Westgate CRA PALM BEACH COUNTY
Westgate/Belvedere Homes Community Redevelopment Agency

WESTGATE/BELVEDERE HOMES COMMUNITY REDEVELOPMENT AGENCY

Monthly Meeting, Monday, November 9, 2026, Board Meeting, 5:00 PM
1280 N. Congress Ave. Suite 215
West Palm Beach, FL 33409

NOTE: Agenda Summary (Pages 3 - 5)

Staff Report (Pages 6 - 13)

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 September 14, 2026, CRA MINUTES (Pages 14 - 22)

IV. PUBLIC COMMENTS

V. DISCLOSURES

VI. CONSENT AGENDA

VII. REGULAR AGENDA

1. **Approval of Contract for Environmental Services with Stantec Consulting Services Inc. (Pages 23 - 32)**
2. **Approval of Best Holiday Lighting LLC Annual Service (Pages 33 - 35)**
3. **Approval of additional cost for the Cherry Road Streetscape Project (Pages 36 - 38)**

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. Rufty**

IX. ADJOURNMENT

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

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

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

Westgate CRA PALM BEACH COUNTY
Westgate/Belvedere Homes Community Redevelopment Agency

AGENDA ITEMS
Westgate CRA Board Meeting
In Person and Via Zoom
November 9, 2026

REGULAR AGENDA

1. Approval of Contract for Environmental Services with Stantec Consulting Services Inc.

A. Background and Summary: The Westgate/Belvedere Homes Community Redevelopment Agency (CRA) owns the property located at **2631 Chickamauga Avenue, West Palm Beach, Florida**. To support the property's redevelopment, the CRA completed Phase I and Phase II environmental assessments funded through a Treasure Coast Regional Planning Council Brownfields Environmental Assessment Grant. Those assessments identified minor soil contamination associated with the site's historical uses, which was subsequently reported to the Florida Department of Environmental Protection (FDEP).

The CRA asked FDEP to allow the redevelopment of the site as is or to replace the soil without further testing since the contamination was considered negligible. FDEP has denied the request and directed the CRA to complete additional environmental investigation activities before remediation and excavation can proceed. To satisfy these regulatory requirements, the CRA proposes entering into an agreement with **Stantec Consulting Services, Inc.** to perform supplemental soil testing, laboratory analysis, project management, and coordination with FDEP. The additional assessment work is necessary to fully delineate the extent of contamination and support future remediation efforts at the site.

The proposed agreement with **Stantec Consulting Services, Inc.** authorizes the firm to provide supplemental environmental consulting services for the Chickamauga Redevelopment Site.

The scope of work includes the collection and laboratory analysis of up to ten soil samples, including five primary and five contingent sample locations, to evaluate potential soil impacts and satisfy FDEP assessment requirements. Soil samples will be analyzed for polycyclic aromatic hydrocarbons (PAHs) using EPA Method 8270C. In addition, Stantec will provide project management services, coordinate with the Florida Department of Environmental Protection, attend meetings as needed, and help address regulatory concerns during the assessment process.

The contract amount is **$9,772.00**, and includes soil sampling field services and expenses **($4,034), l**aboratory analysis services **($1,725), s**upplemental consulting services and project management **($4,013),**

The agreement provides for a lump-sum payment not to exceed **$9,772.00**, with invoices payable within 30 days of receipt. The contract term is proposed to begin on **November 9, 2026**, and continue through **January 9, 2027**.

The proposed services are limited to supplemental soil assessment and regulatory coordination. Soil remediation activities, preparation of a remediation report, and recommendations for a "No Further Action" determination are not included in this agreement and will be presented under a separate proposal at a later date.

B. Recommendation: Authorize execution of the Contract for Consulting Services with Stantec Consulting Services, Inc. in an amount not to exceed **$9,772.00** for supplemental environmental soil assessment services required by the Florida Department of Environmental Protection at the CRA-owned property located at **2631 Chickamauga Avenue**.

2. Approval of Cost Proposal for Best Holiday Lighting LLC

A. Background and Summary: The CRA is seeking the services of Best Holiday Lighting to install 40 holiday banners on Westgate Avenue. The company will install the pole-pocket hardware and double-sided banners. They will provide maintenance (general upkeep and necessary adjustments), inspection during the display period, and safe removal of all banners at the end of the holiday season. The firm proposes completing the work for $9,000. Starting in year two, the firm will charge an annual service fee of $3,500, covering reinstallation, maintenance, inspections, removal, and storage for an additional two years.

A. Recommendation: Authorize staff to work with Best Holiday Lighting to install the seasonal banners for $9,000 the first year and $3,500 the next two years.

