

<b>Description</b>	<b>Page No.</b>
<b>Acknowledgements</b>	
<b>Table of Contents</b>	
<b>I. Introduction</b>	
A. Introduction and Background	I-1
B. Authority to Undertake Community Redevelopment	I-2
C. Finding of Necessity	I-3
D. The Community Redevelopment Plan	I-3
E. Tax Increment and Tax Increment Financing	I-3
F. The Consistency with the Palm Beach County Comprehensive Plan	I-4
G. Neighborhood Impacts of Redevelopment Efforts	I-5
<b>II. Background and Existing Conditions</b>	
A. Introduction	II-1
B. Existing Conditions	II-2
1. Population	II-2
2. Income	II-2
3. Building Patterns and Urban Design	II-2
4. Employment	II-3
5. Infrastructure	II-3
6. Land Use and Existing Zoning	II-6
7. Future Land Use Map	II-7
8. Traffic	II-7
9. Street Profiles	II-7
10. Parking	II-8

11. Transit	II-8
12. Schools	II-9
13. Westgate Community Center	II-9
14. County Facilities Plan	II-9
<b>III. The Public Planning Process</b>	
A. Background and Public Workshops	III-1
B. Stakeholder Interviews	III-1
C. The Charrette	III-5
D. Constraints and Opportunities in the CRA Area	III-8
<b>IV. The Charrette Plan</b>	
A. Introduction	IV-1
B. Infrastructure	IV-4
C. Community Amenities	IV-11
D. Redevelopment and Development Opportunities	IV-16
E. Summary	IV-21
<b>V. Programs of the CRA</b>	
A. Community Redevelopment Agency Projects and Programs	
# 1.1: Planning for the CRA Area	V-1
# 2.1: Infrastructure Development Program	V-2
# 2.2: Façade Improvement Program	V-4
# 2.3: Neighborhood Improvement Program	V-5
# 2.4: Housing	V-6
# 2.5: Mixed-Use Commercial and Residential Infill Redevelopment	V-9
# 2.6: Land Acquisition Program	V-10
# 3.1: Small Business Development and Lending Program	V-11

# 3.2: Community Activities Sponsorship Program	V-13
# 3.3: Public Property Improvement Program	V-13
# 3.4: Brownfields Program	V-14
# 3.5: Community Marketing and Promotion	V-15
# 3.6: Grant Administration Program	V-16
 B. Revenue and Expenditure Projections	 V-18
Ten Year Projection of Tax Increment Revenues	V-20
Ten Year Projection of Revenues and Expenses	V-21
Priority Projects	V-22
 Table 5.1 - Ten Year Tax Increment Revenue Projection	 V-20
Table 5.2 – Ten Year Revenue and Expenses Projections	V-21

**VI. Implementation**

A. Land Development Regulations	VI-1
B. Code Enforcement and Regulations	VI-2
C. Infrastructure	VI-3
D. Community Facilities	VI-8
E. Housing	VI-10
F. Economic Development Initiatives	VI-12
G. Other Funding Sources	VI-13
H. Land Acquisition Program	VI-13

**VII. Appendix**

A. Legal Description
B. County Resolution approving a “Finding of Necessity”
C. County Resolution approving the CRA Redevelopment Plan Amendment
D. Consulting Team

- E. Neighborhood Workshop Invitation
- F. Neighborhood Workshop “Frequently Asked Questions” Handout
- G. Stakeholder Interview Questionnaire
- H. Charrette Sign-In Sheets