Lots 57,58,59,60 Blk 15 West Gate Estates, Northern Section</i>			
<input type="checkbox"/> Approved		<input type="checkbox"/> Not Approved	
Date Application was received:		Grant amount: \$	
Property Owner Agreement			
By signing below, I/we certify that I/we have received and reviewed a copy of the Neighborhood Preservation Program Guidelines and agree to abide by them.			
I/we certify that the application information provided is true and complete to the best of my/our knowledge. I/we agree to provide any documentation or assistance needed to determine my/our eligibility or to perform the improvement			
In the event the grant application is approved, I/we hereby agree that the CRA may pay the grant proceeds directly to the bank to reduce the home improvement loan			
<i>[Signature]</i>		<i>Roberto Rodriguez</i>	
<i>8/3/25</i>		<i>8-3-25</i>	
Applicant's Signature Date		Co-Applicant's Signature Date	
Westgate/Belvedere Homes CRA Date			

CERTIFICATE OF COMPLETION

Code Edition:
2023 FBC, Residential,
8th edition

Palm Beach County Building Division
Planning, Zoning & Building Department
2300 N. Jog Road, West Palm Beach, FL 33411

www.pbc.gov/pzb/Building

(561) 233 - 5100

This is to certify that the Multi-Residential Structure Built Under Permit #: **B-2025-038622-0000** ()

THRESHOLD INSPECTOR RESIDENT INSPECTOR

Described as: **Reroofing - SFD/Duplex/Attached Res**
Shingle Reroofing / Reroof

FLOOD ZONE: X

NOTE: BUILDING PLANS SHOWING THE NATURE OF THE OCCUPANCY PERMITTED, THE NUMBER OF PERSONS FOR EACH AREA WHEN LIMITED BY LAW AND ALLOWABLE FLOOR LOADS AT THE TIME OF CONSTRUCTION ARE AVAILABLE FOR REVIEW FROM PALM BEACH COUNTY FILES. FOR BUILDINGS AND STRUCTURES IN FLOOD HAZARD AREAS, A STATEMENT THAT DOCUMENTATION OF THE AS-BUILT LOWEST FLOOR ELEVATION HAS BEEN PROVIDED AND IS RETAINED IN THE RECORDS OF THE BUILDING DIVISION.

CERTIFICATE OF COMPLETION (CC)

Owner: Rodriguez, Annemarie; Roberto Rodriguez Installations Llc

Owner's Address: 9529 Aegean Dr
Boca Raton, FL 33496-2111

Company/ Contractor: DBS General Contractors LLC

Location: 3549 Genessee Ave, West Palm Beach, 33409
Bay/Suite:

In Subdivision: 01000-668 West Gate Estates Northern Section

PCN #: 00-43-43-30-03-015-0570 was inspected and at the time of issuance of this certificate, was found to the best of my knowledge, to conform to the code requirements of the County of Palm Beach and/or was certified by Florida Registered architect or engineer that it meets the requirements of said codes, and is approved for utility services, as intended by the permit.

Melvin Corredor
BUILDING OFFICIAL

11/26/2025
DATE

Glenn Hall
INSPECTOR

examine watermark for validity

I N V O I C E

DBS GENERAL CONTRACTORS LLC
8130 Glades Road #337
Boca Raton, FL 33443, FL 33443
(954) 495-3010

Sales Representative
Deborah Brito
(954) 495-3010
debbiebrito@live.com



ANNEMARIE RODGRIQUEZ
3549 genessee ave
West palm beach, FL



Invoice #	1655
Date	9/19/2025
Amount Due	\$0.00
Due Date	Due on Receipt

Item	Description	Qty	Price	Amount
SHINGLE REROOF	1st deposit	1.00	\$5,000.00	\$5,000.00

Sub Total	\$5,000.00
Total	\$5,000.00
Payment 9/19/2025	\$5,000.00
Amount Paid	\$5,000.00
Balance Due	\$0.00

S P E C I A L I N S T R U C T I O N S

I N V O I C E

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 (954) 495-3010

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 debbiebrito@live.com



ANNEMARIE RODGRIQUEZ
 3549 genessee ave
 West palm beach, FL



Invoice #	1686
Date	11/15/2025
Amount Due	\$0.00
Due Date	Due on Receipt

Item	Description	Qty	Price	Amount
shingle reroof	2nd payment \$\$9350	1.00	\$9,350.00	\$9,350.00

Sub Total	\$9,350.00
Total	\$9,350.00
Payment 11/15/2025	\$9,350.00
Amount Paid	\$9,350.00
Balance Due	\$0.00

S P E C I A L I N S T R U C T I O N S

I N V O I C E

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 debbiebrito@live.com



ANNEMARIE RODGRIQUEZ
 3549 genessee ave
 West palm beach, FL



Invoice #	1704
Date	12/2/2025
Amount Due	\$0.00
Due Date	Due on Receipt

Item	Description	Qty	Price	Amount
final balance due		1.00	\$4,350.00	\$4,350.00

Sub Total	\$4,350.00
Total	\$4,350.00
Payment 12/6/2025	\$4,350.00
Amount Paid	\$4,350.00
Balance Due	\$0.00

S P E C I A L I N S T R U C T I O N S

DBS General Contractors LLC.
Final Waiver of Lien and Release of All Claims

Job- AnneMarie Rodriguez, 3549 Genessee Ave, West Palm Beach, FL

The Undersigned, hereby acknowledges receipt of final payment from DBS General Contractors LLC. upon receipt of check in the amount of \$ 0 for any and all labor and materials 12/16/2025 on the account of:

AnneMarie Rodriguez
3549 Genessee Ave,
West Palm Beach, FL

In the construction of:
Located on the real property at

(hereinafter referred to as the Project)

The Owner of the Project is: AnneMarie Rodriguez

DBS General Contractors LLC. does hereby release and forever discharge owner and the real property and improvements that constitute the Project from all liens and claims of liens for Construction labor and materials through the date stated above, and does further hereby release and forever discharge Fred Eckel and its sureties on any and all claims of any kind for monies due or other claims in law or in equity of every kind and nature through the date stated above. The releases and waivers in this paragraph do not include any amounts due for retention.

