



# WESTGATE CRA

## 2019/2020 ANNUAL REPORT

FOR FISCAL YEAR ENDING SEPTEMBER 30, 2020



Westgate/Belvedere Homes  
Community Redevelopment Agency  
Palm Beach County

1280 N. Congress Ave., Suite 215  
West Palm Beach, FL 33409  
T 561 640 8181  
[www.westgatecra.org](http://www.westgatecra.org)

## WESTGATE CRA BOARD

### CHAIR

Ronald Daniels



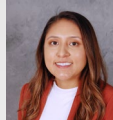
### VICE-CHAIR

Joanne Rufty



### BOARD MEMBER

Yeraldi Benitez



### BOARD MEMBER

Joseph H. Kirby, III



### BOARD MEMBER

Ralph Lewis



### BOARD MEMBER

Enol Gilles



### BOARD MEMBER

Ruth Haggerty, P.E.



The at-large 7 member Westgate CRA Board, appointed for a 4-year term by the Palm Beach County Board of County Commissioners, guides the implementation of the Community Redevelopment Plan

## A Message from the Executive Director



The 2017 Redevelopment Plan comprises six Focus Areas which are based on Statutory obligations, an analysis of existing conditions, and the identification of strategies needed to remove slum and blighted conditions in the district. The Focus Areas are: 1) Economic Development & Redevelopment; 2) Market Positioning; 3) Housing; 4) Community Improvement; 5) Infrastructure; and 6) Planning for Redevelopment.

To retain vulnerable small businesses struggling during the COVID-19 pandemic, the CRA provided financial assistance in the form of a one-year forgivable loan to several qualified businesses. The Agency also acquired properties to assemble land for future redevelopment activities. Funds were also spent to enhance the community garden and the local greenmarket. These activities fall under Focus Areas 1 and 2.

On land acquired from the CRA and other private owners, six new homes were built by a developer in the district. Several homeowners received grants to improve the appearance of their home under the CRA's Neighborhood Preservation Program. Housing activities fall under Focus Area 3.

The Agency completed and opened the Oswego Oak Neighborhood Park in late 2019, and the design of a dog park implemented Focus Area 4.

The CRA spent significant TIF funds to design drainage, sidewalk, streetlight, and streetscape projects to implement Focus Area 5.

Resources were also used for planning activities to advance redevelopment projects and amend the WCRA Zoning Overlay as part of Focus Area 6.

This annual report shows the CRA's ongoing commitment to implementing the Plan.

*Elizée Michel*

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





# How the CRA works

The Westgate CRA is the only Community Redevelopment Agency in unincorporated Palm Beach County.

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.

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

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 will sunset in 2049.

