3WESTGATE/BELVEDERE HOMES COMMUNITY REDEVELOPMENT AGENCY

Monthly Meeting, Monday, August 10, 2026, Board Meeting 5:00 PM
1280 N. Congress Ave. Suite 215
West Palm Beach, FL 33409

NOTE: Agenda Summary (Page 3 - 5)

Staff Report (Pages 6 - 12)

I. CALL TO ORDER / ROLL CALL

II. AGENDA APPROVAL

1. **Additions, Deletions, and Substitutions to the Agenda**
2. **Adoption of Agenda**

III. ADOPTION OF W/BH July 13, 2026, CRA MINUTES (Pages 13 - 17)

IV. PUBLIC COMMENTS

V. DISCLOSURES

VI. CONSENT AGENDA

VII. REGULAR AGENDA

1. **Approval of Funds to Assist Palms West Apartments with Exterior Painting (Pages 18 - 29)**
2. **Approval of Resolution to Adopt Fiscal Year 2027 Budget (Pages 30 - 36)**
3. **Approval of Funds to Purchase a Used Tractor for the Community Garden (Page 37)**

VIII. REPORTS

A. **Staff Reports and Correspondence (FEMA) (Page 38)**
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. Rufty

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 SECTONS 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
August 10, 2026

REGULAR AGENDA

1. Approval of Funds to Assist Palms West Apartments with Exterior Painting

A. Background and Summary: Palms West Apartments is located at 1551 Quail Lake Drive, south of Westgate Avenue. It was developed in 1995 and financed with federal Low Income Tax Credits funneled through the State of Florida Housing Finance Corporation. The property last changed hands in 2013. The property is tax-exempt from ad valorem taxation under Title XIV, Chapter 196, Section 1978, by virtue of being an income-restricted development.

There have been safety and security concerns at the place for several years. In May 2026, the Sheriff's Office, in partnership with the Westgate CRA, launched an operation called Operation Phenix to help address these concerns. They have put in place a phased plan to work with the owner, the management company, and the residents to reduce criminal activity, clean up the place, and create an environment that improves quality of life for the residents.

In the first three months of the plan, there have been significant improvements. Many problematic residents were evicted, several managers were fired, lighting was improved, a large amount of trash and debris was removed, broken signs were repaired or replaced, and parking and driveways were repaired. During that time, the proactive police presence was also increased, quality-of-life and suspicious calls decreased by 50%, and property crime and management-related calls decreased modestly by 5.4%.

The apartments still need additional physical improvements. The owners do not have the funds to complete all the necessary improvements. The apartments need to be repainted. The current paint is old. The stucco needs to be repaired. The building needs to be pressure washed and repainted with a brighter, more vibrant, and more inviting color. The Sheriff's Office is helping raise funds to repaint the building. The owner can contribute some money, but there is still a $200,000 shortfall to repair the stucco and repaint the building. The Sheriff's Office believes those repairs will greatly improve the perception of the place and reduce crime in the area.

The CRA has funds in the innovative policing line item that can be used to assist with the repairs if they will improve affordable housing and reduce crime. A request is being made to the CRA for up to $200,000 to assist with the needed repairs.

B. Recommendation: Staff recommends that the Board approve up to $200,000 to assist with repainting the Palms West Apartments.

2. Approval of Resolution to Adopt Fiscal Year 2027 Budget

A. **Background and Summary**: This is the second and final reading of the Fiscal Year 2027 Budget. The Budget includes five parts: the Redevelopment Trust Fund, the Capital Improvement Project, the Transportation Enhancement grants, the Debt Service Fund, and the Reserve Fund. The budget includes all revenues and expenses programmed for the Westgate Belvedere Homes CRA.

The Redevelopment Trust Fund presents, in a line-by-line format, all items funded by tax increment revenues. The total projected amount for the Tax Increment Financing (TIF) Trust Fund is $6,803,632. This section details administrative and programmatic expenses. The preliminary tax roll value shows a 23% increase in TIF this year. The final tax is computed at the end of the year. The Board of County Commissioners (BCC) has not proposed a millage change for this year's ad valorem tax revenue calculations. The projected amount will change if the BCC reduces the millage rate. The proposed budget includes a 3% cost-of-living adjustment and merit raises of up to 3%, as recommended by County Administration and the BCC. The Trust Fund highlights the focus areas outlined in the Redevelopment Plan and proposes funding for economic development, housing, community engagement, and public transportation activities.

The Capital Improvement Project portion provides funding from the trust fund and grants to complete infrastructure improvement projects and acquire properties for redevelopment. Grants and loans are included in this portion of the Budget. The Total amount projected for Capital Improvement is $5,000,000. Funds are budgeted to improve the streetscapes of Florida Mango Road, Donnell Road, Seminole Boulevard, and Westgate Avenue.

The Transportation Enhancement part shows the grants received from the Metropolitan Planning Organization (MPO), formerly known as the Transportation Planning Agency (TPA), and the Florida Department of Transportation. There won't be any new MPO projects for Fiscal Year 2027. The last open project is Cherry Road. It is being paid out of the previous year's budget. Construction of Westgate Avenue and Seminole Boulevard was completed last year. However, the CRA needs to upgrade the landscaping and repair streetlights vandalized by local criminals.

The Debt Service Fund shows how funds will be used to pay off debt. There is a modest amount of funds in the reserve account to ensure that money is available to cover debt.

B. **Recommendation:** Staff recommends that the Board approve a resolution to adopt the budget and recommend it to the BCC for final approval.

3. Approval of Funds to Purchase a Used Tractor for the Community Garden

A. Background and Summary: The garden has not had a tractor for several years. Most tilling has been done with non-motorized hand tools. The garden manager believes a tractor will be very helpful and that two people can do the work that three people did over the last few seasons. Since two of the garden workers resigned at the end of the last season, the garden manager has suggested that the CRA purchase a small tractor and replace one person, thereby saving the CRA some money.

We have received three quotes for a small tractor. The best quote is $13,000. The proceeds from the community garden can be used to make the purchase.

B. Recommendation: Staff recommends that the Board authorize the purchase of a small tractor for the community garden for $13,000.

Westgate CRA Palm Beach County
Westgate/Belvedere Homes Community Redevelopment Agency

WESTGATE CRA BOARD MEETING
August 10, 2026

Staff Updates

CRA-PBSO Partnership – Operation Pheonix at Palms West (STARTED 5/26)

Update (8/26): With physical improvements well underway, the police, property owners, new management addressing criminal activity through evictions and warnings, the data is already showing a dramatic drop in crime. The owners have invested approx. $265,000 to date, with limited funding remaining for the year. The buildings on the site, are painted a dark grey, poorly reflecting new light negating the purpose. The CRA may be able to assist with a partial match and is looking at other funding partners to fill a gap.

Background: PBSO District 3 Community Policing Team identified the Palms West apartments for a targeted operation named Operation Pheonix. This multiphase initiative addresses known criminal activity originating from the development, and property management neglect that has led to blight. The operation has been underway for 3 months. Overgrown landscaping on site and along surrounding canals has been cleaned up. New LED lighting is planned across the common areas and buildings. PBSO has stationed a deputy round the clock on site to monitor. Ownership has changed property management and is actively involved and investing. The CRA is assisted with canal cleanup.

