

Westgate/Belvedere Homes Community Redevelopment Agency

Annual Goals & Performance Measures Report

December 1, 2025

Fiscal Year October 1, 2024 – September 30, 2025

Overview

Florida Community Redevelopment Agencies are primarily governed by Ch. 163 Part III of Florida Statutes. In addition, CRA's must also adhere to the special district reporting requirements established by the Uniform Special District Accountability Act and F.S. 189.0694, as amended.

189.0694 Special districts; performance measures and standards—

- (1) Beginning October 1, 2024, or by the end of the first full fiscal year after its creation, whichever is later, each special district must establish goals and objectives for each program and activity undertaken by the district, as well as performance measures and standards to determine if the district's goals and objectives are being achieved.
- (2) By December 1 of each year thereafter, each special district must publish an annual report on the district's website describing:
 - (a) The goals and objectives achieved by the district, as well as the performance measures and standards used by the district to make this determination.
 - (b) Any goals or objectives the district failed to achieve.

Based on these statutory requirements, the focus areas outlined the Westgate CRA's Community Redevelopment Plan, and Annual Budget allocations, the Agency established the following goals, objectives and performance measures for the Fiscal year 2024-2025:

Annual Statutory Compliance & Reporting Requirements

*Annual reports may be found on the Westgate CRA's website: <https://westgatecra.org/>

Goal 1: Public Meetings Compliance

Objective: Hold a minimum of 8 Board of Commissioner meetings during FY24-25 to conduct CRA-related business. Regular meetings are open to the public, and agendas include time for public comment.

Measurement: A minimum of 8 Board meetings were held during the fiscal year.

Goal Achieved: Yes ☐ No ☒

The CRA advertised 12 Board meetings during FY24-25 with 7 Board meetings held during the fiscal year. No quorum, or no Board action items created a challenge in achieving the set goal.

Goal 2: Public Records Maintenance Compliance

Objective: Ensure that meeting agendas, minutes, creation documents, boundary maps, and other public records are up to date, posted on the Agency's website, and are ADA compliant, pursuant to F.S. 189.106 and 189.069. Ensure Palm Beach County, as the Agency's parent jurisdiction, maintains a hyper-link on its website home page to the CRA's website.

Measurement: All public records are appropriately maintained throughout the fiscal year.

Active hyper-link to CRA's website from Palm Beach County's website homepage –
<https://discover.pbc.gov/Pages/Special-Districts.aspx>

Goal Achieved: October ☒ January ☒ April ☒ July ☒

Goal 3: Annual Audit Report

Objective: By March 31, 2025, in accordance with F.S. 163.387, complete the annual audit report, and transmit to Palm Beach County for inclusion in the Palm Beach County Annual Comprehensive Financial Report (ACFR). The Westgate CRA's annual audit is completed by independent auditors. The audit is presented to and adopted by the CRA Board of Commissioners prior to the yearly deadline, and required distribution. Within 45 days of completion, post the annual audit to the CRA's website for inspection by the public to safeguard financial transparency and accountability.

Measurement: The annual audit was completed by independent auditors in accordance with statutory requirements. The annual audit was transmitted to Palm Beach County, and is included in the County's FY 2024 ACFR, and was available on the CRA's website within 45 days of completion.

Hyper-link to County financial information on Clerk of the Circuit Court & Comptroller of Palm, Beach County –

<https://www.mypalmbeachclerk.com/departments/finance/county-financial-information/comprehensive-annual-financial-report>

Goal Achieved: Yes ☒ No ☐

Goal 4: Annual Report to the Public

Objective: By March 31, 2025, in accordance with the requirements of F.S. 163.371 and 163.461, complete the annual report to the public, transmit to Palm Beach County, and post to the CRA's website for inspection by the public to safeguard programmatic and financial transparency and accountability.

Measurement: The annual report was completed in accordance with statutory requirements, transmitted to Palm Beach County, and was posted on the CRA's website.

Goal Achieved: Yes ☒ No ☐

Goal 5: Annual Redevelopment Trust Fund Budget Preparation & Approval

Objective: Prepare the fiscal year Redevelopment Trust Fund Budget for final approval by the Palm Beach County Board of County Commissioners by September 30, 2025, in accordance with F.S. 163.387 and 163.106. The CRA's annual budget is separate from the County's annual budget. The draft budget is adopted by the CRA Board by August 2025, and posted to the CRA's website for inspection by the public. The budget is transmitted to the Board of County Commissioners as the creating entity for public hearing presentation and final approval by resolution per statutory deadlines and requirements. Within 30 days of adoption, post the final fiscal year Redevelopment Trust Fund Budget on the CRA's website to safeguard financial transparency and accountability.