The undersigned does hereby agree to indemnify and hold DBS General Contractors LLC. and its sureties, the Owner of the Project, and the real property free and harmless from any and all claims or liens arising from the sale of the undersigned covered by the releases in this document.

Dated this 12th day of December 2025

Signature Deborah Murphy

Printed Name Deborah Murphy

Title CEO

State of Florida

County of Palm Beach

SWORN TO and Subscribed before me this

[Signature]

Signature of Notary Public
State of Florida

Dylan Brito

Printed Name of Notary Public

My Commission Expires: 10-11-2026

SEAL:





20



Proposal

Name: James Williams
 Address: 249 Sawgrass Ave
 City: Fort Lauderdale
 State: FL Zip: 33309
 Phone: 361-485-8693
 Date: 12-15-25
 Estimator: A. Williams
 Job Location: _____

We hereby submit quote for: DRIVEWAY ASPHALT LOT PRIVATE ROAD
 Resolving by Machine: 2225 sq. ft. ASPHALT LOT PRIVATE ROAD
 Edge Groove Blow Off with Air Machine
 FFE in Cracks by Hand FFE in Cracks with Machine
 Prime of Sub
 Install Parking Lines for an additional cost of \$ _____
 Remove Stump/Log for an additional cost of \$ _____

Resolving by Steam with Sand Filling Laser Motorized Grader Cool the Emulsion Seal Coat
 Asphalt Base One (1) Coat Two (2) Coats 48% Aggregate Fines
 Oil Base Sealer by Sprayer Stone Dust Paving

"ALL WORK GUARANTEED FOR ONE YEAR"

ADDITIONAL WORK INSTRUCTIONS: Seal Coat 12/15/25
Call to confirm on 12/15/25 - Cash on delivery
One square 2 steps each 249 = \$200
Each \$50 = \$5250

I propose hereby to furnish material and labor - complete in accordance with above specifications for
 the sum of: _____ Dollars

As herein is provided to be as specified, it is to be understood a separate item is hereby to be worked on the same day. It is understood some specifications missing with items will be assumed and some items will be assumed at some future date and others the owner will supply. Items contingent upon other items being completed in writing. There is no warranty, express or implied, on this proposal.
 Making good on this proposal is the full responsibility of the contractor.

Authorized: _____
 Signature: _____
 Note: This proposal may be withdrawn by us if not accepted within _____ days.

Acceptance of Proposal The above priced specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature: _____
 Signature: _____

Date of Acceptance: 12/14/25



22



23

Impact Window - 5/18 Annotated Clear
Glass With Screen

Store SKU # 1000787608

Internet # 214711862

Check Order Status

Subtotal	\$5,539.00
Discount	-\$200.00
Shipping	FREE
Sales Tax	\$0
Express Delivery	\$35.00
Order Total	\$5,374.00

Paid with Credit Card ending 6011 6262





29

**N. Congress Ave &
N. Australian Avenue Drainage Improvements
Engineer's Cost Estimate**

Engenuity Project No. 14162.07 2/26/2026

	Description	Unit	Quantity	Unit Cost	Total
Drainage					
1	60" RCP	LF	301	\$600.00	\$180,600.00
2	24" RCP	LF	4,300	\$150.00	\$645,000.00
3	Catch Basin	EA	27	\$5,000.00	\$135,000.00
4	Exfiltration Trench	LF	3,300	\$200.00	\$660,000.00
5	Concrete Headwall (Single 60" RCP)	EA	4	\$20,000.00	\$80,000.00
6	Concrete Headwall (Dual 60" RCP)	EA	2	\$40,000.00	\$80,000.00
SUBTOTAL					\$1,780,600.00
Paving and Grading					
1	1-1/2" Type SP-9.5 Asphalt	SY	10,043	\$25.00	\$251,075.00
2	8" Baserock	SY	10,043	\$25.00	\$251,075.00
3	12" Stabilized Subgrade	SY	10,043	\$15.00	\$150,645.00
4	4" Thick Concrete Sidewalk	SY	2,187	\$100.00	\$218,700.00
5	Type F Curb	LF	4,456	\$25.00	\$111,400.00
6	Guardrail	LF	5,000	\$60.00	\$300,000.00
7	Handrail	LF	3,910	\$50.00	\$195,500.00
8	Striping and Signage	LS	1	\$30,000.00	\$30,000.00
9	Embankment (Canal Only) (Assumed 6-foot depth typical)	CY	20,000	\$40.00	\$800,000.00
10	Retaining Wall	LF	430	\$175.00	\$75,250.00
SUBTOTAL					\$2,308,395.00
Demolition and Pollution Prevention					
1	Clearing and Grubbing	LS	1	\$50,000.00	\$50,000.00
2	NPDES Compliance	LS	1	\$50,000.00	\$50,000.00
3	Building/Fuel Tank Relocation	LS	1	\$600,000.00	\$600,000.00
SUBTOTAL					\$700,000.00
General Conditions/Miscellaneous					
1	Mobilization	LS	1	\$300,000.00	\$300,000.00
2	Maintenance of Traffic	LS	1	\$50,000.00	\$50,000.00
3	Miscellaneous Utility Relocation	LS	1	\$30,000.00	\$30,000.00
4	Record Drawings	LS	1	\$20,000.00	\$20,000.00
5	Surveying	LS	1	\$20,000.00	\$20,000.00
6	Testing	LS	1	\$20,000.00	\$20,000.00
7	Landscape/Lighting/Electrical	LS	1	\$200,000.00	\$200,000.00
8	Dewatering	LS	1	\$200,000.00	\$200,000.00
SUBTOTAL					\$840,000.00
TOTAL					\$5,628,995.00
1	Contingency (30%)	LS	1	-	\$1,688,698.50
GRAND TOTAL					\$7,317,693.50