CRA-Owned Streetlights

Background: Over the past year, decorative streetlights, installed through MPO/FDOT grant funding on three roadway CRA improvements projects, have been subject to cooper wire theft. Streetlights installed in the Belvedere Heights community have been rewired and retrofitted with theft-prevention locks. This work was done under emergency procurement. Westgate Avenue is not yet fully closed and delivered to the CRA, and some recently retrofitted streetlights have already been tampered with. Seminole Blvd. lights, now under full ownership by the CRA, will need to be rewired/retrofitted—an RFP for this work is being prepared for Board consideration in August. Cherry Blvd. is not yet completed; contractors have installed the lights with lock box specifications.

L-2 Canal Connector – Transportation Feasibility & Impacts Study (STARTED 7/26)

Background: Work Assignment #5 is presented to the Board for approval. CRA Staff requested that Kimley-Horn continue feasibility studies for the L-2 Canal Connector project. Kimley-Horn will evaluate conceptual roadway plans prepared by Engenuity Group for transportation/multimodal feasibility as an access link from Congress Avenue to Australian Avenue to the east.

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 (7/26): WPBgo/CRA outreach to Westgate schools, employers and residents is well underway. Good interest in TDM program by Westgate Elementary and Chuck Shaw when students return in August. Opportunity Inc. and the Kennel Club will be onboarded to the program. Supervisor of Elections facility will join following November elections.

Update (5/26): An internal Westgate CRA x WPBgo TDM program kick-off was held in early May—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 (8/26): The Wabasso Dr. project was ranked 2nd of those projects that applied to this year's TA grant program. FDOT has $5.1M in funding for TA grant projects; $10.5 was requested. On July 16th, the MPO Governing Board approved the MPO List of Priority Projects (LOPP) for FY2028-32 that includes Wabasso to move forward for final FDOT approval for funding through their DTWP. Final determinations will not be made by the FDOT until next June.

Update (7/26):

A resolution of support from the PBC BCC for the construction of the Wabasso Dr. project was approved on 7/7/26. The MPO and FDOT have allowed the CRA to submit this resolution past the deadline. This completes application requirements. The project is within the top three ranked projects in this TA grant cycle.

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 (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)

Update: A community workshop to gather input from stakeholders is being planned for week of September 21-25, 2026.

Updates (7/26): The consultants have completed the initial tasks needed to develop the plan: data collection, inventory, and existing conditions analysis. Stakeholder engagement is ongoing—a community workshop is planned for late September. The development of overall goals and the work program have begun. Staff is extending the timeline for completion of the Plan Update out by 2-3 months to account for the adoption of the CTMP, and the November tax reform question is resolved.

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

FPL Streetlights Initiative + Westgate Safety Plan (IN PROCESS)

Update (8/26): Staff will work with PBSO on a Safety Action Plan. A framework was started when the CRA applied for a State allocation for crime prevention in 2024. With insight and guidance from the Sheffif's deputies a plan for addressing broken windows, lighting gaps, camera surveillance, good design using CPTED principles and best practices for safety on our roadways.

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

The requested funding for Westgate safety initiatives from the County's legislative appropriation was not authorized. The CRA will renew the request next legislative season. Staff continues to address issues around safety utilizing the Agency's budget. A draft Safety Plan in in process.

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

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

FY21 TCRPC Brownfields Site Assessment Grant (IN PROCESS – 8/21)

Update (7/26): The DEP will allow an interim source removal program for the site. The plan allows the CRA focus on the western parcel removing a shallow layer of contaminated soil and replace with fresh fill, while the existing structure remains standing. Once this exercise is complete, the soils should test clean, enabling the CRA to close the DEP case, demolish the structure, and advertise an RFP for redevelopment. Costs for mitigation are being evaluated for Board consideration.

Updates: The Board approved a contract for Akerman LLC in September 2025, and a contract for Stantec. Communication on the case has been initiated by Akerman. Stantec does not support the DEP's request for further testing beyond the boundaries of the site and has advised that the CRA consult with an environmental attorney specialized in Brownfields cases.

Cardno (now Stantec) has completed testing. Results indicate levels of contamination on site that are in excess of allowable State limits. Staff will be meeting with Stantec and TCRPC to discuss next steps. Additional testing is required by the DEP to determine extend of background contamination in order to confirm historical uses are not responsible for elevated levels, and no remediation is needed. TCRPC cannot provide additional funding. Staff will work with County DHED to assist.

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

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

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

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

Community Garden/Greenmarket Improvements (ONGOING)

The Farm Manager received a grant in 2025 for $10,000 in funding from the annual PBC OCR Community Project grant program. The funding would assist 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 2026. 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.	▪ WCRA recommendation 5/11/26 ▪ DRO approval to add a light industrial manufacturing & processing use to Building A of the MUPD (80,750sf) ▪ Prohibited in WCRAO UG sub-area--requires mutual agreement by CRA & Zoning Director
Lantana Construction HQ renovation	2525 Old Okeechobee Rd.	▪ Under construction
Westgate Terrace Mixed-Use (Danza Group)	2636 Westgate Ave.	▪ WCRA recommendation 4/13/26 ▪ Adding 14 new units, Type 1 Waiver for parking reduction ▪ Existing DRO approval 4/24 – Danza Group is owner

		▪ 4 stories, 58 total units with GF professional office
Genessee Townhomes	Loxahatchee Drive	▪ In Zoning review -- WCRA recommendation 11/10/25 ▪ 19-unit for-sale townhouse project -3 buildings on 1.12 ac ▪ DRO for MF and DBP approval, Type 1 LS Waiver
Connections School—expansion	1310 Old Congress Ave.	▪ WCRA recommendation 8/19/25; DRO approval ▪ Vocational school use – 150 new students
Palm Beach Marketplace MUPD Expansion	1960 Okeechobee Blvd.	▪ DOA to utilize existing structures for adaptive reuse ▪ BCC approval 7/25 – adding 2.21 acres of land - rezoning, DOA, DRO approval for 14,521 sf of Type 1 restaurant use
Westgate Village PH 1–16 ac	1111 N Congress Ave.	▪ BCC approval 9/25; DRO approval 12/25 ▪ Phase 2 planning is underway and PH 1 permit plans ▪ Rezoning to MUPD, PH1 405 units (325 DBP units)
Neighborlee Living Micro-units/Mixed-use	2818 Westgate Ave.	▪ Expanding concept - owns more properties to west ▪ Developer working on construction plans and funding ▪ BCC approval 9/25; DRO approval 12/25 ▪ Rezoning, BCC approval of 50 du/ac of WCRAO bonus density on .66 acres (33 DBP units) – 240 sf micro units
Tallahassee Multifamily	1302 Tallahassee Dr.	▪ DRO approval 7/25 ▪ 7-unit MF project, WCRAO DBP units, Type 1 LS Waiver
PBKC – new relocated facility	1111 N. Congress Ave.	▪ BCC approval 12/24 – WCRA recommendation 3/11/24 ▪ 60,286 sf facility + 4 level parking structure ▪ Rezoning, Class B Cond. use (indoor entertainment), DRO for Type 2 restaurant, variances, waivers
PBC Fire Station #24	Westgate at Seminole	▪ Ground-breaking 4/27/26 –- under construction ▪ Presented to CRA 3/13/23, BCC in 8/25 ▪ Rezoning to PO approved, in site design phase
NorWest Pointe Multifamily	Westgate at Tallahassee	▪ DRO approval 11/25; WCRA recommendation 8/12/24 ▪ DRO approval for additional density for a 9-unit MF rental project, Type 1 Waiver (rezoning approved)
Aero Village Multifamily (Hope Housing Alliance)	1699-1705 N. Congress Ave	▪ Increase units to 84 (studio and 1-bedroom)— not submitted to Zoning, recommended for Housing Bond ▪ DRO approval 12/24 for 4-storay, 38-unit market rate MF rental development
Mavis Tires (Walmart MUPD)	1098 N. Military Trail	▪ In Zoning review ▪ WCRA recommendation 11/10/25 ▪ DRO approval for a 6,889sf Light Repair/Maint.
Al Packer Fleet Services Facility	1668 N Military Trail	▪ Under construction ▪ Rezoning to CG, BCC approval – Heavy Repair/Maint. – DRO approvals 11/23
Seven at Cherokee Townhomes	Cherokee Ave.	▪ Under construction – DRO approval 3/23 ▪ 7 townhome-style multifamily units on .46 ac – DBP units

