

**WESTGATE/BELVEDERE HOMES COMMUNITY REDEVELOPMENT AGENCY**

**Monthly Meeting, Monday, June 8, 2026, Board Meeting 5:00 PM**  
**1280 N. Congress Ave. Suite 215**  
**West Palm Beach, FL 33409**

**NOTE: Agenda Summary (Page 3 - 4)**

**Staff Report (Pages 5 - 10)**

- I. CALL TO ORDER / ROLL CALL**
- II. AGENDA APPROVAL**
  - 1. Additions, Deletions, and Substitutions to the Agenda**
  - 2. Adoption of Agenda**
- III. ADOPTION OF W/BH May 11, 2026, CRA MINUTES (Pages 11 - 16)**
- IV. PUBLIC COMMENTS**
- V. DISCLOSURES**
- VI. CONSENT AGENDA**
- VII. REGULAR AGENDA**
  - 1. Election of Board Officers (Pages 17)**
  - 2. Consideration of Solar-Powered Streetlights for Westgate Avenue (Pages 18 – 32)**
- VIII. REPORTS**
  - A. Staff Reports and Correspondence (Annual Report)**
  - B. Attorney’s Report**
  - C. Committee Reports and Board Comments**
    - 1. Administrative/Finance –**
    - 2. Capital Improvements – Chair, Mr. Daniels**

3. Land Use –
4. Real Estate – Chair,
5. Marketing –
6. Community Affairs –
7. Special Events – Chair, Ms. Ruffy

## **IX. ADJOURNMENT**

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

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

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

**AGENDA ITEMS**  
**Westgate CRA Board Meeting**  
**In Person and Via Zoom**  
**June 8, 2026**

**REGULAR AGENDA**

**1. Election of Board Officers**

- A. Background and Summary:** In accordance with the CRA By-Laws, Chair and Vice-Chair are elected for a period of one year. Election for the Board Chair and Vice-Chair should be held every year and the result forwarded to the Palm Beach County Board of County Commissioners for formal approval.
- B. Recommendation:** Board election.

**2. Consideration of Solar-Powered Streetlights for Westgate Avenue**

- A. Background and Summary:** The Westgate Avenue streetscape, funded by Tax Increment Financing (TIF) and a grant from FDOT through the Palm Beach County Metropolitan Planning Organization (MPO), is not completed. Last year, a thief stole all the copper wiring powering the decorative streetlights and vandalized the junction boxes. The County’s Engineering Department, on behalf of the Westgate CRA, has been working with a contractor to replace the wires and turn the lights back on. While replacing the wires, the contractor noticed that someone had broken two of the boxes and stolen new wires from one of the light poles. The CRA reported the theft to the Sheriff’s Office, which had started an investigation. The thief seems to operate at night, when there is less traffic on Westgate Avenue, to avoid onlookers and the police. We do not have a lead at this time, but the Sheriff’s office continues investigating the case.  
  
Copper wire theft is becoming a problem in many neighborhoods throughout Palm Beach County. The County Engineering Department and the Sheriff’s Office have asked the CRA to consider using solar-powered lights that are less attractive to thieves, since the resale market for solar panels and batteries is less lucrative than that for copper wire.

Replacing the existing decorative lights on Westgate Avenue has a cost. FDOT has asked that they be reimbursed for the lights that have been installed. Installing the solar-powered lights will cost the CRA over \$1.75 million.

The CRA has these types of streetlights in four areas. It is not feasible to replace all of them with solar-powered lights. We should look at other alternatives to secure the existing lights.

- B. Recommendation:** Keep the existing lights and authorize staff to explore other security alternatives.

## WESTGATE CRA BOARD MEETING

June 8, 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 (6/26): MPO, FDOT and County Engineering are satisfied with the project cross sections. An agenda item is being prepared for the BCC to endorse the project. The resolution of support must be submitted to the MPO by end of June to ensure eligibility. FDOT project rankings will be finalized in June.

