



**WESTGATE/BELVEDERE HOMES COMMUNITY REDEVELOPMENT AGENCY**

**Monthly Meeting, Monday, May 11, 2026, Board Meeting 5:00 PM**

**1280 N. Congress Ave. Suite 215**

**West Palm Beach, FL 33409**

**NOTE: Agenda Summary (Page 3 - 6)**

**Staff Report (Pages 7 - 12)**

- I. CALL TO ORDER / ROLL CALL**
- II. AGENDA APPROVAL**
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  - 2. Adoption of Agenda**
- III. ADOPTION OF W/BH April 13, 2026, CRA MINUTES (Pages 13 - 21)**
- IV. PUBLIC COMMENTS**
- V. DISCLOSURES**
- VI. CONSENT AGENDA**
- VII. REGULAR AGENDA**
  - 1. Recommendation of DRO Approval of the Hangar & Airfield Business Park to Add a Light Industrial Manufacturing & Processing Use to a MUPD (Meso Scale and Diagnostics, LLC) (Pages 22 – 62)**
  - 2. Approval of Budget Amendment (Pages 63 – 67)**
- VIII. REPORTS**
  - A. Staff Reports and Correspondence (Annual Report)**
  - B. Attorney's Report**
  - C. Committee Reports and Board Comments**
    - 1. Administrative/Finance –**

1280 N. Congress Avenue, Suite 215

West Palm Beach, Florida 33409

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[westgatecra.org](http://westgatecra.org)

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**  
**May 11, 2026**

**REGULAR AGENDA**

**1. Recommendation of DRO Approval of the Hangar & Airfield Business Park to Add a Light Industrial Manufacturing & Processing Use to a MUPD (Meso Scale and Diagnostics, LLC)**

**A. Background and Summary:** The Hangar Bravo, LLC developed the former 11.7-acre Kennel Club collateral property with a mix of complementary and collocated uses, anchored by The Hangar on the northern portion of the site. The use is ‘a unique private garage country club comprised of warehouses for condominium ownership by private collectors,’ which also includes an owner’s lounge for common use, meetings, and socializing. The development holds 244,865-sf. of collocated uses. 154,865 sf of ‘warehouse’ with approximately 80 hangars in 4 separate buildings are constructed on the northern portion of the site. Each individually owned warehouse unit includes a mezzanine level; the entire unit can be customized or built out based on each owner’s vision of how to display their collections. Collections may include automobiles, motorcycles, instruments, art, etc. or a combination of the above. Units may also be combined to create larger units. Unit owners would not be permitted to either live in or operate a business out of their units, although many install bathroom and kitchen facilities, and dependent upon size can incorporate interior living and entertainment spaces. As of May 2026, the majority of Hangar units at the PBIA location are sold and occupied.

The southern portion of the site was developed with additional 70,000-sf. of warehousing for a total of 205,720-sf. of warehousing across all 5 buildings. The project is also entitled for 13,500-sf. of light vehicle maintenance and repair, and 14,750-sf boutique vehicle sales and rental. The warehouse and commercial uses in the southern portion of the site were meant as a “natural extension of the Hangar in that specialty, boutique car repair and sales companies are needed to service the expansive high-end collections of The Hangar’s owners.” The owner incorporated 2,250-sf. indoor area for community use into the 84,750-sf. structure complimented by an adjacent outdoor public plaza creating a space that can potentially be utilized by the Westgate community for events and gatherings. As of May 2026, Building A remains vacant, with the community space identified as an approved use on the final site plan, but not yet built out.

**New Use Request & Proposed Modifications**

The BCC approved a rezoning of the site to Multiple Use Planned Development (MUPD), and a Class A Conditional Use to allow vehicles sales and maintenance uses in 2022. Although this use is being removed from the current proposed program depicted on the Site Plan, the use itself will remain with the active Class A Conditional Use approval as noted on the plan. Meso Scale Diagnostics, LLC the contract purchaser, is proposing to subdivide 4.84 acres from the southern portion of the site encompassing Building A, and its surrounding parking, and converting the entirety 80,750 sf structure to a light industrial Manufacturing and Processing Use. Accessory office space in Building A is proposed to be reduced. 6-foot-high perimeter fencing is proposed, including along the Congress Avenue frontage to meet the end-user’s operational requirements for secure access. The 2,250-sf. community space would be removed from the site plan, as public access will be limited by high security requirements. No changes are proposed to the exterior of the building; however, the contract purchaser will invest heavily to build out the interior. Project build-out is anticipated by 2029.

The Applicant has provided the following summary of the development program for Building A, along with information on Meso Scale Diagnostics.

“Meso Scale Diagnostics, LLC. (MSD) or an affiliate, will be the occupant of Building A. Established in 1995, MSD is a global leader in bioanalytical measurement technology. MSD develops, manufactures, and commercializes assays and instruments which enable simultaneous multi-biomarker quantification within a single biological sample. MSD’s proprietary MULTI-ARRAY technology's high sensitivity, reproducibility, and broad dynamic range have made MSD platforms a trusted standard across pharmaceutical, government, academic, and clinical laboratory settings worldwide.

MSD intends to use Building A for injection molding of plastic components, screen printing, and part finishing and assembly. To prepare Building A for these purposes, MSD plans to invest approximately \$20 million in targeted capital improvements encompassing specialized infrastructure and operational systems. Upon full utilization, the facility is expected to employ approximately 50 individuals across manufacturing and support functions.

As a supplier to the United States government on programs related to biodefense and biowarfare countermeasures, MSD is subject to significant security obligations governing its facilities and operations. The nature of the materials handled, the proprietary character of

MSD's manufacturing processes, and the company's commitments to both its government and commercial customers collectively require that physical access to the facility be strictly controlled. Perimeter fencing is a functional and contractual necessity serving to establish a defined security boundary, prevent unauthorized access, and ensure MSD's ongoing compliance with applicable regulatory and contractual requirements.”

The WCRAO prohibits light industrial uses including contractor storage yard, distribution facility, manufacturing and processing, warehouse, and wholesaling in the NRM, NG, NC and UG-Sub areas, but allows those uses by Class A Conditional Use approval in the UH Sub-area, and by DRO approval in the UI Sub-area where more intense commercial and industrial type uses exist and are anticipated.

The CRA amended the WCRAO in 2021 in response to amendments made to the Comprehensive Plan that allowed certain light industrial uses to operate in CG zoning districts with a CH FLU. To provide a path to entitlements for light industrial use in the WCRAO where otherwise prohibited by the 2021 revision, but allowed by the zoning district, the overlay Use Regulations were revised again in 2022 to allow, by mutual agreement between the CRA and the Zoning Director, the provisions of Art. 4 Use Regulations to apply. The Manufacturing and Processing Use, despite its scale, is allowed in an MUPD with a CH FLU subject to administrative DRO approval.

In recent CRA staff meetings with the MSD team and their agents, it was determined that the firm’s high security needs would not allow the use of the approved community space by the public. Alternative community benefits will be presented to the Board.

### Summary of Petition

The requests before the CRA Board are a recommendation of support to allow the Manufacturing and Processing use subject to the mutual agreement provision in Art. 3.B.14.E.2.a., and to allow for the eventual removal and absorption of the community space square footage into the proposed use.

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

1. Development Review Officer (DRO) approval of 80,750-sf. of Manufacturing and Processing per the provisions in Art. 3.B.14.E.2.a; and,
2. Final DRO Site Plan approval.

The proposed use is inconsistent with the WCRAO and the redevelopment vision for the Congress Avenue corridor in the Redevelopment Plan; however, the project represents a substantial capital investment in the community and the County’s local economy, bringing jobs for skilled and support workers. It also introduces the biotech and health science employment sector in the CRA.

**B. Recommendation:** Staff supports a Board recommendation of approval for the following application requests:

1. Development Review Officer (DRO) approval of 80,750-sf. of Manufacturing and Processing per the provisions in Art. 3.B.14.E.2.a; and,
2. Final DRO Site Plan approval.

## **2. Approval of Budget Amendment**

**A. Background and Summary:** A budget amendment is needed to recognize an increased amount of the balance brought forward in the 2026 fiscal year approved budget. The amount approved was \$1,500,000. However, at the end of the last fiscal year, the Trust Fund balance was \$4,371,232.00. This amount included funds for property acquisition for housing and economic development that were not spent before the end of the fiscal year. The unspent funds are reallocated to the housing and economic development and innovative policing line items.

**B. Recommendation:** Approve a budget amendment to increase the balance brought forward line item from \$1,500,000.00 to \$4,371,232.00.

## WESTGATE CRA BOARD MEETING

May 11, 2026

### Staff Updates

#### **Cross County Plaza Redevelopment Program – Due Diligence Studies (INITIATED/PLANNING 3/26)**

Updates (5/26): Staff has requested consulting technical assistance from the Palm Beach MPO on a comprehensive analysis of how a potential redevelopment of the Cross County Mall site fits into the broader transportation network. FDOT, and the County, through the Countywide Master Transportation Plan (CTMP) process, are analyzing the feasibility of premium bus rapid transit on the Okeechobee Blvd. corridor and along Military Trail as the north-south County spine.

Updates (4/26): Work Assignment #4 for Kimley-Horn is presented to the Board for approval. The consultants will provide due diligence for traffic and transit impacts, conceptual roadway design, and limited civil work identifying stormwater storage needs. Chen Moore is under contract to prepare the Agency's Redevelopment Plan update; a visioning exercise for this site is already considered in the scope of the contract. Schmidt Nicols will work on preliminary project due diligence and master site planning under Work Assignment #1.

Background: CRA Staff is working with Chen-Moore, Schmidt Nichols and Kimley-Horn to create a conceptual redevelopment program for the +/-42-acre Cross County Plaza site. This site, at the crossroads of Military Trail and Okeechobee Blvd. in central Palm Beach County represents an enormous opportunity for high density vertical mixed-use with structured parking and integrated transit. The Agency has not done a visioning study for this site, and is limited in providing a prospective buyer with a development capacity analysis that will work within the County's comp plan and land development codes. Due diligence studies will create a block and massing plan using Westgate zoning overlay density and height, and max. FAR, showing how the site can circulate, access points, connections, parking areas and structures, open space areas, and integrated transit addressing perimeter roads.

#### **Traffic Mitigation Strategies – Programming (INITIATED PLANNING 2/26)**

Update (5/26): An internal Westgate CRA x WPBgo TDM program kick-off was held last week—outreach efforts to multifamily developments, institutions, and large scale employers will begin this month.

Update (4/26): A consulting contract for mobility implementation services is presented to the Board for approval. WPBgo is a sole service provider in their capacity to provide community level TDM programming, outreach, implementation, and program monitoring.

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 is chosen by the City of WPB for future connections – the city is in a vendor selection process 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 (5/26): An FDOT project field visit was conducted in early April. The cost estimate was updated following preliminary comments. The original application did not request lighting to be included in the grant eligible and participating costs, instead referencing 'future lighting by FPL'. The updated application

now includes 24 light poles and fixtures with lock boxes. For consistency across CRA streetscape design, for better pedestrian/cyclist visibility, and or construction coordination, decorative lights such as those used on Seminole and Cherry Rd., is a better option. Lighting costs are estimated at \$392,258 including lock boxes.

Total construction cost is \$1,475,162 plus \$855,594 or 28% for Design, Admin, CEI and 30% Contingency. Total project cost is estimated at \$2,330,756.

Update (4/26): Staff is working with County Engineering on conceptual approval of the application cross sections. With MPO permission, the required BCC resolution of support will provide to the MPO by end of June 2026.

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 is in process.

The requested funds from the County’s 2024 legislative appropriation have been reduced from \$750,000 to \$250,000; the allocation from the State budget awaits the Governor’s signature. CRA staff continues to develop a Safety Plan for the district. The 1<sup>st</sup> permit to install FPL streetlights has been issued; the 2<sup>nd</sup> permit is in process. Conservatively, staff anticipates that the streetlights will be installed within the next 6 months.

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

### **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 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 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 with a fruit orchard 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 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
Hangar & Airfield Business Park (Meso Scales Discovery)	1114 Old Congress Ave.	<ul style="list-style-type: none"> <li>▪ WCRA recommendation 5/11/26</li> <li>▪ DRO approval to add a light industrial manufacturing &amp; processing use to Building A of the MUPD (80,750sf)</li> <li>▪ Prohibited in WCRAO UG sub-area--requires mutual agreement by CRA &amp; Zoning Director</li> </ul>
Lantana Construction HQ renovation	2525 Old Okeechobee Rd.	<ul style="list-style-type: none"> <li>▪ Under construction</li> </ul>
Westgate Terrace Mixed-Use (Danza Group)	2636 Westgate Ave.	<ul style="list-style-type: none"> <li>▪ WCRA recommendation 4/13/26</li> <li>▪ Adding 14 new units, Type 1 Waiver for parking reduction</li> <li>▪ Existing DRO approval 4/24 – Danza Group is owner</li> <li>▪ 4 stories, 58 total units with GF professional office</li> </ul>
Genessee Townhomes	Loxahatchee Drive	<ul style="list-style-type: none"> <li>▪ In Zoning review -- WCRA recommendation 11/10/25</li> <li>▪ 19-unit for-sale townhouse project -3 buildings on 1.12 ac</li> <li>▪ DRO for MF and DBP approval, Type 1 LS Waiver</li> </ul>
Connections School—expansion	1310 Old Congress Ave.	<ul style="list-style-type: none"> <li>▪ WCRA recommendation 8/19/25; DRO approval</li> <li>▪ Vocational school use – 150 new students</li> </ul>
Palm Beach Marketplace MUPD Expansion	1960 Okeechobee Blvd.	<ul style="list-style-type: none"> <li>▪ BCC approval 7/25</li> <li>▪ Adding 2.21 acres of land - rezoning, DOA, DRO approval for 14,521 sf of Type 1 restaurant use</li> </ul>
Westgate Village PH 1–16 ac	1111 N Congress Ave.	<ul style="list-style-type: none"> <li>▪ BCC approval 9/25; DRO approval 12/25</li> <li>▪ Phase 2 planning is underway and PH 1 permit plans</li> <li>▪ Rezoning to MUPD, PH1 405 units (325 DBP units)</li> </ul>
Neighborlee Living Micro-units/Mixed-use	2818 Westgate Ave.	<ul style="list-style-type: none"> <li>▪ Expanding concept - owns more properties to west</li> <li>▪ Developer working on construction plans and funding</li> <li>▪ BCC approval 9/25; DRO approval 12/25</li> <li>▪ Rezoning, BCC approval of 50 du/ac of WCRAO bonus density on .66 acres (33 DBP units) – 240 sf micro units</li> </ul>
Tallahassee Multifamily	1302 Tallahassee Dr.	<ul style="list-style-type: none"> <li>▪ DRO approval 7/25</li> <li>▪ 7-unit MF project, WCRAO DBP units, Type 1 LS Waiver</li> </ul>
PBKC – new relocated facility	1111 N. Congress Ave.	<ul style="list-style-type: none"> <li>▪ BCC approval 12/24 – WCRA recommendation 3/11/24</li> <li>▪ 60,286 sf facility + 4 level parking structure</li> <li>▪ Rezoning, Class B Cond. use (indoor entertainment), DRO for Type 2 restaurant, variances, waivers</li> </ul>
PBC Fire Station #24	Westgate at Seminole	<ul style="list-style-type: none"> <li>▪ Ground-breaking 4/27/26</li> <li>▪ Presented to CRA 3/13/23, BCC in 8/25</li> <li>▪ Rezoning to PO approved, in site design phase</li> </ul>

NorWest Pointe Multifamily	Westgate at Tallahassee	<ul style="list-style-type: none"> <li>▪ DRO approval 11/25</li> <li>▪ WCRA recommendation 8/12/24</li> <li>▪ DRO approval for additional density for a 9-unit MF rental project, Type 1 Waiver (rezoning approved)</li> </ul>
Aero Village Multifamily (Hope Housing Alliance)	1699-1705 N. Congress Ave	<ul style="list-style-type: none"> <li>▪ Increase units to 84 (studio and 1-bedroom)—m not submitted to Zoning, recommended for Housing Bond</li> <li>▪ DRO approval 12/24 for 4-storay, 38-unit market rate MF rental development</li> </ul>
Mavis Tires (Walmart MUPD)	1098 N. Military Trail	<ul style="list-style-type: none"> <li>▪ In Zoning review</li> <li>▪ WCRA recommendation 11/10/25</li> <li>▪ DRO approval for a 6,889sf Light Repair/Maint.</li> </ul>
Al Packer Fleet Services Facility	1668 N Military Trail	<ul style="list-style-type: none"> <li>▪ Under construction</li> <li>▪ Rezoning to CG, BCC approval – Heavy Repair/Maint. – DRO approvals 11/23</li> </ul>
Seven at Cherokee Townhomes	Cherokee Ave.	<ul style="list-style-type: none"> <li>▪ Under construction – DRO approval 3/23</li> <li>▪ 7 townhome-style multifamily units on .46 ac – DBP units</li> </ul>

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

**April 13, 2026**

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

Mr. Daniels, the Board Chair, called the meeting to order at 5:11 p.m. The roll was called by Ms. Bui.

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

**Absent:** None

**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:** None

**Others Present:** Aaron Taylor, Danza Group

**Zoom Attendees:** Amelia Sherfield, WPBgo  
Deputy Robinson

**II. AGENDA APPROVAL**

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

Reorder agenda item, moving agenda item #8 to #1.

- **It was moved by Ms. Haggerty 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. Wolliston and seconded by Ms. Rufty to adopt March 9, 2026, minutes. Motion carried (5-0)**

**IV. PUBLIC COMMENT**

- Sergeant Matthew Wood appeared before the Board to introduce himself and provide an overview of his experience and his background with the Westgate community. Sergeant Wood, PBSO Deputy Gomez, and Deputy Robinson gave a brief report to the Board about police activities in the Westgate CRA area for the previous month.
- Mr. Jonathan Brown, Assistant County Administrator, introduced himself to the Board. Mr. Brown serves as the County Administration’s liaison to the WCRA.

**V. DISCLOSURES**

- No Disclosures

**VI. CONSENT AGENDA**

- No Consent Agenda

**VII. REGULAR AGENDA**

**1. Approval of Proposal Concept for License Plate Reader (LPR) Camera Agreement with the Palm Beach County Sheriff’s Office**

Mr. Michel, Sergeant Wood, Deputy Gomez, and Deputy Robinson made a presentation to the Board.

The CRA is working with the Sheriff’s Office to install LPR cameras in strategic spots in the CRA. These cameras will be monitored by the Sheriff’s office and will allow deputies to better investigate criminal activity in the area. It costs \$25,000 to install and operate each camera. It is recommended that the CRA install 10.

