

WESTGATE CRA



2021 ANNUAL REPORT

FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2021



Westgate/Belvedere Homes
Community Redevelopment Agency
Palm Beach County

A Message from the Executive Director



As the only CRA created by the Palm Beach County Board of County Commissioners, we have the privilege of working with many County Departments and Agencies. Our partnership with the Transportation Planning Agency (TPA) and the Florida Department of Transportation (FDOT) has started to pay off. The Belvedere Heights Streetlights and Sidewalks project was funded and received a notice to proceed in 2021. There are many more activities related to transportation projects planned for 2022. These projects do more than improve the CRA district. They bring federal dollars into Palm Beach County that keep professionals and skilled workers employed.

Also, you will see in this report how CRA incentives and zoning code changes created opportunities for new single-family homes that help meet the ever-increasing demand for workforce housing.

Many other objectives of the Redevelopment Plan were realized in economic development, infrastructure, community development, housing and planning for redevelopment.

Interest in redevelopment grew significantly in this reporting year. More than a dozen projects have either broken ground, applied for entitlements, received a permit, or started the design process. More developers are considering Westgate. The location, the CRA investment in infrastructure and flood mitigation, the opportunity of vacant and underutilized lands have now made Westgate a destination option for many.

The CRA will continue to work with Palm Beach County, the Sheriff's Office, private developers, residents, the TPA, FDOT, and all stakeholders until all issues that contribute to slum and blight are addressed.

We thank all of our partners.

Elizée Michel, AICP, FRA-RA, HDFP, Executive Director
Westgate CRA, Palm Beach County

The Westgate CRA Redevelopment Team

Elizée Michel, AICP, FRA-RA, HDFP

Executive Director

561-640-8181x102

emichel@pbcgov.org

Carmen Geraine

Bookkeeper

561-640-8181x106

cgeraine@pbcgov.org

Denise Pennell, FRA-RA

Senior Planner/Project Manager

561-640-8181x105

dpennell@pbcgov.org

Mai Bui

Administrative Assistant/Special Events

561-640-8181x101

mbui@pbcgov.org

The Annual Report is prepared by Westgate CRA Staff.

This report is filed with the Palm Beach County Office of Finance, Management & Budgets, and on file with the Clerk & Comptroller of Palm Beach County.

The report can also be found on the CRA's website at www.westgatecra.org.



WESTGATE CRA BOARD

The 7-member Westgate CRA Board, comprised of community residents, business and property owners, are appointed for a 4-year term by the Palm Beach County Board of County Commissioners to guide the implementation of the Community Redevelopment Plan.



