

**WESTGATE/BELVEDERE HOMES COMMUNITY REDEVELOPMENT AGENCY**

**Monthly Meeting, Monday, September 14, 2026, Board Meeting, 5:00 PM**

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

**West Palm Beach, FL 33409**

**NOTE: Agenda Summary (Pages 3 - 8)**

**Staff Report (Pages 9 - 15)**

- 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 August 10, 2026, CRA MINUTES (Pages 16 - 20)**
- IV. PUBLIC COMMENTS**
- V. DISCLOSURES**
- VI. CONSENT AGENDA**
- VII. REGULAR AGENDA**
  - 1. Approval of Contract with WPB Go West Palm Beach Mobility Coalition (Pages 21 - 42)**
  - 2. Approval of Fiscal Year 2027 Annual Redevelopment Work Plan (Pages 43 - 50)**
  - 3. Approval of Fiscal Year CRA Traffic Mitigation Work Plan (Pages 51 - 58)**
  - 4. On-Demand Transportation Presentation**
- VIII. REPORTS**
  - A. Staff Reports and Correspondence (Page )**
  - B. Attorney's Report**

**C. Committee Reports and Board Comments**

1. **Administrative/Finance –**
2. **Capital Improvements – Chair, Mr. Daniels**
3. **Land Use –**
4. **Real Estate – Chair,**
5. **Marketing –**
6. **Community Affairs –**
7. **Special Events – Chair, Ms. Ruffy**

**IX. ADJOURNMENT**

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

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

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

**AGENDA ITEMS**  
**Westgate CRA Board Meeting**  
**In Person and Via Zoom**  
**September 14, 2026**

**REGULAR AGENDA**

**1. Approval of Contract with WPB GO West Palm Beach Mobility Coalition**

- A. Background and Summary:** The CRA has been working with the West Palm Beach Mobility Coalition for over a year. Through its membership in the coalition, the CRA collaborates, networks, and partners on mobility issues. The CRA has also negotiated a six-month agreement with WPBgo to provide specific Transportation Demand Management (TDM) services. Since then, the Coalition has led the development of a mobility program that establishes the framework for a long-term plan to encourage district residents, community partners, and employees to use alternative transportation modes rather than single-occupancy cars. They have conducted several outreach activities, engaged employers, coordinated with local partners, and implemented several incentive programs to reduce traffic congestion. The community has responded well to these programs.

This new agreement will continue these efforts and broaden the scope to expand TDM services. It will help WPBgo build stronger relationships with employers and the community, manage transportation incentives, keep the goRide E-Bike Voucher Program running, start a WPBgo Kids pilot at Westgate schools, support participants, and track results over a year as detailed below by WPBgo.

**Expand Community Engagement**

Continue building relationships with residents through neighborhood events, multifamily communities, schools, and community organizations while increasing awareness of available transportation options and creating new opportunities for transportation education and community participation.

**Strengthen Employer Partnerships**

Expand outreach to employers throughout the district, introduce commuter benefit opportunities, and support workforce transportation needs.

**Continue the goRide E-Bike Voucher Program**

Administer a new FY2027 round of the district e-bike voucher program, coordinate participant selection, oversee voucher redemption, provide bicycle safety education through local partners, and measure participant outcomes.

**Continue Transit Incentives**

Continue providing Palm Tran transit incentives to eligible Westgate residents and employees using a defined program budget while leveraging state-funded and partner-supported transit resources whenever available.

### **Launch WPBgo Kids in Westgate**

Develop and implement a school-based pilot that introduces students to active transportation, traffic safety, Complete Streets, and the conditions that shape how people walk, bike, and roll. Students will participate in age appropriate classroom education and a guided assessment of the school transportation environment.

Student observations and program findings will be organized and shared with the participating school and Westgate CRA to support community education, program storytelling, and future decision making.

### **Measure Performance**

Track participation, program utilization, workstream progress, and outcomes while providing regular updates, invoice level performance information, an annual data driven review, and recommendations to the CRA.

The coalition proposes to provide the services outlined in the contract documents for a flat annual professional fee of \$150,000. This fee also covers the CRA's annual Coalition membership, but it does not include direct participant incentives or other implementation expenses.

- B. Recommendation:** Staff recommend that the Board, through its Board Chair, execute a professional services contract with WPBgo to implement necessary Transportation Demand Management strategies in the CRA district.

## **2. Approval of Fiscal Year 2027 Annual Redevelopment Work Plan**

- A. Background and Summary:** Community agencies are required by state law to adopt an annual Work Plan by October 1<sup>st</sup> of each year that outlines redevelopment activities, goals, and objectives for the year. CRAs must also report their progress on the work plan in December of the following year. This process should help agencies prioritize projects and demonstrate accountability. The goals and objectives of the plan adopted by October 1<sup>st</sup>, 2026, will be evaluated in December of 2027.

The Work Plan emanates from the Community Redevelopment Plan and the annual budget. The CRA's Community Redevelopment Plan (CRP) establishes the vision, redevelopment policies, goals, and investment priorities that guide the Agency's activities and provide the foundation for annual budgeting, project implementation, and performance measurement.

The CRA organizes its work efforts around seven Strategic CRP Focus Areas that align resources and activities with its redevelopment mission. These areas address economic development and redevelopment; housing and neighborhood revitalization; transportation, mobility and public

infrastructure; planning and redevelopment policy; community engagement, public safety and neighborhood services; strategic partnerships, grants, and capital investment.

### **Redevelopment Planning & Implementation**

The goal is to identify redevelopment and reinvestment opportunities by evaluating changing conditions and implementing effective plans, policies, regulations, and technical initiatives. The budget contains \$900,000 for planning activities. Here are the activities proposed under planning:

- 1) The Community Redevelopment Plan Update is evaluating the goals, objectives, programs, and projects outlined in the 2017 Community Redevelopment Plan. The update will examine changing conditions with the CRA; growth projections and housing production will be based on District-specific studies in transportation and mobility, open space, housing needs, economic outlook, urban form and design, and water management to serve as the basis to amend the Community Redevelopment Plan. This effort will be measured by the Plan's completion and adoption
- 2) Comprehensive Plan / ULDC WCRAO Revisions to advance regulatory amendments to support housing production and economic investment through the regulation of uses, availability of density, and flexible development standards. It is measured by policy and code amendments or implementation actions advanced during the year.
- 3) Development Review & Project Advocacy to review zoning applications within the boundaries of the WCRAO for consistency with the Redevelopment Plan and compliance with the land development regulations of the overlay. Applications reviewed and advanced are the performance measures.

### **Economic development and redevelopment**

The CRA plans to promote business growth, employment, and redevelopment potential through programs and investments that encourage private investment and reinvestment. The CRA has allocated \$3.5 million to support economic development, small business growth, and strategic real estate acquisition. These funds will be used to fund:

- 1) the Site Development Assistance Program (SDAP) to award six grants to property owners, developers, and businesses.
- 2) Business Assistance Programs by developing programs and awarding rent and tenant buildout assistance to qualifying businesses.
- 3) Strategic Property Acquisition & Redevelopment to pursue strategic acquisition, assembly, disposition, or redevelopment partnership opportunities that support housing, business development, public space, or interim activation. These activities will be measured by the number of properties acquired, disposed, or developed.
- 4) Chickamauga Site Remediation to clean up the parcels to make them available for redevelopment.
- 5) Streetscape Project Closeout to complete and close out Westgate Avenue and Cherry Road streetscapes.

### **Housing & Neighborhood Revitalization**

The goal is to create and preserve diverse, quality housing that responds to community, local, and regional needs while strengthening existing neighborhoods. A total of \$2.17 million is set aside for housing assistance and development to fund the following activities:

- 1) Neighborhood Preservation Program (NPP) to award 20 reimbursable NPP grants.
- 2) Housing Assistance to develop and provide assistance to households and developers to create more affordable housing units.
- 3) Housing Development activities that will advance housing development opportunities through residential property acquisition, financing, or partnerships.

### **Communications, Promotion & Community Engagement**

The goal is to strengthen Westgate's identity as a desirable place to live, work, invest, and play through positive promotion, community engagement, and neighborhood-based programming. A budget of \$395,000 is dedicated to communications, promotion, and community engagement activities. The funds will be used to finance several activities including:

- 1) Strategic Communications & District Promotion to develop and implement plans that improve the website, social media, print, partner events, and direct outreach to promote Westgate projects, programs, and redevelopment opportunities. This goal will be measured by tracking website traffic and engagement, outreach materials produced, promotional activities, and stakeholder exposure.
- 2) Community Engagement & Resiliency to engage the community through ongoing community outreach, meetings, workshops, and enrichment events to disseminate information and seek input from community stakeholders on CRA plans, projects, and initiatives. This will be measured by the number of activities and the number of residents, developers, and businesses engaged.
- 3) Westgate Community Farm to provide produce, programs, workshops, volunteer opportunities, and market and community activities that improve the quality of life of the residents. This is measured by tracking participants, workshops, volunteers, market activity, and other program output.

### **Public Safety & Neighborhood Services**

The goal is to provide ongoing public safety, property management, and neighborhood services that improve quality of life, address blighting conditions, and support redevelopment. The budget allocates \$990,000 for public safety and neighborhood services such as:

- 1) Public Safety & Community Policing initiatives in cooperation with the Sheriff's Office and other partners to develop and implement a safety plan for the district. Performance measures include activities and outcomes resulting from the partnerships and implementation.

- 2) Property Management & Maintenance to maintain and manage CRA-owned property, public right-of-way, drainage facilities, and streetscapes to remove and prevent blight. The outcome will be measured by the number of properties maintained and blighted conditions addressed.
- 3) Streetlights & Utilities to oversee streetlight permitting, installation, repair, and utility needs at priority locations, which can be measured by the quantities installed and repaired.
- 4) Infrastructure & Drainage Needs to identify and advance priority drainage, stormwater, roadway, and sidewalk needs, which will be measured by the quantities of projects studied or constructed.

### **Transportation, Mobility & Public Infrastructure**

The goal is to advance safe, connected, and multimodal infrastructure that supports redevelopment and improves access throughout the CRA District. The budget includes \$1,315,000 for transportation-related expenditures, distributed across several line items.

The separate FY 2027 CRA Traffic Mitigation Work Plan establishes detailed fiscal year transportation activities, planning costs, and performance indicators. Many initiatives began in FY26 through the CRA's Mobility Plan Framework and Strategies report.