Staff recommend that the Board authorize a budget amendment to work with the Sheriff’s office to install 10 LPR cameras in the district.

**It was moved by Ms. Rufty and seconded by Ms. Wolliston authorizing a budget amendment to work with the Sheriff's office to install 10 LPR cameras in the district. The motion passed unanimously (5-0)**

**2. Recommendation of DRO Approval for Additional WCRAO Bonus Density and Type 1 Waiver for Parking Reduction**

Mr. Michel introduced Aaron Taylor from Danza Group, who made a presentation to the Board.

Westgate Terrace by Danza Group of Westgate, LLC is a culmination of years of CRA land acquisition efforts, comprehensive plan and zoning code implementation, and partnerships to realize the kind of dense mixed-use infill redevelopment envisioned for Westgate Avenue in the CRA's Redevelopment Plan. The project components and design are meant to inspire investor interest and create a model for future mixed-use development along the corridor. In 2018, the Danza Group, LLC, a New Jersey-based developer, entered into an option agreement with the CRA to purchase the +/- 2-acre land assemblage at the southeast corner of Westgate Avenue at Seminole Boulevard for the development of a mixed-use project.

In 2025, the Danza Group executed its option agreement to acquire the 2-acre assemblage from the CRA. The project has obtained Zoning approval to construct 44 multi-family rental units and 10,339 sf of government and medical office space.

The developer is proposing to amend the existing development order to increase the number of residential units from 44 to 58, with 12 units designated as workforce housing to meet the 20% bonus density requirement. The project was previously allocated 28 density bonus units from the CRA's bonus density pool. To achieve the overall density of 58 units, the project will require 14 additional units from the pool. More parking will also be required. The group is applying for a parking waiver to accommodate additional density.

**Petition**

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

1. Development Review Officer (DRO) approval of fourteen (14) additional bonus density units from the WCRAO Density Bonus Program pool;
2. Administrative approval of a Type 1 Waiver pursuant to Art. 3.B.14.I.c.1)d) to allow a reduction of 15% from the parking requirements;
3. An allocation of 256 trips per day and 27 pm peak hour trips from the WCRA Transportation Concurrency Exception Area (TCEA) pool; and,

4. Final DRO Site Plan approval.

**A. Recommendation:** Staff supports a Board recommendation of **approval** for the following application requests:

1. Development Review Officer (DRO) approval of fourteen (14) additional bonus density units from the WCRAO Density Bonus Program pool;
2. Administrative approval of a Type 1 Waiver pursuant to Art. 3.B.14.I.c.1)d) to allow a reduction of 15% from the parking requirements;
3. An allocation of 256 trips per day and 27 pm peak hour trips from the WCRA Transportation Concurrency Exception Area (TCEA) pool; and,
4. Final DRO Site Plan approval.

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

### **3. Approval of Purchase Agreement for 2647 Hiawatha Avenue**

Mr. Michel made a presentation to the Board.

The CRA proposes to purchase 2647 Hiawatha Avenue to increase the supply of affordable housing in the district. Housing prices continue to escalate, making it difficult for moderate-income families to purchase or rent a home in the area. CRAs are mandated by State Statutes to provide affordable housing and to report on it annually.

2647 Hiawatha Avenue is a 3-bedroom, 2-bath cottage home with about 1,200 sf, easily fitting a family of four. Developers have built many cottage homes in the area. However, the sale price is quickly exceeding what is affordable for workforce housing. These homes started at \$250,000 a few years ago; they are now selling for over \$425,000.

Staff is working with the Palm Beach County Department of Housing and Economic Development to design a program to select qualified households to purchase or rent the CRA-owned property at an affordable price.

We will present a program guideline to the CRA Board for approval at the upcoming meetings. The cottage homes are selling quickly; if the CRA does not purchase them now, there might not be any left in the future. The home price is negotiated at \$429,000.

Staff recommend that the Board authorize the execution of the purchase agreement to acquire 647 Hiawatha Avenue for \$429,000.00.

**It was moved by Ms. Rufty and seconded by Ms. Haggerty to authorize the execution of the purchase agreement to acquire 647 Hiawatha Avenue for \$429,000.00.**

**The motion passed unanimously (5-0)**

#### **4. Approval of Purchase Agreement for 3763 Saginaw Avenue**

Mr. Michel made a presentation to the Board.

The CRA proposes to purchase 3763 Saginaw Avenue to increase the supply of affordable housing in the district. Housing prices continue to escalate, making it difficult for moderate-income families to purchase or rent a home in the area. CRAs are mandated by State Statutes to provide affordable housing and to report on it annually.

3763 Saginaw Avenue is a 3-bedroom, 2-bath cottage home with about 1,200 sf, easily fitting a family of four. Developers have built many cottage homes in the area. However, the sale price is quickly exceeding what is affordable for workforce housing. These homes started at \$250,000 a few years ago; they are now selling for over \$425,000.

Staff is working with the Palm Beach County Department of Housing and Economic Development to design a program to select qualified households to purchase or rent the CRA-owned property at an affordable price.

We will present a program guideline to the CRA Board for approval at the upcoming meetings. The cottage homes are selling quickly; if the CRA does not purchase them now, there might not be any left in the future. The home price is negotiated at \$429,000.

Staff recommend the Board authorize the execution of the purchase agreement to acquire 3763 Saginaw Avenue for \$429,000.

**It was moved by Ms. Rufty and seconded by Ms. Wolliston to authorize the execution of the purchase agreement to acquire 3763 Saginaw Avenue for \$429,000. The motion passed unanimously (5-0)**

#### **5. Approval of Contract for Consulting Services with WPBgo**

Mr. Michel introduced Amelia Sherfield, WPBgo who made a presentation to the Board.

The CRA is facilitating the development of more housing units that will add more traffic on the roadway network. Transportation and mobility are being prioritized to accommodate traffic congestion that might result from dense projects being developed in the area.

The CRA is seeking to use the services of WPBgo, a West Palm Beach mobility coalition group, to launch a district-wide mobility programming in the Westgate CRA area to implement a work plan to satisfy the conditions of approval of the bonus density program.

The consultants will be responsible for establishing a structured district mobility program, activating employer and government participation, integrating residential communities, including new development, deploying and managing incentive programs, increasing awareness and trial of transit and shared mobility options, and tracking participation and generating measurable outcomes.

The consultants will implement a Transportation Demand Management (TDM) program by working with the CRA, private employers, government institutions, and multifamily and single-family residential communities. The program will generate bus and e-bike vouchers for qualified participants to help reduce congestion.

The work is divided into five tasks. Task 1 covers design and setup, task 2, reporting, measurement, and strategic alignment, task 3, employer and government engagement, task 4, residential engagement and development integration, task 5, incentive and pilot program administration. WPBgo proposes to do these tasks for \$75,000. That amount does include the costs of vouchers and other program incentives.

Staff recommend the Board authorize the execution of a contract with WPBgo to implement a TDM program in the CRA for \$75,000.

**It was moved by Ms. Rufty and seconded by Ms. Wolliston to authorize the execution of a contract with WPBgo to implement a TDM program in the CRA for \$75,000. The motion passed unanimously (5-0)**

#### **6. Approval of Work Assignment #1 for Schmidt Nichols**

Mr. Michel made a presentation to the Board.

The CRA has a continuing service contract with Schmidt Nichols for Landscape Architecture and Urban Planning. This work assignment #1 is for the firm to do due diligence and conceptual site planning services to support a planning-level redevelopment program for the Cross County Mall site that integrates mass transit. To achieve this, the consultant will conduct land development code research, stakeholder outreach, and site-planning due diligence to prepare a conceptual master block and massing plan for the site, identifying parking, open space, civic space, frontage treatments, and related graphics.

The work is divided into two tasks. Task 1, due diligence, will involve researching and analyzing existing plans and codes that relate to the site. Task 2, site planning, will provide a site plan that includes building blocks, internal circulation, landscape buffers, open space, civic space, relation to the ROW frontages, and coordination with the multi-modal transportation hub. The consultant proposes to do the work for \$27,000.

Staff recommend the Board to authorize the execution of the work assignment #1 for Schmidt Nichols to do due diligence and conceptual site planning for the Cross County Mall site for \$27,000.

**It was moved by Ms. Rufty and seconded by Ms. Haggerty to authorize the execution of the work assignment #1 for Schmidt Nichols to do due diligence and conceptual site planning for the Cross County Mall site for \$27,000. The motion passed unanimously (5-0)**

#### **7. Approval of Work Assignment #4 for Kimley Horn**

Mr. Michel made a presentation to the Board.

The CRA has a continuing service contract with Kimley-Horn and Associates, Inc. for Planning and Engineering Studies. This work assignment #4 is for the firm to support a planning-level site design and redevelopment program for the Cross County Plaza site. Kimley-Horn will provide a traffic performance assessment, conceptual roadway and traffic engineering design assistance, limited civil engineering to address stormwater storage needs and utilities, field services to identify existing vegetation, and coordination meetings.

The work is divided into five tasks. Task 1, traffic performance standards due diligence, covers a conceptual traffic assessment to support site design for the plaza. Task 2, conceptual roadway and traffic design assistance, will study the location and configuration of parking layouts, internal site vehicular circulation and design, and configuration of passenger pick-up/drop-off areas. Task 3, limited civil due diligence, will perform a limited due diligence review consisting of the civil engineering and site planning tasks, such as site information, location map, FEMA FIRM map, soil series map, aerial map, water map, sewer map, and a preliminary list of jurisdictional permitting agencies. Task 4, tree disposition plan, will produce a plan that indicates existing tree locations, with species, height, diameter, canopy spread, and tree condition to support tree disposition/mitigation in accordance with code requirements. Task 5, will cover meetings and conference calls. The consultants offer to perform these tasks for a total of \$61,500.

Staff recommend the Board authorize the execution of work assignment #4 for Kimley-Horn and Associates for planning and engineering services for \$61,500.

**It was moved by Ms. Rufty and seconded by Ms. Haggerty to authorize the execution of work assignment #4 for Kimley-Horn and Associates for planning and engineering services for \$61,500.. The motion passed unanimously (5-0)**

**8. Approval of Proposal to Replace Stolen Electrical Copper Wires in Belvedere Heights**

Mr. Michel made a presentation to the Board.

All the electrical wires for the streetlights in Belvedere Heights were stolen. Many residents have contacted the CRA’s office, the Palm Beach County Board of County Commissioners, the Sheriff’s office, and FPL regarding the lights. They indicate that the lights make the area safer and deter crime, and have asked for the wires to be replaced and secured.

MG Contracting, LLC proposes installing lock boxes and replacing the wires for a total of \$178,480.

Staff recommend the Board approve the proposal to replace and secure the electrical wires for the Belvedere Heights streetlights.

**It was moved by Ms. Rufty and seconded by Ms. Wolliston to approve the proposal to replace and secure the electrical wires for the Belvedere Heights streetlights. The motion passed unanimously (5-0)**

**VIII. STAFF REPORTS**

Mr. Michel reported that Cherry Road is waiting for a final walk-through.

Ms. Pennell updated the Board Fire Station 24 groundbreaking will be on April 27<sup>th</sup> at 9:00a.m. and updated on the Private Development Projects.

Ms. Bui updated the Board Celebrate Westgate “Dream Big, Shine Bright” was well-attended with over 2000 residents and 32 exhibitors. Rooney Run was a great turnout with Staff and Board Members. Coffee with the Deputies was held at Autumn Ridge. Monthly food distribution is on 4/14/2026.

**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 6:29p.m.**

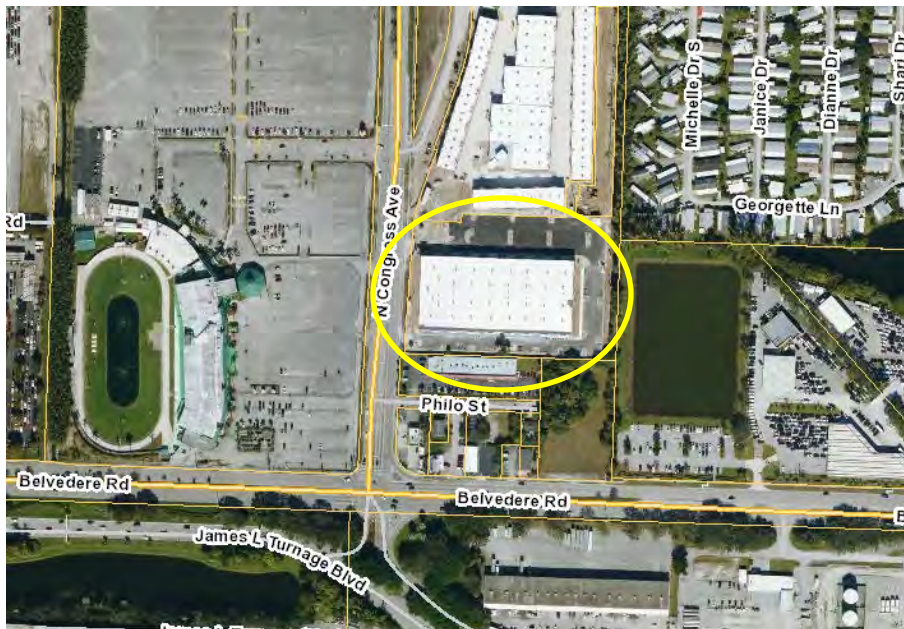
\_\_\_\_\_  
Mai Bui  
Redevelopment Specialist/Administrative Assistant

Westgate CRA Regular Board Meeting  
 May 11, 2026

**REGULAR AGENDA ITEM SUMMARY**  
**Development Review for WCRA Recommendation**

**Hangar & Airfield Business Park**  
 Control #2010-49

DRO Approval to Add a Light Industrial Manufacturing & Processing Use to a MUPD



Location Map

**Project Background, Existing Entitlements & Development Status**

The Hangar Bravo, LLC developed the former 11.7-acre Kennel Club collateral property with a mix of complimentary and collocated uses, anchored by The Hangar on the northern portion of the site. The use is ‘a unique private garage country club comprised of warehouses for condominium ownership by private collectors’, which also includes an owner’s lounge for common use, meetings and socializing. The development holds 244,865-sf. of collocated uses. 154,865 sf of ‘warehouse’ with approximately 80 hangars in 4 separate buildings are constructed on the northern portion of the site. Each individually owned warehouse unit includes a mezzanine level; the entire unit can be customized or built out based on each owner’s vision of how to display their collections. Collections may include automobiles, motorcycles, instruments, art, etc. or a combination of the above. Units may also be combined to create larger units. Unit owners would not be permitted to either live in or

operate a business out of their units, although many install bathroom and kitchen facilities, and dependent upon size can incorporate interior living and entertainment spaces. As of May 2026, the majority of Hangar units at the PBI location are sold and occupied.

The southern portion of the site was developed with additional 70,000-sf. of warehousing for a total of 205,720-sf. of warehousing across all 5 buildings. The project is also entitled for 13,500-sf. of light vehicle maintenance and repair, and 14,750-sf boutique vehicle sales and rental. The warehouse and commercial uses in the southern portion of the site were meant as a “natural extension of the Hangar in that specialty, boutique car repair and sales companies are needed to service the expansive high-end collections of The Hangar’s owners.” The owner incorporated 2,250-sf. indoor area for community use into the 84,750-sf. structure complimented by an adjacent outdoor public plaza creating a space that can potentially be utilized by the Westgate community for events and gatherings. As of May 2026, Building A remains vacant, with the community space identified as an approved use on the final site plan, but not yet built out.



Graphic rendering of The Hangar & Airfield Business Park under construction

### **New Use Request & Proposed Modifications**

The BCC approved a rezoning of the site to Multiple Use Planned Development (MUPD), and a Class A Conditional Use to allow vehicles sales and maintenance uses in 2022. Although this use is being removed from the current proposed program depicted on the Site Plan, the use itself will remain with the active Class A Conditional Use approval as noted on the plan. Meso Scale Diagnostics, LLC the contract purchaser, is proposing to subdivide 4.84 acres from the southern portion of the site

encompassing Building A, and its surrounding parking, and converting the entirety 80,750 sf structure to a light industrial Manufacturing and Processing Use. Accessory office space in Building A is proposed to be reduced. 6-foot-high perimeter fencing is proposed, including along the Congress Avenue frontage to meet the end-user’s operational requirements for secure access. The 2,250-sf. community space would be removed from the site plan, as public access will be limited by high security requirements. No changes are proposed to the exterior of the building; however, the contract purchaser will invest heavily to build out the interior. Project build-out is anticipated by 2029.

The Applicant has provided the following summary of the development program for Building A, along with information on Meso Scale Diagnostics.

“Meso Scale Diagnostics, LLC. (MSD) or an affiliate, will be the occupant of Building A. Established in 1995, MSD is a global leader in bioanalytical measurement technology. MSD develops, manufactures, and commercializes assays and instruments which enable simultaneous multi-biomarker quantification within a single biological sample. MSD’s proprietary MULTI-ARRAY technology’s high sensitivity, reproducibility, and broad dynamic range have made MSD platforms a trusted standard across pharmaceutical, government, academic, and clinical laboratory settings worldwide.

MSD intends to use Building A for injection molding of plastic components, screen printing, and part finishing and assembly. To prepare Building A for these purposes, MSD plans to invest approximately \$20 million in targeted capital improvements encompassing specialized infrastructure and operational systems. Upon full utilization, the facility is expected to employ approximately 50 individuals across manufacturing and support functions.

As a supplier to the United States government on programs related to biodefense and biowarfare countermeasures, MSD is subject to significant security obligations governing its facilities and operations. The nature of the materials handled, the proprietary character of MSD’s manufacturing processes, and the company’s commitments to both its government and commercial customers collectively require that physical access to the facility be strictly controlled. Perimeter fencing is a functional and contractual necessity serving to establish a defined security boundary, prevent unauthorized access, and ensure MSD’s ongoing compliance with applicable regulatory and contractual requirements.

The WCRAO prohibits light industrial uses including contractor storage yard, distribution facility, manufacturing and processing, warehouse, and wholesaling in the NRM, NG, NC and UG-Sub areas, but allows those uses by Class A Conditional Use approval in the UH Sub-area, and by DRO approval in the UI Sub-area where more intense commercial and industrial type uses exist and are anticipated.

The CRA amended the WCRAO in 2021 in response to amendments made to the Comprehensive Plan that allowed certain light industrial uses to operate in CG zoning districts with a CH FLU. To provide a path to entitlements for light industrial use in the WCRAO where otherwise prohibited by the 2021 revision, but allowed by the zoning district, the overlay Use Regulations were revised again in 2022 to allow, by mutual agreement between the CRA and the Zoning Director, the provisions of Art. 4 Use Regulations to apply. The Manufacturing and Processing Use, despite its scale, is allowed in an MUPD with a CH FLU subject to administrative DRO approval.

