



**II. FISCAL IMPACT ANALYSIS**

**A. Five Year Summary of Fiscal Impact:**

Fiscal Years	<u>2024</u>	<u>2025</u>	<u>2026</u>	<u>2027</u>	<u>2028</u>
Capital Expenditures	_____	_____	_____	_____	_____
Operating Costs	_____	_____	_____	_____	_____
External Revenues	_____	_____	_____	_____	_____
Program Income (County)	_____	_____	_____	_____	_____
In-Kind Match (County)	_____	_____	_____	_____	_____
NET FISCAL IMPACT	_____	_____	_____	_____	_____

**# ADDITIONAL FTE POSITIONS (Cumulative)**

Is Item Included In Current Budget?            Yes \_\_\_\_\_      No  X   
 Does this item include the use of Federal Funds?    Yes \_\_\_\_\_      No  X   
 Does this item include the use of State Funds?    Yes \_\_\_\_\_      No  X

**Budget Account No. Fund \_\_\_\_\_ Department \_\_\_\_\_ Unit \_\_\_\_\_ Object \_\_\_\_\_**

**B. Recommended Sources of Funds/Summary of Fiscal Impact:**

**C. Departmental Fiscal Review:**

**III. REVIEW COMMENTS**

**A. OFMB Fiscal and/or Contract Dev. and Control Comments:**

*Lisa M. [Signature]* 4/18/24  
 OFMB    GA 4/18 DA 4/11

N/A  
 \_\_\_\_\_  
 Contract Dev. and Control

**B. Legal Sufficiency:**

*[Signature]* 4/18/24  
 Assistant County Attorney

**C. Other Department Review:**

N/A  
 \_\_\_\_\_  
 Department Director

Building a diverse, safe, economically vibrant community.



# 2023 Annual Report

FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2023

# Message from the Executive Director

The Westgate CRA district is gradually transforming into a truly comfortable urban area. Population density and housing units are steadily increasing. New sidewalks and pedestrian scale streetlights are being installed. New development activities are happening in all the commercial corridors. More safety initiatives are underway.

Although the 2023 Tax Incremental Trust Fund did not have the same jump it did in 2022, it inched closer to \$4 million, allowing the CRA to serve its debts, support new initiatives, fund the preservation of affordable housing, and plan and implement new infrastructure improvements and economic development projects.

At the end of the year, the long-awaited Westgate Avenue streetscape was funded by a public infrastructure revenue note received from Trust Bank. Proceeds from the same note paid for the construction of Seminole Boulevard, and the design of the Cherry Road streetscapes.

Problems with the homeless and illegal dumping continue to plague the area. We have started a plan to address the problem and deter those activities. We plan to add more streetlights, more surveillance cameras, and create a neighborhood watch, and 'broken windows' removal programs. We hope to continue our community outreach programs to interact with residents and stakeholders for input and dissemination of the CRA's plan to make the area safer, and to instill pride of place. We have used our newly redesigned website to interact with residents about the crime prevention initiatives.

This year, the CRA has spent most of its annual allocation and its note proceeds. As the audited financial report shows, funds were spent in accordance with state statutes and the intent for which the CRA was created. There are redevelopment activities worth over one billion dollars either under construction or in the planning stage for the area. We are looking forward to 2024 with great anticipation.

**Elizée Michel, AICP, FRA-RA, HDFP, Executive Director**

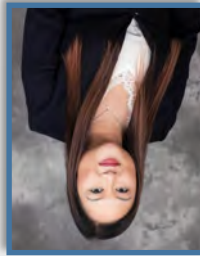
561-640-8181 x 102  
[emichel@pbc.gov](mailto:emichel@pbc.gov)



## Redevelopment Team



**Denise Pennell, FRA-RA**  
Senior Planner/Project Manager  
561-640-8181x105  
[dpennell@pbc.gov](mailto:dpennell@pbc.gov)



**Mai Bui**  
Redevelopment Specialist/  
Administrative Assistant  
561-640-8181x101  
[mbui@pbc.gov](mailto:mbui@pbc.gov)



**Carmen Geraine**  
Bookkeeper  
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[cgeraine@pbc.gov](mailto:cgeraine@pbc.gov)

The Annual Report is prepared by Westgate CRA Staff.

This report is filed with the Palm Beach County Office of Finance, Management & Budgets, and is also on file with the Clerk & Comptroller of Palm Beach County. The report can also be found on the CRA's website at [www.westgatecra.org](http://www.westgatecra.org).



# Westgate CRA Board

The 7-member Westgate CRA Board, comprised of community residents, business and property owners, are appointed for a 4-year term by the Palm Beach County Board of County Commissioners to guide the implementation of the Community Redevelopment Plan.



**Enol Gilles**  
Board Member, Seat 1



**Joseph H. Kirby III**  
Board Member, Seat 2



**Ralph Lewis**  
Board Member, Seat 3



**Ruth Haggerty, P.E.**  
Board Member, Seat 5



**Ronald L. Daniels**  
Board Chair, Seat 6



**Joanne Rufty**  
Board Vice-Chair, Seat 7



## Our Ongoing Mission

To eliminate blighted conditions and increase the tax base through economic opportunity, new housing availability, community enhancement, and improvements to public transportation, and infrastructure.

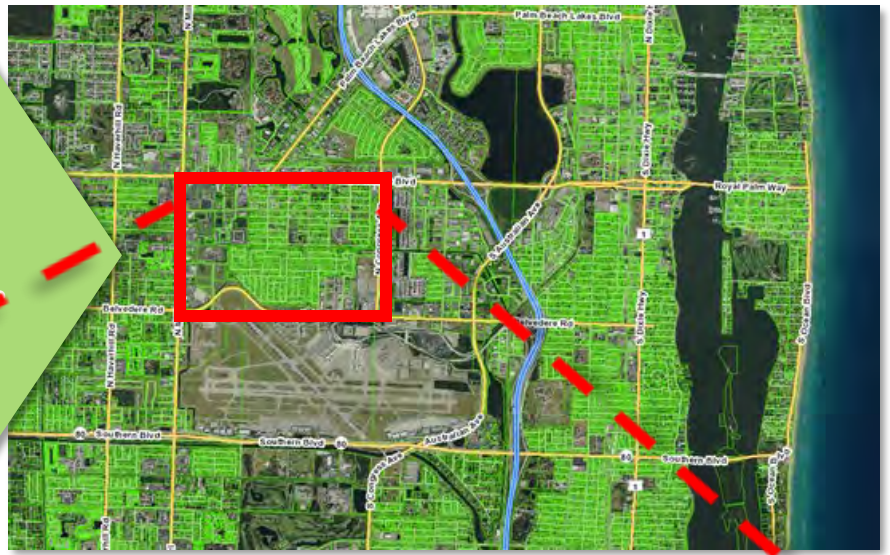


## Our Vision

A diverse, safe, and economically vibrant community.