**B. Recommendation:** Staff recommends approval of the FY 2027 Work Plan.

## **3. Approval of FY 2027 CRA Traffic Mitigation Work Plan**

**A. Background and Summary:** Last year, the CRA Board approved a Mobility Plan Framework to be implemented in three categories: Short Term (< 5 years), Mid Term (5-10 years), and Long Term (10-15+ years). At the same time, the Board also adopted a list of proposed projects and associated costs that can be implemented in the future. The following is a list of projects proposed for Fiscal Year 2027:

### **Wabasso Drive Streetscape Improvements**

Project #1: Wabasso Drive Streetscape Improvements Strategies Implemented:

Project #2: Florida Mango Road Sidewalk & Safety Improvements Strategies Implemented:

Project #3: Cherry Road Sidewalk and Bike Lane Improvements Strategies Implemented:

Project #4: Congress Avenue & Okeechobee Boulevard Intersection Improvements Strategies Implemented:

Project #5: Congress Avenue & Belvedere Road Intersection Improvements Strategies Implemented:

Project #6: Congress Ave "Sliver" Strategies Implemented:

Project #7: L-2 Canal Connector Strategies Implemented:

Project #8: On-Demand Ride Service Strategies Implemented:

Project #9: Palm Tran Coordination Strategies Implemented:

Project #10: TDM Programming Strategies Implemented:

Project #11: Temporary Park and Ride Locations Strategies Implemented:

Project #12: CRA Community Redevelopment Plan Update Strategies Implemented:

Project #13: Downtown West Palm Beach Connections – Feasibility Study Strategies Implemented:

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

Project #15: Monitoring of Work Plan Strategies Implemented:

Table 1: Work Plan Budget

| Type   | Project                                                                    | Transportation Projects | Transportation Programs | Technical Assistance | Engineering & Const. Coordination | Sum             |
|--------|----------------------------------------------------------------------------|-------------------------|-------------------------|----------------------|-----------------------------------|-----------------|
| Infra. | 1. Wabasso Drive Streetscape Improvements                                  | \$ 10,000.00            |                         |                      |                                   | \$ 10,000.00    |
|        | 2. Florida Mango Road Sidewalk & Safety Improvements                       | \$ 25,000.00            |                         |                      |                                   | \$ 25,000.00    |
|        | 3. Cherry Road Sidewalk and Bike Lane Improvements                         | \$ 57,256.00            |                         | \$ 22,744.00         |                                   | \$ 80,000.00    |
|        | 4. Congress Ave & Okeechobee Blvd Intersection Improvements                |                         |                         |                      |                                   | \$ -            |
|        | 5. Congress Ave & Belvedere Rd Intersection Improvements                   |                         |                         |                      |                                   | \$ -            |
|        | 6. Congress Ave "Silver"                                                   |                         |                         | \$ 27,881.00         | \$ 100,000.00                     | \$ 127,881.00   |
|        | 7. L2 Canal Connector                                                      |                         |                         | \$ 50,000.00         | \$ 200,000.00                     | \$ 250,000.00   |
| Prog.  | 8. On-Demand Ride Service                                                  | \$ 407,744.00           |                         |                      |                                   | \$ 407,744.00   |
|        | 9. Palm Tran Coordination                                                  |                         |                         | \$ 80,000.00         |                                   | \$ 80,000.00    |
|        | 10. TDM Programming                                                        |                         | \$ 150,000.00           | \$ 39,375.00         |                                   | \$ 189,375.00   |
|        | 11. Temporary Park and Ride Locations                                      |                         |                         | \$ 30,000.00         |                                   | \$ 30,000.00    |
| Plan.  | 12. CRA Community Redevelopment Plan Update                                |                         |                         | \$ 25,000.00         |                                   | \$ 25,000.00    |
|        | 13. Downtown West Palm Beach Connections - Feasibility Study               |                         |                         | \$ 10,000.00         |                                   | \$ 10,000.00    |
| Reg.   | 14. Land Development Code Audit and Development of TOD/TOC Code Provisions |                         |                         | \$ 60,000.00         |                                   | \$ 60,000.00    |
|        | 15. Monitoring of Work Plan                                                |                         |                         | \$ 30,000.00         |                                   | \$ 30,000.00    |
| Budget | 2027 Planned Expenditure                                                   | \$ 500,000.00           | \$ 150,000.00           | \$ 375,000.00        | \$ 300,000.00                     | \$ 1,325,000.00 |
|        | 2027 FY Budgeted                                                           | \$ 500,000.00           | \$ 150,000.00           | \$ 500,000.00        | \$ 400,000.00                     | \$ 1,550,000.00 |
|        | Allocation to Transportation %                                             | 100%                    | 100%                    | 75%                  | 75%                               | 85%             |
|        | CRA Transportation Budget                                                  | \$ 500,000.00           | \$ 150,000.00           | \$ 375,000.00        | \$ 300,000.00                     | \$ 1,325,000.00 |
|        | CRA Transportation Remaining Allocation                                    | \$ -                    | \$ -                    | \$ -                 | \$ -                              | \$ -            |

**B. Recommendation:** Staff recommends that the Board approve the Fiscal Year 2027 Traffic Mitigation Work Plan.

#### 4. On-Demand Transportation Presentation

## **WESTGATE CRA BOARD MEETING**

**September 14, 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.

#### **Mobility Programming (INITIATED PLANNING 2/26)**

**Update (9/26):** A contract for the continuation of consulting services with WPBgo is presented to the Board for consideration.

**Update (7/26):** WPBg/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 September 22, 2026 at the Westgate Rec. Center.

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 Sheriff'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 1<sup>st</sup> permit to install FPL streetlights has been issued; the 2<sup>nd</sup> permit is in process. Conservatively, staff anticipates that the streetlights will be installed within the next 6 months.

Background: Staff has requested the installation of 280+ new streetlights within the North and South Westgate Estates neighborhoods of the CRA district from FPL. The streetlights initiative is in the final stage of permitting. FPL resubmitted in January to respond to Land Development comments. To supplement this effort, Staff is working with County Administration to secure a legislative appropriation of \$750,000. This

funding would also be used to leverage CRA TIF in the creation of a Westgate Safety Plan. Planning for the development of a Safety Plan is underway.

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

##### **Update:**

**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:

| <b>Projects</b>                                         | <b>Address</b>          | <b>Status</b>                                                                                                                                                                                                                                                                                                |
|---------------------------------------------------------|-------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Hangar & Airfield Business Park (Meso Scales Discovery) | 1114 Old Congress Ave.  | <ul style="list-style-type: none"> <li>▪ WCRA recommendation 5/11/26</li> <li>▪ DRO approval to add a light industrial manufacturing &amp; processing use to Building A of the MUPD (80,750sf)</li> <li>▪ Prohibited in WCRAO UG sub-area--requires mutual agreement by CRA &amp; Zoning Director</li> </ul> |
| Lantana Construction HQ renovation                      | 2525 Old Okeechobee Rd. | <ul style="list-style-type: none"> <li>▪ Under construction</li> </ul>                                                                                                                                                                                                                                       |

|                                                  |                           |                                                                                                                                                                                                                                                                                                                                    |
|--------------------------------------------------|---------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Westgate Terrace Mixed-Use (Danza Group)         | 2636 Westgate Ave.        | <ul style="list-style-type: none"> <li>WCRA recommendation 4/13/26</li> <li>Adding 14 new units, Type 1 Waiver for parking reduction</li> <li>Existing DRO approval 4/24 – Danza Group is owner</li> <li>4 stories, 58 total units with GF professional office</li> </ul>                                                          |
| Genessee Townhomes                               | Loxahatchee Drive         | <ul style="list-style-type: none"> <li>In Zoning review -- WCRA recommendation 11/10/25</li> <li>19-unit for-sale townhouse project -3 buildings on 1.12 ac</li> <li>DRO for MF and DBP approval, Type 1 LS Waiver</li> </ul>                                                                                                      |
| Connections School—expansion                     | 1310 Old Congress Ave.    | <ul style="list-style-type: none"> <li>WCRA recommendation 8/19/25; DRO approval</li> <li>Vocational school use – 150 new students</li> </ul>                                                                                                                                                                                      |
| Palm Beach Marketplace MUPD Expansion            | 1960 Okeechobee Blvd.     | <ul style="list-style-type: none"> <li>DOA/DRO approval to utilize existing structures for adaptive reuse –PH 1 Type 1 restaurants in Okee. Buildings only; auto repair to reman</li> <li>BCC approval 7/25 – adding 2.21 acres of land - rezoning, DOA, DRO approval for 14,521 sf of Type 1 restaurant use</li> </ul>            |
| Westgate Village PH 1–16 ac                      | 1111 N Congress Ave.      | <ul style="list-style-type: none"> <li>BCC approval 9/25; DRO approval 12/25</li> <li>Phase 2 planning is underway and PH 1 in permitting</li> <li>Rezoning to MUPD, PH1 405 units (325 DBP units)</li> </ul>                                                                                                                      |
| Neighborlee Living Micro-units/Mixed-use         | 2818 Westgate Ave.        | <ul style="list-style-type: none"> <li>Expanding concept - owns more properties to west</li> <li>Developer working on construction plans and funding</li> <li>BCC approval 9/25; DRO approval 12/25</li> <li>Rezoning, BCC approval of 50 du/ac of WCRAO bonus density on .66 acres (33 DBP units) – 240 sf micro units</li> </ul> |
| Tallahassee Multifamily                          | 1302 Tallahassee Dr.      | <ul style="list-style-type: none"> <li>DRO approval 7/25 – demo of triplex started</li> <li>7-unit MF project, WCRAO DBP units, Type 1 LS Waiver</li> </ul>                                                                                                                                                                        |
| PBKC – new relocated facility                    | 1111 N. Congress Ave.     | <ul style="list-style-type: none"> <li>BCC approval 12/24 – WCRA recommendation 3/11/24</li> <li>60,286 sf facility + 4 level parking structure</li> <li>Rezoning, Class B Cond. use (indoor entertainment), DRO for Type 2 restaurant, variances, waivers</li> </ul>                                                              |
| PBC Fire Station #24                             | Westgate at Seminole      | <ul style="list-style-type: none"> <li>Ground-breaking 4/27/26 — under construction</li> <li>Presented to CRA 3/13/23, BCC in 8/25</li> <li>Rezoning to PO approved, in site design phase</li> </ul>                                                                                                                               |
| NorWest Pointe Multifamily                       | Westgate at Tallahassee   | <ul style="list-style-type: none"> <li>DRO approval 11/25; WCRA recommendation 8/12/24</li> <li>DRO approval for additional density for a 9-unit MF rental project, Type 1 Waiver (rezoning approved)</li> </ul>                                                                                                                   |
| Aero Village Multifamily (Hope Housing Alliance) | 1699-1705 N. Congress Ave | <ul style="list-style-type: none"> <li>Increase units to 84 (studio and 1-bedroom)— not submitted to Zoning, recommended for Housing Bond</li> <li>DRO approval 12/24 for 4-storay, 38-unit market rate MF rental development</li> </ul>                                                                                           |
| Mavis Tires (Walmart MUPD)                       | 1098 N. Military Trail    | <ul style="list-style-type: none"> <li>In Zoning review</li> <li>WCRA recommendation 11/10/25</li> <li>DRO approval for a 6,889sf Light Repair/Maint.</li> </ul>                                                                                                                                                                   |
| Al Packer Fleet Services Facility                | 1668 N Military Trail     | <ul style="list-style-type: none"> <li>Constructed</li> <li>Rezoning to CG, BCC approval – Heavy Repair/Maint. – DRO approvals 11/23</li> </ul>                                                                                                                                                                                    |
| Seven at Cherokee Townhomes                      | Cherokee Ave.             | <ul style="list-style-type: none"> <li>Under construction – DRO approval 3/23</li> <li>7 townhome-style multifamily units on .46 ac – DBP units</li> </ul>                                                                                                                                                                         |

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

**August 10, 2026**

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

Mr. Daniels, the Board Chair, called the meeting to order at 5:02 p.m. The roll was called by Ms. Bui.

