

WESTGATE CRA 5-YEAR TRAFFIC MITIGATION WORK PLAN DRAFT

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**** DRAFT WORK PLAN APPROVED BY CRA BOARD ON JANUARY 12, 2026****



WESTGATE CRA

DRAFT 5-YEAR TRAFFIC MITIGATION WORK PLAN

FRAMEWORK

The Westgate CRA has identified essential capital projects and programs that are to be implemented by the Palm Beach County Traffic Engineering Division, the CRA, and other partner agencies to achieve the goals of the Community Redevelopment Plan. These initiatives aim to enhance residents' quality of life and stimulate reinvestment and redevelopment within the CRA. Additionally, the planned projects and programs are designed to manage traffic impacts and improve mobility as the CRA develops, especially with the expanded build-out potential, which includes an additional 3,000 units under the overall density bonus program.

Over a 5-year period, these projects and programs are categorized into four main project types, totaling \$5.97 million: Infrastructure (\$3.12M), Programmatic (\$2.24M), Planning (\$245k), and Regulatory (\$360k). Project and program implementation will depend on available funding from the CRA's annual revenue and external sources like grants partnerships. The 5-year work plan outlines projects and programs from fiscal year 2026 through fiscal year 2030.

Community feedback and ongoing coordination with regional partners will guide the implementation of these strategies to promote internal trip capture, reduce automobile dependence, and facilitate redevelopment within the Westgate CRA.

The successful implementation of these projects and programs relies heavily on collaboration between the CRA, the County, and regional agencies such as the Palm Beach MPO and FDOT. Since most of the projects focus on transportation and mobility initiatives, the benefits will extend beyond the CRA's boundaries. Improvements within the CRA will alleviate external pressure on county and state transportation systems by capturing trips internally and reducing overall vehicle miles traveled.

Cost estimates are planning level representing what is known today about the CRA's capacity to implement the projects and programs outlined in this Work Plan through its annual tax increment, as well as the availability of funding through grants and other sources.

Regional Funding Opportunities and Implementation Partners

Palm Beach County

The County is a critical partner and funding source for the CRA, helping to align and implement various CRA projects and programs with forward planning County plans, including the Countywide Transportation Master Plan. The County's Engineering & Public Works Department is the LAP certified agency responsible for implementing MPO/FDOT LRTP projects within the County. Effective coordination and collaboration on the County's planning efforts are crucial for the CRA's long-term success. Continuation of this teamwork is vital to realizing the CRA's comprehensive range of envisioned mobility and transportation projects outlined in this work plan. Likewise, the County must recognize the Westgate CRA as a significant contributor to regional travel within the central county area and should continue efforts to include and collaborate with the CRA on both planned and ongoing projects. The County's Department of Housing & Economic Development can work with the CRA to access federal Community Development Block Grant (CDBG) funds for projects that further community development and offer public benefit, offering another partnership opportunity to implement projects the CRA cannot complete alone.

Palm Beach MPO

The Palm Beach MPO offers multiple funding initiatives and core work products which the CRA can apply for and coordinate with. The CRA can apply for two key funding initiatives from the MPO: the Transportation Alternatives Program and the Major Projects Program (formerly known as the Local Initiatives Program). The Transportation Alternatives Program is ideal for internal roads that are not eligible for federal aid, offering funding up to \$1.5 million. The CRA can also collaborate with the County or State (FDOT) to apply for the Major Projects Program, targeting significant roadways like Belvedere Road and Okeechobee Blvd. Additionally, the MPO develops the Long-Range Transportation Plan (LRTP) and the Transportation Improvement Plan (TIP) for the County. These plans provide opportunities for the CRA to coordinate with the County on future major projects that impact County and State roads within or around the CRA area.