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 (6/26):** Project close out walk through conducted in May. Punch items are being addressed.

**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**

**May 11, 2026**

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

Mr. Daniels, the Board Chair, called the meeting to order at 5:01 p.m. The roll was called by Ms. Bui.

**Present:** Ronald L. Daniels  
Joanne Rufty  
Juan Groves  
Teliska Wolliston – arrived at 5:03p.m.  
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:** Joni Brinkman, Urban Design Studio  
Alan Ciklin, Jones Foster

**Zoom Attendees:** Shelly  
Jacob Wohlstalter

**II. AGENDA APPROVAL**

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

- No Additions, Deletions, Substitutions to Agenda.
- **It was moved by Ms. Rufty and seconded by Ms. Haggerty to adopt the agenda as presented. Motion carried (4-0)**

**III. ADOPTION OF W/BH CRA MINUTES**

- **It was moved by Ms. Rufty and seconded by Ms. Haggerty to adopt April 13, 2026, minutes. Motion carried (4-0)**

**IV. PUBLIC COMMENT**

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

**V. DISCLOSURES**

- No Disclosures

**VI. CONSENT AGENDA**

- No Consent Agenda

**VII. REGULAR AGENDA**

**1. 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)**

Mr. Michel introduced Joni Brinkman from Urban Design Studio, who made a presentation to the Board.

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.

**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.

The Board discussed with the applicant the need to provide a community space sponsored by the development as indicated in the previous project, before the subject parcel was sold to the new owner.

The owner offers to select local workers, when possible, to train them and hire them to work at the new facility. The Board thought it was good to hire local people, but that should not replace the community that was promised.

**It was moved by Ms. Rufty and seconded by Ms. Haggerty to accept the staff recommendation to support DRO approval for the use and the final site plan, with the condition that the developer provide a community space on-site or off-site in accordance with the offer made by the previous owner. The motion passed unanimously (5-0)**

## 2. Approval of Budget Amendment

Mr. Michel made a presentation to the Board.

A budget amendment is needed to recognize an increase in 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.

Staff recommend that the Board approve a budget amendment to increase the balance brought forward line item from \$1,500,000.00 to \$4,371,232.00.

**It was moved by Ms. Haggerty and seconded by Ms. Rufty to approve a budget amendment to increase the balance brought forward line item from \$1,500,000.00 to \$4,371,232.00. The motion passed unanimously (5-0)**

**VIII. STAFF REPORTS**

Mr. Michel informed the Board that the lights in the Florida Mango area are being repaired. The streetlight repair on Seminole has not started. Mr. Michel will check with PBC for a progress report about Cherry Road. Mr. Michel reported, with the help of Mr. Baird and Jones Foster law firm, that the WCRA was able to purchase 2647 Hiawatha Avenue and 3763 Saginaw Avenue.

WCRA received a check from Rooney 5K for \$2,072.

Ms. Pennell informed the Board that WPBgo's kickoff activities will happen this month. The update of the redevelopment plan is progressing. There will be additional community meetings to discuss the draft with residents. Ms. Pennell updated on the Private Development Projects.

Ms. Bui updated the Board Housing Heroes Luncheon will be on 05/13 at the Cohen Pavilion. Summer Fun At The Park will be on June 12. The monthly food distribution is on 5/15/2026.