NOTE: THIS ENGINEERS' OPINION OF COST IS FOR PRELIMINARY FEASIBILITY AND BUDGET PURPOSE ONLY. IT IS NOT BASED ON A COMPLETED SET OF APPROVED PLANS. DUE TO THE CURRENT FLUCTUATION OF PRICES, THESE PRICES ARE NOT GUARANTEED SINCE FUTURE ESCALATIONS MAY BE CAUSED BY INFLATION. THIS ALSO DOES NOT INCLUDE THE COST OF THE OFFSITE STORAGE AMOUNT NEEDED FOR COMPENSATING STORAGE IN THE SFWMD C-51 BASIN. BUILDING/TANK RELOCATION IS A +/- PRICE.



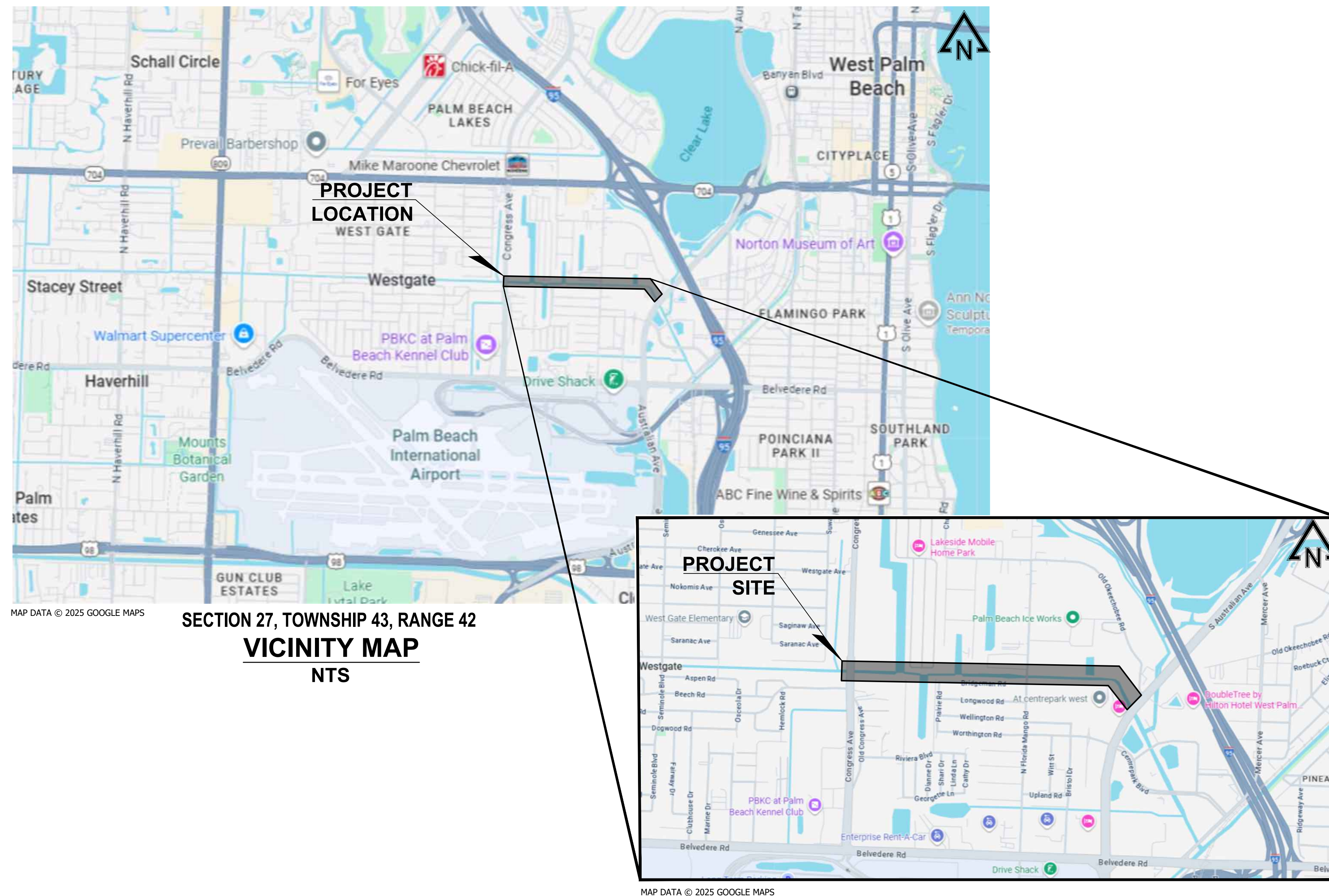
Engenuity Group, Inc.
1280 N. Congress Ave., Suite 101
West Palm Beach, FL 33409
561-655-1151
CA#7095

WESTGATE CRA PALM BEACH COUNTY N CONGRESS AVE & N AUSTRALIAN AVE CULVERT

PREPARED FOR

WESTGATE CRA

NOV 2025



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SECTION 27, TOWNSHIP 43, RANGE 42
VICINITY MAP
NTS

MAP DATA © 2025 GOOGLE MAPS

Sheet List Table

SHEET NUMBER	SHEET TITLE
C-0	COVER SHEET
C-1	PAVING, GRADING, AND DRAINAGE PLAN
C-2	PAVING, GRADING, AND DRAINAGE PLAN
C-3	PAVING, GRADING, AND DRAINAGE PLAN
C-4	PAVING, GRADING, AND DRAINAGE PLAN
C-5	PAVING, GRADING, AND DRAINAGE PLAN
C-6	PAVING, GRADING, AND DRAINAGE PLAN
C-7	CROSS SECTIONS
TOTAL NO. OF SHEETS - C-7	