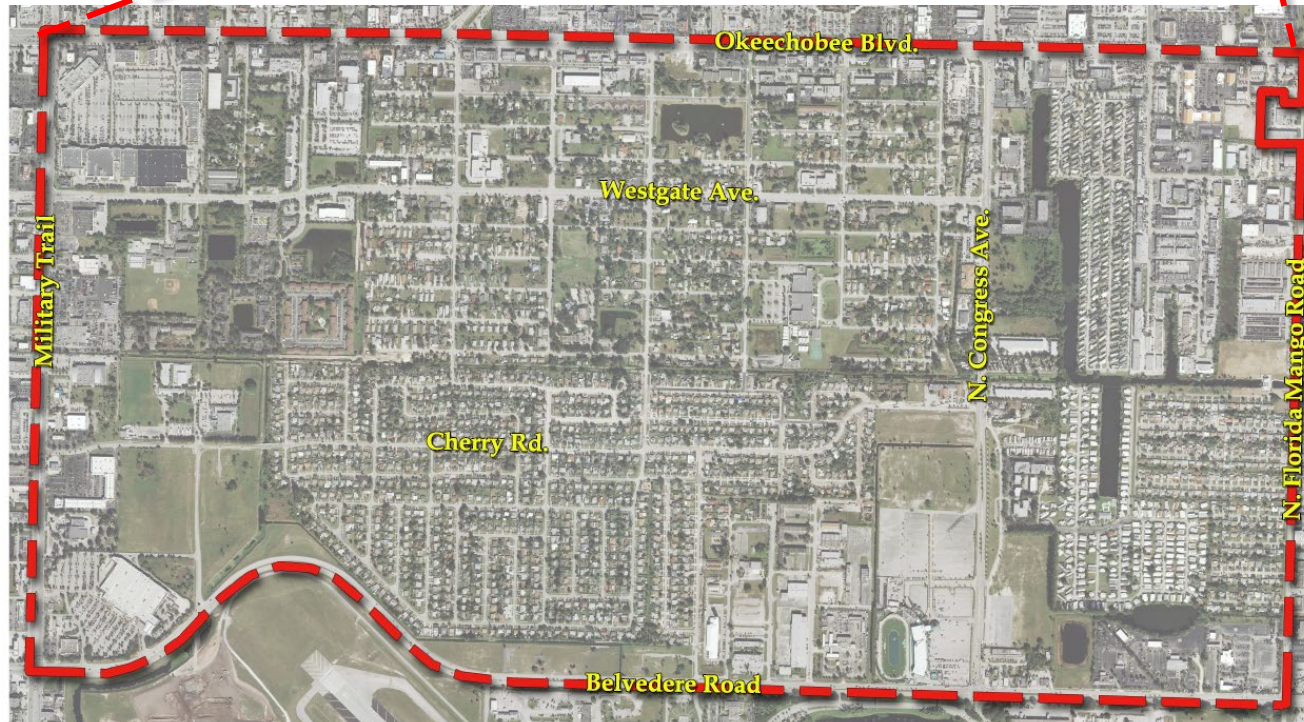
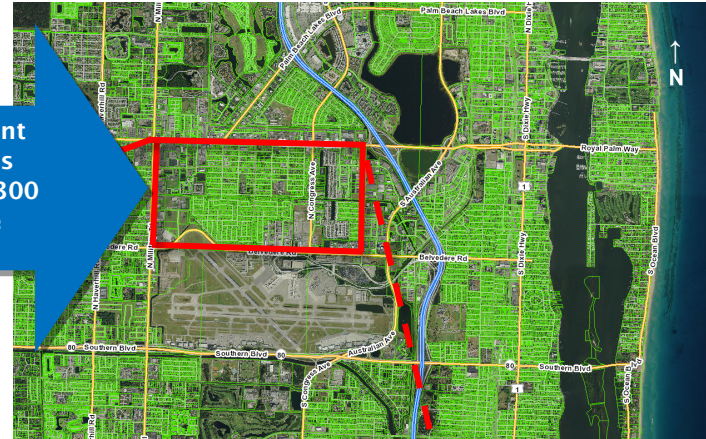
The CRA receives annual tax increment revenue (TIF) from Palm Beach County based on incremental increases in property values. This revenue can be used for any project or program outlined in the CRA's Community Redevelopment Plan.

The Westgate CRA is required by Florida Statutes 163, Part III to report its activities for FY 2019/2020 by March 31, 2021. This report shall include a complete financial statement setting forth the CRA's assets, liabilities, income, and operating expenditures as of the end of such fiscal year.



# Westgate CRA Location & Boundary Map

The redevelopment area encompasses approximately 1,300 acres or 2 square miles.



The CRA is centrally located within Palm Beach County, bounded by Okeechobee Blvd. (SR 704) to the north, Florida Mango Rd. to the east, Belvedere Rd. to the south, and Military Trail (SR 809) to the west, and is in close proximity to PBIA, I-95, Florida's Turnpike, and downtown West Palm Beach.

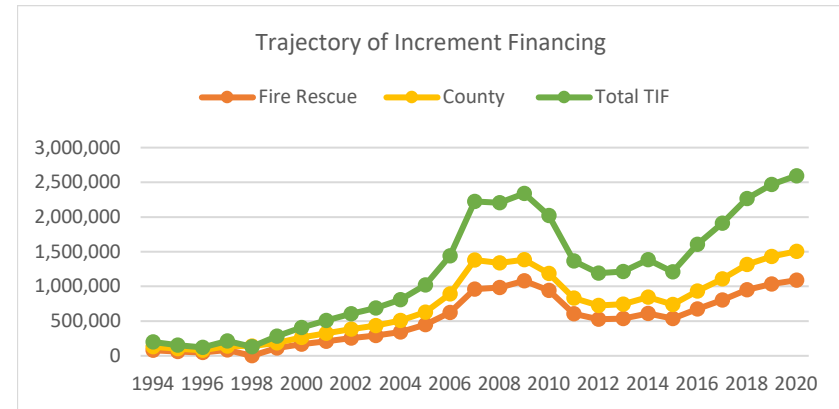
## CRA FINANCIALS

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 by the Board of County Commissioners in 1989, the County pledged annual tax increment financing from the General Fund and Fire Rescue MSTU. Its base year property valuation (taxable value) amounted to \$190,169,267. In FY 2020, the property evaluation amounted to \$505,100,955, representing a 3.14% increase from the previous year; the lowest increase in the last five years. The incremental difference, subtracting the taxable value of the base year from the final taxable value considered for the 2020 budget year, amounts to \$314,931,688. 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% statutory reduction, was \$2,465,165 for FY 2020; an increase of 5% from 2019.