Measurement: The draft fiscal year budget was approved by the CRA Board on August 19, 2025, and the final budget was adopted by the Palm Beach County BCC by September 30, 2025, as is evidenced by agenda items, meeting minutes, and budget documents on the CRA's website.

Standard: The annual fiscal year Redevelopment Trust Fund Budget adoption and approval was completed per statutory deadlines and posted on the CRA's website.

Goal Achieved: Yes ☒ No ☐

Annual Redevelopment Goals & Objectives

Focus Area 1: Economic Development Initiatives to Encourage Private Investment—

To grow District businesses, employment, and community potential through programs and projects which encourage opportunity for private investment and reinvestment that work to create vibrant, sustainable neighborhoods, ultimately eliminating slum and blight.

Goal 1: Construction Completion & Initiation of Priority Corridor Streetscape Projects

Objective: Continue coordination and interlocal partnership with Palm Beach County Engineering to complete construction and project close out for Transportation Planning Agency/Florida Department of Transportation grant funded streetscape improvement projects on Seminole Boulevard and Westgate Avenue, both estimated to be concluded within the fiscal year. This objective includes ongoing coordination with County Engineering to begin construction of the Cherry Rd. pedestrian improvements project.

Measurement: Construction of the Seminole Boulevard and Westgate Avenue streetscape projects were completed and closed out per the established construction timeline and interlocal partnership agreements. Construction on the Cherry Road pedestrian improvements project has begun.

Goal Achieved (complete Seminole Blvd. & Westgate Ave. streetscape projects):

Yes ☐ No ☐ In progress ☒

The Seminole Blvd. project closed in January 2025. Construction on the Westgate Avenue project was substantially completed in March 2025; the project was not yet closed by the end of FY24-25.

Goal Achieved (begin Cherry Rd. streetscape project):

Yes ☒ No ☐ In progress ☐

Construction on the Cherry Rd. project commenced in March 2025. No CRA funds expended for Streetscape projects in FY25.

Goal 2: Administer the Site Development Assistance Program

Objective: To provide reimbursable grant funding to property owners or developers to defray eligible pre-development, permitting, or exterior improvement costs of new construction, building expansion, or the exterior rehabilitation of new and existing commercial, residential, and mixed-use buildings or properties, within targeted redevelopment areas through the annually funded Site Development Assistance Program (SDAP).

Measurement: Administer at least eighteen (18) reimbursable SDAP grants.

Goal Achieved: Yes ☐ No ☒

The CRA reimbursed twelve (12) SDAP grants for assistance in the construction of 12 single family cottage homes in the South Westgate Estates neighborhood, not meeting the goal. However, the CRA Board pre-approved SDAP grant funding for thirty (30) more cottage homes in the fiscal year which will receive reimbursement in FY26.

Goal 3: Property Acquisition and Disposal for Redevelopment

Objective: Actively pursue purchase of available parcels along key corridors – in fiscal year 25, Westgate Avenue is the primary corridor of focus; negotiate terms and purchase land for assembly. In this ongoing program, the CRA purchases and holds land for redevelopment partnerships or private ventures that create housing and business development opportunities.

Measurement: CRA Staff negotiated purchase terms with property owners of the Westgate One development on Westgate Avenue following the expiration of the project development order, but were unsuccessful due to the high cost of land.

Goal Achieved: Yes ☐ No ☒

Focus Area 2: Market Positioning—

To reposition the Westgate area in the local and regional market as a desirable place to live, work, and play through positive branding and promotion.

Goal 1: Increase Exposure of Westgate through Promotion Activities & Website

Objective: The CRA will continue to engage in ‘in-person’ District promotion activities, as well as social media, print, and website branding strategies to further the goal of establishing a positive

market presence for Westgate by promoting the potential of the area to government partners, industry colleagues, community organizations, businesses, developers, associations and trades.

Measurement: CRA Staff participation and Incremental successes in engagement and promotion activities may be measured by CRA website traffic demonstrating an increase in activity over the fiscal year indicating new interest. Analytical website tools provide data on number of website visits, origin of visitors, pages viewed, and return visits.

