

WESTGATE/BELVEDERE HOMES COMMUNITY REDEVELOPMENT AGENCY
Monday, July 13, 2020
1280 N. Congress Avenue, Suite 215
West Palm Beach, Florida 33409

“PLEASE SIGN OUR ATTENDANCE SHEET”

NOTE: Agenda Summary (Pages 3-6)
Staff Report (Pages 7-10)

- I. CALL TO ORDER / ROLL CALL**
- II. AGENDA APPROVAL**
 - 1. Additions, Deletions, Substitutions to Agenda**
 - 2. Adoption of Agenda**
- III. ADOPTION OF W/BH CRA MINUTES (Pages 11-13)**
- IV. PUBLIC COMMENTS**
- V. DISCLOSURES**
- VI. CONSENT AGENDA**
- VII. REGULAR AGENDA**
 - 1. Approval of Density Bonus Units and TCEA trips for Autumn Ridge – 1580 & 1610 Congress Avenue (Pages 14-42)**
 - 2. Approval of Funding for the Design of Westgate Avenue Streetscape Project (Pages 43-94)**
 - 3. Draft Budget for FY 2020-2021 (Pages 95-99)**
- VIII. REPORTS**
 - A. Staff Reports**
 - Correspondence**
 - B. Attorney’s Report**
 - C. Committee Reports and Board Comments**
 - 1. Administrative/Finance –**
 - 2. Capital Improvements – Chair, Mr. Daniels**
 - 3. Land Use –**
 - 4. Real Estate – Chair, Mr. Kirby**
 - 5. Marketing –**

6. Community Affairs –
7. Special Events – Chair, Ms. Ruffy

IX. ADJOURNMENT

ANY PERSON MAKING IMPERTINENT OR SLANDEROUS REMARKS OR WHO BECOMES BOISTEROUS WHILE ADDRESSING THE BOARD WILL BE BARRED FROM FURTHER AUDIENCE BEFORE THE BOARD BY THE PRESIDING OFFICER, UNLESS PERMISSION TO CONTINUE OR AGAIN ADDRESS THE BOARD AS GRANTED BY A MAJORITY VOTE OF THE BOARD MEMBERS PRESENT.

IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THIS BOARD WITH RESPECT TO ANY MATTER CONSIDERED AT THIS MEETING, HE WILL NEED A RECORD OF THE PROCEEDING, AND FOR SUCH PURPOSE HE MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ON JUNE 7, 1994, THE BOARD OF COUNTY COMMISSIONERS APPROVED RESOLUTION NO. 94-693, KNOWN AS THE CODE OF ETHICS. UNDER SECTION 11, IT IS REQUIRED THAT PAID AND UNPAID LOBBYISTS REGISTER. PLEASE REFER TO SECTIONS 11.01 AND 11.02 IN THE CODE OF ETHICS FOR REGISTRATION SPECIFICS. FOR YOUR USE, REGISTRATION FORMS ARE AVAILABLE FROM THE CRA'S ADMINISTRATIVE ASSISTANT.



AGENDA ITEMS

Westgate/Belvedere Homes CRA Board Meeting

July 13, 2020

REGULAR AGENDA:

1. Approval of Density Bonus Units and TCEA trips for Autumn Ridge – 1580 & 1610 N. Congress Avenue

A. Background and Summary: The +/-3.58-acre site is located on the east side of Congress Avenue south of Westgate Avenue. The site consists of 2 contiguous narrow parcels which back onto a drainage lake privately owned by the Lakeside Mobile Home Park. The site has split zoning; the parcel to the north is zoned Residential Multifamily medium density (RM) and has a small single family dwelling; the larger parcel to south is zoned Commercial General (CG) and is vacant. Both parcels have a Commercial High with an underlying residential future land use designation of 8 du/acre (CH/8). The parcel to the south was approved in 2002 for a vocational school/non-profit assembly use in Res. #R-2002-0835, but the project didn't move forward, and all entitlements have expired. The site is located within the boundaries of the Urban General (UG) Sub-area of the WCRAO. Directly to the north of the site is a 7.5-acre vacant assemblage approved for a 198-unit market rate multifamily development called the Greene Apartments; the project is currently in permitting. To the south is an established commercial office-warehouse development. The site is in the U/S Tier as well as in the Revitalization and Redevelopment Infill Overlay (RRIO), Urban Redevelopment Area Overlay (URAO), and the CCRT area.

