WESTGATE CRA

2018 ANNUAL REPORT
FOR FISCAL YEAR ENDING SEPTEMBER 30, 2018
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
Our Purpose
To eliminate blighted conditions and increase the tax base through economic opportunity, housing availability, community enhancement, and improvements to public infrastructure

MISSION

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

VISION

BEFORE

AFTER
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.

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.

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

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.

2014 population of 11,433, the redevelopment area is approximately 1,300 acres or 2 square miles.
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 PBIA, 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.
## Historical Increment Revenues

<table>
<thead>
<tr>
<th>Calendar Year</th>
<th>Taxable Value</th>
<th>Taxable Value Increment</th>
<th>County Millage Rate</th>
<th>Fire Rescue Millage Rate</th>
<th>Tax Revenue</th>
<th>Statutory Reduction</th>
<th>Final Tax Increment</th>
<th>Changes</th>
<th>Percent Changes</th>
</tr>
</thead>
<tbody>
<tr>
<td>1988</td>
<td>190,169,267</td>
<td>Base Year</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2005</td>
<td>329,749,687</td>
<td>139,580,420</td>
<td>0.0045000</td>
<td>0.0031990</td>
<td>1,074,630</td>
<td>0.95</td>
<td>1,020,898</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2006</td>
<td>390,996,979</td>
<td>200,827,712</td>
<td>0.0044500</td>
<td>0.0030990</td>
<td>1,516,048</td>
<td>0.95</td>
<td>1,440,246</td>
<td>419,348</td>
<td>41%</td>
</tr>
<tr>
<td>2007</td>
<td>512,487,263</td>
<td>322,317,996</td>
<td>0.0042800</td>
<td>0.0029800</td>
<td>2,340,029</td>
<td>0.95</td>
<td>2,223,027</td>
<td>117,002</td>
<td>5%</td>
</tr>
<tr>
<td>2008</td>
<td>544,306,595</td>
<td>354,137,328</td>
<td>0.0037811</td>
<td>0.0027794</td>
<td>2,323,318</td>
<td>0.95</td>
<td>2,207,152</td>
<td>(15,875)</td>
<td>(1%)</td>
</tr>
<tr>
<td>2009*</td>
<td>556,004,505</td>
<td>365,835,238</td>
<td>0.0037811</td>
<td>0.0029500</td>
<td>2,462,474</td>
<td>0.95</td>
<td>2,339,350</td>
<td>132,198</td>
<td>6%</td>
</tr>
<tr>
<td>2010</td>
<td>462,927,140</td>
<td>272,757,873</td>
<td>0.0043440</td>
<td>0.0034581</td>
<td>2,128,084</td>
<td>0.95</td>
<td>2,021,680</td>
<td>(107,404)</td>
<td>(5%)</td>
</tr>
<tr>
<td>2011</td>
<td>365,451,066</td>
<td>175,281,799</td>
<td>0.0047500</td>
<td>0.0034581</td>
<td>1,438,731</td>
<td>0.95</td>
<td>1,366,794</td>
<td>(654,886)</td>
<td>(32%)</td>
</tr>
<tr>
<td>2012</td>
<td>341,996,623</td>
<td>151,827,356</td>
<td>0.0047815</td>
<td>0.0034581</td>
<td>1,250,997</td>
<td>0.95</td>
<td>1,188,447</td>
<td>(64,550)</td>
<td>(5%)</td>
</tr>
<tr>
<td>2013</td>
<td>345,390,869</td>
<td>155,221,602</td>
<td>0.0047815</td>
<td>0.0034581</td>
<td>1,278,964</td>
<td>0.95</td>
<td>1,215,016</td>
<td>26,050</td>
<td>2%</td>
</tr>
<tr>
<td>2014</td>
<td>367,146,237</td>
<td>176,976,970</td>
<td>0.0047815</td>
<td>0.0034581</td>
<td>1,458,219</td>
<td>0.95</td>
<td>1,385,308</td>
<td>72,911</td>
<td>4%</td>
</tr>
<tr>
<td>2015</td>
<td>344,771,209</td>
<td>154,601,942</td>
<td>0.0047815</td>
<td>0.0034581</td>
<td>1,273,858</td>
<td>0.95</td>
<td>1,210,165</td>
<td>(175,693)</td>
<td>(13%)</td>
</tr>
<tr>
<td>2016</td>
<td>395,436,502</td>
<td>205,267,235</td>
<td>0.0047815</td>
<td>0.0034581</td>
<td>1,691,320</td>
<td>0.95</td>
<td>1,606,754</td>
<td>84,566</td>
<td>3%</td>
</tr>
<tr>
<td>2017</td>
<td>434,152,267</td>
<td>243,983,000</td>
<td>0.0047815</td>
<td>0.0034581</td>
<td>2,010,323</td>
<td>0.95</td>
<td>1,999,806</td>
<td>10,517</td>
<td>1%</td>
</tr>
<tr>
<td>2018*</td>
<td>465,303,909</td>
<td>275,134,642</td>
<td>0.0047815</td>
<td>0.0034581</td>
<td>2,266,999</td>
<td>0.95</td>
<td>2,153,649</td>
<td>123,350</td>
<td>5%</td>
</tr>
</tbody>
</table>

*10-year peak increment revenue

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### 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

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### CRA General Revenues

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

### CRA Expenses

- Community Redevelopment
- Interest on long-term debt
**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 Net Position**  
For the Fiscal Year Ended September 30, 2018

<table>
<thead>
<tr>
<th>Governmental Activities</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Assets</strong></td>
<td></td>
</tr>
<tr>
<td>Cash and cash equivalent</td>
<td>$1,891,074</td>
</tr>
<tr>
<td>Rent Receivable</td>
<td>11,067</td>
</tr>
<tr>
<td>Prepaid expenses</td>
<td>45,891</td>
</tr>
<tr>
<td>Other assets</td>
<td>4,884</td>
</tr>
<tr>
<td>Assets held for resale</td>
<td>2,984,781</td>
</tr>
<tr>
<td>Capital assets</td>
<td>6,973,758</td>
</tr>
<tr>
<td>Total assets</td>
<td>11,911,435</td>
</tr>
</tbody>
</table>

| **Deferred Outflows of Resources from Pension Activities** | 126,568 |

<table>
<thead>
<tr>
<th><strong>Liabilities</strong></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Accounts payable and accrued expenses</td>
<td>$59,886</td>
</tr>
<tr>
<td>Compensated absences</td>
<td>21,334</td>
</tr>
<tr>
<td>Unearned Revenue</td>
<td>81,476</td>
</tr>
<tr>
<td>Noncurrent liabilities</td>
<td></td>
</tr>
<tr>
<td>Due within one year</td>
<td></td>
</tr>
<tr>
<td>Due in more than one year</td>
<td>260,000</td>
</tr>
<tr>
<td>Net Pension Liability</td>
<td>323,625</td>
</tr>
<tr>
<td>Total liabilities</td>
<td>746,321</td>
</tr>
</tbody>
</table>

| **Deferred Inflows of Resources** | 43,982 |
| From Pension Activities |  |

**Net Position**

| Invested in capital assets, net of related debt | 6,713,738 |
| Restricted for: |  |
| Debt service | 295,153 |
| Capital projects | 196,044 |
| Unrestricted | 4,042,765 |
| Total net position | $11,247,720 |

See Notes to Financial Statements.
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.
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: SWA
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.

Project Partners:
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, 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
Annual Celebrate Westgate Festival

2018 Westgate Super Heroes!

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:

Palm Beach County Parks & Recreation
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.