The redevelopment area is approximately 1,300 acres or 2 square miles bounded by Okeechobee Blvd. to the north, Florida Mango Rd. to the east, Belvedere Rd. to the south, and N. Military Trail to the west.



## Location & Boundary Map

The Westgate area was developed in 1921 as the westernmost gateway into the city of West Palm Beach, and stands as one of the oldest platted subdivisions in Palm Beach County. The community redevelopment area is centrally located in Palm Beach County, and in close proximity to Palm Beach International Airport, I-95, Florida’s Turnpike, US Hwy 1, and downtown West Palm Beach.

# An Overview of the Westgate CRA

Pursuant to the Community Redevelopment Act of 1969, FS 163, Part III, the **Westgate/Belvedere Homes Community Redevelopment Agency**, defined as a dependent special district, was created on May 9, 1989 by the Palm Beach County Board of County Commissioners via Res. #89-6.

The CRA will sunset in 2049.

The Westgate CRA is the only Community Redevelopment Agency in unincorporated Palm Beach County, mandated to eliminate slum and blight and effectuate redevelopment pursuant to the goals and objectives of an approved Community Redevelopment Plan.

The CRA receives annual tax increment revenue (TIF) from Palm Beach County based on incremental increases in property values. This revenue can be used for any project or program outlined in the CRA’s Community Redevelopment Plan.

The CRA is required by Florida Statutes 163, Part III to report its activities for the fiscal year ending September 30, 2023 by March 31, 2024.

## Westgate / Belvedere Homes Community Redevelopment Agency

Florida Department of Economic Opportunity Special District Accountability Program ID 1168

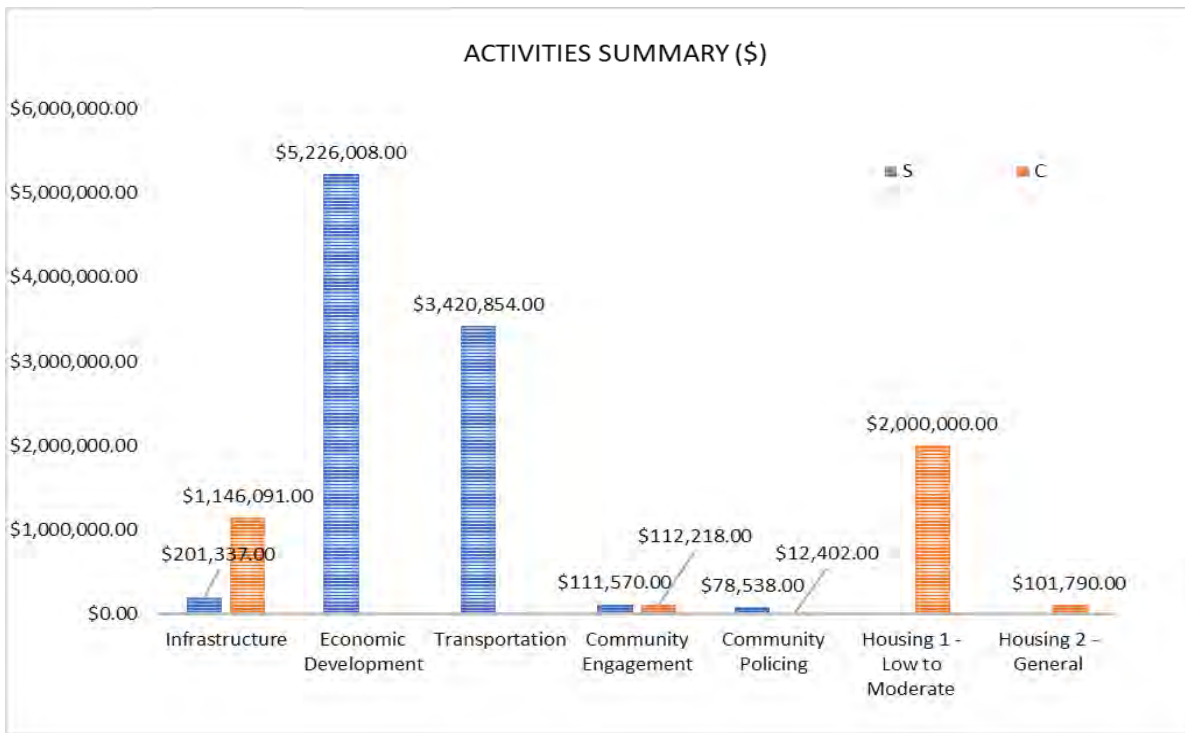
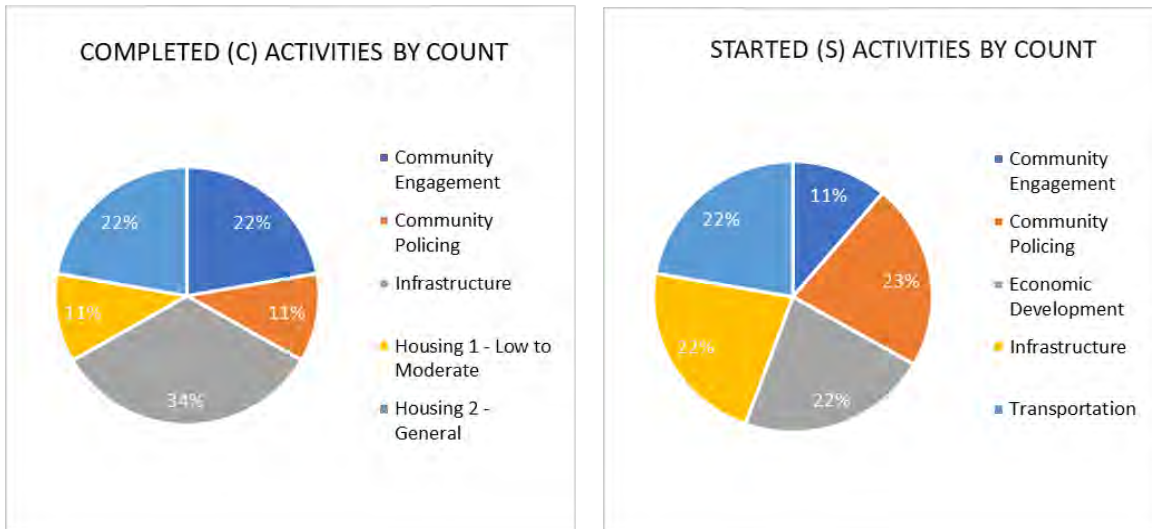
Registered Agent	Mr. Ronald L. Daniels
Mailing/Office Address	1280 N. Congress Avenue, Suite 215
Telephone	(561) 640-8181
Fax	(561) 640-8180
Email	cgeraine@pbcgov.org
Website	www.westgatecra.org
County(ies)	Palm Beach
Local Governing Authority	Palm Beach County
Date Created / Established	Tuesday, May 9, 1989
Creation Documents	County Ordinance 89-6
Board Selection	Local Governing Authority Appoints
Authority to Issue Bonds	Yes
Revenue	Tax Increment Financing
Most Recent Update	Tuesday, October 3, 2017

