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2025

Westgate/Belvedere Homes  
Community Redevelopment Agency

# ANNUAL REPORT

For the Fiscal Year Ending:  
**September 30, 2025**

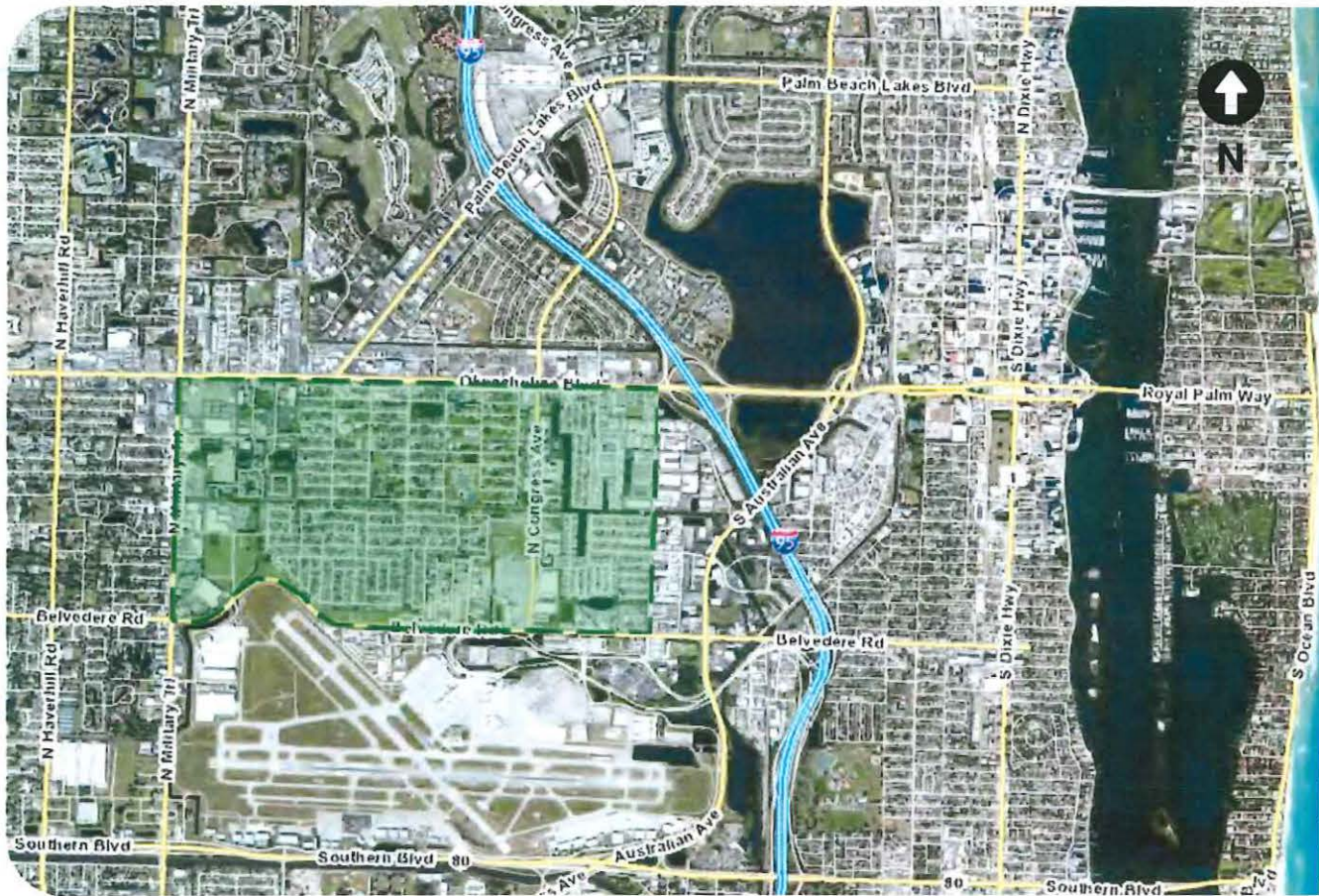
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Building a safe economically vibrant community  
through re-investment & partnerships.



