

**Building a diverse, safe, economically vibrant community.**



**2024** **Annual Report**  
FOR THE FISCAL YEAR ENDING  
SEPTEMBER 30, 2024



# MESSAGE FROM THE EXECUTIVE DIRECTOR



Many of the goals of the Redevelopment Plan were accomplished in 2024. The long-awaited Westgate Avenue streetscape project broke ground as an initiative to encourage economic development and remove slum and blight in the area. The project retained and created many jobs for Palm Beach County residents. This project not only supports the economic development and infrastructure improvements, but also boosts market positioning. Several feet of multipurpose sidewalks were built, enhanced by the installation of decorative streetlights to improve and upgrade pedestrian and bicyclist infrastructure and encourage various modes of transportation.

Housing development received a notable boost with the completion of two medium-density apartment buildings, providing much-needed housing units in the County. Those two developments added over 300 rental units to the housing supply. The CRA contributed additional density and drainage credits to facilitate the developments. In planning, the CRA initiated efforts to reduce parking, streamline cumbersome zoning requirements, modify land use to increase density, and assess traffic patterns and impact measures. Plans are being developed to provide more housing for low-income families, as affordable housing remains one of the County’s most pressing needs.

The CRA is involved in various initiatives aimed at enhancing the physical appearance, safety, and overall perception of the community. The streetlight programs are maintained and enhanced each year. Funds are used to support drainage facilities, ensuring their optimal functionality and preventing flooding, thereby minimizing damage to the area. The Agency continues to combat illegal dumping, loitering, and trespassing throughout the community, with numerous efforts to remove debris and maintain a safe and clean environment.

The Tax Increment Financing was leveraged with grants and loans to continue the redevelopment efforts. The District has yet to resolve all of its issues. The Agency will continue to utilize its assets and political capital to achieve all the goals outlined in the Redevelopment Plan. The CRA appreciates its parent jurisdiction, Palm Beach County, for its contribution to redevelopment initiatives and support of the Plan. We are optimistic that next year will be even better.

**Elizée Michel, AICP, FRA-RA, HDFP, Executive Director**

561-640-8181 x 102

[emichel@pbc.gov](mailto:emichel@pbc.gov)

## Redevelopment Team



**Denise Pennell, FRA-RA**

Senior Planner/Project Manager

561-640-8181x105

[dpennell@pbc.gov](mailto:dpennell@pbc.gov)



**Mai Bui**

Redevelopment Specialist/

Administrative Assistant

561-640-8181x101

[mbui@pbc.gov](mailto:mbui@pbc.gov)



**Carmen Geraine**

Bookkeeper

561-640-8181x106

[cgeraine@pbc.gov](mailto:cgeraine@pbc.gov)

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](http://www.westgatecra.org).

The Annual Report is prepared by Westgate CRA Staff.



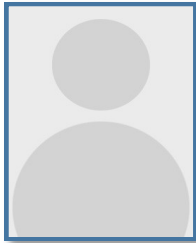


# WESTGATE CRA BOARD

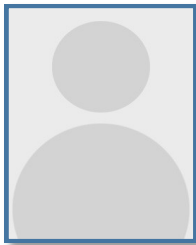
The 7-member Westgate CRA Board, comprised of community residents, business and property owners, are appointed for a 4-year term by the Palm Beach County Board of County Commissioners to guide the implementation of the Community Redevelopment Plan.