Total number of Activities started	9
Total number of Activities completed	9
Current Year Taxable Value in CRA	\$718,535,963.00
Actual expended increment revenue	\$2,340,029.00
Base Year Taxable Value in CRA	\$190,169,267.00
Current Year Tax Increment Value	\$528,366,696.00

Total amount expended for low and middle income affordable housing	\$2,000,000.00
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# CRA Activities



The following is a summary of the Westgate CRA’s achievement of its Redevelopment Plan goals, programs & projects.

ACHIEVEMENT	CRA PLAN PAGE
Community Engagement	74, 78 Focus Areas 2 & 4
Community Policing	78, 81 Focus Areas 4 & 5
Economic Development	70, 82 Focus Areas 1 & 5
Housing 1 Low to Moderate	86 Focus Area 6
Housing 2 General	71, 76 Focus Areas 1 & 3
Infrastructure	79 & 82 Focus Areas 4 & 5
Transportation	70 & 82 Focus Areas 1 & 5



# CRA Financials

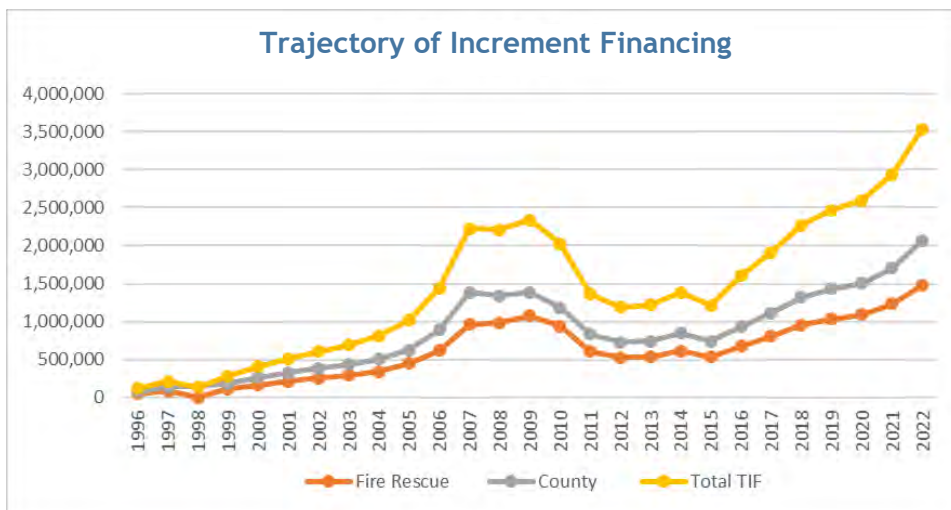
The State, in adopting Florida Statute 163, Part III, created the CRA’s main source of income, tax increment funds (TIF). All CRAs in Florida are dependent taxing districts, which means that they depend upon other taxing districts to make contributions to their trust fund. TIF funds are based upon the added value of property valuations within a CRA district once the base year has been set by a CRA’s governing body. The Palm Beach County Board of County Commissioners created the Westgate CRA in 1989 and pledged an annual TIF from General Fund and Fire Rescue MSTU to create the CRA’s Trust Fund in accordance with Florida Statute 163, Part III. In the year the CRA was established, its base year property valuation (taxable value) amounted to \$190,169,267.

Prior to 2005, the TIF remained under \$1,000,000 a year. The 2023 amount is the highest the CRA has ever received. Though it grew to \$2.3 million in 2008/2009 at the height of the real estate market, it fell back to its lowest amount since to \$1.1 million in 2011/2012. After that dip, we have seen a steady increase. TIF revenue, leveraged with grant funds, has been used to complete infrastructure improvements, housing, economic development, and transportation projects throughout the CRA area.

## Historical Taxable Property Values

Calendar Year	CRA Taxable Values	Net Change from Previous Year	Percent Change from Previous Year
1988	190,169,267		
2005	329,749,687		
2006	390,996,979	61,247,292	18.5%
2007	512,487,263	121,490,284	31%
2008	544,306,595	31,819,332	6.2%
2009	556,004,505	11,697,910	2.1%
2010	462,927,140	(93,077,365)	(16.8%)
2011	365,451,066	(97,476,074)	(21%)
2012	341,996,623	(23,454,443)	(6.4%)
2013	345,390,869	3,394,246	.99%
2014	367,146,237	21,755,368	6.3%
2015	344,771,209	(21,755,368)	(5.9%)
2016	395,436,502	50,665,293	14.7%
2017	434,152,267	38,715,765	10.9%
2018	465,303,909	31,151,642	7.18%
2019	489,710,927	24,407,018	5.2%
2020	537,943,577	48,232,650	9.8%
2021	565,094,312	27,150,735	5%
2022	638,445,844	73,349,532	12.9%
<b>2023</b>	<b>718,535,963</b>	<b>80,052,387</b>	<b>12.5%</b>

## Trajectory of Increment Financing



# CRA Financials

When the Westgate CRA was established in 1989, its base year property valuation (taxable value) amounted to \$190,169,267. For the budget year 2023, the property valuation amounted to **\$718,535,963**, almost a 12.5% increase from the previous years' valuation, the second highest percentage increase in 15 years. The incremental difference, subtracting the taxable value of the base year from the final taxable value considered for the budget year amounts to \$528,366,696. Given the tax rate of Palm Beach County at 4.5 mils and the Fire Rescue District's rate of 3.4581 mils, the Westgate CRA's tax increment income, after a 5% required statutory reduction, was **\$3,994,555** for FY 2023. This represents an **increase of 13.8% from 2022**.

