

**WESTGATE/BELVEDERE HOMES
COMMUNITY REDEVELOPMENT AGENCY**

FY2027 Annual Redevelopment Goals, Objectives & Work Plan

Adopted September 14, 2026

The CRA's Community Redevelopment Plan (CRP) establishes the vision, redevelopment policies, goals, and investment priorities that guide the Agency's activities and provide the foundation for annual budgeting, project implementation, and performance measurement.

The CRA organizes its work efforts around seven Strategic CRP Focus Areas that align resources and activities with its redevelopment mission. These areas address economic development and redevelopment; housing and neighborhood revitalization; transportation, mobility and public infrastructure; planning and redevelopment policy; community engagement, public safety and neighborhood services; strategic partnerships, grants, and capital investment.

The FY2027 Annual Work Plan translates the CRP into a fiscal year implementation program. Budget allocations are linked to the projects, programs and initiatives planned for the year ahead, with each work item identified by its overall goal and intent, fiscal year work activity, budget allocation and measurable performance indicator.

In this fiscal year the CRA will receive an annual increment of \$6,803,632 representing an increase of 23.4%. Total revenues including interest and FY26 balance forward is \$10,879,632. An allocation of \$2,937,600 is transferred to debt service and capital improvements projects.

68.9% or \$7,505,000 of the CRA's FY2027 Annual Budget, is dedicated to public reinvestment to further redevelopment goals and objectives.

Redevelopment Planning & Implementation

Identify opportunities for redevelopment and reinvestment by evaluating changing conditions and implementing effective plans, policies, regulations and technical initiatives.

The CRA has allocated \$900,000 in FY2027 for professional services supporting redevelopment planning and realization. Continued technical and engineering support is required for design and implementation of CRA capital improvements, redevelopment planning, and the CRA's 2027 Traffic Mitigation Work Plan initiatives. This year's allocation includes \$400,000 for Engineering & Construction Coordination, and \$500,000 for Technical Assistance—an increase of \$345,000 from FY2026. This increased investment provides additional professional planning, engineering, technical, and project coordination capacity to support Staff in the implementation of the CRA's FY2027 redevelopment priorities.

1. Community Redevelopment Plan Update

In FY26, the Westgate CRA began to evaluate the goals, objectives, programs and projects outlined in its 2017 Community Redevelopment Plan. To plan for the future, the update

will examine changing conditions within the CRA, growth projections, and market trends. Future redevelopment activities supporting economic growth and housing production will be based on District-specific studies in transportation and mobility, open space, housing needs, economic outlook, urban form and design, and water management. These studies will form the basis of an amended Community Redevelopment Plan.

Work Program: Continue plan update and use supporting District studies to establish updated redevelopment priorities, programs and implementation strategies. Incorporate input from community, business and County stakeholders. Develop recommendations for County Comprehensive Plan policy language and zoning reforms related to the Westgate Community Redevelopment Area Overlay.

Budget: \$100,000 from Technical Assistance budget allocations for consultant fees and supporting studies.

Performance Indicator: Updated Community Redevelopment Plan completed and adopted.

2. Comprehensive Plan / ULDC WCRAO Revisions

Advance regulatory amendments to support housing production and economic investment through the regulation of uses, availability of density and flexible development standards.

Work Program: Continue identifying policy and regulatory barriers and coordinate Comprehensive Plan, WCRAO and ULDC changes needed to facilitate redevelopment and economic investment.

Budget: \$50,000 included within Technical Assistance allocation.

Performance Indicator: Policy and code amendments or implementation actions advanced during FY2027.

3. Development Review & Project Advocacy

Review of zoning applications within the boundaries of the WCRAO for consistency with the Redevelopment Plan and compliance with the land development regulations of the overlay.

Work Activity: Provide technical review, interdepartmental coordination and project advocacy for development applications.

Budget: Staff expenditure.

Performance Indicator: Development applications reviewed and advanced in accordance with County review schedules.

Economic Development & Private Investment

Grow District businesses, employment and redevelopment potential through programs and investments that encourage private investment and reinvestment.

The CRA has allocated a total of \$3.5 million in FY27 to support economic development, small business growth, and strategic real estate acquisition. The budget includes \$1 million in expenditures for Economic Development. Within this envelope the CRA will fund acquisitions, small business programs and site remediation activities. A further \$2.5M in strategic property acquisitions funds are represented in Capital Improvements.

Funding for the Site Development Assistance Program is \$300,000 for the fiscal year, an increase of \$100,000, expanding the resources available to support eligible new development and redevelopment projects within the District.

1. Site Development Assistance Program (SDAP)

Reimbursable grant program available 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).

Work Activity: Administer the program and continue outreach and promotion to property owners, developers and businesses. In FY27, the Agency is focusing assistance toward defraying property owner costs to renovate and repair multifamily developments, and leveraging site improvement and infrastructure costs for the construction of single-family homes.

FY 2027 Budget: \$300,000.