In recent CRA staff meetings with the MSD team and their agents, it was determined that the firm’s high security needs would not allow the use of the approved community space by the public. Alternative community benefits will be presented to the Board.

**Summary of Petition**

The requests before the CRA Board are a recommendation of support to allow the Manufacturing and Processing use subject to the mutual agreement provision in Art. 3.B.14.E.2.a., and to allow for the eventual removal and absorption of the community space square footage into the proposed use.

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

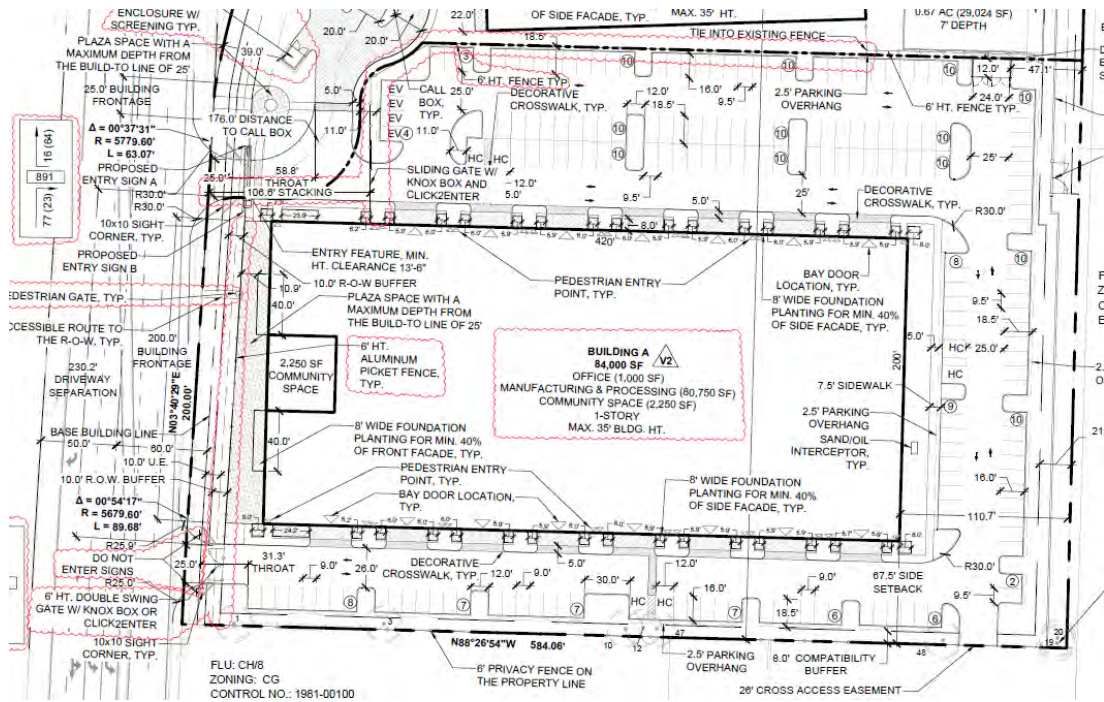
1. Development Review Officer (DRO) approval of 80,750-sf. of Manufacturing and Processing per the provisions in Art. 3.B.14.E.2.a; and,
2. Final DRO Site Plan approval.



Rendering of Building A—Community Space

**Consistency with WCRAO Use Regulations and the Redevelopment Plan**

The Property has a CH/8, or Commercial High with an underlying MR-8, on the County’s Future Land Use (“FLU”) Map and located within the MUPD, Multiple Use Planned Development zoning district. The Property is also located within the UG, Urban General, sub-area of the WCRAO, Westgate Community Redevelopment Area Overlay.



Site Plan Modifications (clouded)

The warehouse and specialty auto-related uses that comprise the proposed development undoubtedly contradict the vision of the CRA’s Redevelopment Plan for the Congress Avenue corridor and the intent of the UG Sub-area which established Congress Avenue as an “additional redevelopment area allowing for mixed use development with more intense commercial and residential uses, including multi-story towers where feasible”. Given the location of the site adjacent to PBI, and near I-95, and the potential for development that includes high intensity commercial land use, the availability of up to 150 DUs/ac of additional residential density through the WCRAO DBP, WCRAO PDR’s that allow structures to reach heights not permitted elsewhere in unincorporated PBC, and an overlay code that permits and encourages mixed use, it could be argued the highest and best use for the land is not necessarily achieved with this project. The nature of actual redevelopment along Congress Avenue is far different from the vision of the UG-Sub-area in the overlay and the Redevelopment Plan. The corridor now supports nearly all identified land use classifications within the ULDC—commercial, multifamily residential, entertainment, institutional, and now industrial.

Yet, the site is perfectly positioned to attract a light industrial use, since no comparable land is generally available for such development in most areas of the County, and location is key for the end-user. In this case, the facility is constructed and ready. This type of manufacturing and

processing is considered ‘clean tech’ meaning the use is clean and quiet, not generating dust or pollutants, and with lower traffic counts and minimal impact to the residential community to the east. MSD, headquartered in Maryland, is responding to a local economic growth in Life Sciences, and is expanding operations here in Florida in Westgate, and on a larger site in Jupiter. Life Sciences is a Palm Beach Business Development Board (BDB) Industry Cluster—“More than 625 companies [in Palm Beach County] are engaged in R&D, manufacturing and commercialization of biotechnologies, medical devices, pharmaceuticals and environmental and biological sciences.” This facility will support this industry cluster

### **Access, Parking & Traffic Considerations**

The entire site is proposed to be subdivided just north of Building A into a separate 4.84-acre parcel for use exclusively by MSD. Two-way gated access is at the south of Building A and at the main entrance at the north of the building. A 6ft. high decorative aluminum gate is proposed to surround the perimeter. Most bay doors will remain. Parking is required at (2 SP/1,000 sf for 1st 10,000 + 1 SP/1,000 sf over 10,000 sf) with 91 spaces allocated—205 parking spaces are required for the entire MUPD; 260 are provided. It is important to note that parking surrounding Building A supported most of the site’s uses, including overflow parking needed for Hangar owners and events. The Hangar units will only be parked with the parallel parking spaces indicated on the site plan.

The traffic statement provided with the original application requested an allocation of 891 trips per day and 101 pm peak hour trips, from the WCRA’s Traffic Concurrency Exception Area (TCEA) pool. The current traffic study reflects a net reduction of 247 net new external daily trips, no change in am peak, and a reduction of 39 net new pm peak trips— a daily trip difference from original allocation of 644, with net external pm peak hour trips are reduced to 62. The difference is returned to the TCEA pool for use by other redevelopment projects in the District.

### **Staff Recommendation**

Although the proposed use is contradictory to the WCRAO, and redevelopment vision for the Congress Avenue corridor in the Redevelopment Plan, the project represents a substantial capital investment in the community, and the County’s local economy, bringing jobs for skilled and support workers.

Staff supports a Board recommendation of **approval** for the following application requests:

1. Development Review Officer (DRO) approval of 80,750-sf. of Manufacturing and Processing per the provisions in Art. 3.B.14.E.2.a; and,
2. Final DRO Site Plan approval.

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## The Hangar – Airfield Business Park

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**From** Ciklin, Alan J. <ACiklin@jonesfoster.com>

**Date** Thu 5/7/2026 2:21 PM

**To** Denise Pennell <DPennell@pbc.gov>; Elizee Michel <EMichel@pbc.gov>

**Cc** Wohlstadter, Jacob <jwohlstadter@meso-scale.com>; Finger, Shelley <sfinger@meso-scale.com>; Alexander, Larry B. <LAlexander@jonesfoster.com>; Joni Brinkman <jbrinkman@udsflorida.com>; Robert Dinsmore <rdinsmore@udsflorida.com>

---

### **This Message Is From an External Sender**

This message came from outside your organization.

Elizee and Denise:

Thank you for meeting with us Monday to discuss the application by our client, Meso Scale Diagnostics, LLC. (“MSD”), to use the existing approximately 86,000 sq. ft. facility at the Hangar and Airfield Business Park for bioscience operations. As part of our discussion, we discussed the approximately 2,200 sq. ft. community space reserved for the CRA and alternatives to the provision of that space within the facility.

As discussed, MSD was founded in 1995 and is a leader in the development and manufacture of instruments and consumables for the measurement of molecules in biological samples. The sensitive nature of MSD’s operations and its government contract work require enhanced security measures, including fencing the perimeter of the facility.

The MSD Airfield Park facility is expected to employ approximately 50 individuals, roughly two thirds of which will be non-scientific roles. MSD prioritizes hiring locally for these positions. MSD anticipates starting salaries in the \$50,000-\$60,000 per year range, and because many customer projects involve long term contracts, the positions offer meaningful long-term career opportunities. We discussed partnering with Career Source for local recruitment and welcome such a relationship. MSD would also be willing to participate in job fairs in coordination with the CRA and/or Career Source to further support local employment opportunities.

We also discussed MSD’s interest in potentially acquiring the parcels at the intersection of Belvedere Road and Congress Avenue. Redevelopment of those properties could support the uses and site design envisioned by the CRA plan and help create the development pattern the CRA seeks for this prominent intersection. MSD is working with an experienced realtor to explore those possibilities. In addition, the CEO of MSD and I have met with Laura Beebe, Director of PBI, to discuss the potential acquisition of airport property at that intersection.

We look forward to further discussing this with your Board on Monday.

**Alan J. Ciklin**

Shareholder

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561 650 0431 561 659 3000

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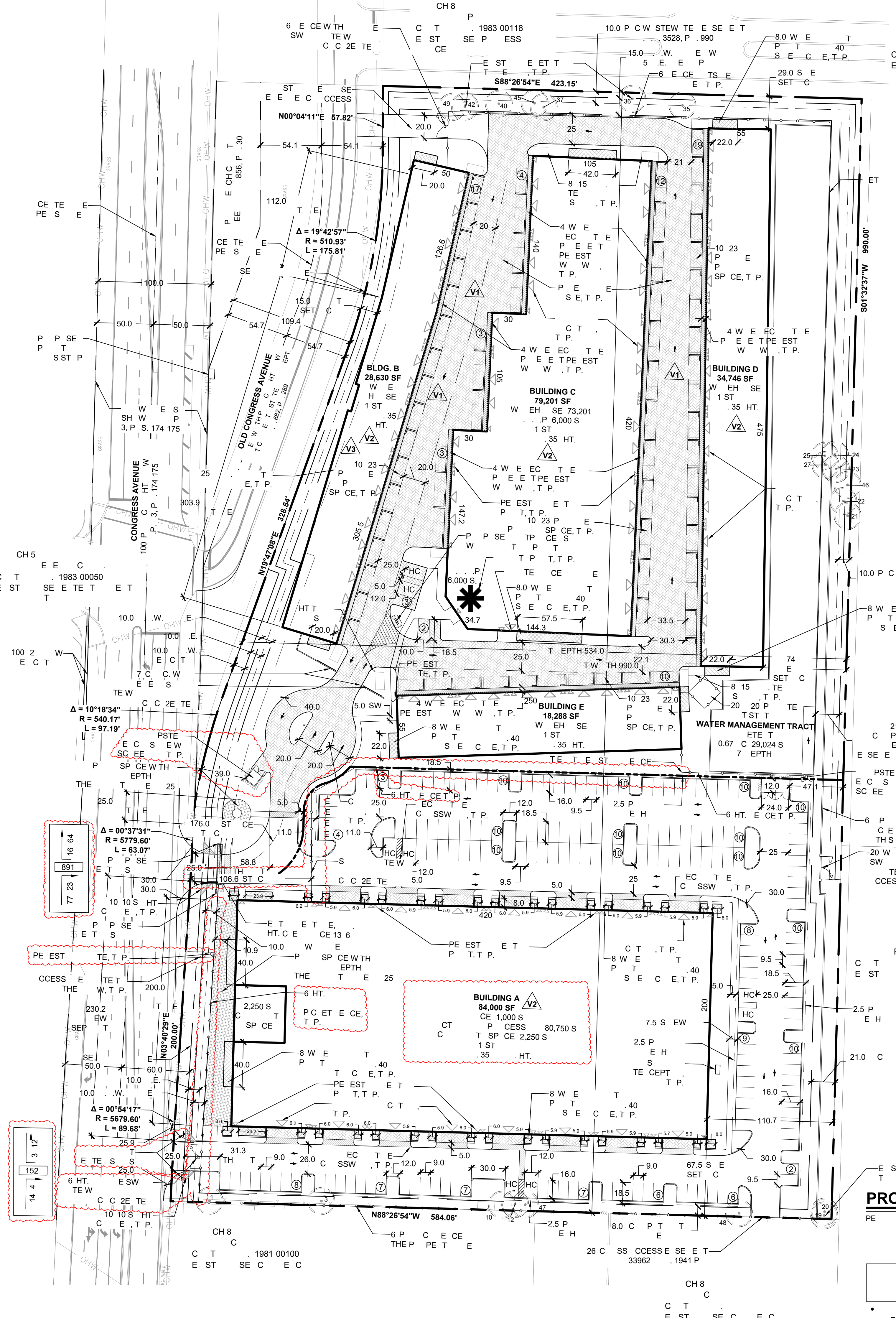


505 South Flagler Drive, Suite 1100, West Palm Beach, FL 33401  
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**DEVELOPMENT TEAM**

**P E**  
**DUNAY, MISKEL, AND BACKMAN, LLP**  
 14 SE 4TH ST, SUITE 300  
 WEST PALM BEACH, FL 33407  
 786.763.0565

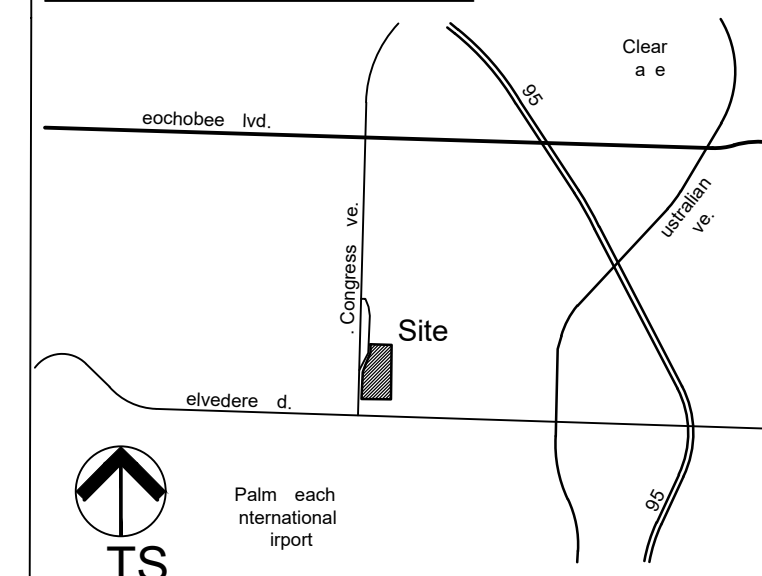
**C E**  
**SIMMONS AND WHITE, INC.**  
 2581 E. CENTRAL AVENUE, SUITE 307  
 WEST PALM BEACH, FL 33407  
 561.478.7848

**S C P E C H T E C T**  
**URBAN DESIGN STUDIOS**  
 610 CLEMATIS STREET, SUITE C 02  
 WEST PALM BEACH, FL 33401  
 561.366.1100

**T C E E E**  
**JMD ENGINEERING, INC.**  
 12773 ESTHER STREET, SUITE 204  
 WEST PALM BEACH, FL 33414  
 561.379.5178

**S E**  
**CAULFIELD & WHEELER, INC.**  
 7900 EAST STATE ROAD, SUITE 100  
 WEST PALM BEACH, FL 33434  
 561.392.1991

**LOCATION MAP:**



**Urban design studio**

Urban Design  
 Land Planning  
 Landscape Architecture

610 Clematis Street, Suite C 02  
 West Palm Beach, FL 33401  
 561.366.1100 561.366.1111  
 ludsfiorida.com  
 LA0001739

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**VARIANCE CHART**

VARIANCE #	ULDC Code Reference Article/Section	Required	Proposed	Variance or Waiver	Approval Date/Resolution No.
V1	7.C.4.A Landscape Islands	1 Landscape Island per 10 spaces (maximum 100 feet apart)	1 Landscape Island per 19 Parallel Parking Spaces (maximum 475 feet apart)	+375' Between Landscape Islands for Parallel Parking Spaces	08/04/2022; ZR-2022-027
V2	3.B.14.F. Table 3.B.14.G. - WCRAO Sub-area PDRs	Maximum Building Length of 300 feet (Bldgs A, B, C & D) and longest facade fronting the building-to-line (Bldg A)	Maximum Building Length of 475 feet	+175 feet of Building Length (Bldgs A, B, C & D); and the shorter facade facing the building-to-line (Bldg A)	08/04/2022; ZR-2022-027
V3	3.B.14.G. Table 3.B.14.G. - WCRAO supplementary Standards by sub-area	Principal entrance in the 1st floor oriented towards the street used as the primary frontage for the building	No entrance on the 1st floor oriented towards Congress Avenue for Building B.	Elimination of entrance on 1st floor oriented towards Congress Avenue for Building B.	08/04/2022; ZR-2022-027

