

WESTGATE CRA



2022 ANNUAL REPORT

FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2022

A Message from the Executive Director:

The Tax Increment Trust Fund has seen its highest percentage growth in 15 years! This increase is on par with our 2017 Redevelopment Plan projections and seems to foretell a brighter economic future for the Westgate CRA.

The increment increase assisted in funding drainage, safety and transportation projects in Belvedere Heights, one of the most underserved neighborhoods of the district. Several developers have taken advantage of the CRA's generous bonus density program to propose housing developments both large and small on Congress and Westgate Avenue, and within the community. These efforts will provide housing for Palm Beach County's essential workers.

In 2022, special attention was paid to enhance safety by demolishing vacant blighted properties, adding surveillance cameras, constantly removing dumped trash, and working closer with the Sheriff's office to combat crime in the area.

Thanks to a grant from Palm Beach County Solid Waste Authority, the CRA completed a much needed dog park for Westgate residents which has become a walking destination for many dog owners. This year, the CRA created a lot of opportunities for community engagement using our newly constructed Oswego Oaks Park to interact with residents and disseminate pertinent information during our bi-monthly community outreach events.

This report also outlines the financial position of the CRA. It shows that the CRA has spent most of its annual allocation to build and maintain public safety projects that benefit the residents in accordance with the statutes that enacted the CRA while still maintaining a positive net position and cash flows.

All these investments are transforming the area and improving the life of our residents.

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



Redevelopment Team

Elizée Michel, AICP, FRA-RA, HDFP

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The Annual Report is prepared by Westgate CRA Staff.

This report is filed with the Palm Beach County Office of Finance, Management & Budgets, and is also 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** PALM BEACH COUNTY
Westgate/Belvedere Homes Community Redevelopment Agency

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



Joseph H. Kirby III
Board Member, Seat 2



Ralph Lewis
Board Member, Seat 3



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

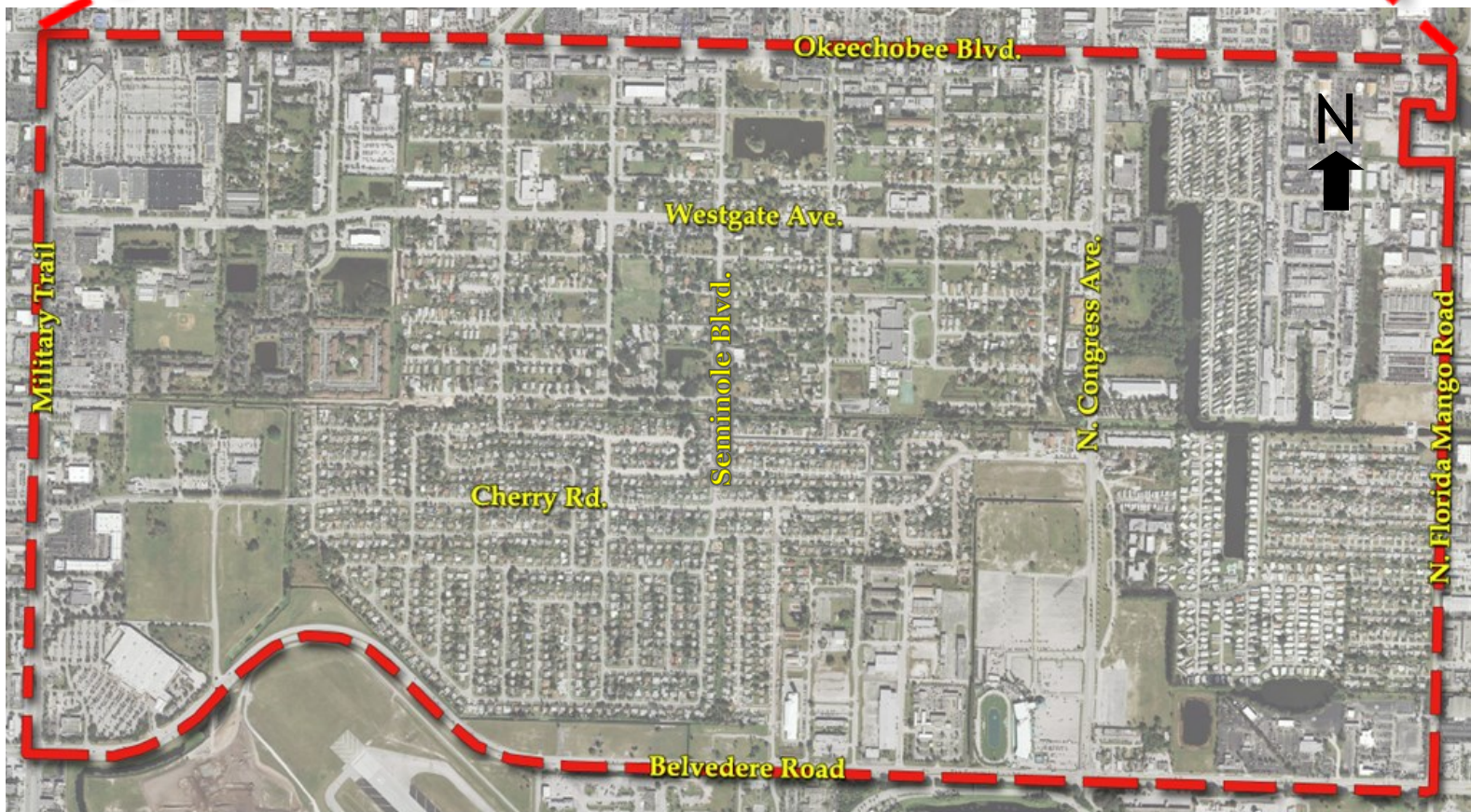
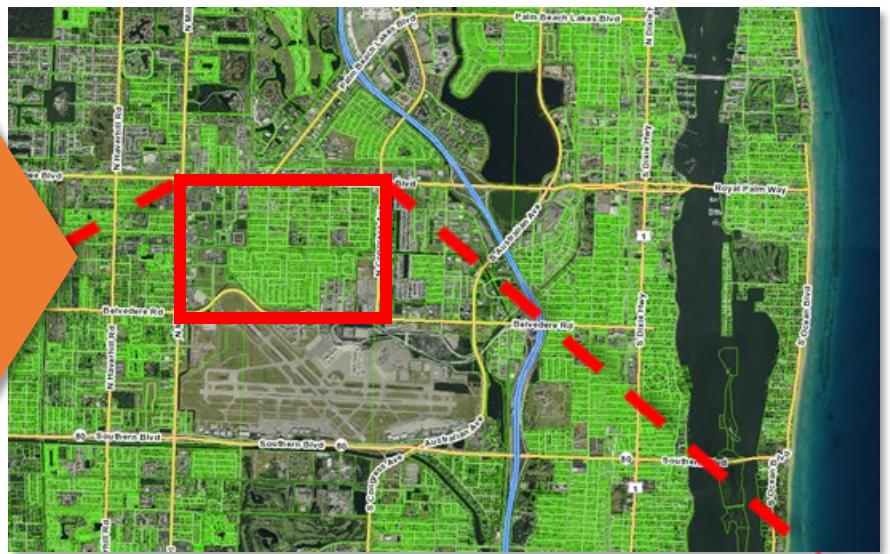
To eliminate blighted conditions and increase the tax base through economic opportunity, new housing availability, community enhancement, and improvements to public transportation, infrastructure.