SHORT TERM – 5-YEAR WORK PLAN PROJECT LIST (FY 2026 THROUGH FY 2030)

INFRASTRUCTURE

Project #1: Wabasso Drive - Sidewalk and Bike Lane Improvements

Description: Planning, design, and construction of an 8-foot sidewalk and a painted, on-road bicycle lane, pedestrian-scale streetlights, and street trees along Wabasso Drive between Okeechobee Boulevard and Westgate Avenue (approximately 0.25 miles). This infrastructure project is intended to connect Okeechobee Blvd. with the newly completed Westgate Avenue project enhancing multimodal safety, improving the pedestrian experience for residents and visitors within the CRA, and supporting broader corridor beautification efforts. In addition, the CRA will pursue grant funding for the maximum grant award amount of \$1.5m for the construction phase of this project through the MPO's Transportation Alternatives Program.

Timeline: Planning, design and funding application to the MPO be completed in FY 2026, with Design planned for FY 2028 and Construction in FY 2030, or later.

Planning Cost Estimate: \$1,765,000

Funding Opportunities: MPO's Transportation Alternatives Program, CRA Annual Revenue.

Project #2: Florida Mango Road - Sidewalk & Swale Improvements

Description: Planning, design, and construction of a 6-foot sidewalk, installation of streetlights, and improvements to swale grading along Florida Mango Road between Okeechobee Boulevard and Belvedere Road (approximately 1 mile). In addition to the infrastructure improvements identified above, this project will include the milling and resurfacing of the roadway segment as well. This infrastructure project is intended to improve safety for pedestrians by relocating the existing sidewalk from the outer edge of the ROW to the inner edge, significantly improving the safety of school children awaiting bus pick up. In addition, the CRA will pursue grant funding, for the construction phase of this project through the MPO's Transportation Alternatives Program.

Timeline: Feasibility study completed in FY 2026, with Design planned for FY 2028 and FY 2029 and Construction beyond FY 2030. The CRA will seek additional funding for this project.

Planning Cost Estimate: \$4,125,000

Funding Opportunities: MPO's Transportation Alternatives Program, CRA Annual Revenue.

Project #3: Cherry Road - Sidewalk and Bike Lane Improvements

Description: Planning, design, and construction of a 6-8-foot sidewalk and a painted, on-road bicycle lane, as possible along Cherry Road between Quail Drive and Congress Avenue (approximately 1.25 miles). This infrastructure project is intended to enhance multimodal safety and modal links, ultimately connecting Military Trail to Congress Avenue. The CRA will pursue grant funding for the construction phase of this project through the MPO's Transportation Alternatives Program.

Timeline: Planning studies to be initiated in FY 2027, with Design planned for FY 2029 and Construction beyond FY 2030.

Planning Cost Estimate: \$2,100,000

Funding Opportunities: MPO's Transportation Alternatives Program, CRA Annual Revenue.

Project #4: Congress Avenue & Okeechobee Boulevard Intersection Improvements

Description: Intersection operational analysis and conceptual roadway design, in partnership with Palm Beach County Traffic Engineering Division, to evaluate the feasibility of intersection improvements that may be required as development infill occurs within the CRA. It is recommended that these studies assess anticipated intersection operations during the AM and PM peak hours under long-term buildout conditions, determine the feasibility of conceptual roadway plan designs, and evaluate the right-of-way acquisition (if applicable). Preliminary traffic analysis indicates that, under 2040 buildout scenarios, the subject intersection may experience insufficient turn lane queue storage capacity, warranting further evaluation of potential improvement strategies.

Timeline: Studies to be initiated in FY 2029.

Planning Cost Estimate: Planning, design and construction estimates for the CRA's contribution to intersection improvements to be determined in coordination with Palm Beach County.

Funding Opportunities: MPO's Major Projects Program (for construction), Palm Beach County, CRA Annual Revenue.

Project #5: Congress Avenue & Belvedere Road Intersection Improvements

Description: Intersection operational analysis and conceptual roadway design, in partnership with Palm Beach County Traffic Engineering Division, to evaluate the feasibility of intersection improvements that may be required as development infill occurs within the CRA. It is recommended that these studies assess anticipated intersection operations during the AM and PM peak hours under long-term buildout conditions, determine the feasibility of conceptual roadway plan designs, and evaluate the right-of-way acquisition (if applicable). Preliminary traffic analysis indicates that, under 2040 buildout scenarios, the subject intersection may experience insufficient turn lane queue storage capacity, warranting further evaluation of potential improvement strategies.