**SITE DATA**

**APPLICATION NAME:** H E S E S S P

**APPLICATION NUMBER:** E3 2022 01463

**CONTROL NUMBER:** 2010 00049

**PROJECT NUMBER:** 09999 000

**TIER:** S

**EXISTING LAND USE DESIGNATION:** CH 8

**EXISTING ZONING DISTRICT:** C C P

**PROPOSED ZONING DISTRICT:** WC

**OVERLAY/STUDY AREA:** 00 43 43 29 31 001 0000, 00 43 43 29 31 023 0000

**PROPERTY CONTROL NUMBER:** S S E E S H P P T, W E H S E, C E, E P T, T E C E H T, E H C E S E S E T H T

**PROPOSED USE:** E T H T

**TOTAL SITE AREA:** 11.74 C 511,263.72 S

**REQUIRED SITE AREA:** 5.0 C

**GROSS FLOOR AREA:** 244,865 SF

**BUILDING A:** 84,000 SF

**BUILDING B:** 28,630 SF

**BUILDING C:** 79,201 SF

**BUILDING D:** 34,746 SF

**BUILDING E:** 18,288 SF

**TOTAL FLOOR AREA RATIO:** 0.48

**TOTAL BLDG. COVERAGE:** 204,505 S 511,263.72 S : 40.0%

**PARKING REQUIRED:** 205

**PARKING PROVIDED:** 260

**BUILDING HEIGHT:** .240 T

**BUILDING LENGTH:** 300 SEE TE 3

**TRAFFIC ANALYSIS ZONE:** 1288

**BUILDING FRONTAGE:** 607.3

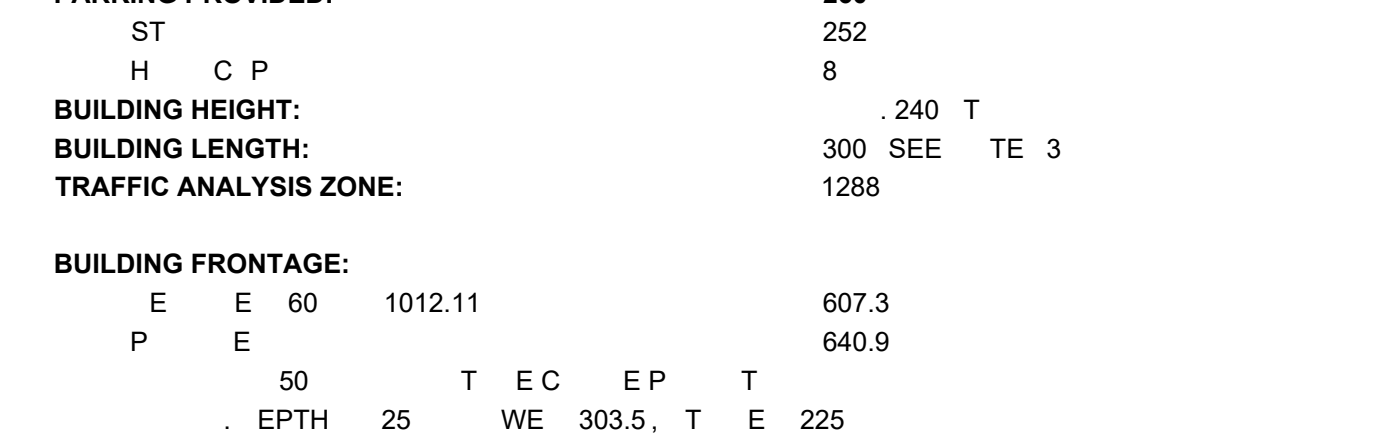
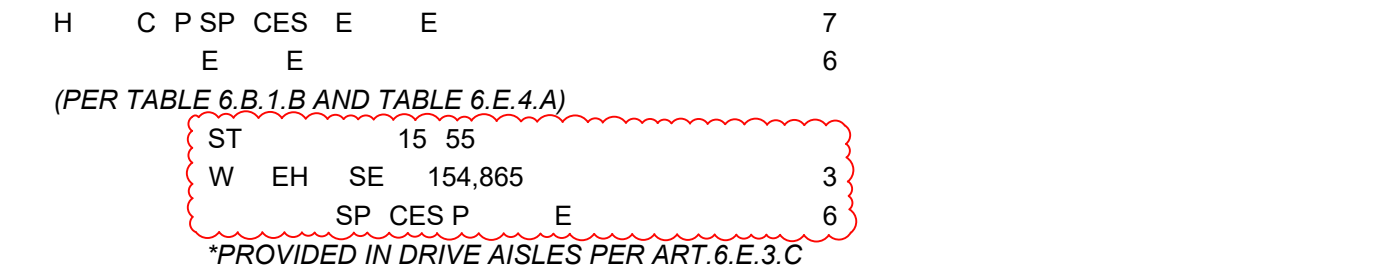
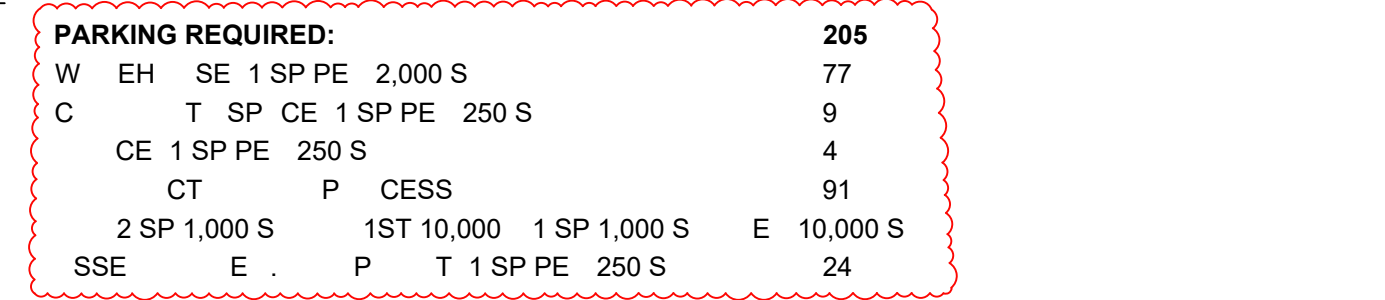
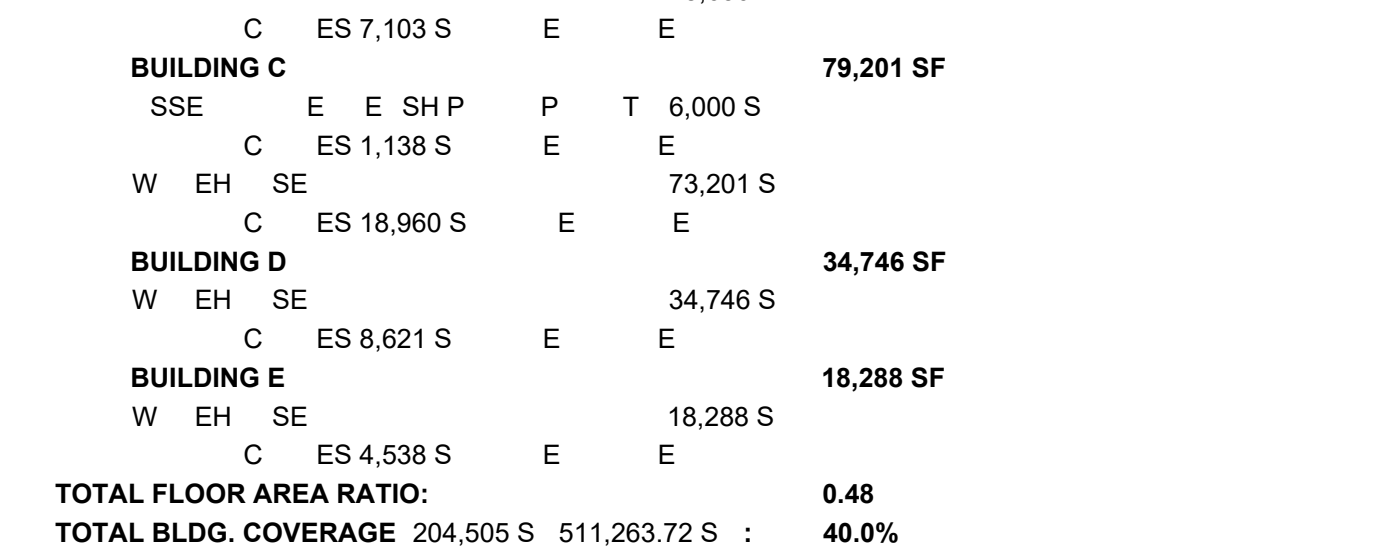
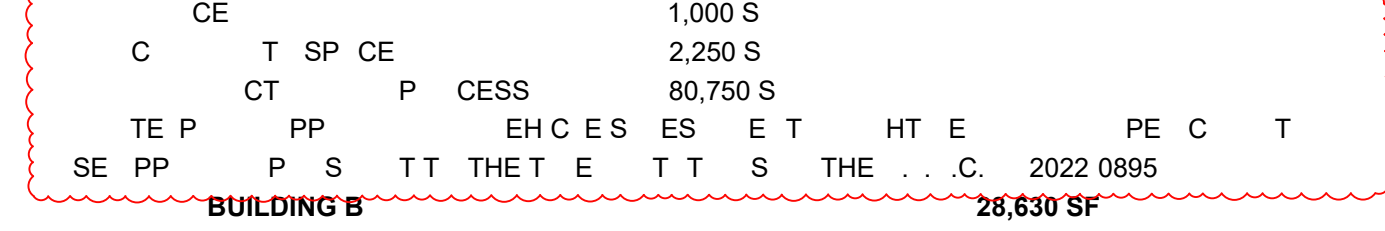
**NOTE:** TH S C S S C T SE E H C E S E S E T TE ST 25, 2022 PP C T E P C 2022 00374 2022 0895 E E T THE T E .

**NOTES**

- SEE T T E S E P E C E WHEELER, C. TE 1104 2021.
- T S H E T T E E P E T S E S T H E P T T E E P T C T. 11. .6. .
- W E H S E S P E T T E T H E E . P S T T H E T E E T T H E W C E C T .
- P T E E S E T S T E E C T E T T E P E T .

**FOUNDATION PLANTING TABLE**

BUILDING	FAÇADE	LENGTH	REQUIRED	PROVIDED
BUILDING A:	TH S E	308.0	123.2 985.6 S	130.1 1,040.8 S
	WEST T	200.0	80.0 640 S	80.0 640 S
	TH S E	50.0	20.0 160 S	20.0 160 S
	WEST T	432.1	20.0 160 S	20.0 160 S
BUILDING B:	TH S E	105.0	42.0 336 S	42.0 336 S
	WEST T	420.0	57.7 461.6 S	58.0 464 S
	TH S E	50.0	20.0 160 S	20.0 160 S
	WEST T	420.0	20.0 160 S	20.0 160 S
BUILDING C:	TH S E	105.0	42.0 336 S	42.0 336 S
	WEST T	420.0	57.7 461.6 S	58.0 464 S
	TH S E	50.0	20.0 160 S	20.0 160 S
	WEST T	420.0	20.0 160 S	20.0 160 S
BUILDING D:	TH S E	55.0	22.0 176 S	22.0 176 S
	WEST T	475.0	22.0 176 S	22.0 176 S
	TH S E	55.0	22.0 176 S	22.0 176 S
	WEST T	475.0	22.0 176 S	22.0 176 S
BUILDING E:	TH S E	250.0	22.0 176 S	22.0 176 S
	WEST T	55.0	22.0 176 S	22.0 176 S
	TH S E	250.0	22.0 176 S	22.0 176 S
	WEST T	55.0	22.0 176 S	22.0 176 S



**NOTE:** TH S C S S C T SE E H C E S E S E T TE ST 25, 2022 PP C T E P C 2022 00374 2022 0895 E E T THE T E .

**PROPERTY DEVELOPMENT REGULATIONS**

WC	CH	S E	W TH	EP TH	T E	C	SET C	S SEP	T		
e uired	5.0 C	P 300	P 300	P 300	100	.85	40	.10	15	.10	25
Provided	11.74 C	990.00	534.00	1,012.11	0.48	40	15.0	29	74		

**Amendment Stamp:**

**Zoning Stamp:**

**Hangar and Airfield Business Park**

**MUPD**

**Palm Beach County, Florida**

**Final Site Plan**

**NORTH**

0 25 50 100  
 Scale: 1 50 0

Date: 01 24 2022  
 Project No.: 21 065.000  
 Designed By:  
 Drawn By:  
 Checked By:

**Revision Dates:**

01 24 2022	C S TT
02 16 2022	S S TT
03 28 2022	ES TT
04 25 2022	ES TT
05 23 2022	ES TT
06 09 2022	ES TT
07 05 2022	ES TT
09 12 2022	S TT
10 11 2022	ES TT
11 28 2022	ES TT

**FSP-1**

02 15 2023 S TT  
 03 06 2023 ES TT  
 04 12 2023 ES TT

05 03 2024 ES TT  
 06 26 2024 ES TT

**DESCRIPTION:**

BEING A PORTION OF PARCEL A, HANGAR AND AIRFIELD BUSINESS PARK MUPD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 136, PAGES 165 THROUGH 166 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL, SAID POINT BEING THE POINT OF BEGINNING AND THE BEGINNING OF A CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES SOUTH 87°13'40" EAST, A RADIAL DISTANCE OF 5,669.60 FEET; THENCE NORTHERLY ALONG THE ARC, SAID ARC ALSO BEING THE WEST LINE OF SAID PARCEL, THROUGH A CENTRAL ANGLE OF 00°54'09", A DISTANCE OF 89.29 FEET; THENCE NORTH 03°40'29" EAST, A DISTANCE OF 192.92 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES NORTH 14°59'14" EAST, A RADIAL DISTANCE OF 69.37 FEET; THENCE NORTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 95°49'36", A DISTANCE OF 116.02 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, SOUTH 89°34'37" EAST, A DISTANCE OF 5.05 FEET; THENCE NORTH 00°29'57" EAST, A DISTANCE OF 8.50 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES SOUTH 88°26'55" EAST, A RADIAL DISTANCE OF 24.50 FEET; THENCE NORTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 37°35'47", A DISTANCE OF 16.08 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, SOUTH 87°39'51" EAST, A DISTANCE OF 39.93 FEET; THENCE NORTH 01°33'06" EAST, A DISTANCE OF 23.03 FEET; THENCE SOUTH 88°26'54" EAST, A DISTANCE OF 286.95 FEET; THENCE NORTH 00°55'09" WEST, A DISTANCE OF 6.32 FEET; THENCE SOUTH 88°29'54" EAST, A DISTANCE OF 24.71 FEET TO A POINT OF INTERSECTION WITH THE SOUTHWEST CORNER OF TRACT W; THENCE CONTINUE SOUTH 88°29'54" EAST ALONG SOUTH LINE OF SAID TRACT, A DISTANCE OF 118.08 FEET; THENCE SOUTH 01°32'37" WEST, A DISTANCE OF 392.79 FEET; THENCE NORTH 88°26'54" WEST, A DISTANCE OF 574.06 FEET TO THE POINT OF BEGINNING.

CONTAINING 211,090 SQUARE FEET OR 4.8460 ACRES, MORE OR LESS.

**CERTIFICATE:**

I HEREBY CERTIFY THAT THE ATTACHED SKETCH AND DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON APRIL 23, 2026. I FURTHER CERTIFY THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES CHAPTER 472.027.

**THIS IS NOT A SURVEY**

**SHEET 1 OF 3**



CAULFIELD & WHEELER, INC.  
 CIVIL ENGINEERING  
 LANDSCAPE ARCHITECTURE - SURVEYING  
 7900 GLADES ROAD - SUITE 100  
 BOCA RATON, FLORIDA 33434  
 PHONE (561)-392-1991 / FAX (561)-750-1452

OWEN M. RIGGS,  
 PROFESSIONAL  
 SURVEYOR &  
 MAPPER NO. 6967  
 STATE OF FLORIDA LB  
 3591

DATE	04-23-2026
DRAWN BY	OR
F.B./ PG.	N/A
SCALE	NONE
JOB NO.	9735NEWPARC(v4)

**HANGAR AND AIRFIELD BUSINESS PARK MUPD  
 PURCHASE PARCEL  
 SKETCH AND DESCRIPTION** **31**

**SURVEYOR'S NOTES:**

1. SKETCH OF DESCRIPTIONS OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE ORIGINAL SEAL, OR THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL, OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR AND MAPPER.
2. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
3. LANDS SHOWN HEREON WERE NOT ABSTRACTED, BY THE SURVEYOR, FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD
4. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF S01°32'37"W, ALONG THE EAST LINE OF PARCEL A, HANGAR AND AIRFIELD PARK MUPD, AS RECORDED IN PLAT BOOK 136, PAGE 165, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, TRANSVERSE MERCATOR PROJECTION, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT).
5. THE "DESCRIPTION" SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
6. DATA SHOWN HEREON WAS COMPILED FROM THE INSTRUMENTS ON FILE IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.
7. INSTRUMENTS OF RECORD SHOWN HEREON ARE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, UNLESS OTHERWISE SHOWN.

**LEGEND/ABBREVIATIONS:**

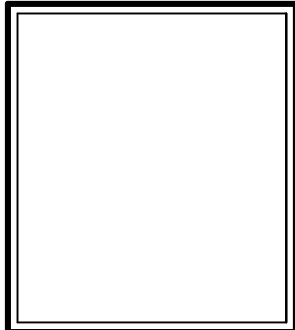
- (P) – PLAT BOOK 136 , PAGE(S) 165–166
- PBC – PALM BEACH COUNTY
- P.B. – PLAT BOOK
- PG(S). – PAGE(S)
- P.O.B. – POINT OF BEGINNING
- P.O.C. – POINT OF COMMENCEMENT
- LB – LICENSED BUSINESS
- O.R.B. – OFFICIAL RECORDS BOOK
- R/W – RIGHT-OF-WAY
- U.E. – UTILITY EASEMENT
- M.T.E. – MASS TRANSIT EASEMENT
- W.W.E – WASTEWATER EASEMENT

**THIS IS NOT A SURVEY**

**SHEET 2 OF 3**



**CAULFIELD & WHEELER, INC.**  
 CIVIL ENGINEERING  
 LANDSCAPE ARCHITECTURE - SURVEYING  
 7900 GLADES ROAD - SUITE 100  
 BOCA RATON, FLORIDA 33434  
 PHONE (561)-392-1991 / FAX (561)-750-1452



DATE	04-23-2026
DRAWN BY	OR
F.B./ PG.	N/A
SCALE	NONE
JOB NO.	9735NEWPARC(v4)

**HANGAR AND AIRFIELD BUSINESS PARK MUPD  
 PURCHASE PARCEL  
 SKETCH AND DESCRIPTION**

W. LINE OF THE SW 1/4 OF SECTION 29  
TOWNSHIP 43 SOUTH, RANGE 43 EAST

**NORTH CONGRESS AVENUE**

100' PUBLIC RIGHT-OF-WAY  
ROAD PLAT BOOK 3, PAGES 174-175  
O.R.B. 1421, PAGE. 307 & 317

**OLD CONGRESS AVENUE**  
VARIABLE WIDTH PUBLIC RIGHT-OF-WAY  
QUIT CLAIMED TO STATE ROAD DEPARTMENT  
(DEED BOOK 682, PAGE. 289)

10' U.E.  
(P.B. 136,  
PG. 165)

TRACT W (P)

**TRACT RW  
HANGAR AND AIRFIELD  
BUSINESS PARK MUPD**  
(P.B. 136, PG. 165)

10' PBC  
W.W.E.  
(O.R.B. 3528  
PG. 990)

**PARCEL A  
HANGAR AND AIRFIELD  
BUSINESS PARK MUPD**  
(P.B. 136, PG. 165)

EAST LINE OF PARCEL A  
(BASIS OF BEARING)

UNPLATTED

S01°32'37"W

SOUTHWEST  
CORNER OF TRACT  
W  
SOUTH LINE OF  
TRACT W

R=24.50'  
Δ=37°35'47"  
L=16.08'

S88°26'55"E  
(RADIAL)

S87°39'51"E  
39.93'

S88°29'54"E  
24.71'

N00°55'09"W  
6.32'

N00°29'57"E  
8.50'

286.95'  
S88°26'54"E

N14°59'14"E  
(RADIAL)

N01°33'06"E  
23.03'

S88°29'54"E  
118.08'

10'X30' M.T.E.  
(P.B. 136,  
PG. 165)

S89°34'37"E  
5.05'

N03°40'29"E  
192.92'

R=5669.60'  
Δ=0°54'09"  
L=89.29'

R=69.37'  
Δ=95°49'36"  
L=116.02'

S01°32'37"W  
392.79'

P.O.B.  
SOUTHWEST CORNER  
OF PARCEL A  
(P.B. 136, PG.165)

S87°13'40"E  
(RADIAL)

N88°26'54"W  
574.06'

1

2

3

**4  
ELEANOR PARK**  
(P.B. 22, PG. 60)

5

6

UNPLATTED

**TRACT 2  
ENTERPRISE LEASING**  
(P.B. 118, PG. 117)

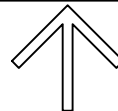
THIS IS NOT A SURVEY

SHEET 3 OF 3

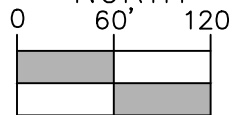


CAULFIELD & WHEELER, INC.