**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 6:08p.m.**

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

## ARTICLE IV

### NOMINATIONS

1. **Nominations.** At the annual meeting of the CRA, nominations shall be taken for the seats of CRA Commissioners whose terms have expired, or which are vacant. Residents, property owners and business owners within the boundaries of the Redevelopment Area are eligible to nominate and may be nominated for consideration by the Palm Beach County Board of County Commissioners to serve as a CRA Commissioner. Each nominee for each CRA Commission seat may address the CRA Board for up to five (5) minutes, to present the nominee's qualifications and interest in serving as a CRA Commissioner.
2. **Appointments; Qualification; Term.** At the regular meeting immediately following the appointment by the Palm Beach County Board of County Commissioners of the newly appointed Commissioners, the CRA Commissioners shall elect a Chair and Vice-Chair from amongst its Board. The term of the Chair and Vice-Chair shall be one (1) year, beginning with the date of election. The results of the election shall be forwarded to the Palm Beach County Board of County Commissioners for its formal approval.
  - a) **Chair.** The Chair shall preside at all meetings; shall execute all instruments in the name of the CRA; shall appoint such committees from time-to-time as may be deemed appropriate; and shall perform all other duties as may be required by the CRA.
  - b) **Vice-Chair.** The Vice-Chair shall, in the absence, disqualification, or disability of the Chair, or at the Chair's direction, exercise all of the functions of the Chair.

A	B	C
Pay Item #	Description	Scheduled Cost
52	2" PVC Conduit	\$55,608.00
53	2" PVC Conduit D-Bore	\$18,249.00
54	Pull Box	\$118,440.00
55	Electrical Power Service	\$6,384.00
56	#2 CU Electrical Service Wire	\$9,606.00
57	#6 CU Wiring	\$171,723.04
59	Service Point Complete	\$62,790.00
61	Pole Cable Distribution System	\$37,931.25
62	Lightpole and Fixture Complete	\$954,082.50
	Total Possible Loss of Funding	\$1,434,813.79
	Total Cost of Change Order	\$318,272.68
	Overall Loss to CRA	\$1,753,086.47
	Loss if Poles are Utilized	\$799,003.97

# APPLICATION DESIGN

## RMJ

### Palm Beach County - FL



<b>Project Number:</b>	<u>G9238</u>
<b>Date:</b>	7/25/2025
<b>Written by:</b>	Susan Abraham
<b>Version :</b>	D



# The global leader in solar lighting

Fonroche Lighting America is proud to be part of Fonroche Lighting, the global leader in off-grid solar street lighting. The deep resources and broader scope of an established market leader lets us take solar lighting even further, from the State Treasury in Salem, Oregon to the West African Republic of Senegal. Over 150,000 Fonroche SmartLight systems have been deployed worldwide.

With five offices in the USA and installations across the country, Fonroche is never far away. Some solution providers enter the solar lighting market—then move on. We're a reliable partner that sticks around. You get the responsive support and smart answers that you need now—and the confidence that we'll be here for you far in the future. And we can take on projects of any size, from local to national. That's why so many municipalities, military and federal facilities, tribes, commercial properties, and developers trust us to deliver the full promise of solar lighting.



Community Park – Centerville, UT

## The **3** key benefits for your project

### - OFF-GRID

100% solar, not connected to the utility grid. No outages.

**365 nights of light a year – guaranteed.**

### - POWERFUL

Powerful illumination, on a par with grid-connected systems.

### - COST-EFFICIENT

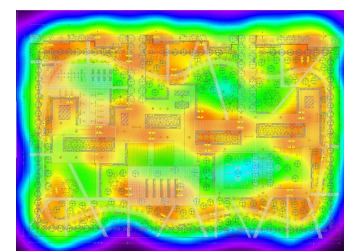
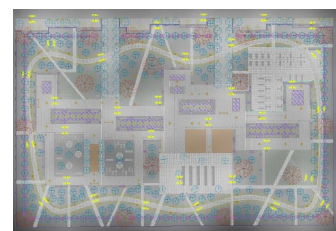
No maintenance for the first 10 years. Rapid installation. No operating costs.

## Feasibility of your solar lighting project

To guarantee powerful, cost-effective off-grid lighting, Fonroche operates its own **design offices**.

We assess the feasibility of each project in four stages:

1. First, we define your **lighting requirements**.
2. Next, we analyze the last 10 years of **local weather data** to determine how much energy our PV panels will generate.
3. On this basis, we **calculate** what size and how many products we need to install.
4. Finally, our sales team draws up a **cost estimate**.