3. Authorization of Additional Cost for the Cherry Road Streetscape Project

A. Background and Summary: Palm Beach County Engineering requests additional funds to pay for construction engineering and inspection (CEI) for the Cherry Road project (Military Trail to Quail Drive). The project is funded partially by FDOT through an MPO grant, but the grant does not cover CEI. This request reflects delays that extended completion from September 23, 2025,

to June 19, 2026. The fees are documented in a 747-page document from CEI consultant BCC Engineering. The request covers services through September 2026, including previously unbilled inspector fees. Appendices provide supporting records for the CEI consultants and subconsultants BCC, HBC, and Radise. Palm Beach County Engineering reviewed the supporting documents. Unsupported BCC inspection hours were excluded.

The fees total $136,982.62 and cover all work completed on the project. The CRA has an agreement with Palm Beach County Engineering to cover CEI and additional costs of the FDOT/MPO projects.

B. Recommendation: Approve $136,982.62 in additional CEI fees for the Cherry Road Streetscape Project.

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

WESTGATE CRA BOARD MEETING
November 9, 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 1st permit to install FPL streetlights has been issued; the 2nd permit is in process. Conservatively, staff anticipates that the streetlights will be installed within the next 6 months.

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

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

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

Update: To meet the 1/22/2027 site remediation deadline set by the FLDEP, pre-remediation soils testing was completed by Stantec in October. A contract is prepared for Board consideration to analyze soils testing and provide a pre-remediation report to the DEP. Next step is to coordinate excavation, structure demolition, and remediation work.

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, 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.

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 another 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 ESA 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)

Update (11/26): County Engineering is requesting additional supplementary funds for CEI expenditures related to delays in project close out. $136,982 is requested.

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

Updates: Construction was substantially completed in January 2026. Light poles are retrofitted with lock boxes.

Rosso mobilized construction in March 2025. Sidewalks are progressing on south and north sides of road. The ILA between the CRA and the County has been approved by the BCC. An RFP has been issued to select the contractor. The contractor was in 2024 selected, and the BCC has approved the construction contract.

Design has been completed. Design engineers identified field conditions that will make the installation of 10-12 ft. wide multi-purpose paths on the north side of Cherry Rd. impossible within the existing ROW. Several options have been discussed with PBC Engineering and the TPA, with the best option being reducing the multi-purpose paths to 8 ft. Engineering is awaiting approval from FDOT on the new cross section prior to design resuming.

Background: The Cherry Road project received approval for funding by the TPA Governing Board in July, 2020. The project proposes reduced with travel lanes for traffic calming, new sidewalks on the south side of Cherry Rd east and west of the bridge to the intersection of Country Club Rd., a new 12' shared multi-use path on the north side of the corridor, new crosswalks, pedestrian scale lighting, and shade trees where allowed. The total project cost is $1.96 million. The grant reimburses $1 million. The application was submitted to the TPA on February 28, 2020.

Private Redevelopment Projects: Below is list of private development projects that are in the entitlements or the permitting process:

Projects	Address	Status
Neighborlee Living Micro-units/Mixed-use	2818 Westgate Ave.	▪ Expanding concept - owns more properties to west ▪ Developer working on construction plans and funding ▪ BCC approval 9/25; DRO approval 12/25 ▪ Rezoning, BCC approval of 50 du/ac of WCRAO bonus

		density on .66 acres (33 DBP units) – 240 sf micro units
Hangar & Airfield Business Park (Meso Scales Discovery)	1114 Old Congress Ave.	▪ DRO approval 9/26 – condition to resolve community space by 2/27 ▪ WCRA recommendation 5/11/26 ▪ Light industrial manufacturing & processing use in Building A of the MUPD (80,750sf) ▪ Prohibited in WCRAO UG sub-area--requires mutual agreement by CRA & Zoning Director
Westgate Terrace Mixed-Use (Danza Group)	2636 Westgate Ave.	▪ DRO approval 10/26 ▪ WCRA recommendation 4/13/26 ▪ Adding 14 new units, Type 1 Waiver for parking reduction ▪ Existing DRO approval 4/24 – Danza Group is owner ▪ 4 stories, 58 total units with GF professional office
Genessee Townhomes	Loxahatchee Drive	▪ In Zoning review -- WCRA recommendation 11/10/25 ▪ 19-unit for-sale townhouse project -3 buildings on 1.12 ac ▪ DRO for MF and DBP approval, Type 1 LS Waiver
Connections School—expansion	1310 Old Congress Ave.	▪ WCRA recommendation 8/19/25; DRO approval ▪ Vocational school use – 150 new students
Palm Beach Marketplace MUPD Expansion	1960 Okeechobee Blvd.	▪ DRO approval 9/26 ▪ Utilizing existing structures for adaptive reuse –PH 1 Type 1 rest. in Okee. Buildings only; auto repair to remain ▪ BCC approval 7/25 – adding 2.21 acres of land - rezoning, DOA, DRO approval for 14,521 sf of Type 1 restaurant use
Westgate Village PH 1–16 ac	1111 N Congress Ave.	▪ In permitting for sitework and vertical ▪ BCC approval 9/25; DRO approval 12/25 ▪ Phase 2 planning is underway and PH 1 in permitting ▪ Rezoning to MUPD, PH1 405 units (325 DBP units)
Tallahassee Multifamily	1302 Tallahassee Dr.	▪ Under construction - demo of triplex started ▪ DRO approval 7/25 ▪ 7-unit MF project, WCRAO DBP units, Type 1 LS Waiver
PBKC – new relocated facility	1111 N. Congress Ave.	▪ BCC approval 12/24 – WCRA recommendation 3/11/24 ▪ 60,286 sf facility + 4 level parking structure ▪ Rezoning, Class B Cond. use (indoor entertainment), DRO for Type 2 restaurant, variances, waivers
PBC Fire Station #24	Westgate at Seminole	▪ Ground-breaking 4/27/26 –- under construction ▪ Presented to CRA 3/13/23, BCC in 8/25 ▪ Rezoning to PO approved, in site design phase
NorWest Pointe Multifamily	Westgate at Tallahassee	▪ DRO approval 11/25; WCRA recommendation 8/12/24 ▪ DRO approval for additional density for a 9-unit MF rental project, Type 1 Waiver (rezoning approved)
Aero Village Multifamily (Hope Housing Alliance)	1699-1705 N. Congress Ave	▪ In Zoning review ▪ WCRA recommendation 10/25 ▪ Increase units to 84 (studio and 1-bedroom)— not submitted to Zoning, recommended for Housing Bond ▪ DRO approval 12/24 for 4-storay, 38-unit market rate MF rental development + Type 2 Parking Wavier relief for 13sp