Goal Achieved: Yes ☒ No ☐

CRA Staff participated in the Palm Beach County Hispanic Month Bus Tour, quarterly BDB Stakeholders Meetings (the Westgate Streetscape project was presented to government partners and stakeholders at the August 2025 Stakeholders Meeting), and monthly meetings as a Westgate Elementary School SAC (School Advisory Council) community partner. The CRA joined WPBgo (West Palm Beach Mobility Coalition) as a partner in January, attending monthly meetings.

CRA Website SEO Report data: in October 2024 total new users increased by 71%; by fiscal year-end total new users dropped by 20% indicating a general trend toward increased exposure. Top page views and return visits were consistently “meetings & agendas” and “how a CRA works”. Peak traffic increased to the Autumn Ridge Apartments page month over month when the development began to lease units following construction completion—this affordable housing project is showcased as a “redevelopment Success Story” on the CRA’s website. The Cherry Rd. streetscape project also spiked page views as contractors began to mobilize, and following a community outreach meeting in November 2024 during which TPA construction completion timelines were outlined. From October through December visits to the RFQs/RFPs/ITBs web page increased in response to the issuance of a CRA RFQ for continuing consulting services in planning, engineering and surveying.

Focus Area 3: Facilitate Quality Housing Production & Preserve Workforce Housing Stock—

To create and maintain diverse, quality housing stock that addresses a mix of community, local, and regional needs.

Goal 1: Preservation of Workforce & Affordable housing – Administer Neighborhood Preservation Program

Objective: To preserve and beautify affordable and workforce neighborhoods, the CRA provides reimbursable grant funding to individual homeowners to leverage the cost of eligible home renovations and exterior improvements through the Neighborhood Preservation Program (NPP).

Measurement: Administer at least twelve (12) reimbursable NPP grants.

Goal Achieved: Yes ☒ No ☐

The CRA reimbursed 25 homeowners in the fiscal year, exceeding the goal. \$125,000 in CRA TIF was expended.

Focus Area 4: Engage the Community & Initiate Public Safety Innovations—

To create a desirable, safe and sustainable community that encourages redevelopment and economic growth to eliminate slum and blight.

Community Engagement Goals –

Goal 1: Ongoing Community Outreach, Dissemination of Information & Resiliency Building

Objective: The CRA will continue efforts to unify the community by promoting spirit and ‘pride in place’ through ongoing community outreach and enrichment events. Outreach activities are designed to provide information on CRA projects and programs that benefit the community, promote access to local resources, and offer education and services to address social issues that impact community sustainability and economic growth. The CRA partners with Palm Beach Sheriff’s Office (PBSO) Community Policing deputies, and the Palm Beach County Parks & Recreation Department to engage youth and families.

Measurement: To ensure ongoing participation and collaboration with community partners the CRA will host or participate in at least six (6) community outreach meetings and enrichment events during the fiscal year at Oswego Oaks Park, as well as at the Westgate Community Farm; and, Celebrate Westgate which showcases community resources, neighborhood businesses, and local not-for-profit organizations hosted by partner PBC Parks & Recreation Department at the Westgate Recreation Center.

Goal Achieved: Yes ☒ No ☐

The CRA held a community outreach meeting on November 2024 to present the Agency’s efforts to increased residential density in certain areas of the CRA District, active and upcoming TPA projects including Seminole Blvd., Westgate Avenue, and Cherry Rd., and the phasing program for the redevelopment of the 47-acre Palm Beach Kennel Club site on Congress Avenue. A second community meeting was held in February 2025 to introduce the community to the County’s proposal to bring tiny homes to Westgate Avenue. Community enrichment activities for the purpose of CRA program and project information dissemination, and to bring community policing deputies to community were held in December, February, June, August and September at both Oswego Oaks Park, and the Community Farm.

Community Safety Goals –

Goal 1: The CRA is surveying the community to gather data for the preparation of Safety Plan. The Plan will address the ongoing public safety issues of loitering, homelessness, illegal dumping, youth gang violence, and graffiti, that perpetuate slum and blight in the District. Initiatives to improve residential and commercial property maintenance and sub-standard structures through outreach is a key element.

Objective: Utilize survey data collected from public input at community outreach events and website to inform the goals of the Safety Plan. Begin drafting the Plan to include an implementation framework, funding sources and timelines.

Goal Achieved: Yes ☐ No ☐ In progress ☒

Focus Area 5: Public Infrastructure Improvements & Public Spaces—

To provide sufficient and ongoing levels of public infrastructure and services to support existing community needs, improve the quality of life for residents, and incentivize redevelopment and private investment.