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

July 13, 2026

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

Mr. Daniels, the Board Chair, called the meeting to order at 5:00 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 – via Zoom 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:	**None**
Zoom Attendees:	Deputy Robinson

II. AGENDA APPROVAL

1. Additions, Deletions, Substitutions to Agenda

- No Additions, Deletions, Substitutions to Agenda.

- **It was moved by Ms. Rufty and seconded by Ms. Wolliston to adopt the agenda as presented. Motion carried (5-0)**

III. ADOPTION OF W/BH CRA MINUTES

- **It was moved by Ms. Wolliston and seconded by Ms. Rufty to adopt June 08, 2026, minutes. Motion carried (5-0)**

IV. PUBLIC COMMENT

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

V. DISCLOSURES

- No Disclosures

VI. CONSENT AGENDA

- No Consent Agenda

VII. REGULAR AGENDA

1. **Approval of Auditor's Letter of Engagement for Fiscal Year 2026 Financial Statements Audit**

Mr. Michel made a presentation to the Board.

The CRA is seeking the services of Ward & Company to audit the financial records of the CRA for fiscal year 2026. The auditors will be responsible for testing the accounting records of the Westgate CRA and performing other procedures deemed necessary to prepare a comprehensive report in accordance with the standards for financial audits set forth in the Government Auditing Standards, issued by the Comptroller General of the United States. It is estimated that a single audit will not be needed this year. Ward and Company has submitted a proposal for the work. The company proposes completing the audit for an amount not to exceed $32,000.

Staff recommend that the Board authorize staff to engage Ward and Company, P.A. to provide auditing services for the fiscal year ending in September of 2026 for an amount not to exceed $32,000.

Ms. Haggerty asked how much the auditor charged last year. Last year, the auditor's proposal was not to exceed $30,000.

It was moved by Ms. Rufty and seconded by Ms. Haggerty to engage Ward and Company, P.A. to provide auditing services for the fiscal year ending in September of 2026 for an amount not to exceed $32,000. The motion passed unanimously (5-0)

2. **Consideration of Fiscal Year 2027 Budget**

Mr. Michel made a presentation to the Board.

This is the first reading of the Fiscal Year 2027 Budget. The Budget includes five parts: the Redevelopment Trust Fund, the Capital Improvement Project, the Transportation Enhancement grants, the Debt Service Fund, and the Reserve Fund. The budget includes all revenues and expenses programmed for the Westgate Belvedere Homes CRA.

The Redevelopment Trust Fund presents, in a line-by-line format, all items funded by tax increment revenues. The total projected amount for the Tax Increment Financing (TIF) Trust Fund is $6,803,632. This section details administrative and programmatic expenses. The preliminary tax roll value shows a 23% increase in TIF this year. The final tax is computed at the end of the year. The Board of County Commissioners (BCC) has not proposed a millage change for this year’s ad valorem tax revenue calculations. The projected amount will change if the BCC reduces the millage rate. The proposed budget includes a 3% cost-of-living adjustment and merit raises of up to 3%, as recommended by County Administration and the BCC. The Trust Fund highlights the focus areas outlined in the Redevelopment Plan and proposes funding for economic development, housing, community engagement, and public transportation activities.

The Capital Improvement Project portion provides funding from the trust fund and grants to complete infrastructure improvement projects and acquire properties for redevelopment. Grants and loans are included in this portion of the Budget. The Total amount projected for Capital Improvement is $5,000,000. Funds are budgeted to improve the streetscapes of Florida Mango Road, Donnell Road, Seminole Boulevard, and Westgate Avenue.
The Transportation Enhancement part shows the grants received from the Metropolitan Planning Organization (MPO), formerly known as the Transportation Planning Agency (TPA), and the Florida Department of Transportation. There won’t be any active MPO project for next year. The last open project is Cherry Road. It is being paid out of the previous year's budget. Construction for Westgate Avenue and Seminole Boulevard was completed last year. However, the CRA needs to upgrade the landscaping and repair streetlights vandalized by local criminals.

The Debt Service Fund shows how funds will be used to pay off debt. There is a modest amount of funds in the reserve account to ensure that money is available to cover debt.

This is the first reading of the budget. Staff is only seeking input. A final budget will be presented at next month's meeting. It will include considerations and input from the July Board meeting, as well as updated TIF projections based on the millage rate set by the BCC.

Ms. Haggerty asked if the 23% increase in TIF was due to new properties that have been built and occupied, or if it also includes development that is in the planning stage or under construction.

Mr. Michel responded that the increase due to the new values applies only to projects that have been constructed, not to projects under construction or in planning stages.

- **No Motion Required**

3. Approval of Work Assignment #5 for Kimley-Horn and Associates, Inc. to Evaluate Feasibility and Transportation Impacts of the Proposed L-2 Canal Road Link

Ms. Pennell made a presentation to the Board.

The CRA is pursuing a potential new transportation access link adjacent to the existing L-2 Canal. The link, as proposed, would connect Congress Avenue to Australian Avenue and is intended to provide additional connectivity for the Westgate community to the east. A preliminary design has been prepared, and the CRA has requested that Kimley-Horn further evaluate the feasibility and transportation impacts of the proposed link.

The consultant is engaged to complete four tasks. Task one involves evaluating the proposed L-2 Canal project. Task two covers vision and compatibility. Task three makes recommendations. The final task four provides for meetings, conference calls, and discussions with CRA stakeholders. The firm proposed to complete these tasks for $31,000.00

Staff recommends the Board authorize Work Assignment #5 to Kimley-Horn and Associates, Inc. to complete the feasibility study for the L-2 Canal Road Link.

It was moved by Ms. Haggerty and seconded by Ms. Rufty to authorize Work Assignment #5 to Kimley-Horn and Associates, Inc. to complete the feasibility study for the L-2 Canal Road Link. The motion passed unanimously (5-0)

VIII. STAFF REPORTS

Mr. Michel informed the Board that the FEMA grant, 2018 Irma, has been finalized and closed out.

Ms. Pennell updated the Board on the Redevelopment Plan update. The consultant CMA continues to work on the Plan. They are also waiting to see what the voters will decide in the November referendum about additional homestead exemptions, as that will affect all CRA plans. Ms. Pennell also updated the Board on the Private Development Projects.

Ms. Bui informed the Board that Coffee with the Deputies at Westgate Plaza had a great turnout, with several guests from WPBGo, FAU Health Clinic, and the Women's League of Voters. On Thursday, July 16, there will be a community event for the Palms West Apartments with PBSO District 3. WPBGo will also be in attendance

Congratulations to Westgate Elementary. They are now an “A” rating school.