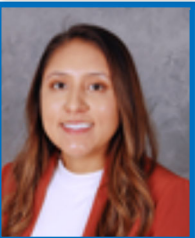
Enol Gilles
Board Member, Seat 1



Josephy H. Kirby III
Board Member, Seat 2



Ralph Lewis
Board Member, Seat 3



Yeraldi Benitez
Board Member, Seat 4



Ruth Haggerty, P.E.
Board Member, Seat 5



Ronald L. Daniels
Board Chair, Seat 6



Joanne Rufty
Board Vice-Chair, Seat 7



Our Ongoing Mission

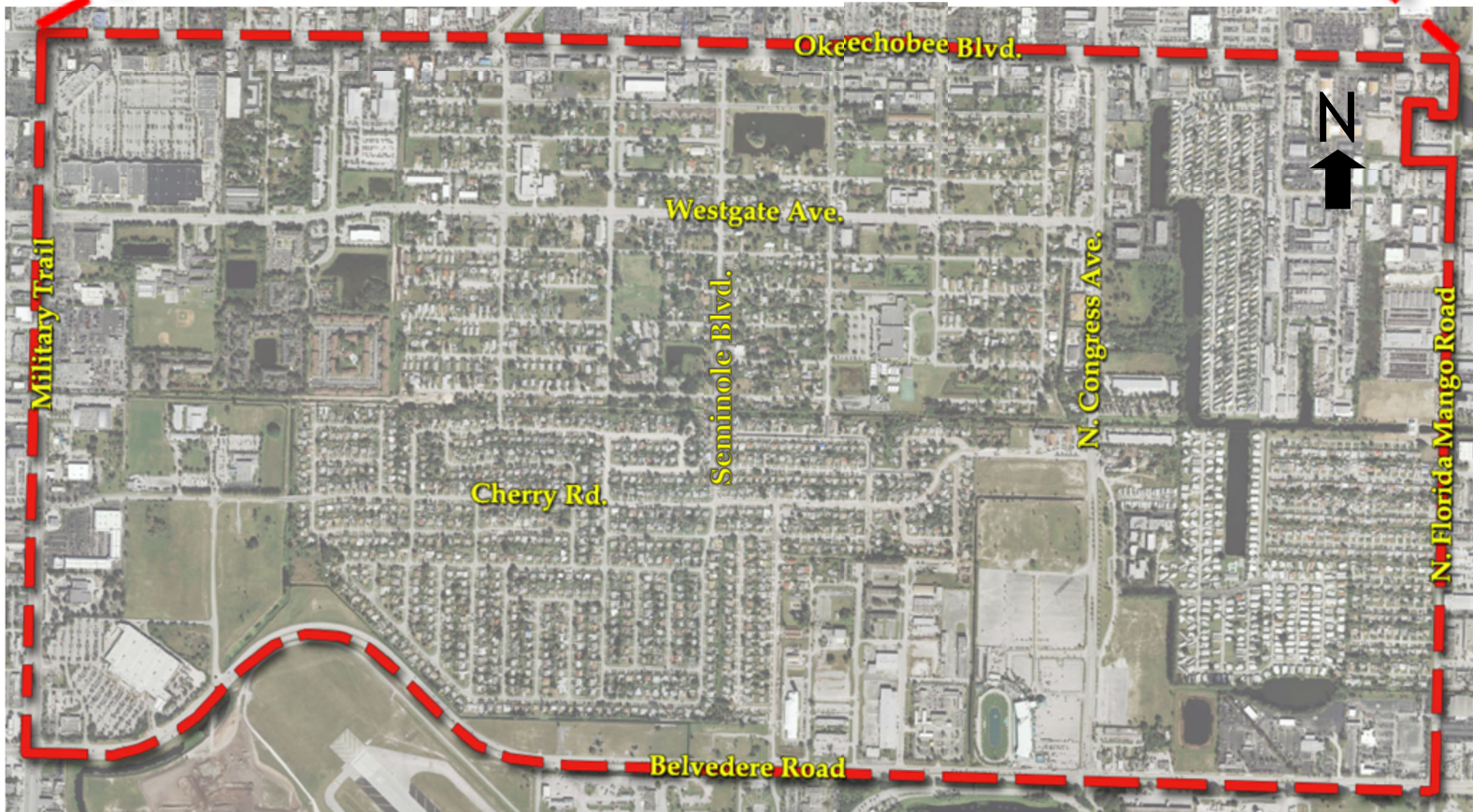
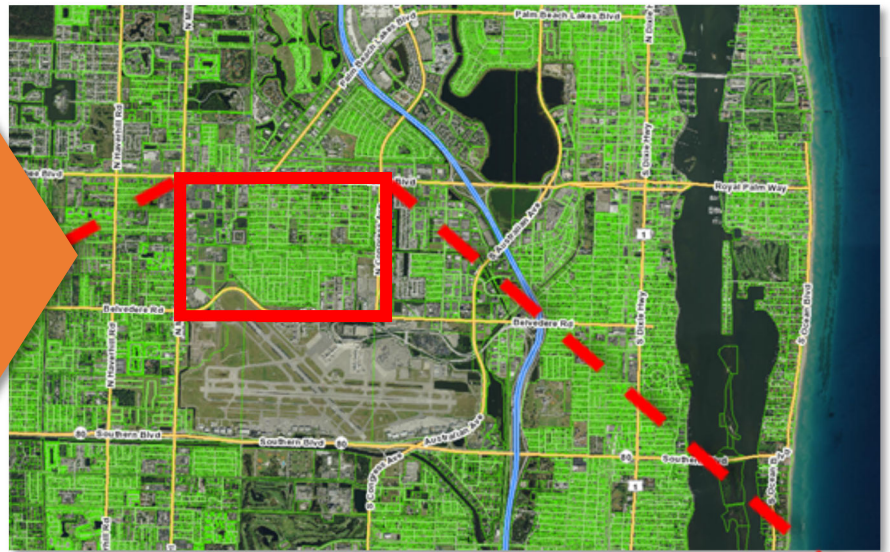
To eliminate blighted conditions and increase the tax base through economic opportunity, new housing availability, community enhancement, and improvements to public transportation, infrastructure.



Our Vision

A diverse, safe, and economically vibrant community.

The redevelopment area is approximately 1,300 acres or 2 square miles bounded by Okeechobee Blvd. to the north, Florida Mango Rd. to the east, Belvedere Rd. to the south, and N. Military Trail to the west.



Location & Boundary Map

The Westgate CRA is the only Community Redevelopment Agency in unincorporated Palm Beach County. The Westgate area was developed in 1921 as the westernmost gateway into the city of West Palm Beach and stands as one of the oldest platted subdivisions in Palm Beach County. The community redevelopment area is centrally located in Palm Beach County, and in close proximity to Palm Beach International Airport, I-95, Florida's Turnpike, US Hwy 1, and downtown West Palm Beach.

An Overview of the Westgate CRA

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 May 9, 1989 by the Palm Beach County Board of County Commissioners via Res. #89-6.

The CRA will sunset in 2049.

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. The Westgate CRA is the only Community Redevelopment Agency in unincorporated Palm Beach County, and is mandated to eliminate slum and blight and effectuate redevelopment pursuant to the goals and objectives of an approved Community Redevelopment Plan.

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.

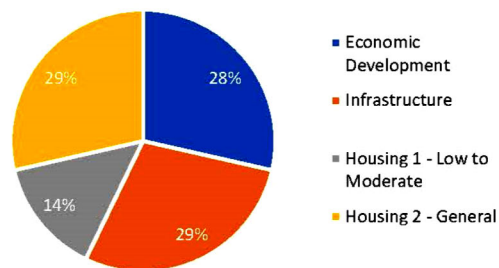
The CRA is required by Florida Statutes 163, Part III to report its activities for FY 2020/2021 by March 31, 2022.