**Tax increment revenue was \$2,465,165 for FY 2020 representing an increase of 5% from FY 2019.**

The TIF for FY 2020 has seen a slight increase, assisting in accomplishing the goals set in the CRA Redevelopment Plan. 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. After that dip, the TIF steadily increased and is projected to maintain an upward trajectory. The 2020 TIF is the highest the CRA has ever received. **The TIF contribution for the last 30 years has amounted to approximately \$33 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%
2018	465,303,909	31,151,642	7.18%
2019	489,710,927	24,408,018	5.2%
2020	505,100,955	15,390,028	3.14%

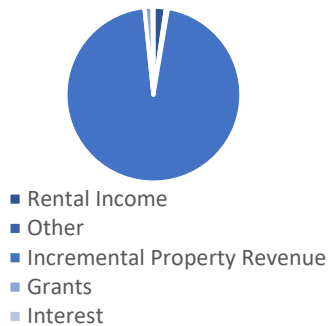


## Historical Increment Revenues

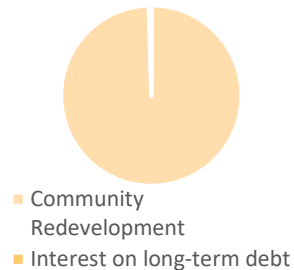
Calendar Year	Taxable Value	Taxable Value Increment	County Millage Rate	Fire Rescue Millage Rate	Tax Revenue	Statutory Reduction	Final Tax Increment	Changes	Percent Changes
1988	190,169,267	Base Year							
2006	390,996,979	200,827,712	0.0044500	0.0030990	1,516,048	0.950	1,440,246		
2007	512,487,263	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%
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	198,049	9%
2020*	505,100,955	314,100,955	0.0047815	0.0034581	2,594,911	0.950	2,465,165	120,467	5.13%

\*Annual peak increment revenue

### CRA General Revenues



### CRA Expenses



## 2020 Financial Highlights

### TOTAL REVENUES

**\$2,575,898**

### TOTAL EXPENSES

**\$1,340,914**

### TOTAL INCUMBENT EXPENSES

**\$1,234,984**

### QUICK FACTS:

- Revenue from incremental property taxes comprises 96% of total general revenue for 2020
- Revenue from grants comprise 1.5%
- \$1,334,757 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 25, 2021 by independent auditors and distributed to each taxing authority. Audited financial statements for the CRA are included within Palm Beach County's Comprehensive Annual Financial Report (CAFR) for the year ending September 30, 2020.

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

### Statement of Activities For the Fiscal Year Ended September 30, 2020

	Governmental Activities
Expenses:	
Community redevelopment	\$ 1,334,757
Interest on long-term debt	6,157
Total government activities	<u>\$ 1,340,914</u>
General Revenues:	
Incremental property taxes	\$ 2,465,166
Grants	37,794
Interest	3,800
Rental income	59,649
Other	9,489
Total general revenues	<u>\$ 2,575,898</u>
Change in net position	1,234,984
Net position - beginning of Year	13,039,197
Net position - end of Year	<u><u>\$ 14,274,181</u></u>

See Notes to Financial Statements.