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

**Absent:** Teliska Wolliston

**Staff Present:** Elizée Michel, Executive Director – via Zoom

Mai Bui, Redevelopment Specialist/Administrative Assistant  
Carmen Geraine, Bookkeeper  
Thomas J. Baird, Esq., General Counsel

**Absent:** Denise Pennell, Director of Planning & Development  
Thomas J. Baird, Esq., General Counsel

**Others Present:** Sergeant Matthew Wood  
Deputy Gomez

**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. Haggerty to adopt the agenda as presented. Motion carried (4-0)**

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

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

**IV. PUBLIC COMMENT**

- No Public Comment

**V. DISCLOSURES**

- No Disclosures

**VI. CONSENT AGENDA**

- No Consent Agenda

**VII. REGULAR AGENDA**

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

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

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.

Safety and security concerns have existed at the property 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, proactive police presence 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 repairs needed.

Staff recommend that the Board approve up to \$200,000 to assist with repainting the Palms West Apartments.

**It was moved by Ms. Haggerty and seconded by Ms. Rufty that the Board approve up to \$200,000 to assist with repainting the Palms West Apartments. The motion passed unanimously (4-0)**

## **2. Approval of Resolution to Adopt Fiscal Year 2027 Budget**

Mr. Michel made a presentation to the Board.

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 trust fund and grant funding 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 section 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. The CRA completed construction of Westgate Avenue and Seminole Boulevard 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.

Staff recommend that the Board approve a resolution to adopt the budget and recommend it to the BCC for final approval.

**It was moved by Ms. Rufty and seconded by Ms. Haggerty to approve a resolution to adopt the budget and recommend it to the BCC for final approval. The motion passed unanimously (4-0)**

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

Mr. Michel made a presentation to the Board.

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 garden workers resigned at the end of last season, the garden manager has suggested that the CRA purchase a small tractor and replace one person, saving the CRA money.

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

Staff recommends the Board authorize the purchase of a small tractor for the community garden for \$13,000.

- A. It was moved by Ms. Haggerty and seconded by Ms. Rufty to authorize the purchase of a small tractor for the community garden for \$13,000. The motion passed unanimously (4-0)**

#### **VIII. STAFF REPORTS**

Mr. Michel informed the Board that Westgate Village at the Kennel Club site is moving forward. They have submitted an application for construction permits. The developers are now addressing comments. Phase 1 is projected to start toward the end of this year. Several developers have expressed interest in the Okeechobee Boulevard corridor.

Ms. Bui informed the Board that Food Distribution will be on Friday, 8/14. Backpacking at the park will be at Oswego Oaks Park from 5:00p.m. to 9:00p.m. Yoga at the park is every Saturday. Coffee with the Fire Fighters at Westgate Plaza on 8/31 at 10a.m. She reminded the members to do their annual ethics. On September 23, there will be a Meet & Greet at Autumn Ridge at 9 a.m. for WCRA and other CRAs in the area.

#### **IX ATTORNEY'S REPORTS**

- No Attorney's Report

#### **X. BOARD MEMBER COMMENTS**

#### **XI. AJOURNMENT**

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

\_\_\_\_\_  
Mai Bui

Redevelopment Specialist/Administrative Assistant

**CONTRACT FOR CONSULTING SERVICES  
WITH WPB GO | WEST PALM BEACH MOBILITY COALITION**

This Contract for Consulting Services (Contract) by and between the **WESTGATE/BELVEDERE HOMES COMMUNITY REDEVELOPMENT AGENCY** ("Agency", "CRA"), a dependent special district created by Palm Beach County pursuant to Chapter 163, Part III, Florida Statutes, and **WPB GO | WEST PALM BEACH MOBILITY COALITION**, ("Consultant") is entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2026 (individually referred to as "Party" and collectively as "the Parties").

**WITNESSETH THAT:**

**WHEREAS** the Agency is a dependent special district created by the Palm Beach County Board of County Commissioners pursuant to Chapter 163, Part III, Florida Statutes; and

**WHEREAS**, the CRA is empowered to enter into contractual arrangements with public agencies, private corporations, or other persons, pursuant to Chapter 163, Part III, Florida Statutes; and

**WHEREAS**, the CRA requires services to support its ongoing mobility and traffic demand management implementation initiatives, including but not limited to program administration, implementation, and monitoring services ("Services"); and

**WHEREAS**, the Executive Director of the Agency has determined that the Consultant is the sole source that is available to the CRA to provide the Services and that the Services are necessary to implement its mobility plans.

**WHEREAS**, the CRA has budgeted sufficient funds to pay for the Services and additional program expenses.

**NOW THEREFORE**, the CRA and the Consultant in consideration of the benefits flowing from each other do hereby agree as follows:

- 1. SCOPE OF SERVICES:** The Consultant shall provide the Services to the Agency in accordance with Exhibit A, which is incorporated herein by reference.
- 2. AMENDMENTS:** This Contract supersedes all previous contracts, agreements, arrangements or understandings between the Parties whether written or oral in connection with or incidental to the Services to be provided. No changes to the Services to be provided pursuant to this Contract, including those in Exhibit A shall be binding unless the Parties agree to and execute a written amendment to the Contract.
- 3. COMPENSATION:** In accordance with the Scope of Services referenced in Exhibit A, the Consultant shall be paid a total sum not to exceed **\$150,000.00** for the Services. In addition, the Consultant shall be paid a separate fee not to exceed **\$39,375.00** for direct participant incentives and program expenses as established in Exhibit A. The total

compensation to be paid to the Consultant shall not exceed **\$189,375.00**.

Payment is due to the Consultant within 30 days from receipt of an invoice. Failure to make any payment when due is a material breach of this Agreement and will entitle the Consultant, at its option, to suspend or terminate this Contract and the provision of the Services.

**4. TERM.** The term of this Contract shall begin on October 1, 2026 and end on September 30, 2027. The term may be renewed for a period of time agreed to by the Parties pursuant to an executed amendment to the Contract.

**5. NOTICES:** Each Party shall designate a representative who is authorized to act on behalf of that Party. All notices, consents, and approvals required to be given hereunder shall be in writing and shall be given to the representatives of each Party at the following addresses:

WPB GO | West Palm Beach  
Mobility Coalition  
107 S. Olive Avenue, Suite #200  
West Palm Beach, FL 33401

Westgate/Belvedere Homes Community  
Redevelopment Agency  
1280 Old Congress Avenue, Suite #215  
West Palm Beach, FL 33409

**6. TERMINATION:** Either Party may terminate the Contract without cause upon 30 days' notice in writing. Upon termination by either Party, the Agency shall pay the Consultant all fees and charges for the Services provided to the effective date of termination.

**7. PROFESSIONAL RESPONSIBILITY:** In performing the Services, the Consultant shall provide and exercise the standard of care, skill and diligence required by customarily accepted professional practices normally provided in the performance of the Services.

**8. LIMITATION OF LIABILITY:** By entering into this Contract, the CRA does not waive the sovereign immunity protections afforded to it pursuant to Fla. Stat. §768.28.

**9. PUBLIC RECORDS:** Notwithstanding anything contained herein, as provided under section 119.0701, Florida Statutes, as may be amended, if the Consultant: (i) provides a service; and (ii) acts on behalf of the CRA as provided under Section §119.011(2), Florida Statutes, as may be amended, the Consultant shall comply with the requirements of Section 119.0701, Florida Statutes, as may be amended. The Consultant is specifically required to:

- A. Keep and maintain public records required by the CRA to perform services as provided under this Contract.
- B. Upon request from the CRA, provide the Agency with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes.
- C. Ensure that public records that are exempt, or confidential and exempt, from public records disclosure requirements are not disclosed except as authorized by law for the duration of the Contract term and following completion of the Contract, if the Consultant does not transfer the records to the public agency.

- D. Upon completion of the Contract, the Consultant shall transfer, at no cost to the CRA, all public records in possession of the Consultant unless notified by CRA to keep and maintain public records. If the Consultant transfers all public records to the County upon completion of the Contract, the Consultant shall destroy any duplicate public records that are exempt, or confidential and exempt, from public records disclosure requirements. If the Consultant keeps and maintains public records upon completion of the Contract, the Consultant shall meet all applicable requirements for retaining public records. All records stored electronically by the Consultant must be provided to CRA, upon request by the Agency, in a format that is compatible with the information technology systems of the CRA, at no cost to the Agency.

Failure of the Consultant to comply with the requirements of this article shall be a material breach of this Contract. The CRA shall have the right to exercise any and all remedies available to it, including but not limited to, the right to terminate for cause. The Consultant acknowledges that it has familiarized itself with the requirements of Chapter 119, Florida Statutes, and other requirements of state law applicable to public records not specifically set forth herein.

**IF THE CONSULTANT HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONSULTANT'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, PLEASE CONTACT THE AGENCY.**

**IN WITNESS WHEREOF**, the Parties' duly authorized hereby execute this Contract on the date first written above.

**WITNESS:**

**WESTGATE/BELVEDERE HOMES  
COMMUNITY REDEVELOPMENT  
AGENCY**

\_\_\_\_\_  
Signature:

By: \_\_\_\_\_

Ronald L. Daniels, CRA Board Chair

\_\_\_\_\_  
Printed Name:

**APPROVED AS TO FORM AND LEGAL  
SUFFICIENCY**

By: \_\_\_\_\_

Thomas J. Baird, General Counsel

**WITNESS:**

\_\_\_\_\_  
Signature:

\_\_\_\_\_  
Printed Name:

**WPB GO | WEST PALM BEACH  
MOBILITY COALITION**

By: \_\_\_\_\_

\_\_\_\_\_  
Printed Name:

**STATE OF FLORIDA COUNTY  
OF PALM BEACH**

The foregoing instrument was acknowledged before me by means of ☐ physical presence  
or ☐ online notarization, this \_\_\_\_ day of \_\_\_\_\_, 2026, by \_\_\_\_\_  
(name of person acknowledging).

\_\_\_\_\_  
Notary Public, State of Florida  
My Commission Expires:

☐ Personally Known ☐ Produced Identification

Type of Identification produced: \_\_\_\_\_

# Westgate CRA District Mobility Implementation Plan

## FY2027 Program Continuation Proposal

Over the past six months, WPBgo has established the foundation for a long-term district mobility program in Westgate. Through community outreach, employer engagement, program development, and coordination with local partners, the program has moved from initial planning into active implementation.