Westgate / Belvedere Homes Community Redevelopment Agency

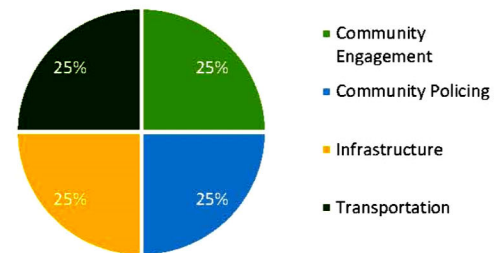
Florida Department of Economic Opportunity Special District Accountability Program ID	1168
Registered Agent	Mr. Ronald L. Daniels
Mailing/Office Address	1280 N. Congress Avenue, Suite 215
Telephone	(561) 640-8181
Fax	(561) 640-8180
Email	cgeraine@pbcgov.org
Website	www.WestgateCRA.org
County(ies)	Palm Beach
Local Governing Authority	Palm Beach County
Date Created / Established	Tuesday, May 9, 1989
Creation Documents	County Ordinance 89-6
Board Selection	Local Governing Authority Appoints
Authority to Issue Bonds	Yes
Revenue	Tax Increment Financing
Most Recent Update	Tuesday, October 3, 2017
Total number of Activities started	8
Total number of Activities completed	7
Current Year Taxable Value in CRA	\$567,100,894.00
Actual expended increment revenue	\$1,679,996.00
Base Year Taxable Value in CRA	\$190,169,267.00
Current Year Tax Increment Value	\$376,931,627.00
Total amount expended for low and middle income affordable housing	\$50,100.00

CRA ACTIVITIES

COMPLETED ACTIVITIES (C) BY COUNT



STARTED ACTIVITIES (S) BY COUNT



ACTIVITIES SUMMARY (\$)



The following is a summary of the Westgate CRA's achievement of its Redevelopment Plan goals, programs & projects.

ACHEIVEMENT	CRA PLAN PAGE
Community Engagement	78, 79 — Focus Area 4
Community Policing	78, 81 — Focus Areas 4 & 5
Economic Development	71, 74 — Focus Areas 1 & 2
Housing 1— Low to Moderate	76 — Focus Area 3
Housing 2— General	71, 85 — Focus Areas 1 & 6
Infrastructure	81, 82, 83 — Focus Area 5
Transportation	81, 82 — Focus Area 5

CRA FINANCIALS

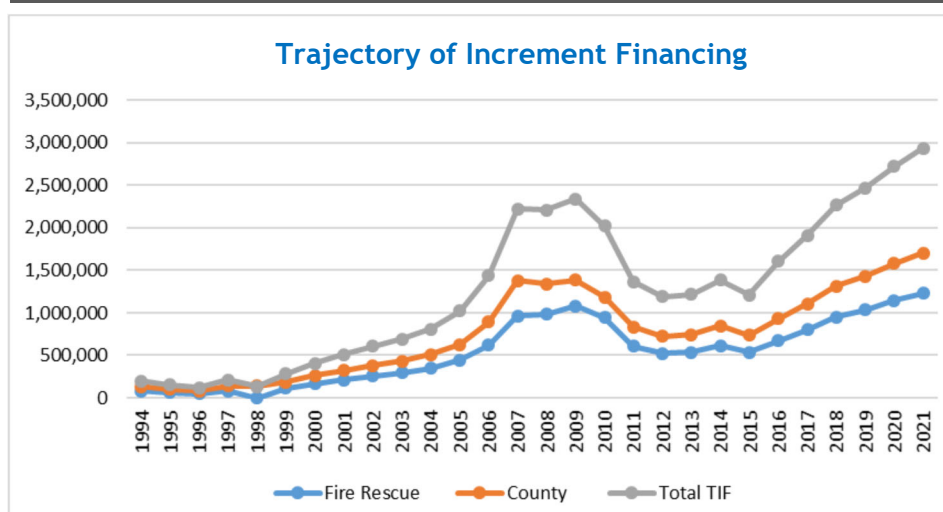
The State, in adopting Florida Statute 163, Part III, created the CRA's main source of income, tax increment funds (TIF). All CRAs in Florida are dependent taxing districts, which means that they depend upon other taxing districts to make contributions to their trust fund. TIF funds are based upon the added value of property valuations within a CRA district once the base year has been set by a CRA's governing body. The Palm Beach County Board of County Commissioners created the Westgate CRA in 1989 and pledged an annual TIF from General Fund and Fire Rescue MSTU to create the CRA's Trust Fund in accordance with Florida Statute 163, Part III. When the CRA was established in 1989, its base year property valuation (taxable value) amounted to \$190,169,267.

Before 2005, the TIF never reached \$1,000,000 a year. The 2021 amount is the highest the CRA has ever received. Though it grew to \$2.3 million in FY 2008/2009 at the height of the real estate market, it fell back to its lowest amount to \$1.1 million in FY 2011/2012. After that dip, we have seen a steady increase. **The TIF contribution for the last 32 years has amounted to approximately \$36 million.** That revenue, leveraged with grant funds, has been used to carry out the projects and programs of the Redevelopment Plan.

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	24,407,018	5.2%
2020	537,943,577	48,232,650	9.8%
2021	565,094,312	27,150,735	5%

Trajectory of Increment Financing



CRA FINANCIALS

For the budget year 2021, the property evaluation amounted to \$565,094,312, a 5% increase from the previous year's valuation, and one of the lowest increases of the last five years. The incremental difference, subtracting the taxable value of the base year from the final taxable value considered for the budget year amounts to \$374,925,045. 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 **\$2,934,771 for FY 2021**, representing an increase of 7.8% from FY 2020.