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.

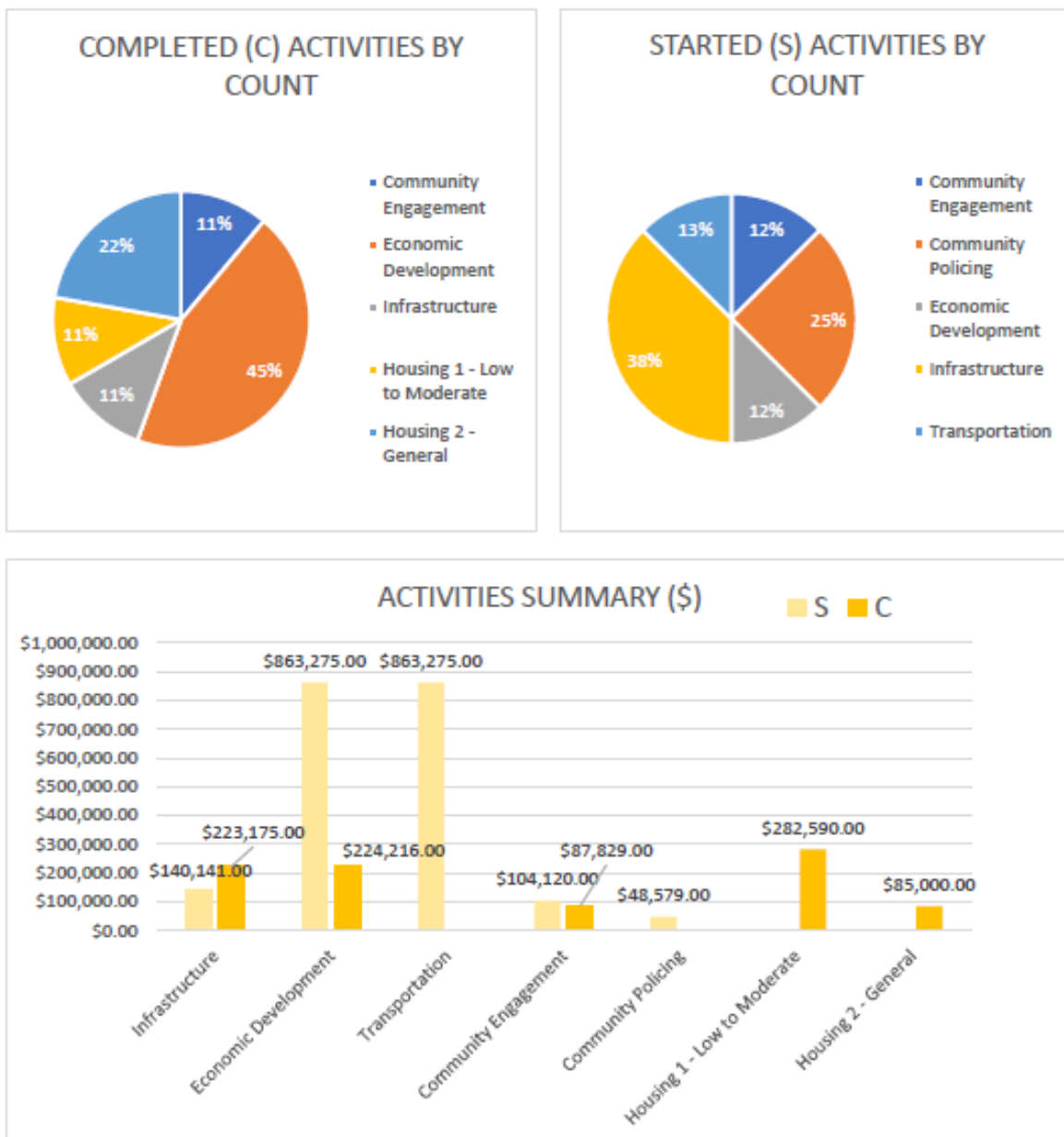
The Westgate area was developed in 1921 as the most western gateway into the City of West Palm Beach and stands as one of the oldest platted subdivisions in Palm Beach County. The Westgate CRA is the only Community Redevelopment Agency in unincorporated Palm Beach County, and is mandated to eliminate 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 2021/2022 by March 31, 2023.

Westgate / Belvedere Homes Community Redevelopment Agency		
Florida Department of Economic Opportunity Special District Accountability Program ID		1168
Registered Agent	Mr. Ronald L. Daniels	
Office/Mailing Address	1280 N. Congress Avenue, Suite 215, West Palm Beach, FL 33409	
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		9
Current Year Taxable Value in CRA		\$638,445,844.00
Actual expended increment revenue		\$1,377,621.00
Base Year Taxable Value in CRA		\$190,169,267.00
Current Year Tax Increment Value		\$448,276,577.00
Total amount expended for low and middle income affordable housing		\$282,590.00

CRA ACTIVITIES



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

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

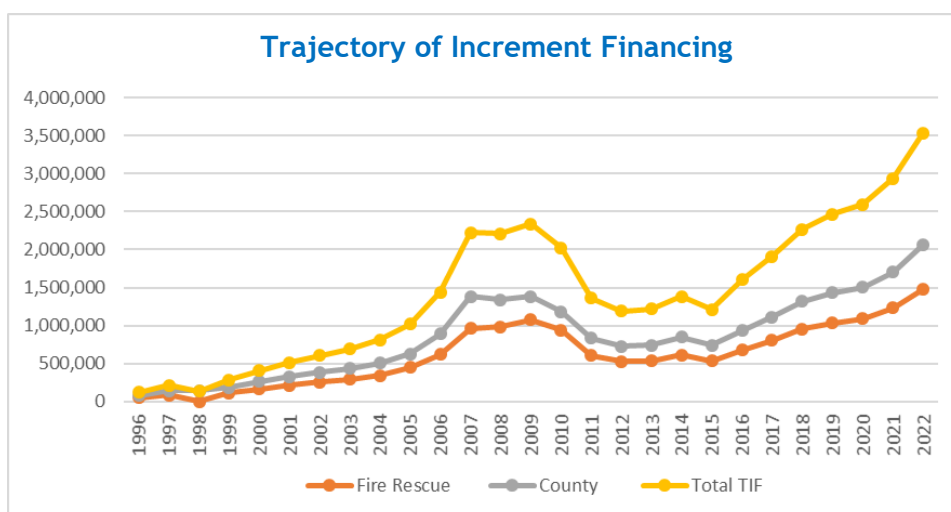
CRA FINANCIALS

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.