The FY2027 proposal builds on the six-month program launched in 2026 and provides a full year of continued services. The expanded timeline will allow WPBgo to deepen employer and community relationships, administer transportation incentives, continue the goRide E-Bike Voucher Program, launch a WPBgo Kids school based pilot in Westgate, support participants, and measure outcomes over a complete 12-month period.

FY2027 will focus on:

- Operating the Westgate goRide E-Bike Voucher Program
- Continuing Palm Tran transit incentives
- Expanding employer and institutional participation
- Strengthening residential and community partnerships
- Launching a WPBgo Kids school based pilot in Westgate
- Tracking participation, utilization, and outcomes
- Using program data and participant experiences to guide future investment

Rather than delivering isolated transportation initiatives, the Westgate District Mobility Program provides an ongoing framework for connecting residents, employees, schools, and community partners with transportation education and affordable mobility options while giving the Westgate CRA measurable information to support future decisions.

WPBgo will provide the program administration and implementation services described in this proposal for a flat annual professional services fee of **\$150,000**. This amount includes Westgate CRA's annual WPB Mobility Coalition participation fee. Direct participant incentives and other implementation expenses are separate from the \$150,000 fee.

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- **WPBgo Kids School Based Pilot** (page 8)
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- **Workstream 5: goRide E-Bike Voucher Program Administration** (page 12)
- **goRide Fulfillment Process & Program Delivery Model** (page 13)
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# **FY2027 Program Priorities**

## **Expand Community Engagement**

Continue building relationships with residents through neighborhood events, multifamily communities, schools, and community organizations while increasing awareness of available transportation options and creating new opportunities for transportation education and community participation.

## **Strengthen Employer Partnerships**

Expand outreach to employers throughout the district, introduce commuter benefit opportunities, and support workforce transportation needs.

## **Continue the goRide E-Bike Voucher Program**

Administer a new FY2027 round of the district e-bike voucher program, coordinate participant selection, oversee voucher redemption, provide bicycle safety education through local partners, and measure participant outcomes.

## **Continue Transit Incentives**

Continue providing Palm Tran transit incentives to eligible Westgate residents and employees using a defined program budget while leveraging state-funded and partner-supported transit resources whenever available.

## **Launch WPBgo Kids in Westgate**

Develop and implement a school-based pilot that introduces students to active transportation, traffic safety, Complete Streets, and the conditions that shape how people walk, bike, and roll.

Students will participate in age appropriate classroom education and a guided assessment of the school transportation environment. Student observations and program findings will be organized and shared with the participating school and Westgate CRA to support community education, program storytelling, and future decision making.

## **Measure Performance**

Track participation, program utilization, workstream progress, and outcomes while providing regular updates, invoice level performance information, an annual data driven review, and recommendations to the CRA.

# **Phase 1 Progress**

During the first six months, WPBgo focused on establishing the operational foundation needed to successfully implement a district mobility program.

Unlike traditional transportation projects that focus primarily on infrastructure, this program builds relationships with residents, employers, institutions, and community partners to increase awareness of and participation in existing and new transportation options.

## Community Engagement

WPBgo participated in seven community events, introducing mobility programs to residents and collecting transportation survey data:

- Celebrate Westgate
- Summer Fun in the Park
- Opportunity Inc Parent Workshop
- Coffee with the Deputies
- Coffee with the Firefighters
- Palm Beach Colony Summer Camp
- Lakeside Mobile Homes Summer Camp

Through these activities, WPBgo:

- Established a baseline understanding of transportation needs, travel behavior, and program interest within the community
- Introduced residents to available and emerging mobility programs
- Collected transportation survey data and resident feedback
- Began developing a network of residents interested in future mobility programs and updates

Participation totals, survey results, and key transportation findings will be incorporated into WPBgo's Phase 1 performance review before the FY2027 proposal is presented to the Westgate CRA Board.

## Employer & Community Partnerships

WPBgo continued outreach to employers and community organizations throughout the district, identified opportunities for future commuter benefit programs and transportation partnerships, and strengthened relationships with organizations that will support future program implementation.

WPBgo launched the ACCESS WPB program on May 26, 2026.

Westgate employers that have joined the ACCESS WPB program include:

- Opportunity Inc
- Westgate Elementary
- PB Kennel Club

WPBgo has also met with Westgate employers and institutions interested in joining the ACCESS WPB program, including:

- Supervisor of Elections
- Chuck Shaw Technical School

WPBgo will continue outreach to these and other employers during the remainder of Phase 1 and throughout FY2027. Additional outreach targets include Walmart, Cross County Mall, Parks and Recreation facilities, government agencies, commercial centers, and other employers located throughout the district.

WPBgo launched the goRide E-Bike Voucher Program on June 12, 2026.

As of July 27, 2026, the program has received 52 completed applications for up to 35 available vouchers. Final application, eligibility, and participant selection data will be included in the Phase 1 performance review.

## Program Development

During Phase 1, WPBgo:

- Developed outreach materials and educational resources
- Established participant tracking and reporting systems
- Coordinated implementation planning with project partners
- Prepared operational procedures for transit incentives and the goRide E-Bike Voucher Program
- Established systems for tracking employer participation, community engagement, incentive enrollment, and program outcomes

Phase 1 participation and utilization data will be used to refine program delivery, establish appropriate FY2027 funding levels, and guide future investment.

## FY2027 Work Plan

Over the next 12 months, WPBgo will continue implementing the Westgate District Mobility Program through **five integrated workstreams**. Together, these workstreams support employer engagement, resident and school based outreach, mobility incentive administration, program storytelling, and ongoing evaluation.

Unlike the first six months, which focused primarily on program development and establishing partnerships, Phase 2 emphasizes program delivery, participant engagement, measurable outcomes, and the use of data to refine future investment.

### Workstream 1: Program Management & Strategic Coordination

Provide overall management of the Westgate District Mobility Program, coordinate project partners, monitor performance, and ensure successful implementation across all program activities.

#### Activities include:

- Ongoing coordination and communication with Westgate CRA staff
- Program oversight and implementation management
- Budget tracking and administrative support
- Coordination with project partners
- Tracking progress against approved workstream activities and deliverables
- Inclusion of performance information with invoices
- Quarterly progress reporting tied to participation, utilization, deliverables, and outcomes
- Annual data driven performance report and recommendations
- Preparation of information that may be used in Westgate CRA Board updates and presentations
- Pursuit of additional funding opportunities to expand mobility programs

Performance reporting will document both activities completed and measurable results. Depending on the workstream, information may include:

- Employers contacted, engaged, and onboarded
- Residents and employees reached
- Community and school events completed
- Surveys and assessments collected
- Transit participants enrolled
- Transit incentive utilization
- E-bike applications, awards, and redemptions
- WPBgo Kids participation and findings
- Outside funding pursued or secured

- Program lessons and recommended adjustments

## **Workstream 2: Employer & Institutional Engagement**

Expand participation among employers, educational institutions, government agencies, and other major destinations throughout the district by promoting transportation options that improve access to jobs while helping employers address parking, recruitment, and employee transportation needs.

### **Focus Areas**

- Major employers
- Government agencies
- Educational institutions
- Commercial centers
- Schools and youth serving institutions

### **Activities include:**

- Employer outreach and relationship management
- Continued outreach to original target employers
- Identification and outreach to additional employers and institutions throughout the district
- One-on-one employer consultations
- Employee and employer transportation surveys
- Commuter education sessions
- Transit incentive enrollment
- Vanpool assessments
- Commuter benefit planning
- Employer transportation needs assessments
- School partnership development and coordination for WPBgo Kids
- Meetings with school administrators and teachers
- Coordination of pilot schedules, participating classrooms, and school procedures
- Coordination with transportation, public-safety, and community partners when appropriate

Under this workstream, WPBgo will establish and manage the institutional relationship necessary to implement the WPBgo Kids pilot. Student facing education, engagement, assessment activities, and program storytelling will be delivered under Workstream 3.

## **Workstream 3: Residential & Community Engagement**

WPBgo will increase awareness of available transportation options among residents and students while providing opportunities to participate in mobility education, programs, incentives, school-based activities, and community events.

### **Focus Areas**

- Multifamily communities
- Single-family neighborhoods
- Community organizations
- Neighborhood events
- Schools and youth serving organizations

**Activities include:**

- Community outreach events
- Resident transportation education
- Property management partnerships
- Mobility Welcome Kits
- Community presentations
- Program enrollment assistance
- Ongoing communications and updates
- Development and implementation of the WPBgo Kids school based pilot
- Student transportation education
- Student led assessment of the school transportation environment
- Organization and summary of student observations
- Review of findings with the participating school and Westgate CRA
- Program storytelling connecting transportation with safety, health, education, and community quality of life

## **WPBgo Kids School Based Pilot**

During FY2027, WPBgo will plan, coordinate, and launch one WPBgo Kids school based pilot in Westgate. The pilot is expected to engage fourth and fifth grade students, subject to coordination with the participating school.

The program will include:

### **Classroom Education**

WPBgo will provide an age appropriate classroom presentation introducing students to:

- Active transportation
- Walking, biking, and rolling
- Traffic and transportation safety
- Complete Streets
- How transportation environments affect people's daily experiences
- How students can observe and communicate what feels safe, comfortable, or difficult

### **School Transportation Environment Assessment**

Students will participate in a guided assessment of the school grounds or surrounding transportation environment.

Using a structured activity sheet, students may observe and evaluate features such as:

- Sidewalks
- Crosswalks
- Bicycle access
- Pickup and drop-off areas
- Vehicle activity and speeds
- Walking and rolling conditions
- Shade and comfort
- Accessibility
- Areas that feel good, acceptable, or unsafe

### **Student Discussion and Findings**

After the assessment, students will return to the classroom to discuss:

- What they observed
- Which conditions received positive or negative ratings
- Common concerns
- Differences in student experiences
- Ideas that may improve safety, access, or comfort

WPBgo will organize student observations and identify recurring themes. The findings will reflect student experiences and are not intended to replace a formal engineering, traffic, or infrastructure assessment.

### **Take Home Activity**

Students may receive a take home activity encouraging them to observe another trip or route with a parent or guardian, such as:

- Traveling to or from school
- Walking to a neighborhood destination
- Visiting a grocery store
- Traveling to a park
- Observing another routine community trip

### **Program Storytelling and Review**

WPBgo will prepare a concise summary showing:

- How many students and classrooms participated
- What students learned

- What transportation conditions students observed
- Common themes and experiences
- Potential areas for additional discussion or review
- Lessons for future WPBgo Kids programming

Findings will be reviewed with the participating school and Westgate CRA. The pilot will help determine whether the program should be refined, repeated, expanded, or paused.