**Enol Gilles**  
Board Member, Seat 1



**Vacant**  
Board Member, Seat 2



**Vacant**  
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, and infrastructure.

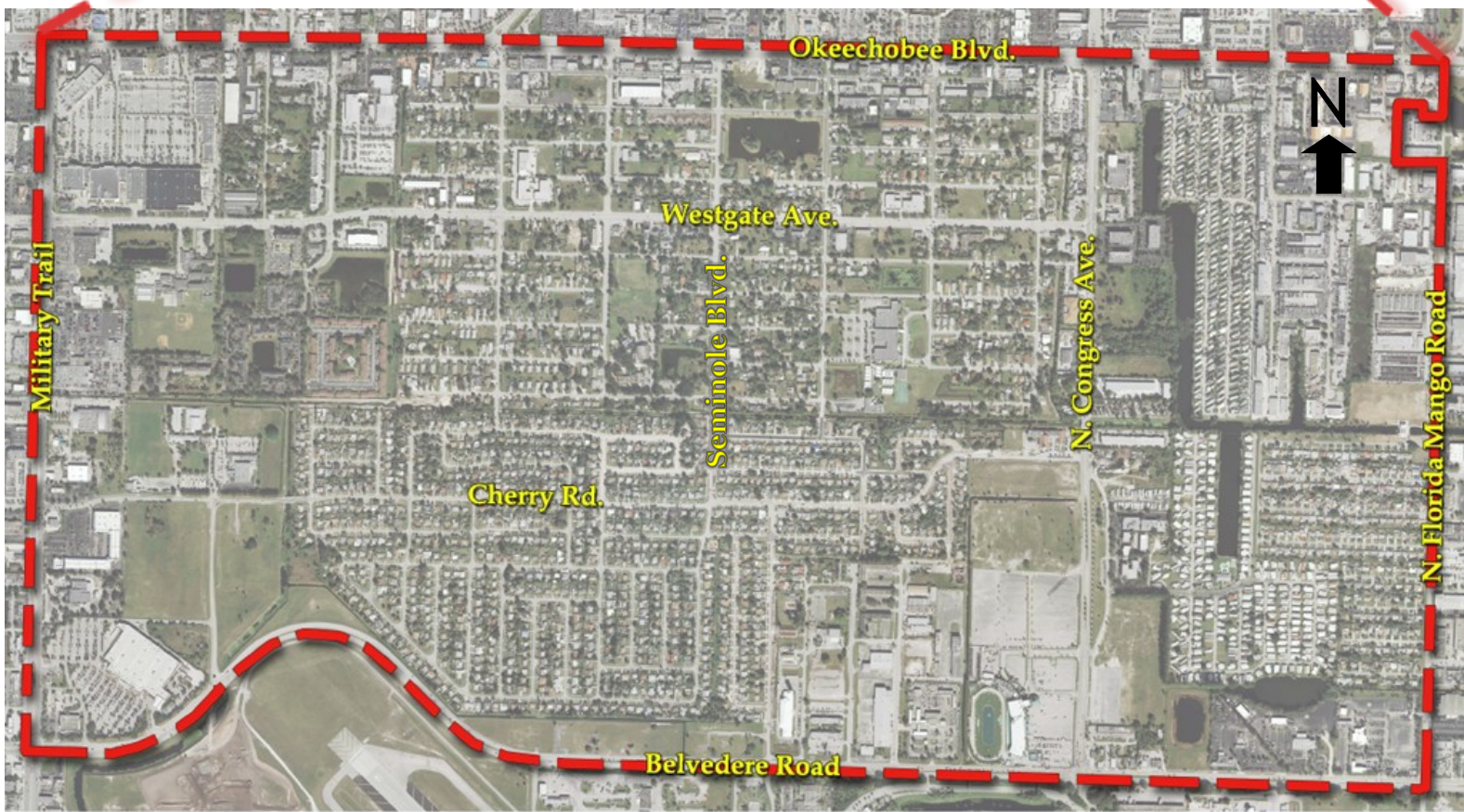
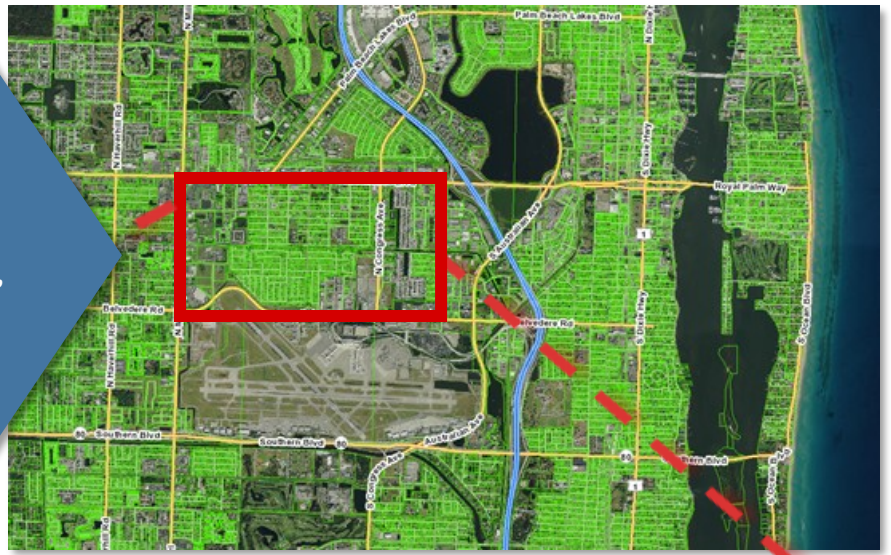


## Our Vision

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 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 CRA is the only Community Redevelopment Agency in unincorporated Palm Beach County, 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 the fiscal year ending September 30, 2023 by March 31, 2024.