Prior to 2005, the TIF remained under \$1,000,000 a year. **The 2022 amount is the highest the CRA has ever received.** Though it grew to \$2.3 million in 2008/2009 at the height of the real estate market, it fell back to its lowest amount since to \$1.1 million in 2011/2012. After that dip, we have seen a steady increase. TIF revenue, leveraged with grant funds, has been used to complete infrastructure improvements, housing and economic development, and transportation projects throughout the CRA area.

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%
2022	638,445,844	73,349,532	12.9%



CRA FINANCIALS

For the budget year 2022, the property valuation amounted to \$638,445,844 representing an increase of almost 13% from the previous years' valuation, the highest percentage increase in 15 years. The incremental difference, subtracting the taxable value of the base year from the final taxable value considered for the budget year amounts to \$448,276,577. 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 \$3,508,939 for FY 2022. representing **an increase of 19.5% from 2021.**

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%
*2022	638,445,844	448,276,577	0.0047815	0.0034581	3,693,620	0.950	3,508,939	574,168	19.5%

*Annual peak increment revenue

A SNAPSHOT OF INCREMENT REVENUES:

Increase from Base Year Taxable Value to 2022

★ **\$448,276,577**

10-Year Increase in Final Increment Revenue

★ **\$2,320,492**

Tax increment revenue was **\$3,508,939** for FY 2022 representing an increase of **19.5%** from FY 2021.

AUDITED FINANCIAL STATEMENTS

In accordance with F.S. 163.387(8), the CRA's Annual Audit Report was completed on February 15, 2023 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, 2022. Below is a snapshot.

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

**Statement of Activities
For the Fiscal Year Ended September 30, 2022**

	Governmental Activities
Expenses:	
General government	\$ 1,482,145
Redevelopment projects	1,959,675
Retirement of principal	28,532
Total government activities	<u>\$ 3,470,352</u>
General revenues:	
Incremental property taxes	\$ 2,945,851
Grants	315,077
Interest	2,739
Rental income	34,044
Other	13,840
Total general revenues	<u>\$ 3,311,551</u>
Change in net position	(158,801)
Net position - beginning of year	15,319,152
Net position - end of year	<u>\$ 15,160,351</u>

See Notes to Financial Statements.

**In FY 2022,
the CRA
reported
\$3.31 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, 2022**

	General	Debt Service	Capital Projects	Total Governmental Funds
Assets				
Cash and cash equivalent	\$ 253,756	\$ 305,056	\$ 359,142	\$ 917,954
Due from other funds	-	4,033	166,994	171,027
Rent receivable	1,580	-	-	1,580
Other receivables	237,247	-	-	237,247
Project advances	2,762,205	-	-	2,762,205
Prepaid expenses	19,688	-	-	19,688
Assets held for resale	4,080,449	-	-	4,080,449
Other assets	4,884	-	-	4,884
Total assets	<u>\$ 7,359,809</u>	<u>\$ 309,089</u>	<u>\$ 526,136</u>	<u>\$ 8,195,034</u>
Liabilities and fund balances				
Liabilities				
Accounts payable and accrued expenses	\$ 133,441	\$ -	\$ -	\$ 133,441
Due to other funds	171,027	-	-	171,027
Total liabilities	<u>304,468</u>	<u>-</u>	<u>-</u>	<u>304,468</u>
Fund Balances				
Nonspendable:				
Assets held for resale	4,080,449	-	-	4,080,449
Project advances	2,762,205	-	-	2,762,205
Prepaid expenses	19,688	-	-	19,688
Restricted:				
Capital projects	-	-	526,136	526,136
Debt service	-	309,089	-	309,089
Unassigned	192,999	-	-	192,999
Total fund balances	<u>7,055,341</u>	<u>309,089</u>	<u>526,136</u>	<u>7,890,566</u>
Total liabilities and fund balances	<u>\$ 7,359,809</u>	<u>\$ 309,089</u>	<u>\$ 526,136</u>	<u>\$ 8,195,034</u>

See Notes to Financial Statements.

QUICK FACTS:

- ★ Revenue from incremental property taxes comprised 90% of total general revenue
- ★ Revenue from grants comprised 9.5% of total general revenue in the 2022 budget year
- ★ The CRA expended \$1.96 million on Redevelopment Projects
- ★ In FY 22, the CRA held \$4.08 million in assets for resale, and total assets equaling \$8.195 million

A Continued Focus on Improving Public Spaces

Oswego Avenue Properties Clean-up Project & Westgate **D****G** Park

Project Partner:



PROJECT UPDATE:
Construction on the
Westgate Dog Park was
completed in May 2022!

