Westgate CRA
Community Redevelopment Plan Amendment

Community Meeting

Saturday, November 19, 2016
10:00am – 12:00pm
Westgate Recreation Center

www.westgatecra.org
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Westgate CRA

Westgate CRA Board of Commissioners:
Ronald Daniels, Chair
Joanne Rufty, Vice-Chair
Chris Fleming
Ralph Lewis
Joseph H. Kirby, III
Brian Sattar
Ruth Haggerty, PE

Our Staff:
Elizée Michel, AICP, Executive Director
Denise Pennell, Senior Planner
Sharon Sheppard, Redevelopment Specialist
Mai Newton, Administrative Assistant

Our Consultants:
Gentile Glas Holloway O’Mahoney & Associates, Inc. (2GHO)
Community Meeting

WELCOME

- Introductory remarks

PURPOSE

- To update the community on CRA accomplishments & current work efforts
- Present highlights of the amended CRA Community Redevelopment Plan
- Identify needs, issues and opportunities within the redevelopment area
- Share redevelopment projects, programs and implementation strategies
Community Meeting
Agenda

1. WHO ARE WE?
   ▪ Brief background of the CRA

2. WHAT HAVE WE BEEN DOING?
   ▪ Accomplishments & ongoing work efforts/projects

3. WHERE ARE WE NOW?
   ▪ Input from the 2015 Community Forum
   ▪ Redevelopment area existing conditions, needs, issues, opportunities

5. WHERE ARE WE GOING?
   ▪ Need to update the Community Redevelopment Plan
   ▪ Priority CRA redevelopment projects & programs moving forward

6. HOW DO WE GET THERE?
   ▪ Financing Redevelopment

7. OPEN DISCUSSION & QUESTIONS
   ▪ PBC Sheriff's Office
   ▪ PBC Code Enforcement
WHO ARE WE?
Our beginnings…

- Created in May 1989 by the Palm Beach County BCC pursuant to FS 163 Part III
- With the primary objective of improving public infrastructure
- CRA Advisory Board consists of 7 members
- Appointed by the BCC for a term of 4 years
- Approx. 1,300 acres or 2 square miles
- Westgate platted in 1921 as a suburb of WPB
- De-annexed in 1931 and has remained unincorporated since
WHO ARE WE?

How do we operate?
- Redevelopment Trust funded yearly
- Annual budget allocates funds to CRA programs & projects

The Community Redevelopment Plan (CRP)
- Sets forth a CRA’s redevelopment goals, objectives & implementation strategies
- Last amended in 2005

What is tax increment financing (TIF)?
- CRA’s are dependent taxing districts
- TIF based on incremental property improvement value
- Can be used for any project or program identified in the approved CRP
- 1992 TIF was $205,342
WHO ARE WE?

Florida Statutes allow a CRA to utilize funds in their Redevelopment Trust for:

- Works to eliminate blighted conditions;
- Buy, sell, assemble, hold, dispose of property;
- Issues redevelopment bonds and loans; and
- Requests proposals for the redevelopment of an area within the boundaries of the community redevelopment district.

**Significant tax increment revenue does not occur until redevelopment occurs and existing property values increase**
WHAT HAVE WE BEEN DOING?

Accomplishments & Work Efforts

…The Little Engine that Could

- In the years since its creation the CRA has worked to implement the goals of the 1989 and 2005 Community Redevelopment Plans
- Minimal staff, minimal TIF and minimal budget
WHAT HAVE WE BEEN DOING?

For the Community

Celebrate Westgate Annual Festival
- Since 2007; 700 residents attend yearly
- Created to provide community outreach and resources

Greenmarket Express
- Since 2012
- Mobile greenmarket designed to reach low-income households & encourage residents to eat healthy food

“The Gate” Urban
- Created in 2015
- 1 acre devoted to growing fruits, vegetables & herbs; resident participation
WHAT HAVE WE BEEN DOING?

Housing

26 New Homes
42 Renovated/Rehabilitated Homes
WHAT HAVE WE BEEN DOING?

Housing

Neighborhood Renaissance/CDBG Infill Housing

- $3.7 million project completed 2012
- CRA acquired 13 properties for land banking
- Public-private partnerships & grant funding leveraged with CRA TIF funds
- 13 homes; 18 dwelling units
- All affordable and all owner occupied
WHAT HAVE WE BEEN DOING?

Housing

Neighborhood Renaissance/CDBG Infill Housing
WHAT HAVE WE BEEN DOING?