## ABOUT US

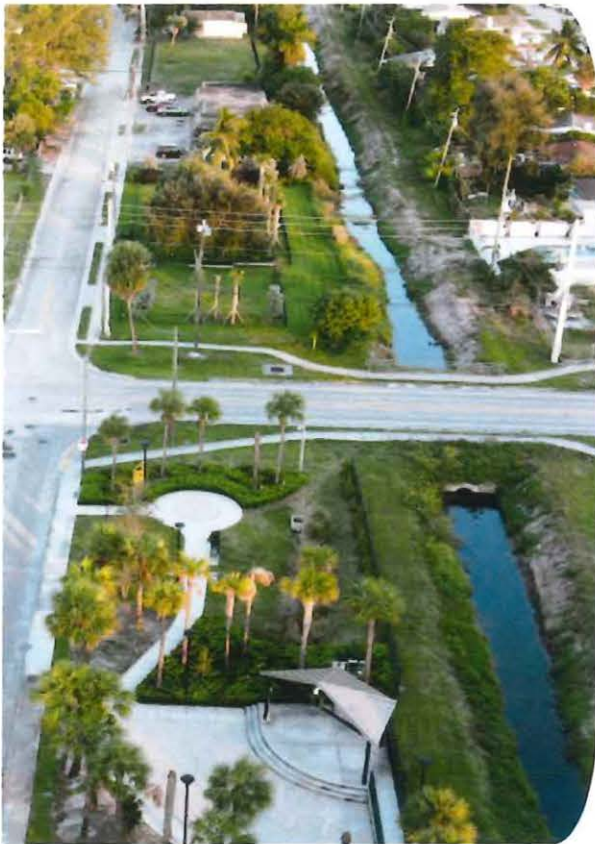
North & South Westgate Estates were developed in 1921 as the westernmost gateway to the City of West Palm Beach, and stands as one of the oldest platted subdivisions in Palm Beach County. The CRA was created in 1989 by the Palm Beach County Board of County Commissioners via Res. #89-6—we are the County's CRA.



The redevelopment area covers about 2 square miles, bordered by Okeechobee Boulevard to the north, Florida Mango Road to the east, Belvedere Road to the south, and N. Military Trail to the west. The District is centrally located, less than 1 mile from I-95, downtown West Palm Beach, and just north of Palm Beach International Airport.

## OUR VISION

A safe, diverse and economically vibrant community free of slum and blight.



## OUR MISSION

To improve quality of life by advancing economic opportunity and housing availability, improving local transportation networks, and public infrastructure, and enriching our community through active engagement and public safety initiatives.

## OUR VALUES

- Be curious
- Get creative
- Engage
- Collaborate
- Persist



## MESSAGE FROM THE EXECUTIVE DIRECTOR

Our most popular projects are those that directly improve residents' quality of life. Installing streetlights, performing minor home repairs, reducing flooding, and ensuring safe sidewalks are especially well-received. Both new and existing residents have responded positively to these initiatives and have collaborated with the CRA to maintain their sustainability over time.

The Westgate Avenue streetscape is finally complete. It provides multimodal transportation options for everyone by reducing the vehicular travel lanes to create bike lanes and wider sidewalks for bicyclists and pedestrians. The project also lowers the speed limit and adds more safety lights to make the corridor safer for users. A similar project, also partially funded by the Florida Department of Transportation (FDOT), started this year on Cherry Road and will be completed in the next fiscal year.

The area saw a few dozen new single-family homes completed with CRA assistance. Homeownership is encouraged because it stabilizes neighborhoods and does not contribute to slums and blight. The CRA plans to increase the grant amount for developing more single-family homes in the future. New houses contribute greatly to the redevelopment and stability of the district.

Palm Beach County's population continues to grow. The CRA's location makes it ideal for supporting this increase. Planning for appropriate density, codes, and transportation mitigation measures is crucial. Several new projects are scheduled to break ground next year. The landscape is transforming. Vacant lots are disappearing. Crimes and undesirable activities are declining.