Historical Increment Revenues

Calendar Year	Taxable Value	Taxable Value Increment	County Millage	Fire Rescue Millage	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%
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	191,049	9%
2020	537,943,577	347,774,310	0.0047815	0.0034581	2,865,521	0.950	2,722,245	377,548	16%
*2021	565,094,312	374,925,045	0.0047815	0.0034581	3,089,232	0.950	2,934,771	212,525	7.8%

*Annual peak increment revenue

2021 FINANCIAL HIGHLIGHTS:

★ TOTAL REVENUES

\$2,909,358

★ TOTAL EXPENSES

\$1,864,387

★ TOTAL INCUMBENT EXPENSES

\$1,044,971

Tax increment revenue was **\$2,934,771 for FY 2021** representing an increase of **7.8%** from FY 2020.

AUDITED FINANCIAL STATEMENTS

In accordance with F.S. 163.387(8), the CRA's Annual Audit Report was completed on February 18, 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, 2021.

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

**Statement of Activities
For the Fiscal Year Ended September 30, 2021**

	Governmental Activities
Expenses:	
Community redevelopment	\$ 1,864,387
Total government activities	\$ 1,864,387
General Revenues:	
Incremental property taxes	\$ 2,734,095
Grants	93,333
Interest	533
Rental income	67,751
Other	13,646
Total general revenues	\$ 2,909,358
Change in net position	1,044,971
Net position - beginning of Year	14,274,181
Net position - end of Year	\$ 15,319,152

See Notes to Financial Statements.

**In FY 2021, the
CRA reported \$2.9
million in general
revenues**

**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, 2021**

	General	Debt Service	Capital Projects	Total Governmental Funds
Assets				
Cash and cash equivalent	\$ 539,961	\$ 302,481	\$ 614,027	\$ 1,456,469
Due from other funds	49,986	4,033	-	54,019
Rent receivable	14,571	-	-	14,571
Other receivables	50,000	-	-	50,000
Project Advances	2,995,330	-	-	2,995,330
Prepaid expenses	11,630	-	-	11,630
Assets held for resale	3,703,662	-	-	3,703,662
Other assets	4,884	-	-	4,884
Total assets	\$ 7,370,024	\$ 306,514	\$ 614,027	\$ 8,290,565
Liabilities and fund balances				
Liabilities				
Accounts payable and accrued expenses	\$ 54,175	\$ -	\$ -	\$ 54,175
Due to other funds	4,033	-	49,986	54,019
Unearned revenue	-	-	31,480	31,480
Total liabilities	58,208	-	81,466	139,674
Fund Balances				
Nonspendable:				
Assets held for resale	3,703,662	-	-	3,703,662
Project Advances	2,995,330	-	-	2,995,330
Prepaid expenses	11,630	-	-	11,630
Restricted:				
Capital projects	-	-	532,561	532,561
Debt service	-	306,514	-	306,514
Unassigned	601,194	-	-	601,194
Total fund balances	7,311,816	306,514	532,561	8,150,891
Total liabilities and fund balances	\$ 7,370,024	\$ 306,514	\$ 614,027	\$ 8,290,565

QUICK FACTS:

- ★ Revenue from incremental property taxes comprised 94% of total general revenue
- ★ Revenue from grants comprised 3.2% of total general revenue in the 2021 budget year
- ★ The CRA expended \$1.86 million on Community Development activities
- ★ In FY 21, the CRA held \$3.7 million in assets for resale, and total assets equaling \$8.29 million

A Continued Focus on Improving Public Spaces

Oswego Avenue Properties Clean-up Project & Westgate Park

PROJECT UPDATE:
Construction on the Westgate Dog Park commenced in August 2021. The construction contract is valued at \$189,469. The CRA spend \$10,100 on design for the park in FY21.

The CRA was awarded **\$92,700** in funding from the Palm Beach County Solid Waste Authority (SWA) Blighted & Distressed Properties Grant Program for the clean-up and beautification of six vacant CRA-owned lots on Oswego Avenue. Illegal dumping and ATV “mudding” remain 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 on three of the six vacant lots; the remaining three will be cleared of invasive vegetation and fenced for security.

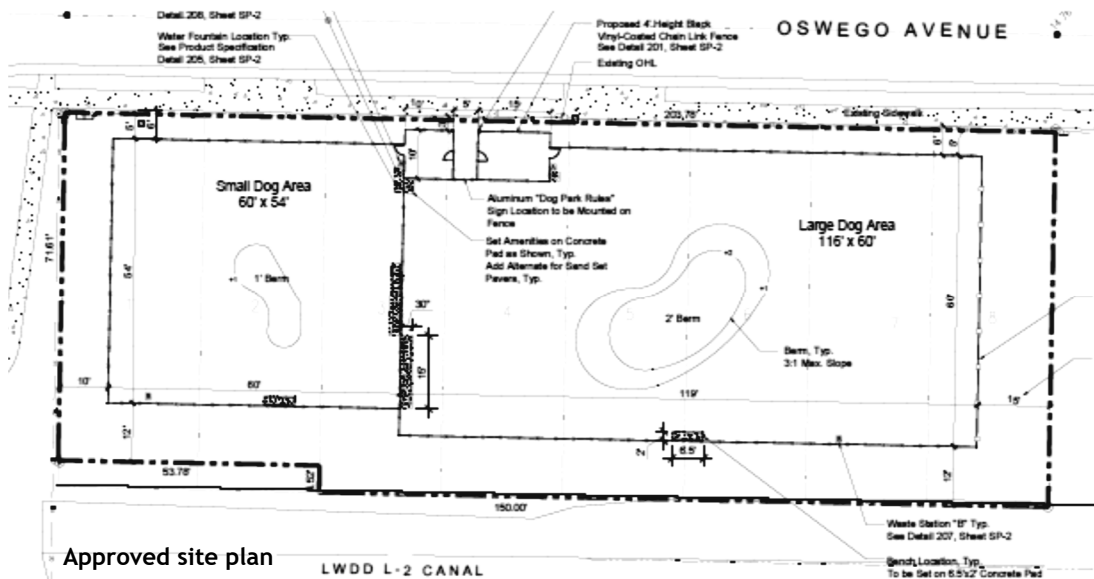
The **Oswego Oaks Neighborhood Park**, located on the southwest corner of Oswego Avenue at Seminole Blvd. is now fully constructed; the dog park is to be located on the 3 vacant lots on the southeast corner. Seminole Blvd. is the only internal north-south connector running the full length of the CRA district and is a focal point for CRA place-making initiatives. Once the **Westgate Dog Park** is complete, 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.