Mavis Tires (Walmart MUPD)	1098 N. Military Trail	▪ DRO approval ▪ In Zoning review ▪ WCRA recommendation 11/10/25 ▪ DRO approval for a 6,889sf Light Repair/Maint.
Seven at Cherokee Townhomes	3736 Cherokee Ave.	▪ Under construction – DRO approval 3/23 ▪ 7 townhome-style multifamily units on .46 ac – DBP units

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

September 14, 2026

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

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

Present:	Ronald L. Daniels Joanne Rufty Juan Groves Teliska Wolliston Ruth Haggerty – arrived at 5:04p.m.
Absent:	
Staff Present:	Elizée Michel, Executive Director 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:	Deputy Gomez Jonathan Hopkins Chelsea Reed Amelia Sherfield
Zoom Attendees:	Deputy Robinson

II. AGENDA APPROVAL

1. Additions, Deletions, Substitutions to Agenda

- No Additions, Deletions, Substitutions to Agenda.

- **It was moved by Ms. Rufty and seconded by Ms. Wolliston to adopt the agenda as presented. Motion carried (4-0)**

III. ADOPTION OF W/BH CRA MINUTES

- **It was moved by Ms. Rufty and seconded by Ms. Wolliston to adopt August 10, 2026, minutes. Motion carried (4-0)**

IV. PUBLIC COMMENT

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

V. DISCLOSURES

- No Disclosures

VI. CONSENT AGENDA

- No Consent Agenda

VII. REGULAR AGENDA

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

Mr. Michel, Ms. Pennell, Jonathan Hopkins, Chelsey Reed, and Amelia Sherfield with wpbgo made a presentation to the Board.

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. Below are work details provided 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.

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.

It was moved by Ms. Haggerty and seconded by Ms. Wolliston, through its Board Chair, execute a professional services contract with WPBgo to implement necessary Transportation Demand Management strategies in the CRA district. The motion passed unanimously (5-0)

2. Approval of Fiscal Year 2027 Annual Redevelopment Work Plan

Mr. Michel and Ms. Pennell made a presentation to the Board about the annual redevelopment work plan.

Community agencies are required by state law to adopt an annual Work Plan by October 1st 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 1st, 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 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.

Staff recommends that the Board approve the FY 2027 Work Plan.

It was moved by Ms. Haggerty and seconded by Ms. Rufty to approve the FY 2027 Work Plan. The motion passed unanimously (5-0).

3. Approval of FY 2027 CRA Traffic Mitigation Work Plan

Mr. Michel and Ms. Pennell presented to the Board.

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:

Staff recommend the Board approve the Fiscal Year 2027 Traffic Mitigation Work Plan.

It was moved by Ms. Rufty and seconded by Ms. Haggerty to approve the Fiscal Year 2027 Traffic Mitigation Work Plan. The motion passed unanimously (5-0)

4. **On-Demand Transportation Presentation**

VIII. STAFF REPORTS

Mr. Michel informed the Board that the BCC Meeting for budget approval will be held on September 15. The Hangar Group has not started paying property taxes. The Board discussed the proposed assessed value for the following year.

Ms. Pennell reported that staff is working with consultants on a concept plan for the Cross County Mall site. There is also a partnership with the MPO to study the feasibility of transit oriented development for the site.
Ms. Pennell also provided an update on the Brownfield Assessment for the Chickamauga site, which requires minor remediation.