## Historical Increment Revenues

Calendar Year	Taxable Value	Taxable Value Increment	County Millage	Fire Rescue Millage	Tax Revenue	Statutory Reduction	Final Tax Increment	Changes	Percent Changes
1988	190,169,267	Base Year							
2005	329,749,687	139,580,420	0.0045000	0.0031990	1,074,630	0.950	1,020,898		
2006	390,996,979	200,827,712	0.0044500	0.0030990	1,516,048	0.950	1,440,246	419,348	41%
2007	512,487,263	322,317,996	0.0042800	0.0029800	2,340,029	0.950	2,223,027	782,781	54%
2008	544,306,595	354,137,328	0.0037811	0.0027794	2,323,318	0.950	2,207,152	(15,875)	(1%)
2009	556,004,505	365,835,238	0.0037811	0.0029500	2,462,474	0.950	2,339,350	132,198	6%
2010	462,927,140	272,757,873	0.0043440	0.0034581	2,128,084	0.950	2,021,680	(317,670)	(14%)
2011	365,451,066	175,281,799	0.0047500	0.0034581	1,438,731	0.950	1,366,794	(654,886)	(32%)
2012	341,996,623	151,827,356	0.0047815	0.0034581	1,250,997	0.950	1,188,447	(178,347)	(13%)
2013	345,390,869	155,221,602	0.0047815	0.0034581	1,278,964	0.950	1,215,016	26,569	2%
2014	367,146,237	176,976,970	0.0047815	0.0034581	1,458,219	0.950	1,385,308	170,293	14%
2015	344,771,209	154,601,942	0.0047815	0.0034581	1,273,858	0.950	1,210,165	(175,143)	(13%)
2016	395,436,502	205,267,235	0.0047815	0.0034581	1,691,320	0.950	1,606,754	396,589	33%
2017	434,152,267	243,983,000	0.0047815	0.0034581	2,010,323	0.950	1,909,806	303,052	19%
2018	465,303,909	275,134,642	0.0047815	0.0034581	2,266,999	0.950	2,153,649	243,843	12.7%
2019	489,710,927	299,541,660	0.0047815	0.0034581	2,468,103	0.950	2,344,698	191,049	9%
2020	537,943,577	347,774,310	0.0047815	0.0034581	2,865,521	0.950	2,722,245	377,548	16%
2021	565,094,312	374,925,045	0.0047815	0.0034581	3,089,232	0.950	2,934,771	212,525	7.8%
2022	638,445,844	448,276,577	0.0047815	0.0034581	3,693,620	0.950	3,508,939	574,168	19.5%
<b>*2023</b>	<b>718,535,963</b>	<b>528,366,696</b>	<b>0.004500</b>	<b>0.0034581</b>	<b>4,204,795</b>	<b>0.950</b>	<b>3,994,555</b>	<b>485,616</b>	<b>13.8%</b>

\*Annual peak increment revenue

### A SNAPSHOT OF INCREMENT REVENUES:

Increase from Base Year Taxable Value to 2023

★ **\$528,366,696**

10-Year Increase in Final Increment Revenue

★ **\$2,779,539**



# Audited Financial Statements

In accordance with F.S. 163.387(8), the CRA's Annual Audit Report was completed on February 14, 2024 by independent auditors and distributed to each taxing authority. Audited financial statements for the CRA are included within Palm Beach County's Annual Comprehensive Financial Report (ACFR) for the year ending September 30, 2023. The Audit Report is also available on the CRA's website. Below is a snapshot.

## Westgate/Belvedere Homes Community Redevelopment Agency (A Component Unit of Palm Beach County, Florida)

### Statement of Activities For the Fiscal Year Ended September 30, 2023

	Governmental Activities
<b>Expenses:</b>	
General government	\$ 3,393,188
Redevelopment projects	1,144,396
Retirement of principal	727,695
Total government activities	\$ 5,265,279
<b>General revenues:</b>	
Incremental property taxes	\$ 3,480,912
Grants	1,724,760
Interest	88,239
Rental income	32,340
Other	13,171
Total general revenues	\$ 5,339,422
Change in net position	74,143
Net position - beginning of year	15,160,351
Net position - end of year	\$ 15,234,494

See Notes to Financial Statements

In FY 2023,  
the CRA  
reported \$5.3  
million in  
general  
revenues

## Westgate/Belvedere Homes Community Redevelopment Agency (A Component Unit of Palm Beach County, Florida)

### Balance Sheet Governmental Funds For the Fiscal Year Ended September 30, 2023

	General	Capital Projects	Revenue Note, Series 2022 Project Fund	Revenue Note, Series 2022 Debt Service Fund	Total Governmental Funds
<b>Assets</b>					
Cash and cash equivalent	\$ 1,661,182	\$ 413,190	\$ -	\$ 320,054	\$ 2,808,724
Rent receivable	4,790	-	-	-	4,790
Grant receivables	-	1,716,260	-	-	1,716,260
Project advances	-	1,627,969	9,447,935	-	11,075,904
Prepaid expenses	22,938	-	-	-	22,938
Assets held for resale	3,156,949	-	-	-	3,156,949
Other assets	4,884	-	-	-	4,884
<b>Total assets</b>	\$ 4,850,743	\$ 3,757,419	\$ 9,862,233	\$ 320,054	\$ 18,790,449
<b>Liabilities and fund balances</b>					
<b>Liabilities</b>					
Accounts payable and accrued expenses	\$ 114,413	\$ -	\$ -	\$ 176,780	\$ 291,193
Unearned revenue	11,561	-	-	-	11,561
<b>Total liabilities</b>	125,974	-	-	176,780	302,754
<b>Fund Balances</b>					
<b>Nonspendable:</b>					
Assets held for resale	3,156,949	-	-	-	3,156,949
Prepaid expenses	22,938	-	-	-	22,938
<b>Restricted:</b>					
Community Development	1,544,882	3,757,419	9,862,233	-	15,164,534
Debt service	-	-	-	143,274	143,274
<b>Total fund balances</b>	4,724,769	3,757,419	9,862,233	143,274	18,487,695
<b>Total liabilities and fund balances</b>	\$ 4,850,743	\$ 3,757,419	\$ 9,862,233	\$ 320,054	\$ 18,790,449

See Notes to Financial Statements.