Total construction costs
were \$223,175. The CRA's
match for the project was
\$130,475

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 continued clean-up efforts along Oswego Avenue by creating the **Westgate Dog Park** on three of the six vacant lots. The remaining three lots were 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 located 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. The intersection of Seminole Blvd. at Oswego Avenue is now flanked by two new public open spaces and is a complementary public amenity to the Westgate Recreation Center creating a cohesive and connected municipal node.



Before photos — Dog Park site

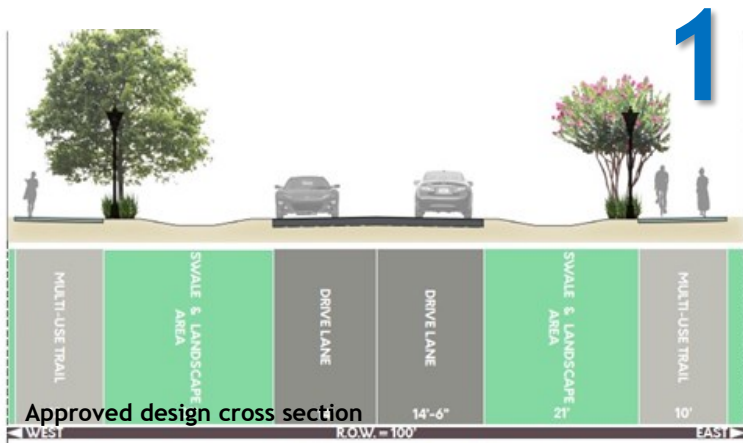
PLAN IMPLEMENTATION — INFRASTRUCTURE:

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



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 was completed in 2022. Construction is set to begin in 2023. Cherry Rd. design will begin in 2023 with construction programmed for 2024. The CRA spent \$328,550 for design/admin. fees for the Cherry Road Project in FY22.

In 2022, the CRA continued its efforts to improve transportation options, and create a safe, multi-modal network throughout the redevelopment area.

Project Partners:

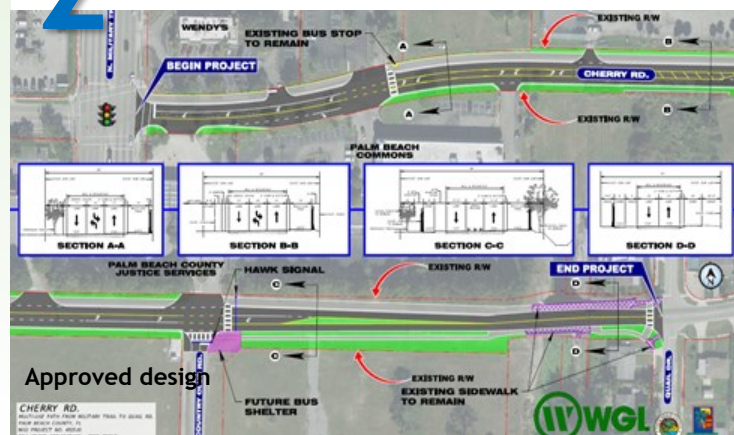


Cherry Road Pedestrian Improvements

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 – ECONOMIC DEVELOPMENT & TRANSPORTATION:

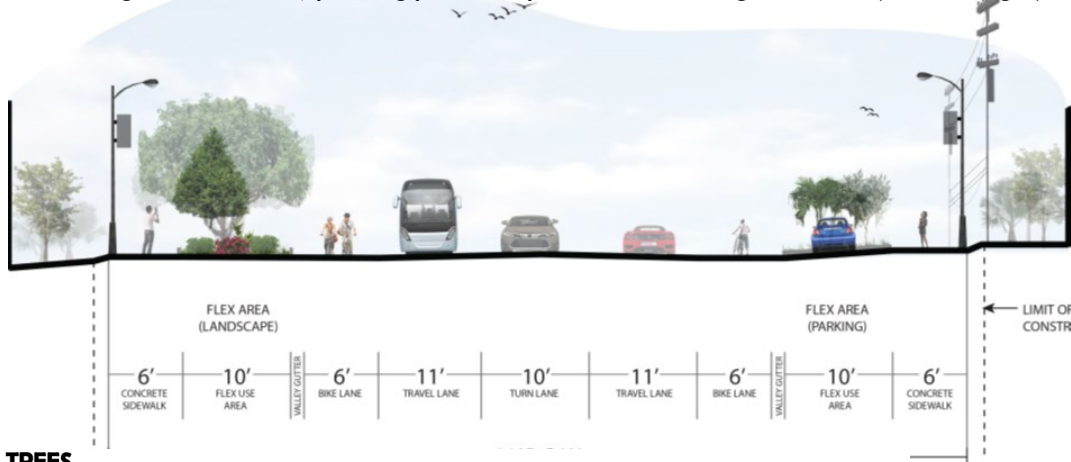
Focus Area 1, Economic Development & Redevelopment (Obj. 1.2.3, Project 1.4.1.);
Focus Area 5, Public Infrastructure Improvements & Public Spaces (Program 5.4.6. & 5.4.7.)