# 1 Project = 1 Study



1



## 10-Year Analysis of local weather data

We use the **PVsyst** software suite and **Meteonorm** historical time series irradiation data to calculate the real-world operating conditions — orientation and tilt angle of the panel, shadow, etc. — and external parameters, such as direct and diffuse irradiation, temperature and the solar calendar.

2



## Simulation of product(s) over a typical year

Our teams have developed a solar sizing software application, which we use to determine which products will best meet your needs. We then simulate how these products operate over a typical year, based on the average conditions for **the last decade**.

3



## Sizing the project to your needs

We use a set of key criteria to optimally specify your project:

- Average battery charge level over the year
- Minimum charge level
- Comparative analysis of energy generated by the panel vs. energy used by the system
- Worst-case scenario (lowest irradiation, longest night)

4



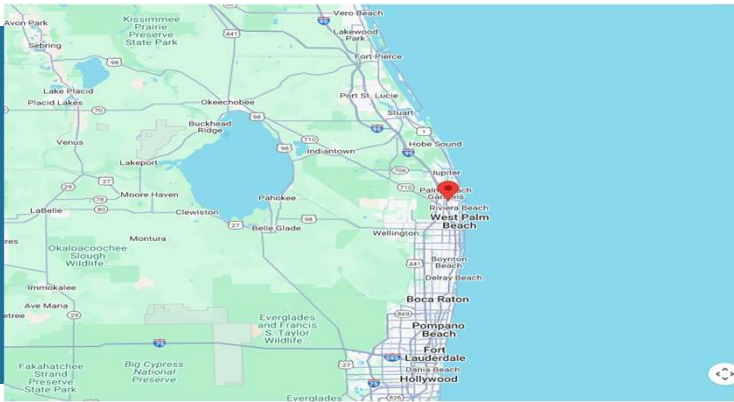
## Results

Based on our experience, we propose the **optimal solution** in terms of lighting performance and cost effectiveness.

Autonomy of  
**365**  
nights of lighting /year

# Analyzing your lighting project

## Your Project location



### Palm Beach County-FL USA

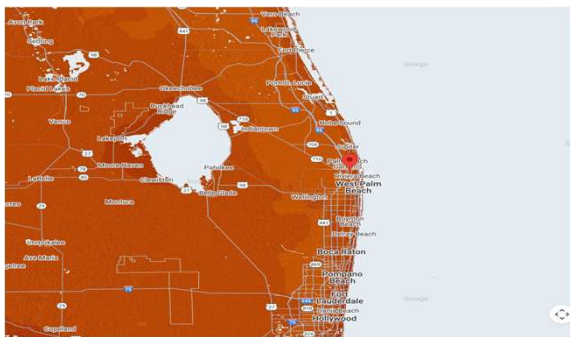
#### GPS COORDINATES

Latitude: 26.80375

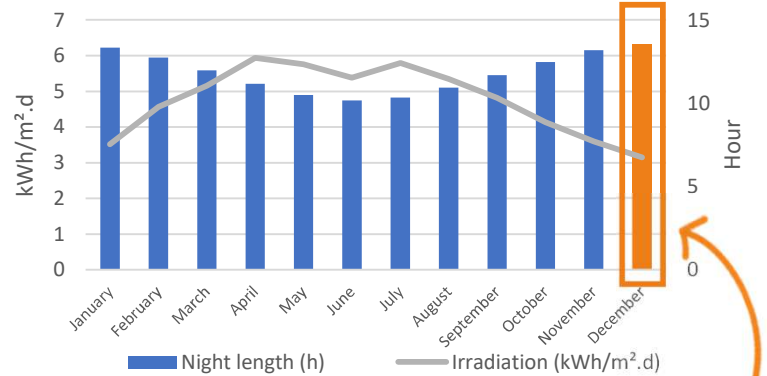
Longitude: -80.09243

## Your Solar Potential

We have analyzed the weather data for the last 10 years at your project location so that we can guarantee constant lighting every night of the year.