Housing

NSP2 (RRGP) Housing Program

- $2.4 million grant acquisition & rehabilitation project completed in 2013
- Public-private partnerships & grant funding leveraged with CRA TIF funds
- 7 rehabilitated homes, 6 newly reconstructed homes
WHAT HAVE WE BEEN DOING?

Housing

Westgate Plaza (NSP2)

- Private developer project completed in 2012
- Public-private partnerships & grant funding leveraged with CRA TIF funds
- 80 units -- 100% affordable seniors housing
WHAT HAVE WE BEEN DOING?

Housing

Neighborhood Improvement Program

- CRA funded & administered in-house reimbursement grant for home improvements
- To encourage preservation of existing housing stock
- Corrects code deficiencies, structural deficiencies, weatherization, accessibility and other exterior property improvements
- Improves overall appearance of neighborhoods
- 56 grants
- $165,000 since 2007
WHAT HAVE WE BEEN DOING?

Public Infrastructure

Infrastructure improvements are necessary to stimulate redevelopment and set a foundation for quality development

Approx. $30 million

Infrastructure Improvements
WHAT HAVE WE BEEN DOING?
Public Infrastructure

Streetlight Programs

Belvedere Homes
- Ongoing since 1999 – CRA funded

Cherry Road
- 40 decorative light standards – CRA funded

South Westgate
- 20 streetlights funded by County partner OCR

Cherry Road streetlights
WHAT HAVE WE BEEN DOING?

Public Infrastructure

North & South Westgate Infrastructure

South Westgate 1992 -1996
- $3.3 million bond secured for sanitary sewer, drainage & roadway infrastructure improvements

North Westgate 2004 -2011
- Multi-phase (6) sanitary sewer, drainage & roadway infrastructure improvement project spanning 7 years
- $7 million in grant funding leveraged with CRA TIF funds
WHAT HAVE WE BEEN DOING?

Public Infrastructure – Drainage Projects

Belvedere Homes Drainage, Sanitary Sewer & Water Mains (Phases I & 2)

- Completed end of 2013
- $7 million in grant funding leveraged with CRA TIF funds
- Replaced outdated infrastructure to mitigate flooding
- Addressed public health threat posed by discharge of private septic systems
- State of the art vacuum sewer system designed to provide uninterrupted service & withstand a Cat. 5 hurricane
- Serves 587 households in the area; 100 households have connected
WHAT HAVE WE BEEN DOING?

Public Infrastructure
Storage Capacity & Flood Mitigation Projects

- Ideal quantity of land 15% or **200 acres** for 100-year flood protection – to date the CRA has added 70 acres
- 2005 Plan proposes the use of 10% of land
WHAT HAVE WE BEEN DOING?

Public Infrastructure
Storage Capacity & Flood Mitigation Projects

A History of Flooding
- Antiquated drainage system
- Lowest point of the C-51 Canal Basin (175 sq miles)
- Basin bowl effect
- FFE of homes more than 2 feet above the crown
- Flooded regularly

Lakeside Mobile Home Park
WHAT HAVE WE BEEN DOING?

Public Infrastructure
Storage Capacity & Flood Mitigation Projects

The Year(s) of the Hurricanes

2004 (a record tying year)
- Charley, Frances, Ivan, Jeanne

2005 (a record breaking year)
- Dennis, Emily, Katrina, Rita & Wilma

**Federal disaster declarations & subsequent funding from FEMA allowed the CRA to implement costly flood mitigation and storage capacity projects**
WHAT HAVE WE BEEN DOING?

Public Infrastructure
Storage Capacity & Flood Mitigation Projects

L-2 Canal Pump Station
- Off N Florida Mango
- $4 million in leveraged CRA TIF & FEMA HMGP grant funding
- provides flood mitigation to approx. 400 acres within the eastern part of CRA

Cherry Road Bridge Widening
- Completed in 2011
- $1 million in leveraged CRA TIF & CDBG funds
- provides relief for discharging CRA’s water runoff into the canal
WHAT HAVE WE BEEN DOING?
Public Infrastructure
Storage Capacity & Flood Mitigation Projects

LWDD L2 Canal Expansion & Greenway
- Phase I completed end of 2013
- $3 million in leveraged CRA TIF, CDBG, FEMA (HMGP) & OCR funds
- Phase II underway
- 18 homes acquired along Osceola
WHAT HAVE WE BEEN DOING?