NOT FOR CONSTRUCTION

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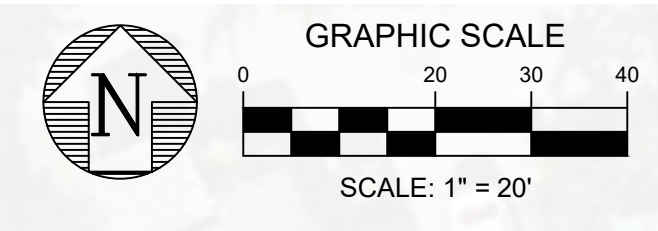
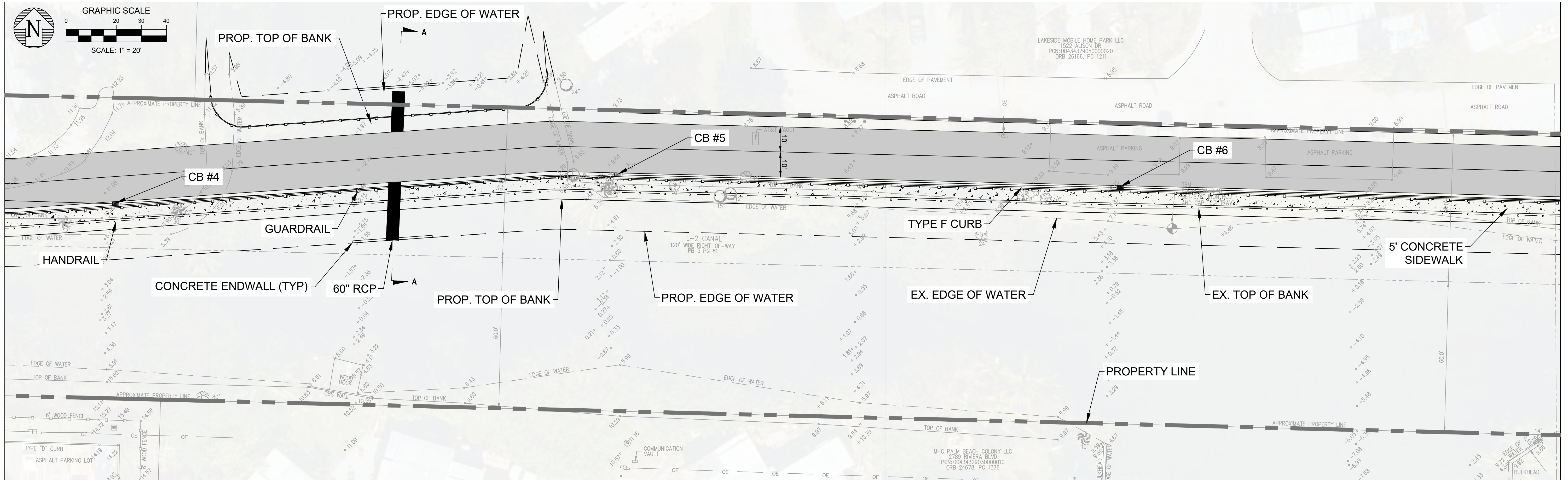
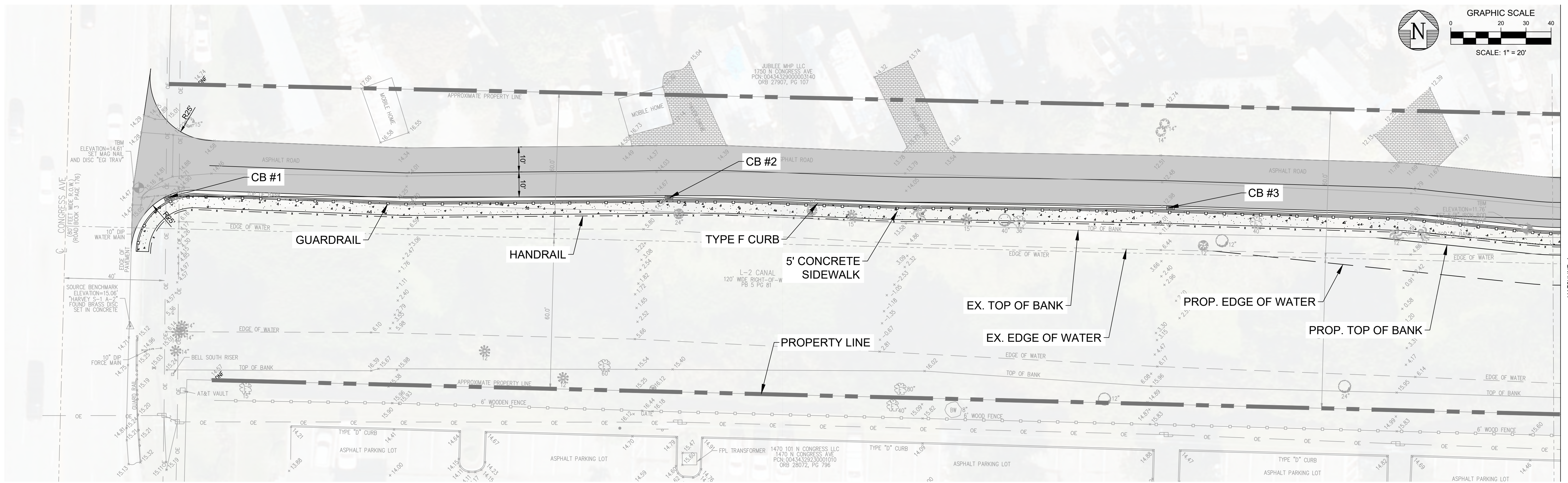
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WESTGATE CRA
PALM BEACH COUNTY
N CONGRESS AVE & N AUSTRALIAN AVE CULVERT
COVER SHEET

