



# WESTGATE CRA

## 2018 ANNUAL REPORT

FOR FISCAL YEAR ENDING SEPTEMBER 30, 2018



Westgate/Belvedere Homes  
Community Redevelopment Agency  
Palm Beach County

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

# 2018 CRA BOARD

## CHAIR

Ronald Daniels



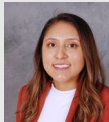
## VICE-CHAIR

Joanne Rufty



## BOARD MEMBER

Yeraldi Benitez



## BOARD MEMBER

Joseph H. Kirby, III



## BOARD MEMBER

Ralph Lewis



## BOARD MEMBER

Brian Sattar



## BOARD MEMBER

Ruth Haggerty, P.E.



The 7 member Westgate CRA Board, appointed by the Palm Beach County Board of County Commissioners, guides the implementation of the Community Redevelopment Plan

## A Message from the CRA Executive Director



A renewed interest in housing development in the Westgate Belvedere Homes area surged in 2018 as developers and homebuilders look at our area for opportunities. We have seen almost a dozen new housing units for rent and for sale completed by single family and/or duplex developers. Many more units are planned for the near future on an even bigger scale through new mixed-use and multifamily projects.

The Westgate area offers incredible housing value because of its proximity to major employment centers, thoroughfares, shopping centers and entertainment. We anticipate that trend will continue. More housing units mean more people and a need for more amenities. The CRA broke ground in December 2018 on the Oswego Oaks Neighborhood Park which will provide public open space for community events. The Westgate Community Farm has increased in popularity harvesting organically grown varieties of fruits and vegetables sold at a lower cost to Westgate residents.

Westgate residents welcomed several new businesses into the area: Cumberland Farms, Opportunity Inc. Early Learning Center, and Okeechobee Steakhouse Meat Market to name a few. Throughout 2018, the CRA worked closely with the Sheriff's Office to make the area safer receiving positive reports from residents. Design will soon begin on the Westgate Avenue corridor complete streets project to make the area more safe and walkable for pedestrians. Streetlights projects are also underway.

The future of the Westgate CRA is bright. The Redevelopment Trust Fund has increased by 12%. Development interest is growing for vacant properties along Westgate Avenue and the Congress Avenue corridor. We are looking forward to the next year with great anticipation. We thank the CRA Board and Palm Beach County for their continued guidance and support.

Elizée Michel, AICP, FRA-RA



# MISSION

## Our Purpose

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

## The Future

A diverse, safe, and economically vibrant community where people live, work and play

# VISION



# A Brief Overview of the CRA

The Westgate area was developed in 1921 as the most western gateway into the City of West Palm Beach and stands as one of the oldest platted subdivisions in Palm Beach County

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 April 18, 1989 by the Palm Beach County Board of County Commissioners via Res. #89-6