We hope to continue improving safety and reducing crime in the next fiscal year, while also decreasing the number of vacant lots through actual vertical construction. We aim to eliminate illegal dumping with the help of code enforcement and the Sheriff's Office to make the area safer and more livable. The vision that the Board of County Commissioners had for the Westgate area is gradually and surely coming true.

Elizée Michel, MURP, AICP, FRA-RA, HDFP  
Executive Director  
561-640-8181x102  
[emichel@pbc.gov](mailto:emichel@pbc.gov)

A handwritten signature in cursive script that reads "Elizée Michel".

## CRA LEADERSHIP

The Westgate CRA Board, comprised of community residents, business, and property owners, are appointed by the Palm Beach County Board of County Commissioners to guide the implementation of the Community Redevelopment Plan.



**Ronald L. Daniels**  
Board Chair



**Joanne Rufty**  
Board Vice-Chair



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



**Teliska Wolliston**  
Board Member



**Juan Groves**  
Board Member



**Elizée Michel,**  
**AICP, MURP, RA, HDFP**  
Executive Director

## REDEVELOPMENT TEAM



**Denise Pennell, RA**  
Director, Planning &  
Development



**Mai Bui**  
Redevelopment Specialist



**Carmen Geraine**  
Finances



# CRA FINANCIALS

The CRA is required by Florida Statutes 163, Part III to report its activities to the public for the fiscal year ending September 30, 2025 by March 31, 2026. This report provides a summary of the Agency’s fiscal year achievements in expending its Trust Fund from capital improvement projects to community-benefitting initiatives.

The Westgate CRA receives annual tax increment revenue (TIF) from the Palm Beach County General Fund and Fire Rescue MSTU based on incremental increases in property values within the District. These funds can be used for any project or program outlined within the adopted Community Redevelopment Plan.

## Community Redevelopment Agency Annual Report

### Westgate / Belvedere Homes Community Redevelopment Agency

Florida Department of Economic Opportunity Special District Accountability Program ID 1168

Registered Agent	Mr. Ronald L. Daniels
Mailing Address	West Palm Beach, FL 33409
Office Address	1280 Old Congress Avenue, Suite 215
Telephone	(561) 640-8181
Fax	(561) 640-8180
Email	cgeraine@pbc.gov
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	3
Total number of Activities completed	4
Current Year Taxable Value in CRA	\$ 786,117,453.00
Actual expended increment revenue	\$ 3,207,270.00
Base Year Taxable Value in CRA	\$ 190,169,267.00
Current Year Tax Increment Value	\$ 595,948,186.00
Total amount expended for low and middle income affordable housing	\$ 100,634.00

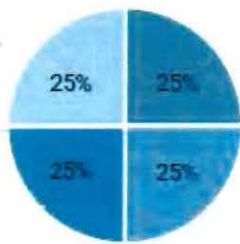
The following is a summary of this community redevelopment agency’s achievement of its redevelopment plan’s goals.

CRA PLAN ACHIEVEMENT	CRA PLAN FOCUS AREA
Housing 1 - Low to Moderate	3
Housing 2 - General	3
Infrastructure	5
Economic Development	1
Transportation	5
Community Engagement	4
Community Policing	4

# CRA FINANCIALS

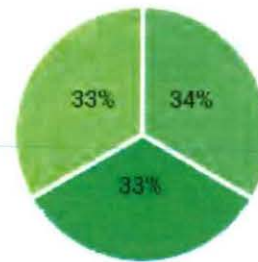
## Community Redevelopment Agency Annual Report

ACTIVITIES COMPLETED (C)



