

## VISON STATEMENT

The Westgate/Belvedere Homes CRA will facilitate the emergence of a vibrant, urban village where people of all ages will live, work, shop, and be entertained.



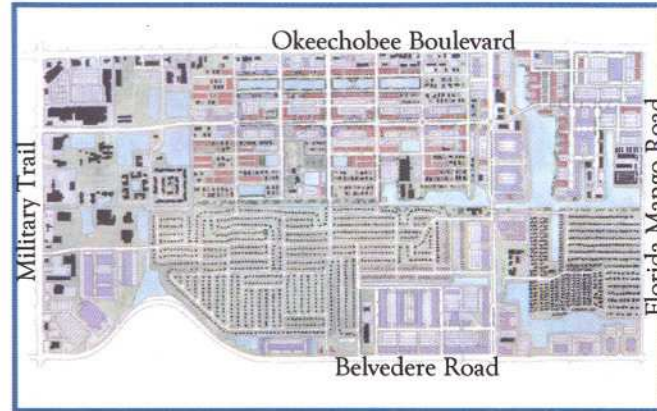
## INFILL REDEVELOPMENT

In the last 15 years, the County, the School District, and the CRA have invested more than 30 million dollars to retrofit the infrastructure and provide the services the area needs. As a result, the residents can now enjoy a new school, a new community center and park, potable water, and in most areas sanitary sewer, streetlights, paved roads and an effective flood prevention drainage system. There are hundreds of vacant or underutilized parcels with all the public services that are waiting for redevelopment. Consider Westgate for your next project while the land is still affordable.



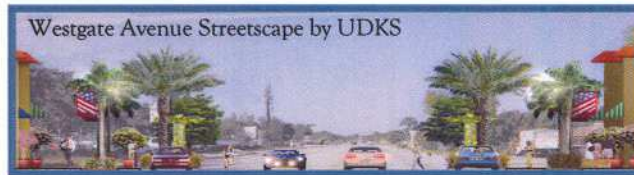
Westgate Avenue Streetscape by UDKS

## CRA BOUNDARIES



Centrally located in Palm Beach County, the CRA's approximate 1,300 acres is surrounded on all four sides by major commercial or industrial corridors. Convenient access to I-95, PBIA airport, and Tri Rail are within one mile of the CRA's borders. Palm Tran service to the West Palm Beach Intermodal Center via Route 49 and three major bus routes and connections throughout the County are available within the CRA.

In addition, the CRA boundaries include or is within a five mile radius of the County's cultural, retail, and entertainment facilities such as the Palm Beach Kennel Club, Kravis Center, Palm Beach County Convention Center, Cruzan Amphitheatre, and CityPlace.



Westgate Avenue Streetscape by UDKS

## Westgate/Belvedere Homes CRA Board of Commissioners

Frederick G. Wade, Chair  
Ronald L. Daniels, Vice-Chair  
Joseph H. Kirby, III  
Dennis P. Koehler  
Melanie A. Marvin  
Scott Bedford  
Joanne Rufty

*"A Sense of Place at  
a Sensible Pace"*

**Westgate/Belvedere  
Homes Community  
Redevelopment  
Agency**



**WESTGATE/BELVEDERE HOMES**  
COMMUNITY REDEVELOPMENT AGENCY

Hilton Airport Center  
100 Australian Avenue,  
Suite 410  
West Palm Beach, FL 33406  
Phone: 561-233-3633  
Fax: 561-233-3658  
website: [www.westgatecra.org](http://www.westgatecra.org)



## ABOUT THE WESTGATE CRA

The Westgate/Belvedere Homes Community Redevelopment Area is an area designated to encourage development and redevelopment of the Westgate neighborhood, which is located in the northern end of the URA. The WCRA was created in May of 1989 by the Palm Beach County Board of County Commissioners



through the authority of Chapter 163, Part III, of the Florida Statutes. The WCRA serves in a quasi-independent capacity to promote social and economic development throughout the Westgate area.

On December 8, 2003, the Westgate Belvedere Homes Community Redevelopment Agency Advisory Board ratified the 2004 Redevelopment Plan for the Westgate area. Later, in January 2005, the Palm Beach County Board of County Commissioners ratified the Plan. The 2004 Plan is an updated version of their original 1989 Redevelopment Plan.



Westgate Community Center  
Coastal Cleanup

## ZONING/PROPERTY DEVELOPMENT REGULATIONS

- Zoning Overlay
- High Intensity Multi-story Vertical Building Form (240' max)
- Bonus Density (20-150 u/ac)
- Traffic Concurrence Exemption Area (TCEA Pool)



Westgate One Mixed Use Development

## INCENTIVE PROGRAMS

### Neighborhood Improvement Program

Westgate/Belvedere Homes Community Redevelopment Agency encourages preservation of the CRA's existing housing stock by offering up to \$6,000 to homeowners for exterior home improvements. Funds may be used to correct existing code and structural deficiencies and general property improvements.

### Site Development Assistance

Approved grant applications may receive reimbursement for 25% of their eligible project costs, up to a maximum of \$50,000, for nonresidential or mixed-use projects fronting on Westgate Avenue. All other areas of the CRA district may receive reimbursement of 10% of their eligible project costs up to a maximum of \$25,000 for nonresidential projects and \$5,000 for residential projects.

### Other Incentive Programs

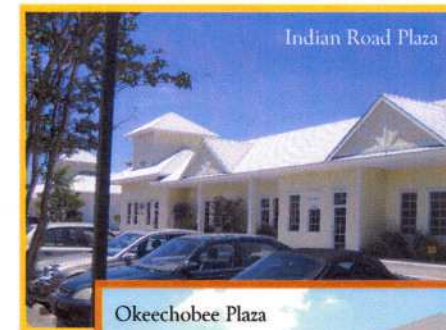
- Cash Contributions
- Infrastructure
- TIF Rebate
- Grant Assistance

## BROWNFIELD FUNDING

Development within the CRA can utilize State and Federal funds to leverage private development costs. Here are some programs that are available within the Westgate CRA area:

- Housing/Mixed Use
- Job Bonus
- Tax Credits
- Loan Note Guarantee Program

## SAMPLE PROJECTS



Okeechobee Plaza



Midpoint Office/Warehouse