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PROJECT ENGINEER			
PROJECT MANAGER			
CHECKED			
TITLE	C-0		
		C-7	
JOB NO.	14162.07		



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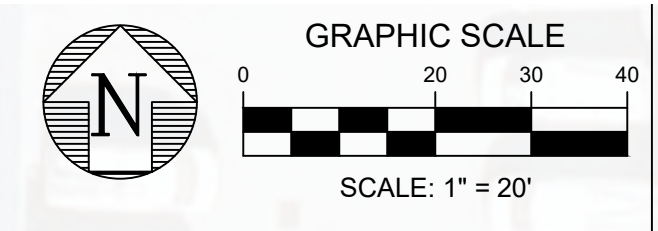
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TITLE BLOCK: C-2 / C-7

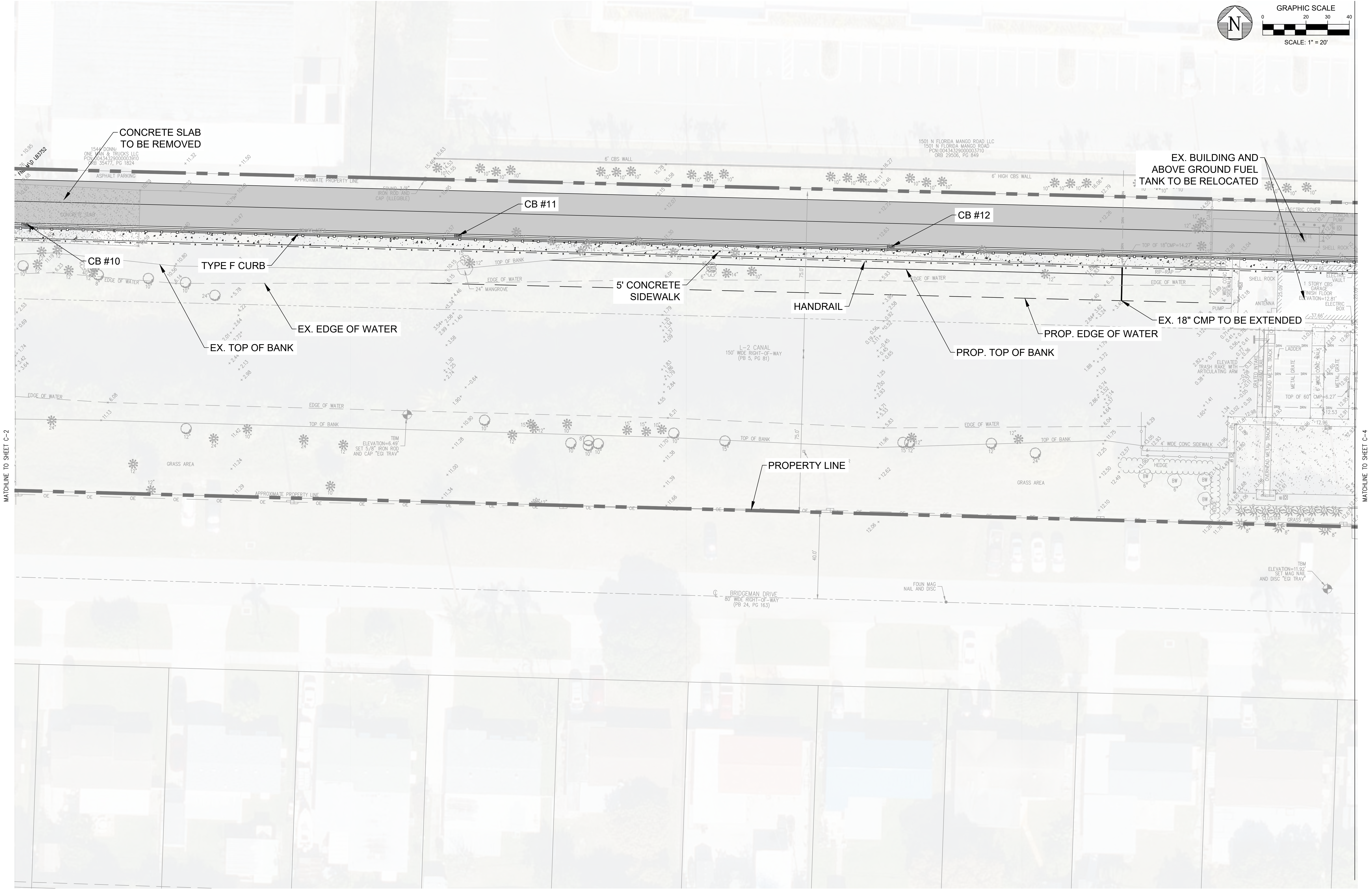
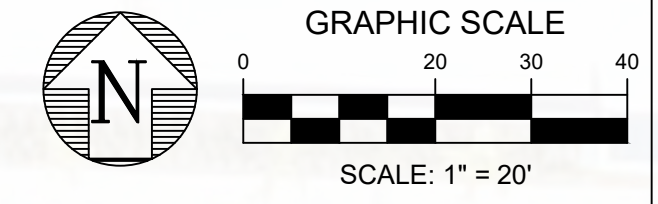
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MATCHLINE TO SHEET C-2