Before photos — Dog Park site

PLAN IMPLEMENTATION — INFRASTRUCTURE:

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

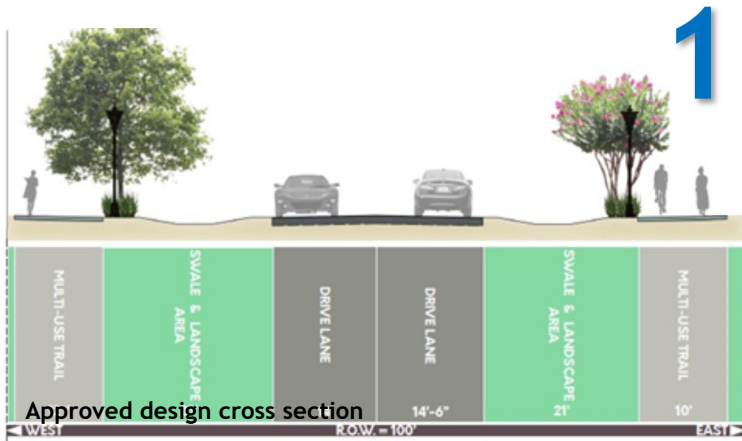


Project Partner:



4 Streetscape Projects

Improving Connectivity, Safety, Walkability & Stimulating Investment Interest



1

Seminole Boulevard Complete Streets

Seminole Boulevard, which intersects with Westgate Avenue, is an important north-south connector within 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 19, the CRA, in partnership with PBC Engineering, was awarded **\$1 million** in FDOT funding from the Palm Beach TPA TAP grant program to implement the project.

PROJECT UPDATES:
Seminole Blvd. design & construction is programmed for 2022.
Cherry Rd. design to begin in 2022; construction is programmed for 2024.
The CRA spent \$180,820 for design/admin. fees for the Seminole Blvd. Project in FY21.

In 2021, the CRA continued its efforts to improve transportation options, and create a safe, multi-modal network throughout the redevelopment area.

Project Partners:

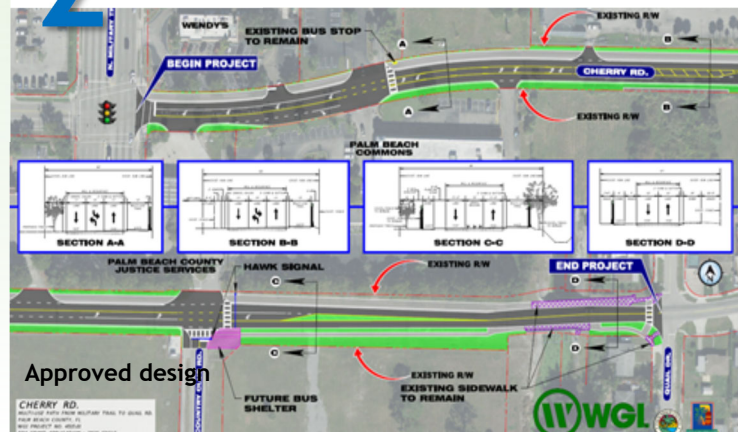


Cherry Road Pedestrian Improvements

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, sidewalks to portions along the south, as well as pedestrian-scale streetlights for nighttime safety and landscaping to provide shade.

In FY 20, the CRA, in partnership with PBC Engineering, was awarded **\$1 million** in FDOT funding from the Palm Beach TPA TAP grant program to complete the project.

2



PLAN IMPLEMENTATION – TRANSPORTATION:

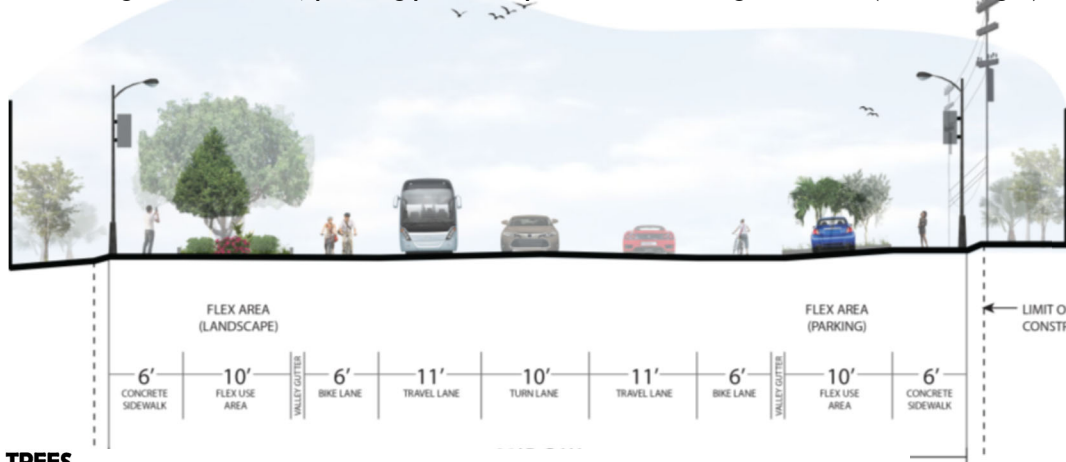
Focus Area 1, Economic Development & Redevelopment (Obj. 1.2.3, Project 1.4.1.);
Focus Area 5, Public Infrastructure Improvements & Public Spaces (Program 5.4.6. & 5.4.7.)

3 Westgate Avenue Corridor Complete Streets Project

This **capital improvements project + 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. During the FY 2018 Transportation Planning Agency (TPA) Local Initiatives (LI) grant cycle, the CRA, in partnership with PBC Engineering, was awarded **\$3.75 million** in funding from FDOT to implement the project. The CRA's contribution to project costs is **\$3.25 million**.

The project was conceived through a 2016 grant awarded by 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.

Design cross section, planting palette & pedestrian streetlight fixtures (below & right)



TREES



SHRUBS & GROUNDCOVERS



PROJECT UPDATE:
The design engineers completed constructability plans in 2021. The project is programmed for construction in 2022.

Project Partners:

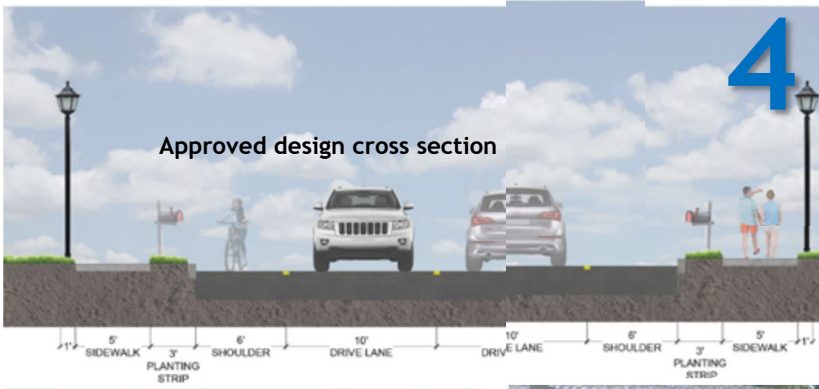


PLAN IMPLEMENTATION:

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.)

4

Approved design cross section



Existing conditions - no sidewalks, no street lighting (above) & (right) flooding in swales due to poor drainage



PROJECT UPDATES:

Design for drainage work and Phase II of the TPA grant was completed in 2021. Phase I drainage & water main construction was also completed in 2021; Phase II is underway. Phases I & II of TPA grant to be completed in 2022.

Belvedere Heights Neighborhood Streetlights & Sidewalks Phases I & II

+ Drainage & Water Mains

This 2-phase capital improvements project will install pedestrian-scale streetlights and construct sidewalks on 8 local roads within the **Belvedere Heights Neighborhood** where there are currently none.

The CRA, in partnership with PBC Engineering, was awarded **\$935,581** in FDOT funding from the Palm Beach County Transportation Planning Agency (TPA) Transportation Alternatives Program in 2018 to implement Phase I to include 5 local roads within the neighborhood. Design for Phase I was completed in 2020; construction is underway in 2022. In 2019, FDOT awarded the CRA **\$956,000** in funding for Phase II from the TPA's TA program to complete the remaining 3 local roads. Phase II design was completed in 2021 with construction in 2022. The CRA spent **\$2,293,000** for construction and CEI fees for Phase I in FY21.

In response to community feedback, work in Belvedere Heights was expanded in 2020 to address chronic drainage and flooding issues in the neighborhood. In partnership with PBC Engineering and Water Utilities, the CRA is replacing antiquated water mains and installing an upgraded drainage system on all local roads in advance of construction of the TPA streetlights and sidewalks project.

Project Partners:



PLAN IMPLEMENTATION – INFRASTRUCTURE & TRANSPORTATION:

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

Community Enhancement



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

Westgate Community Farm

The Gate Urban Farm sits on an acre of CRA-owned land in an area identified by the USDA as a 'food desert'. The Farm is dedicated to using sustainable farming practices to provide organically grown produce for the Westgate community at a nominal cost. Individual plots and raised beds are made available for individual residents. With an in-house garden manager, farm hand and part-time community resident apprentice, the Farm also serves as a gathering and educational place, offering mentorship and apprenticeship programs, field trips to local schools, and a monthly Community Work Day. The Farm also exposes non-resident visitors to the Westgate area. The Farm is funded with CRA TIF. All sales are used to supplement the Farm's budget and improve the program.

Due to the COVID-19 pandemic, the Farm paused community events and volunteer opportunities for the bulk of the budget year, and focused on planting and harvesting to meet increased community demand.