Subject to school policies and required permissions, program documentation may include photographs, student quotes, activity results, and other information that helps communicate the community value of the program.

## Workstream 4: Transit Incentive Program

WPBgo will continue administering Palm Tran transit incentives for eligible Westgate residents and employees.

The program is intended to reduce the financial barrier to trying transit, provide participants with trip planning support, and help people determine whether Palm Tran can meet some or all of their transportation needs.

### Activities include:

- Participant enrollment
- Distribution or activation of Palm Tran transit benefits
- Trip-planning assistance
- Participant follow-up
- Usage tracking
- Performance reporting
- Coordination with Palm Tran
- Pursuit of additional state-funded transit passes
- Coordination with potential community, school, and funding partners
- Review of early utilization and projected program expenses
- Adjustment of program delivery within the approved budget

## Funding Structure

WPBgo will allocate a fixed pool of **\$5,000** from its existing Palm Tran funding to support eligible Westgate participants during FY2027. This allocation is expected to provide **approximately 840 Palm Tran tickets**, depending on actual ticket costs and participant use, and does not require reimbursement from the Westgate CRA.

WPBgo will administer the pool, enroll participants, monitor actual usage, and track the remaining balance. Palm Tran benefits are administered digitally, allowing WPBgo to track actual participant use and charge only for tickets used.

**The \$5,000 pool will remain available throughout the 12 month program period or until the funds are fully used**, whichever occurs first. The number of participants served and the amount of support available per participant may be adjusted based on enrollment, actual usage, and remaining funds.

### **Early Program Review**

Approximately two and a half months after the FY2027 transit initiative begins, WPBgo and the Westgate CRA will review:

- Number of participants enrolled
- Number of participants using the benefit
- Total transit expenses
- Average use per participant
- Number of frequent and occasional users
- Remaining funds
- Projected cost of continuing the program
- Availability of outside or matching funds

Based on this information, WPBgo and the CRA will determine how the approved budget can provide the greatest value during the remainder of the fiscal year.

Depending on demand and utilization, continued transit support may be:

- Made available to all participants
- Limited to a defined number of participants
- Prioritized based on demonstrated need or ongoing use
- Offered through another jointly approved selection process

Total CRA transit expenses will not exceed the amount authorized in the program budget.

### **Estimated Transit Utilization**

Existing ACCESS program data provides an initial reference for estimating participation and utilization.

To date:

- Approximately 5.1% of eligible employees requested Palm Tran assistance.
- Approximately 0.8% of eligible employees ultimately used the Palm Tran benefit.

Actual utilization provides a stronger basis for estimating direct benefit expenses than enrollment requests alone.

However, participation among Westgate residents, adult students, school employees, and other community participants may differ from utilization within employer based programs. WPBgo will

therefore use early FY2027 data to refine projections and determine how to administer the approved funding pool.

The final not-to-exceed transit incentive amount will be inserted into this proposal after available funding and potential partner contributions are confirmed.

### **Workstream 5: goRide E-Bike Voucher Program Administration**

WPBgo will administer a new FY2027 round of the Westgate goRide E-Bike Voucher Program from application through e-bike pickup while coordinating program partners and measuring participant outcomes.

***The FY2027 voucher pool represents a new fiscal-year allocation and is separate from the e-bike voucher funding authorized for the initial Phase 1 program.***

#### **Activities include:**

- Application management
- Eligibility review
- Participant agreement and liability waiver administration
- Participant selection
- Recipient communications
- Voucher administration
- Coordination with West Palm Bikes
- Coordination with Jack the Bike Man
- Program reporting
- Follow-up surveys
- Measurement of participant outcomes and experiences

### **Voucher Schedule**

Vouchers may be awarded through one or more participant drawings during FY2027.

The final number and timing of drawings will be determined based on:

- Available funding
- Phase 1 demand
- Phase 1 redemption results
- Program administration needs
- The schedule approved by the Westgate CRA

The working FY2027 program budget assumes up to 35 vouchers of up to \$1,000 each unless the Westgate CRA approves a different program size.

## Fulfillment Process

1. Applicants complete the goRide application and sign the Applicant Agreement and Liability Waiver as part of the application process.
2. WPBgo coordinates with West Palm Bikes to issue unique voucher codes for selected participants.
3. Recipients order their e-bike through the West Palm Bikes online store during the defined redemption window.
4. The online redemption process should require participants to include a helmet and lock before checkout.
5. West Palm Bikes invoices the Westgate CRA for the approved voucher amount.
6. Participants pick up at Jack the Bike Man, where they receive the e-bike, helmet, lock, bicycle fitting, and basic e-bike safety education.
7. WPBgo conducts follow-up surveys to measure program outcomes and participant experiences.

## Program Delivery Model

The goRide E-Bike Voucher Program is delivered through a coordinated partnership between local organizations, each providing specialized expertise to create a seamless experience for participants.

| Partner           | Primary Role              | Responsibilities                                                                                                                                                                                               |
|-------------------|---------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Westgate CRA      | Funding Partner           | Funds the e-bike voucher pool and supports expansion of mobility options for Westgate residents and employees.                                                                                                 |
| WPBgo             | Program Administrator     | Administers applications, manages participant communications, coordinates program partners, oversees reporting, and measures outcomes.                                                                         |
| West Palm Bikes   | E-bike Retail Partner     | Maintains the online ordering process, processes approved voucher codes, fulfills e-bike, helmet, and lock orders, delivers participant orders to Jack the Bike Man, and provides redemption records to WPBgo. |
| Jack the Bike Man | Community Bicycle Partner | Coordinates participant pickup appointments, distributes helmets and locks, provides bicycle fitting, and delivers safety education.                                                                           |

## Program Costs

The FY2027 program includes two separate cost categories:

### **Section 1: Program Administration (WPBgo Services)**

This section covers WPBgo's annual Mobility Coalition participation fee and professional services provided by WPBgo to manage, implement, and evaluate the Westgate District Mobility Program. WPBgo will provide these services for a flat annual fee of **\$150,000**.

### **Section 2: Incentive & Program Funding**

This section covers direct participant benefits and other implementation expenses.

These costs are separate from the \$150,000 WPBgo professional services fee, are reimbursed as eligible program expenses are incurred, and will not exceed the amounts approved by the Westgate CRA.

## Section 1: Program Administration (WPBgo Services)

This section outlines the professional services provided by WPBgo to continue implementing and expanding the Westgate District Mobility Program during FY2027.

| Workstream                                             | % of Project Time | Amount           | Core Focus                                                                                                                                                                                                                                                                 |
|--------------------------------------------------------|-------------------|------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Program Management &amp; Strategic Coordination</b> | 28%               | \$42,000         | Program oversight, CRA coordination, partner management, reporting, strategic planning, grant development, and performance evaluation.                                                                                                                                     |
| <b>Employer &amp; Institutional Engagement</b>         | 32%               | \$48,000         | Employer outreach, commuter education, transportation benefit consulting, workforce engagement, institutional partnerships, school relationship development, and coordination with school administrators and teachers for the WPBgo Kids pilot.                            |
| <b>Residential &amp; Community Engagement</b>          | 20%               | \$30,000         | Community outreach, resident education, multifamily partnerships, neighborhood events, Mobility Welcome Kits, enrollment support, WPBgo Kids classroom programming, student engagement, school transportation assessments, findings development, and program storytelling. |
| <b>Transit Incentive Administration</b>                | 15%               | \$22,500         | Transit pass administration, participant enrollment, trip planning assistance, participant tracking, reporting, and coordination with Palm Tran.                                                                                                                           |
| <b>goRide E-Bike Program Administration</b>            | 5%                | \$7,500          | Application management, voucher administration, participant communications, partner coordination, program reporting, and participant follow-up.                                                                                                                            |
| <b>Total</b>                                           | <b>100%</b>       | <b>\$150,000</b> |                                                                                                                                                                                                                                                                            |

## Section 2: Incentive & Program Funding

Program funding supports direct participant incentives and implementation expenses. These costs are separate from WPBgo professional services, are reimbursed as eligible program expenses are incurred, and will not exceed the amounts approved by the Westgate CRA. The payment recipient column clarifies which partner or program expense receives the funding.

| Program Element                                  | Amount          | Payment Recipient | Description                                                                                                                                                                                                                                                                                                              |
|--------------------------------------------------|-----------------|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Proposed FY2027 E-Bike Voucher Pool</b>       | <b>\$35,000</b> | West Palm Bikes   | New FY2027 funding for up to 35 vouchers of up to \$1,000 each. Vouchers may be awarded through one or more participant drawings. The CRA will reimburse only redeemed and eligible voucher expenses.                                                                                                                    |
| <b>Participant Pickup &amp; Safety Education</b> | <b>\$4,375</b>  | Jack the Bike Man | Based on \$125 per participant for 35 participants. Services include receiving shipments, final bicycle assembly and safety inspection, organizing bicycles for pickup, scheduling pickup appointments, e-bike fitting, basic operation and safety education, and assistance loading bicycles into vehicles when needed. |
| <b>Total</b>                                     | <b>\$39,375</b> |                   |                                                                                                                                                                                                                                                                                                                          |

## Total FY2027 Program Investment

| Cost Category                                    | Amount           |
|--------------------------------------------------|------------------|
| Program Administration (WPBgo Services)          | \$150,000        |
| Incentive & Program Funding                      | \$39,375         |
| <b>Total Estimated FY2027 Program Investment</b> | <b>\$189,375</b> |

## Applicant Agreement and Liability Waiver

By applying to this program, I agree to the following terms and conditions:

### Program Qualification

1. The Applicant must **currently reside** within the Westgate CRA boundaries.
2. The Applicant is **18 years of age or older**.
3. **Only one applicant per household** is eligible to receive a voucher.
4. Applicants who have **previously received a voucher** through any WPBgo E-Bike Program **are not eligible** to apply again.

### Program Pledges

1. The Applicant pledges to **complete two (2) surveys** over the course of one (1) calendar year from the date of e-bike receipt.
2. The Applicant pledges to use the e-bike purchased as part of this program to **replace trips** that would have otherwise been taken by car.
3. The Applicant pledges to **keep the e-bike** purchased as part of this program **for at least one (1) calendar year** from the date of receipt.
4. The Applicant pledges to **perform basic maintenance** on the purchased e-bike for at least one (1) calendar year from its date of receipt.
5. The Applicant agrees to accept any **standard safety information** provided by the bike shop and acknowledges the importance of **wearing a helmet**.
6. The Applicant hereby acknowledges and agrees that by participating in the WPBgo E-Bike Voucher Program, **they assume all risk of injury or harm related to e-bike usage**, which may be caused by the action, inaction, or negligence of the Applicant or the action, inaction, or negligence of others, including WPB Mobility Coalition, Westgate CRA, and West Palm Bikes.
7. The Applicant agrees to **hold harmless, indemnify, defend, and forever discharge** WPB Mobility Coalition, Westgate CRA, and West Palm Bikes, their officers, employees, agents, successors, and assigns, from all liability, claims, demands, damages, losses, costs, expenses, and causes of action resulting from death, injury, loss, or damage to the Applicant or any other person in connection with the e-bike purchased or Program participation.
8. The Applicant hereby **releases** WPB Mobility Coalition, Westgate CRA, and West Palm Bikes, and their employees, agents, contractors, successors, and assigns, from any and all claims for injury, loss, damages, actions, and causes of action arising out of or in any way connected to the E-Bike Voucher Program, whether or not caused in whole or part by the

negligence or other misconduct of the WPB Mobility Coalition, Westgate CRA, and West Palm Bikes.