## Community Redevelopment Agency Annual Report

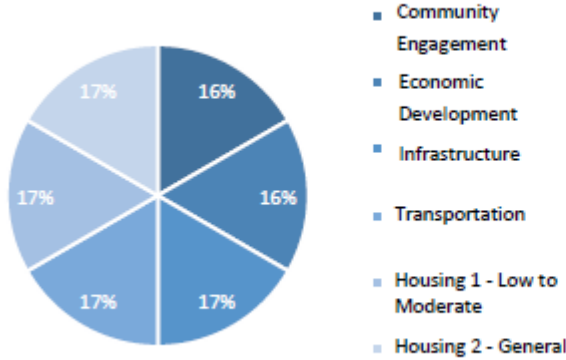
Florida Department of Economic Opportunity Special District Accountability Program ID	1168
Registered Agent	Mr. Ronald L. Daniels
Mailing/Office Address	1280 N. Congress Avenue, Suite 215
Telephone	(561) 640-8181
Fax	(561) 640-8180
Email	cgeraine@pbcgov.org
Website	www.westgatecra.org
County(ies)	Palm 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	9
Total number of Activities completed	6
Current Year Taxable Value in CRA	\$786,117,453.00
Actual expended increment revenue	\$1,406,613.00
Base Year Taxable Value in CRA	\$190,169,267.00
Current Year Tax Increment Value	\$595,948,186.00
Total amount expended for low and middle income affordable housing	\$531,289.00