MATCHLINE TO SHEET C-4

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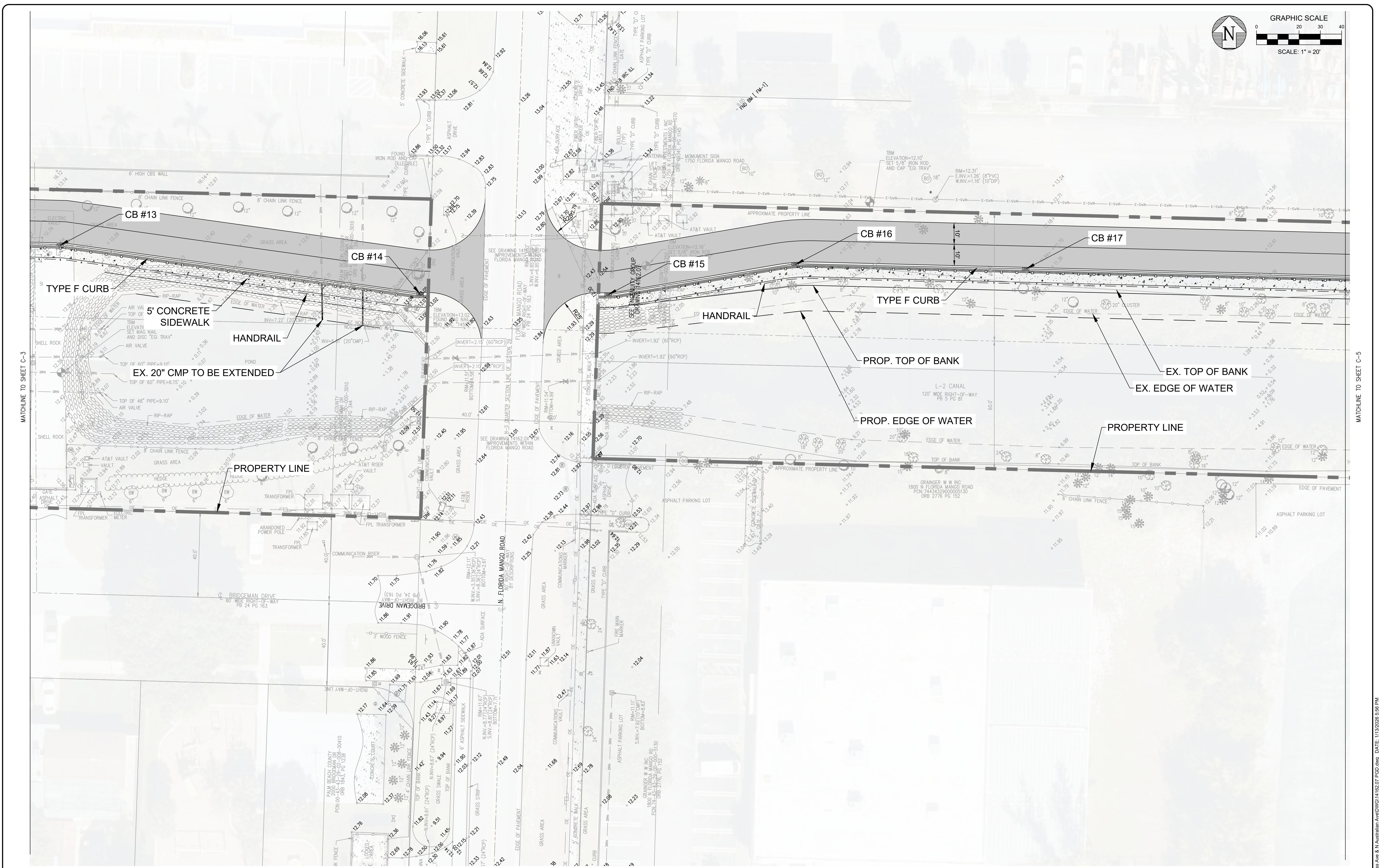
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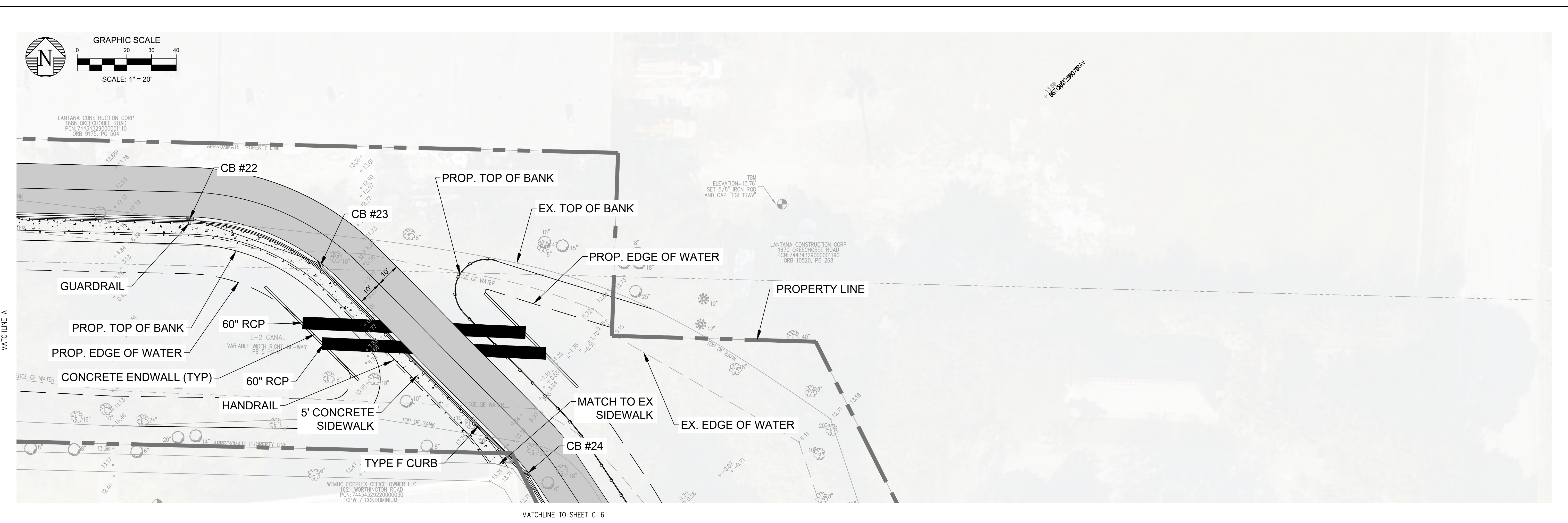
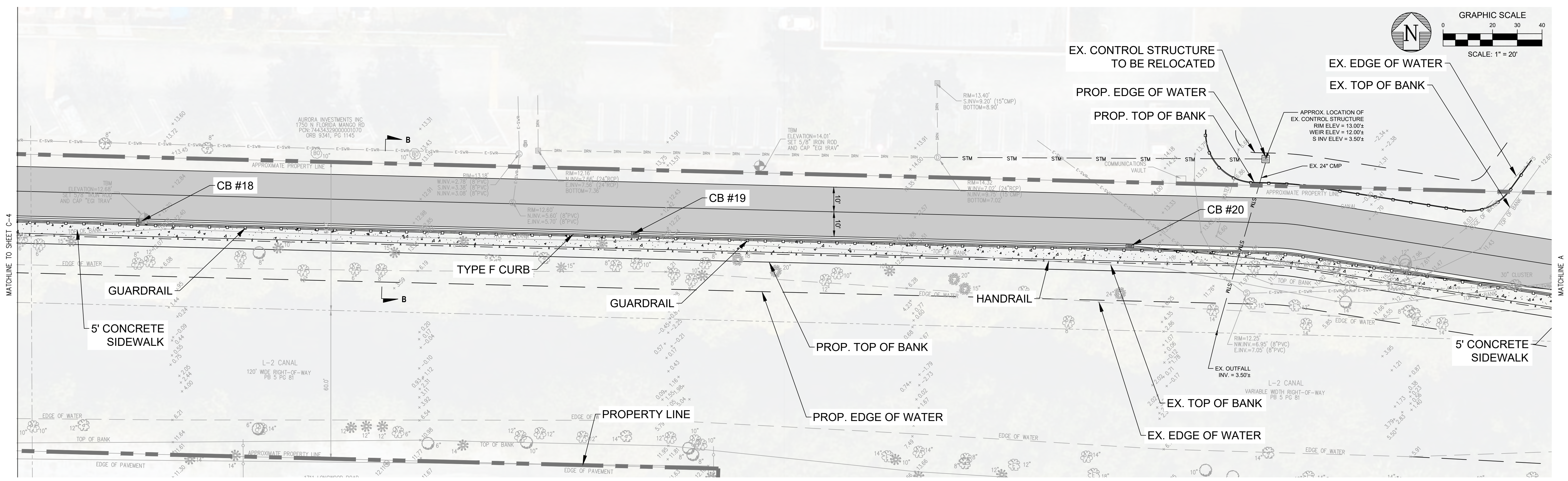