The Westgate CRA is the only CRA in unincorporated Palm Beach County

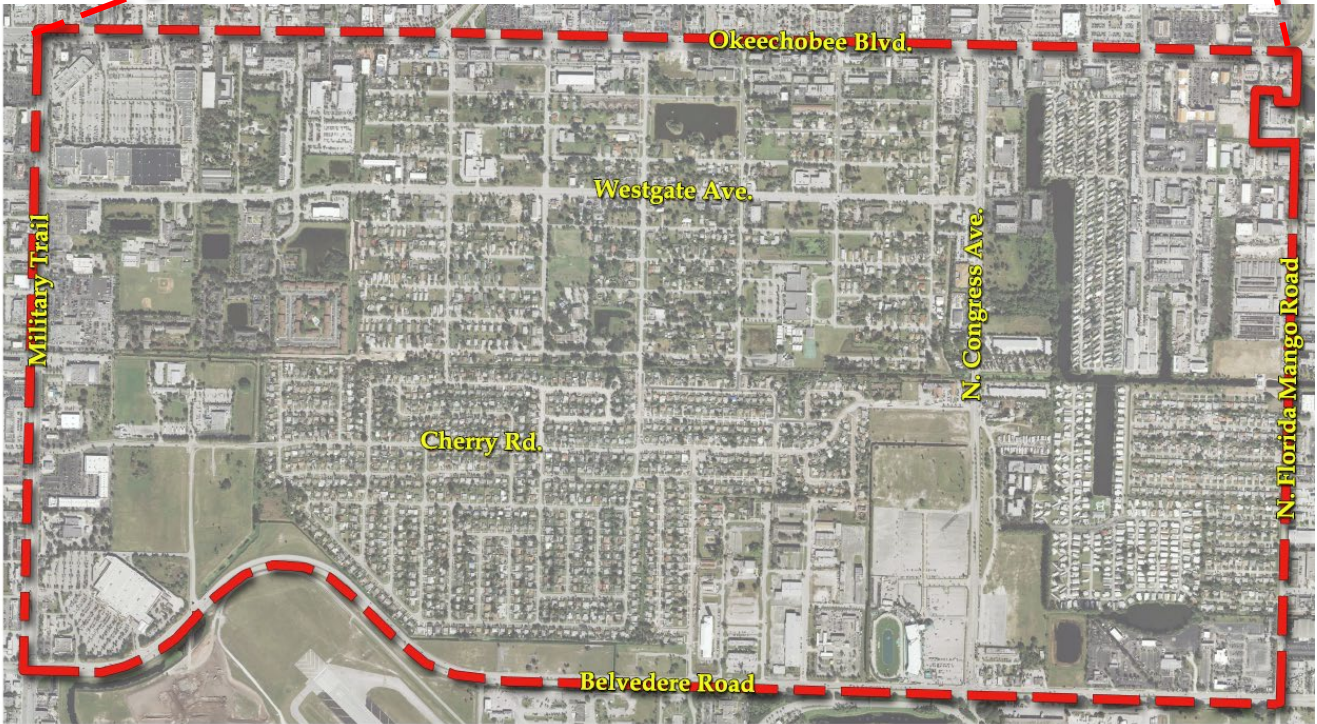
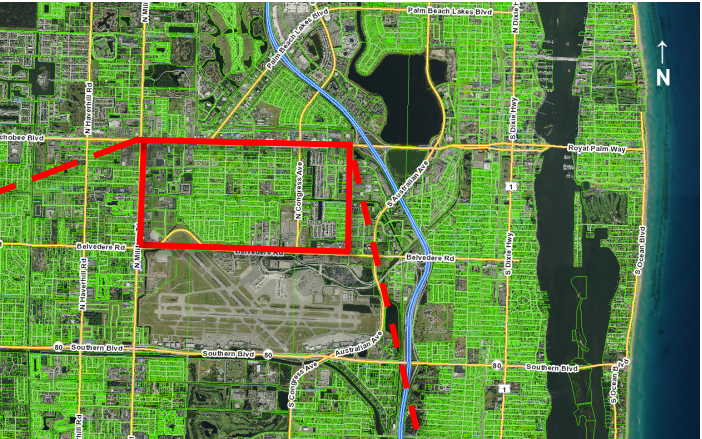
Mandated to eliminate slum and blight and effectuate redevelopment pursuant to the goals and objectives of an approved Community Redevelopment Plan

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

2014 population of 11,433, the redevelopment area is approximately 1,300 acres or 2 square miles

By leveraging CRA increment revenue with local, state and federal grant funding, over \$30 million in sanitary sewer, drainage, roadway and flood mitigation infrastructure improvements, and \$6.2 million in housing construction and rehabilitation projects were completed throughout CRA neighborhoods over 20 years

# Westgate CRA Location & Boundary Map



The CRA is centrally located in Palm Beach County, bounded by two major arterial roadways, and in close proximity to PBI, I-95, Florida's Turnpike, US Hwy 1, and downtown West Palm Beach

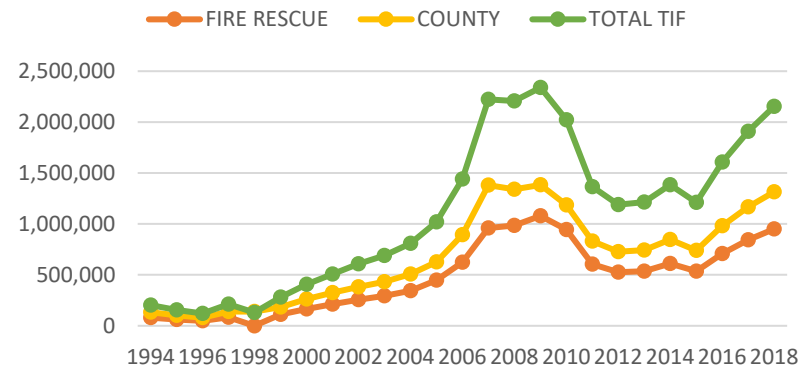
# CRA FINANCIALS

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. When the Westgate/Belvedere Homes CRA was established in 1989, its base year property valuation (taxable value) amounted to \$190,169,267. In FY 2018, the property evaluation amounted to \$465,303,909. The incremental difference, subtracting the taxable value of the base year from the 2018 taxable value amounts to \$275,134,642. Given the tax rate of Palm Beach County at 4.7185 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 \$2,153,649 for FY 2018; an increase of 12.7% from 2017.

