

**PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS**

AGENDA ITEM SUMMARY

Meeting Date:	September 16, 2025	<input type="checkbox"/> Consent	<input checked="" type="checkbox"/> Regular
		<input type="checkbox"/> Workshop	<input type="checkbox"/> Public Hearing

Submitted By: **Westgate/Belvedere Homes Community Redevelopment Agency**

I. EXECUTIVE BRIEF

Motion and Title: **Staff recommends motion to adopt:** A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA APPROVING THE WESTGATE/BELVEDERE HOMES COMMUNITY REDEVELOPMENT AGENCY'S (CRA) FISCAL YEAR 2026 BUDGET (BUDGET) FOR ITS REDEVELOPMENT TRUST (OPERATING) FUND, CAPITAL IMPROVEMENT FUND, TRANSPORTATION PLANNING AGENCY GRANTS AND DEBT SERVICE FUND.

Summary: The Budget is comprised of four (4) components; (1) The Redevelopment Trust Fund, in the amount of \$7,029,059, represents the CRA's Annual Tax Increment Financing (TIF), rental income and balance brought forward from previous year. TIF revenues will be used for payments to Florida Power & Light for street lighting, CRA operations and other programs and projects. (2) The Capital Improvement Fund, in the amount of \$4,200,000, represents projected loan proceeds, balances of reimbursable grants awarded to the CRA by County, State, and Federal governments for construction activities. (3) The Transportation Planning Agency (TPA) Fund in the amount of \$2,000,000 represents construction funds expected to be reimbursed by the TPA and the Florida Department of Transportation (FDOT). Lastly, (4) The Debt Service Fund in the amount of \$915,000 represents funds set aside for loan repayment. Districts 2 and 7 (DL)

Background and Policy Issues: Redevelopment Trust Fund: The Fiscal Year 2026 Budget includes \$4,505,484 in anticipated TIF revenues, a 22.34% increase from Fiscal Year 2025. The Budget contains salary and benefits for five (5) full-time employees. The Budget also includes funding for streetlights, property management, property acquisition, technical assistance, the community garden, a site development assistance program, and other neighborhood improvement programs.

Capital Improvement Fund: The Fiscal Year 2026 Budget includes \$4,200,000 for capital improvement projects consisting of transfers from the trust fund, grants and grants balances carried forward from prior years. Grants from the TPA are administered by the County's Engineering Department on behalf of the CRA. The CRA expects to receive \$2,000,000 in grant reimbursement in 2026.

Attachments:

- 1) Resolution of the Palm Beach County Board of County Commissioners approving the Westgate/Belvedere Homes CRA Fiscal Year 2026 Budget
- 2) Resolution of the Westgate/Belvedere Homes CRA approving the Fiscal Year 2026 Budget
- 3) Westgate/Belvedere Homes CRA FY 2026 Budget

Recommended by:		
	Executive Director	Date

Approved by:		
	Deputy County Administrator	Date

II. FISCAL IMPACT ANALYSIS

A. Five-Year Summary of Fiscal Impact:

Fiscal Years	2026	2027	2028	2029	2030
Capital Expenditures					
Operating Costs					
External Revenues					
Program Income					
In-Kind Match (County)					
NET FISCAL IMPACT	5,512,059				

# ADDITIONAL FTE POSITIONS (Cumulative)					
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Is Item Included In Proposed Budget? Yes ☒ No ☐
Does this item include the use of federal funds? Yes ☐ No ☒
Does this item include the use of state funds? Yes ☐ No ☒

Budget Account No.:
Fund 0001 Dept. 742 Unit 7246 Object Code 8101
Fund 1300 Dept. 742 Unit 7246 Object Code 8101

B. Recommended Sources of Funds/Summary of Fiscal Impact:
Ad Valorem funding is from the General Fund in the estimated amount of \$3,116,858 and Fire Rescue MSTU in the estimated amount of \$2,395,201.