Performance Indicator: Administer at least 6 reimbursable SDAP grants awarded; track the number and value of grants awarded or reimbursed.

2. Business Assistance

Rent and tenant buildout assistance programs are funded for FY2027. These programs support small business start-ups, and provide assistance to commercial and mixed-use developments tenant and interior build outs. In this fiscal year, the CRA will develop and launch a Small Business Growth Program pilot to support entrepreneurial ventures and small start-ups.

Work Program: 1. Administer Rent and Tenant Buildout Assistance programs; and, 2. Create and advance the CRA's Small Business Growth Program pilot.

FY2027 Budget: \$200,000 for Rent Assistance and Tenant Buildout Assistance. \$75,000 in funding to support the small business pilot development and operational costs are allocated within the budget set-aside for economic development.

Performance Indicator: Develop and launch the Small Business Growth Program. Track applications for all business assistance programs, businesses created, retained or attracted, and pilot-program activity.

3. Strategic Property Acquisition & Redevelopment

Property acquisition and assembly remain an ongoing redevelopment tool. The CRA will actively pursue purchase of available parcels along key corridors in this fiscal year, with Westgate Avenue as a continued 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. The Agency will also consider lands for purchase that support infrastructure, transportation development, and public parks.

Work Program: Pursue strategic acquisition, assembly, disposition or redevelopment partnership opportunities that support housing, business development, public space or interim activation.

Budget Allocations: Within Economic Development and/or Capital Improvement appropriations, as applicable.

Performance Indicator: Property acquisitions, dispositions, development agreements or redevelopment partnerships completed or advanced.

4. Chickamauga Site Remediation

This 3-parcel CRA-owned property is earmarked for higher density mixed-use development. The CRA received FY21 funding from the TCRPC (Treasure Coast Regional Planning Council) Brownfields Program for a Phase I Environmental Assessment for the redevelopment site due to historic auto salvage and a dry-cleaning uses on adjacent properties. TCRPC grant funding ultimately supported Phases 1 and II environmental assessments which indicated minor contamination, and a need for excavation, remediation and demolition of the existing structure.

Work Program: To make this site available for public offering for redevelopment the CRA will complete the necessary FL DEP procedures and physical site work for case closure.

FY2027 Budget: \$125,000 is set aside for site geotechnical/excavation work

Performance Indicator: Required site work is completed, and the land is made available for redevelopment through an RFP process.

5. Streetscape Project Closeout

The Westgate Avenue and Cherry Road streetscape projects, initiated and constructed in previous fiscal years are substantially complete and require final coordination/closeout.

Fiscal Year Activity: Coordinate with Palm Beach County Engineering and funding partners to complete remaining project punch items and interlocal closeout requirements.

FY202 Budget: No expenses associated with project closeouts are expected.

Performance Indicator: Westgate Avenue and Cherry Road projects are fully closed out in accordance with applicable agreement.

Housing & Neighborhood Revitalization

Create and preserve diverse, quality housing that responds to community, local and regional needs while strengthening existing neighborhoods.

The CRA has set aside \$2.17 million in FY2027 for housing assistance and development, an increase over the previous fiscal year budget allocation of \$1.16 million.

The increased investment significantly expands the CRA's capacity to preserve existing housing, provide housing assistance, and support the development of new housing opportunities within the redevelopment District. \$1,000,000 is set aside for Housing Assistance, representing a new budgetary allocation.

1. Neighborhood Preservation Program (NPP)

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. This established program supports affordable and workforce housing stock preservation and stability.

Work Program: Continue administration and outreach to preserve and improve affordable and workforce housing at multi-agency events.

Budget: \$170,000.

Performance Indicator: Administer at least 20 reimbursable NPP grants; track units preserved and CRA investment per unit.

2. Housing Assistance

The FY2027 budget includes a new \$1 million Housing Assistance appropriation. To address a local need for housing support for families at risk of homelessness, the CRA will develop a housing program in partnership with the County and community partners utilizing CRA-owned cottage homes.

Work Program: Develop and implement a Housing Assistance Program.

FY2027 Budget: \$1,000,000.

Performance Indicator: Program development and implantation completed. Track households and/or housing units receiving assistance; final FY2027 target to be established with program criteria.

3. Housing Development

The CRA maintains a dedicated housing-development allocation to facilitate housing units.

Work Program: Advance housing development opportunities through residential property acquisition, financing, or partnerships.

FY2027 Budget: \$1,000,000.

Performance Indicator: Track new housing units facilitated, financed, approved or under construction.

Communications, Promotion & Community Engagement

Strengthen Westgate’s identity as a desirable place to live, work, invest and play through positive promotion, community engagement and neighborhood-based programming.

The CRA has allocated \$395,000 for communications, promotion, and community engagement activities. These allocations support the CRA’s ongoing efforts to engage residents and community partners, promote Westgate and CRA initiatives, disseminate information, and provide community-based programming and activities.

1. Strategic Communications & District Promotion

CRA promotion currently includes in-person stakeholder engagement, website communications and social-media outreach.