**Tax increment revenue was \$2,153,649 for FY 2018 representing an increase of 13% from FY 2017**

Prior to 2005, the TIF never reached \$1,000,000 a year. In 2008/2009 it peaked to \$2.3 million at the height of the real estate market falling back to \$1.1 million in 2011/2012; its lowest amount since 2005. After that dip, the TIF steadily increased and is projected to maintain an upward trajectory for at least for the next five years. The TIF contribution for the last 29 years has amounted to approximately \$29 million. That revenue, leveraged with local, state and federal grant funds, is used to carry out the goals and objectives of the Community Redevelopment Plan.

## Trajectory of Increment Financing



## Historical Taxable Property Values

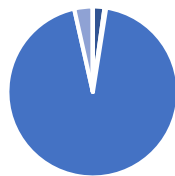
Calendar Year	CRA Taxable Values	Net Change from Previous Year	Percent Change from Previous Year
1988	190,169,267		
2005	329,749,687		
2006	390,996,979	61,247,292	18.5%
2007	512,487,263	121,490,284	31%
2008	544,306,595	31,819,332	6.2%
2009	556,004,505	11,697,910	2.1%
2010	462,927,140	(93,077,365)	(16.8%)
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%
<b>2018</b>	<b>465,303,909</b>	<b>31,151,642</b>	<b>7.18%</b>

## Historical Increment Revenues

Calendar Year	Taxable Value	Taxable Value Increment	County Millage Rate	Fire Rescue Millage Rate	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%
<b>2018</b>	<b>465,303,909</b>	<b>275,134,642</b>	<b>0.0047815</b>	<b>0.0034581</b>	<b>2,266,999</b>	<b>0.950</b>	<b>2,153,649</b>	<b>243,843</b>	<b>12.7%</b>

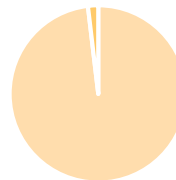
\*10-year peak increment revenue

### CRA General Revenues



- Rental Income
- Other
- Incremental property revenue
- Grants
- Interest

### CRA Expenses



- Community Redevelopment
- Interest on long-term debt

## 2018 Financial Highlights

### TOTAL REVENUES

**\$2,297,240**

### TOTAL EXPENSES

**\$1,361,050**

### TOTAL INCUMBENT EXPENSES

**\$936,190**

### QUICK FACTS:

- Revenue from incremental property taxes comprises 94% of total general revenue for 2018
- Revenue from grants comprise 3.5%
- 1,335,550 was spent on community development related activities

## AUDITED FINANCIAL STATEMENTS

In accordance with F.S. 163.387(8), the CRA's Annual Audit Report was completed on February 11, 2019 by independent auditors and distributed to each taxing authority. Audited financial statements for the CRA are included within the County's Comprehensive Annual Financial Report (CAFR) for the year ending September 30, 2018.

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

Statement of Activities  
For the Fiscal Year Ended September 30, 2018

	Governmental Activities
Expenses:	
Community redevelopment	\$ 1,335,550
Interest on long-term debt	25,500
Total government activities	<u>\$ 1,361,050</u>
General Revenues:	
Incremental property taxes	\$ 2,153,649
Grants	80,461
Interest	5,476
Rental income	51,173
Other	6,481
Total general revenues	<u>\$ 2,297,240</u>
Change in net position	936,190
Net position - beginning of Year	10,311,530
Net position - End of Year	<u>\$ 11,247,720</u>

See Notes to Financial Statements.

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

Statement of Net Position  
For the Fiscal Year Ended September 30, 2018

	Governmental Activities
Assets	
Cash and cash equivalent	\$ 1,891,074
Rent Receivable	11,067
Prepaid expenses	45,891
Other assets	4,884
Assets held for resale	2,984,781
Capital assets	<u>6,973,758</u>
Total assets	<u>11,911,455</u>
Deferred Outflows of Resources from Pension Activities	<u>126,568</u>
Liabilities	
Accounts payable and accrued expenses	\$ 59,886
Compensated absences	21,334
Unearned Revenue	81,476
Noncurrent liabilities	
Due within one year	-
Due in more than one year	260,000
Net Pension Liability	<u>323,625</u>
Total liabilities	<u>746,321</u>
Deferred Inflows of Resources	
From Pension Activities	<u>43,982</u>
Total	43,982
Net Position	
Invested in capital assets, net of related debt	6,713,758
Restricted for:	
Debt service	295,153
Capital projects	196,044
Unrestricted	<u>4,042,765</u>
Total net position	<u>\$ 11,247,720</u>

See Notes to Financial Statements.