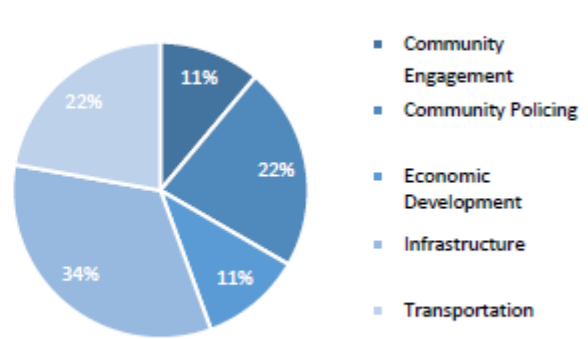


# CRA ACTIVITIES

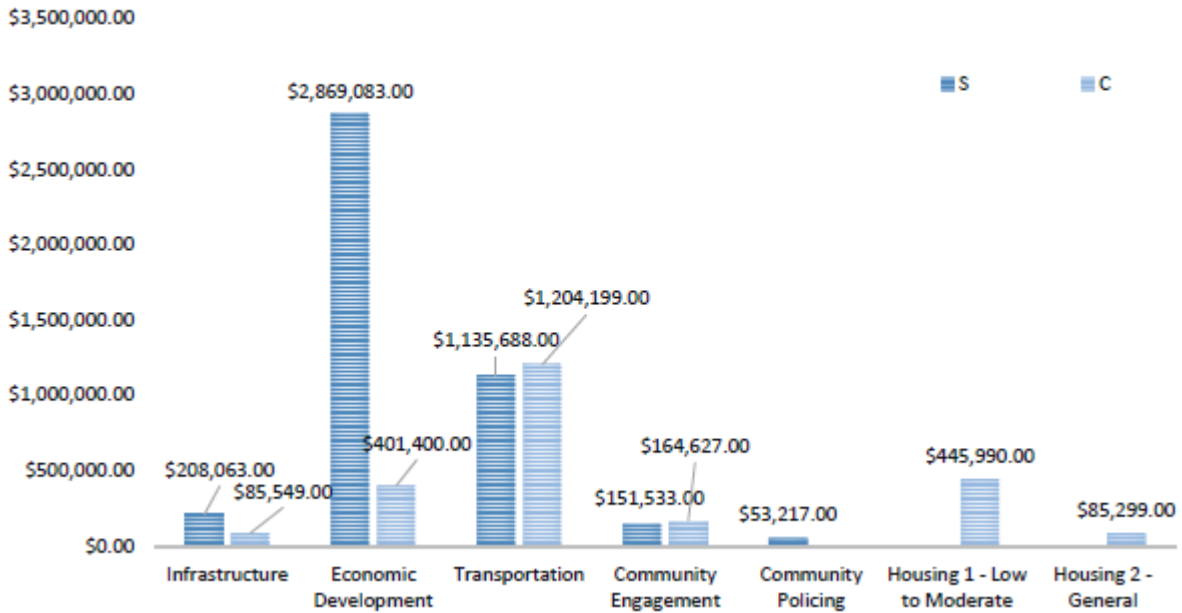
COMPLETED (C) ACTIVITIES BY COUNT



STARTED (S) ACTIVITIES BY COUNT



ACTIVITIES SUMMARY (\$)



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

ACHIEVEMENT	CRA PLAN PAGE
Community Engagement	74, 78 — Focus Areas 2 & 4
Community Policing	78, 81 — Focus Areas 4 & 5
Economic Development	70, 82 — Focus Areas 1 & 5
Housing 1— Low to Moderate	86 — Focus Area 6
Housing 2— General	76 — Focus Areas 1 & 3
Infrastructure	79 & 82 — Focus Areas 4 & 5
Transportation	70 & 82— Focus Areas 1 & 5





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 the General Fund and Fire Rescue MSTU to create the CRA’s Trust Fund in accordance with Florida Statute 163, Part III. In the year the CRA was established, its base year property valuation (taxable value) amounted to **\$190,169,267**.

### 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%
<b>2023</b>	<b>718,535,963</b>	<b>80,052,387</b>	<b>12.5%</b>

### Trajectory of Increment Financing

The property valuation for the previous fiscal year amounted to **\$718,535,963**, representing a **12.5%** increase from the previous years’ valuation. The incremental difference, subtracting the taxable value of the base year from the final taxable value considered for the previous budget year amounts to **\$528,366,696**. Given the tax rate of Palm Beach County at 4.5 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 **\$3,994,555** for FY 2024.





# CRA FINANCIALS

Prior to 2005, the TIF remained under \$1,000,000 a year. 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. In the fiscal year 2024, the CRA recorded an increase in its TIF revenue of nearly 14%. Tax increment revenue, leveraged with grant funds, is used to complete infrastructure improvements, housing, economic development, and transportation projects throughout the CRA area.

## 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							
2006	329,749,687	139,580,420	0.0045000	0.0031990	1,074,630	0.950	1,020,898		
2007	390,996,979	200,827,712	0.0044500	0.0030990	1,516,048	0.950	1,440,246	419,348	41%
2008	512,487,263	322,317,996	0.0042800	0.0029800	2,340,029	0.950	2,223,027	782,781	54%
2009	544,306,595	354,137,328	0.0037811	0.0027794	2,323,318	0.950	2,207,152	(15,875)	(1%)
2010	556,004,505	365,835,238	0.0037811	0.0029500	2,462,474	0.950	2,339,350	132,198	6%
2011	462,927,140	272,757,873	0.0043440	0.0034581	2,128,084	0.950	2,021,680	(317,670)	(14%)
2012	365,451,066	175,281,799	0.0047500	0.0034581	1,438,731	0.950	1,366,794	(654,886)	(32%)
2013	341,996,623	151,827,356	0.0047815	0.0034581	1,250,997	0.950	1,188,447	(178,347)	(13%)
2014	345,390,869	155,221,602	0.0047815	0.0034581	1,278,964	0.950	1,215,016	26,569	2%
2015	367,146,237	176,976,970	0.0047815	0.0034581	1,458,219	0.950	1,385,308	170,293	14%
2016	344,771,209	154,601,942	0.0047815	0.0034581	1,273,858	0.950	1,210,165	(175,143)	(13%)
2017	395,436,502	205,267,235	0.0047815	0.0034581	1,691,320	0.950	1,606,754	396,589	33%
2018	434,152,267	243,983,000	0.0047815	0.0034581	2,010,323	0.950	1,909,806	303,052	19%
2019	465,303,909	275,134,642	0.0047815	0.0034581	2,266,999	0.950	2,153,649	243,843	12.7%
2020	489,710,927	299,541,660	0.0047815	0.0034581	2,468,103	0.950	2,344,698	191,049	9%
2021	537,943,577	347,774,310	0.0047815	0.0034581	2,865,521	0.950	2,722,245	377,548	16%
2022	565,094,312	374,925,045	0.0047815	0.0034581	3,089,232	0.950	2,934,771	212,525	7.8%
2023	638,445,844	448,276,577	0.0047815	0.0034581	3,693,620	0.950	3,509,234	574,168	19.6%
2024	718,535,963	528,366,696	0.004500	0.0034581	4,204,795	0.950	3,994,555	485,616	13.8%