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LANDSCAPE ARCHITECTURE - SURVEYING  
7900 GLADES ROAD - SUITE 100  
BOCA RATON, FLORIDA 33434  
PHONE (561)-392-1991 / FAX (561)-750-1452



NORTH



1 INCH = 120 FEET

DATE 04-23-2026

DRAWN BY OR

F.B./ PG. N/A

SCALE 1"=120'

JOB NO. 9735NEWPARC(v4)

**HANGAR AND AIRFIELD BUSINESS PARK MUPD  
PURCHASE PARCEL  
SKETCH AND DESCRIPTION**

**33**

April 20, 2026

Mr. Elizee Michel  
Westgate Community Redevelopment District  
1280 Old N. Congress Avenue  
Suite 215  
West Palm Beach, FL 33409



---

Urban Design  
Land Planning  
Landscape Architecture

---

RE: Hangar & Airfield Business Park

Mr. Michel,

Attached please find application materials prepared on behalf of the owner and contract purchaser for the existing Building A as depicted on the County's approved site plan for the above referenced development. We are requesting input and a recommendation of approval by your board in regard to amending the uses in the building to include a manufacturing and processing use and add fencing to the site plan.

We have met with zoning staff and also received a PAR response dated April 17, 2026, which outlined the process to achieve these revisions, which has been determined to be administrative in nature. As noted in the PAR response, The Vehicle Sales and Rental use will be noted on the plan as still being an approved use, but if not utilized within the commencement of development timeline from the Unified Land Development Code (ULDC), it would be rendered void through the appropriate process, most likely a status report.

Meso Scale Diagnostics, LLC. (MSD) or an affiliate, will be the occupant of Building A. Established in 1995, MSD is a global leader in bioanalytical measurement technology. MSD develops, manufactures, and commercializes assays and instruments which enable simultaneous multi-biomarker quantification within a single biological sample. MSD's proprietary MULTI-ARRAY technology's high sensitivity, reproducibility, and broad dynamic range have made MSD platforms a trusted standard across pharmaceutical, government, academic, and clinical laboratory settings worldwide.

MSD intends to use Building A for injection molding of plastic components, screen printing, and part finishing and assembly. To prepare Building A for these purposes, MSD plans to invest approximately \$20 million in targeted capital improvements encompassing specialized infrastructure and operational systems. Upon full utilization, the facility is expected to employ approximately 50 individuals across manufacturing and support functions.


As a supplier to the United States government on programs related to biodefense and biowarfare countermeasures, MSD is subject to significant security obligations governing its facilities and operations. The nature of the materials handled, the proprietary character of

MSD's manufacturing processes, and the company's commitments to both its government and commercial customers collectively require that physical access to the facility be strictly controlled. Perimeter fencing is a functional and contractual necessity serving to establish a defined security boundary, prevent unauthorized access, and ensure MSD's ongoing compliance with applicable regulatory and contractual requirements.

In addition to the request for the approval of the use from the CRA Board pursuant to Article 3.B.14.E.2.a., we would also like the Board's consideration of alternative options for providing community space. While the site plan submitted and the traffic report still accommodate the community space, a community space that invites or permits public access to or through the building is incompatible with MSD's obligations to its customers and would compromise the integrity of MSD's security perimeter. If an alternative arrangement/option could be agreed upon, the site plan could be amended in the future to reallocate that space to the proposed use.

Please let us know if you have any questions or require additional information in order to place this item on your next available agenda, which we understand would be May 11, 2026.

Sincerely,



Joni Brinkman  
Principal

May 20, 2026



Urban Design  
Land Planning  
Landscape Architecture

**HANGAR AND AIRFIELD BUSINESS PARK  
Justification Statement  
Development Review Officer (DRO)  
Modification to a Final Site Plan  
Application No: TBD  
Control Number: 2010-49**

**INTRODUCTION**

In behalf of the applicant and contract purchaser, Reso Scale Discovery, Inc, and the owner, The Hangar Bravo Co, Urban Design Studio has prepared and hereby respectfully submits this development review officer request to modify an approved site plan.

Pursuant to the Pre application review response to P 2026 00624 dated April 17, 2026, the process determined in order to affect the following revisions to the plans as a approval Process to allow the manufacturing and Processing use in an P with a Commercial High designation subject to a mutually agreement of the allowance of the use by the zoning director and WC board. Specifically, the following revisions are being requested

- effect 80,750 S of manufacturing and Processing use in building which requires the WC board approval of the use
- remove Warehouse, repair and maintenance light, and vehicle Sales rental light uses from building on Site Plan allow Class Conditional use approval for vehicle Sales and rental use to remain as noted .
- reduce office Space in building from 2,675 S to 1,000 S
- update required Parking loading area
- add dumpster Enclosure near entry roundabout to service buildings E.
- add Pedestrian gate and fencing west of building .
- add 6 double Signing gate with no door or Clic 2Enter for Secondary access south of building
- add 6 High fence along perimeter of southern parking lot in order to secure building and its associated parking.
- add parcel line to Site Plan to show proposed subdivision of building and its associated parking area via eaves and ponds.

**Zoning Entitlements**

The zoning entitlements for this project were approved by the board of County Commissioners CC on August 25, 2022 and the E approved on February 3, 2023. The subsequent zoning agency review were approved and the current approved final site plan is Exhibit 8 on the zoning division website.

The current approvals associated with the overall P included approval of a rezoning to multiple use Planned development P and a Class Conditional use approval to allow

Light Vehicle Sales and Rental as an approved use for the Park. Although the use is being removed from the current proposed program depicted on the Site Plan, the validity of the use will remain with the active Class Conditional Use approval as noted on the plan.

In addition to the other above zoning entitlements 2022 027 as approved on August 4, 2022 to grant variances to the required landscape island separation between parallel parking spaces, the maximum building length, and to eliminate the entrance of first floor oriented uses towards Congress Avenue for building. If these resolutions are included in this application submittal, as well as a status of conditions for each.

The Property is designated CH 8, Commercial High with an underlying Z 8, on the County's future and separate map and located within the Park, Multiple Use Planned Development zoning district. The Property is also located within the Urban General, sub-area of the WC, Westgate Community Redevelopment Overlay.

Specifically, the zoning entitlements granted for this development included the following:

- Rezone zoning C in part, C in part, and H in part to P via 2022 0894
- Class Conditional Use approval to allow Light Vehicle Sales and Rental via 2022 0895
- Variances to C Section 7.C.4. Landscape Islands to allow an increase of 375 feet between landscape islands for parallel parking spaces, a variance to Table 3.14.
- WC Sub Area P, to allow an increase to the maximum building length of 300 to 475, and a variance to Table 3.14.
- WC supplementary standards by Sub Area to allow the elimination of entrance on first floor oriented towards Congress Avenue for building.

## **Proposed Use**

eso Scale Diagnostics, C. S or an affiliate, will be the occupant of building. Established in 1995, S is a global leader in bioanalytical measurement technology. S develops, manufactures, and commercializes assays and instruments which enable simultaneous multi biomarker quantification within a single biological sample. S's proprietary T technology's high sensitivity, reproducibility, and broad dynamic range have made S platforms a trusted standard across pharmaceutical, government, academic, and clinical laboratory settings worldwide.

S intends to use building for injection molding of plastic components, screen printing, and part finishing and assembly. To prepare building for these purposes, S plans to invest approximately 20 million in targeted capital improvements encompassing specialized infrastructure and operational systems. Upon full utilization, the facility is expected to employ approximately 50 individuals across manufacturing and support functions.

As a supplier to the United States government on programs related to biodefense and bio warfare countermeasures, S is subject to significant security obligations governing its facilities and operations. The nature of the materials handled, the proprietary character of

S's manufacturing processes, and the company's commitments to both its government and commercial customers collectively require that physical access to the facility be strictly controlled. Perimeter fencing is a functional and contractual necessity serving to establish a defined security boundary, prevent unauthorized access, and ensure S's ongoing compliance with applicable regulatory and contractual requirements.

**Surrounding Uses**

The surrounding uses vary yet are consistent and compatible with the Project as it is designed to address any potential impacts on the surrounding area. The following table summarizes the nature of the development surrounding the Property

Adjacent Property	Uses		Zoning
North	Congress Business Center Park	CH 8	P
South	Strip Commercial Uses	CH 8	C
West	Palm Beach Kennel Club Westgate Village	CH 5	P
East	Palm Beach Colony Mobile Home Park	H 8	

The foregoing table demonstrates that the Project is located within an established commercial corridor with an MP comprised of a mix of office, warehouse, and charter school uses located across Riviera Boulevard to the north, a strip commercial development located contiguous to the Property to the south, the Palm Beach Kennel Club, and the recently approved Phase of the Westgate Village apartments located across Congress Avenue to the west, and Palm Beach Colony Mobile Home Park located contiguous to the Property to the east.

**Proposed Changes**

The requested Manufacturing and Processing use is ultimately subject to approval by the zoning director and a recommendation of approval by the WC Board, per Art. 3.14.E.2, use regulations, which allows Art. 4.1 use Classifications to be applied for this use which is otherwise permitted in an MP with a Commercial High designation subject to approval. The site design in comparison to the approved plan remains largely unchanged. The primary request is to allow 80,750 SF of the Manufacturing and Processing use to occupy the majority of the building's square footage, with the 2,250 SF Community Space proposed to remain at this time, and a reduction in the approved office space in building to that is no

1,000 SF of office space. As mentioned above, although Warehouse, Repair and Maintenance, Light, and Vehicle Sales and Rental uses are being removed from the current proposed building program depicted on the Site Plan, the validity of the Vehicle Sales and Rental use will remain with the active Class Conditional use approval.

While the community space is currently depicted as unchanged and to remain on building in the Site Plan the applicant is considering exploring alternatives on the use of the community space due to potential access and utilization concerns. This consideration will ultimately be subject to WC approval as to what best serves the site and the surrounding community.

In addition to the requested Manufacturing and Processing use, the applicant intends to subdivide the southern portion of the property via Easements and Easements to allow building and its associated parking area to be under separate ownership. The contract purchaser and eventual owner for this area intends to properly secure building consistent with similar security measures established for the Warehouse condominium and assembly membership non-profit uses approved in buildings E. As such perimeter fencing is proposed along the northern perimeter of the parking lot proximate to building and along the eastern side of building in order to provide proper security and protection. The eastern end of the proposed fence will tie into the existing fence located south of the water management tract.

A dumpster enclosure has also been added near the entry roundabout to service buildings E and to allow each component of the Parcel P to have an independent dumpster for the Warehouse condominium uses and the manufacturing and processing uses.

### Access

The access to the Parcel P will continue to be from Congress Avenue with the provision of a 25-foot wide two-way access central to the site, and a 25-foot gated secondary access near the southern perimeter of the site. Based on previous input from the county engineering department, it was suggested that the traffic flow on the south side of the building be one-way and do not enter signs have been placed at that access point on Congress Avenue. The secondary access will also have a no U-turn or Click 2Enter to allow emergency access when needed. Along the northern perimeter of the site is a 20-foot drive way with a stabilized base and double sliding gate with a no U-turn or Click 2Enter to allow emergency access when needed.

### Parking

The proposed parking remains unchanged from the approved Site Plan and in compliance with Article 6 parking requirements with 260 parking spaces provided here 205 parking spaces are required for the proposed uses. The required parking has been updated to account for the change in the building program and the addition of the Manufacturing and Processing use.

As mentioned above the applicant is proposing to secure building and the associated parking lot with fencing which would follow the parcel line for the proposed subdivision of building to allow for its future sale to a new owner. As such, 184 parking spaces located

Within the parking lot within the southern half of the property will not be behind gates and fencing and inaccessible without gate access into the lot.

Per the P response, fencing may be allowed as long as all interested parties on the site have no issue with not having access to the designated parking area to the south. A signed affidavit in this regard by the owner and applicable entities has been included in these submittal materials. A shared parking agreement of the unity of Control for the P will also be revised to reflect changes in the agreement.

Notwithstanding the aforementioned, the P is technically compliant with Article 6 parking requirements as 260 spaces are provided here 205 parking spaces are required.

### Landscaping Buffers

The proposed W buffer width along Congress Avenue is 10 feet, with 5 feet clear of encroachments, in accordance with the WC regulations, which allow the required perimeter buffers to be reduced by 50%. The provided incompatibility buffer along the east property line meets the 20 foot width requirement with a 21 buffer width provided. The provided W buffer along the north property line meets the 15 foot width requirement with a 5 foot easement overlap, and compatibility buffer along the south property line meets the 8 foot minimum width requirement.

### Platting

The recorded Plat for the subject property via Plat No. 136 Page 165 depicts the boundary of the site listed as Parcel and a Water Management Tract depicted as Tract W. A separate lot shown north of the building parking lot is outlined for the warehouse condominiums for buildings E as depicted on the Palm Beach County Property Appraiser maps within the Parcel area. The property appraiser does not reflect the land area associated with the Condominium pursuant to the recorded Condominium declaration. The applicant intends to subdivide building and its associated parking area via metes and bounds subdivision.

### DRO Standards

Pursuant to C Section 2.C.5. .2, the applicant will demonstrate that the following standards are met

#### **a. Consistency with the Plan**

The response approval of the request is consistent with the purposes, goals, objectives, and policies of the Plan, including standards for building and structural intensities and densities, and intensities of use. As noted above, the Property is designated CH 8, Commercial High with an underlying H 8, on the County's . The Project proposes complementary mix of uses including The Hangar, a unique private garage country club comprised of warehouses for condominium ownership by

private collectors and an owner's lounge in the northern portion of the Property, and a building proposed to consist of manufacturing and processing uses and a community space with a public plaza, in the southern portion of the Property. The Project is designed to provide a transition from the highly travelled and intense Congress venue right of way to the existing residential uses to the east through provision of passive drainage areas and an incompatibility buffer to ensure an appropriate transition. The Project will serve community and regional commercial demand for individuals and businesses in need of a highly secure collector's private garage club, vehicle sales, and high quality warehouse space and manufacturing space in accordance with the requirements of the CH land use category.

Approval of the request is not only consistent with the existing designation of the Property, but also with Policy 2.2.c of the P/C Comprehensive Plan, which requires the P/C Code to be consistent with appropriate elements of the P/C Comprehensive Plan including compatibility with adjacent future land uses. The request is consistent with Policy 1.2.b of the Plan, which requires that the County encourage and support sustainable urban development, including infill redevelopment. Further, the Project promotes Sub objective 1.2.3 of the Future and Use Element as it involves development within the WC that will allow for job creation associated with the use. In addition, the Project continues to comply with the maximum 0.85 provided in T/E 2.2.e.1 of the Future and Use Element. Considering the foregoing, the requested request is consistent with the County's Plan.

## **b. Consistency with the Code**

The final site plan complies with the applicable standards and provisions of the County Code for use, layout, function, and general development characteristics with the granting of the variances for the expanded depth of the proposed plaza and built to lines. The following analysis details the request compliance with the County's Code.

Article 1 The Project complies with Article 1 and is compliant with the current review process and development parameters for a approval.

Article 2 The Project complies with the development review procedures outlined in Article 2 through the processing of this application.

Article 3 The Project is subject to the provisions of Code Section 3.14, Westgate Community redevelopment overlay as follows

- Code Section 3.14.C The request is consistent with the intended uses in the Urban General sub area upon the board and the zoning director's mutual agreement.

- C Section 3. .14. The development complies with the requirement for a recommendation from the Westgate Council prior to submittal as the application is being submitted for consideration by the WC Council board at the May 11, 2026 Council board meeting.
- C Section 3. .14.E. WC Minimum Maximum Residential and Non-Residential Uses The Final Site Plan complies with this requirement as the uses are allowed there is no minimum maximum percentage in Table 3. .14. .
- C Table 3. .14.E, WC Sub-area Use Regulations The proposed Site Plan complies with this requirement subject to WC Council board and Zoning Director approval as listed in the Plan response provided below
  - *The Manufacturing and Processing is prohibited in the Urban General (UG) Subarea of the Westgate Community Redevelopment Area Overlay (WCRAO). If it is mutually agreed upon by the Zoning Director and WCRA Board, per Art. 3.B.14.E.2, Use Regulations, that Art. 4.B, Use Classification may be applied for this use, the use would be allowed in an MUPD with a Commercial High FLU designation subject to DRO Approval. At time of an application submittal, any written agreement would be required*
- C Table 3. .14.E, WC Sub-area Uses Permitted by Floor The proposed uses associated with the development are all permitted in the sub-area subject to Manufacturing and Processing use approval.
- C Table 3. .14. , WC Non-Residential and Mixed-Use Sub-area Plans The development is consistent with these requirements with the granted variances as determined via the public hearing process.

**c. Adequate Public Facilities**

The development will not have an adverse effect on the ability of the County to provide adequate public facilities to the residents or businesses in the surrounding area. The Drainage Statement and Historical Drainage Assessment were reviewed and during the public hearing approval process. **The revisions proposed herein do not impact the validity of that prior review.** Traffic generation statement prepared by Jimley Horn is included in this submittal package depicting an insignificant increase in traffic based on the revised building program.