Timeline: Studies to be initiated in FY 2026.

Planning Cost Estimate: Planning, design and construction estimates for the CRA's contribution to intersection improvements to be determined in coordination with Palm Beach County.

Funding Opportunities: MPO's Major Projects Program (for construction), Palm Beach County, CRA Annual Revenue

Project #6: Congress Ave "Sliver" Bus Stop & Transfer Station

Description: Conceptual design and redevelopment of the sliver parcel to accommodate a Palm Tran and potential on-demand service provider transfer location. The project would include complete reconfiguration of the County owned parcel with dedicated parking for adjacent commercial users, landscaping and park amenities, lighting, and drainage as necessary. This project requires cooperation between private and public entities.

Timeline: Study initiated in FY 2026 with conceptual design work to be completed in FY 2027, permitting and full design in FY 2028. Construction planned for beyond FY 2030.

Planning Cost Estimate: \$1,800,000.00

Funding Opportunities: Land Lessor, Palm Beach County, Palm Tran and CRA Partnership, possible MPO, or CDBG funding, CRA Annual Revenue

Project #7: L-2 Canal Connector – Feasibility, Funding and Support Study

Description: The proposed L-2 Canal connector involves constructing a route over the Palm Beach County-owned L-2 Canal segment, which would link Congress Avenue to North Florida Mango Road, and beyond to Australian Avenue. This project aims to create a connector road, that provides an alternative relief for traffic congestion on Okeechobee Blvd. Currently, the CRA is undertaking preliminary engineering and cost feasibility studies to assess the viability of this long-term project. The project requires complex interjurisdictional collaboration and diverse funding sources, which this funding and support study will outline.

Timeline: Study to be initiated in FY 2026 and carry over to FY 2028.

Planning Cost Estimate: \$250,000.00

Funding Opportunities: CRA Annual Revenue.

PROGRAMMATIC

Project #8: Launch of on-demand service pilot

Description: On-demand service pilot to connect residential areas to Palm Tran bus stop #43 (eastbound) and other inter-CRA destinations. The goal of the pilot is to explore the potential use of alternative transportation options for trips within the CRA that connect residential areas to connecting transportation options or commercial destinations. The pilot service provider selected by the CRA will align with the vendor used by the City of West Palm Beach ensuring a seamless experience when funding becomes available to allow riders to access locations in the downtown.

Timeline: 2-year pilot to be initiated in FY 2026 with 1 vehicle, expanded to 2 vehicles in FY 2028.

Planning Cost Estimate: \$1,325,000.00

Funding Opportunities: County and/or Private Partnership, CRA Annual Revenue.

Project #9: Improvements to bus stops and shelters along strong ridership routes through coordination with Palm Tran.

Description: Efforts will focus on improving bus stops and adding shelters along high-ridership routes like Okeechobee Blvd in the short term, with mid-term plans to collaborate with Palm Tran on ways to increase frequency and reduce headways on Route 44 serving Congress Avenue and PBIA. Enhancement of public transit along Congress Avenue, addressing gaps in coverage and collaborating with Palm Tran to expand services in dense areas for improved connectivity. Key existing routes like Routes 3, 40, 43, and 44, which serve the CRA, are targeted for expansion and improvement.

Timeline: Program study initiated in FY 2026 with design planned in FY 2027 and funded in FY 2029.

Planning Cost Estimate: \$300,000.00

Funding Opportunities: Collaboration with Palm Tran, PBIA, MPO's Transportation Improvement Plan, CRA Annual Revenue

Project #10: Traffic Demand Management Programming - CRA Wide

Description: Implementation of a Traffic Demand Management voluntary program to promote alternative transportation options and reduce vehicle dependence. This includes

offering incentives to large multifamily developments and major employers to support public transit use, carpooling, vanpooling, and the use of scooters and e-bikes. The CRA's central location and focus on redevelopment present an opportunity to reduce vehicle use.

Timeline: Program to be initiated in FY 2026 and take place through FY 2030, and beyond.