Public Infrastructure
Storage Capacity & Flood Mitigation Projects

Dennis P. Koehler Preserve & the Babbling Brook

Elimination of blight
- Demolition of 11 derelict structures
- Elimination of illegal dumping
WHAT HAVE WE BEEN DOING?
Public Infrastructure
Storage Capacity & Flood Mitigation Projects

Dennis P. Koehler Preserve & the Babbling Brook

Land assemblage phase:
- Started in 2008
- 7.85 acres total
- Vacant and dilapidated structures on 6.85 acres
- Voluntary sellers
- $2 million in total acquisition costs
- NO DISPLACEMENT
WHAT HAVE WE BEEN DOING?
Public Infrastructure
Storage Capacity & Flood Mitigation Projects

Dennis P. Koehler Preserve & the Babbling Brook

- Completed in 2012
- Funded by PBC District 2, CDBG (DRI), Lake Worth Lagoon, Chain of Lakes, OCR, FEMA (HMGP)
- $4.5 Million total project cost
- Facilitated by PBC ERM, DES & Engineering
WHAT HAVE WE BEEN DOING?

Public Infrastructure
Storage Capacity & Flood Mitigation Projects

Dennis P. Koehler Preserve & the Babbling Brook

- Expansion & conversion of existing dry detention area
- Water conveyance through system of culverts & inlets
- Increased storage capacity and storm water improvement
- Discharge into C51 canal
- Improves quality downstream and reduces pollutant loadings

Contributes to open space
Used for passive recreation
WHAT HAVE WE BEEN DOING?

Public Infrastructure
Storage Capacity & Flood Mitigation Projects

Dennis P. Koehler Preserve & the Babbling Brook

- Function is to assist in pretreatment
- Brings environmental awareness to public
- EcoArt element
- Has gained status as Florida Audubon Oasis
- Educational tool through mentoring partnership with Oxbridge Academy
WHAT HAVE WE BEEN DOING?

Public Infrastructure
Storage Capacity & Flood Mitigation Projects

Dennis P. Koehler Preserve & the Babbling Brook
Site Development Assistance Program – since 2007 with grants totaling $205,000 for exterior improvements to businesses within the CRA.

CRA Property Acquisitions – the CRA purchases properties for infrastructure projects but also to enhance community character (greenways corridor) and for assemblage for potential redevelopment partnerships within the CRA.
WHAT HAVE WE BEEN DOING?

Economic Development & Redevelopment

Potential Mixed Use Redevelopment Sites

Conceptual feasibility studies to generate interest in large scale redevelopment on and around Westgate Avenue
WHAT HAVE WE BEEN DOING?
Economic Development & Redevelopment
Approved Mixed Use Projects

La Gran Familia (Santos) – rehabilitation & expansion of an existing store on Westgate

Westgate One – 56 unit mixed residential/retail/office
WHAT HAVE WE BEEN DOING?
Economic Development & Redevelopment
Private Development Projects

Opportunity Inc. expanded day care facility – Westgate Ave at Donnell.

Marino Motorsports auto showroom – Okeechobee Blvd
WHAT HAVE WE BEEN DOING?
Economic Development & Redevelopment
Private Redevelopment Projects

Okeechobee Place

Palm Beach Marketplace Before & After
WHAT HAVE WE BEEN DOING?
Economic Development & Redevelopment
Private Development Projects

Indian Road Plaza
Midpoint Office Warehouse
WHERE ARE WE NOW?

Need to Update the Community Redevelopment Plan

Infrastructure largely stabilized – shifting priorities to focus on economic development and vertical redevelopment

Focus on the projects, programs, incentives and partnerships necessary to facilitate economic growth & private development for the elimination of “slum and blight” in the Westgate area

Our #1 Priority = ERADICATION OF SLUM & BLIGHT

*Continued widespread slum & blight causes DISINVESTMENT & DISINTEREST in the community*
WHERE ARE WE NOW?

Priorities from 2015 Community Forum

- Property Maintenance
- Infill Redevelopment
- Traffic Calming
- Home Ownership
- Street Lighting and Sidewalk Network
- Crime Prevention
- Remove Derelict Housing
- Address Chronic Loitering
- Local Choices in Dining, Shopping & Entertainment
- More Public Parks
- More Community Events
- Merchants Association
WHERE ARE WE NOW?

Issues

- Negative perceptions, weak brand
- Reluctance to invest or “be the first one”
- Low property values, Class C office space
- Crime – need eyes on the street
- Property neglect – broken windows
- Saturation of auto related uses – need to regulate
- Homelessness
- Lack of affordable housing – for low to moderate incomes
- Surface parking – consolidate
- Walkable streets
- Redevelopment facilitation – process, perception
WHERE ARE WE NOW?