Irradiation and night length by month



Average annual irradiation : 4.76kWh/m<sup>2</sup>.d

*Sizing takes account of the month with the lowest irradiation and the longest night.*

## Your Lighting Application



Road

### Compliance with public lighting standards

Your project has been designed in compliance with:

- IESNA standard
- AASHTO standard



## SMARTLIGHT SYSTEM CONFIGURATION



Non pro-rated

### Project-Specific System Specifications

#### PHOTOVOLTAIC MODULE



PV panel power rating	190 Wp
PV panel tilt angle	10°

#### POWER 365: SMART STORAGE AND MANAGEMENT



Battery capacity (Must be NiMH)	624 Wh
---------------------------------	--------

#### LED LIGHT UNIT



Lighting power	30 W nominal
LED light unit specification	3000K – 180 & 204 Lm/w

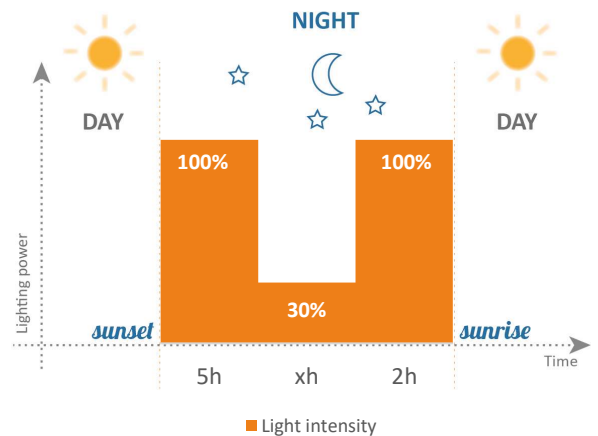
#### POLE & CROSSPIECE

Pole Height / Arm Length / Base type	20' / 4' / Direct Burial
Protective treatment	Powder Coated

POWER 365  
Ultimate Solar Lighting TECHNOLOGY BY FONROCHE



### Chosen lighting profile for your project



Zone	Average lighting level (fc)	Minimum	Uniformity (Avg/Min)	Spacing	Qty Gen3	Qty T4
Road	0.78	*0.1	7.80	As per Markup	25	19
<b>TOTAL</b>					25	19

Photometric results are based on the included 4-pole template  
 \*0.0 fc spots removed

## Eco-friendly lighting

**Choose Fonroche — and we will reduce your environmental footprint.**

A standard streetlight consumes in average 80 W during 4200 h per year which represents 0.08x4200 x number of solar streetlight = X kWh of energy saving.

Once installed, solar lighting reduces  
**CO<sub>2</sub> emissions by 1kWh = 0.99 lbs CO<sub>2</sub>**  
 compared to a grid-connected installation. (<https://www.eia.gov/>)



### Recycling our components

Long product service life and component recyclability are key aspects of Fonroche Lighting’s environmental commitments. Our solar streetlights are over 90% recyclable.

Unlike lead-acid batteries, **NiMH batteries** do not contain any toxic chemicals. They are 98% recyclable — the nickel is extracted and used to make various materials, mostly stainless steel.

The **solar panels** have an extremely long service life. Even after 25 years, they will still be producing at least 80% of their initial peak power. So they can continue to be used. Alternatively, about 96% of their component materials can be recycled to make new panels.