# 2018 CRA HIGHLIGHTS

## PROJECT UPDATE: Oswego Oaks Neighborhood Park

Construction began in December 2018 on a neighborhood park utilizing 3 CRA-owned vacant parcels on Oswego Avenue at Seminole Blvd previously earmarked for the L-2 Canal improvements project. Located across Oswego Avenue from the Westgate Community Recreation Center, the Oswego Oaks Neighborhood Park will: create open public space for community use and for community events, re-purpose vacant land to prevent illegal dumping and loitering, and initiate the L-2 Canal Greenway project as outlined in the CRA's 2005 Community Redevelopment Plan by creating a feature linear pocket park with links to other public uses.

The park will include an event pavilion and performance area, winding pathways, seating areas, a food truck zone, and improved landscaping to highlight the site's trademark mature oak trees.

Construction is expected to be completed by June 2019.

To fund the park, the CRA leveraged increment revenues by seeking grants from local and state resources: the CRA was awarded \$151,175 in funding from the Palm Beach County Solid Waste Authority (SWA) Blighted & Distressed Properties grant program in 2017 and the Palm Beach County Department of Housing & Economic Sustainability provided \$345,803 from the County's CDBG allocation to further fund the project in 2018.



### Project Partners:



## Oswego Avenue Properties Clean-up Project & Dog Park

In February of 2018, the CRA was awarded \$92,700 in funding from the PBC Solid Waste Authority (SWA) Blighted & Distressed Properties grant program for the clean-up and beautification of six vacant CRA-owned lots on Oswego Avenue previously earmarked for the expansion of the L-2 canal and the creation of the L-2 Greenway project. Illegal dumping, trespassing, and “mudding” using ATVs remains a pervasive and problematic issue on both privately and publicly owned vacant lots in the CRA area. The project seeks to continue clean-up efforts along Oswego Avenue by creating a dog park for the use of Westgate residents on three of the six vacant lots.

The Oswego Oaks Neighborhood Park, located on the southwest corner of Oswego Avenue at Seminole Blvd. is in construction; the dog park is to be located on the 3 vacant lots on the southeast corner. Seminole Blvd. is the only internal north-south connector that runs the full length of the CRA and is a focal point for CRA place-making initiatives. Once the dog park is constructed, the intersection of Seminole Blvd. at Oswego Avenue will be flanked by two new public open spaces and **will be a complementary public amenity to the Westgate Recreation Center creating a cohesive and connected municipal node.**

The project is currently in design and is anticipated to be completed by end of 2019.

**Project Partner:**



# IMPROVING CONNECTIVITY, SAFETY & WALKABILITY

## PROJECT UPDATE: Belvedere Heights Neighborhood Streetlights & Sidewalks Project Phases I & II

This capital improvements project will install pedestrian-scale streetlights and construct sidewalks on 8 local streets in the Belvedere Heights neighborhood where there are currently none.

In February 2017, the CRA was awarded **\$935,581 in funding from the Palm Beach County Transportation Planning Agency Transportation Alternatives grant program** to complete Phase I of the project which includes 5 local roads within the neighborhood.

Phase I is included in the Florida DOT's FY 19-23 Draft Transportation Tentative Work Program (DWTP) for the district, and was included in the TPA's FY 19-23 Draft Transportation Improvement Program (TIP) in May of 2018.

Design for Phase I began in late 2018 and is anticipated to be completed by 2022.