IX ATTORNEY’S REPORTS

- No Attorney’s Report

X. BOARD MEMBER COMMENTS

XI. AJOURNMENT

It was moved by Ms. Rufty and seconded by Ms. Wolliston to adjourn the meeting. The meeting was adjourned at 5:30p.m.

____________________________________Redevelopment Specialist/Administrative Assistant
Mai Bui

EXTERIOR BUILDING REPAINTING PROPOSAL
QUOTE# PWA8613

06/15/2026

Prepared For:

Palms West Apartments

1551 Quail Drive, West Palm Beach, FL 33409

Prepared By:

Top Choice Maintenance, Inc.

424 Kirk Rd, Lake Worth Fl 33461

(561)-506-5837

mngmt@topchoicemaintenance.com

1. Scope of Work

Top Choice Maintenance will furnish all labor, materials, equipment, supervision, project management, and disposal necessary to complete the exterior repainting of the property, including:

- Nine (9) residential apartment buildings
- Leasing office building
- Maintenance storage building

1.1 Surface Preparation

- Pressure wash all exterior building surfaces to remove dirt, mildew, chalking, surface contaminants, and loose debris.
- Scrape and remove loose or peeling paint where necessary.
- Prepare all surfaces to ensure proper adhesion of coatings.
- Repair and seal minor cracks as part of normal surface preparation.
- Apply exterior-grade caulking at windows, doors, joints, penetrations, and other areas where needed.
- Prime and seal surfaces as required based on existing conditions and substrate requirements.

1.2 Painting

- Paint all exterior building walls.
- Paint exterior corridor and breezeway areas.
- Paint exterior doors, door frames, and associated painted trim.
- Apply two (2) coats of premium exterior-grade coating system to all designated surfaces.

1.3 Materials & Equipment

- All paint, primers, sealers, caulking materials, masking materials, and related supplies are included.
- All lifts, ladders, scaffolding, tools, and equipment necessary to complete the project are included.
- Protection of windows, landscaping, walkways, vehicles in designated work areas, and adjacent surfaces during painting operations is included.
- Daily cleanup of active work areas and final project cleanup are included.

2. Exclusions

The following items are specifically excluded from this proposal:

- Balcony handrails
- Stair handrails
- Structural repairs
- Major stucco repairs, reconstruction, or replacement
- Waterproofing systems
- Replacement of damaged building components
- Replacement of sealants, expansion joints, control joints, windows, doors, glazing systems, roofing components, and waterproofing assemblies
- Any work not specifically listed in this proposal

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3. Project Total

Total Contract Amount: $240,000.00

This price includes all labor, materials, equipment, supervision, project management, cleanup, and disposal necessary to complete the work described herein.

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4. Payment Schedule

- **60% Deposit Upon Contract Execution:** $144,000.00
- **20% Progress Payment:** $48,000.00
  Due when approximately 50% of the contract scope has been completed.
- **20% Final Payment:** $48,000.00
  Due upon substantial completion of the project.

Progress payments are due within fourteen (14) calendar days of invoice date. Failure to make scheduled payments may result in suspension of work until payment is received.

5. Project Schedule

- Estimated project duration: **10 to 16 weeks**, weather permitting.
- Work will be performed in phases to minimize disruption to residents, tenants, and property operations.

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6. Terms & Conditions

- Colors shall be selected and approved by ownership prior to commencement of work.
- Color selections must be finalized prior to material ordering. Changes to approved colors after materials have been ordered or work has commenced may result in additional charges and schedule adjustments.
- Proposal includes spot caulking and minor crack sealing as required for normal painting preparation. Complete removal and replacement of all building sealants is excluded unless specifically stated herein.
- Proposal is based on visible conditions at the time of inspection.
- Any concealed damage discovered after pressure washing or surface preparation, including deteriorated stucco, substrate failure, water intrusion, wood rot, corrosion, structural deficiencies, or other concealed conditions, is excluded and will be submitted as a separate proposal if repairs are required.
- Property management shall provide reasonable access to all work areas during normal working hours, including continuous access to water and electrical service at no cost to the Contractor.
- Delays caused by weather, excessive humidity, high winds, tropical weather systems, labor shortages, material shortages, governmental restrictions, resident interference, inaccessible areas, vehicles, pets, vendors, or other conditions beyond the Contractor's control may affect the project schedule.
- Contractor reserves the right to adjust the project schedule resulting from Owner-caused delays, restricted access, or changes to the approved scope of work.
- Reasonable precautions will be taken to protect adjacent surfaces, landscaping, fixtures, and building components during construction activities. Contractor shall not be responsible for damage to personal property, vehicles, decorations, or other items not removed or protected by occupants prior to commencement of work.
- Contractor shall not be responsible for pre-existing damage, existing coating failures, moisture intrusion, structural movement, previous coating incompatibility, substrate deterioration, or other conditions not caused by its operations.
- Additional coats required due to color changes, inadequate coverage of existing coatings, or Owner-requested color revisions are not included and may require a written change order.

- Any work requested outside the scope of this proposal, including repairs, corrective work, upgrades, code compliance work, or unforeseen conditions, shall require written approval prior to commencement and may result in additional charges and schedule adjustments.
- Progress payments are due within fourteen (14) calendar days of invoice date. Failure to make payments in accordance with the payment schedule may result in suspension of work, rescheduling of the project, and additional mobilization costs.
- Any disputed invoice amount shall not delay payment of undisputed amounts.
- Contractor reserves the right to stop work if unsafe conditions are encountered until such conditions are corrected.
- Owner acknowledges that paint colors, sheen levels, and finish appearance may vary slightly due to substrate conditions, lighting conditions, weather exposure, and manufacturer tolerances.
- Upon completion, Contractor and Owner may conduct a final walkthrough to identify any remaining punch-list items. Owner shall provide any punch-list items within seven (7) calendar days of substantial completion. Contractor shall be afforded reasonable opportunity to complete approved punch-list items.
- Substantial completion shall be defined as the point at which the contracted scope of work has been completed and the property is capable of its intended use, excluding minor punch-list items that do not materially affect the overall project.
- Top Choice Maintenance, Inc. will maintain all required insurance coverage for the duration of the project and will provide certificates of insurance upon request.
- Proposal is valid for sixty (60) days from the date of issuance.
- Contractor reserves all rights and remedies available under applicable Florida law regarding payment and collection of amounts due under this agreement.
- This proposal shall become a binding agreement upon execution by the Owner/Authorized Representative.

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7. Warranty

Top Choice Maintenance Inc. warrants its workmanship for a period of **one (1) year from the date final payment is received**.

This warranty does not cover failures resulting from structural movement, settlement, water intrusion, building defects, substrate deterioration, impact damage, abuse, acts of nature, normal wear and tear, existing coating failures, moisture-related issues, or conditions beyond the Contractor's control. Hairline cracking and future cracking resulting from normal building movement are specifically excluded from warranty coverage.

8. Limitation of Scope

The contract amount is based upon the scope of work specifically described in this proposal. Any repairs, corrective work, upgrades, code compliance work, unforeseen conditions, concealed damage, or work not expressly included herein shall be considered additional work and shall require a written change order prior to commencement.

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9. Acceptance of Proposal

The undersigned hereby accepts this proposal and authorizes Top Choice Maintenance, Inc. to proceed with the work described herein under the terms and conditions contained in this proposal.

Owner / Authorized Representative

Company / Association: ____

Printed Name: ____

Title: ____

Signature: ____

Date: ____

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10. Entire Agreement

This proposal constitutes the entire scope of work. Any item not specifically included herein shall be considered excluded.