### QUICK FACTS:

- ★ Revenue from incremental property taxes comprised 65% of total general revenue
- ★ Revenue from grants comprised 32% of total general revenue in the 2023 budget year
- ★ The CRA expended \$1.14 million on Redevelopment Projects
- ★ In FY 23, the CRA held \$3.16 million in assets for resale, and total assets including government funds equaling \$18.8 million



# 4

# Streetscape Projects

Improving Connectivity, Safety, Walkability & Stimulating Investment Interest



1

## Seminole Boulevard Complete Streets

**Seminole Boulevard**, which intersects with Westgate Avenue, is an important north-south connector within in the district, extending from Okeechobee Blvd. to Troy Blvd. This project will tie into planned Westgate Avenue improvements by installing landscaping and pedestrian scale streetlights, and constructing 10-12' multi-use paths on each side of the roadway from Okeechobee Blvd. to Oswego Avenue.

In FY 19, the CRA, in partnership with PBC Engineering, was awarded **\$1 million** in FDOT funding from the Palm Beach TPA TAP grant program to implement the project.

In FY23, the CRA continued its efforts to improve transportation options, and create a safe, multi-modal network throughout the redevelopment area. In November 2022, the CRA secured an \$11 million public infrastructure note to fund the streetscape projects.

**PROJECT UPDATES:**  
 Construction will begin on the Seminole Blvd. project in November 2023. The Cherry Rd. project is programmed to begin at the end of 2024  
 The CRA spent \$2,518,276 in advance payments to PBC Engineering for the construction of Seminole Blvd in FY 23

### Project Partners:



## Cherry Road Pedestrian Improvements

**Cherry Road** is the primary access point into the Belvedere Homes (Golfview Heights) Neighborhood from Military Trail. The project seeks to improve pedestrian and bicyclist facilities by adding a 10-12' multi-use path on the north side of the roadway, sidewalks to portions along the south, as well as pedestrian-scale streetlights for nighttime safety and landscaping to provide shade.

In FY 20, the CRA, in partnership with PBC Engineering, was awarded **\$1 million** in FDOT funding from the Palm Beach TPA TAP grant program to complete the project.



### PLAN IMPLEMENTATION – ECONOMIC DEVELOPMENT & TRANSPORTATION:

Focus Area 1, Economic Development & Redevelopment (Obj. 1.2.3, Project 1.4.1.);  
 Focus Area 5, Public Infrastructure Improvements & Public Spaces (Program 5.4.6. & 5.4.7.)

# 3 Westgate Avenue Corridor Complete Streets Project

This **capital improvements project + economic development driver** will reduce lanes from five to three on **Westgate Avenue** from Suwanee Avenue to Wabasso Drive, add bike lanes, on-street parking, pedestrian-scale lighting, and landscaping in the right-of-way. During the FY 2018 Transportation Planning Agency (TPA) Local Initiatives (LI) grant cycle, the CRA, in partnership with PBC Engineering, was awarded **\$3.23 million** in funding from FDOT to implement the project. The CRA's contribution to project costs is **\$7.9 million**. **The project is now anticipated to cost \$11.14 million.**

The project was conceived through a 2016 grant awarded by the Department of Economic Opportunity (DEO) Community Planning Technical Assistance Grant Program to engage consultants to assist in the preparation of a Westgate Avenue Corridor Streetscape Plan. The purpose of the Plan was to create a streetscape design to improve functionality, walkability and multi-modal transit opportunities and to beautify, enhance and create an environment to attract new investment and expand economic vitality along the Westgate Avenue corridor. The Streetscape Plan incorporated input from community and local government stakeholders via a two-part charrette process.



**PROJECT UPDATE:**  
 The Westgate Ave. project is programmed for construction in January 2024. In FY23, an advance payment totaling \$6,128,586 was issued to PBC Engineering for the construction of the project

## TREES



## SHRUBS & GROUNDCOVERS



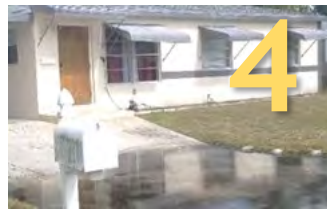
## Project Partners:



## PLAN IMPLEMENTATION – ECONOMIC DEVELOPMENT & TRANSPORTATION

Focus Area 1, Economic Development & Redevelopment (Obj. 1.2.3, Project 1.4.1.); Focus Area 5, Public Infrastructure Improvements & Public Spaces (Program 5.4.7.)





# Belvedere Heights Neighborhood Streetlights & Sidewalks Phases I & II

## + Drainage & Water Mains



This 2-phase capital improvements project installed pedestrian-scale streetlights and construct sidewalks on 8 local roads within the **Belvedere Heights Neighborhood** where there were previously none.

Existing conditions - no sidewalks, no street lighting (above) & (right) flooding in swales due to poor drainage



The CRA, in partnership with PBC Engineering, was awarded **\$935,581** in FDOT funding from the Palm Beach County Transportation Planning Agency (TPA) Transportation Alternatives Program in 2018 to implement Phase I to include 5 local roads within the neighborhood. In 2019, FDOT awarded the CRA **\$956,000** in funding for Phase II from the TPA's TA program to complete the remaining 3 local roads.

In response to community feedback, work in Belvedere Heights was expanded in 2020 to address chronic drainage and flooding issues in the neighborhood. In partnership with PBC Engineering and Water Utilities, the CRA replaced antiquated water mains and installing an upgraded drainage system on all local roads in advance of construction of the TPA streetlights and sidewalks project.



**PROJECT UPDATES:**  
Construction of all phases of the sidewalks & streetlights project was completed by end of FY22. All water main and drainage work was completed by end of FY 22. The project is now fully closed out.