Needs

- #1 – eradicate slum and blight
- A new Westgate brand
- To create new interest = new investment = continued new investment to increase the tax base
- Neighborhood serving businesses
- Businesses that satisfy a market niche or trend
- Interactive & engaging public spaces
- Mixed income workforce housing stock
WHERE ARE WE NOW?

Opportunities

Location, Location, Location!

Proximity to
- PBIA
- I-95
- Florida Turnpike
- Downtown WPB

Location, Location, Location!
WHERE ARE WE NOW?

Opportunities

- Land value & vacant parcels
- Established residential base
- Substantial infrastructure investment
- A rising local economy
- CRA Incentives
- Cross jurisdictional relationships (West Palm Beach)
- Intergovernmental partnerships (Parks & Rec, Airport Authority, OCR)
- Private-public-not for profit partnerships – workforce or special needs housing
- PB Kennel Club

1 cent sales tax – CIP’s planned for Westgate area
WHERE ARE WE NOW?

Summary

- Economic development
- Importance of positive branding & promotion of Westgate
- Building on past accomplishments in housing programs, community and redevelopment strategies
- Active business recruitment to serve community needs and to attract a new demographic
- Crime prevention and proactive code enforcement
- Public-private partnerships
- Balanced housing strategy
- Intergovernmental cooperation
### WHERE ARE WE GOING? Draft Amended Community Redevelopment Plan

<table>
<thead>
<tr>
<th>2005 Plan</th>
<th>Re-prioritized 2017 Plan</th>
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<td>Planning</td>
<td>FOCUS AREA 1: Economic Development &amp; Redevelopment</td>
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<td>Infrastructure</td>
<td>FOCUS AREA 2: Market Positioning</td>
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<td>Redevelopment &amp; Development</td>
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<td>Community</td>
<td>FOCUS AREA 4: Community Improvement</td>
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<td>FOCUS AREA 5: Infrastructure &amp; Public Spaces</td>
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<td>FOCUS AREA 6: Planning for Redevelopment</td>
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</table>
WHERE ARE WE GOING?

FOCUS AREA 1
Redevelopment & Economic Development

- Stabilizes property values
- Provides jobs
- Increase the tax base
- Creates investment interest

How can the CRA encourages redevelopment & economic growth?

- by beautifying & improving the physical environment
- by providing incentives
- by actively working with developers to facilitate projects
- by seeking public & private partnerships
- by increasing awareness about the potential of the CRA area
WHERE ARE WE GOING?

FOCUS AREA 1
Redevelopment & Economic Development Projects & Programs

Westgate Corridor Streetscape Plan, Design & Implementation

- One of our most important corridors for redevelopment potential
- A failure to launch
- Still plagued with dilapidated, underutilized buildings and vacant lots
- Existing conditions do little to encourage investment
- No sense of interaction & walkability

Can an improved streetscape design foster economic development?
WHERE ARE WE GOING?

FOCUS AREA 1
Redevelopment & Economic Development Projects & Programs

Heart of Westgate Redevelopment Project
- Continued land assembly

Focus on Priority Commercial Corridors
- Congress Ave
- Okeechobee Blvd and N. Military Trail
- Belvedere Rd

CRA Incentives and Grants Programs
- Site Development Assistance/Façade Improvement Programs
- Sustainability Incentives

Westgate Merchants Association
WHERE ARE WE GOING?

FOCUS AREA 2
Market Positioning

How can the CRA make Westgate more marketable to attract investment?

- by creating a fresh modern Westgate brand
- by beautifying the physical environment through placemaking efforts
- by increasing awareness about the potential of the CRA area through positive promotion
- by actively recruiting businesses to the area
WHERE ARE WE GOING?

FOCUS AREA 2
Market Positioning
Projects & Programs

REbrand & REboot Westgate Campaign
- New image for Westgate
- Print & social media marketing

Placemaking Initiatives Program
- Sense of recognition and arrival
- Key access points or critical intersections

Business Recruitment & Incubation
- Neighborhood serving businesses
- Businesses that satisfy a market trend
WHERE ARE WE GOING?

FOCUS AREA 3

Housing

How can the CRA meet demand for specialized and mixed income workforce housing in Westgate?

- by encouraging **home ownership** by providing assistance to first time homebuyers
- by creating private-public partnerships to address housing needs for disadvantaged groups
- by continuing to provide **grant support** to existing homeowners for property improvements
- by creating a **CHDO** to seek funding to carry out a housing program
WHERE ARE WE GOING?