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

### Balance Sheet Governmental Funds For the Fiscal Year Ended September 30, 2020

	General	Debt Service	Capital Projects	Total Governmental Funds
<b>Assets</b>				
Cash and cash equivalent	\$ 1,378,757	\$ 302,010	\$ 614,027	\$ 2,294,794
Due from other funds	-	4,033	37,794	41,827
Rent receivable	12,048	-	-	12,048
Other receivables	50,000	-	-	50,000
Prepaid expenses	1,136,848	-	-	1,136,848
Assets held for resale	3,599,535	-	-	3,599,535
Other assets	4,884	-	-	4,884
<b>Total assets</b>	<u>\$ 6,182,072</u>	<u>\$ 306,043</u>	<u>\$ 651,821</u>	<u>\$ 7,139,936</u>
<b>Liabilities and fund balances</b>				
<b>Liabilities</b>				
Accounts payable and accrued expenses	\$ 48,037	\$ -	\$ -	\$ 48,037
Due to other funds	41,827	-	-	41,827
Unearned revenue	-	-	31,480	31,480
<b>Total liabilities</b>	<u>89,864</u>	<u>-</u>	<u>31,480</u>	<u>121,344</u>
<b>Fund Balances</b>				
<b>Nonspendable:</b>				
Assets held for resale	3,599,535	-	-	3,599,535
Prepaid expenses	1,136,848	-	-	1,136,848
<b>Restricted:</b>				
Capital projects	-	-	620,341	620,341
Debt service	-	306,043	-	306,043
Unrestricted	1,355,825	-	-	1,355,825
<b>Total fund balances</b>	<u>6,092,208</u>	<u>306,043</u>	<u>620,341</u>	<u>7,018,592</u>
<b>Total liabilities and fund balances</b>	<u>\$ 6,182,072</u>	<u>\$ 306,043</u>	<u>\$ 651,821</u>	<u>\$ 7,139,936</u>

See Notes to Financial Statements.



# 2020 HIGHLIGHTS >>>

## PROJECT UPDATE:

### Oswego Oaks Neighborhood Park

Construction was completed in late 2019 on a neighborhood park utilizing 3 CRA-owned vacant parcels on Oswego Avenue at Seminole Blvd. 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 Community Redevelopment Plan by creating a feature linear pocket park with links to other public uses.

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.

The park includes 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. Programming for future community events is underway.



Ribbon Cutting held in October 2020

### Project Partners:



### REDEVELOPMENT PLAN IMPLEMENTATION:

Focus Area 4, Community Improvement & Focus Area 5, Public Infrastructure Improvements & Public Spaces (Program 5.4.4. & 5.4.5.)

## PROJECT UPDATE:

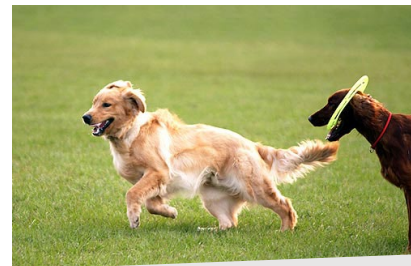
### Oswego Avenue Properties Clean-up Project & Dog Park

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 fully constructed; 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 in design, and construction is anticipated to be completed by end of 2021.

Project Partner:



#### REDEVELOPMENT PLAN IMPLEMENTATION:

Focus Area 4, Community Improvement & Focus Area 5, Public Infrastructure Improvements & Public Spaces (Program 5.4.4. & 5.4.5.)



# ECONOMIC DEVELOPMENT & CAPITAL PROJECTS

## Streetscapes that Improve Connectivity, Safety and Walkability & Stimulate Investment Interest

In the 2020 budget year, the CRA continued its efforts to improve transportation options, and create a safe, multi-modal network throughout the redevelopment area.

### Project Partners:

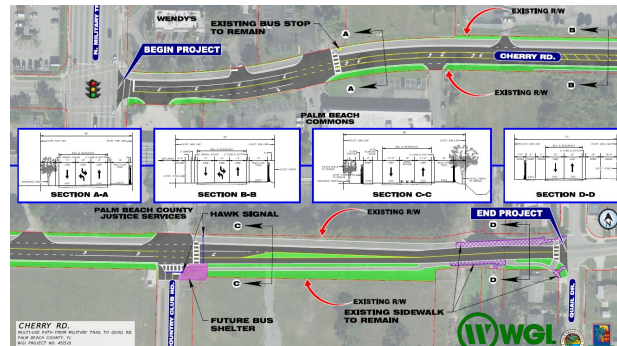


## Seminole Boulevard Complete Streets

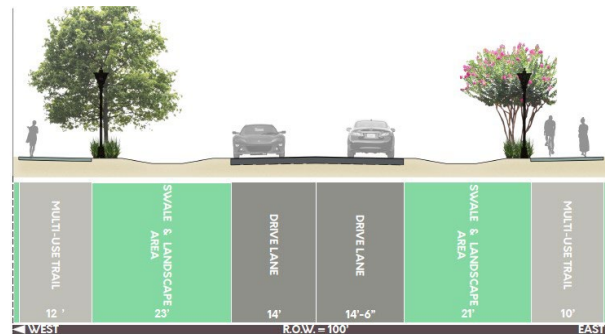
Seminole Boulevard., which intersects with Westgate Avenue, is an important north-south connector within in the district, extending from Okeechobee Blvd. to Troy Blvd. This project will tie into planned Westgate Avenue improvements by installing landscaping and pedestrian scale streetlights, and constructing 10-12' multi-use paths on each side of the roadway from Okeechobee Blvd. to Oswego Avenue.