Planning Cost Estimate: \$375,000.00

Funding Opportunities: CRA Annual Revenue

Project #11: Development of temporary Park and Ride locations

Description: Program to develop and plan for the transformation of existing and newly established larger-scale developments into Park-and-Ride facilities. These temporary and permanent facilities will feature surface parking shared with tenant spots, aiming to intercept single-occupant vehicles before they use the congested east-west routes, especially Okeechobee Boulevard. This approach facilitates easy transfers to Palm Tran routes, on-demand micro transit services, and future high-capacity transit centers. Designed to benefit both Westgate residents and commuters from western areas, potential Park-and-Ride locations include Cross County Mall, Walmart Plaza, and Westgate Village. As redevelopment progresses, the temporary surface Park-and-Ride facilities are expected to evolve into permanent structures within parking complexes.

Timeline: Study to be initiated in FY 2028 and design planned for FY 2029.

Planning Cost Estimate: \$240,000.00

Funding Opportunities: Private Development, CRA Annual Revenue

PLANNING & STUDIES

Project #12: CRA Community Redevelopment Plan Update

Description: Update to the adopted CRA Community Redevelopment Plan that was last amended in 2017. The revision will incorporate the projects and programs outlined in the Work Plan.

Timeline: Study to be initiated in FY 2026 with adoption/completion in FY 2027.

Planning Cost Estimate: \$70,000.00

Funding Opportunities: CRA Annual Revenue

Project #13: Downtown West Palm Beach Connection - Feasibility Study

Description: Conduct a feasibility study and coordinate efforts to explore the implementation of a downtown West Palm Beach shuttle service through a public-private partnership. Additionally, the study will assess the City of West Palm Beach's Mobility Plan to identify potential multimodal connections for collaboration. Finally, the study will review the County's Master Transportation Plan, once completed, to identify further potential alternatives for downtown connections

Timeline: Study to be initiated in FY 2027 and carry on through FY 2028.

Planning Cost Estimate: \$175,000.00

Funding Opportunities: Public-Private Partnership, CRA Annual Revenue

REGULATORY INITIATIVES & MONITORING

Project #14 Land Development Code Audit and Development of TOD/TOC Code Provisions

Description: Audit of existing land development policy or code for any prohibitive or restrictive provisions that make TOD/TOC development within the CRA difficult for prospective development. Additionally, this study will include the production and development of TOD/TOC code provisions for the WCRAO in the ULDC that will encourage such development and provide the necessary TOD/TOC standards for varying types of development.

Timeline: Study to be initiated in FY 2026 and carry over to FY 2027.

Planning Cost Estimate: \$110,000.00

Funding Opportunities: CRA Annual Revenue

Project #15: Monitoring of Work Plan Projects

Description: Project financing set aside strictly for the management and monitoring of the 5-year work plan projects.

Timeline: On-going, FY 2026 through FY 2030.

Planning Cost Estimate: \$250,000.00

Funding Opportunities: CRA Annual Revenue.

MID TO LONGTERM WORK PLAN CRA STRATEGIES

Beyond the scope of the 5-year work plan, which allocates future revenue from CRA finances to achieve specific projects, there are additional mid-to-long-term mobility and transportation initiatives that the CRA is planning. These projects are anticipated to be implemented outside the 5-year horizon, typically within the 10-to-20-year range. While many of these initiatives overlap with or build upon projects identified in the 5-year work plan, they remain in preliminary stages and have not yet been allocated future funding. Nonetheless, the Westgate CRA has proactively identified these projects as strategies to improve mobility and transportation within the CRA.

MID-TERM PROJECTS (FY 2030 TO FY 2035)

- Increased Palm Tran Frequency and headway reductions for important transportation linkages on Route #44.
- Secure grant funding and initiate construction for multimodal improvements to Florida Mango Road and Cherry Road.
- Sidewalk and bike lane improvements to Congress Avenue and Belvedere Rd.
- Identification and Development of Temporary Park & Ride locations with shared tenant parking at the Cross County Mall and Walmart Plaza.
- Feasibility Study for Westgate Village commuter node.
- Ongoing TDM Programming and on-demand services throughout the CRA.
- Ongoing improvement and development of connections to Intermodal Station/PBIA.