The CRA paid \$1,127,606 in FY 23 to PBC Water Utilities for the drainage and water mains project. FDOT reimbursed the CRA \$1,724,760 for Phases I & II of the Streetlights & Sidewalks projects.

### Project Partners:



### PLAN IMPLEMENTATION – INFRASTRUCTURE & TRANSPORTATION:

Focus Area 1, Economic Development & Redevelopment (Obj. 1.2.3, Project 1.4.1.); Focus Area 5, Public Infrastructure Improvements & Public Spaces (Program 5.4.2.)

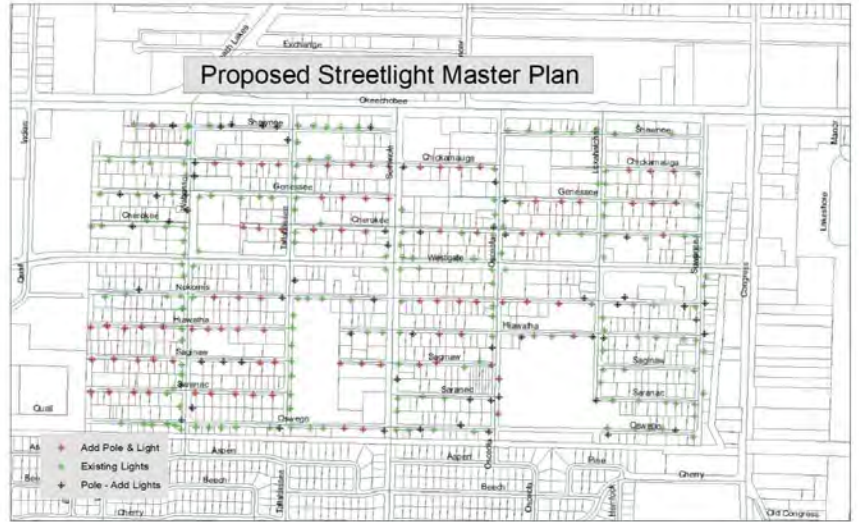


# Public Safety & Community Policing Initiatives

## Streetlights Program

The CRA sets aside an amount from the yearly budget to pay for power to 163 light standards in residential and commercial areas of North & South Westgate Estates. The CRA has also installed and pays for 40 decorative streetlights on Cherry Road in the Golfview Heights/Belvedere Homes neighborhood, as well as backyard security lighting for several private homes. In FY23 **\$44,538** was paid to FPL to power additional streetlights in the community.

In 2022, the CRA began working with Florida Power & Light to install additional streetlights in dark areas of the North & South Westgate Estates neighborhoods. This project is ongoing.



## Neighborhood Clean-Up, Landscape & Utilities Maintenance, and Enhanced Security for Public Spaces

In the 2023 the CRA allocated **\$134,015** to maintain the landscaping and irrigation systems on its vacant properties, wet and dry retention areas, and neighborhood parks. The CRA also funds the removal illegally dumped trash on and around its vacant properties. **\$12,402** was spent to fence a vacant CRA owned lot on Oswego Avenue that had become prone to illegal dumping.

The CRA sets aside **\$67,322** for the operation of the L2 Canal Pump Station to ensure water conveyance in low lying areas of the District during storm events.

In 2022, the Agency installed security cameras in several locations in the District to discourage loitering and petty crime such as graffiti and vandalism.

## PBSO Satellite Office

Through a 2008 rental agreement with a private property owner, the CRA opened a satellite office in South Westgate Estates for **Palm Beach County Sheriff's Community Policing Deputies** to utilize for rest and work during shifts in the Westgate CCRT area.

The intent is to have a comfortable, accessible space for deputies and to provide an active police presence in the community, in a neighborhood that requires constant police presence. The CRA utilized **\$34,000** in increment revenue funds in 2023 to operate this important resource. PBSO Community Policing Deputies also attend CRA community engagement events.

### PLAN IMPLEMENTATION – COMMUNITY ENGAGEMENT, INFRASTRUCTURE:

Focus Area 4, Community Improvement (Program 4.2.2., 4.4.3.; Focus Area 5, Public Infrastructure Improvements (Program 5.4.1., 5.4.9.

# Affordable Housing Development & Preservation

## Autumn Ridge

Construction began in 2023 on this 5-story, 106-unit affordable elderly housing project by Landmark Companies on Congress Avenue. The project is made possible through a private-public-nonprofit partnership between the developer, Palm Beach County, the West Palm Beach Housing Authority, and equity partners Neighborhood Lending Partners, Raymond James Affordable Housing Investments, and TD Bank. The County authorized use of American Rescue Plan Act funds to partly finance the project. The CRA's Density Bonus Program provided 77 additional units to maximize site capacity. The CRA also provided 5.96 acre feet in stormwater storage mitigation credits from the Dennis P. Koehler Preserve retention lake; a estimated value of \$2 million.



## Neighborhood Preservation Program (NPP)

To encourage the preservation and rehabilitation of existing single family housing stock in the residential areas of North & South Westgate Estates, Belvedere Homes, and Belvedere Heights, the CRA offers reimbursable grant funding to homeowners up to a maximum of \$6,000 to correct existing code deficiencies, structural issues, assist with weatherization, accessibility, and general property improvements.

In FY 23, **\$71,790** in NPP grant funds were awarded to 13 individual homeowners. This amount doubles the amount of funding assistance from last year 4 grants were used to assist with roof replacements due to home Florida insurance demands for older homes.

## Site Development Assistance Program (SDAP)

Grant funding is available to new and existing developments and businesses within the CRA area to help defray the cost of exterior improvements and project-related engineering, architectural, and permitting costs for new construction, building expansion, or renovations.

The program was established to encourage commercial property owners to upgrade their properties by improving the external appearance.

In 2018, the program was expanded to include new residential development. Up to \$50,000 in reimbursable grant funding is available to businesses and development projects fronting Westgate Avenue.

**In FY 23, \$30,000 in SDAP grant funds were awarded to 2 housing developers to improve exteriors and landscaping on 6 new cottage homes on Saranac Avenue (see below).**

### PLAN IMPLEMENTATION – HOUSING :

Focus Area 1, Economic Development (Program 1.4.6.); Focus Area 3, Housing (Program 3.4.1.); Focus Area 6, Planning for Redevelopment (Program 6.4.2.a.)