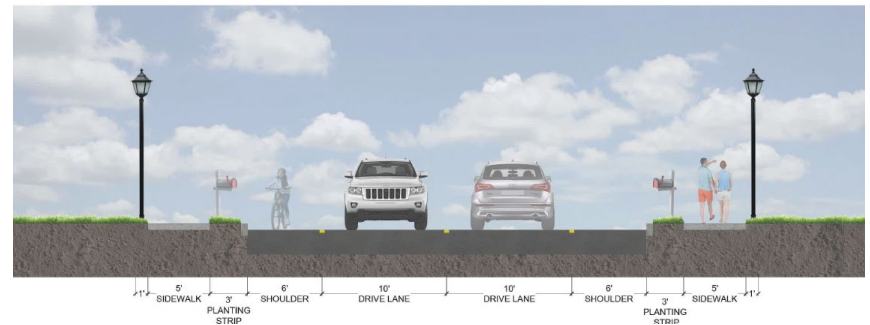
### Project Partners:



Phase II: The CRA was awarded \$956,000 million in grant funding for Phase II from the TPA's FY 2018 TA program to complete the remaining 3 local roads in the neighborhood. Phase II design will begin in late 2019 with construction completion anticipated by 2023



Existing conditions on local roads in Belvedere Heights – no sidewalks, no street lighting



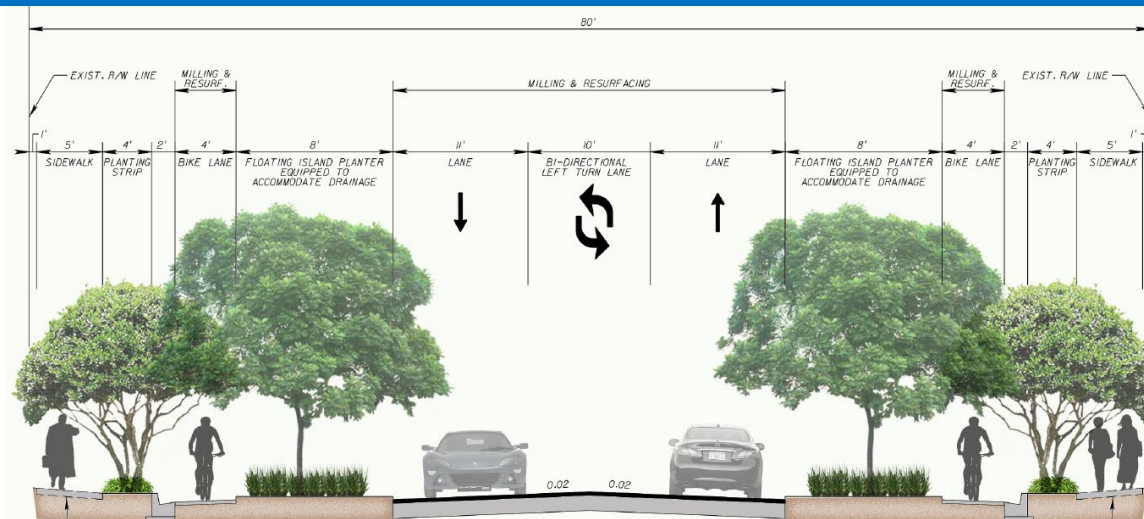
Conceptual design of typical 50' ROW cross section

## PROJECT UPDATE: Westgate Avenue Corridor Complete Streets Project

In July 2016, the CRA was awarded \$25,000 from the Department of Economic Opportunity (DEO) Community Planning Technical Assistance Grant Program to engage professional 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 was completed in June 2017 by CRA engineering consultants, WGI incorporating input from the community and local government stakeholders via a two-part charrette process. The Plan utilized complete streets principles and outlined impediments and opportunities to creating a viable streetscape, and recommended regulatory amendments and implementation strategies. In collaboration with WGI and PBC Engineering, the design was finalized through 2017.

During the FY 2018 Transportation Planning Agency Local Initiatives (LI) grant cycle, the CRA applied for and was awarded \$2.15 million in funding implement the project. Design will begin in late 2019.



Two-part April 2017 community design charrette informed Westgate Ave. roadway design

### Project Partners:



# Community Enhancement Programs



## The Westgate Community Farm

The Westgate Community Farm was started on an acre of land owned by the CRA in 2015. **The Farm is dedicated to organically growing fruits, vegetables, and herbs for the Westgate community.** Individual plots and raised beds are made available for individual residents. The farm grows hard-to-find produce for residents from the Caribbean, and Central and South America. With an in-house garden manager, the farm also serves as a gathering and education place, and offers apprenticeship programs and field trips to local elementary schools. The farm hosts a monthly Community Work Day and harvested crops are distributed weekly to area residents via the CRA's successful mobile Greenmarket Express.

The Westgate Community Farm participates in the USDA's Supplemental Nutrition Assistance Program (SNAP) which allows qualified residents to pay with food stamps.