\*Annual peak increment revenue

### NOTES ON PROPERTY VALUATION & TAX INCREMENT:

Increase from Base Year Taxable Value to 2024:

★ **\$528,366,696**

10-Year Increase in Final Increment Revenue:

★ **\$2,779,539**

Tax increment revenue was **\$3,994,555** for FY 2024 representing a **14%** increase from the previous budget year.





# AUDITED FINANCIAL STATEMENTS

In accordance with F.S. 163.387(8), the CRA's Annual Audit Report was completed on February 14, 2025 by independent auditors and distributed to each taxing authority. Audited financial statements for the CRA are included within Palm Beach County's Annual Comprehensive Financial Report (ACFR) for the year ending September 30, 2024. The Audit Report is also available on the CRA's website. 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, 2024

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, 2024

	Governmental Activities		General	Capital Projects	Revenue Note, Series 2022 Project Fund	Revenue Note, Series 2022 Debt Service Fund	Total Governmental Funds
<b>Expenses:</b>		<b>Assets</b>					
General government	\$ 1,515,188	Cash and cash equivalent	\$ 2,723,045	\$ 105,227	\$ -	\$ 338,238	\$ 3,166,510
Redevelopment projects	6,669,946	Rent receivable	3,675	-	-	-	3,675
Retirement of principal	638,194	Project advances	-	1,505,061	5,638,509	-	7,143,570
Total expenses	<u>\$ 8,823,328</u>	Prepaid expenses	26,470	-	-	-	26,470
		Assets held for resale	3,159,108	-	-	-	3,159,108
		Other assets	4,884	-	-	-	4,884
		<b>Total assets</b>	<u>\$ 5,917,182</u>	<u>\$ 1,610,288</u>	<u>\$ 5,638,509</u>	<u>\$ 338,238</u>	<u>\$ 13,504,217</u>
<b>General revenues:</b>		<b>Liabilities and fund balances</b>					
Incremental property taxes	\$ 3,980,907	Liabilities					
Grants	31,622	Accounts payable and accrued expenses	\$ 71,454	\$ -	\$ -	\$ 167,181	\$ 238,635
Interest	68,884	<b>Total liabilities</b>	<u>71,454</u>	<u>-</u>	<u>-</u>	<u>167,181</u>	<u>238,635</u>
Rental income	27,540	<b>Fund Balances</b>					
Other	14,461	Nonspendable:					
Total general revenues	<u>\$ 4,123,414</u>	Assets held for resale	3,159,108	-	-	-	3,159,108
		Prepaid expenses	26,470	-	-	-	26,470
Change in net position	(4,699,914)	Restricted:					
Net position - beginning of year	15,234,494	Community Development	2,660,150	1,610,288	5,638,509	-	9,908,947
Net position - end of year	<u>\$ 10,534,580</u>	Debt service	-	-	-	171,057	171,057
		<b>Total fund balances</b>	<u>5,845,728</u>	<u>1,610,288</u>	<u>5,638,509</u>	<u>171,057</u>	<u>13,265,582</u>
		<b>Total liabilities and fund balances</b>	<u>\$ 5,917,182</u>	<u>\$ 1,610,288</u>	<u>\$ 5,638,509</u>	<u>\$ 338,238</u>	<u>\$ 13,504,217</u>

In FY 2024, the CRA reported \$4.12 million in general revenues

## QUICK FISCAL YEAR FACTS:

- ★ Revenue from incremental property taxes comprised 96.5% of total general revenue
- ★ \$5,638,509, a portion of the 2022 Revenue Bond, is restricted for advances to the County Engineering Department to construct TPA transportation projects
- ★ The CRA expended \$669,946 million on Redevelopment Projects in the 2024 budget year
- ★ In FY 23, the CRA held \$3.5 million in assets for resale, and total assets including government funds equaling \$18.8 million



# 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 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 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:

Construction on the Seminole Blvd. project was completed by October 2024. The Cherry Rd. project is programmed to mobilize construction in Spring 2025.