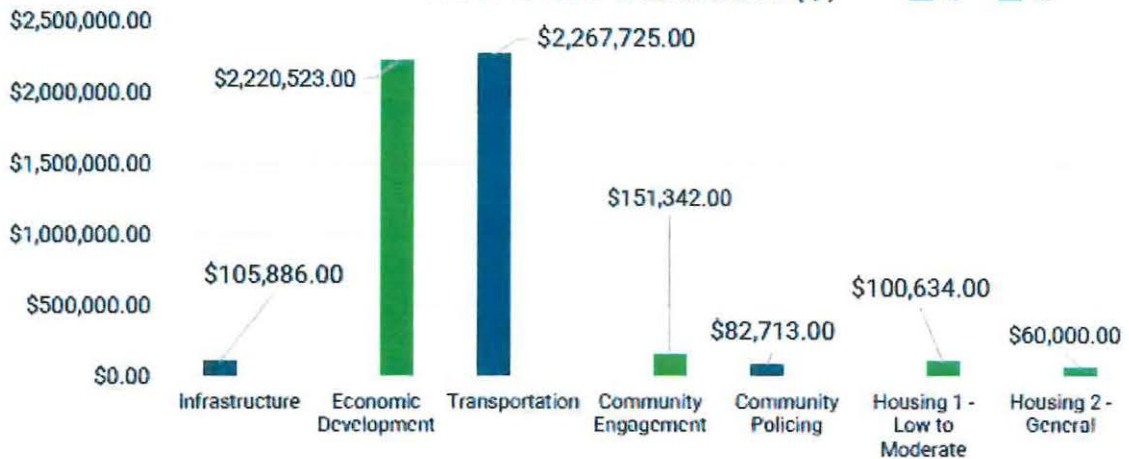
- Community Engagement
- Economic Development
- Housing 1 - Low to Moderate
- Housing 2 - General

ACTIVITIES STARTED (S)



- Community Policing
- Infrastructure
- Transportation

ACTIVITIES SUMMARY (\$)



## CRA FINANCIALS

The CRA's TIF has grown steadily since 2013, with an average annual growth rate of 14% each of the last five years. TIF revenue, leveraged with grant funds and loans, has been used to complete infrastructure improvements, housing projects, economic development and safety initiatives, and transportation projects throughout the CRA area.

The 1989 base year property valuation (taxable value) amounted to \$190,169,267. For the fiscal year 2025, the taxable property value was estimated at \$786,117,453 representing a 9.4% increase from the previous year's valuation, a lower percentage increase than the previous two years. The incremental difference, calculated by subtracting the base-year taxable value from the final taxable value for the budget year, amounts to \$595,948,186. 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 \$4,505,484 for the fiscal year 2025—an increase of 13% from 2024.

### Historical Taxable Property Values & 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							
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	638,483,576	448,314,309	0.0047815	0.0034581	3,693,931	0.950	3,509,234	574,463	19.6%
2023	718,535,963	528,366,696	0.004500	0.0034581	4,204,795	0.950	3,994,555	485,616	13.8%
2024	786,117,453	595,948,186	0.004500	0.0034581	4,742,615	0.950	4,505,484	510,929	13%

## 2025 IN REVIEW

The following is a summary of the Agency's progress in implementing Redevelopment Plan goals, projects and programs by Focus Area for the fiscal year.

- 1 Economic Development**

  - Construction Completion & Initiation of Priority Streetscape Projects
  - Administer Site Development Assistance Program Grants
  - Property Acquisition & Disposal for Redevelopment
- 2 Market Positioning**

  - Westgate Promotional Activities
- 3 Housing**

  - Administer Neighborhood Preservation Program Grants
- 4 Community Engagement & Public Safety**

  - Engage the Community
  - Public Safety Initiatives
  - Streetlights Program
- 5 Public Infrastructure & Transportation**

  - Feasibility Study for Donnell Rd. Sanitary Sewer Improvements
  - Feasibility Study for N. Florida Mango Sidewalks & Swales Project
  - SFWMD Stormwater Storage Mitigation Bank Expansion & Valuation
  - Feasibility Study & Concept Design for L-2 Connector Project
- 6 Planning for Redevelopment**

  - Land Use Policy & Zoning Regulation Revisions
  - Long Range Strategic Planning
  - Ongoing Technical Assistance & Support

**Icons Legend:**

-  Ongoing/Continuous
-  FY Goal Started
-  FY Goal Completed

## 1 STREETScape PROJECTS

### Improved Connectivity, Safety & Walkability + New Investment Interest = Redevelopment Momentum

In 2025 we continued efforts to create a safe, connected multi-modal network throughout the redevelopment area meeting our fiscal year goal of priority project construction completion and mobilization. Our roadway improvements are implemented in partnership with Palm Beach County, the Palm Beach MPO, and FDOT District 4.

