

ABOUT THE WESTGATE CRA

The Westgate/Belvedere Homes Community Redevelopment Area is an area designated to encourage development and redevelopment of the Westgate neighborhood, which is located in the northern end of the URA. The WCRA was created in May of 1989 by the Palm Beach County Board of County Commissioners through the authority of Chapter 163, Part III, of the Florida Statutes. The WCRA serves in a quasi-independent capacity to promote social and economic development throughout the Westgate area.



WCRA Board Members and Vice-Mayor Paulette Burdick at Celebrate Westgate Annual Spring Festival

On December 8, 2003, the Westgate Belvedere Homes Community Redevelopment Agency Advisory Board ratified the 2004 Redevelopment Plan for the Westgate area. Later, in January 2005, the Palm Beach County Board of County Commissioners adopted the Plan. The 2004 Plan is an updated version of their original 1989 Redevelopment Plan.



Westgate Community Center Coastal Cleanup

ZONING/PROPERTY DEVELOPMENT REGULATIONS

- **Zoning Overlay**
- **High Intensity Multi-story Vertical Building Form (240' max)**
- **Bonus Density (20-150 u/ac)**
- **Transportation Concurrence Exemption Area (TCEA Pool)**

Marino Performance Motors, Kuppala & Associates, P.A.



Westgate Plaza Apartments, Landmark

INCENTIVE PROGRAMS

Neighborhood Preservation Program

Westgate/Belvedere Homes Community Redevelopment Agency encourages preservation of the CRA's existing housing stock by offering up to \$6,000 to homeowners for exterior home improvements. Funds may be used to correct existing code and structural deficiencies and general property improvements.

Site Development Assistance

Approved grant applications may receive reimbursement for 25% of their eligible project costs, up to a maximum of \$50,000, for nonresidential or mixed-use projects fronting on Westgate Avenue. All other areas of the CRA district may receive reimbursement of 10% of their eligible project costs up to a maximum of \$25,000 for nonresidential projects and \$5,000 for residential projects.

Other Incentive Programs

- **Cash Contributions**
- **Infrastructure**
- **TIF Rebate**
- **Grant Assistance**

BROWNFIELD FUNDING

Development within the CRA can utilize State and Federal funds to leverage private development costs. Here are some programs that are available within the Westgate CRA area:

- **Housing/Mixed Use**
- **Job Bonus**
- **Tax Credits**
- **Loan Note Guarantee Program**

SAMPLE PROJECTS



Indian Road Plaza



Okeechobee Plaza



Midpoint Office/Warehouse