Landmark Companies, the contract purchaser (dba Autumn Ridge, LLC), is a Miami-based workforce/affordable housing developer with several successful multifamily projects in South Florida including the recently constructed Dunbar Village in West Palm Beach, as well as Westgate Plaza, an 80-unit seniors affordable housing development built in 2012 on Westgate Avenue. Autumn Ridge is a 106-unit multifamily seniors-only Low Income Tax Credit (LITC) rental development comprised of 1 and 2 bedroom units in a 5-story building, for a total GFA of 108,989 sf, including a small 1,100 sf ground



floor ancillary commercial retail space; 54 one-bedroom units and 52 two-bedroom units are proposed. A recreation space, open to the public, is also included as a site amenity. To streamline entitlements, avoid tripping the development and public hearing approvals thresholds, and to achieve the desired density, the applicant is requesting 77 WCRAO density bonus units. These additional units may be approved by the DRO if the increase does not exceed 22 dwelling units per acre; this project is requesting an additional density of 21.6 du/ac.

Summary of Request: The applicant is seeking approval for:

1. A 106-unit multifamily seniors-only LTC rental development with an 1,100 sf commercial retail space on a +/- 3.58-acre site;
2. An allocation of 77 units from the unit pool of WCRAO Density Bonus Program;
3. An allocation of 610 trips per day, 38 am peak hour trips and 50 pm peak hour trip from the WCRAO Transportation Concurrency Exception Area (TCEA) trips pool; and
4. DRO site plan approval.

B. Recommendation: CRA Staff recommends **approval** of the following:

1. A 106-unit multifamily seniors-only LTC rental development with an 1,100 sf commercial retail space on a +/- 3.58-acre site. The subject application requests a recommendation of approval from the Westgate CRA Board for the proposed development pursuant to include the following:
2. An allocation of 77 units from the unit pool of WCRAO Density Bonus Program;
3. An allocation of 610 trips per day, 38 am peak hour trips and 50 pm peak hour trip from the WCRAO Transportation Concurrency Exception Area (TCEA) trips pool; and
4. DRO site plan approval.

2. Approval of Funding for the Design of Westgate Avenue Streetscape Project

A. Background and Summary: In April, the CRA Board approved a Memorandum of Understanding to allow the County to administer the CRA's Transportation Agency Grant for Westgate Avenue. To implement the grant, the County's Engineering



Department has asked advance funding for the design and the administration of the Project. The total projected cost for the design of the project is \$945,948.80, (design fee: \$540,549.01; staff cost: \$216,210.00; 25% contingency: \$189,189.80)

The project will cover Westgate Avenue from Wabasso Drive to Congress Avenue. It will reduce travel lanes, add on-street parking, install streetlights, reconfigure sidewalks, move curb and gutters and install street trees and landscaping. American Consulting Engineers is the prime consultant. Brown & Phillips, Inc. will provide surveying services. Constructive Engineering Inc. will provide signing/pavement marking. Insite Studio will provide landscape architecture Services. Smith Engineering Consultants, Inc. will provide lighting design services. The cost for the prime consultant and the subs is \$540,549.01. It also includes post design fees.

- B. Recommendation:** Approve a funding of \$945,948.80 to Engineering Department for the design of the Westgate Avenue Streetscape Project.

3. Draft Budget for FY 2020-2021

- A. Background and Summary:** The CRA Budget includes three parts, the Redevelopment Trust Fund, the Capital Improvement Project, and the Transportation Enhancement grants. The Redevelopment Trust Fund presents in a line-by-line format all the items funded by the tax increment revenues and rental income. This part details the administrative and the programmatic expenses. A new line item was created to add funding for the COVID-19 Small Business Assistance Grant. The preliminary tax roll value shows that the TIF might increase by 9% this year (adding more than \$200,000 to the budget); however, we don't expect to see much of an increase when the final tax is



computed at the end of the year. It is very probable that market value of real properties may decrease which will result in a decrease in TIF.

The Capital Improvement Project portion provides funding from the trust fund and grants to complete infrastructure improvement projects and acquire properties for redevelopment. The grants received from CDBG and SWA are included in this portion of the Budget.

The Transportation Enhancement part shows the grants received from the Transportation Planning Agency and the Department of Transportation. These grants are being managed by the Palm Beach County Engineering Department, but they were awarded to the CRA through grant applications submitted by CRA Staff. These funding is provided on a reimbursement basis. This information is being shared with the Board to show the TPA grant activities and timeline. No actual cash will be given to the CRA.