In FY 18/19, the CRA was awarded \$1,000,000 in FDOT funding from the Palm Beach TPA TAP grant program to complete the project.

Design will begin in 2021 with construction programmed for 2022.



CHERRY ROAD – conceptual design



SEMINOLE BOULEVARD – conceptual design cross section

**REDEVELOPMENT PLAN IMPLEMENTATION:** Focus Area 1, Economic Development & Redevelopment (Obj. 1.2.3, Project 1.4.1.); Focus Area 5, Public Infrastructure Improvements & Public Spaces (Program 5.4.6. & 5.4.7.)

## Cherry Road Pedestrian Improvements

Cherry Road is the primary access point into the Belvedere Homes (Golfview Heights) neighborhood from Military Trail. The project seeks to improve pedestrian and bicyclist facilities by adding a 10-12' multi-use path on the north side of the roadway, and sidewalks to portions along the south, as well as pedestrian-scale streetlights for nighttime safety and landscaping to provide shade.

In FY 19/20, the CRA was awarded \$1,000,000 in FDOT funding from the Palm Beach TPA TAP grant program to complete the project.

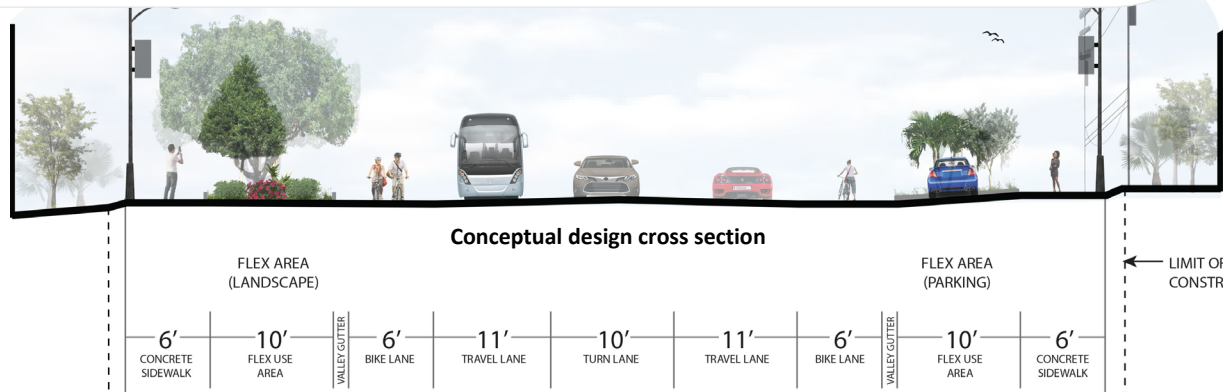
Design will begin in 2022 with construction programmed for 2024.

## PROJECT UPDATE: Westgate Avenue Corridor Complete Streets Project

This capital improvements project meets economic development driver will reduce lanes from five to three on Westgate Avenue from Suwanee Avenue to Wabasso Drive, add bike lanes, on-street parking, pedestrian-scale lighting, and landscaping in the right-of-way.

In July 2016, the CRA was awarded \$25,000 from the Department of Economic Opportunity (DEO) Community Planning Technical Assistance Grant Program to engage 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 incorporated input from community and local government stakeholders via a two-part charrette process. During the FY 2018 Transportation Planning Agency Local Initiatives (LI) grant cycle, the CRA applied for and was awarded \$2.9 million in funding implement the project.

In late 2019, Palm Beach County Engineering, the LAP certified agency responsible for managing County FDOT projects, issued an RFP for project design, and selected engineers to begin working on the design vision for the corridor. Construction to begin in July of 2022.



**REDEVELOPMENT PLAN**  
**IMPLEMENTATION:** Focus Area 1, Economic Development & Redevelopment (Obj. 1.2.3, Project 1.4.1.); Focus Area 5, Public Infrastructure Improvements & Public Spaces (Program 5.4.7.)