OPERATION PHOENIX
PHASE 1

Crime, Calls-for-Service, Community Impact, and Continued Investment Report

Palms West Apartments

Comparison periods: May 1, 2025-April 30, 2026 and May 1-July 28, 2026

Purpose: Document measurable changes associated with Operation Phoenix, demonstrate the value of continued property-management and partner investment, and establish performance targets for the remainder of 2026.

Executive Summary

Operation Phoenix is producing a measurable shift from reactive service demand toward visible, officer-initiated activity. After normalizing the two periods to comparable monthly rates, total CAD activity increased 20.4%; however, **proactive and enforcement activity increased 132.8%, and business/residence checks increased 211.2%.** At the same time**, quality-of-life and suspicious calls decreased 50.6%**, **noise complaints decreased 65.8%, property-management service calls decreased 22.4%, and property-crime calls decreased 5.4%.**

The data supports continued investment. The increased total workload should not be interpreted as a simple rise in community disorder. Much of the increase is attributable to intentional police presence, directed checks, enforcement, and community visibility. These activities are consistent with a stabilization strategy designed to identify problems earlier, deter criminal activity, improve resident confidence, and reduce recurring quality-of-life complaints.

Important caution: Violent/domestic-related calls increased 16.3% on a normalized monthly basis. This area requires continued attention and should remain a core performance measure. The increase may reflect both persistent need and improved reporting/identification during increased officer presence; the CAD data alone cannot establish causation.

Key Findings at a Glance

Measure	Baseline monthly rate	Operation monthly rate	Change
Total CAD incidents	86.9	104.7	+20.4%
Proactive / enforcement activity	18.5	43.1	+132.8%
Business/residence checks	11.8	36.6	+211.2%
Property-management service calls	21.6	16.8	-22.4%
Property-crime incidents	2.2	2.1	-5.4%
Quality-of-life / suspicious calls	9.0	4.4	-50.6%
Noise complaints	3.0	1.0	-65.8%
Violent/domestic incidents	5.6	6.5	+16.3%

Rates are standardized to 30.44 days to permit a fair comparison between a 12-month baseline and an 89-day operational period.

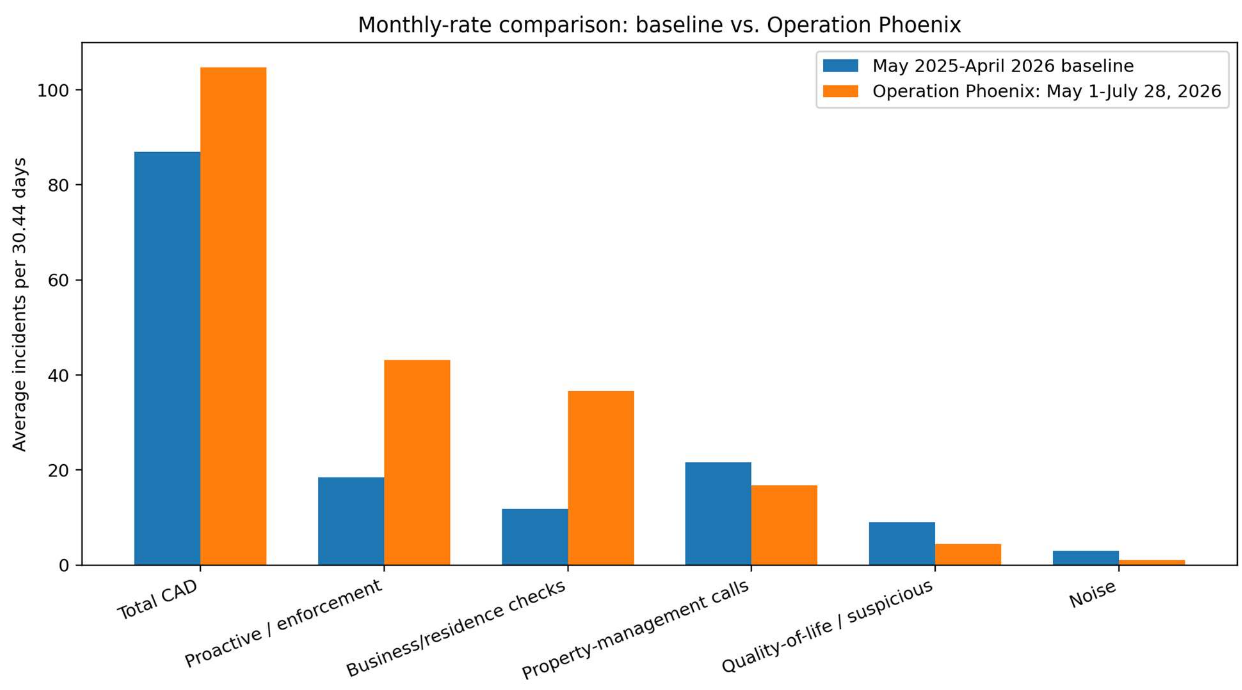

Figure 1. Normalized monthly call and activity rates.

Detailed Trend Analysis

1. Proactive Presence and Deterrence

Proactive/enforcement activity rose from an average of 18.5 incidents per month during the baseline period to 43.1 per month during Operation Phoenix. Business and residence checks increased from 11.8 to 36.6 per month. **This is the clearest operational indicator that the strategy is increasing police visibility and replacing passive response with directed prevention and early intervention.**

During the first 89 days of the operation, 126 proactive/enforcement activities were recorded, including 107 business or residence checks. At the same pace, approximately 221 additional proactive activities—including about 188 additional property checks—would be expected from July 29 through December 31, 2026.

2. Quality-of-Life Conditions

Quality-of-life and suspicious calls decreased from 9.0 to 4.4 per month, a 50.6% reduction. Noise complaints decreased from 3.0 to 1.0 per month, a 65.8% reduction. These changes are operationally significant because recurring disturbances, suspicious activity, trespassing, unwanted guests, and noise complaints directly affect resident satisfaction, property reputation, leasing stability, and management workload.

3. Property Crime and Management-Related Demand

Property-crime calls decreased modestly from 2.17 to 2.05 per month, a 5.4% reduction. Although the change is encouraging, the short operational period is not yet long enough to claim a durable crime reduction. Property-management service calls—including private-property impounds, repossessions, and civil process—decreased 22.4%, from 21.6 to 16.8 per month. This suggests reduced recurring administrative demand and may indicate improved property control, parking compliance, tenant accountability, or management coordination.

4. Violent and Domestic-Related Calls

Violent/domestic-related incidents increased from 5.6 to 6.5 per month. Domestic calls account for most of this increase. This trend should be treated as a priority risk indicator, not minimized. Continued enforcement, resident outreach, victim-resource referrals, lease enforcement when legally appropriate, improved lighting/camera coverage, and close follow-up are recommended. Increased presence may also improve reporting and reveal incidents that previously went unreported; additional report-level review is needed to distinguish increased occurrence from increased detection.