**CONCLUSION**

This application is consistent with the goals and objectives of The Plan and meets the technical requirements of the Code with the variances granted. Based on the above and attached information, the applicant respectfully requests approval of the application submitted herewith. The Project Managers at S are Roni Rinman, [roni.rinman@udsflorida.com](mailto:roni.rinman@udsflorida.com), and Jean Louis Rinman, [jean.louis@udsflorida.com](mailto:jean.louis@udsflorida.com), who can be reached via email or by phone at 561 366 1100. Please contact us with any questions or for additional information in support of the requested application.



**PALM BEACH COUNTY  
ZONING DIVISION**

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**PRE-APPLICATION REVIEW RESPONSE**

**I. General**

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**Application Name:** Congress Commercial Parking Lot, PAR-2026-00624  
**Control Name:** Congress Commercial Parking Lot, 2010-00049  
**Applicant:** THE HANGAR BRAVO, LLC  
**Owner:** Hangar Bravo, LLC  
**Agent:** Jean-Louis Lentzy  
**Acres:** 11.74  
**Address or Location:** East side of Congress Avenue approximately 0.07 Miles north of Belvedere Rd  
**Parcel Control:** 00-43-43-29-31-023-0000; 00-43-43-29-31-001-0010  
**Future Land Use:** CH/8  
**Zoning District:** MUPD  
**Overlay:** Westgate Community Redevelopment Area Overlay (WCRAO), Urban General (UG) Subarea

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**Request Summary:** to subdivide the property (MUPD), to add a use, and add fence to secure Building A

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**Application Summary:** Subdivide southern portion of property and add fencing to secure Building A.

**II. Preliminary Findings**

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Pre-Application Review is intended to provide a dialogue between the prospective applicant and Zoning staff to confirm the appropriate approval process. This Response is valid for 6 months. Additional requests, documents, and fees may be required following submittal of an application.

Email [PZB-ZoningIntake@pbc.gov](mailto:PZB-ZoningIntake@pbc.gov) to request an appointment and Reference number for application submittal. Include this Response and General Application Form. Requests for intake are due by the Thursday before intake date. See Zoning Calendar for intake dates, and Technical Manual and Checklist for required forms and documents.

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**Project Reviewer:** Joyce Lawrence, Senior Site Planner I  
**Response Date:** Apr 17, 2026  
**Zoning Findings:** Pre-Application Review responses and comments are attached  
**Attachments:** Project History and tentative Fee Schedule

**III. Pre-Review Responses**

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ZONING

1. The project reviewer is Joyce R Lawrence, Senior Site Planner I, who can be contacted at 561-233-5217, JRLAWREN@pbc.gov to discuss these Zoning comments/issues.
2. **REQUEST:** Based on what has been provided: The existing Class A Conditional use approval for the Vehicle Sales and Rental use may remain. The Final Site Plan has to be modified to add a note that includes the application number, date of approval, the Class A Resolution, and that the Class A Conditional use approval for the Vehicle Sales and Rental may remain until further utilized. Please note that the timeframe for the implementation of the

Development Order may have to be extended subject to Article 2.E, Monitoring of Development Orders (DOs) and Conditions of Approval.

Additionally, please see No. 4 below, Staff's response regarding the Overlay.

3. **QUESTION 1:** Can you confirm the approval of the use of Vehicle Sales and Rental can remain in the development order if not immediately utilized?

**RESPONSE TO QUESTION 1:** The existing Class A Conditional use approval for the Vehicle Sales and Rental use may remain. The Final Site Plan has to be modified to add a note that includes the application number, date of approval, the Class A Resolution, and that the Class A Conditional use approval for the Vehicle Sales and Rental may remain until further utilized. Please note that the timeframe for the implementation of the Development Order may have to be extended subject to Article 2.E, Monitoring of Development Orders (DOs) and Conditions of Approval.

4. **QUESTION 2:** Is proposed fencing permitted based on 'incompatible' issues per required security for the manufacturing and processing use?

**RESPONSE TO QUESTION 2:** Fencing may be allowed as long as all interested parties on the site have no issue with not having access to the designated parking area to the south. This confirmation must be provided with the application for approval of the Manufacturing and Processing use. The shared parking agreement of the Unity of Control for the MUPD must be revised to reflect change(s) in the agreement.

5. **QUESTION 3:** Please confirm the approval process.

**RESPONSE TO QUESTION 3:** See request above.

6. **QUESTION 4:** Can you confirm whether we can utilize the regular zoning use table for MUPDs as opposed to the WCRA table with approval of the CRA and the Zoning Director to allow manufacturing and processing?

**RESPONSE TO QUESTION 4:** Pursuant to the ULDC Art. 4.B.14.C.1. - WCRAO Boundaries, Figure 3.B.14.C - Map of WCRAO Boundaries and Sub-areas, "Manufacturing and Processing is prohibited in the Urban General (UG) Subarea of the Westgate Community Redevelopment Area Overlay (WCRAO)." If it is mutually agreed upon by the Zoning Director and WCRA Board, per Art. 3.B.14.E.2, Use Regulations, that Art. 4.B, Use Classification, may be applied for this use, the use would be allowed in an MUPD with a Commercial High FLU designation subject to DRO Approval. At time of an application submittal, any written agreement would be required.

#### **Additional Staff Comment**

**MUPD:** Pursuant to the ULDC Art. 3.B.1 - Design Objectives, *"An MUPD shall Provide a continuous, non-vehicular and pedestrian circulation system which connects uses, public entrances to buildings, recreation areas, amenities, usable open space, and other land improvements within and adjacent to the MUPD. Purpose and Intent: The purpose of an MUPD is to provide for the efficient use of land by the integration of multiple uses, or large single uses, within a unified development. The intent of an MUPD is to provide opportunities for enlightened and imaginative approaches to community planning and site design by:*

- a. allowing flexibility from standard PDRs;*
- b. applying PDRs to the entire project rather than individual lots, such as: access, parking, lot dimensions, lot frontage, and landscaping."* COMMENT

7. **DOCUMENTS/FORMS:** See Checklist for required forms for the type of requests at: [https://discover.pbcgov.org/pzb/zoning/PDF/ApplicationsForms/Application Checklist and Naming Guide.pdf](https://discover.pbcgov.org/pzb/zoning/PDF/ApplicationsForms/Application%20Checklist%20and%20Naming%20Guide.pdf). Provide Form 1, General Application - Fill out the Word version, instructions on the PDF; Form 2, Affidavit of Completeness; Form 3, Consent; Liens and

Fines Determination (instructions under Form 5); Form 130, Building Code-Life Safety Code Acknowledgement; Justification Statement; and the Warranty Deed.

8. PLANS: See Checklist for required plans for the type of requests. (See Technical Manual at: <https://www.pbcgov.com/techmanual/index.htm> for more information).
9. SURVEY: An abstracted survey is required for the affected area.

**\*\*\*FEES MUST BE PAID AT TIME OF INTAKE \*\*\*** Please have available the traffic trips related to this application to be provided to Zoning staff at time of the appointment request, that information will be used to issue the invoice you this application.

#### LAND DEVELOPMENT

1. Please contact the Land Development Division at 561-684-4090, or [ENG-LD-Zoning@pbc.gov](mailto:ENG-LD-Zoning@pbc.gov) for a response to your inquiries directed to the Land Development Division.

## ATTACHMENTS

### PROJECT HISTORY:

Application No.	Title & Request	Resolution	Decision	Approval Date
ZV/PDD/CA-2022-00374	<b>Title:</b> a Type 2 Variance <b>Request:</b> to increase the distance between landscape islands; to increase the building length and the shorter facade facing the build-to-line (Building A); and to eliminate the requirement for a principal entrance on the first floor oriented towards the street	ZR-2022-00027	Adopted With Conditions	08/04/2022
ZV/PDD/CA-2022-00374	<b>Title:</b> an Official Zoning Map Amendment <b>Request:</b> to allow an Official Zoning Map Amendment from the Residential Multifamily (RM), Neighborhood Commercial (CN), and General Commercial (CG) Zoning Districts to the Multiple Use Planned Development (MUPD) Zoning District	R-2022-00894	Adopted With Conditions	08/25/2022
ZV/PDD/CA-2022-00374	<b>Title:</b> a Class A Conditional Use <b>Request:</b> to allow a Light Vehicle Sales and Rental	R-2022-00895	Adopted With Conditions	08/25/2022

### FEE ESTIMATE:

#### Fees

Fee Code	Fee Description	Base Amount	Qty.	Unit Type	Amount/Unit	Adj. Amt.	Amount	
03839	Final DRO Review	4,079.00			0.00	0	4,079.00	Delete
04350	ERM Review	438.00			0.00	0	438.00	Delete
04670	LDev: DRO Application	225.00			0.00	0	225.00	Delete
04740	PalmTran: Public Hearing and Final DRO Review (includes 2 resubmittals)	487.00			0.00	0	487.00	Delete
04780	ENG TPS Review Fee	0.00	1	TRIP	2.90	0	440.00	Delete
05550	Planning DRO Review	523.00			0.00	0	523.00	Delete

Estimate of fee to be paid: \$6,192.00

**Note:** This is just an estimate and does not include the fee for mailing domestic postage.

April 20, 2026

Mr. Jacob Wohlstadter  
 Metro Scale Diagnostics, LLC  
 1601 Research Blvd.  
 Boca Raton, FL 33485

**RE: The Hangar Airfield and Business Park - Traffic Statement for Use Modification  
 Palm Beach County, Florida  
 Kimley-Horn #241272000**

Dear Mr. Wohlstadter,

Kimley-Horn and Associates, Inc. has been retained to perform a traffic evaluation for the proposed development located on the east side of Congress Avenue, north of Delvedere Road and south of Riviera Boulevard in unincorporated Palm Beach County, Florida (see *Figure 1*). The site has a current approval for a mix of warehouse, office and automobile parts and sales uses on site. The traffic impacts of that program of development were analyzed in a traffic study dated February 14, 2022 that was previously approved for development. Excerpts from this study are included for reference in the **Appendix**. This evaluation pertains to a change in the proposed land uses for the approved project, as detailed in **Table 1**.

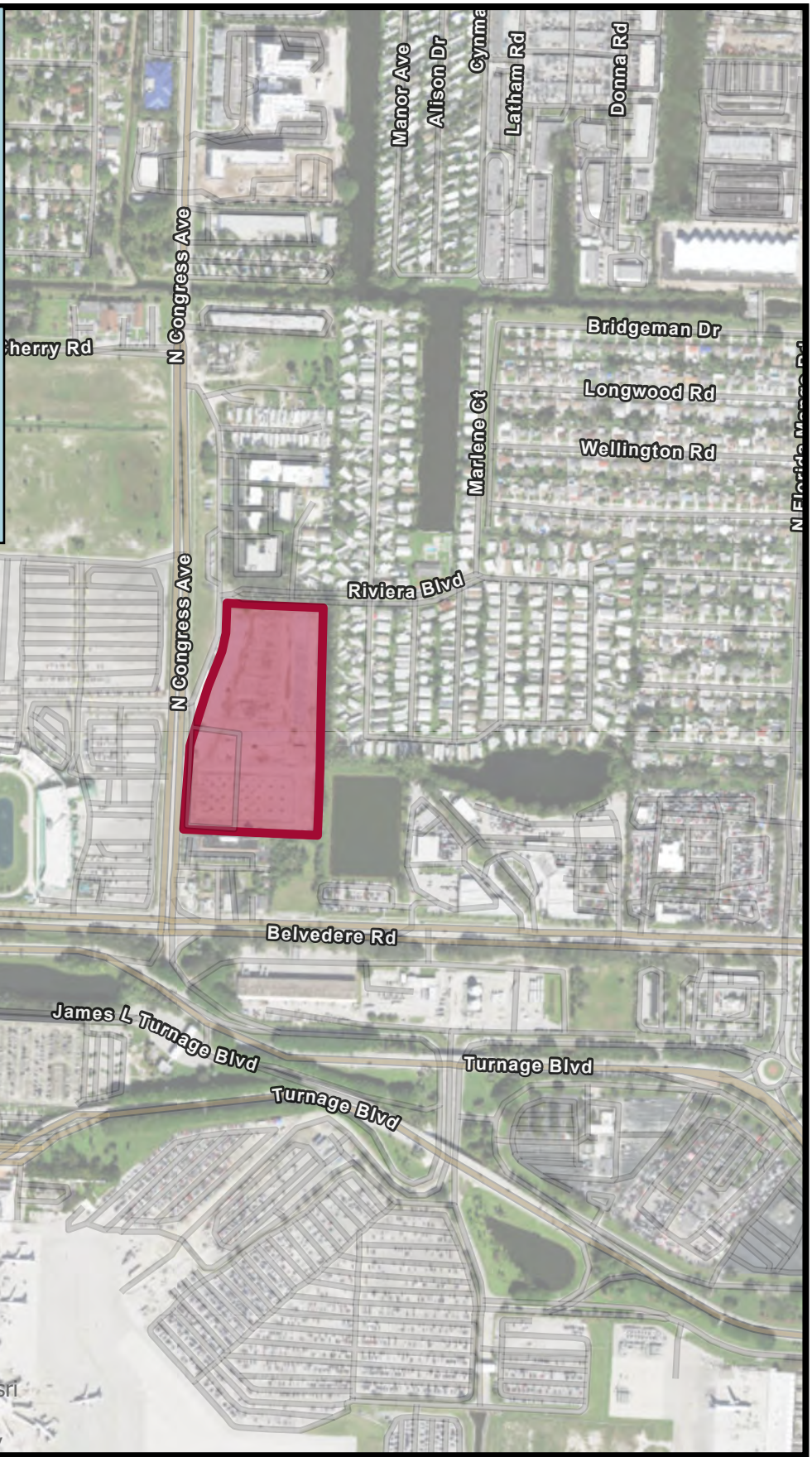
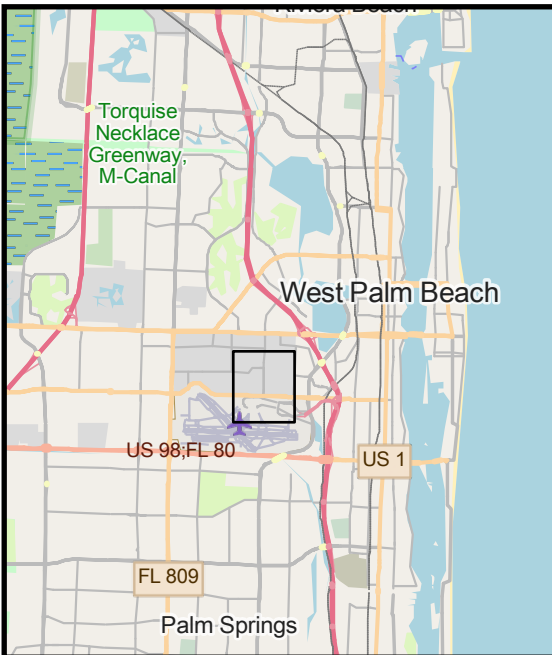
*Table 1: Land Uses*

Land Use Type	Approved Intensity	Proposed Intensity
<b>Assembly Membership</b>	6,000 sf	6,000 sf
<b>Warehousing</b>	205,690 sf	154,865 sf
<b>General Office Building</b>	2,675 sf	1,000 sf
<b>Recreational Community Center</b>	2,250 sf	2,250 sf
<b>Automobile Parts and Service Center</b>	13,500 sf	0 sf
<b>Automobile Sales (Used)</b>	14,750 sf	0 sf
<b>General Light Industrial</b>	0 sf	80,750 sf
<b>Total</b>	<b>244,865 sf</b>	<b>244,865 sf</b>

At the time of original approval, the site had a single Parcel Control Number (PCN), which was 00 43 43 29 00 000 7061. Subsequently, the site has been split into three parcels. The following are two of the new PCNs for the site: 00 43 43 29 31 001 0010 and 00 43 43 29 31 023 0000.

It should be noted that a PCN for the third parcel listed above is not available on the P&P portal online.

This analysis was conducted to evaluate the compliance with the Traffic Performance Standards (TPS) of Palm Beach County, as defined in Article 12 of the County's Unified Land Development Code (UDC). It is important to also note that the site is located within the boundaries of the Westgate Transportation Concurrency Exception Area (TCEA). The new buildout data for the site is anticipated to be 2029.



Map data © OpenStreetMap contributors, Microsoft, Facebook, Inc. and its affiliates, Esri Community Maps contributors, Map layer by Esri, State of Florida, Vantor, Esri Community

### Legend


 Project Site

**Figure 1**

The Hangar Airfield & Business Park Site Location



0 200 400 800 feet



## TRIP GENERATION DETERMINATION

The trip generation potential for the proposed uses on site, in comparison to the approved uses, was calculated using rates and equations published by the Palm Beach County Traffic Division. **Table 2** provides a summary of that calculation. The modified development program for the site results in a reduction of 247 net net e ternal daily trips, no change in e ternal pea hour trips 5 inbound, 5 outbound , and a reduction of 39 net net e ternal P pea hour trips 24 inbound, 15 outbound in comparison to the original approval.

ased upon this calculation, the net t o ay pea hour trips resulting from the modification in this use are e uivalent or a reduction in comparison to the original approval. Therefore, no capacity analysis is re uired.