2021
CRA TIF to fund the
Farm:
\$97,826
Total Farm sales:
\$11,131

NEWS FROM THE FARM:

Plans are underway to construct a permanent greenmarket structure on the farm site in FY23. Garden managers are developing new programs that offer food tastings, cooking demonstrations and nutrition lessons, as well as children's programs meant to engage the community.

The Farm participates in the **USDA's Supplemental Nutrition Assistance Program (SNAP)** which allows qualified residents to pay with food stamps (EBT) 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 (FAB) program** which doubles SNAP benefits to purchase Florida-grown produce.

PLAN IMPLEMENTATION – COMMUNITY ENHANCEMENT:

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



\$2,094 EBT sales



\$2,153 FAB distributed



108 individual EBT customers



310 total EBT transactions

Ongoing Redevelopment Planning Efforts

DEVELOPMENT REVIEW ACTIVITIES

Westgate Community Redevelopment Area Zoning Overlay (WCRAO)

The **WCRAO** is a special zoning overlay within the County's Unified Land Development Code (ULDC) established in 2006 by the BCC to encourage the development and redevelopment of the Westgate 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 2021:

- 1 EZ Express Car Wash**
(Walmart Plaza MUPD—N. Military Trail)
- 2 Murphy Express Gas Station & Convenience Store**
(Walmart MUPD—N. Military Trail)
- 3 Extra Space Limited Access Self Service Storage** (Cherry Road Plaza MUPD—Cherry Rd.)

In 2021 CRA staff reviewed & provided recommendation for +/- 120,874 sf. of new commercial development in the district



Conceptual architectural renderings—all

2021 ZONING CODE AMENDMENTS

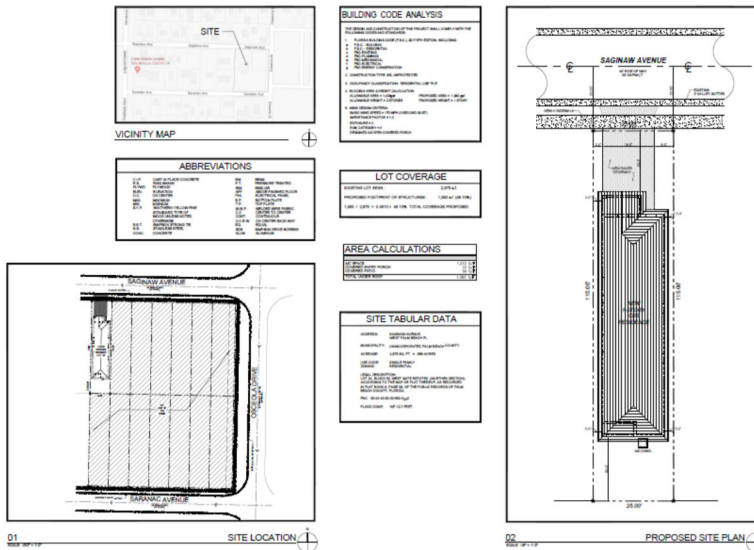
The CRA regularly participates in ULDC amendments to update areas of the WCRAO Zoning Overlay to better achieve the goals and objectives of the Agency and the Redevelopment Plan, respond to industry and market trends, simplify processes, and correct technical and language glitches.

2021 WCRAO amendments focused on clarifying sections of the Overlay for ease of use, amend property development regulations to allow for flexibility in certain Sub-areas for setbacks, building height, accessory structures, and to create provisions for a new cottage home housing type.

PLAN IMPLEMENTATION – ECONOMIC DEVELOPMENT:

Focus Area 6, Planning for Redevelopment (Program 6.4.2.)

Advancing Options for Workforce Housing Development



The CRA initiated amendments in 2021 that allowed single family homes to be constructed on 25 ft. wide lots in the NRM Sub-area of the WCRAO which encompasses South Westgate Estates. The provision allows a developer to revert back to the historical 25 ft. wide lot plats for Westgate Estates, facilitating the development review process. The amendment modified existing Countywide code for cottage homes which restricted their size to 1,000 sf. The new housing type, called “**South Westgate Estates Single Family Alternative**”, permits units to be constructed, exclusive of patios and porches, to a maximum of 45% building coverage, with reduced front, side and rear setbacks.

The result is an increase workforce housing unit production, which stabilizes the community through home ownership, while providing developers a viable for-sale alternative.

Featured Project: “Goelet Model” Cottage Homes by DPE Homes

The developer purchased a dilapidated home on 1 acre of land in 2019; the home was demolished and the single lot was later re-platted to 14 25 ft wide residential lots **increasing base density to 14 units per acre**. Each fee simple home has 3 bedrooms/2 baths with 1,274 sf under roof including a front porch and rear patio. The model is built along the lot length to accommodate the narrow lot, with CBS construction and modern fixtures and features.

The project was non-subsidized. All 14 homes were sold to workforce families and individuals and are owner-occupied.

DPE Homes is constructing 4 more of this model in FY 22; another small-scale housing developer in the CRA district is constructing 3 similar units anticipated to be complete in 2022.

Through the CRA’s Site Development Assistance Program (SDAP), \$40,000 was reimbursed to the developer in 2021 to offset permitting & infrastructure costs

PLAN IMPLEMENTATION – HOUSING :

Focus Area 1, Economic Development (Program 1.4.6.); Focus Area 3, Housing (Program 3.4.1.); Focus Area 6, Planning for Redevelopment (Program 6.4.2.a.)