Ms. Bui informed the Board of the following activities; collaborated with PBC Community Services to distribute hurricane preparedness boxes to residents at Autumn Ridge on 9/13. 9/17 Bus Tour with PZ&B. Community Meeting will be held at Westgate Parks & Rec gymnasium on 9/22 from 5:00p.m. – 7:00p.m. 9/23 Meet & Greet with other South Florida CRAs at Autumn Ridge at 9:00a.m. 9/24 Coffee with the Fire Fighters at Autumn Ridge.

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 6:18p.m.

_____Redevelopment Specialist/Administrative Assistant
Mai Bui

Westgate CRA PALM BEACH COUNTY
Westgate/Belvedere Homes Community Redevelopment Agency

CONTRACT FOR CONSULTING SERVICES WITH STANTEC CONSULTING SERVICES INC.

This Contract for Consulting Services (Contract) by and between the **WESTGATE/BELVEDERE HOMES COMMUNITY REDEVELOPMENT AGENCY** ("CRA"), a dependent special district created by Palm Beach County pursuant to Chapter 163, Part III, Florida Statutes, and, **STANTEC CONSULTING SERVICES INC.** ("Consultant") is entered into this_____ day of _____, 2026 (individually referred to as "Party" and collectively as "the Parties").

WITNESSETH THAT:

WHEREAS the CRA 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 is under direction from Florida Department of Environmental Protection ("FLDEP") to remediate soil contamination at 2631 Chickamauga Avenue, a CRA-owned property. The Agency conducted Phase I and II assessments through a Treasure Coast Regional Planning Council Brownfields Environmental Assessment Grant; due to historical uses, minor contamination was discovered, and reported to the FLDEP. Prior to excavation/remediation, the FLDEP requires supplemental soil testing and analysis ("Services").

WHEREAS, pursuant to its proposal incorporated herein by reference as **Exhibit "A,"** the Consultant has agreed to provide the Services for a fee not to exceed **$9,772.00**; and

WHEREAS, the CRA has budgeted sufficient funds to pay for the Services.

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 the Consultant's proposal, the Consultant shall be paid a lump sum not to exceed $**9,772.00** for the Services.

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. Unless otherwise noted, the fees in this Contract do not include any value added, sales, or other taxes that may be applied by government on fees for services. Such taxes will be added to all invoices as required.

4. TERM. The term of this Contract shall begin on November 9, 2026 and end on January 9, 2026. 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:

Stantec Consulting Services
380 Park Place Blvd., #300
Clearwater, FL 33759

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. DOCUMENTS: All of the documents prepared by or on behalf of the Consultant in connection with the Services are public records. The Consultant retains the property and copyright in these documents. These documents may not be used for any other purpose without the prior written consent of the Consultant.

Any document produced by the Consultant in relation to the Services is intended for the sole use of the Agency. The documents may not be relied upon by any other party without the express written consent of the Consultant, which may be withheld at the Consultant's discretion. Any such consent will provide no greater rights to the third party than those held by the Agency under the Contract and will only be authorized pursuant to the conditions of Consultant's standard form reliance letter. The Consultant does not guarantee the authenticity, integrity or completeness of data files supplied in electronic format ("Electronic Files").

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

Westgate CRA PALM BEACH COUNTY
Westgate/Belvedere Homes Community Redevelopment Agency

WITNESS:

_____
Signature:

_____
Printed Name:

WESTGATE/BELVEDERE HOMES COMMUNITY REDEVELOPMENT AGENCY

By: _____
Ronald L. Daniels, CRA Board Chair

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

By: _____
Thomas J. Baird, General Counsel

WITNESS:

_____
Signature:

_____
Printed Name:

STANTEC CONSULTING SERVICES, INC.

_____
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: _____

#8282916 v1 26504-00001

EXHIBIT "A"

October 2, 2026

Mr. Ronald L. Daniels
Board Chair
Westgate CRA, Palm Beach County
1280 Old Congress Avenue, Suite 215
West Palm Beach, FL 33409

Via email c/o: DPennell@pbc.gov

Reference: Cost Proposal for Environmental Consulting Services
Westgate CRA – Chickamauga Redevelopment Site
2631 Chickamauga Avenue, West Palm Beach
Parcel No. 00-43-43-30-03-010-0410

Dear Mr. Daniels,

Stantec Consulting Services, Inc. (Stantec) is pleased to provide the Westgate CRA of Palm Beach County (Westgate-PBC) with this technical cost proposal to perform limited supplemental soil assessment activities at the referenced property. In April 2026, Stantec submitted a letter report to the FDEP summarizing the findings of site assessment activities conducted to date at the property. In the report, Stantec identified several minor areas where additional soil assessment was recommended to satisfy FDEP assessment requirements. Stantec has developed the following work scope to further assess those areas.

Once the full extent of soil quality impacts above State limits has been adequately delineated, Stantec will supervise an environmental remediation contractor during the removal of all impacted soils which will be transported to a State-approved disposal facility. The costs associated with the soil removal work scope, corresponding report preparation activities, and recommendation for No Further Action will be presented to the Westgate-PBC under separate cover and are not included in the work scope presented below.