### **E-Bike Voucher Redemption**

1. The Applicant agrees to use the WPBgo E-Bike Voucher, if awarded, **exclusively** for the intended e-bike purchase.
2. The Applicant agrees to **redeem** the e-bike voucher within **sixty (60) calendar days** of issuance or forfeit the voucher.
3. The Applicant agrees the voucher is **valid only for a factory new e-bike**.
4. The Applicant agrees to **use an appropriate helmet and lock**.

### **Criteria for Termination from the Program**

The Applicant agrees that participation in the WPBgo E-Bike Voucher Program may be terminated if one or more of the following occur:

1. Failure to **fully complete** the application form.
2. Failure to live within the **Westgate CRA boundaries**.
3. Failure to provide valid **proof of residency**.
4. Failure to purchase the **type/class of e-bike indicated** on the awarded voucher.
5. Failure to redeem the awarded voucher within **60 days**.
6. Failure to use the purchased e-bike for **personal transportation** or **mode-shift** purposes.
7. Failure to

**WESTGATE/BELVEDERE HOMES  
COMMUNITY REDEVELOPMENT AGENCY**

## **FY2027 Annual Redevelopment Goals, Objectives & Work Plan**

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### **Adopted September 14, 2026**

The CRA's Community Redevelopment Plan (CRP) establishes the vision, redevelopment policies, goals, and investment priorities that guide the Agency's activities and provide the foundation for annual budgeting, project implementation, and performance measurement.

The CRA organizes its work efforts around seven Strategic CRP Focus Areas that align resources and activities with its redevelopment mission. These areas address economic development and redevelopment; housing and neighborhood revitalization; transportation, mobility and public infrastructure; planning and redevelopment policy; community engagement, public safety and neighborhood services; strategic partnerships, grants, and capital investment.

The FY2027 Annual Work Plan translates the CRP into a fiscal year implementation program. Budget allocations are linked to the projects, programs and initiatives planned for the year ahead, with each work item identified by its overall goal and intent, fiscal year work activity, budget allocation and measurable performance indicator.

In this fiscal year the CRA will receive an annual increment of \$6,803,632 representing an increase of 23.4%. Total revenues including interest and FY26 balance forward is \$10,879,632. An allocation of \$2,937,600 is transferred to debt service and capital improvements projects. 68.9% or \$7,505,000 of the CRA's FY2027 Annual Budget, is dedicated to public reinvestment to further redevelopment goals and objectives.

### **Redevelopment Planning & Implementation**

Identify opportunities for redevelopment and reinvestment by evaluating changing conditions and implementing effective plans, policies, regulations and technical initiatives.

The CRA has allocated \$900,000 in FY2027 for professional services supporting redevelopment planning and realization. Continued technical and engineering support is required for design and implementation of CRA capital improvements, redevelopment planning, and the CRA's 2027 Traffic Mitigation Work Plan initiatives. This year's allocation includes \$400,000 for Engineering & Construction Coordination, and \$500,000 for Technical Assistance—an increase of \$345,000 from FY2026. This increased investment provides additional professional planning, engineering, technical, and project coordination capacity to support Staff in the implementation of the CRA's FY2027 redevelopment priorities.

#### **1. Community Redevelopment Plan Update**

In FY26, the Westgate CRA began to evaluate the goals, objectives, programs and projects outlined in its 2017 Community Redevelopment Plan. To plan for the future, the update

will examine changing conditions within the CRA, growth projections, and market trends. Future redevelopment activities supporting economic growth and housing production will be based on District-specific studies in transportation and mobility, open space, housing needs, economic outlook, urban form and design, and water management. These studies will form the basis of an amended Community Redevelopment Plan.

**Work Program:** Continue plan update and use supporting District studies to establish updated redevelopment priorities, programs and implementation strategies. Incorporate input from community, business and County stakeholders. Develop recommendations for County Comprehensive Plan policy language and zoning reforms related to the Westgate Community Redevelopment Area Overlay.

**Budget:** \$100,000 from Technical Assistance budget allocations for consultant fees and supporting studies.

**Performance Indicator:** Updated Community Redevelopment Plan completed and adopted.

## 2. Comprehensive Plan / ULDC WCRAO Revisions

Advance regulatory amendments to support housing production and economic investment through the regulation of uses, availability of density and flexible development standards.

**Work Program:** Continue identifying policy and regulatory barriers and coordinate Comprehensive Plan, WCRAO and ULDC changes needed to facilitate redevelopment and economic investment.

**Budget:** \$50,000 included within Technical Assistance allocation.

**Performance Indicator:** Policy and code amendments or implementation actions advanced during FY2027.

## 3. Development Review & Project Advocacy

Review of zoning applications within the boundaries of the WCRAO for consistency with the Redevelopment Plan and compliance with the land development regulations of the overlay.

**Work Activity:** Provide technical review, interdepartmental coordination and project advocacy for development applications.

**Budget:** Staff expenditure.

**Performance Indicator:** Development applications reviewed and advanced in accordance with County review schedules.

## Economic Development & Private Investment

Grow District businesses, employment and redevelopment potential through programs and investments that encourage private investment and reinvestment.

The CRA has allocated a total of \$3.5 million in FY27 to support economic development, small business growth, and strategic real estate acquisition. The budget includes \$1 million in expenditures for Economic Development. Within this envelope the CRA will fund acquisitions, small business programs and site remediation activities. A further \$2.5M in strategic property acquisitions funds are represented in Capital Improvements.

Funding for the Site Development Assistance Program is \$300,000 for the fiscal year, an increase of \$100,000, expanding the resources available to support eligible new development and redevelopment projects within the District.

## 1. Site Development Assistance Program (SDAP)

Reimbursable grant program available to property owners or developers to defray eligible pre-development, permitting, or exterior improvement costs of new construction, building expansion, or the exterior rehabilitation of new and existing commercial, residential, and mixed-use buildings or properties, within targeted redevelopment areas through the annually funded Site Development Assistance Program (SDAP).

**Work Activity:** Administer the program and continue outreach and promotion to property owners, developers and businesses. In FY27, the Agency is focusing assistance toward defraying property owner costs to renovate and repair multifamily developments, and leveraging site improvement and infrastructure costs for the construction of single-family homes.

**FY 2027 Budget:** \$300,000.

**Performance Indicator:** Administer at least 6 reimbursable SDAP grants awarded; track the number and value of grants awarded or reimbursed.

## 2. Business Assistance

Rent and tenant buildout assistance programs are funded for FY2027. These programs support small business start-ups, and provide assistance to commercial and mixed-use developments tenant and interior build outs. In this fiscal year, the CRA will develop and launch a Small Business Growth Program pilot to support entrepreneurial ventures and small start-ups.

**Work Program:** 1. Administer Rent and Tenant Buildout Assistance programs; and, 2. Create and advance the CRA's Small Business Growth Program pilot.

**FY2027 Budget:** \$200,000 for Rent Assistance and Tenant Buildout Assistance. \$75,000 in funding to support the small business pilot development and operational costs are allocated within the budget set-aside for economic development.

**Performance Indicator:** Develop and launch the Small Business Growth Program. Track applications for all business assistance programs, businesses created, retained or attracted, and pilot-program activity.

### 3. Strategic Property Acquisition & Redevelopment

Property acquisition and assembly remain an ongoing redevelopment tool. The CRA will actively pursue purchase of available parcels along key corridors in this fiscal year, with Westgate Avenue as a continued focus; negotiate terms and purchase land for assembly. In this ongoing program, the CRA purchases and holds land for redevelopment partnerships or private ventures that create housing and business development opportunities. The Agency will also consider lands for purchase that support infrastructure, transportation development, and public parks.

**Work Program:** Pursue strategic acquisition, assembly, disposition or redevelopment partnership opportunities that support housing, business development, public space or interim activation.

**Budget Allocations:** Within Economic Development and/or Capital Improvement appropriations, as applicable.

**Performance Indicator:** Property acquisitions, dispositions, development agreements or redevelopment partnerships completed or advanced.

### 4. Chickamauga Site Remediation

This 3-parcel CRA-owned property is earmarked for higher density mixed-use development. The CRA received FY21 funding from the TCRPC (Treasure Coast Regional Planning Council) Brownfields Program for a Phase I Environmental Assessment for the redevelopment site due to historic auto salvage and a dry-cleaning uses on adjacent properties. TCRPC grant funding ultimately supported Phases 1 and II environmental assessments which indicated minor contamination, and a need for excavation, remediation and demolition of the existing structure.

**Work Program:** To make this site available for public offering for redevelopment the CRA will complete the necessary FL DEP procedures and physical site work for case closure.

**FY2027 Budget:** \$125,000 is set aside for site geotechnical/excavation work

**Performance Indicator:** Required site work is completed, and the land is made available for redevelopment through an RFP process.

### 5. Streetscape Project Closeout

The Westgate Avenue and Cherry Road streetscape projects, initiated and constructed in previous fiscal years are substantially complete and require final coordination/closeout.

**Fiscal Year Activity:** Coordinate with Palm Beach County Engineering and funding partners to complete remaining project punch items and interlocal closeout requirements.

**FY202 Budget:** No expenses associated with project closeouts are expected.

**Performance Indicator:** Westgate Avenue and Cherry Road projects are fully closed out in accordance with applicable agreement.

## **Housing & Neighborhood Revitalization**

Create and preserve diverse, quality housing that responds to community, local and regional needs while strengthening existing neighborhoods.

The CRA has set aside \$2.17 million in FY2027 for housing assistance and development, an increase over the previous fiscal year budget allocation of \$1.16 million.

The increased investment significantly expands the CRA's capacity to preserve existing housing, provide housing assistance, and support the development of new housing opportunities within the redevelopment District. \$1,000,000 is set aside for Housing Assistance, representing a new budgetary allocation.

### **1. Neighborhood Preservation Program (NPP)**

To preserve and beautify affordable and workforce neighborhoods, the CRA provides reimbursable grant funding to individual homeowners to leverage the cost of eligible home renovations and exterior improvements. This established program supports affordable and workforce housing stock preservation and stability.

**Work Program:** Continue administration and outreach to preserve and improve affordable and workforce housing at multi-agency events.