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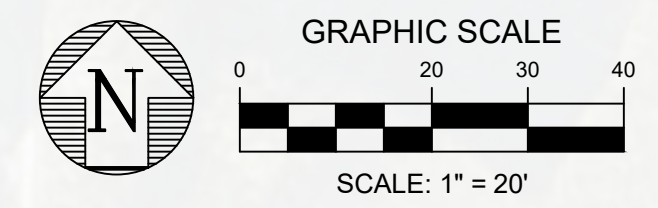
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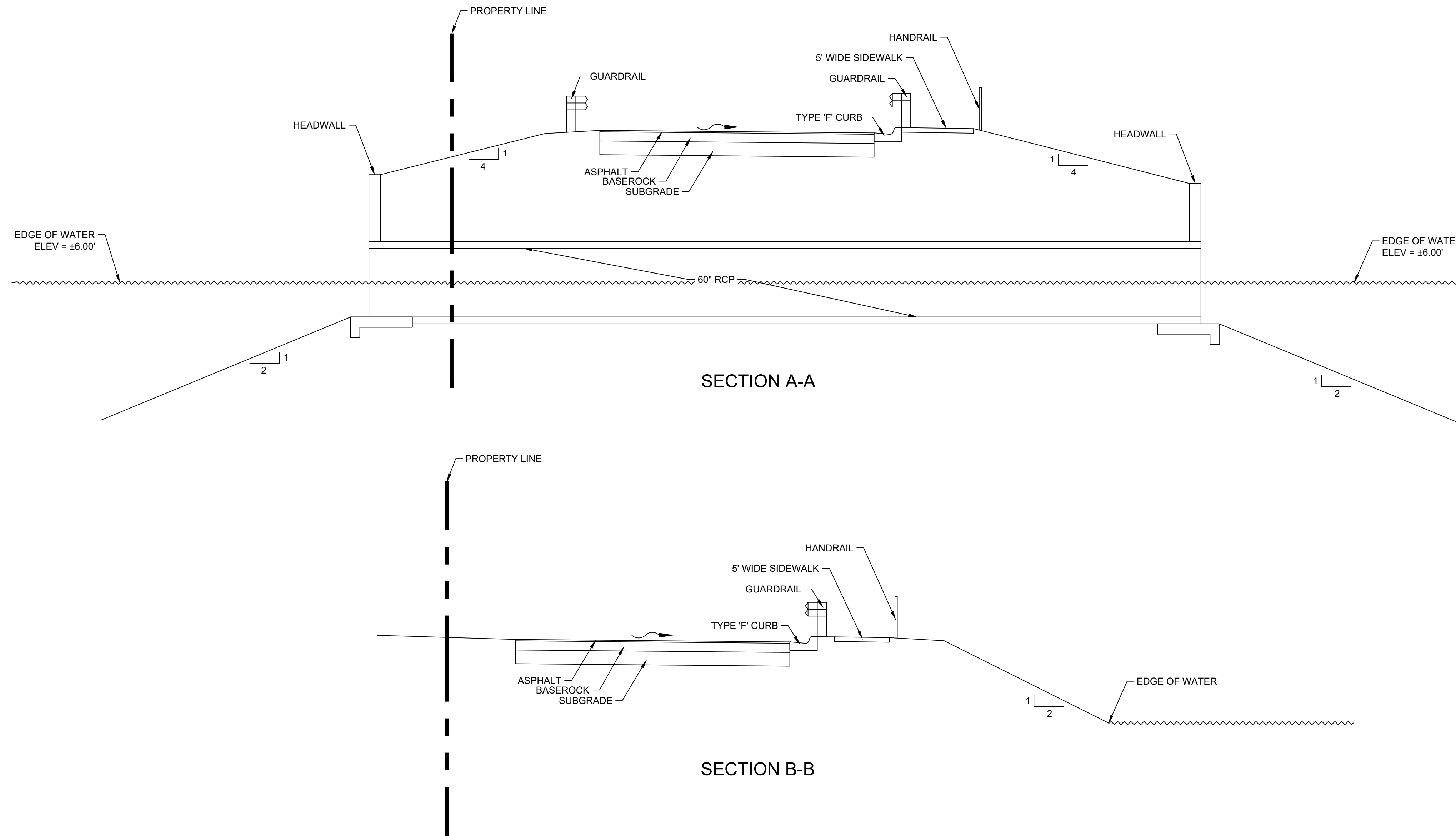
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				PROJECT MANAGER	RB
				CHECKED	ACS