# PHOTOMETRIC STUDY

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*\*Note: these results are only valid if the Smartlight PV panel is at an azimuth angle of zero degrees and is completely free of shadow.*

*\*\*These results are subject to change due to technological or regulatory advances. This technical report is valid for 60 days from the date you receive it.*

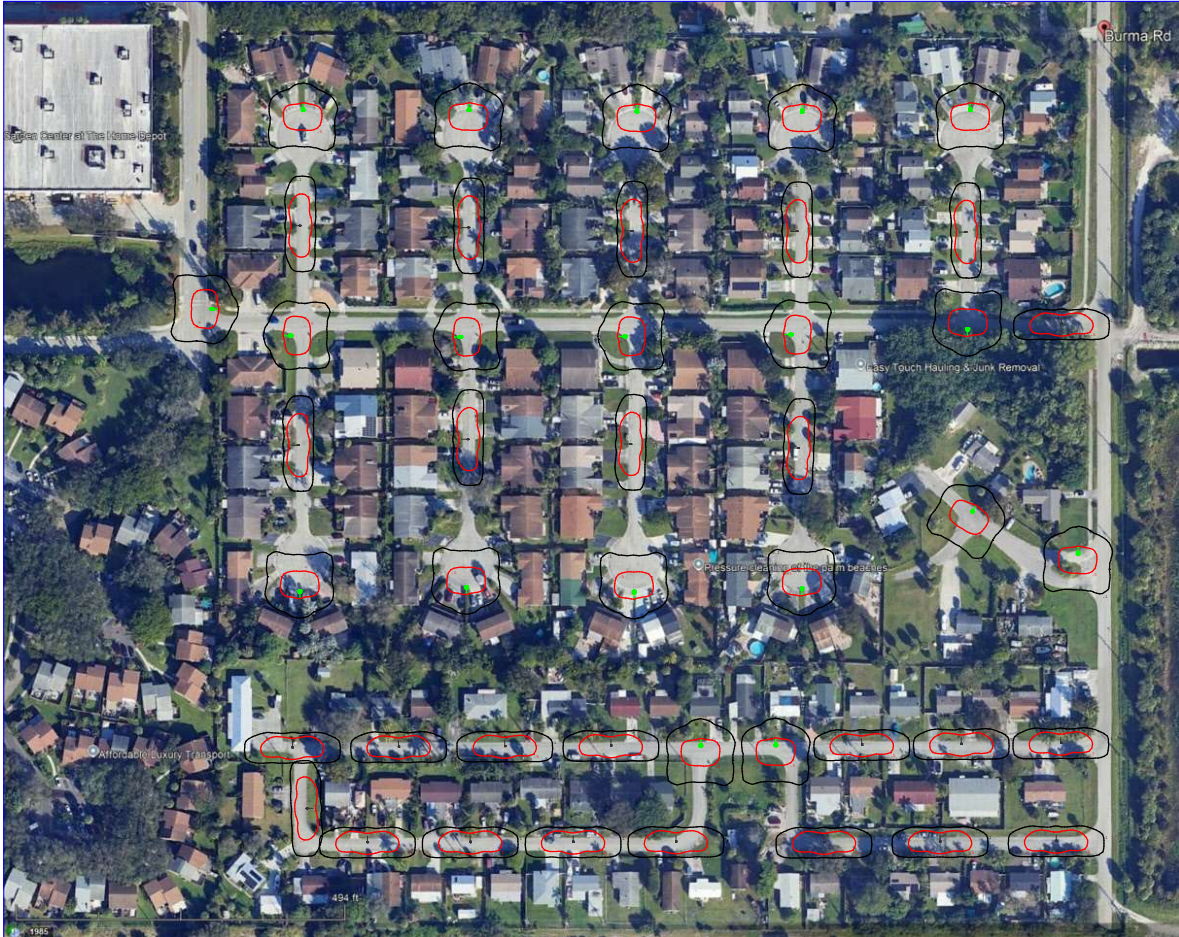
# RMJ-Full





8840 Cypress Waters Blvd  
 Coppell, TX 75019  
 Phone Number: (339) 225 4530  
 www.fonrochesolarlighting.com

Lighting Plan Rev D  
 Project Number: G9238

By: Susan Abraham  
 susan.abraham@fonroche.us  
 Date: 7/25/2025



Luminaire Schedule								
Symbol	Qty	Label	Arrangement	LLF	Luminaire Lumens	Luminaire Watts	Mounting Height	Arm
	25	GEN3-CK16B-3000K-24W	Single	0.900	4896	24	22	4.577
	19	T4-CK16B-3000K-24W	SINGLE	0.900	4320	24	22	4.577