Streetscape improvements on Westgate Avenue offer a community-benefiting roadway design and an investment-ready built environment that complements land development regulations through the provision of on-street parking, street lighting, landscaping, and bike lanes. Westgate Avenue is the CRA's 'main street' corridor, and the only complete street in unincorporated Palm Beach County. Improvements to Cherry Road support safer travel modes for pedestrian, cyclist and vehicular traffic better connecting the Belvedere Homes community to Military Trail.



#### Westgate Avenue Corridor Complete Streets

Focus Area: 1, 5  
Fiscal Year Expenditures: \$3,005,882  
Project Status: Construction completed March 2025  
Total Construction Cost: \$11.14M  
FDOT Local Initiatives Grant: \$3.23M

Reduced 5 lanes to 3, widened sidewalks, added bike lanes, on-street parking, and landscaping, upgraded stormwater connections, and improved crosswalks and signage, lowered driving speed



#### Cherry Road & Seminole Blvd. Pedestrian Improvements Projects

##### Cherry Rd.

Focus Area: 1, 5  
Fiscal Year Expenditures: \$798,722  
Project Status: Construction mobilized March 2025  
Total Construction Cost: \$1.41M  
FDOT Transportation Alternatives Grant: \$1M

##### Seminole Blvd.

Focus Area: 1, 5  
Fiscal Year Expenditures: \$616,441  
Project Status: Construction completed October 2024  
Total Construction Cost: \$1.75M  
FDOT Transportation Alternatives Grant: \$1M

Both projects add 10-12' multi-use paths, sidewalks where none, pedestrian-scale streetlights, landscaping where possible, improved crosswalks, and signage



## 1 CRA-OWNED PROPERTIES Land Disposition & Assessments

We focused property acquisition efforts focused on Westgate Avenue in 2025. The CRA annually identifies strategic locations to purchase and hold property for redevelopment partnerships or joint ventures that create housing, business development opportunities, or for District infrastructure needs. The CRA disposes land through a public offering process. Prior to issuing an RFP for redevelopment, environmental assessments are initiated on CRA held parcels to ensure the land does not encumber a developer.

### Westgate Terrace Properties

Focus Areas: 1, 2, 3 & 4

CRA-Owned Parcels Disposed: 6

Fiscal Year Revenues: \$231,002

Land transfer made in accordance with a 2019 RFP. CRA Board selected Danza Group, LLC and executed an option agreement to transfer properties upon completion of entitlements. These parcels are located at a key intersection on the Westgate Avenue corridor.

The site will be developed as 'Westgate Terrace' with 44 market rate residential units with a 20% workforce housing set aside + 10,000+sf of professional office space in a 4-story mixed-use building.



### Chickamauga Properties Brownfields Environmental Assessments

Focus Area: 1

CRA-Owned Parcels under  
Assessment: 3

A Treasure Coast Regional Planning Council (TCRPC) funded grant for a Phase II Environmental Assessment of the Chickamauga site was initiated.

The site is adjacent to historically polluting dry cleaning and auto salvage uses and may have been exposed to trace contamination. ESA's provide direction on potentially necessary mitigation prior to issuance of a public offering for redevelopment.

## 2 MARKET POSITIONING Increasing Exposure & Interest

We continued our efforts in 2025 to position Westgate in the local and regional market as a desirable place to live, work, and invest through positive branding and promotion.

The Agency actively promotes recognition and awareness of the potential of the redevelopment area to government partners, industry colleagues, community organizations, businesses, developers, associations, and trades. CRA leadership and the redevelopment team are members of technical committees, Boards, and coalition groups. The CRA’s digital communications platforms provide a measurement of public activity and interest.