C. Departmental Fiscal Review: _____

III. REVIEW COMMENTS

A. OFMB Fiscal and/or Contract Development and Control Comments:


OFMB
9/10/25
MD 9/8


Contract Development and Control
9/9/25

B. Legal Sufficiency:

9/9/25
Senior Assistant County Attorney

C. Other Department Review:

Department Director

This summary is not to be used as a basis for payment.

RESOLUTION NO.

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, APPROVING THE WESTGATE/BELVEDERE HOMES COMMUNITY REDEVELOPMENT AGENCY'S (CRA) FISCAL YEAR 2026 BUDGET FOR ITS REDEVELOPMENT TRUST (OPERATING) FUND, CAPITAL IMPROVEMENT FUND, TRANSPORTATION PLANNING AGENCY GRANTS, AND DEBT SERVICE FUND

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

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

WHEREAS, the Board of County Commissioners of Palm Beach County adopted Resolution 92-1370 relating to the approval of the Westgate/Belvedere Homes Community Redevelopment Agency Bond Issue; and

WHEREAS, Palm Beach County is required to approve the Westgate/Belvedere Homes Community Redevelopment Agency Budget; and

WHEREAS, it is necessary for the Westgate/Belvedere Homes Community Redevelopment Agency to adopt its Redevelopment Trust Fund, Capital Improvement Fund budget, Debt Service Fund, and to obtain the approval of such from the Palm Beach County Board of County Commissioners; and

WHEREAS, the Westgate/Belvedere Homes Community Redevelopment Agency approved its proposed FY 2026 Redevelopment Trust Fund and Capital Improvement Fund budget on August 19, 2025;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, THAT:

- 1. The Board of County Commissioners of Palm Beach County, Florida approves the Westgate/Belvedere Homes Community Redevelopment Agency's proposed FY 2026 Budget for its Redevelopment Trust Fund, Capital Improvement Fund, Transportation Planning Agency grants and its Debt Service Fund as attached hereto as Attachment 3.
- 2. This Resolution shall take effect immediately upon passage.

The foregoing Resolution was offered by Commissioner _____ who moved for its adoption. The motion was seconded by Commissioner _____ and upon being put to a vote, the vote was as follows:

Commissioner Maria G. Marino, Mayor	_____
Commissioner Sara Baxter, Vice Mayor	_____
Commissioner Gregg K. Weiss	_____
Commissioner Joel G. Flores	_____
Commissioner Marci Woodward	_____
Commissioner Maria Sachs	_____
Commissioner Bobby Powell Jr.	_____


The Mayor there upon declared the resolution duly passed and adopted this _____ day of _____, 2025.

PALM BEACH COUNTY, A POLITICAL
SUBDIVISION OF THE STATE OF FLORIDA, BY
AND THROUGH ITS BOARD OF COUNTY
COMMISSIONERS

MICHAEL A. CARUSSO,
CLERK OF THE CIRCUIT COURT
& COMPTROLLER

By: _____
Deputy Clerk

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

By:  _____
County Attorney

ATTACHMENT 2

RESOLUTION NO. 2025-1

**A RESOLUTION OF THE WESTGATE/BELVEDERE HOMES COMMUNITY
REDEVELOPMENT AGENCY APPROVING ITS BUDGET FOR FISCAL
YEAR 2026**

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

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

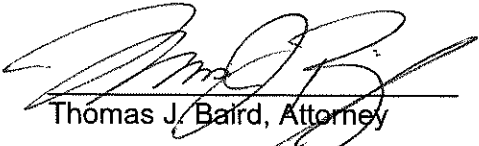
WHEREAS, the Westgate/Belvedere Homes Community Redevelopment Agency considered the proposed FY 2026 Budget at its August 19, 2025, public meeting and voted in favor of requesting approval by the Board of County Commissioners of Palm Beach County, Florida

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

1. The Westgate/Belvedere Homes Community Redevelopment Agency, hereby, recommends to the Board of County Commissioners of Palm Beach County, Florida that the proposed Budget for Fiscal Year 2026 be approved.
2. The Chair and designated Board members of the Westgate/Belvedere Homes Community Redevelopment Agency are hereby authorized and directed to advise the Palm Beach County Board of County Commissioners of this recommendation and the adoption of this Resolution.
3. This Resolution shall take effect immediately upon adoption.