PROPOSED SCOPE OF SERVICES

Task 1: Soil Assessment

The generalized locations for all proposed and contingent soil sample locations are presented in the attached figure. Soil sample collection and analysis will be performed as presented below:

0-0.5 ft bls interval *(5 samples + 5 contingent samples)*
Proposed soil sample locations:

- Northeast of B-14EE along the northern property line
- Approximately 10 feet west of B-15
- Approximately 20 feet southeast of B-15
- Approximately 20 feet southwest of B-15
- Approximately 20 feet southeast of B-16

Contingent soil sample locations:

- Approximately 20 feet south of SB-2SSS
- Approximately 40 feet northeast of B-14EE in the northeast corner of the property
- Directly east of B-14EE along the eastern property line
- Approximately 55 feet southeast of B-16 along the southern property line
- Approximately 55 feet southwest of B-16 along the southern property line

Each sample will be collected for PAH analysis using EPA Method 8270C. Stantec will instruct the laboratory to extract the five contingent soil samples (to preserve laboratory holding times) pending receipt of laboratory test results from the five proposed soil samples.

Task 2: Supplemental Consulting Services & Project Management

Under the proposed work scope, Stantec representatives will coordinate, attend meetings, and participate in teleconferences (i.e. Teams meetings) on an as needed basis with representatives from the FDEP-SEDO, Westgate CRA, the client's legal counsel, and others as applicable to attempt to facilitate the successful resolution of environmental concerns raised by the FDEP-SEDO.

Please note that costs associated with the soil removal work scope, report preparation activities, and recommendation for No Further Action will be presented to the Westgate-PBC under separate cover and are not included in this proposal.

COMPENSATION:

Task 1:	Soil Sampling:	
	Stantec field labor and expenses	$4,034
	Subcontractor:	
	Lab (Up to 10 SSs for PAHs)	$1,725
Task 2:	Supplemental Consulting Services & Project Management	$4,013
Estimated Project Total		**$9,772**

Thank you for the opportunity to submit this technical cost proposal for your review and consideration. The work will be conducted in accordance with this proposal as discussed above as well as the attached *Professional Services Terms and Conditions*. Upon receipt of your authorization to proceed, Stantec will begin immediately with implementation of the work scope. If you have any questions about this proposal, please contact us at your convenience.

Sincerely,

STANTEC CONSULTING SERVICES INC.



Andrew Long, PG
Senior Geologist
Andrew.long2@stantec.com
727-262-4038



Victor Urgiles, PG
Senior Geologist, Project Manager
victor.urgiles@stantec.com
813-955-6110

By signing this proposal, _____ authorizes Stantec to proceed
Client Company Name
with the services herein described and the Client acknowledges that it has read and agrees to be bound by the attached Professional Services Terms and Conditions.

This proposal is accepted and agreed on the _____ of _____, _____.
Day Month Year

Per: _____
Client Company Name

_____
Print Name & Title

_____
Signature

Reference: **Cost Proposal for Environmental Consulting Services**

Attachments:

Professional Services Terms and Conditions
Proposed Excavation Area and Soil Sampling Locations Figure

RETAIL GAS/CONVENIENCE STORE

RETENTION AREA

RETAIL SHOPPING CENTER

B-12 SB-2N B-5 B-9 B-9E B-1 B-2 SB-2 SB-2E B-6 B-10 B-13 B-13E SB-2W SB-2EE SB-2SW SB-2SE B-11 B-14 B-14E B-14EE B-3 SB-2S B-7 SB-2SS B-4 SB-2SSS B-8 SB-3

2631 CHICKAMAUGA AVE

B-15 B-16

SB-1N SB-1W SB-1 SB-1E SB-1S

SIDEWALK

CHICKAMAUGA AVE

\\us0705-ppfss01\shared_projects\172608106\05_report_deliv\drawings_design\2026 redevelopment plan\172608106-08

2026.03.24 8:57:47 AM

Stantec

Stantec Consulting Services Inc.
380 Park Place Boulevard Suite 300
Clearwater FL 33759-4928
Tel. (727) 531-3505
www.stantec.com

LEGEND

- APPROXIMATE PROPERTY BOUNDARY
- SOIL BORING LOCATION
- **Proposed Soil Sample Location (0-6 in.)**
  - 0-0.5 FT EXCAVATION AREA (APPROXIMATELY 3,562 SQ FT)
  - 0.5 FT - 2 FT EXCAVATION AREA (APPROXIMATELY 1,884 SQ FT)
- **Contingent Soil Sample Location (0-6 in.)**

All soil samples to be analyzed for PAHs

N

0 30’ 60’

Client/Project
WESTGATE CRA - CHICKAMAUGA REDEVELOPMENT SITE
2631 CHICKAMAUGA AVE
WEST PALM BEACH, FL

Project No.
172608106

Title
PROPOSED EXCAVATION AREA & SOIL SAMPLING LOCATIONS

Figure No. 1

PROFESSIONAL SERVICES TERMS AND CONDITIONS

The following Terms and Conditions are attached to and form part of a proposal for services to be performed by Consultant and together, when the Client authorizes Consultant to proceed with the services, constitute the Agreement. Consultant means the Stantec entity issuing the Proposal.