The CRA spent \$1,605,599 in advance payments to PBC Engineering for the construction of the Seminole Blvd. project, and \$179,328 for design for the Cherry Rd. project.

In FY24, 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.)





# Westgate Avenue Corridor Complete Streets

## Capital Improvements Project + Economic Development Driver

This project reduces lanes from five to three on **Westgate Avenue** from Suwanee Avenue to Wabasso Drive, adds 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 **\$3.23 million** in funding from FDOT to implement the project. The CRA's contribution to project costs is **\$7.9 million**.

**The project is anticipated to cost \$11.14 million.**

### PROJECT UPDATE:

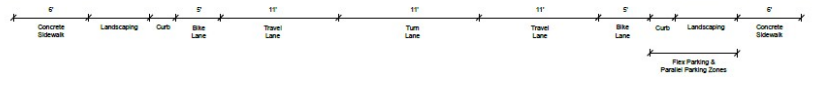
In FY24, an advance payment totaling **\$3,825,443** was issued to PBC Engineering for the construction of the project.

Construction of the Westgate Ave. project will be closed out by March 2025.

**Westgate Avenue will be the first complete streets project in the County.**

The project was conceived through a 2016 grant awarded by the Department of Economic Opportunity (DEO) Community Planning Technical Assistance Program for the preparation of a Westgate Avenue Corridor Streetscape Plan.

The Plan created a streetscape design to improve functionality, walkability and multi-modal transit opportunities, and to beautify, enhance and create an environment to attract new investment along the Westgate Avenue corridor. The Streetscape Plan incorporated input from community and local government stakeholders via a two-part charrette process.



**Project Partners:**

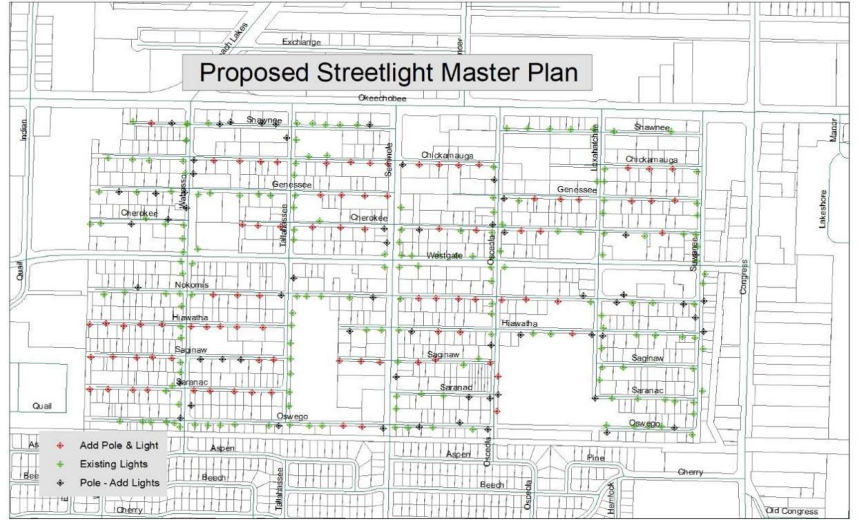


### PLAN IMPLEMENTATION : ECONOMIC DEVELOPMENT & TRANSPORTATION

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.)

## Streetlights Program

The CRA sets aside an amount from the yearly budget to pay for power to 163 light standards in residential and commercial areas of North & South Westgate Estates. The CRA has also installed and pays for 40 decorative streetlights on Cherry Road in the Belvedere Homes neighborhood, as well as backyard security lighting for several private homes. In 2024, **\$43,497** was paid to FPL to power additional streetlights in the community.



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 will be completed in the 2025 fiscal year.



Belvedere Homes streetlights

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

In 2024 the CRA allocated **\$112,503** to maintain the landscaping and irrigation systems on its 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.

In 2022, the Agency installed security cameras in several locations in the District to discourage loitering and petty crime such as graffiti and vandalism.

The CRA sets aside **\$44,649** for the operation of the L2 Canal Pump Station to ensure water conveyance in low-lying areas of the District during storm events.

## 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 **\$8,679** in increment revenue funds in 2024 to operate this important resource. PBSO Community Policing Deputies also attend CRA community engagement events.

### PLAN IMPLEMENTATION : COMMUNITY ENGAGEMENT & INFRASTRUCTURE

Focus Area 2, Infrastructure (Program 2.4.2); 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.)