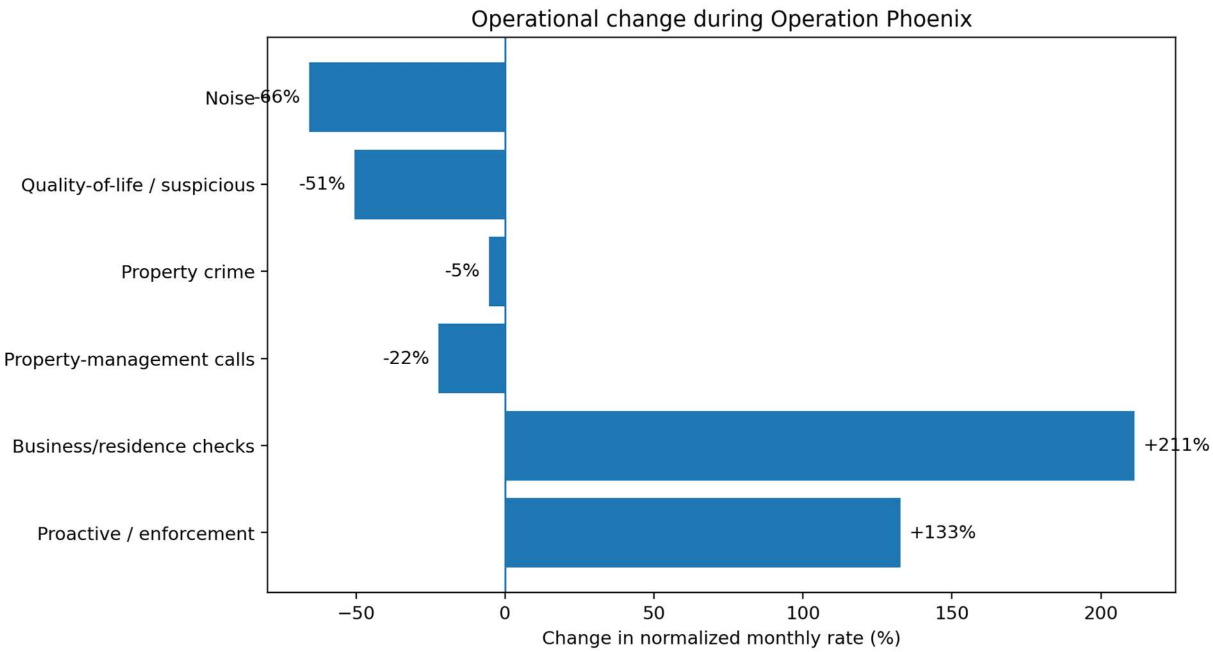

Figure 2. Percentage change in selected normalized monthly rates.

Projected Trends Through December 31, 2026

The following projection assumes the May 1-July 28 daily activity rate continues unchanged through December 31, 2026. It is a straight-line operational scenario, not a guarantee. Seasonal conditions, staffing, resident turnover, reporting behavior, management actions, and special events may materially change actual results.

Measure	Actual May 1-Jul 28	Projected Jul 29-Dec 31	Projected May-Dec total
Total CAD incidents	306	536	842
Proactive / enforcement activity	126	221	347
Business/residence checks	107	188	295
Property-management service calls	49	86	135
Property-crime incidents	6	11	17
Quality-of-life / suspicious calls	13	23	36
Noise complaints	3	5	8
Violent/domestic incidents	19	33	52

Under this continuation scenario, Operation Phoenix would generate approximately 347 proactive/enforcement activities and 295 business/residence checks from May through December 2026. Quality-of-life/suspicious calls would remain substantially below the historical monthly rate, while violent/domestic calls would require continued targeted intervention.

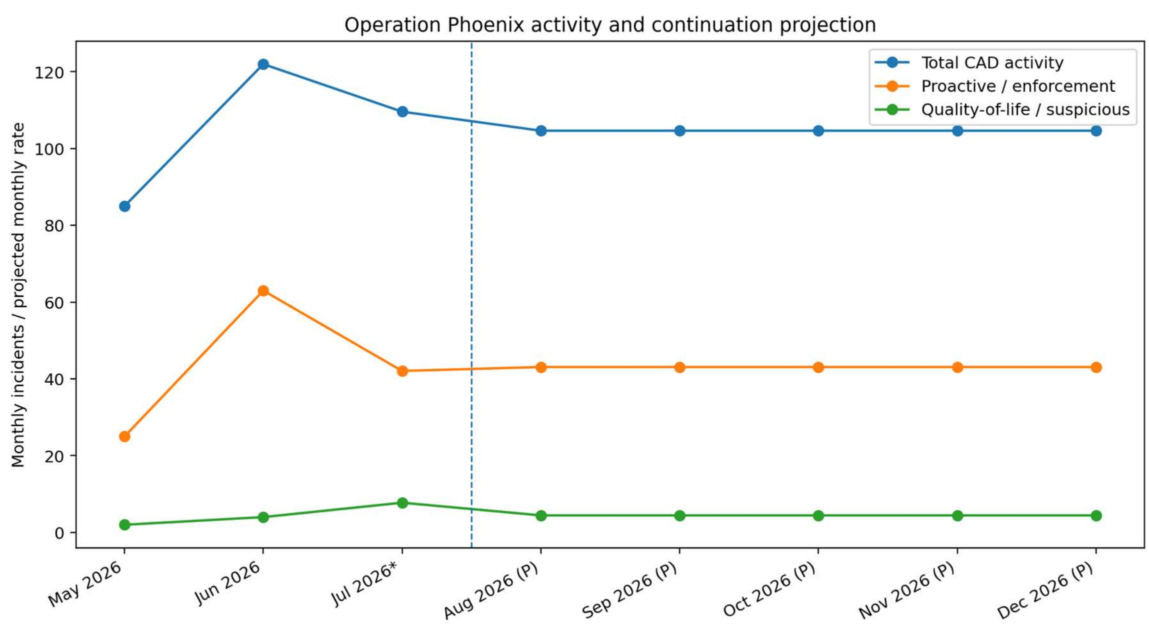

Figure 3. Actual activity through July 28 and straight-line monthly projections for August-December 2026. July is normalized to a 31-day month.

Investment Case for Palms West Apartments

The data indicates that Operation Phoenix is creating the conditions needed for long-term community stabilization: increased guardianship, earlier identification of problems, fewer recurring quality-of-life complaints, and reduced management-related calls. Continued financial participation by ownership, management, community partners, and potential contributors should be tied to visible improvements and measurable outcomes.

Recommended Funding Priorities

Lighting, cameras, access control, and CPTED improvements: Prioritize lighting coverage, functional surveillance, controlled access points, fencing, landscaping visibility, and rapid repair of security-related deficiencies.

Property maintenance and beautification: Maintain clean common areas, remove trash and abandoned property, repair exterior damage, address overgrowth, and sustain visible improvements that signal active ownership.

Resident engagement and communication: Fund recurring community events, multilingual reporting information, resident meetings, crime-prevention materials, youth/family programming, and direct communication channels.

Management enforcement and tenant accountability: Support consistent parking controls, lease enforcement, nuisance documentation, trespass procedures, property inspections, and coordinated case review with legal counsel and law enforcement.

Victim and family support: Establish referral partnerships and on-site information for domestic violence, behavioral health, housing instability, and youth intervention.

Data and performance reporting: Continue monthly CAD review, property-level incident tracking, camera and lighting audits, resident feedback, and quarterly management/partner briefings.

Recommended Contribution Structure

Future contributions should be released in phases linked to documented milestones. A practical structure is: (1) immediate safety and infrastructure needs; (2) resident engagement and compliance initiatives; (3) sustained maintenance; and (4) performance-based reinvestment after quarterly review. This approach provides transparency to contributors and ensures funding remains connected to measurable community outcomes.