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 2023.

Project Partners:



PLAN IMPLEMENTATION – ECONOMIC DEVELOPMENT & TRANSPORTATION

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



Belvedere Heights Neighborhood Streetlights & Sidewalks Phases I & II

+ Drainage & Water Mains

This 2-phase capital improvements project installed pedestrian-scale streetlights and construct sidewalks on 8 local roads within the **Belvedere Heights Neighborhood** where there were previously 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. 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.

The CRA spent **\$1,427,366** for administration, construction, and CEI fees for Phase II and design/construction administration for the drainage project in FY22.

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 replaced 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 1, Economic Development & Redevelopment (Obj. 1.2.3, Project 1.4.1.); Focus Area 5, Public Infrastructure Improvements & Public Spaces (Program 5.4.2.)

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



PROJECT UPDATES:
Construction of Phase I of the sidewalks & streetlights project, and 90% of Phase II was completed by end of FY 22. All water main and drainage work was completed by end of FY 22.

Public 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 **Streetlights 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. Once fully operational, the CRA will also be responsible for power to and maintenance of all streetlights in the Belvedere Heights Streetlights & Sidewalks project.

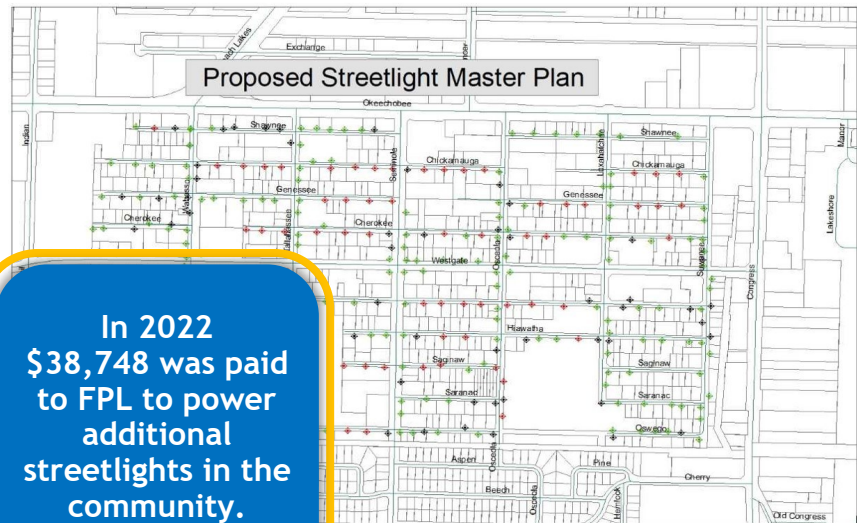
In 2022, the CRA began working with Florida Power & Light to install additional streetlights in dark areas of the North & South Westgate Estates neighborhoods. This project is ongoing.

Neighborhood Clean-Up, Landscape and Utilities Maintenance, & Enhanced Security for Public Spaces

In the 2022 the CRA allocated **\$106,132** to maintain the landscaping and irrigation systems on its vacant properties, wet and dry retention areas, and neighborhood parks. The CRA also funds the removal of illegally dumped trash on and around its vacant properties.

The CRA sets aside **\$18,630** for the operation of the L2 Canal Pump Station to ensure water conveyance in low-lying areas of the District during storm events.

In FY 22, the Agency installed security cameras in several locations in the District to discourage loitering and petty crime such as graffiti and vandalism.



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 **\$9,831.20** in increment revenue funds in 2022 to operate this important resource. PBSO Community Policing Deputies also

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.

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 closed in FY 22.



A total of \$110,000 in loans were disbursed across two budget years. In 2022 the CRA forgave 8 loans to small business owners totaling \$80,000

Neighborhood Preservation Program (NPP)

To encourage the preservation and rehabilitation 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 22, \$36,444 in NPP grant funds were awarded to 11 individual homeowners.

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); and, Focus Area 3, Housing (Program 3.4.2.)

Property Donation

Palm Beach County Fire Rescue Fire Station #24 Relocation

The CRA donated 1.36 acres of pre-assembled land on the southwest corner of Westgate Avenue and Seminole Blvd. for the relocation of Fire Station #24. The existing fire station, located on a residential roadway, is outdated and is challenged to meet the number of new households in the community. The new 12,600 sf fire station will include 2 bays and 9 bunk rooms, as well as a small office for PBSO Community Policing Deputies. Emergency signalization will be added to the Westgate/Seminole intersection.