Table 2: Trip Generation Calculations

Source	Land Use	ITE Code	Intensity	Daily Trips	AM Peak Hour			PM Peak Hour			
					Total	In	Out	Total	In	Out	
<b>Approved Scenario</b>											
ITE	Assembly Membership	151	6.000 ksf	9	1	0	1	1	0	1	
ITE	Warehousing	150	205.690 ksf	363	48	37	11	51	14	37	
ITE	General Office Building	710	2.675 ksf	50	7	7	0	8	1	7	
ITE	Recreational Community Center	495	2.250 ksf	68	4	3	1	18	8	10	
ITE	Automobile Parts and Service Center	943	13.500 ksf	224	26	19	7	28	11	17	
ITE	Automobile Sales (Used)	841	14.750 ksf	399	31	24	7	55	26	29	
				<i>Subtotal</i>	1,113	117	90	27	161	60	101
<b>Internal Capture</b>											
				<u>% Daily</u>	<u>% AM</u>	<u>% PM</u>					
				Automobile Parts and Service Center	10.0%	10.0%	10.0%	22	2	1	1
				Automobile Sales (Used)	10.0%	10.0%	10.0%	40	3	2	2
				<i>Subtotal</i>	62	5	3	2	7	4	3
<b>Pass-By Capture</b>											
				<u>Daily</u>	<u>AM</u>	<u>PM</u>					
				Assembly Membership	10.0%	10.0%	10.0%	1	0	0	0
				Warehousing	10.0%	10.0%	10.0%	36	5	4	1
				General Office Building	10.0%	10.0%	10.0%	5	1	1	0
				Recreational Community Center	0.0%	0.0%	0.0%	0	0	0	0
				Automobile Parts and Service Center	28.0%	28.0%	28.0%	57	6	5	1
				Automobile Sales (Used)	15.0%	15.0%	15.0%	54	4	3	1
				<i>Subtotal</i>	153	16	13	3	21	7	14
<b>Driveway Volumes</b>					1,051	112	87	25	154	56	98
<b>Net New External Trips</b>					898	96	74	22	133	49	84
<b>Proposed Scenario</b>											
ITE	Assembly Membership	151	6.000 ksf	9	1	0	1	1	0	1	
ITE	Warehousing	150	154.865 ksf	283	42	32	10	45	13	32	
ITE	General Office Building	710	1.000 ksf	21	3	3	0	4	1	3	
ITE	Recreational Community Center	495	2.250 ksf	68	4	3	1	18	8	10	
ITE	General Light Industrial	110	80.750 ksf	354	59	52	7	35	5	30	
				<i>Subtotal</i>	735	109	90	19	103	27	76
<b>Internal Capture</b>											
				<u>% Daily</u>	<u>% AM</u>	<u>% PM</u>					
				Warehousing	3.0%	3.0%	3.0%	8	1	1	0
				General Light Industrial	3.0%	3.0%	3.0%	11	2	2	0
				<i>Subtotal</i>	19	3	3	0	2	0	2
<b>Pass-By Capture</b>											
				<u>Daily</u>	<u>AM</u>	<u>PM</u>					
				Assembly Membership	10.0%	10.0%	10.0%	1	0	0	0
				Warehousing	10.0%	10.0%	10.0%	28	4	3	1
				General Office Building	10.0%	10.0%	10.0%	2	0	0	0
				Recreational Community Center	0.0%	0.0%	0.0%	0	0	0	0
				General Light Industrial	10.0%	10.0%	10.0%	34	6	5	1
				<i>Subtotal</i>	65	10	8	2	7	2	5
<b>Driveway Volumes</b>					716	106	87	19	101	27	74
<b>Net New External Trips</b>					651	96	79	17	94	25	69
<b>Proposed - Approved Net New Traffic</b>					-247	0	5	-5	-39	-24	-15
<b>Radius of Development Influence:</b>					<b>Directly Accessed Links</b>						
<u>Source</u>	<u>Land Use</u>	<u>Daily</u>		<u>AM Peak Hour</u>			<u>PM Peak Hour</u>			<u>Avg. Pass By</u>	
ITE	Mini-Warehouse	1.45 trips/ksf		0.09 trips/ksf (59% in, 41% out)			0.15 trips/ksf (47% in, 53% out)			0.0%	
ITE	Warehousing	Trips = 1.58(X) + 38.29		Trips = 0.12(X) + 23.62 (77% in, 23% out)			Trips = 0.12(X) + 26.48 (28% in, 72% out)			0.0%	
ITE	General Office Building	Ln(T) = 0.87*Ln(X) + 3.05		Ln(T) = 0.86*Ln(X) + 1.16 (88% in, 12% out)			Ln(T) = 0.83*Ln(X) + 1.29 (17% in, 83% out)			0.0%	
ITE	Recreational Community Center	Ln(T) = 0.98*Ln(X) + 3.42		1.91 trips/ksf (66% in, 34% out)			Ln(T) = 0.71*Ln(X) + 2.31 (47% in, 53% out)			0.0%	
ITE	Automobile Parts and Service Center	16.6 trips/ksf		1.91 trips/ksf (72% in, 28% out)			2.06 trips/ksf (39% in, 61% out)			0.0%	
ITE	Automobile Sales (Used)	27.06 trips/ksf		2.13 trips/ksf (76% in, 24% out)			3.75 trips/ksf (47% in, 53% out)			0.0%	
ITE	General Light Industrial	Trips = 3.76(X) + 50.47		Trips = 0.68(X) + 3.81 (88% in, 12% out)			Ln(T) = 0.72*Ln(X) + 0.38 (14% in, 86% out)			0.0%	

## DRIVEWAY CLASSIFICATION

Access to the site is proposed to be maintained via two right in right out drive ways onto Congress Ave. Trip distribution at project drive ways is shown in **Figure 2**. According to the Palm Beach County Guide to Parking Lot and Street Access Design Criteria and Standards, it is necessary to classify the drive ways as minor, intermediate, or major according to the following criteria:

- Minor Services a maximum daily volume of 500 vehicles.
- Intermediate Services a daily volume ranging from 501 to 2000 vehicles.
- Major Services a daily volume of more than 2000 vehicles.

Anticipated daily drive way volumes can be seen in **Figure 3**. As illustrated, the north drive way is classified as an intermediate drive way, and the south drive way is classified as a minor drive way based on the projected drive way volumes.

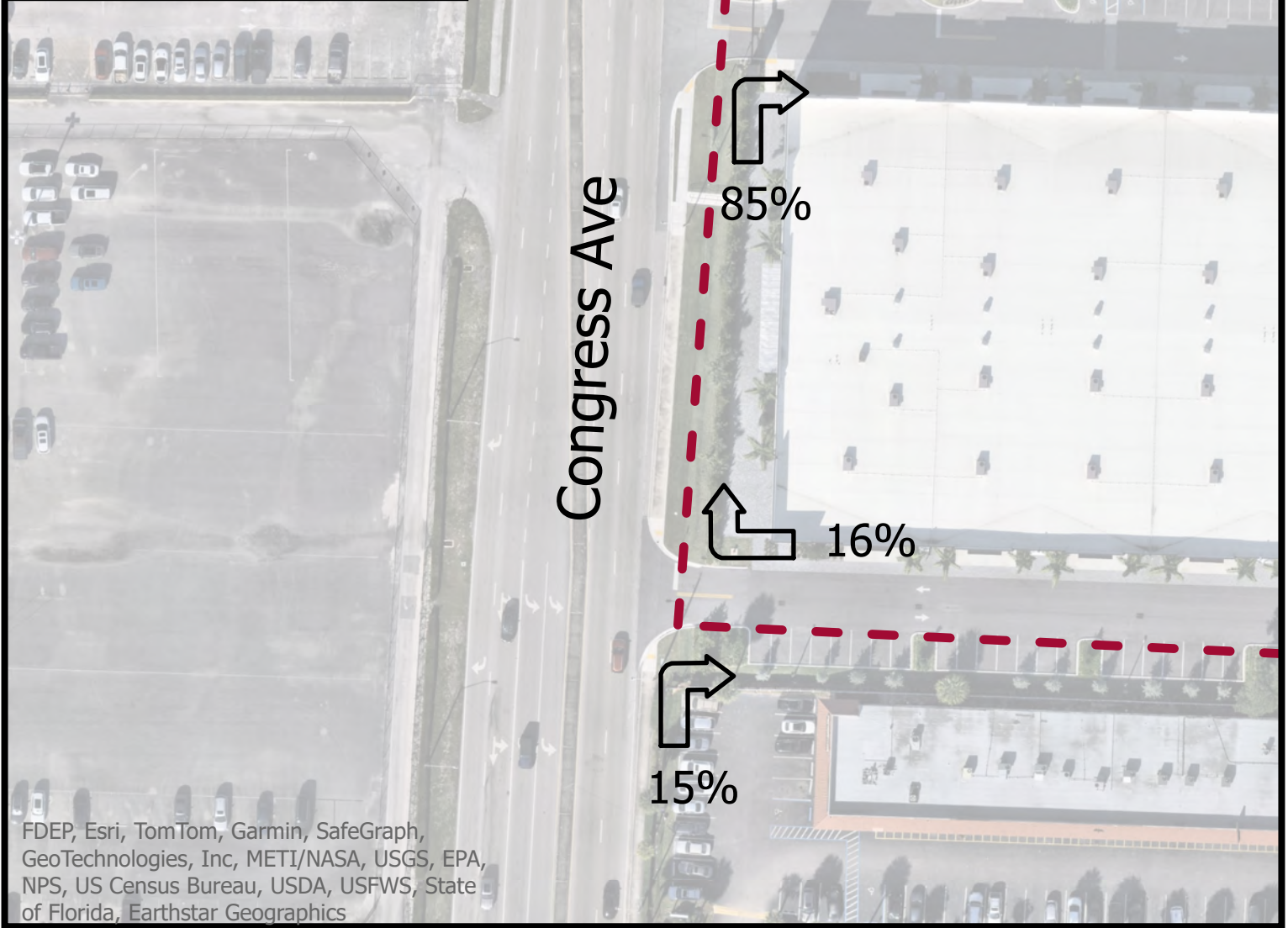
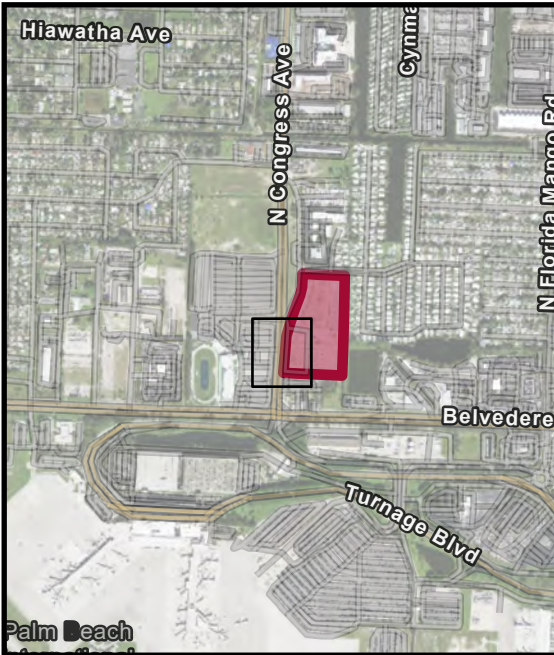
## TURN LANE REQUIREMENTS

The Palm Beach County Guide to Parking Lot and Street Access Design Criteria and Standards provides guidance on the provisions of turn lanes at site drive ways. According to the standards notes in this document, the volume thresholds for providing exclusive turn lanes are as follows:

- Right Turn Lane 75 peak hours right turns, with drive way volumes that exceed 1,000 trips per day, and average daily traffic volumes that exceed 10,000 vehicles per day.
- Left Turn Lane 30 peak hour left turns

Anticipated peak hour drive way volumes are shown in **Figure 4**.

As this modification is equivalent or a reduction in terms of peak hour trip volumes, no new turn lanes are anticipated to be needed at the site drive ways.



FDEP, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, State of Florida, Earthstar Geographics



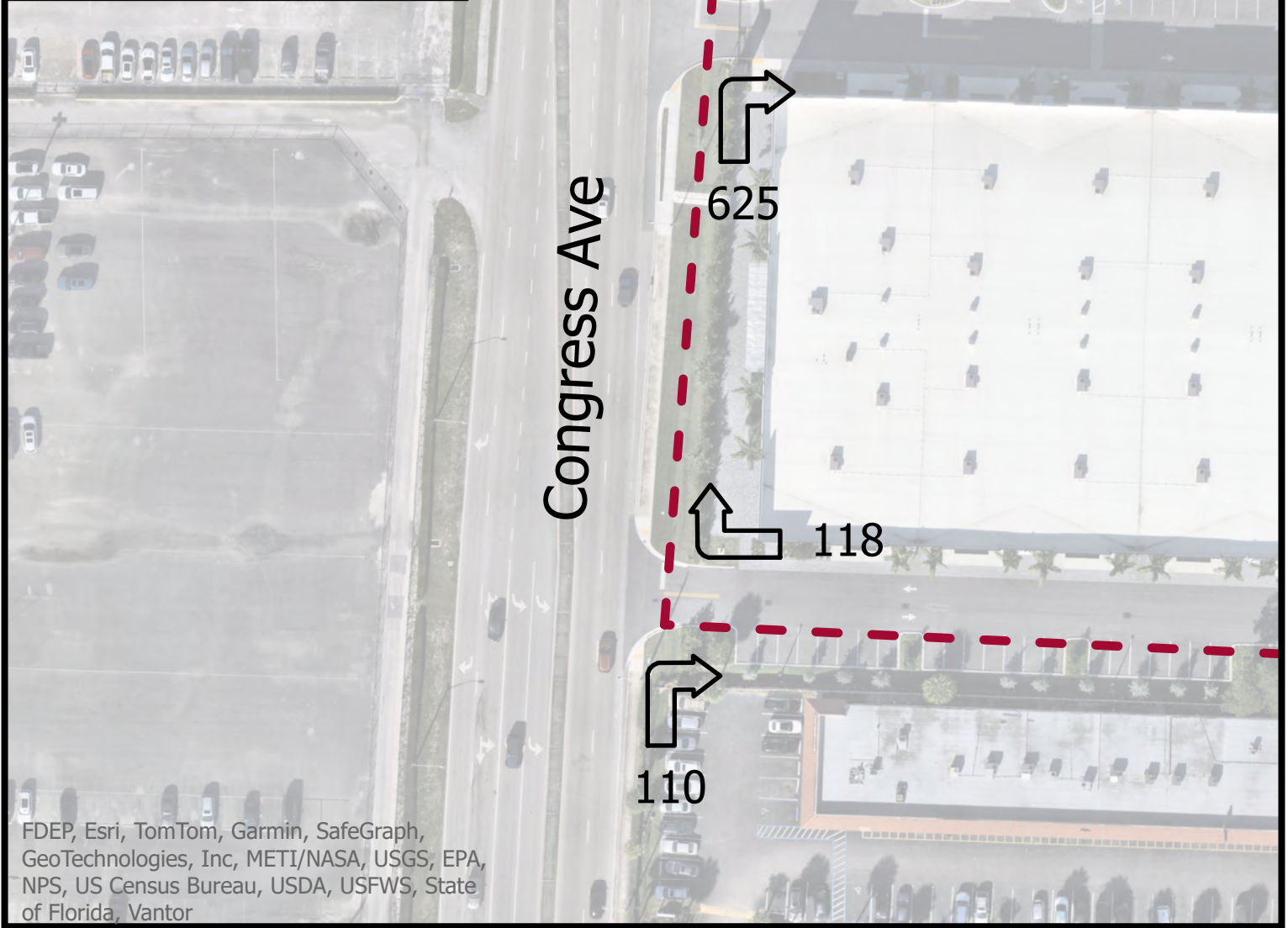
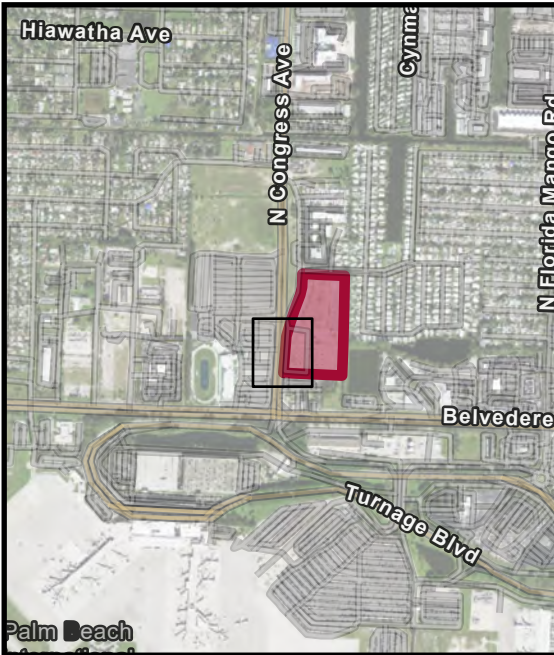
0 50 100 feet

### Legend

Project Site

**Figure 2**

The Hangar Airfield & Business Park Driveway Distribution



FDEP, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, State of Florida, Vantor

### Legend

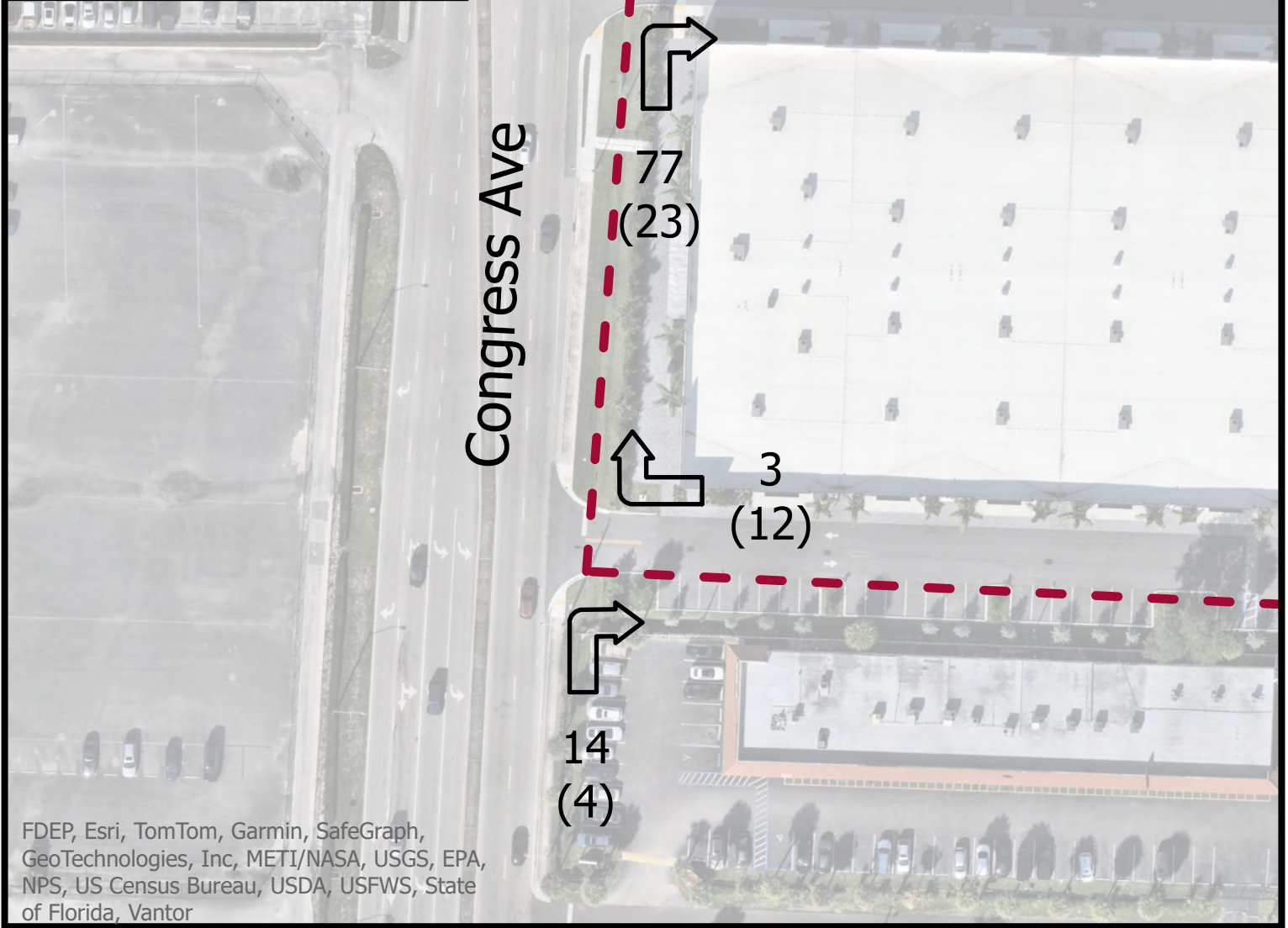
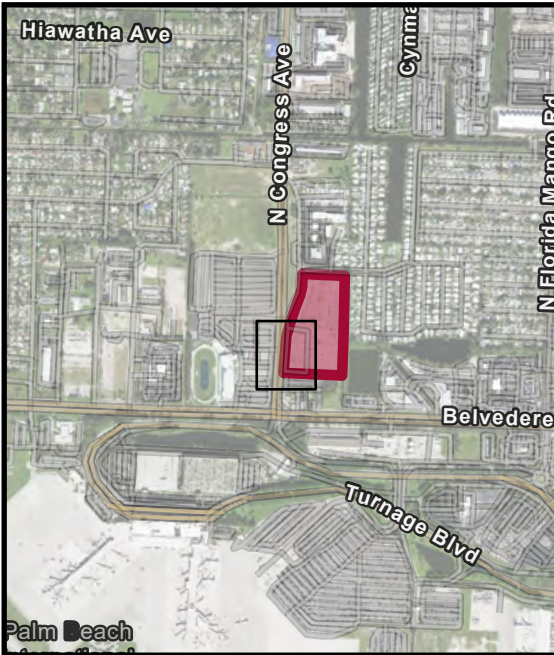
 Project Site