# WORKFORCE HOUSING DEVELOPMENT & PRESERVATION



## Missing Middle Housing

“Missing middle” building types, such as two and three-story townhouses, fourplexes, courtyard buildings, or live/work, provide a diversity of housing options, and support locally-serving retail and public transportation options.

The form and scale of missing middle housing differs in number of units, affordability, and in construction, and end-user rents, making these housing types ideal for small-scale mid-density infill redevelopment. Bonus density from the WCRAO Density Bonus Pool was allocated to these missing middle projects in FY 2024, to support workforce housing production:

### 1302 Tallahassee Drive Multifamily

- \* 7-unit, 2-story multifamily development on .41 acres
- \* 4 WCRAO bonus density units for 17 du/acre

### Norwest Pointe

- \* 9-unit, 2-story multifamily development on .54 acres
- \* 5 WCRAO bonus density units for 16.7 du/acre



## Nighborhood Preservation Program

The NPP encourages 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 2024, **\$85,299** in NPP grant funds were awarded to 16 individual homeowners. The majority of grant funds were used to assist with roof replacements due to home Florida insurance demands for older homes.

Homeowners of the Belvedere Homes property on the left utilized the NPP to assist with termite extermination, improved landscaping, driveway resurfacing, and painting.

### PLAN IMPLEMENTATION : HOUSING

Focus Area 6, Planning for Redevelopment (Program 6.4.2.a.);  
Focus Area 3, Housing (Program 3.4.1., and 3.4.2.)



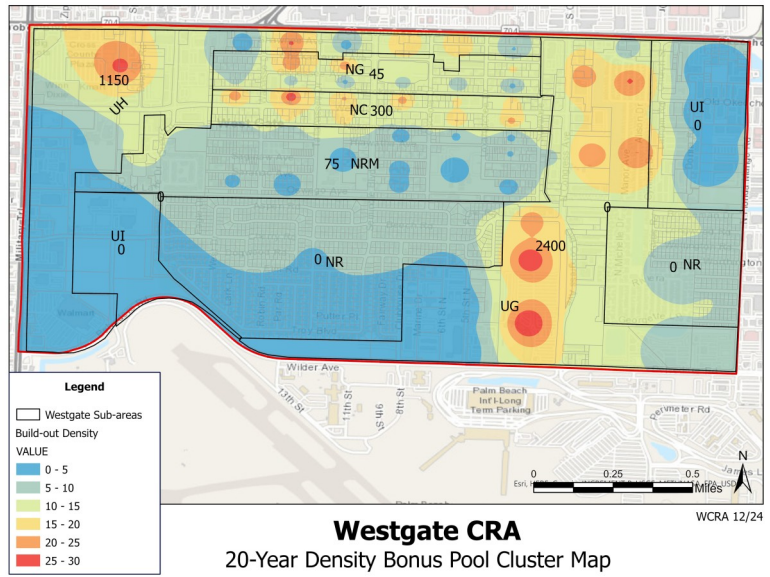
# REDEVELOPMENT PLANNING EFFORTS

## Bonus Density Initiative

The **Westgate Community Redevelopment Area Overlay (WCRAO)** is a special overlay within the County’s Comprehensive Plan and Unified Land Development Code (ULDC) created to encourage the development and redevelopment of the Westgate area through regulatory incentives, smart growth, form-based code principles, and urban design that allows for mixed use development, and increased densities and intensities, furthering the implementation of the CRA’s Redevelopment Plan.

In 2005, the BCC assigned 1,300 bonus units to a floating pool Density Pool, reducing the need for future land use amendments, expediting permitting, and accelerating housing output.

An uptick of residential projects in the CRA are depleting the Pool. Triggered by the redevelopment of the 47-acre Palm Beach Kennel Club site, which proposes 1,200 residential units in a phased program, in July 2024, the CRA initiated a Comp Plan text amendment to increase the number of units available in the Pool by 3,000. To support a 20-year build out horizon, this projection considers density clusters along arterials (TOD), and the redevelopment of three large underutilized sites. The amendment is anticipated to be adopted by the BCC end of FY 25.