FOCUS AREA 3
Housing
Projects & Programs

Workforce Housing Incentives Program
- Incentives to attract housing developers

Neighborhood Improvement Program
- Stabilize existing housing stock through grant program
- Incremental improvements to residential neighborhoods

Specific Needs Housing
- Address disadvantaged groups – the homeless, Veterans, the elderly, college students
WHERE ARE WE GOING?
FOCUS AREA 4
Community Improvement

How can the CRA create a safe, desirable community that encourages investment? How can the CRA support Westgate residents?

- by continuing to sponsor community activities and events
- by working with PBSO to create a safer community
- by working with Code Enforcement to create a cleaner community
- by encouraging public art
WHERE ARE WE GOING?
FOCUS AREA 4
Community Improvement
Projects & Programs

Community Events
- Celebrate Westgate, Greenmarket Express, The Gate Urban Farm

Community Policing
- Citizens on Patrol Program

Property Maintenance

Neighborhood Association

Public Art Program

Safe Routes to School Initiative
WHERE ARE WE GOING?
FOCUS AREA 5
Infrastructure & Public Spaces

How can the CRA provide sufficient public infrastructure and public spaces for Westgate?

- by continuing **acquire and maintain parcels** for stormwater storage and flood mitigation projects
- by working to complete **remaining infrastructure improvements**
- by creating **open spaces** for public recreation
- by completing **roadway, sidewalk or streetlight improvements** to encourage walkability
WHERE ARE WE GOING?

FOCUS AREA 5
Infrastructure & Public Spaces
Projects & Programs

Neighborhood Streetlight Program
  ▪ Throughout CRA

Belvedere Heights Infrastructure Improvements

Belvedere Homes Phase III Infrastructure Improvements

Dennis P. Koehler Preserve & Babbling Brook Park

Pedestrian Friendly Streets Program

L2 Canal Greenway
WHERE ARE WE GOING?

FOCUS AREA 6
Planning for Redevelopment

How can the CRA support and encourage redevelopment?

- by aggressively seeking grant funding sources
- constantly evaluating market conditions, needs and opportunities
- by creating regulations and policy
- by advocating for good development projects in Westgate
- by working towards better intergovernmental cooperation
WHERE ARE WE GOING?

FOCUS AREA 6
Planning for Redevelopment
Projects & Programs

Land Use & Development Regulations
- WCRA Overlay, ULDC, and Comp Plan

Market Analysis
- Okeechobee Blvd & N. Military Trail
- Northeast Industrial Quadrant

Master Drainage Plan

Creation of CDC
HOW DO WE GET THERE?
Financing Redevelopment

TIF revenue – 10 year projection

2015 – $1,210,165
2017 – $1,910,847
2025 – $3,929,587

Grant funding sources – public & private

Annual budget – prioritizes projects & programs
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<tr>
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<th>Grants</th>
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## Programs and Projects

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<th>Table 5-4: CRA 5-Year Redevelopment Programming and Funding Allocations</th>
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<tr>
<td>Fiscal Year</td>
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<td>1. Economic Development</td>
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<td>2. Market Positioning</td>
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<td>5. Infrastructure</td>
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<td>6. Planning</td>
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<td>Grants Sourcing &amp; Financing Strategies</td>
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<td>Land Use/Zoning Regulations &amp; Policies Amendments &amp; Studies</td>
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<td>Creation of a Community Development Corporation</td>
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<td>Master Drainage Plan</td>
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<td>TOTALS</td>
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<td>Projections</td>
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<td>Projected Assessment (Base on 6% yearly increase)</td>
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<td>Base Year Assessment (1988)</td>
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<td>Increment Increase</td>
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<td>Tax Increment Revenue</td>
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<td>Expenditures</td>
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<td>Debt Service</td>
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<td>Project Expense</td>
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<td>General &amp; Administrative (Base on 5% yearly increase)</td>
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<td>Total Expenditures</td>
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Draft Amended Community Redevelopment Plan
Approvals Process

NEXT STEPS:
Timeline --

- December 12th – Final Draft to CRA Board for approval (target date)
- January/February 2017 – PBC Planning Commission
- March/April 2017 – BCC Workshop
- May/June 2017 – BCC Adoption
THANK YOU FOR ATTENDING!

Questions or comments?
A few words from our guests?
Interested in participating in:
- Westgate Merchant’s Association
- Citizens on Patrol
- Neighborhood Association

**please sign up**