LONG-TERM PROJECTS (FY 2035 AND BEYOND)

- Identification of future transit hub locations at areas of major travel and trip generation.
- Development of Okeechobee Blvd reliever road by culverting County owned L-2 Canal segment, providing a direct connection from West Gate to Australian Ave.
- Intersection improvements in partnership with County on Congress Avenue at intersections with Okeechobee Blvd and Belvedere Rd.
- On-going TDM programming and on-demand services throughout the CRA.

DRAFT 5-YEAR WORK PLAN

Type	Project	FY2026	FY2027	FY2028	FY2029	FY2030
Infra.	1. Wabasso Drive Streetscape Improvements	\$ 40,000.00 S		\$ 225,000.00 D		\$1,500,000.00 C
	2. Florida Mango Road Sidewalk & Safety Improvements	\$ 51,685.00 S		\$ 75,000.00 D	\$ 275,000.00 D	
	3. Cherry Road Improvements (Quail Dr. to Congress Ave.)		\$ 80,000.00 S		\$ 330,000.00 D	
	4. Congress Ave & Okeechobee Blvd Intersection Improvements				TBD S	
	5. Congress Ave & Belvedere Rd Intersection Improvements	TBD S			TBD S	
	6. Congress Sliver Transit Improvements	\$ 100,000.00 S	\$ 200,000.00 D			
	7. L2 Canal Connector -Feasibility/Funding & Support Studies	\$ 150,000.00 S	\$ 50,000.00 S	\$ 50,000.00 S		
Prog.	8. On-Demand Ride Service Pilot	\$ 175,000.00 P	\$ 175,000.00 P	\$ 325,000.00 P	\$ 325,000.00 P	\$ 325,000.00 P
	9. Palm Tran Coordination (various bus stop improvements)	\$ 60,000.00 S	\$ 80,000.00 D	\$ 60,000.00 D	\$ 100,000.00 P	
	10. TDM Programming	\$ 75,000.00 P	\$ 75,000.00 P	\$ 75,000.00 P	\$ 75,000.00 P	\$ 75,000.00 P
	11. Development of temporary Park and Ride locations			\$ 30,000.00 S	\$ 210,000.00 D	
Plan.	12. CRA Community Redevelopment Plan Update	\$ 45,000.00 S	\$ 25,000.00 S			
	13. Downtown West Palm Beach Connections - Feasibility Study	\$ 75,000.00 S	\$ 50,000.00 S	\$ 50,000.00 S		
Reg.	14. Land Development Code Audit for TOD/TOC design	\$ 50,000.00 S	\$ 60,000.00 S			
	15. Monitoring of Work Plan	\$ 50,000.00 S	\$ 50,000.00 S	\$ 50,000.00 S	\$ 50,000.00 S	\$ 50,000.00 S
Budget	Work Plan Estimates	\$ 871,685.00	\$ 845,000.00	\$ 940,000.00	\$ 1,365,000.00	\$ 1,950,000.00
	Annual TIF Projection	\$ 5,512,059.00	\$ 5,842,782.00	\$ 6,193,349.00	\$ 6,564,950.00	\$ 6,958,847.00
	Allocation to Transportation %	18%	15%	15%	15%	18%
	CRA Transportation Budget	\$ 992,171.00	\$ 876,417.00	\$ 929,002.00	\$ 984,743.00	\$ 1,252,592.00
	Remaining allocation	\$ 120,486.00	\$ 31,417.00	\$ (10,998.00)	\$ (380,257.00)	\$ (697,408.00)

Key Notes:

S = Study, D = Design, C = Construction, P = Payment

Planning-level, order-of-magnitude estimates only. Developed without engineering plans or design details and based on generalized assumptions and statewide average cost data. Actual costs may vary as project scope, design, and market conditions evolve. Funds allocated per fiscal year are to be utilized for the purposes identified, with leftover funds rolling over to next fiscal year.