APPROVED by the Westgate/Belvedere Homes Community Redevelopment Agency this 18th Day of August 2025.

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY


Thomas J. Baird, Attorney

WESTGATE/BELVEDERE HOMES
COMMUNITY REDEVELOPMENT AGENCY


Ronald L. Daniels, Board Chair

REDEVELOPMENT TRUST FUND

ATTACHMENT 3

	APPROVED BUDGET FY2025	PROPOSED BUDGET FY2026	INCREASE/ (DECREASE)
REVENUE:			
Balance Brought Forward	600,000	1,500,000	900,000
Ad Valorem Taxes (TIF)	4,505,484	5,512,059	1,006,575
Rental Income	14,400	0	-14,400
Interest	17,000	17,000	0
TOTAL REVENUE	5,136,884	7,029,059	1,892,175
EXPENSES:			
Employee Expenditures:			
Salaries & Wages	554,046	650,000	95,954
Retirement	65,414	75,000	9,586
Insurance - Health/Dental	95,964	116,000	20,036
Payroll Taxes	49,089	69,000	19,911
Total Payroll Expenditures	764,513	910,000	145,487
Professional Expenditures			
Eng. & Const. Coordination	255,000	355,000	100,000
Technical Assistance	100,000	200,000	100,000
Audit Fees	25,000	27,000	2,000
Legal Fees	60,000	70,000	10,000
Total Professional Expenditu	440,000	652,000	212,000
Other Expenditures			
Government Fees & Service:	300	500	200
Insurance/Property/Liability	30,000	30,000	0
Landscape & Prop. Maintena	150,000	250,000	100,000
Property Management	50,000	50,000	0
Streetlights/Utilities	110,000	120,000	10,000
Office Rent/Utilities	90,000	95,000	5,000
Advertising			0
Community Garden	130,000	135,000	5,000
Community Activities	100,000	100,000	0
Information Dissemination	60,000	160,000	100,000
Public Transit	0	450,000	450,000
Bank Fees & Charges	2,600	3,000	400
Neighborhood Preserv. Gran	100,000	160,000	60,000
COVID-19 SBA Program	0	0	0
Tenant Buildout Asst.	0	100,000	100,000
Rent Asst. program	0	100,000	100,000
Site Develop. Asst. Program	150,000	200,000	50,000
Dues & Subscriptions	2,500	3,500	1,000
Housing & Economic Devel.	900,000	2,000,000	1,100,000
Staff & Board Development	30,000	40,000	10,000
Office Equipment/Supplies	25,000	35,000	10,000
Miscellaneous	50,471	20,059	-30,412
Transfer to Debt Service Fur	915,000	915,000	0
Transfer to Capital Improv.	1,020,000	500,000	-520,000
Total Other Expenditures	3,915,871	5,467,059	1,551,188
Total Expenditures	5,120,384	7,029,059	1,908,675