Performance Measures for Management and Contributors

- Maintain proactive/enforcement activity at or above 35 incidents per month.
- Maintain business/residence checks at or above 30 per month.
- Keep quality-of-life/suspicious calls at least 35% below the historical baseline.
- Keep noise complaints at least 50% below the historical baseline.
- Reduce property-management service calls at least 20% below the historical baseline.
- Track violent/domestic incidents separately, with documented follow-up and referral activity.
- Complete monthly lighting, camera, access-control, cleanliness, and landscaping inspections.
- Document resident contacts, community participation, enforcement outcomes, and completed property improvements.

Conclusion and Request for Continued Partnership

Operation Phoenix is demonstrating early, measurable value at Palms West Apartments. The strongest evidence is the substantial increase in proactive police activity combined with significant reductions in quality-of-life, suspicious, noise, and management-related calls. These indicators suggest that coordinated enforcement, management action, environmental improvements, and resident engagement are moving the community toward greater stability.

Continued success will depend on maintaining both operational presence and property investment. Law enforcement activity alone cannot sustain the gains. Continued financial contributions should support security infrastructure, maintenance, resident engagement, management accountability, and transparent performance reporting. A coordinated investment strategy will help protect prior improvements, reduce the risk of regression, support resident confidence, and strengthen the long-term marketability and safety of Palms West Apartments.

Recommended action: Palms West Apartments management and participating financial partners should continue Operation Phoenix through May 1, 2027, conduct formal quarterly reviews, and authorize phased contributions tied to the performance measures in this report.

Methodology and Limitations

Source data consisted of two CAD incident exports provided for Palms West Apartments: 1,042 records covering May 1, 2025-April 30, 2026 and 306 records covering May 1-July 28, 2026. The second file ends July 28, 2026; this report uses that date even though the original request referenced 2028. Rates were normalized to a 30.44-day month.

Operational categories were grouped from CAD incident types. Proactive/enforcement activity includes business/residence checks, residential/employment checks, vehicle stops, investigations, warrant service, special details, surveillance, community action plans, and contacts. Property-management service calls include private-property impounds, repossessions, and civil process. Crime and quality-of-life groupings are based on incident type descriptions and are intended for operational trend review, not official UCR/NIBRS crime reporting.

CAD records measure calls and officer activity, not confirmed offenses or final case dispositions. Multiple calls may relate to the same event, and changes may be influenced by reporting practices, staffing, enforcement intensity, seasonality, and management action. Therefore, the report describes association and operational impact rather than proving that Operation Phoenix caused every observed change.

REDEVELOPMENT TRUST FUND

	APPROVED BUDGET FY2026	AMENDED BUDGET FY2026	PROPOSED BUDGET FY2027	INCREASE/ (DECREASE)
REVENUE:				
Balance Brought Forward	1,500,000	4,371,233	4,000,000	-371,233
Ad Valorem Taxes (TIF)	5,512,059	5,512,059	6,803,632	1,291,573
Interest	17,000	17,000	76,000	59,000
TOTAL REVENUE	**7,029,059**	**9,900,292**	**10,879,632**	**979,340**
EXPENSES:				
Employee Expenditures:				
Salaries & Wages	650,000	650,000	689,000	39,000
Retirement	75,000	75,000	82,500	7,500
Insurance - Health/Dental	116,000	116,000	125,532	9,532
Payroll Taxes	69,000	69,000	75,900	6,900
Total Payroll Expenditures	**910,000**	**910,000**	**972,932**	**62,932**
Professional Expenditures				
Eng. & Const. Coordination	355,000	355,000	400,000	45,000
Technical Assistance	200,000	200,000	500,000	300,000
Audit Fees	27,000	27,000	35,000	8,000
Legal Fees	70,000	70,000	70,000	0
Total Professional Expenditure	**652,000**	**652,000**	**1,005,000**	**353,000**
				0
Operating				0
Government Fees & Services	500	500	600	100
Insurance/Property/Liability	30,000	30,000	50,000	20,000
Bank Fees & Charges	3,000	3,000	3,500	500
Office Rent/Utilities	95,000	95,000	120,000	25,000
Dues & Subscriptions	3,500	3,500	10,000	6,500
Office Equipment/Supplies	35,000	35,000	35,000	0
Staff & Board Development	40,000	40,000	40,000	0
Total Operating	**207,000**	**207,000**	**259,100**	**52,100**
Economic Development				
Economic Development	1,000,000	1,571,233	1,000,000	-571,233
Site Develop. Asst. Program	200,000	200,000	300,000	100,000
Rent Asst. program	100,000	100,000	100,000	0
Tenant Buildout Asst.	100,000	100,000	100,000	0
Total Economic Development	**1,400,000**	**1,971,233**	**1,500,000**	**-471,233**

REDEVELOPMENT TRUST FUND

	APPROVED BUDGET FY2026	AMENDED BUDGET FY2026	PROPOSED BUDGET FY2027	INCREASE/ (DECREASE)
Housing				
Neighborhood Preserv. Grant	160,000	160,000	170,000	10,000
Housing Assistance		1,000,000	1,000,000	0
Housing Development	1,000,000	2,000,000	1,000,000	-1,000,000
Total Housing	**1,160,000**	**3,160,000**	**2,170,000**	**-990,000**
Community Engagement, Public Safety, Neighborhood Services				
Community Garden	135,000	135,000	135,000	0
Community Activities	100,000	100,000	100,000	0
Innovative Policing		300,000	450,000	150,000
Information Dissemination	160,000	160,000	160,000	0
Property Maintenance	250,000	250,000	310,000	60,000
Property Management	50,000	50,000	100,000	50,000
Streetlights/Utilities	120,000	120,000	130,000	10,000
Total Community	**815,000**	**1,115,000**	**1,385,000**	**270,000**
Transportation				
Transportation Projects	450,000	450,000	500,000	50,000
Transportation Programs			150,000	150,000
Total Transportation	**450,000**	**450,000**	**650,000**	**200,000**
Transfer Funds				
Transfer to Debt Service Fund	915,000	915,000	915,000	0
Transfer to Capital Improv.	500,000	500,000	2,000,000	1,500,000
Miscellaneous	20,059	20,059	22,600	2,541
Total Transfer	**1,435,059**	**1,435,059**	**2,937,600**	**1,502,541**
Total Expenditures	**7,029,059**	**9,900,292**	**10,879,632**	**979,340**

CAPITAL IMPROVEMENT FUND

	APPROVED FY2026	PROPOSED FY2027	INCREASE/ DECREASE
REVENUES:			
Loan Proceed/Property Acqu	$ 2,700,000.00	$ 2,000,000.00	$ (700,000.00)
Balance Brought Forward	$ -	$ -	$ -
Solid Waste Authority	$ -	$ -	$ -
Transferred from Trust Fund	$ 500,000.00	$ 2,000,000.00	$ 1,500,000.00
USDA Grant	$ -	$ -	$ -
TPA Grant Proceed	$ 1,000,000.00	$ 1,000,000.00	$ -
Other Grants			$ -
Total Revenue	**$ 4,200,000.00**	**$ 5,000,000.00**	**$ 800,000.00**

EXPENDITURES:			
Construction Projects			
Property Acquisition	$ 2,500,000.00	$ 2,500,000.00	$ -
BH Infrastructure Improveme	$ -	$ -	$ -
Donnell	$ 1,000,000.00	$ 1,000,000.00	$ -
Florida Mango	$ 700,000.00	$ 950,000.00	$ 250,000.00
Other Infrastructure	$ -	$ -	$ -
Seminole Blvd	$ -	$ 250,000.00	$ 250,000.00
Westgate Avenue	$ -	$ 300,000.00	$ 300,000.00
Total Expenditures	**$ 4,200,000.00**	**$ 5,000,000.00**	**$ 800,000.00**