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



### NEWS FROM THE FARM:

Plans are underway to construct a permanent greenmarket structure on the farm site in 2019-2020. Garden managers are developing new programs that offer food tastings, cooking demonstrations and nutrition lessons

# Annual Celebrate Westgate Festival



*2018 Westgate Super Heroes!*

## Celebrating Family, Community & Diversity

The Celebrate Westgate Festival, held annually at the Westgate Recreation Center, began in 2007 as a way for Westgate residents to enjoy a day of family, fun, and friendship.

Designed to provide community outreach, the CRA partners with local public, nonprofit, and for-profit entities to bring awareness and 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, legal and financial assistance, and census information. A highlight of the festival is the yearly community art project within the children's art tent. Each year local artists facilitate the creation of a festival-themed mural.

Yearly attendance at the festival is now estimated at over 700.



## Multi-Year Program Partner:



# Ongoing Redevelopment Planning Efforts

## PROJECT UPDATE: Amendments to the Westgate Community Redevelopment Area Zoning Overlay

As a natural progression from the adoption of the CRA’s amended Community Redevelopment Plan in October 2017, the property development regulations, use regulations and design guidelines contained within the County’s ULDC WCRA Zoning Overlay require evaluation for functionality and should be amended to appropriately reflect shifting CRA priorities, to incentivize investor interest, and to ultimately better facilitate redevelopment and economic growth in this underutilized area of Palm Beach County.

In August 2017, the CRA was awarded a Department of Economic Opportunity (DEO) Community Planning Technical Assistance Grant in the amount of \$40,000 to offset the cost of hiring a planning consultant to assist with this undertaking. The selected consultants **undertook an extensive evaluation and recommendation process that was completed in June of 2018 commensurate with the DEO grant timeline.**

**Working from the consultants’ findings, the CRA continues to collaborate with PBC Zoning, Planning and Land Development to finalize amendment language to the Zoning Overlay for adoption in 2020.**



## UP NEXT IN 2019...

### Westgate Avenue Corridor Rezoning

To better prepare CRA owned and assembled lots for potential redevelopment the CRA initiated a rezoning of 8 lots within the Westgate Avenue Corridor from residential and neighborhood commercial zoning to a general commercial zoning designation, allowing for more intense commercial uses. Once approved, this new land zoning will help to expedite development applications for mixed use, commercial or residential projects.

### Housing Related Zoning & Comprehensive Plan Amendments

To achieve housing redevelopment in an urban environment, the CRA will seek to increase underlying residential future land use in areas targeted for increased residential density and mixed use development.

To promote and regulate middle housing types in lower density residential areas of the CRA, new land development regulations and design guidelines for zero lot line homes, cottage homes, duplexes, triplexes, and townhomes will be developed.

### 5-year Strategic Plan

The CRA is currently developing a 5-year action plan that outlines the short and long term goals of the Agency including capital improvements projects and economic development incentive programs.

# SPOTLIGHT ON NEW CONSTRUCTION & PRIVATE REDEVELOPMENT

## New Construction



Erin H. Gilmour Early Learning Center (Opportunity Inc.), Westgate Ave., Opening Fall 2019



Cumberland Farms Gas Station & Food Market, Okeechobee Blvd., Opened



Parking lot at the Dennis P. Koehler Preserve, Chickamauga Ave., (built by Cumberland Farms for the use of Westgate residents), Opened

## Rehabilitation & New Housing Projects



Clinics Can Help, Westgate Ave. Opened



Mia Famiglia Convenience Store, Westgate Ave., Opened



2917 Saginaw Ave., 2 fully rented workforce housing units



2905/2911 Saranac Ave., 4 fully rented workforce housing units



# CRA INCENTIVE PROGRAMS

## Site Development Assistance Grant Program

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 associated with new construction, building expansion, and 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.

Since 2007, the CRA has provided:

- 62 grants to homeowners totaling \$185,775
- \$155,000 in site development grant assistance to businesses

## Neighborhood Preservation Grant Program

To encourage the preservation of existing single family housing stock, the CRA offers reimbursable grant funding to homeowners up to a maximum of \$6,000 to correct existing code deficiencies, structural deficiencies, weatherization, accessibility, and general property improvements.

**In 2018, \$14,574 in Neighborhood Preservation reimbursement grant funds were awarded to 4 individual homeowners** in the Westgate and Belvedere homes residential neighborhoods offset the costs of exterior property improvements.

## Westgate CRA Staff

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*The Annual Report is prepared by Westgate CRA Staff*

*Note: This report was filed with the Clerk & Comptroller of Palm Beach County on April 8, 2019 and is available on the CRA's website at [www.westgatecra.org](http://www.westgatecra.org).*