### Project Partners:





## PROJECT UPDATE: Belvedere Heights Neighborhood Streetlights & Sidewalks Project Ph. I & II + Drainage/Water Mains

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.

The CRA was awarded \$935,581 in FDOT funding from the Palm Beach County Transportation Planning Agency (TPA) Transportation Alternatives Program in 2017 to complete Phase I of the project to include 5 local roads within the neighborhood. Design for Phase I began in late 2018 and is anticipated to be completed by 2022.

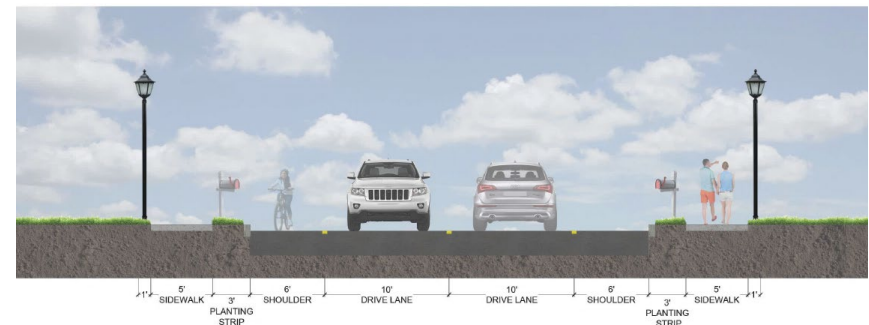
The CRA was awarded \$956,000 million in FDOT funding for Phase II from the TPA's FY 2018 TA program to complete the remaining 3 local roads in the neighborhood. Phase II design will begin in late 2019 with construction completion anticipated by 2023.

In response to community feedback, the CRA expanded the project in FY 20 to address chronic drainage and flooding issues in the Belvedere Heights neighborhood. The CRA is partnering with County Engineering and Water Utilities to replace antiquated water mains and install upgraded drainage systems on all local roads prior to beginning construction of the sidewalks and streetlights project. Construction to begin summer of 2021.

### Project Partners:



Existing conditions in Belvedere Heights – no sidewalks, no street lighting (above left), and flooding in swales due to poor drainage (above right)



Conceptual design of typical 50' ROW cross section

### REDEVELOPMENT PLAN IMPLEMENTATION:

Focus Area 5, Public Infrastructure Improvements & Public Spaces  
(Program 5.4.2.)

# Community Enhancement



## 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 providing organically grown produce for the Westgate community. Individual plots and raised beds are made available for individual residents. With an in-house garden manager, the farm also serves as a gathering and education place, offering field trips to local schools, and hosting a monthly Community Work Day. Due to the COVID-19 pandemic, the Farm paused community events and volunteer opportunities in the last half of the budget year, and focused on planting and harvesting to meet increased community demand.

The Farm participates in the USDA's Supplemental Nutrition Assistance Program (SNAP) which allows qualified residents to pay with food stamps at weekly Greenmarket days. The Westgate Greenmarket is one of six partner farmers' markets in south Florida, and the only market in Palm Beach County, that participates in Feeding Florida's Fresh Access Bucks program which doubles SNAP benefits to purchase Florida-grown produce.

### The Palm Beach Post

REAL NEWS STARTS HERE

#### How a food desert in Westgate became a tiny green oasis

By Teri Berg Special to The Palm Beach Post  
Posted Dec 26, 2019 at 6:10 AM

Daniel Robleto and Aviva Asher turn food cart into popular farm in heart of low-income neighborhood north of Palm Beach International Airport.

It's the dream of every food truck owner to have a home — to catch on enough to plant a seed and grow roots.

In Westgate, just west of Interstate 95 outside West Palm Beach, the Cucumber Mobile is living the dream.

What was once a glorified golf cart, tricked out with a flat bed and a canopy topped by a 4-foot-long cucumber, has grown into a full-fledged community farm tucked away on an acre on Wabasso Drive in the federally designated "food desert" of Westgate and its roughly 2,800 households.

Westgate Community Farm recently opened for its fourth season — well past the need for the cucumber-crowned Westgate Green Market Express, nicknamed Curby, which retired from service delivering fresh fruits and vegetables to Westgate residents last year.