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(<https://hopehousingalliance.org>)

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Building Hope Through Attainable Homes

We believe that a safe, stable home is the foundation for opportunity, dignity, and thriving communities.

Learn More about our Mission

(http://hopehousingalliance.org/?page_id=379)

Learn About Us



At Hope Housing Alliance, we're dedicated to ensuring that everyone has access to attainable housing. Our mission is built on the belief that housing is a fundamental right, and we strive to create lasting communities where everyone can thrive. We focus on equity and inclusion, collaborating with community partners to promote sustainable, responsible development.

Attainable Living Solutions

We provide resources and support to help families find safe, affordable housing in our community. Our goal is to empower residents with the tools they need for a better future.

Community Engagement

We believe in the power of community. By working together, we can create positive change and enhance the quality of life for everyone. Join us in making a difference.



Our Comprehensive Approach in Making Housing Attainable and Accessible

From early planning through long-term stewardship, we provide a full range of services to bring quality attainable housing to life. Our team manages every phase of development—from feasibility studies, financing, and construction to property management and resident support. By combining technical expertise with a commitment to community well-being, we help create housing that is sustainable, resilient, and accessible for those who need it most.

Planning & Development

Our Planning & Development team leads projects from concept to completion with a focus on thorough Project Feasibility Analysis, Financial Structuring, and securing Entitlements and Zoning approvals. We prepare and submit competitive Federal, State, and Local Funding Applications and respond to Requests for Proposals for both rental and for-sale developments. By aligning detailed planning with innovative financing strategies we help create affordable housing that strengthens communities and supports long-term success.

Construction

Our Construction team delivers high-quality housing built to last. We specialize in new builds, rehabilitation, infill podium developments, mixed-use spaces, senior and special needs housing, and advanced green building practices. By emphasizing green building standards and resilient technologies we enhance energy efficiency, reduce long-term costs, and extend the useful life of every project. From contractor selection and budget management to on-site coordination, we ensure construction meets the highest standards of quality, sustainability, and performance.

Property Management



Our **Property Management** division ensures that well-trained on-site teams meet the evolving needs of residents and the broader community. We focus on responsive maintenance, strong resident engagement, and efficient operations to create safe and welcoming environments. By coordinating supportive services and community programs we help residents access resources that advance their goals and improve quality of life. Proactive asset management and compliance monitoring protect long-term affordability and sustainability across all properties.

Supportive Services

Home About Us What We Do Partners Resident Resources

Our Supportive Services help residents connect with resources that support their well-being and long-term stability. We assist with access to community programs, information, and referrals that address a variety of needs. By offering guidance and support, we aim to create a positive environment where residents feel informed, respected, and empowered.

The Affordability Crisis... By The Numbers

The Affordable Housing Crisis is Growing. Rising costs and limited supply are putting stable and safe homes out of reach for millions of individuals and families.

\$0

The U.S. average monthly rent climbed to \$2,045 in early 2025,

0%

Half of all renters, ~22.6 million households are

0

There is a shortfall of 7.1 million rental homes available to extremely low-

Still have more questions?



We're here to help answer any questions about our services and affordable housing options. Our goal is to ensure you have access to the information you need to make informed decisions. Feel free to browse through our FAQs or reach out directly with any concerns.

[Home](#) [About Us](#) [What We Do](#) [Partners](#) [Resident Resources](#)

What services do you offer? ▶

Can I donate to support your mission? ▶

How can we work together? ▶

Get in Touch

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(<https://hopehousingalliance.org>)

Contact

Get involved and make a difference today!

Join Us

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Helpful Links

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Connect With Us

1200 N Federal Hwy, Suite 300 Boca Raton, FL 33432



Email: ([mailto:Info@hopehousingalliance.org?Subject=Unlocking Doors to a Brighter Future](mailto:Info@hopehousingalliance.org?Subject=Unlocking%20Doors%20to%20a%20Brighter%20Future))

Hours: Monday to Friday, 9 AM - 5 PM **Future.**

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Together, we're building lasting solutions that empower people, strengthen communities, and create opportunities for generations to come.



(<https://hopehousingalliance.org>)

(https://hopehousingalliance.org/?page_id=2574)
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Learn more about our work and explore
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resources to support affordable
housing in your community.

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