DESCRIPTION OF WORK: Consultant shall render the services described in the Proposal (hereinafter called the "Services") to the Client.

TERMS AND CONDITIONS: No terms, conditions, understandings, or agreements purporting to modify or vary these Terms and Conditions shall be binding unless hereafter made in writing and signed by the Client and Consultant. In the event of any conflict between the Proposal and these Terms and Conditions, these Terms and Conditions shall take precedence. This Agreement supercedes all previous agreements, arrangements or understandings between the parties whether written or oral in connection with or incidental to the Project.

COMPENSATION: Payment is due to Consultant upon receipt of invoice. Failure to make any payment when due is a material breach of this Agreement and will entitle Consultant, at its option, to suspend or terminate this Agreement and the provision of the Services. Interest will accrue on accounts overdue by 30 days at the lesser of 1.5 percent per month (18 percent per annum) or the maximum legal rate of interest. Unless otherwise noted, the fees in this agreement do not include any value added, sales, or other taxes that may be applied by Government on fees for services. Such taxes will be added to all invoices as required. The Client will make payment by Electronic Funds Transfer when requested by Consultant.

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.

TERMINATION: Either party may terminate the Agreement without cause upon thirty (30) days notice in writing. If either party breaches the Agreement and fails to remedy such breach within seven (7) days of notice to do so by the non-defaulting party, the non-defaulting party may immediately terminate the Agreement. Non-payment by the Client of Consultant's invoices within 30 days of Consultant rendering same is agreed to constitute a material breach and, upon written notice as prescribed above, the duties, obligations and responsibilities of Consultant are terminated. On termination by either party, the Client shall forthwith pay Consultant all fees and charges for the Services provided to the effective date of termination.

ENVIRONMENTAL: Except as specifically described in this Agreement, Consultant's field investigation, laboratory testing and engineering recommendations will not address or evaluate pollution of soil or pollution of groundwater. Consultant is entitled to rely upon information provided by the Client, its consultants, and third-party sources provided such third party is, in Consultant's opinion, a reasonable source for such information, relating to subterranean structures or utilities. The Client releases Consultant from any liability and agrees to defend, indemnify and hold Consultant harmless from any and all claims, damages, losses and/or expenses, direct and indirect, or consequential damages relating to subterranean structures or utilities which are not correctly identified in such information.

PROFESSIONAL RESPONSIBILITY: In performing the Services, Consultant will provide and exercise the standard of care, skill and diligence required by customarily accepted professional practices normally provided in the performance of the Services at the time and the location in which the Services were performed.

INDEMNITY: The Client releases Consultant from any liability and agrees to defend, indemnify and hold Consultant harmless from any and all claims, damages, losses, and/or expenses, direct and indirect, or consequential damages, including but not limited to attorney's fees and charges and court and arbitration costs, arising out of, or claimed to arise out of, the performance of the Services, excepting liability arising from the sole negligence of Consultant.

LIMITATION OF LIABILITY: It is agreed that, to the fullest extent possible under the applicable law, the total amount of all claims the Client may have against Consultant under this Agreement, including but not limited to claims for negligence, negligent misrepresentation and/or breach of contract, shall be strictly limited to the lesser of professional fees paid to Consultant for the Services or $50,000.00. No claim may be brought against Consultant more than two (2) years after the cause of action arose. As the Client's sole and exclusive remedy under this Agreement any claim, demand or suit shall be directed and/or asserted only against Consultant and not against any of Consultant's employees, officers or directors.

Consultant's liability with respect to any claims arising out of this Agreement shall be absolutely limited to direct damages arising out of the Services and Consultant shall bear no liability whatsoever for any consequential loss, injury or damage incurred by the Client, including but not limited to claims for loss of use, loss of profits and/or loss of markets.

In no event shall Consultant's obligation to pay damages of any kind exceed its proportionate share of liability for causing such damages.

DOCUMENTS: All of the documents prepared by or on behalf of Consultant in connection with the Project are instruments of service for the execution of the Project. Consultant retains the property and copyright in these documents, whether the Project is executed or not. These documents may not be used for any other purpose without the prior written consent of Consultant. In the event Consultant's documents are subsequently reused or modified in any material respect without the prior consent of Consultant, the Client agrees to defend, hold harmless and indemnify Consultant from any claims advanced on account of said reuse or modification.