Goal 1: Feasibility Study for Donnell Rd. Sanitary Sewer and Water Improvements

Objective: Donnell Road, extending from Okeechobee Blvd. to Westgate Avenue, does not have access to sanitary sewer—there are multiple disjointed uses and underutilized vacant site representing a redevelopment opportunity. The CRA will engage engineering consultants to study the design and financial feasibility of installing sanitary sewer services in this area.

Measurement: Engineering consultants were engaged in July 2025 to conduct a feasibility analysis of Donnell Rd. improvements.

Goal Achieved: Yes ☐ No ☐ In progress ☒

Goal 2: Expand & Establish Valuation for SFWMD Stormwater Storage Mitigation Bank

Objective: Improvements to drainage capacity, stormwater storage, and flood mitigation are an ongoing priority for the Agency. The CRA established a Compensating Stormwater Storage Mitigation Bank in 2023 which has been fully exhausted.

Measurement: The next step establishes a valuation of each acre foot of mitigation bank credit to quantify the impact of the bank on development costs, and studies the viability of adding new credits to the bank from other retention areas in the District. The CRA will engage specialized engineering consultants to establish mitigation bank valuation and explore opportunities for expansion of the bank.

Goal Achieved: Yes ☒ No ☐

Multipurpose Goal: Continue Streetlights Program

Objective: In 2022, the CRA began working with Florida Power & Light to install additional streetlights in dark areas of North & South Westgate Estates neighborhoods. This project is ongoing with a FY25 anticipated completion date.

Measurement: Ongoing facilitation and oversight of the permitting and installation of additional streetlights.

Goal Achieved: Yes ☐ No ☐ In progress ☒

Focus Area 6: Planning for Redevelopment –

Identify opportunities for redevelopment and reinvestment through the analysis of changing needs, issues, and community conditions by evaluating, recommending, and implementing effective programs, policies, and regulations.

Long Range Goal –

In FY 24-25, the Westgate CRA will begin to evaluate the goals, objectives, programs and projects outlined in its 2017 Community Redevelopment Plan. The assessment will examine the need to conduct further studies to respond to changing conditions within the CRA and market trends. Future redevelopment activities that support economic growth will be based on district-specific studies in transportation and mobility, open space, housing production, economic outlook, urban form and design, and water management. These studies will form the basis of an amended redevelopment plan, and will inform County Comprehensive Plan policy language and zoning reforms related to the Westgate Community Redevelopment Area Overlay. This goal is not anticipated to be completed until FY 27.

Goal Achieved: Yes ☐ No ☐ In progress ☒

Fiscal Year Goals –

Goal 1: Ongoing Technical Assistance & Support

Objective: Continuously retain technical assistance consultants under a continuing services contract for ongoing land planning & landscape architecture, engineering, and surveying tasks. Current consulting contracts expire in December 2024. Issue RFP for technical assistance continuing services and select consultants pursuant to Palm Beach County procurement policies. Retain continuing services consultants to support redevelopment goals.

Measurement: A minimum of 1 consultant is selected, representing each discipline of planning & landscape architecture, engineering, and surveying, and retained under a continuing services contract for a minimum of 3 years.

Goal Achieved: Yes ☒ No ☐ In progress ☐

Goal 3: Initiate and Complete Comprehensive Plan & Unified Land Development Code Updates to Facilitate Housing Production and Economic Investment

Objective Ongoing identification of regulatory barriers to redevelopment within the County's comprehensive plan and land development codes, including regular revisions to the Westgate Community Redevelopment Area Overlay (WCRAO). In late FY24, CRA Staff proposed to amend the WCRAO in the comprehensive plan to expand the Density Bonus Program to support developer interest in housing production, and meet housing demand countywide in a central infill

area. The initiative provides a pool of residential units beyond the future land use, allowing for expedited land use entitlements at the Zoning level, without the need for a FLU amendment. Staff is also proposing to continue to work with the Zoning Division to revise the WCRAO in the UDLC to include parking reductions and flexible regulations.

Measurement: Amendments to the Comprehensive Plan were initiated by the Board of County Commissioners (BCC) in November 2024, and will be adopted by the BCC in February 2026. Revisions to the ULDC will not be adopted by the end of FY25, but will be adopted in late October 2025.

Goal Achieved: Yes ☐ No ☐ In progress ☒