**Budget:** \$170,000.

**Performance Indicator:** Administer at least 20 reimbursable NPP grants; track units preserved and CRA investment per unit.

### **2. Housing Assistance**

The FY2027 budget includes a new \$1 million Housing Assistance appropriation. To address a local need for housing support for families at risk of homelessness, the CRA will develop a housing program in partnership with the County and community partners utilizing CRA-owned cottage homes.

**Work Program:** Develop and implement a Housing Assistance Program.

**FY2027 Budget:** \$1,000,000.

**Performance Indicator:** Program development and implantation completed. Track households and/or housing units receiving assistance; final FY2027 target to be established with program criteria.

### **3. Housing Development**

The CRA maintains a dedicated housing-development allocation to facilitate housing units.

**Work Program:** Advance housing development opportunities through residential property acquisition, financing, or partnerships.

**FY2027 Budget:** \$1,000,000.

**Performance Indicator:** Track new housing units facilitated, financed, approved or under construction.

## **Communications, Promotion & Community Engagement**

Strengthen Westgate’s identity as a desirable place to live, work, invest and play through positive promotion, community engagement and neighborhood-based programming.

The CRA has allocated \$395,000 for communications, promotion, and community engagement activities. These allocations support the CRA’s ongoing efforts to engage residents and community partners, promote Westgate and CRA initiatives, disseminate information, and provide community-based programming and activities.

### **1. Strategic Communications & District Promotion**

CRA promotion currently includes in-person stakeholder engagement, website communications and social-media outreach.

**Work Program:** Develop and implement a Strategic Communications Plan that uses website, social media, print, partner events and direct outreach to promote Westgate projects, programs and redevelopment opportunities. This effort will align CRA communications across platforms to ensure consistent and identifiable messaging.

**Budget:** \$50,000 is set aside from the \$160,000 Information Dissemination budget line item.

**Performance Indicator:** Track website traffic and engagement, outreach materials produced, promotional activities and stakeholder exposure.

### **2. Community Engagement & Resiliency**

The CRA will continue efforts to engage the community by promoting ‘pride in place’ through ongoing community outreach and enrichment events. Outreach activities are designed to provide information on CRA projects and programs that benefit the community, promote access to local resources, and offer education and services to address social issues that impact community sustainability and economic growth. The CRA partners with Palm Beach Sheriff’s Office (PBSO) Community Policing deputies, Palm Beach County Fire Rescue, Station #24, and the Palm Beach County Parks & Recreation Department to engage youth, families and seniors.

The Agency will also continue to seek input from community stakeholders on CRA plans, projects and initiatives through community meetings and workshops.

**Work Activities:** Host or participate in community outreach and enrichment activities.

**Budget:** Staff expenditure supported by \$100,000 Community Activities budget allocation.

**Performance Indicator:** Host or participate in at least 24 community meetings and engagement events; track residents, developers, and businesses engaged.

### **3. Westgate Community Farm**

Community Farm programming is an established neighborhood engagement activity.

**FY2027 Activity:** Continue farm programming, workshops, volunteer opportunities and market/community activities.

**FY2027 Budget:** \$135,000.

**Performance Indicator:** Track participants, workshops, volunteers, market activity and other program outputs.

## **Public Safety & Neighborhood Services**

Provide ongoing public safety, property management and neighborhood services that improve quality of life, address blighting conditions and support redevelopment.

The CRA has allocated \$990,000 in FY2027 for public safety and neighborhood services, an increase of \$270,000 over the FY2026 allocation of \$720,000.

This investment strengthens the CRA's capacity to address public safety and blighting conditions, maintain and manage CRA-owned properties, and provide streetlighting and other neighborhood services that improve quality of life and support redevelopment.

### **1. Public Safety & Community Policing**

CRA public-safety efforts are coordinated with PBSO Community Policing Deputies and informed by community concerns including loitering, homelessness, illegal dumping, youth gang violence and graffiti—through this partnership broken windows will be addressed, furthering community stabilization and directly impacting business retention and attraction by reducing crime and blighted conditions.

**Work Program:** Continue innovative policing/community-safety initiatives in partnership with PBSO and other municipal, private and not-for-profit partners. Develop a Safety Plan for the CRA District using community input to advance an implementation framework.

**FY2027 Budget:** \$450,000.

**Performance Indicator:** Document public-safety activities and outcomes implemented with PBSO; advance Safety Plan actions and priorities.

### **2. Property Management & Maintenance**

The CRA maintains and manages Agency-owned property and addresses conditions affecting neighborhood appearance and redevelopment readiness. Property maintenance allocations also support streetlight retrofits and repair, and streetscape landscape maintenance.

**FY2027 Activity:** Maintain CRA properties and County facilities per interlocal maintenance agreement. Continue to address nuisance or blighting conditions within the scope of CRA programs.

**FY2027 Budget:** \$410,000 combined Property Maintenance and Property Management. The Capital Improvements Fund further allocates \$300,000 for Westgate Avenue landscape

replacement and lighting retrofits, as well as \$250,000 for Seminole Blvd. landscape/irrigation installation and lighting retrofits.

**Performance Indicator:** Track CRA properties maintained/managed and nuisance or blight conditions addressed.

### 3. Streetlights & Utilities

Streetlight improvements are ongoing and have been coordinated with Florida Power & Light in North and South Westgate Estates.

**FY2027 Activity:** Continue oversight of streetlight permitting, installation, repair and utility needs at priority locations.

**FY2027 Budget:** \$130,000.

**Performance Indicator:** Track streetlights installed/repared and priority locations addressed.

### 4. Infrastructure & Drainage Needs

Drainage capacity, stormwater storage, flood mitigation and missing pedestrian infrastructure remain ongoing priorities.

**FY2027 Activity:** Identify and advance priority drainage, stormwater and sidewalk needs through CRA planning and capital coordination.

**FY2027 Budget:** To be determined within applicable capital/technical assistance budgets.

**Performance Indicator:** Priority needs documented and implementation actions or studies advanced.

## Transportation, Mobility & Public Infrastructure

Advance safe, connected and multimodal infrastructure that supports redevelopment and improves access throughout the CRA District. Detailed fiscal year transportation activities, planning costs and performance indicators are established in the separate FY 2027 CRA Traffic Mitigation Work Plan. Many initiatives began in FY26 through the CRA's Mobility Plan Framework and Strategies report.

The Mobility Plan Framework identifies short-, mid- and long-term mobility strategies; the FY2027 Transportation Work Plan converts those strategies into specific annual projects.

**FY2027 Activity:** Implement the FY2027 Traffic Mitigation Work Plan

**FY2027 Budget:** \$1,315,000 in planned fiscal year transportation-related expenditures across Transportation Projects, Transportation Programs, Technical Assistance and Engineering & Construction Coordination.

**Performance Indicator:** Evaluate program and project-specific milestones and performance indicators established in the FY2027 CRA Traffic Mitigation Work Plan.

# Westgate CRA Traffic Mitigation Work Plan

## Fiscal Year 2027

Prepared by Westgate CRA and Kimley-Horn and Associates, Inc.

The *September 15, 2025 Westgate CRA Mobility Plan Framework & Strategies* report is the vision document for mobility projects in the CRA. This report categorizes the mobility projects proposed by the CRA into three categories: Short Term ( $\leq 5$  years), Mid Term (5-10 years), and Long Term (10-15+ years). The strategies preliminarily identified in this report are shown below.

### 1. Short Term ( $\leq 5$ years)

- A. Launch of on-demand service pilot CRA-wide connecting residential areas to #43 bus stop EB near PB Marketplace, and inter-CRA destinations (Walmart, Adult Ed. facility, etc.)
- B. Palm Tran collaboration to improve bus stops and shelters along strong ridership routes
- C. Continued sidewalk/bike lane improvements – Cherry Road, Wabasso Drive, & N. Florida Mango Road
- D. TDM programming – CRA-wide existing and new multifamily, larger employers (Kennel Club, County facilities, schools, auto uses)
- E. Potential temporary Park & Ride locations — shared tenant parking at Cross County Mall, Walmart Plaza, and the Kennel Club
- F. DWPB + Westgate connections ‘Feasibility Study’
- G. Land development codes – TOD/TOC design, parking reforms/reductions

### 2. Mid Term (5-10 years)

- A. Increased Palm Tran frequency and reduced headways for important links – #44 (Congress Ave., DJT Airport)
- B. Continued sidewalk/bike lane improvements – Congress Avenue, Belvedere Road
- C. Ongoing improvements to connections to Intermodal Station/DJT Airport
- D. Potential temporary Park & Ride locations— shared tenant parking at Cross County Mall and Walmart Plaza
- E. Ongoing TDM programming and on-demand service – CRA-wide
- F. Potential ‘Westgate Village’ commuter node

### 3. Long Term (10-15+ years)

- A. Potential transit hub locations: Cross County Mall Commuter Node (integrated Park & Ride), Wabasso Dr. at Okeechobee Blvd., Old Congress Ave. ‘sliver’
- B. ‘Dream Big’ project: create Okeechobee Blvd. reliever road by culverting PBC-owned L-2 canal segment – future connections to Australian Ave., Centerpark Dr., Mercer Ave.
- C. Ongoing TDM programming and on-demand service – CRA-wide
- D. Intersection improvements in partnership with PBC: Okeechobee Blvd. & Congress Ave. (WBL turn lane), and Belvedere Rd. & Congress Ave. (SBL turn lane)

During FY 2027, the CRA will work to implement these strategies with the following planned projects, programs or studies, each of which implements one or more of the strategies listed above. What follows is a brief outline of what is planned to take place during FY 27, with a budgeted amount and measurable goal.

## FY 2027 PROJECTS & PROGRAMS

### INFRASTRUCTURE

#### **Project #1: Wabasso Drive Streetscape Improvements**

**Strategies Implemented:** 1B, 1C

**Status:** A conceptual redesign for Wabasso Drive was created and submitted to the MPO under the Transportation Alternatives (TA) program. This redesign has been selected by the MPO to receive TA funding.

**FY 2027 Activity:** The project will be examined by FDOT and included in its Draft Tentative Work Program (DTWP) in June 2027, including a funding allocation.

**Planning Cost Estimate:** \$0

**Performance Indicator:** Wabasso Drive is included in the FDOT DTWP.

#### **Project #2: Florida Mango Road Sidewalk & Safety Improvements**

**Strategies Implemented:** 1C

**Status:** A preliminary engineering study has been completed, which indicated that sidewalk improvements would require concurrent stormwater infrastructure upgrades.

**FY 2027 Activity:** A stormwater infrastructure study will identify the upgrades required to enable the installation of wider sidewalks along Florida Mango Road.

**Planning Cost Estimate:** \$25,000

**Performance Indicator:** The CRA will obtain a list of required stormwater improvements along Florida Mango Road, including a preliminary cost estimate and proposed implementation plan.