Completed Goelet Models on Saginaw

Economic Development Initiatives

Small Business Retention

COVID-19 Small Business 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 provided 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 was budgeted for the Program. The CRA processed 5 forgivable loans to 5 local businesses during FY 20. In FY 21, 6 forgivable loans were processed. All borrowers met the criteria to allow their loans to be forgiven. 3 loans were closed in FY 21, with the remaining 8 to be closed in FY 22.



In 2021 the CRA
awarded
6 forgivable loans to
6 local small
businesses = **\$60,000**
3 loans were forgiven

Property Acquisition

Ongoing Land Assembly for Mixed Use or Housing

The CRA purchased a vacant property on Cherokee Avenue in May 2021 for **\$100,000** (outlined in red below). The parcel is located within the NC Sub-area of the County's ULDC Westgate Community Redevelopment Area Zoning Overlay (WCRAO); an area intended to encourage mixed-use development with higher residential densities within a form-based code. The WCRAO Density Bonus Program (DBP) allows up to 50 additional units per acre in this Sub-area. The parcel is adjacent to two other CRA-owned parcels (outlined in purple below).

In FY 23, the CRA will seek to acquire the vacant parcels to the south to better complete the land assemblage, then issue an RFP for redevelopment.



PLAN IMPLEMENTATION – ECONOMIC DEVELOPMENT:

Focus Area 1, Economic Development & Redevelopment, General and Program 1.4.3.; Focus Area 2, Market Positioning (Program 2.4.4)

Safety & Community Policing Initiatives

Streetlights Program

Initiated in 1999, 163 regular streetlights have been installed throughout the residential and commercial areas of North and South Westgate neighborhood through the CRA's **Streetlight Program**.

The CRA sets aside an amount from the yearly budget to pay for power to these light standards. The CRA has also installed and pays for 40 decorative streetlights on Cherry Road in the Golfview Heights/Belvedere Homes neighborhood, as well as backyard security lighting for several private homes.

LIGHT IT UP!

Many studies suggest that there is a link between the level of lighting in a residential community and crime rates. Increasing lighting levels can lead to a reduction in "index crimes" – a subset of serious felony crimes that includes robbery, assault and property crimes – that typically take place outdoors at night.

In 2021
\$35,390 was paid to
FPL to power
additional
streetlights in the
community.

Neighborhood Clean-Up Landscape & Utilities Maintenance

In the 2021 the CRA allocated **\$77,951** to maintain the landscaping and irrigation systems on its vacant properties, wet and dry retention areas, and neighborhood parks.

The CRA also sets aside an amount in its budget to remove illegally dumped trash on and around its vacant properties.

In 1982, James Q. Wilson & George Kelling proposed the Broken Windows Theory:

"Visible signs of crime, anti-social behavior, and civil disorder create an urban environment that encourages further crime and disorder, including serious crimes."



PBSO Satellite Office

Through a 2008 rental agreement with a private property owner, the CRA opened a satellite office in South Westgate Estates for **Palm Beach County Sheriff's Community Policing Deputies** to utilize for rest and work during shifts in the Westgate CCRT area.

The intent is to have a comfortable, accessible space for deputies and to provide an active police presence in the community, in a neighborhood that requires constant police presence. The CRA utilized **\$10,962** in increment revenue funds in 2021 to operate this important resource. PBSO Community Policing Deputies also attend and volunteer at CRA hosted events.

PLAN IMPLEMENTATION – COMMUNITY ENGAGEMENT, INFRASTRUCTURE:

Focus Area 4, Community Improvement (Program 4.2.2., 4.4.3.; Focus Area 5, Public Infrastructure Improvements (Program 5.4.1., 5.4.9.

Spotlight on Private Redevelopment

Commercial Rehabilitation & Reuse



Former SSA Building on Congress Avenue — previously vacant, now refreshed on the exterior and interior, under new ownership.



Okeechobee Prime Seafood Restaurant on Wabasso Drive — previously a catering use, building repurposed and renovated as a sit-down restaurant.



Former restaurant on Okeechobee Blvd. — renovated and repurposed as general retail.



In 2021, the Mi Pais Express project was pre-approved for \$50,000 in funding from the SDAP

Mi Pais Express Mixed Use Project

Construction was completed in 2021 on a **5,000 sf mixed use development on Westgate Avenue**. The ground floor will be retail with 2 residential units on the second floor. The site was designed to meet the form-based provisions of the WCRAO, with parking and access at the rear, and a front build-to-line to create building presence.

The owner purchased a lot on Cherokee Avenue previously owned by the CRA in 2016 to complete the block depth assemblage and allow for access at the rear.

Neighborhood Preservation Program (NPP)

To encourage the preservation of existing single family housing stock in the residential areas of North & South Westgate Estates, Belvedere Homes, and Belvedere Heights, the CRA offers reimbursable grant funding to homeowners up to a maximum of \$6,000 to correct existing code deficiencies, structural issues, assist with weatherization, accessibility, and general property improvements.

In FY 2021, \$28,813 in NPP grant funds were awarded to 9 individual homeowners.

PLAN IMPLEMENTATION – ECONOMIC DEVELOPMENT & HOUSING:

Focus Area 1, Economic Development & Redevelopment, (Program 1.4.3. & 1.4.6.);
Focus Area 3, Housing (Program 3.4.2.)

WESTGATE CRA

Westgate/Belvedere Homes Community Redevelopment Agency
Palm Beach County

1280 N. Congress Avenue, Suite 215
West Palm Beach, Florida 33405
(561) 640-8181
westgatecra.org