Its former driver, Daniel Robleto, and his wife, Aviva Asher, now manage the farm and produce market, which is part of an ongoing Westgate Community



#### REDEVELOPMENT PLAN IMPLEMENTATION:

Focus Area 4, Community  
Improvement (Obj. 4.2.4. & Program  
4.4.1.)

## Community Events

Farm managers organized a special winter solstice event with local children's storytellers at the opening of the new Children's Garden in early December 2019 (photo below)



A Community Christmas Giveaway was held at The Farm in December 2019, attended by local families, and sponsored by the Rodriguez Foundation (photo below)



<https://www.westgatecommunityfarm.com/>



# Small Business Retention

## COVID-19 Emergency Relief Forgivable Loan Program

In response to the global COVID-19 pandemic, the Westgate CRA created the **COVID-19 Small Business Emergency Relief Forgivable Loan Program in June 2020 to support the small businesses vital to the economic health of redevelopment district.** The Program provides direct financial relief to small businesses impacted by state mandated business closures, reductions in services, disruptions in inventory supply chains, and payroll deficits by providing businesses with 25 employees or less, \$10,000 in an interest free 1-year forgivable loan. Following a direct-to-business mail out in August 2020, interest in the Program was robust. A total of \$150,000 spanning two fiscal years is budgeted for the Program; **the CRA processed 5 forgivable loans to 5 local businesses before the close of FY 20.**



**Advanced Vision**  
2532 Okeechobee Blvd.  
*"So very appreciative. I am impressed with your concern and swift action to support the small businesses which are a part of the fabric of our community. Sincerely grateful."*  
--Jean Philippe Assuied, Owner



**Alternative Automotive Services**  
2702 Rockey Drive  
*"Your program was such a life-saver, we can't thank you guys enough."*  
--Morris Hale, Owner

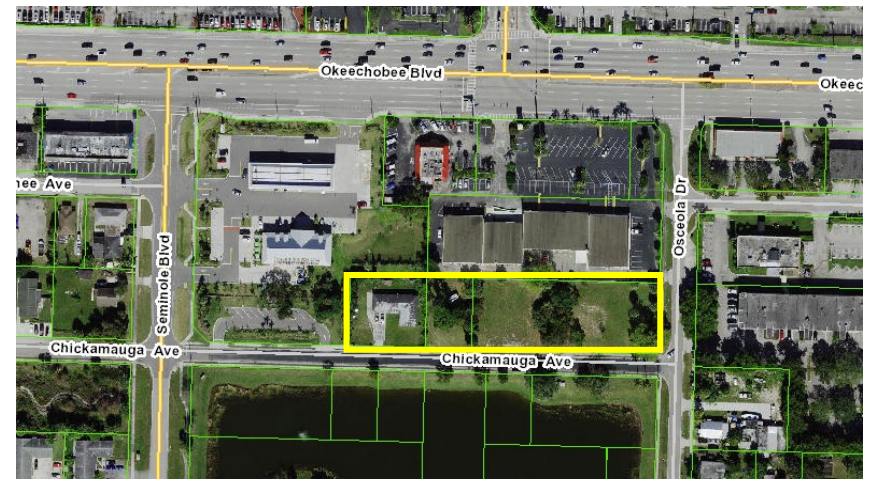
**REDEVELOPMENT PLAN IMPLEMENTATION: Focus Area 1, Economic Development & Redevelopment; Focus Area 2, Market Positioning (Program 2.4.4)**

## Acquisition of Spencer Square Collateral Property

### Ongoing Land Assembly for Mixed Use or Housing

The CRA purchased three parcels on Chickamauga Ave. just south of Okeechobee Blvd. in December 2019. The site is approximately 1.4 acres, and ideally located within the UH Sub-area of the Westgate Community Redevelopment Area Zoning Overlay (WCRAO); an area intended to encourage large scale development with commercial intensity and residential density. The WCRAO Density Bonus Program (DBP) allows up to 150 DBP units per acre in this Sub-area. The site overlooks the CRA's Dennis P. Koehler Preserve.

The CRA plans to issue an RFP for the redevelopment of the site for mixed use or housing during FY 2021.