Any document produced by Consultant in relation to the Services is intended for the sole use of Client. The documents may not be relied upon by any other party without the express written consent of Consultant, which may be withheld at Consultant's discretion. Any such consent will provide no greater rights to the third party than those held by the Client under the contract and will only be authorized pursuant to the conditions of Consultant's standard form reliance letter.

Consultant cannot guarantee the authenticity, integrity or completeness of data files supplied in electronic format ("Electronic Files"). Client shall release, indemnify and hold Consultant, its officers, employees, Consultant's and agents harmless from any claims or damages arising from the use of Electronic Files. Electronic files will not contain stamps or seals, remain the property of Consultant, are not to be used for any purpose other than that for which they were transmitted, and are not to be retransmitted to a third party without Consultant's written consent.

FIELD SERVICES: Consultant shall not be responsible for construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with work on the Project, and shall not be responsible for any contractor's failure to carry out the work in accordance with the contract documents. Consultant shall not be responsible for the acts or omissions of any contractor, subcontractor, any of their agents or employees, or any other persons performing any of the work in connection with the Project. Consultant shall not be the prime contractor or similar under any occupational health and safety legislation.

GOVERNING LAW/COMPLIANCE WITH LAWS: The Agreement shall be governed, construed and enforced in accordance with the laws of the jurisdiction in which the majority of the Services are performed. Consultant shall observe and comply with all applicable laws, continue to provide equal employment opportunity to all qualified persons, and to recruit, hire, train, promote and compensate persons in all jobs without regard to race, color, religion, sex, age, disability or national origin or any other basis prohibited by applicable laws.

DISPUTE RESOLUTION: If requested in writing by either the Client or Consultant, the Client and Consultant shall attempt to resolve any dispute between them arising out of or in connection with this Agreement by entering into structured non-binding negotiations with the assistance of a mediator on a without prejudice basis. The mediator shall be appointed by agreement of the parties. The Parties agree that any actions under this Agreement will be brought in the appropriate court in the jurisdiction of the Governing Law, or elsewhere by mutual agreement. Nothing herein however prevents Consultant from any exercising statutory lien rights or remedies in accordance with legislation where the project site is located.

ASSIGNMENT: The Client shall not, without the prior written consent of Consultant, assign the benefit or in any way transfer the obligations under these Terms and Conditions or any part hereof.

SEVERABILITY: If any term, condition or covenant of the Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remaining provisions of the Agreement shall be binding on the Client and Consultant.

FORCE MAJEURE: Any default in the performance of this Agreement caused by any of the following events and without fault or negligence on the part of the defaulting party shall not constitute a breach of contract, labor strikes, riots, war, acts of governmental authorities, unusually severe weather conditions or other natural catastrophe, disease, epidemic or pandemic, or any other cause beyond the reasonable control or contemplation of either party. Nothing herein relieves the Client of its obligation to pay Consultant for services rendered.

COVID-19: The parties acknowledge the ongoing COVID-19 pandemic and agree that the fee and schedule in the proposal is based on what is currently understood. Where conditions change, the parties may have further discussions to manage and mitigate the impact of this evolving situation on the Project.

CONTRA PROFERENTEM: The parties agree that in the event this Agreement is subject to interpretation or construction by a third party, such third party shall not construe this Agreement or any part of it against either party as the drafter of this Agreement.

BUSINESS PRACTICES: Each Party shall comply with all applicable laws, contractual requirements and mandatory or best practice guidance regarding improper or illegal payments, gifts, or gratuities, and will not pay, promise to pay or authorize the payment of any money or anything of value, directly or indirectly, to any person (whether a government official or private individual) or entity for the purpose or illegally or improperly inducing a decision or obtaining or retaining business in connection with this Agreement or the Services.

FLORIDA CONTRACTS: PURSUANT TO FLORIDA STATUTES CHAPTER 558.0035 AN INDIVIDUAL EMPLOYEE OR AGENT MAY NOT BE HELD INDIVIDUALLY LIABLE FOR DAMAGES RESULTING FROM NEGLIGENCE.

Best Holiday Lighting,LLC sent you an estimate

Estimate expires on November 13, 2026

We look forward to working with you. DEPOSIT IS NOT NEGOTIABLE – FINAL

Following the initial year of banner production and installation, Best Holiday Lighting, LLC will offer an annual service rate of $3,500 beginning in the second year.

This annual fee will cover the following services:

Reinstallation: Seasonal installation of all 40 banners.

Maintenance: General upkeep and necessary adjustments throughout the display period.

Inspections: Routine inspections to ensure banners remain properly secured and displayed.

Removal: Safe removal of all banners at the conclusion of the holiday season.

Storage: Transportation, organization, and secure storage of the banners until the following season.