**Figure 3**

The Hangar Airfield & Business Park  
Daily Driveway Volume



0 50 100 feet



FDEP, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, State of Florida, Vantor

### Legend

- Project Site
- AM Peak Hour  
(PM Peak Hour)

**Figure 4**

The Hangar Airfield & Business Park  
Peak Hour Driveway Volume



0 50 100 feet

**CONCLUSION**

Kimley Horn and Associates, Inc. has prepared a traffic evaluation for the proposed modification to the approved development located on the southeast corner of the intersection of Old Congress Avenue and Riviera Blvd in unincorporated Palm Beach County, Florida. As shown in the analysis, the proposed development meets Palm Beach County Traffic Performance Standards requirements.

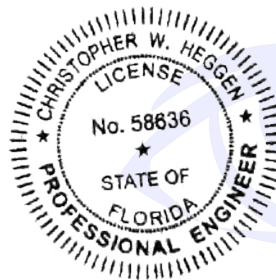
If there are any questions regarding the information provided herein, please contact me via telephone at 561 840 0248 or via e mail at [chris.heggen@kimleyhorn.com](mailto:chris.heggen@kimleyhorn.com).

Sincerely,  
Christopher W. Heggen, P.E.

This item has been digitally signed and sealed by Christopher W. Heggen, P.E. on the date adjacent to the seal.  
Signature must be verified on any electronic copies.

Christopher W. Heggen, P.E.  
Transportation Engineer

Florida Registration  
Number 58636



Digitally signed by  
Christopher W  
Heggen  
Date: 2026.04.20  
15:20:31 -04'00'

Registry No. 35106

Attachments

**APPENDIX**



JMD ENGINEERING, INC.

**TRAFFIC IMPACT ANALYSIS  
(WESTGATE TCEA)**

**1050 N. CONGRESS AVENUE  
HANGAR AIRFIELD BUSINESS PARK  
MUPD**

**PCN  
00-43-43-29-00-000-7061**

**PALM BEACH COUNTY, FLORIDA**

**TP-21-44  
Revised May 16, 2022  
Revised April 25, 2022  
February 14, 2022  
© JMD ENGINEERING, INC.  
Certificate of Authorization  
Number 00009514**

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**John M. Donaldson, P.E.  
Florida Registration Number 40568**

# PROJECT TRAFFIC

## **Traffic Generation**

The daily and peak hour traffic generation for the development was based on trip generation rates published and accepted by Palm Beach County. The proposed development plan consists of:

Assembly Membership	6,000	s.f.
Warehouse	205,690	s.f.
General Office	2,675	s.f.
Community Space	2,250	s.f.
Vehicle Repair	13,500	s.f.
<u>Used Auto Sales</u>	<u>14,750</u>	<u>s.f.</u>
Total	244,865	s.f.

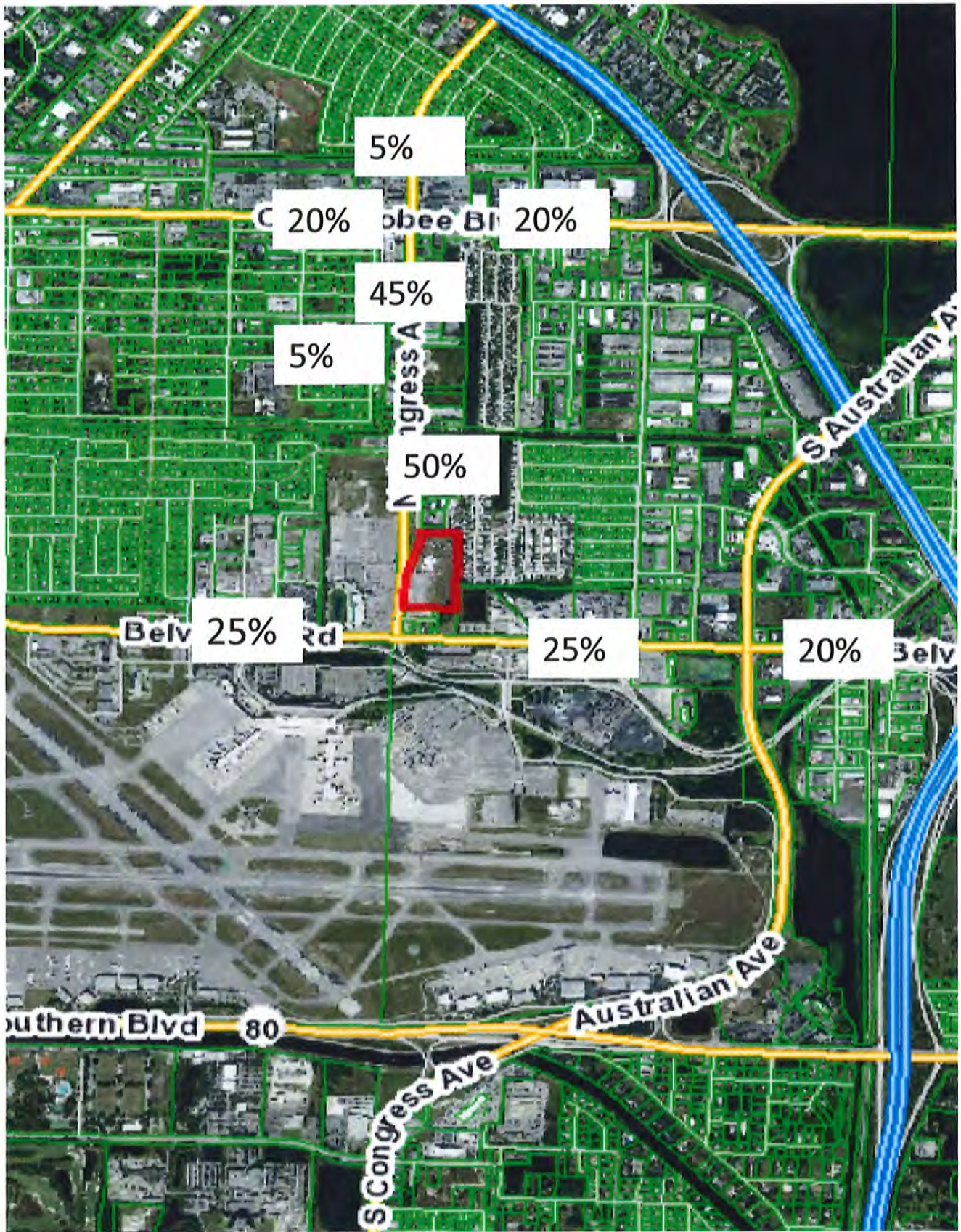
The Assembly membership is a unique private garage country club. The “hangars” are condos for storage and display. The 6,000 square foot Assembly membership lounge is for warehouse cond owners only. We have treated this as mini-warehouse for trip generation purposes. Due to the nature of the Vehicle Repair and Vehicle Sales operations and their being limited to indoor use, we felt it appropriate to reduce those trips by 10% for internal capture.

The proposed project is expected to generate 891 net external daily trips, 80 net a.m. peak hour trips and 101 net p.m. peak hour trips. Table 1 presents the proposed project's trip generation.

## **Traffic Distribution**

Traffic distribution was determined from a review of the roadway network, previous similar automotive submittals and travel time characteristics along with the various attractions. The distribution according to the cardinal directions is:

NORTH	-	10 percent
SOUTH	-	10 percent
EAST	-	40 percent
WEST	-	40 percent



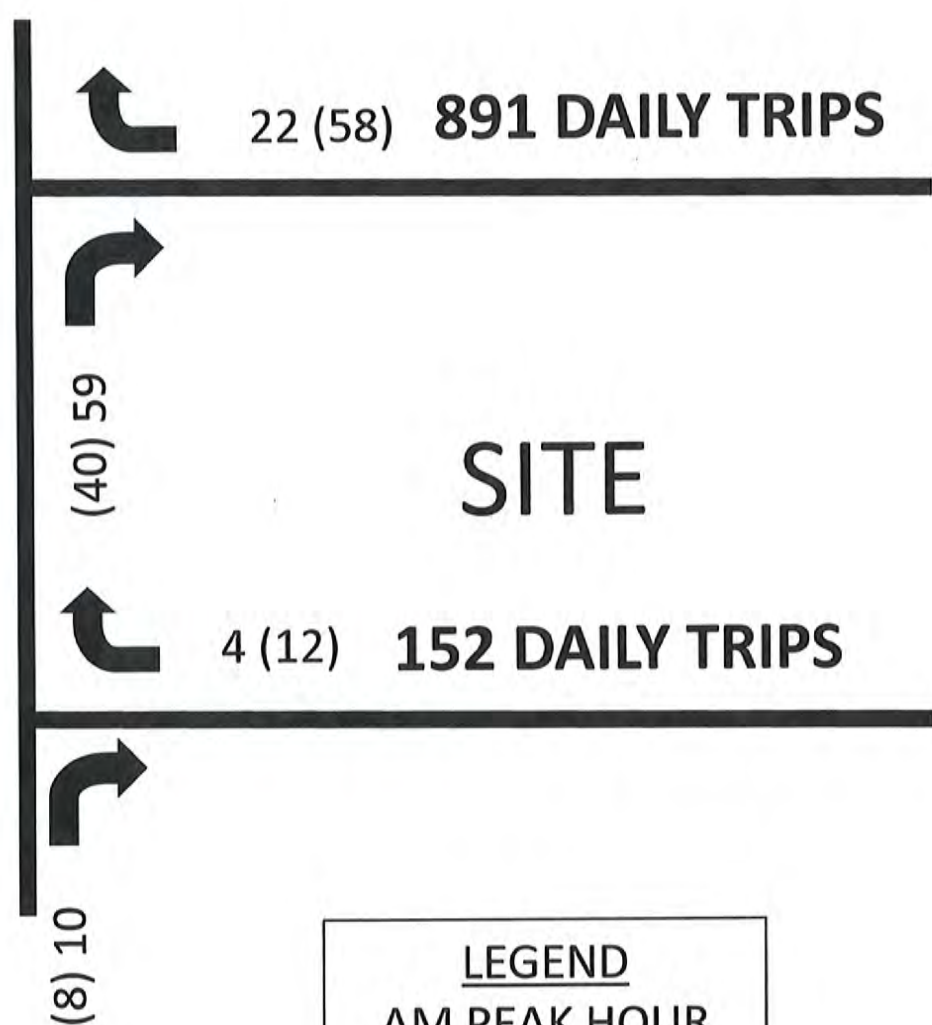
ENGINEERING, INC.

## PROJECT ASSIGNMENT

FIGURE 2  
1050 N. CONGRESS AVE  
PALM BEACH COUNTY, FL



CONGRESS AVENUE



SITE

LEGEND  
AM PEAK HOUR  
(PM PEAK HOUR)



ENGINEERING, INC.

**PROJECT  
DRIVEWAY VOLUMES**

**FIGURE 3  
1050 N. CONGRESS AVE.  
PALM BEACH COUNTY, FL**

**TABLE 1  
HANGAR AND AIRFIELD BUSINESS PARK - 1050 N. CONGRESS AVENUE  
TRIP GENERATION**

Land Use	Intensity		Daily Trips	AM Peak Hour			PM Peak Hour		
				Total	In	Out	Total	In	Out
<b>PROPOSED DEVELOPMENT</b>									
Assembly Membership*	6,000	SF	9	1	1	0	1	0	1
Warehouse	205,690	SF	358	35	27	8	39	11	28
General Office	2,675	SF	43	5	4	1	7	2	5
Community Space	2,250	SF	65	4	3	1	5	2	3
Vehicle Repair**	13,500	SF	220	30	20	10	42	20	22
Vehicles Sales	14,750	SF	411	28	18	10	36	17	19
<i>Subtotal</i>	244,865		1,106	103	73	30	130	52	78
<b>Internal Capture</b>									
Vehicle Repair**	10%		22	3	2	2	4	2	4
Vehicles Sales	10%		41	3	2	2	4	2	4
<i>Subtotal</i>			63	6	4	4	8	4	8
<b>Drive-way trips</b>			1,043	97	69	26	122	48	70
<b>Pass-By</b>									
Assembly Membership	10%		1	0	0	0	0	0	0
Warehouse	10%		36	4	3	1	4	1	3
General Office	10%		4	1	1	0	1	0	1
Community Space	0%		0	0	0	0	0	0	0
Vehicle Repair**	28%		55	8	5	3	11	5	6
Vehicles Sales	15%		56	4	2	1	5	2	2
<i>Subtotal</i>			152	17	11	5	21	8	12
<b>TOTAL NET PROPOSED TRIPS</b>			891	80	58	21	101	40	58

**Palm Beach County Trip Generation Rates**

Landuse	ITE CODE	Unit	Daily Rate/Equation	Pass-By %	AM Peak Hour		PM Peak Hour	
					In/Out	Rate/Equation	In/Out	Rate/Equation
Warehouse	150	1000 S.F.	1.74	10%	77/23	0.17	27/73	0.19
Assembly Membership	SITE	1000 S.F.	1.15	0%	67/33	0.17	37/63	0.15
Community Center	495	1000 S.F.	28.82	0%	66/34	1.76	47/53	2.31
General Office (<5,000 SF GFA)	710	1000 S.F.	16.19	10%	83/17	1.92	32/68	2.45
Automobile Sales (Used)	841	Employees	12.48	0%	76/24	1.16	47/53	1.73
AutoCare Center	942	Bays		0%	68/32	1.52	50/50	2.17
Tire Store	848	1000 S.F.	28.52	0%				

Footnotes: a) Tire Store used for Daily Auto Repair - Service Bays used for Peak Hour due to nature of use

c:\documents\jmd\_2009\2021 projects\tp-21-44 (hangar 1050 n congress)\may 2022\feb 2022 trip gen.xlsx\trip gen



**REDEVELOPMENT TRUST FUND**

	<b>APPROVED BUDGET FY2026</b>	<b>AMENDED BUDGET FY2026</b>	<b>INCREASE/ (DECREASE)</b>
<b>REVENUE:</b>			
Balance brought forward	1,500,000	4,371,233	2,871,233
Additional Taxes	5,512,059	5,512,059	0
Interest Income	0	0	0
Interest	17,000	17,000	0
<b>TOTAL REVENUE</b>	<b>7,029,059</b>	<b>9,900,292</b>	<b>2,871,233</b>
<b>EXPENSES:</b>			
<b>Employee Expenditures:</b>			
Salaries Wages	650,000	650,000	0
Retirement	75,000	75,000	0
Insurance Health dental	116,000	116,000	0
Payroll Taxes	69,000	69,000	0
<b>Total Payroll Expenditures</b>	<b>910,000</b>	<b>910,000</b>	<b>0</b>
<b>Professional Expenditures</b>			
Eng. Const. Coordination	355,000	355,000	0
Technical assistance	200,000	200,000	0
Auditors	27,000	27,000	0
Legal fees	70,000	70,000	0
<b>Total Professional Expenditures</b>	<b>652,000</b>	<b>652,000</b>	<b>0</b>
<b>Other Expenditures</b>			
Government fees Services	500	500	0
Insurance Property liability	30,000	30,000	0
Landscape Prop. maintenance	250,000	250,000	0
Property management	50,000	50,000	0
Streetlights utilities	120,000	120,000	0
Office rent utilities	95,000	95,000	0
Innovative Policing		300,000	300,000
Community garden	135,000	135,000	0
Community activities	100,000	100,000	0
Information dissemination	160,000	160,000	0
Public Transit	450,000	450,000	0
Land fees Charges	3,000	3,000	0

Neighborhood Preserv. Plan	160,000	160,000	0
Community S. Program	0	0	0
Tenant Relocation Assst.	100,000	100,000	0
Relocation Assst. Program	100,000	100,000	0
Site Develop. Assst. Program	200,000	200,000	0
Utilities Subscriptions	3,500	3,500	0
Housing Economic Dev.	2,000,000	4,571,233	2,571,233
Staff Board Development	40,000	40,000	0
Office Equipment Supplies	35,000	35,000	0
Miscellaneous	20,059	20,059	0
Transfer to Debt Service Fund	915,000	915,000	0
Transfer to Capital Improv.	500,000	500,000	0
<b>Total Other Expenditures</b>	<b>5,467,059</b>	<b>8,338,292</b>	<b>2,871,233</b>
<b>Total Expenditures</b>	<b>7,029,059</b>	<b>9,900,292</b>	<b>2,871,233</b>





1,006,575

0.182613