# Ongoing Redevelopment Planning Efforts

## Development Review Activities

### Westgate Community Redevelopment Area Zoning Overlay (WCRAO)

The **Westgate Community Redevelopment Area Overlay (WCRAO)** is a special zoning overlay within the County's Unified Land Development Code (ULDC) established in 2006 by the BCC to encourage the development and redevelopment of the Westgate area through regulatory incentives, smart growth, form-based code principles, and urban design to allow for mixed use development, and increased densities and intensities, all toward the implementation of the CRA's Redevelopment Plan.

The CRA acts in a recommending capacity for most development within its boundaries, reviewing projects for consistency with the goals of the Redevelopment Plan, and the use regulations, property development regulations and design standards of the WCRAO. A project must receive a recommendation of support from the CRA to utilize the WCRAO Density Bonus Program (DBP) and the WCRAO Transportation Concurrency Exception Area (TCEA) pools.

The following are among several projects reviewed by CRA staff in FY 2023:

In 2023 CRA staff reviewed & provided recommendation for 43,770 sf. of new or repurposed commercial development in the district. 3 MF residential projects used WCRAO Density Bonus Units

- 1 Aero Village (Congress Avenue)  
\*38 units
- 2 Al Packer Ford Fleet Maintenance Facility (Military Trail)  
\*11,690 sf of repair & maintenance



Conceptual architectural elevations & renderings—all

## SFWMD Compensating Floodplain Storage Mitigation Bank

The CRA district is the lowest point within the C51 Drainage Basin. Improvements to drainage capacity, stormwater storage, and flood mitigation have remained a priority for the Agency since its creation. The Dennis P. Koehler Preserve is a +/- 7 acre retention lake created by the CRA within the North Westgate Estates neighborhood, just south of Okeechobee Blvd. In 2022, work began to formalize a compensating floodplain storage mitigation bank with South Florida Water Management District (SFWMD) with the goal of creating a bank of compensating storage for use by redevelopment projects. In FY23, the CRA spent **\$9,985** in engineering technical assistance to formally establish the mitigation bank.

### PLAN IMPLEMENTATION – ECONOMIC DEVELOPMENT:

Focus Area 6, Planning for Redevelopment (Program 6.4.2.) and (Program 6.4.6.)



# Spotlight on Redevelopment

## New Construction



**Uovo Art**  
(Westgate Avenue)  
2-story, 49,760 sf limited access art and antiques self-service storage



**Brandon Estates (formerly Greene Apts.)**  
(Congress Avenue)  
6-story, 198-unit, 14 townhome multi-family project — 60 workforce housing units



**Palm Beach County Supervisor of Elections Facility**  
(Cherry Road)

## Commercial Rehabilitation



**Leaders Furniture** (Okeechobee Blvd.) Façade, landscaping & site improvements



## Clean-up & Demolition of CRA-Owned Lot & Blighted Structure for Redevelopment

In 2023 the CRA was awarded **\$40,122** from the **Palm Beach County Solid Waste Authority Blighted & Distressed Properties Clean-up Program** for the demolition of a blighted structure located at 1304 Seminole Blvd. The CRA spent **\$8,500** to clear overgrown and non-native vegetation on the lot. The structure is scheduled to be demolished in March of 2024. The structure had become inhabitable and unsafe. Illegal dumping and trespassing had become problematic. The CRA will hold this lot for future private redevelopment.

### PLAN IMPLEMENTATION – ECONOMIC DEVELOPMENT & COMMUNITY IMPROVEMENT:

Focus Area 1, Economic Development & Redevelopment, (Program 1.4.3. & 1.4.6.); Focus Area 4, Community Improvement (Program 4.4.3)



# Community Engagement

## Celebrate Westgate Festival

### Celebrating Family, Community & Diversity

The **Celebrate Westgate Festival**, held each April on the athletic fields of the Westgate Recreation Center, began in 2007 as a way for Westgate Residents to enjoy a day of family, fun, and friendship.

Designed to promote community outreach and bring awareness of the Agency and its role in the community, the CRA, and its long-time collaborator, Palm Beach County Parks & Recreation, partners with local public, non-profit, and for-profit entities to bring needed services to the community in an informal resource tent setting. Resource materials are available on topics such as family planning/prenatal education, preventative medical testing, home ownership opportunities, and legal and financial assistance. Yearly attendance is now estimated at over 1,500.

## Oswego Oaks Park

Following the completion of construction of **Oswego Oaks Neighborhood Park** in 2021, the CRA began holding community engagement events for Westgate families in collaboration with its partners Palm Beach County Parks & Recreation and Westgate Elementary School. Events have been held to honor Black History Month, and to celebrate Halloween, the Christmas holidays, and Back to School.

The CRA uses these events as a platform to provide information on planned CRA projects, as well as to promote the CRA's Neighborhood Preservation Program resident homeowners.

### Multi-year Program Partner:



In FY 23, the CRA spent \$109,248 on Community Engagement activities to promote pride in place and disseminate information on CRA programs & projects. PBSO Community Policing Deputies attend all CRA events.



### PLAN IMPLEMENTATION – COMMUNITY ENHANCEMENT:

Focus Area 4, Community Improvement (Obj. 4.2.2., 4.2.4. & Program 4.4.1. & 4.4.2)



# Community Engagement

## Westgate Community Farm



<https://www.westgatecommunityfarm.com/>

The **Westgate Community Farm** sits on an acre of CRA-owned land in an area identified by the USDA as a 'food desert'. The Farm is dedicated to using sustainable farming practices to provide organically grown produce for the Westgate community at a nominal cost. Individual plots and raised beds are made available for individual residents.

With an in-house garden manager, farm hand and part-time community resident apprentice, the Farm also serves as a gathering and educational place, offering mentorship and apprenticeship programs, field trips to local schools, a monthly Community Work Day, and volunteering opportunities. The Farm exposes non-resident visitors to the potential of Westgate area. The Farm is funded with CRA TIF. All sales are used to supplement the Farm's budget and improve the program.



In 2023 the CRA spent \$111,570 to fund the Farm Program  
Total Farm sales: \$14,958

The Farm participates in the **USDA's Supplemental Nutrition Assistance Program (SNAP)** which allows qualified residents to pay with food stamps (EBT) at weekly Greenmarket days.