Economic Development: Westgate Terrace Mixed-Use Project



Conceptual architectural elevations

The CRA has been diligently assembling land at the southeast and southwest corners of Westgate Avenue at Seminole Blvd. for redevelopment of the ‘Heart of Westgate’ since the early 2000’s. In FY 22, Danza Group of Westgate, LLC , under an option agreement to purchase, moved forward with project entitlements for a **4-story, 46-unit mixed-use project with 10,615 sf of ground floor professional and medical office.**

The project, called Westgate Terrace, utilizes 30 units from the WCRAO Density Bonus Program pool; 9 units are set aside as workforce housing units. The site is designed to WCRAO NC Sub-area standards with a front build-to-line, 80% building frontage, a gallery feature, and parking at the rear. The project is made possible through a public partnership with the County’s Department of Housing & Economic Development and funding from CDBG allocations and other State housing programs. The project contributes much-needed essential housing units and provides the community with the only medical office facility within the CRA boundaries. The project is estimated to cost \$19.4 million.

Site Development Assistance Program (SDAP)

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.

Mi Pais Express Mixed-Use

Construction was completed in FY 21 on a 5,000 sf mixed use development on Westgate Avenue with ground floor retail and 2 residential units on the second floor. To offset pre-development and exterior construction costs, the owner was awarded **\$50,000 in funding from the SDAP FY 22.**

‘Goelet Model’ Cottage Homes by DPE Homes

In addition to 14 cottage home units already constructed on Saginaw and Saranac Avenues, DPE Homes constructed 4 new cottage homes on Nokomis Avenue in FY 22. The developer received **\$60,000 in SDAP funding** in FY22 for units constructed in FY 21 and for the Nokomis Ave. units.



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.)

Ongoing Redevelopment Planning Efforts

DEVELOPMENT REVIEW ACTIVITIES

Westgate Community Redevelopment Area Zoning Overlay (WCRAO)

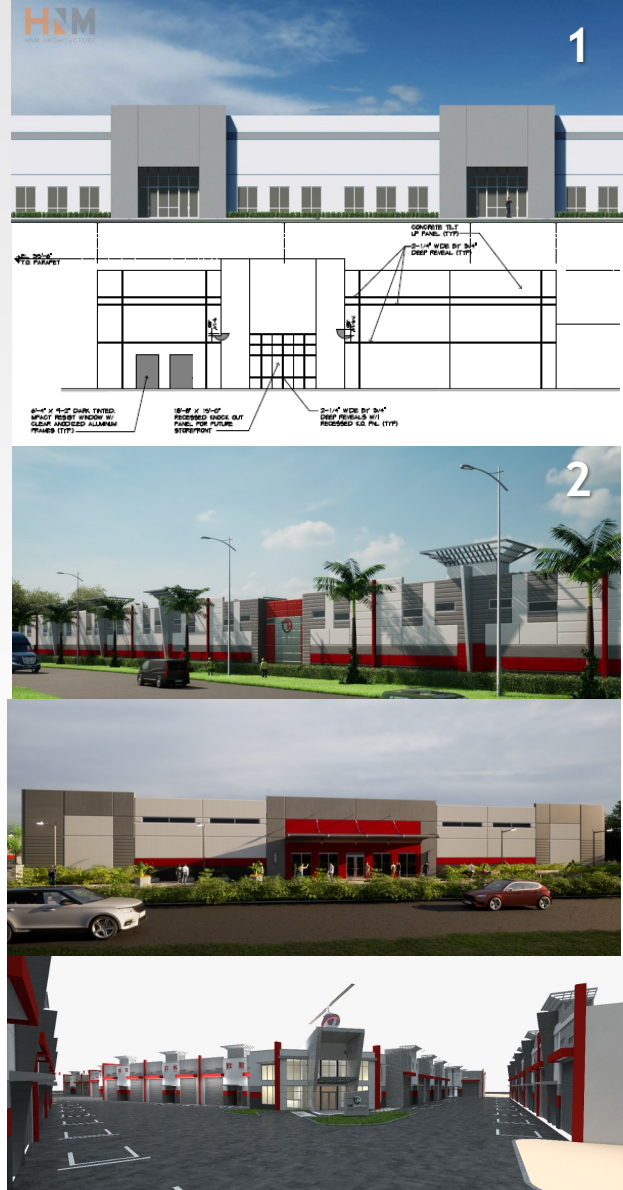
The **Westgate Community Redevelopment Area Overlay (WCRAO)** is a special zoning overlay within the County's Unified Land Development Code (ULDC) established in 2006 by the BCC to encourage the development and redevelopment of the Westgate area through regulatory incentives, smart growth, form-based 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 use regulations, 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 2022:

In 2022 CRA staff reviewed & provided recommendation for +/- 303,059sf. of new industrial and commercial development in the district.