Work Program: Develop and implement a Strategic Communications Plan that uses website, social media, print, partner events and direct outreach to promote Westgate projects, programs and redevelopment opportunities. This effort will align CRA communications across platforms to ensure consistent and identifiable messaging.

Budget: \$50,000 is set aside from the \$160,000 Information Dissemination budget line item.

Performance Indicator: Track website traffic and engagement, outreach materials produced, promotional activities and stakeholder exposure.

2. Community Engagement & Resiliency

The CRA will continue efforts to engage the community by promoting ‘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, Palm Beach County Fire Rescue, Station #24, and the Palm Beach County Parks & Recreation Department to engage youth, families and seniors.

The Agency will also continue to seek input from community stakeholders on CRA plans, projects and initiatives through community meetings and workshops.

Work Activities: Host or participate in community outreach and enrichment activities.

Budget: Staff expenditure supported by \$100,000 Community Activities budget allocation.

Performance Indicator: Host or participate in at least 24 community meetings and engagement events; track residents, developers, and businesses engaged.

3. Westgate Community Farm

Community Farm programming is an established neighborhood engagement activity.

FY2027 Activity: Continue farm programming, workshops, volunteer opportunities and market/community activities.

FY2027 Budget: \$135,000.

Performance Indicator: Track participants, workshops, volunteers, market activity and other program outputs.

Public Safety & Neighborhood Services

Provide ongoing public safety, property management and neighborhood services that improve quality of life, address blighting conditions and support redevelopment.

The CRA has allocated \$990,000 in FY2027 for public safety and neighborhood services, an increase of \$270,000 over the FY2026 allocation of \$720,000.

This investment strengthens the CRA's capacity to address public safety and blighting conditions, maintain and manage CRA-owned properties, and provide streetlighting and other neighborhood services that improve quality of life and support redevelopment.

1. Public Safety & Community Policing

CRA public-safety efforts are coordinated with PBSO Community Policing Deputies and informed by community concerns including loitering, homelessness, illegal dumping, youth gang violence and graffiti—through this partnership broken windows will be addressed, furthering community stabilization and directly impacting business retention and attraction by reducing crime and blighted conditions.

Work Program: Continue innovative policing/community-safety initiatives in partnership with PBSO and other municipal, private and not-for-profit partners. Develop a Safety Plan for the CRA District using community input to advance an implementation framework.

FY2027 Budget: \$450,000.

Performance Indicator: Document public-safety activities and outcomes implemented with PBSO; advance Safety Plan actions and priorities.

2. Property Management & Maintenance

The CRA maintains and manages Agency-owned property and addresses conditions affecting neighborhood appearance and redevelopment readiness. Property maintenance allocations also support streetlight retrofits and repair, and streetscape landscape maintenance.

FY2027 Activity: Maintain CRA properties and County facilities per interlocal maintenance agreement. Continue to address nuisance or blighting conditions within the scope of CRA programs.

FY2027 Budget: \$410,000 combined Property Maintenance and Property Management. The Capital Improvements Fund further allocates \$300,000 for Westgate Avenue landscape

replacement and lighting retrofits, as well as \$250,000 for Seminole Blvd. landscape/irrigation installation and lighting retrofits.

Performance Indicator: Track CRA properties maintained/managed and nuisance or blight conditions addressed.

3. Streetlights & Utilities

Streetlight improvements are ongoing and have been coordinated with Florida Power & Light in North and South Westgate Estates.

FY2027 Activity: Continue oversight of streetlight permitting, installation, repair and utility needs at priority locations.

FY2027 Budget: \$130,000.

Performance Indicator: Track streetlights installed/repared and priority locations addressed.

4. Infrastructure & Drainage Needs

Drainage capacity, stormwater storage, flood mitigation and missing pedestrian infrastructure remain ongoing priorities.

FY2027 Activity: Identify and advance priority drainage, stormwater and sidewalk needs through CRA planning and capital coordination.

FY2027 Budget: To be determined within applicable capital/technical assistance budgets.

Performance Indicator: Priority needs documented and implementation actions or studies advanced.

Transportation, Mobility & Public Infrastructure

Advance safe, connected and multimodal infrastructure that supports redevelopment and improves access throughout the CRA District. Detailed fiscal year transportation activities, planning costs and performance indicators are established in the separate FY 2027 CRA Traffic Mitigation Work Plan. Many initiatives began in FY26 through the CRA's Mobility Plan Framework and Strategies report.

The Mobility Plan Framework identifies short-, mid- and long-term mobility strategies; the FY2027 Transportation Work Plan converts those strategies into specific annual projects.

FY2027 Activity: Implement the FY2027 Traffic Mitigation Work Plan

FY2027 Budget: \$1,315,000 in planned fiscal year transportation-related expenditures across Transportation Projects, Transportation Programs, Technical Assistance and Engineering & Construction Coordination.

Performance Indicator: Evaluate program and project-specific milestones and performance indicators established in the FY2027 CRA Traffic Mitigation Work Plan.