The Westgate Greenmarket is one of six partner farmers' markets in south Florida, and the only market in Palm Beach County, that participates in **Feeding Florida's Fresh Access Bucks (FAB) program** which doubles SNAP benefits to purchase Florida-grown produce.

### PLAN IMPLEMENTATION – COMMUNITY ENHANCEMENT:

Focus Area 1. Economic Development; Focus Area 2, Market Positioning; & Focus Area 4, Community Improvement (Obj. 4.2.4. & Program 4.4.1.)



188 volunteers, 1 volunteer event, 981 community volunteer hours



\$2,664 EBT sales & Fresh Access Bucks distributed



\$5,328 EBT & FAB transactions



5 gardening workshops & 6 children's events with a total of 175 attendees



244 individual EBT customers representing an increase of 90 new EBT customers from last year



396 total EBT transactions, 100 more than last year



# Market Positioning

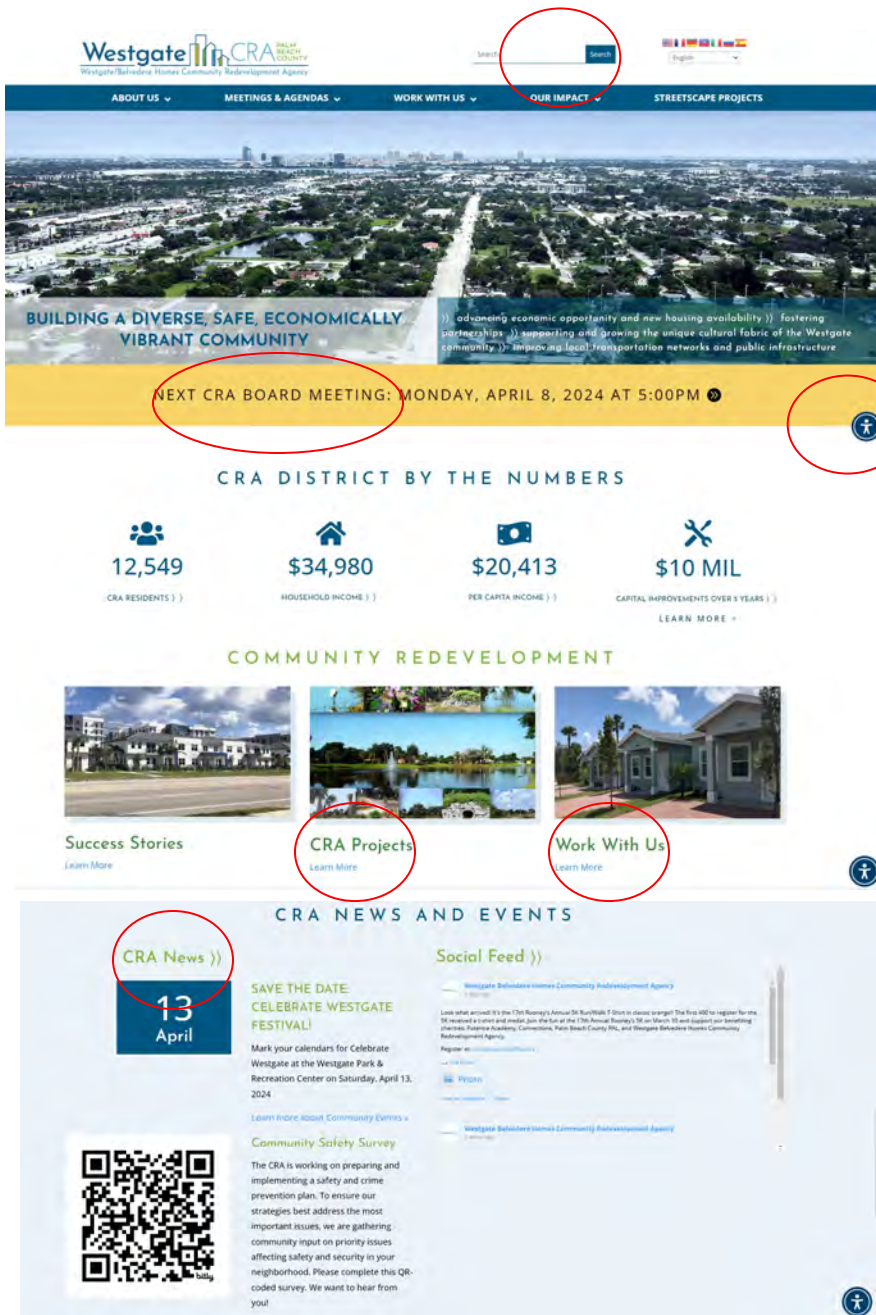
## Re-brand & Re-boot Westgate Campaign

### New Agency Logo & Website

In 2023, the CRA kicked off its “Re-brand & Re-boot Westgate “ campaign by updating and modernizing its logo and website. The campaign creates a refreshed image for the CRA that projects an emergent, open-for-business Westgate that supports place-making and business promotion activities. The new website better complies with Statutory obligations for CRA websites. The CRA spent **\$2,970** in FY23 on the re-branding project. The Westgate Community Farm website was also refreshed.

The new website offers several new features:

- ★ New accessibility tools and search/translation options
- ★ Homepage highlights of the District by the numbers
- ★ Links to our social media feed, and news about upcoming community and CRA events
- ★ Links to local & State resources for housing & business development
- ★ Better navigation to most frequently searched information on development review, meeting agendas, budgets and reports
- ★ A “Work with US” webpage for developers and homeowners to locate and download information on CRA programs and RFPs
- ★ An “Our Impact” webpage that highlights completed and active CRA projects, and private redevelopment success stories
- ★ A linked webpage for under-construction streetscape projects providing updates and project POCs



In 2023, the CRA retired its longstanding logo (see far left) in favor of an updated, modern logo design. The color palette is similar, with a visual emphasis on vertical urban development in graphics design. The Agency’s parent jurisdiction is given a prominent position.

### PLAN IMPLEMENTATION – MARKET POSITIONING:

Focus Area 1. Economic Development; Focus Area 2, Market Positioning (Obj. 2.4.1); & Focus Area 4, Community Improvement

**Westgate/Belvedere Homes Community Redevelopment Agency  
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