- 1 **Greene Industrial**
(N. Florida Mango Road)
 - * 62,011 sf of office-warehouse use
- 2 **The Hangar & Airfield Business Park**
(Congress Avenue)
 - * 241,048 sf of warehouse and commercial uses



Conceptual architectural elevations & renderings—all

SFWMD COMPENSATING FLOODPLAIN STORAGE MITIGATION BANK

The CRA district is the lowest point within the C51 Drainage Basin, and has seen historic flooding in many of its residential areas. Improvements to drainage capacity, stormwater storage, and flood mitigation have remained a priority for the Agency since its creation. The Dennis P. Koehler Preserve is a +/- 7 acre retention lake created by the CRA within the North Westgate Estates neighborhood, just south of Okeechobee Blvd. The CRA also owns several smaller wet and dry retention lakes scattered throughout the District. In 2022, work began to formalize a compensating floodplain storage mitigation bank with South Florida Water Management District (SFWMD) with the goal of creating a bank of compensating storage 'acre feet' for use by redevelopment projects. This project is ongoing.

PLAN IMPLEMENTATION – ECONOMIC DEVELOPMENT:

Focus Area 6, Planning for Redevelopment (Program 6.4.2.) and (Program 6.4.6.)

Spotlight on Private Redevelopment

Under Construction...



Uovo Art

(Westgate Avenue)

2-story, 49,760 sf limited access art and antiques self-service storage facility



Greene Apartments

(Congress Avenue)

6-story, 198-unit, 14 townhome multi-family project — 60 workforce housing units

Constructed!



Soapy Shark Car Wash

(Okeechobee Blvd.)

4,000 sf automatic express car wash



Demolition of CRA-Owned Blighted Structures for Private Redevelopment

In 2022 the CRA spent **\$68,674** to demolish three blighted structures on two CRA-owned lots on Westgate Avenue and Cherokee Avenue. Each of the structures had become inhabitable and unsafe. Illegal dumping and trespassing had become problematic. The Agency also owns the parcel at the northeast corner of Loxahatchee Drive and Westgate Avenue. These properties were purchased and are held to combine with other vacant parcels in the block for a larger redevelopment assemblage. The Agency has seen increasing interest to develop mixed use and small-bay makers spaces along Westgate Avenue.



PLAN IMPLEMENTATION – ECONOMIC DEVELOPMENT & COMMUNITY IMPROVEMENT:

Focus Area 1, Economic Development & Redevelopment, (Program 1.4.3. & 1.4.6.); Focus Area 4, Community Improvement (Program 4.4.3)

Community Engagement

Celebrate Westgate Festival Celebrating Family, Community & Diversity

The **Celebrate Westgate Festival**, held each April on the athletic fields of the Westgate Recreation Center, began in 2007 as a way for Westgate Residents to enjoy a day of family, fun, and friendship.

Designed to promote community outreach and bring awareness of the Agency and its role in the community, the CRA, and its long-time collaborator, Palm Beach County Parks & Recreation, partners with local public, non-profit, and for-profit entities to bring 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, and legal and financial assistance. Yearly attendance is now estimated at over 700.

Oswego Oaks Park

Following the completion of construction of **Oswego Oaks Neighborhood Park** in FY 21, the CRA began holding community engagement events for Westgate families in collaboration with its partners Palm Beach County Parks & Recreation and Westgate Elementary School. Events have been held to honor Black History Month, and to celebrate Halloween, the Christmas holidays, and Back to School.

The CRA uses these events as a platform to provide information on planned CRA projects, as well as to promote the CRA's Neighborhood Preservation Program resident homeowners.

Multi-year Program Partner:



In FY 222, the CRA spent \$87,829 on Community Engagement activities to promote pride in place and disseminate information on CRA programs & projects. PBSO Community Policing Deputies attend all CRA events.

PLAN IMPLEMENTATION – COMMUNITY ENHANCEMENT:

Focus Area 4, Community Improvement (Obj. 4.2.2., 4.2.4. & Program 4.4.1. & 4.4.2)

Community Engagement

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, a monthly Community Work Day, and volunteering opportunities. The Farm 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.

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



In 2022 the CRA
spent \$104,120
to fund the Farm
Program
Total Farm sales:
\$12,545

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.)



**138 volunteers, 1 volunteer
event, 4 volunteer groups, 672
volunteer hours**



\$2,471 EBT sales



**\$4,934 EBT & Fresh Ac-
cess Bucks transactions**



**154 individual EBT customers
representing an increase of 46
new EBT customers from last
year**



296 total EBT transactions

Westgate/Belvedere Homes Community Redevelopment Agency Palm Beach County

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