### Promote Westgate Activities

Focus Area: 2

- Planning, Zoning & Building District Mobile Tour
- Hispanic Heritage Month Bus Tour
- OCR Turkey Giveaway
- Rooney 5K Walk/Run
- Palm Beach Business Development Board Stakeholder
- Westgate Elementary School Advisory Council Member
- WPBgo Mobility Coalition Partner
- Central County Economic Development Plan Stakeholder
- Countywide Master Transportation Plan Stakeholder

Increase in Website Activity over Fiscal Year: 70%



## 3 WORKFORCE HOUSING DEVELOPMENT & PRESERVATION

### Production, Revitalization, Pride

Residential and commercial property owners and developers can utilize grant dollars to defray eligible pre-development, permitting, or exterior improvement costs of new construction, building expansion, or exterior rehabilitation within targeted redevelopment areas through the annually funded Site Development Assistance Program (SDAP).

To prevent property deterioration, blighted appearance, and to preserve the character of older neighborhood housing stock the CRA offers an annually funded residential grant program to homeowners to leverage the cost of eligible home renovations and exterior improvements.



#### Site Development Assistance Program

##### Focus Area 1

Fiscal Year Expenditures: \$60,000  
Number of Grants Awarded: 12

The SDAP provided funding for housing development in 2025 encouraging home ownership. The cost for exterior improvements to 12 new single family homes was offset by the Program.

#### Neighborhood Preservation Program

##### Focus Area 3

Fiscal Year Expenditures: \$100,634  
Number of Grants awarded: 22  
Increase from FY24: 18%

The NPP provided funding for housing renovations in 2025 for 22 homeowners preserving value. Roof replacements, driven by insurance requirements was the most popular repair.



## 4 COMMUNITY ENGAGEMENT & PUBLIC SAFETY

### Ongoing Outreach & Resiliency Building

In the 2025 fiscal year, we continued community engagement activities that promote pride in place, and to provide information on projects and programs that benefit Westgate residents and businesses.

We prioritize public safety. The Agency commits funds annually for its streetlights program, neighborhood and illegal dumping clean-up, enhanced security in public spaces, infrastructure and vacant properties maintenance, and an ongoing program in partnership with FP&L to install streetlights in dark areas of the District.

The CRA collaborates with the PBSO District 3 Community Policing team to engage the community and support efforts to deter crime. Deputies are provided a CRA-funded satellite office in a neighborhood that requires police presence.

#### Celebrate Westgate & Oswego Oaks Neighborhood Park Community Outreach

Focus Area 4

Fiscal Year Expenditures: \$151,342

Attendees: 2,000+

Exhibitors: 27

Celebrate Westgate is a community resource event showcasing County public service providers and local community not-for-profits. The CRA partners with Parks & Recreation and PBSO deputies to host outreach activities at the Westgate Recreation Center and at Oswego Oaks Neighborhood Park.



#### Streetlights Program, Neighborhood Clean-up & Operations Activities

Focus Area 4

Fiscal Year Expenditures: \$175,287

#### Community Policing Initiatives

Focus Area 4

Fiscal Year Expenditures: \$82,713



## 4 COMMUNITY ENGAGEMENT & PUBLIC SAFETY

### Westgate Urban Farm Program: Community Volunteer & Education Hub

The Westgate Community Farm provides growing plots, educational and volunteer opportunities, apprenticeships, and fresh produce to residents. The community garden program, funded annually and operated by a Farm Manager, accomplishes the goals of attracting interest in the area, creating jobs, and improving the community. All Greenmarket sales are used to supplement the Farm’s budget and improve the reach of the program.

#### Westgate Community Farm & Greenmarket

- Focus Areas: 1, 2 & 4
- Fiscal Year Expenditures: \$125,597
- Gardening Workshops & Community Events: 13
- Total attendees: 155
- Field Trips: 3
- Number of Students: 43
- Volunteers: 203
- Volunteer Hours: 1,226

The Farm participates in the USDA’s Supplemental Nutrition Assistance Program (SNAP) allowing qualified residents to pay with food stamps (EBT) on Greenmarket days. The Westgate Greenmarket is a partner farmers market participating in Feeding Florida’s Fresh Access Bucks (FAB) program doubling SNAP benefits to purchase Florida-grown produce.