# RMJ-Template



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Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Road	Illuminance	Fc	0.78	2.1	0.1	7.80	21.00

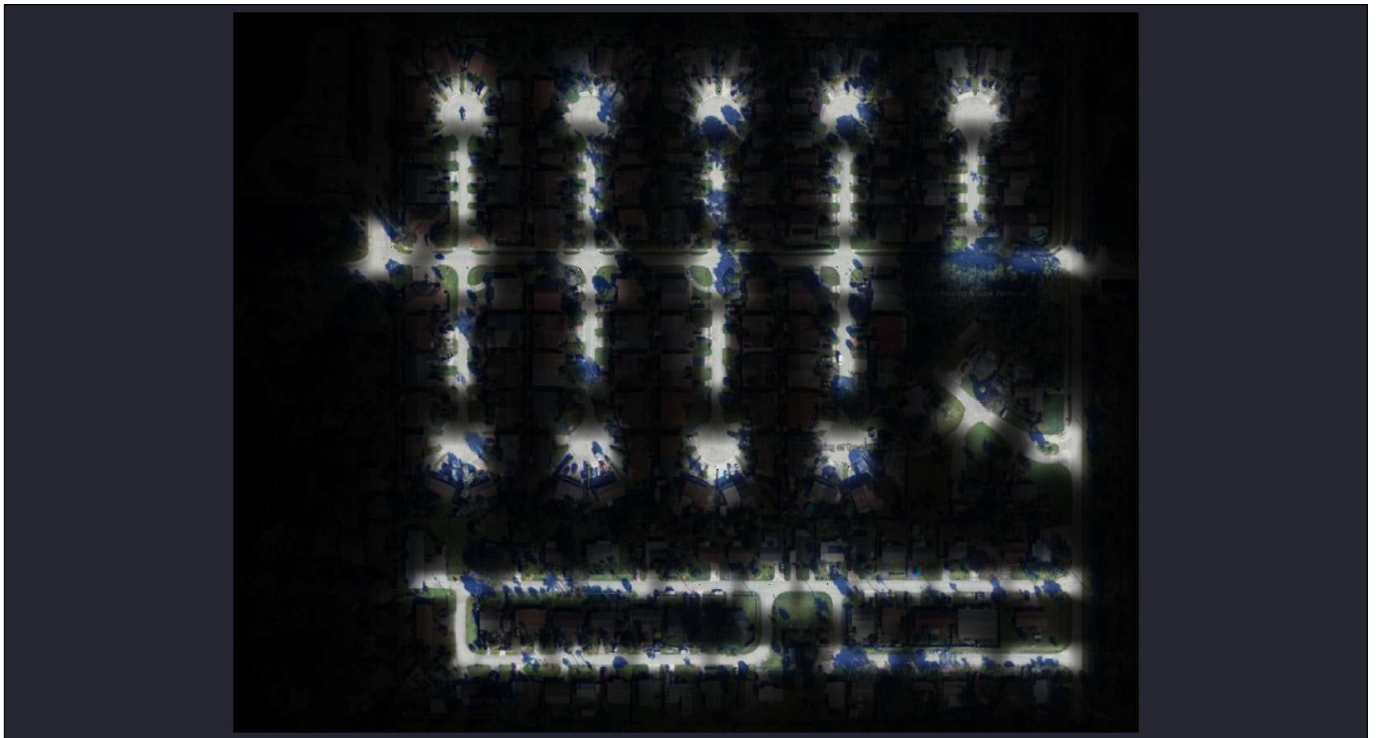
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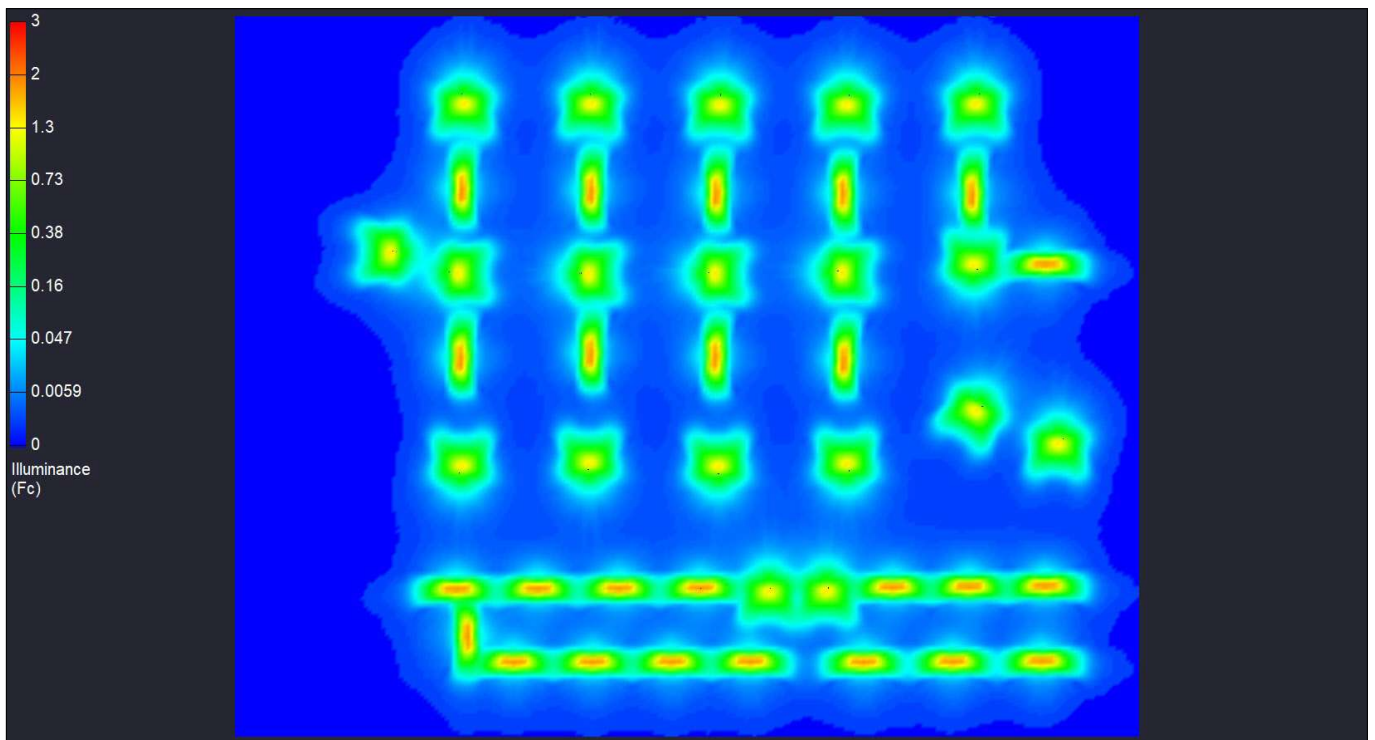
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# A few examples



March Lane - Stockton, CA



Fort Worth, TX



Brushy Creek - Cedar Park TX



Marana, AZ

# A few examples



Skate Park – Bastrop, TX



Greenacres, FL



Lake Elsinore, CA



Dallas, TX



## Solar lighting

Your commitment to sustainability

### Contact us

**Eleazar Acosta**

*Sales Specialist*

**P: (339) 225-4530 x228**

**E: [eleazar.acosta@Fonroche.US](mailto:eleazar.acosta@Fonroche.US)**

FIND OUT MORE AT

**[www.FonrocheSolarLighting.com](http://www.FonrocheSolarLighting.com)**

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