Customer

Westgate Avenue Banners

c/o Mai Bui

Mbui@pbcgov.org

+1 (561) 640-8184

2730 Oswego Avenue

West Palm Beach , FL 33409

Estimate #07102132

October 14, 2026

Attachments

Photo 2.jpeg

Hide full details

Westgate CRA | Holiday Banner & Seasonal Décor Services

Service date: November 13, 2026

Double Sided Banners, w/ Polepockets & Hardware 18oz 30"x45"

$7,000.00

($175.00 ea.) × 40

Installation/Maintenance/Removal

$2,800.00

DEPOSIT IS NOT NEGOTIABLE – FINAL

$0.00

Discount

-$800.00

Subtotal

$9,000.00

Total

$9,000.00

Deposit

$6,555.00

Due upon invoice date

Balance

$2,445.00

Due within 35 days

Accept

Best Holiday Lighting,LLC

PO Box 30511

Palm Beach Gardens, FL 33420-0511

bestholidaylighting@hotmail.com

+1 (888) 475-0565

© 2026 Block, Inc.

All rights reserved.

Square Privacy Policy | **Security** | Cookie preferences

Outlook

Cherry Road (2021025) - Additional Funds

From Sandra Ospina M. <SOspina@pbc.gov>
Date Thu 10/29/2026 11:34 AM
To Elizee Michel <EMichel@pbc.gov>
Cc Denise Pennell <DPennell@pbc.gov>; Kristine Frazell-Smith A. <Kfsmith@pbc.gov>; Kathleen Farrell <KFarrell@pbc.gov>; Holly Knight <HKnight@pbc.gov>

Elizee,

Good morning. Cherry Road from Military Trail to Quail Drive project is at the project closeout face. This project should have been completed by September 23, 2025, however the project got extended and completed in June of 2026. Being a LAP project, a CEI is required, so additional time had to be added to the CEI team.

The supplement for the CEI is a total of $136,982.62 and covers all work that has been done on the project. The supplement has been received, reviewed and approved by Local Roads. It still has to be processed by our Contracts Section. Below is a link to the supplement.

https://pbcclouddrive.pbcgov.org/invitations/?share=76d22996362e4af429a6&dl=0

As it has been done with previous LAP projects supplements, all costs related to CEI are to be covered by the CRA.

The processing of this Supplement can take up to 4 months. Let us know what you need from us to take this request to your board.

Thank you,

Sandra M. Ospina, P.E., M.Sc.
Local Roads Section
Senior Professional Engineer
Palm Beach County
(561) 684-4150
sospina@pbc.gov

Rev. #2 - October 23, 2026
Rev. #1 - August 21, 2026
June 2, 2026

Sandra M. Ospina, P.E.
Project Manager – Local Roads Section
Palm Beach County
2300 N. Jog Rd, 3rd Floor
West Palm Beach, FL 33411

SUBJECT: CHERRY ROAD FROM MILITARY TRAIL TO QUAIL DRIVE – Additional Funds
Palm Beach County, Florida
Project No. 2021025
Financial Project ID 448303-1-58-01
Supplement #1 – Revision #2

Dear Ms. Ospina,

Due to the extension of construction time granted to the contractor Rosso Site Development for the subject Cherry Road Project, BCC is requesting additional funds to cover additional CEI costs.

The original contract completion date was September 23, 2025, however due to several delays including delays in the procurement of light poles, the project was not completed until June 19, 2026. During this time extension, BCC and our subconsultants have been providing necessary services to manage LAP responsibilities and provide on-going field services, including regular MOT inspections even when the contractor is not on-site, maintaining communication with the contractor and FDOT via regular progress meetings, and performing complete dailies, inspections, and labor interviews when the contractor is on-site. This time extension has resulted in BCC and our subconsultants exceeding the original allocated budget for the project.

Please accept this request for additional funds to cover the additional CEI costs required to administrate the project. Please note the following pertinent facts related to this request:

- Invoice No. 1 previously submitted compensated BCC and our subconsultants for a portion of our CEI Services through August 31, 2025.
- This Supplemental has been provided for CEI Services through the completion of our team's involvement on the project in May 2026 with all applicable back up documentation for review by County staff.
- Please refer to Appendix A for BCC Engineering back-up documentation. All timesheets and daily reports of construction for BCC Senior Field Inspectors were reviewed, and hours were only included in this Supplemental if properly documented. Hours not supported by dailies showing active construction operations were not included.
- Please refer to Appendix B for HBC Engineering back-up documentation. In March 2025, in response to a BCC Senior Field Inspector no longer being available, the then-acting SPE on the project - Trent Liguori –

inquired if HBC could fill the position in the interim. HBC was able to provide three (3) qualified non-concurrent Senior Field Inspectors (Luis Membreno, Omar Sosa and Francisco Rodriguez) from March 24, 2025 to August 15, 2025, prior to BCC being able to refill this position with a permanent BCC Senior Field Inspector. These costs were not included in the referenced Invoice No. 1.

- Please refer to Appendix C for Radise International back-up documentation.

If you have any questions or need further information, please do not hesitate to contact me at (305) 218-3737.

William Garcia

Digitally signed by William Garcia
Date: 2026.10.23 14:42:14 -04'00'

William Garcia, P.E.
Senior Project Engineer
BCC Engineering