**REDEVELOPMENT PLAN IMPLEMENTATION: Focus Area 1, Economic Development & Redevelopment (Program 1.4.3.)**

# Ongoing Redevelopment Planning Efforts

## DEVELOPMENT REVIEW ACTIVITIES:

### Westgate Community Redevelopment Area Zoning Overlay (WCRAO)

The WCRAO is a special zoning overlay with the County's Unified Land Development Code (ULDC) established in 2006 by the BCC to encourage the development and redevelopment of the Westgate/Belvedere Homes area through regulatory incentives, smart growth, form based code principles, and urban design to allow for mixed use development, and increased densities and intensities, all toward the implementation of the CRA's Redevelopment Plan. The CRA acts in a recommending capacity for all development within its boundaries, reviewing projects for consistency with the goals of the Redevelopment Plan, and the property development regulations and design standards of the WCRAO. A project must receive a recommendation of support from the CRA to utilize the WCRAO Density Bonus Program (DBP) and the WCRAO Transportation Concurrency Exception Area (TCEA) pools. The following are among several projects reviewed by CRA staff in FY 2019/2020:

- 1713 Quail Drive (former Opportunity Inc. Day Care) – repurposes the existing building for a medical office/outpatient surgical center
- Museo Vault – 4-story, 50,000 sf. fine art & antique car storage facility on Westgate Avenue
- Autumn Ridge – 5-story, 106 multifamily rental project on 3.5 acres on Congress Ave to include a 1,000 sf. retail space on the ground floor. Project met WCRAO criteria for 77 DBP units; 40% or 31 units must be provided by deed restriction to qualified low through moderate income households (60%-140% of AMI). 80% of the total project units will be set aside for low income elderly housing.

## New in 2020...

### Density Bonus Program Amendments

The CRA initiated amendments to the WCRAO Density Bonus Program (DBP) in FY20 to address design, compliance, and enforcement provisions commensurate with the County's effort to update the functionality of its Workforce Housing Program (WHP).

Revisions create a housing program for the CRA that furthers affordable and workforce housing production, while promoting mixed income housing consistent with the County's goal of not concentrating low income housing in any one community. The amendments revised CRA recommendation criteria allowing access to the pool to a wider range of development, including projects under 10 units. Previous criteria, heavily focused on achieving form and architecture, was too restrictive for smaller projects.



Autumn Ridge conceptual design

**REDEVELOPMENT PLAN IMPLEMENTATION:** Focus Area 3, Housing (Program 3.4.1.); Focus Area 6, Planning for Redevelopment (Program 6.4.2.)



# SPOTLIGHT ON COMMERCIAL & RESIDENTIAL REDEVELOPMENT PROJECTS

## Commercial Rehabilitation & Expansion



Chervron Gas Station & C-Store rehabilitation (Congress Ave.) – new façade, fuel canopy & landscaping



New Country Motorcars of the Palm Beaches expansion (Military Trail) – showroom & multi-level inventory storage

## New & Renovated Housing



BEFORE



AFTER

South Beech Rd. – exterior home improvements project (homeowner utilized funds from the CRA's NPP)



New single-family home construction – two infill units on Saginaw Ave. & two units on Saranac Ave.

## Belvedere Heights Park

Utilizing the County's CDBG funding allocations to expand recreation and open space opportunities in underserved communities, the Parks & Recreation Department constructed a pocket park on a vacant corner lot at Florida Mango Rd. and Bridgman Rd. in the Belvedere Heights neighborhood during FY 20. The park includes a children's play structure, a half basketball court, seating areas and landscaping. Through an ILA with the department, the CRA will be responsible for ongoing park maintenance.



REDEVELOPMENT PLAN IMPLEMENTATION: Focus Area 5, Public Infrastructure Improvements & Public Spaces (Program 5.4.9)

# CRA INCENTIVE PROGRAMS

## Site Development Assistance Grant Program (SDA)

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:

- 72 NPP grants to homeowners totaling \$222,801.90
- \$155,000 in site development grant assistance to businesses

## Neighborhood Preservation Grant Program (NPP)

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 exterior property improvements.

In FY 19/20, \$32,202.90 in Neighborhood Preservation reimbursement grant funds were awarded to 8 individual homeowners in the Westgate Estates and Belvedere Homes residential neighborhoods to offset the costs of exterior property improvements.

**REDEVELOPMENT PLAN IMPLEMENTATION:** Focus Area 1, Economic Development & Redevelopment (Program 1.4.6.) & Focus Area 3, Housing (Program 3.4.2.)

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*The Annual Report is prepared by Westgate CRA Staff*  
*This report is filed with the Clerk & Comptroller of Palm Beach County and is available on the CRA's website at [www.westgatecra.org](http://www.westgatecra.org).*