CAPITAL IMPROVEMENT FUND

	APPROVED FY2025	PROPOSED FY2026	INCREASE/ DECREASE
REVENUES:			
Loan Proceed/Property Acqu	\$ 900,000.00	\$ 2,700,000.00	\$ 1,800,000.00
Balance Brought Forward	\$ 1,000,000.00	\$ -	\$ (1,000,000.00)
Solid Waste Authority	\$ -	\$ -	\$ -
Transferred from Trust Fund	\$ 1,020,000.00	\$ 500,000.00	\$ (520,000.00)
USDA Grant	\$ -	\$ -	\$ -
TPA Grant Proceed	\$ 1,000,000.00	\$ 1,000,000.00	\$ -
Other Grants			\$ -
Total Revenue	\$ 3,920,000.00	\$ 4,200,000.00	\$ 280,000.00
EXPENDITURES:			
Construction Projects			
Property Acquisition	\$ 900,000.00	\$ 2,500,000.00	\$ 1,600,000.00
BH Infrastructure Improve	\$ -	\$ -	\$ -
Donnell	\$ -	\$ 1,000,000.00	\$ 1,000,000.00
Florida Mango	\$ -	\$ 700,000.00	\$ 700,000.00
Cherry and Other Infrastruct	\$ 2,500,000.00	\$ -	\$ (2,500,000.00)
Seminole Blvd	\$ 300,000.00	\$ -	\$ (300,000.00)
Westgate Avenue	\$ 220,000.00	\$ -	\$ (220,000.00)
Total Expenditures	\$ 3,920,000.00	\$ 4,200,000.00	\$ 280,000.00

Transportation Planning Agency Fund

	APPROVED FY2025	PROPOSED FY2026	INCREASE/ DECREASE	CONSTRUCTION
REVENUES:				
Balance Brought Forward	\$ 3,500,000.00	\$ -	\$ (3,500,000.00)	
BelvedereHeights Phase 1	\$ -	\$ -	\$ -	
Belvedere Heights Phase 2	\$ -	\$ -	\$ -	
Westgate Ave Streetscape	\$ -	\$ -	\$ -	
Seminole Boulevard	\$ -	\$ -	\$ -	
Cherry Road	\$ -	\$ -	\$ -	
Total Revenue	\$ 3,500,000.00	\$ -	\$ (3,500,000.00)	
EXPENDITURES:				
Construction Projects				
Belvedere Heights Phase 1	\$ -	\$ -	\$ -	Completed
Belvedere Heights Phase 2	\$ -	\$ -	\$ -	Completed
Westgate Ave Streetsca[e	\$ 2,000,000.00	\$ -	\$ (2,000,000.00)	2025
Seminole Boulevard	\$ 500,000.00	\$ -	\$ (500,000.00)	2024
Cherry Road	\$ 1,000,000.00	\$ -	\$ (1,000,000.00)	2025
Total Expenditures	\$ 3,500,000.00	\$ -	\$ (3,500,000.00)	

DEBT SERVICE FUND

	APPROVED FY2025	PROPOSED FY2026	INCREASE/ DECREASE
REVENUES:			
Balance Brought Forward	-	-	-
Accumulated Interest	-	-	-
Transfer from Operating Fun	915,000.00	915,000.00	-
Transfer from Reserve Fund	-	-	-
Total Revenues	915,000.00	915,000.00	-
EXPENDITURES:			
Debt Service:			
Interest	440,000.00	440,000.00	-
Principal	475,000.00	475,000.00	-
Bank Fees	-	-	-
Paying Agent Fees	-	-	-
Reserve-Future Debt Service	-	-	-
Total Expenditures	915,000.00	915,000.00	-

RESERVE FUND

	APPROVED FY2025	PROPOSED FY2026	INCREASE DECREASE
REVENUES:			
Balance Brought Forward	\$360,000.00	\$374,000.00	\$14,000.00
Reserve Required	\$0.00	\$0.00	\$0.00
Interest	\$13,160.00	\$14,000.00	\$840.00
Total Revenues	\$373,160.00	\$388,000.00	\$14,840.00
EXPENDITURES:			
Bank Fees and charges	\$160.00	\$170.00	\$10.00
Reserve	\$360,000.00	\$387,830.00	\$27,830.00
Transfer to Reserve Fund	\$13,000.00		-\$13,000.00
Total Expenditures	\$373,160.00	\$388,000.00	\$14,840.00