- B. **Staff Recommendation:** This is the first reading of the budget. Staff is only seeking input. A final budget will be presented at next month meeting. It will include considerations and input from the July meeting.

WESTGATE/BELVEDERE HOMES CRA BOARD MEETING

Staff Update on In-House Projects

July 13, 2020

2020-01 and 2020-02 ULDC Amendment Round (NEW)

Update: Due to COVID-19, the ULDC Amendment is being moved from the first round (2020-01) to the second round (2020-02). A draft of the amendment was submitted to the County's Zoning Division.

The CRA is seeking to make amendments to its overlay that are focused on the following: restrict or limit certain commercial and industrial uses that do not support the intent of the Sub-area or the Plan such as car wash, landscape service, commercial parking, self-storage and distribution facilities, manufacturing & processing, warehouse, and wholesaling; revise PDR's to reflect smaller lot sizes on Westgate Ave and Okeechobee Blvd allowing more flexibility in development without the need for variances; eliminate sky exposure planes; and revise the Density Bonus Program to be consistent with the County's WHP in design, compliance and enforcement, also revising the criteria for WCRA approval of bonus units to allow better access for smaller residential projects.

Background: Amendments to the County's Unified Land Development Code (ULDC) occur twice annually. The CRA regularly participates in this process to update areas of its WCRA Zoning Overlay to better achieve the goals and objectives of the agency and the amended Community Redevelopment Plan, respond to industry and market trends, simplify processes, and correct technical and language glitches.

2019-02 ULDC Amendment Round (COMPLETED)

Completed: The BCC adopted amendments to the WCRAO at their January 27, 2020 Zoning meeting. These amounts adjusted exterior improvement criteria to obtain 100% renovation value and created new PDRs and supplementary standards for residential uses including cottage homes on 25 ft lots.

Public Assistance Grant (ONGOING)

FEMA has approved nearly \$100,000 to pay for debris removal, and clean up detention ponds as a result of Hurricane Irma. Staff is working with the Florida Department of Emergency Management to implement this project.

Community Garden/Greenmarket (ONGOING)

Ongoing: Construction to install electricity, an irrigation pump and an irrigation system have been installed. Staff is working on securing a contractor for site improvements and installation of a pre-manufactured structure to act as a permanent greenmarket. Once the Plat is approval and recorded and the corner clip conveyed, building permits can be submitted.

Background: Staff engaged Schmidt-Nichols (SN) to prepare a site plan for the community garden and the green market. The CRA initiated new regulations to allow green markets to operate as an accessory to community gardens without having to buffer surrounding residential uses with an opaque wall and 20 ft landscape buffer. The site plan includes an enclosed structure with a bathroom and a walk-in cooler. The community garden/greenmarket received site plan approval in March 2018.

CRA staff proposed amendment language, adopted in the 2018-02 Round, to eliminate the community garden use from landscaping requirements, and modified code language regarding hours of operation

and building size and placement for the accessory greenmarket use. Schmidt Nichols submitted an administrative amendment (ZAR) to remove the landscape buffers and ROW utility easement. The ZAR was approved in April 2019. The permits have been approved to operate the community garden. The electrician and plumbing contractors are working with the utility companies. The CRA will begin to work with a contractor/architect to design the greenmarket structure and prepare plans to submit for building permit. Platting is a condition of approval and is underway.

PBC Solid Waste Authority (SWA) Blighted & Distressed Properties Grants

FY 2018 – Oswego Avenue Properties Clean-up (STARTED)

Update: The CRA has paid a contractor to remove evasive trees, vegetation and debris on the sites. An additional time extension of the grant agreement has been provided by the SWA.

Staff worked with Schmidt Nichols on the dog park design. A site and landscape plan, along with cost estimate have been provided. The CRA is also working with County Purchasing to see if the agency can utilize the County's annual contract "piggyback" policy. The remaining lots will be cleared, sodded, and fence commensurate with the original scope.

Background: The CRA was awarded in the amount of \$92,700 to clean-up, clear, sod and fence 6 vacant CRA-owned properties on Oswego Avenue east of Seminole Blvd. previously earmarked for the L-2 Canal Expansion project. The CRA is proposing match funds in the amount of \$34,460. An Interlocal Agreement between the CRA & SWA was approved by the BCC in March 2018. The CRA received a 50% disbursement of total funds in April 2018.