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

**Strategies Implemented:** 1C

**Status:** The Mobility Plan Framework & Strategies report identified Cherry Road as an east-west connector, linking Congress Avenue to Military Trail. The CRA has substantially completed streetscape improvements on Cherry Rd. from Military Trail to Quail Dr. To evaluate capacity for bike lanes/markings a feasibility study is needed.

**FY 2027 Activity:** A study will be performed to provide recommendations on bicycle infrastructure improvements along Cherry Road.

**Planning Cost Estimate:** \$20,000

**Performance Indicator:** Recommended bicycle infrastructure improvements along Cherry Road, including conceptual designs will be completed.

#### **Project #4: Congress Avenue & Okeechobee Boulevard Intersection Improvements**

**Strategies Implemented:** 3D

**Status:** No activity.

**FY 2027 Activity:** Coordination with the County in preparation for an interjurisdictional study.

**Planning Cost Estimate:** \$0

**Performance Indicator:** An interjurisdictional discussion regarding the parties, scope, and timeline for a joint study of the intersection will be held.

#### **Project #5: Congress Avenue & Belvedere Road Intersection Improvements**

**Strategies Implemented:** 3D

**Status:** No activity.

**FY 2027 Activity:** Coordination with the County and DJT Airport in preparation for an interjurisdictional study.

**Planning Cost Estimate:** \$0

**Performance Indicator:** An interjurisdictional discussion regarding the parties, scope, and timeline for a joint study of the intersection will be held.

#### **Project #6: Congress Ave “Sliver”**

**Strategies Implemented:** 1B, 1E, 2F, 3A

**Status:** No activity.

**FY 2027 Activity:** A holistic study will be performed to examine the sliver as an intermodal focus zone. The study will include, inter alia, a parking analysis as well as recommendations for infrastructure improvements on the Old Congress Avenue slip road.

**Planning Cost Estimate:** \$127,881

**Performance Indicator:** Completion of the intermodal focus zone study, including recommendations for infrastructure & service improvements with conceptual designs.

#### **Project #7: L-2 Canal Connector**

**Strategies Implemented:** 1F, 3B

**Status:** Engineering feasibility study has been completed and shows that a 28' travel way is feasible along the canal. Conceptual design alternatives are currently being developed.

**FY 2027 Activity:** The conceptual design alternatives will be completed and ranked via a Multi-Criteria Decision Analysis. A potential westward expansion of the canal connector will be

studied for feasibility and impact. A joint feasibility study will take place to examine the possibility of autonomous vehicular operations along the connector.

**Planning Cost Estimate:** \$250,000

**Performance Indicator:** Recommendation of a preferred design alternative to Palm Beach County for further funding research & preliminary design.

## PROGRAMMATIC

### **Project #8: On-Demand Ride Service**

**Strategies Implemented:** 1A, 1D, 2C, 2D, 3C

**Status:** A vendor has been identified and a pilot operational plan developed.

**FY 2027 Activity:** Launch of a one-year, two-vehicle pilot by November '27.

**Planning Cost Estimate:** \$407,744

**Performance Indicator:** On-demand ride service in operation; track ridership, routes, and key performance data against investment.

### **Project #9: Palm Tran Coordination**

**Strategies Implemented:** 1B, 2A, 2F, 3A

**Status:** Ongoing conversations with Palm Tran regarding potential bus shelter & service improvements.

**FY 2027 Activity:** Collaboration with Palm Tran on its Transit Development Plan, including analyzing the current transit service and infrastructure in the CRA and outlining feasible and actionable solutions.

**Planning Cost Estimate:** \$140,000

**Performance Indicator:** Identification of locations for physical improvements within Westgate CRA in connection with the Transit Development Plan.

### **Project #10: TDM Programming**

**Strategies Implemented:** 1D, 1F, 2C, 2E, 3C

**Status:** TDM programming with WPBgo (West Palm Mobility Coalition) is underway. This Transit Demand Management (TDM) initiative was initiated in FY26 in Westgate, and will expand upon the program goals of changing commuter behavior toward fewer single use vehicle trips.

**Work Program:** Continuation of the e-bike voucher and transit pass programs for CRA residents, as well as continued onboarding of employers and institutions into WPB Go. The Coalition will launch the WPBgo Kids school pilot in Westgate.

**Planning Cost Estimate:** \$189,375

**Performance Indicator:** Outreach to potential commuters tracked; distribution of e-bike vouchers and transit passes; other participant data collected for indicators of program success.

### **Project #11: Temporary Park and Ride Locations**

**Strategies Implemented:** 1E, 1F, 2D, 2F, 3A

**Status:** Potential temporary park and ride locations have been identified.

**FY 2027 Activity:** Observation of the current activity and usage patterns of identified sites under existing conditions, as well as outreach and stakeholder engagement.

**Planning Cost Estimate:** \$30,000

**Performance Indicator:** Outreach to all owners of potential temporary park and ride locations is completed.

## **PLANNING**

### **Project #12: CRA Community Redevelopment Plan Update**

**Strategies Implemented:** 1B, 1C, 1E, 1G, 2B, 2D, 2F, 3A, 3B, 3D

**Status:** An update to the 2017 Community Redevelopment Plan is underway, headed by Chen Moore. The CRA's strategic framework and planning initiatives for short, mid and long-term traffic mitigation including future programming and TIF budgeting will be incorporated into

**FY 2027 Activity:** Completion & adoption of the updated plan.

**Planning Cost Estimate:** \$25,000

**Performance Indicator:** Updated plan presented to the PBC Board of County Commissioners.

### **Project #13: Downtown West Palm Beach Connections – Feasibility Study**

**Strategies Implemented:** 1A, 1B, 1E, 1F, 2A, 2C, 2D, 2F, 3A, 3B

A planning review of the Downtown Master Plan Update, the City's Mobility Plan and Safety Action Plan against the established development framework within the redevelopment area.

**FY 2027 Activity:** The study will evaluate opportunities for alignment with the City's plans, including mobility plan projects that connect to the CRA District along its boundaries.

**Planning Cost Estimate:** \$10,000

**Performance Indicator:** Policy changes and altered development patterns will be identified for inclusion in the CRA Community Redevelopment Plan Update.

## REGULATORY

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

**Strategies Implemented:** 1D, 1G, 2E, 2F, 3A, 3C

**Status:** A redevelopment program that considers development capacity and residential density is underway for a key redevelopment corner in the CRA District—Okeechobee Blvd. and Military Trail (SEC). This effort will provide interested developers with a template for a redevelopment project that is feasible and viable within the County’s regulatory framework. The Palm Beach MPO will provide technical assistance to build upon and expand the study scope to include the remaining corners of the intersection. The study will ultimately provide policy and regulatory recommendations that support transit-oriented development/communities (TOD/TOC) at this key regional intersection.

**Activity:** A concept redevelopment program for the Okeechobee-Military Trail (SEC) will be completed. In partnership with the MPO, recommendations for incorporating TOD policy into the Comprehensive Plan and ULDC will be completed.

**Planning Cost Estimate:** \$60,000

**Performance Indicator:** The indicators of performance are twofold since two objectives are intended to be met: 1. A feasibility study/redevelopment program for the SEC of Okeechobee Blvd. and Military Trail is completed. The MPO study that recommends TOD policy and code provisions will be completed and advanced.

### **Project #15: Monitoring of Work Plan**

**Strategies Implemented:** All

**Status:** Ongoing

**FY 2027 Activity:** Continued monitoring of work plan projects.

**Planning Cost Estimate:** \$30,000

**Performance Indicator:** All milestones and performance indicators outlined in this document will be successfully evaluated.

## SUMMARY

Table 1 summarizes the 2027 Work Plan & Budget allocations.

*Table 1: Work Plan Budget*

| Type   | Project                                                                    | Transportation Projects | Transportation Programs | Technical Assistance | Engineering & Const. Coordination | Total Investment |
|--------|----------------------------------------------------------------------------|-------------------------|-------------------------|----------------------|-----------------------------------|------------------|
| Infra. | 1. Wabasso Drive Streetscape Improvements                                  |                         |                         |                      |                                   | \$ -             |
|        | 2. Florida Mango Road Sidewalk & Safety Improvements                       | \$ 25,000.00            |                         |                      |                                   | \$ 25,000.00     |
|        | 3. Cherry Road Sidewalk and Bike Lane Improvements                         |                         |                         | \$ 20,000.00         |                                   | \$ 20,000.00     |
|        | 4. Congress Ave & Okeechobee Blvd Intersection Improvements                |                         |                         |                      |                                   | \$ -             |
|        | 5. Congress Ave & Belvedere Rd Intersection Improvements                   |                         |                         |                      |                                   | \$ -             |
|        | 6. Congress Ave "Sliver"                                                   |                         |                         | \$ 27,881.00         | \$ 100,000.00                     | \$ 127,881.00    |
|        | 7. L-2 Canal Connector                                                     |                         |                         | \$ 50,000.00         | \$ 200,000.00                     | \$ 250,000.00    |
| Prog.  | 8. On-Demand Ride Service                                                  | \$ 407,744.00           |                         |                      |                                   | \$ 407,744.00    |
|        | 9. Palm Tran Coordination                                                  | \$ 67,256.00            |                         | \$ 72,744.00         |                                   | \$ 140,000.00    |
|        | 10. TDM Programming                                                        |                         | \$ 150,000.00           | \$ 39,375.00         |                                   | \$ 189,375.00    |
|        | 11. Temporary Park and Ride Locations                                      |                         |                         | \$ 30,000.00         |                                   | \$ 30,000.00     |
| Plan.  | 12. CRA Community Redevelopment Plan Update                                |                         |                         | \$ 25,000.00         |                                   | \$ 25,000.00     |
|        | 13. Downtown West Palm Beach Connections - Feasibility Study               |                         |                         | \$ 10,000.00         |                                   | \$ 10,000.00     |
| Reg.   | 14. Land Development Code Audit and Development of TOD/TOC Code Provisions |                         |                         | \$ 60,000.00         |                                   | \$ 60,000.00     |
|        | 15. Monitoring of Work Plan                                                |                         |                         | \$ 30,000.00         |                                   | \$ 30,000.00     |
| Budget | 2027 Planned Expenditures                                                  | \$ 500,000.00           | \$ 150,000.00           | \$ 365,000.00        | \$ 300,000.00                     | \$ 1,315,000.00  |
|        | 2027 FY Budgeted                                                           | \$ 500,000.00           | \$ 150,000.00           | \$ 500,000.00        | \$ 400,000.00                     | \$ 1,550,000.00  |
|        | Allocation to Transportation %                                             | 100%                    | 100%                    | 73%                  | 75%                               | 85%              |
|        | CRA Transportation Budget                                                  | \$ 500,000.00           | \$ 150,000.00           | \$ 365,000.00        | \$ 300,000.00                     | \$ 1,315,000.00  |
|        | CRA Transportation Remaining Allocation                                    | \$ -                    | \$ -                    | \$ -                 | \$ -                              | \$ -             |

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.