Transportation Planning Agency Fund

	APPROVED FY2026	PROPOSED FY2027	INCREASE/ DECREASE	CONSTRUCTION
REVENUES:				
Balance Brought Forward	$ -	$ -	$ -	
Reimbursement	$ 2,000,000.00	$ 2,000,000.00	$ -	
Belvedere Heights Phase 2	$ -	$ -	$ -	
Westgate Ave Streetscape	$ -	$ -	$ -	
Seminole Boulevard	$ -	$ -	$ -	
Cherry Road	$ -	$ -	$ -	
Total Revenue	**$ 2,000,000.00**	**$ 2,000,000.00**	**$ -**	

	APPROVED FY2026	PROPOSED FY2027	INCREASE/ DECREASE	CONSTRUCTION
EXPENDITURES:				
Construction Projects				
Debt Payment	$ 2,000,000.00	$ 2,000,000.00	$ -	
Belvedere Heights Phase 2	$ -	$ -	$ -	Completed
Westgate Ave Streetsca[e	$ 2,000,000.00	$ -	$ (2,000,000.00)	Completed
Seminole Boulevard	$ 500,000.00	$ -	$ (500,000.00)	Completed
Cherry Road	$ 1,000,000.00	$ -	$ (1,000,000.00)	2026
Total Expenditures	**$ 5,500,000.00**	**$ 2,000,000.00**	**$ (3,500,000.00)**	

DEBT SERVICE FUND

	APPROVED FY2026	PROPOSED FY2027	INCREASE/ DECREASE
REVENUES:			
Balance Brought Forward	-	-	-
Accumulated Interest	-	-	-
Transfer from Operating Fun	915,000.00	915,000.00	-
Transfer from Reserve Fund	-	-	-
Total Revenues	**915,000.00**	**915,000.00**	-
			-
EXPENDITURES:			-
Debt Service:			-
Interest	440,000.00	440,000.00	-
Principal	475,000.00	475,000.00	-
Bank Fees	-	-	-
Paying Agent Fees	-	-	-
Reserve-Future Debt Service	-	-	-
Total Expenditures	**915,000.00**	**915,000.00**	-

RESERVE FUND

	APPROVED FY2026	PROPOSED FY2027	INCREASE DECREASE
REVENUES:			
Balance Brought Forward	$374,000.00	$388,000.00	$14,000.00
Reserve Required	$0.00	$0.00	$0.00
Interest	$14,000.00	$16,000.00	$2,000.00
Total Revenues	**$388,000.00**	**$404,000.00**	**$16,000.00**
EXPENDITURES:			
Bank Fees and charges	$170.00	$170.00	$0.00
Reserve	$387,830.00	$403,830.00	$16,000.00
Transfer to Reserve Fund	$0.00		$0.00
Total Expenditures	**$388,000.00**	**$404,000.00**	**$16,000.00**

ATTACHMENT 2

RESOLUTION NO. 2026-1

A RESOLUTION OF THE WESTGATE/BELVEDERE HOMES COMMUNITY REDEVELOPMENT AGENCY APPROVING ITS BUDGET FOR FISCAL YEAR 2027

WHEREAS, Section 163.387, Florida Statutes (1989) of the Community Redevelopment Act of 1969 mandates the establishment and funding of the redevelopment trust fund for the Westgate/Belvedere Homes Community Redevelopment Agency; and,

WHEREAS, the Board of County Commissioners of Palm Beach County, Florida approved Ordinance 89-11 on June 30, 1989, providing for the creation and funding of the Redevelopment Trust Fund for the Westgate/Belvedere Homes Community Redevelopment Agency; and,

WHEREAS, the Westgate/Belvedere Homes Community Redevelopment Agency considered the proposed FY 2027 Budget at its August 10, 2026, public meeting and voted in favor of requesting approval by the Board of County Commissioners of Palm Beach County, Florida

NOW, THEREFORE, BE IT RESOLVED BY WESTGATE/BELVEDERE HOMES COMMUNITY REDEVELOPMENT AGENCY THAT:

1. The Westgate/Belvedere Homes Community Redevelopment Agency, hereby, recommends to the Board of County Commissioners of Palm Beach County, Florida that the proposed Budget for Fiscal Year 2027 be approved.
2. The Chair and designated Board members of the Westgate/Belvedere Homes Community Redevelopment Agency are hereby authorized and directed to advise the Palm Beach County Board of County Commissioners of this recommendation and the adoption of this Resolution.
3. This Resolution shall take effect immediately upon adoption.

APPROVED by the Westgate/Belvedere Homes Community Redevelopment Agency this 10th Day of August 2026.

APPROVED AS TO FORM AND LEGAL SUFFICIENCY	WESTGATE/BELVEDERE HOMES COMMUNITY REDEVELOPMENT AGENCY
______________________	______________________
Thomas J. Baird, Attorney	Ronald L. Daniels, Board Chair

SHAWN
O'CONNOR

INVOICE

INVOICE TO :

WESTGATE BELVEDERE HOMES COMMUNITY REDEVELOPMENT AGENCY

01/24/26

Invoice No : 01

TOTAL DUE :

USD: $ 13,000

DESCRIPTION	UNIT PRICE	QTY	TOTAL
Kubota B3200 Tractor	13,000	1	$13,000

SUBTOTAL	$13,000
Tax	0%
TOTAL	$13,0000

U. S. Department of Homeland Security
Region 4
3005 Chamblee Tucker Road
Atlanta, GA 30341

FEMA

June 24, 2026

Mr. Kevin Guthrie, Director
Florida Division of Emergency Management
2489 Shumard Oak Boulevard
Tallahassee, Florida 32399-2100

Attention: Melissa Shirah

Reference: FEMA-4337-DR-FL
Closure Request
Westgate/Belvedere Homes Community Redevelopment Agency

Dear Mr. Guthrie:

This is in response to your letter dated June 15, 2026, informing the Federal Emergency Management Agency (FEMA) that the Westgate/Belvedere Homes Community Redevelopment Agency, (Subrecipient) has completed the work for disaster 4337-FL, and payments have been made in accordance with applicable laws, regulations, policy, and guidance. The provided documentation meets the requirements of Title 44 of the Code of Federal Regulations (44 C.F.R.) § 206.205 for the payments of all projects. As a result, our systems and records have been updated to reflect this closure requested based on the federal share shown in Grants Manager. Therefore, this Subrecipient is now considered officially closed.

The Subrecipient must retain all records that document approved Public Assistance project funds as part of this subgrant for a period of three years from the date of submission of this closure action for small projects, and three years from the date of submission for the final reconciliation/certification for large projects. As stated in 44 C.F.R. § 206.207(C), FEMA retains the authority to conduct a federal audit of this disaster assistance grant, or any of the subgrants. In addition, non-federal audits are to be completed in accordance with 44 C.F.R. Part 14 and 2 C.F.R. Part 200.

Please advise the Subrecipient of this action and its right to appeal within 60 days of notification pursuant to 44 C.F.R. § 206.206.

Sincerely,

ADAM P SCHMIDT Digitally signed by ADAM P SCHMIDT Date: 2026.06.24 06:46:06 -04'00'

For Julio Gonzalez
Public Assistance Branch Chief
Recovery Division