- Farm Sales: 1,819
- Total Sales: \$20,738 (\$6,244 from guest vendors)
- Total EBT Transactions: 162
- EBT Sales: \$1,331
- Fresh Access Bucks Distributed: \$1,331

[westgatecommunityfarm.com](http://westgatecommunityfarm.com)



## 5 PUBLIC INFRASTRUCTURE & TRANSPORTATION

### Roadway Safety Projects, Sewer Upgrades & New Multimodal Connectors

Continuing our efforts to provide sufficient and ongoing levels of services and public infrastructure we funded and initiated several engineering feasibility studies in 2025 to ensure our projects support community needs and growth, improve quality of life for residents, and incentivize redevelopment and private investment.



#### Feasibility Studies

Focus Areas: 1 & 5

Fiscal Year Expenditures: \$86,634

- Donnell Rd. Sanitary Sewer Improvements
- N. Florida Mango Rd. Sidewalks & Swales Project
- L-2 Multimodal Connector Feasibility & Concept Design

Project conceived to address potential traffic impacts anticipated as Westgate grows. Concept design would create a new roadway link from Congress Avenue to Australian Avenue using County-owned L-2 Canal ROW.



#### SFWMD Stormwater Storage Mitigation Bank Expansion & Valuation

Focus Areas: 1 & 5

Fiscal Year Expenditures: \$17,117

- Expansion Analysis
- Mitigation Bank Valuation

## 6 PLANNING FOR REDEVELOPMENT

### Strategic Planning, Land Use Policy & Regulatory Incentives

The Agency identifies opportunities for redevelopment and reinvestment through the analysis of changing needs, issues, and community conditions and by evaluating, recommending, and implementing effective programs, land use policies, and zoning regulations.

In 2024-25 we identified policy and regulatory barriers to redevelopment in the Westgate Community Redevelopment Area Overlay (WCRAO) within County’s comprehensive plan and land development code.

#### Palm Beach County Comprehensive Plan Text Amendments

Focus Areas: 1, 3 & 6

Status: Text Amendment Initiated in November 2024

Fiscal Year Expenditures: \$47,202

Expansion of the WCRAO Density Bonus Program to support developer interest in housing production, and meet housing demand countywide in a central infill area. The initiative provides a pool of residential units beyond the future land use, allowing for expedited land use entitlements at the Zoning level, without the need for a land use amendment.

#### Palm Beach County Unified Land Development Code Revisions

Focus Areas: 1, 3 & 6

Status: Revisions adopted in October 2025

Revisions to the WCRAO zoning overlay to incentivize dense mixed-use and residential development by allowing for parking reductions and flexible regulations.

#### Community Meeting

February 20, 2025

Westgate Density Bonus Program

The CRA hosted a community meeting at the Westgate Recreation Center to gather stakeholder input on our planning initiative to enable the continuation of the Westgate Density Program across a 15-year residential build out horizon, supporting County population growth, and addressing a shortage of workforce housing units.

BCC District 2 Commissioner Greg Weiss was in attendance to lend support.



## SPOTLIGHT ON REDEVELOPMENT

### Westgate Density Bonus Program Projects

#### Westgate Gardens

Project Status: PH I BCC Approvals  
September 2025

Redevelopment of 42-acre Palm Beach Kennel Club site in phased master plan  
PH I: 405 units on 16 acres  
PH II: 340 units on 12 acres  
PH III: 400 units + 120,000 sf of retail  
Density Bonus Program allocation allowed for 25 du/acre.

#### Neighborlee Westgate

Project Status: BCC Approved September 2025

38-unit mixed use development with 1,585sf of commercial in 4 stories on 0.66 acre. Density Bonus Program allocation allowed for 58 du/acre.



2025

# ANNUAL REPORT

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[westgatecra.org](http://westgatecra.org)



561-640-8181



1280 Old Congress Ave.  
Suite #215  
West Palm Beach, FL  
33409



[facebook.com/westgatecra.org](https://facebook.com/westgatecra.org)

## WORK WITH US

Our team functions as technical and operational experts providing development collaboration and community support.

We are ready to assist.

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