## SFWMD Compensating Floodplain Storage Mitigation Bank

The CRA district is the lowest point within the C51 Drainage Basin. 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. 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 for use by redevelopment projects. In FY 24, **the CRA allocated 6 acre feet of mitigation bank credits for the redevelopment of the Kennel Club site.**

In FY24, the CRA spent **\$6,726** in engineering technical assistance to formally establish credits in the mitigation bank. A valuation of mitigation bank credits is underway.



## Lot Clean-up & Demolition of Blighted Structure for Future Redevelopment

In FY 2023 the CRA was awarded \$40,122 from the Palm Beach County Solid Waste Authority Blighted & Distressed Properties Clean-up Program for the demolition of a blighted structure on a CRA owned parcel located at 1304 Seminole Blvd. The final \$20,061 disbursement was received from the SWA in FY 24.

The CRA spent **\$85,549** to demolish the structure in March of 2024. The structure had become inhabitable and unsafe. Illegal dumping and trespassing had become problematic. The CRA will hold this lot for future private redevelopment.

### PLAN IMPLEMENTATION — ECONOMIC DEVELOPMENT:

Focus Area 4, Community Improvement (Program 4.4.3); Focus Area 6, Planning (Program 6.4.2. & 6.4.6.); Focus Area 3, Housing



# SPOTLIGHT ON REDEVELOPMENT: CONGRESS AVENUE

## The Palm Beach Kennel Club

The historic Palm Beach Kennel Club sits on 47 acres at the intersection of Congress Avenue and Belvedere Road, directly north of PBIA. The site is one of the largest privately owned properties within the CRA District. The Kennel Club has been in operation since 1932; greyhound racing ceased in 2020. The Rooney Family will relocate the facility to 5 acres on the north portion of the site, and continue to operate gaming rooms, simulcast and pari-mutuel betting, entertainment, and restaurant uses—the remaining 42 acres is under redevelopment by a local development group with 1,200 housing units in a mixed use development.

- \* 5 acre site
- \* Building 1: 60,286 sf
  - \* Indoor entertainment (913 seats) — 33,425 sf
  - \* Accessory office — 21,922 sf
  - \* Type 2 Restaurant (108 seats) — 4,939 sf
- \* Building 2: 5,271 sf including a Type 3 Kennel, and 4-story 903 space parking structure



## Under Construction



## The Hangar & Airfield

- \* 11.72 acre site formerly owned by PBKC
- \* 244,865 sf. of warehouse, office, community space, vehicle repair, and sales
- \* Owners lounge & rooftop deck
- \* Concrete tilt-wall construction
- \* 68 storage units ranging in size from 1,591 sf to 4,502 sf
- \* Ceiling heights 18-20 ft. + mezzanine
- \* Condominium ownership
- \* 88% of units sold
- \* **Construction to be completed in Spring 2025**

### PLAN IMPLEMENTATION — ECONOMIC DEVELOPMENT & COMMUNITY IMPROVEMENT:

Focus Area 1, Economic Development & Redevelopment (Program 1.4.3.)



## Celebrate Westgate Festival

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 1,500.



In FY 24, the CRA spent \$164,627 on Community Engagement activities to promote pride in place and disseminate information on CRA programs & projects. PBSO Community Policing Deputies attend all CRA events.

## Oswego Oaks Park

The CRA holds community engagement events for Westgate families in collaboration along with its partners Palm Beach County Parks & Recreation and Westgate Elementary School at **Oswego Oaks Neighborhood Park**. In 2024, events were 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:



### PLAN IMPLEMENTATION — COMMUNITY ENHANCEMENT:

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





# WESTGATE COMMUNITY FARM PROGRAM



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

The **Westgate Community 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 potential of Westgate area. The Farm is funded with CRA TIF. All sales are used to supplement the Farm’s budget and improve the program.



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.

In FY 2024, the CRA spent **\$151,533** to fund the Farm program.

## WESTGATE COMMUNITY FARM PROGRAM BY THE NUMBERS:

-  **\$14,662** in total Farm sales
-  **7** gardening workshops & **6** children's events with a total of **175** attendees
-  **\$2,079** EBT sales & Fresh Access Bucks distributed
-  **\$4,159** EBT & FAB transactions

### PLAN IMPLEMENTATION — COMMUNITY ENHANCEMENT:

Focus Area 1. Economic Development; Focus Area 2, Market Positioning; & Focus Area 4, Community Improvement (Obj. 4.2.4. & Program 4.4.1.)



**Westgate/Belvedere Homes Community Redevelopment Agency  
Palm Beach County**

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