SWA has approved an extension to the grant timeline and a change of scope to develop a dog park on three of the Oswego Avenue parcels targeted for the properties clean-up. The dog park will include areas and equipment for small and large dogs, fencing, landscaping, and benches. By the fall of 2018, the LWDD cleared a majority of the vegetation overgrowth along the L-2 canal leaving a window of opportunity in the budget to create a simple dog park and still maintain the overall budgeted amount.

FY 2017 – Oswego Oaks Park (ONGOING)

Update: The Park has been completed and has passed its final inspection.

Background: The CRA was awarded in the amount of \$151,000 to design and build a neighborhood park on Oswego Avenue at Seminole Blvd across from the Westgate Recreation Center. The park will utilize 3 vacant CRA owned lots formerly earmarked for the L-2 Canal expansion project. Staff worked with PBC Parks & Recreation to design the project. In 2017, PBC HES originally approved a request for \$114,000 in CDBG funds to match the SWA grant. The SWA forwarded 50% of the grant amount to the CRA to start the project. Following completion of design and engineering drawings, it became clear that the project was underfunded. CRA Staff requested additional funding of \$231,000 in FY 2018 CDBG allocations from HES to cover a budget shortfall for the park project. Construction drawings were finalized and the project was advertised for bid in August 2018. The contract was awarded to the lowest bidder West Construction Inc. The contract has been executed and construction began in November 2018.

PBC Transportation Planning Agency (TPA) Transportation Alternatives (TAP) & Local Initiatives (LI) Grants

FY 2020 Cherry Road Pedestrian & Safety Improvements (NEW)

Update: The project has been approved.

Background: The CRA engaged consultants, WGI to refine the Cherry Rd. improvements project for

7 B

TPA TAP grant application submittal in the 2020 cycle. CRA Staff and WGI worked with Engineering on improving the proposed typical sections. The project proposes reduced travel lanes for traffic calming, new sidewalks on the south side of Cherry Rd east and west of the bridge to the intersection of Country Club Rd., a new 12' shared multi-use path on the north side of the corridor, new crosswalks, pedestrian scale lighting, and shade trees where allowed. The total project cost is \$1.96 million. The grant reimburses \$1 million. The application was submitted to the TPA on February 28, 2020.

FY 2019 and Seminole Blvd. Complete Streets (FUNDED/ONGOING)

Update: The Transportation Planning Agency Governing Board approved funding for the Seminole Blvd project at their July 18th meeting. The Seminole project was ranked #1. Staff and WGI presented the projects to FDOT and BTPAC in early April; Seminole was ranked #1 and Cherry Rd was #4. The Board recommended that the Seminole Blvd project should be prioritized since it ranked higher and is a larger project.

Background: The Board approved a two-fold work assignment with WGI in November 2018 to prepare a feasibility analysis to identify the best two projects to submit to the TPA for the 2019 Transportation Alternatives Program (TAP) cycle. Based on findings presented by WGI, the Board selected the following projects:

1. Seminole Blvd Complete Streets which expands existing sidewalks to 10-12 ft. multi-use paths on each side of the roadway, adds high visibility crosswalks at each intersection, adds pedestrian scale lighting, and shade trees. The project boundaries are from Okeechobee Blvd. to Oswego Ave. Total construction cost is \$1,622,979. The grant reimburses \$1 million.
2. Cherry Road Pedestrian Safety Improvements adds new sidewalks on the south side of Cherry Rd and expands existing sidewalks on the north side to 10-12 ft., adds HAWK signalization to intersection at Country Club Rd., and two new crosswalks along the corridor, new pedestrian scale lighting, and shade trees. The project boundaries are from Quail Drive to N. Military Trail. Total construction cost is \$911,142.

TAP grant projects are designed and constructed within 3 years of prioritized funding. Design will begin in 2020 with construction completion in 2022.

FY18 – Westgate Avenue Corridor Complete Streets (DESIGN STARTED)

Update: Design has begun on the Westgate Avenue project. CRA Staff met with County Roadway Production and the project consulting engineers in February to discuss the design, scope and timeline of the project. The CRA has been asked to provide input on lighting design and landscaping. The consulting engineers have included a roundabout at the intersection of Westgate Ave. and Seminole Blvd. in their design. At their February meeting, the CRA Board, following discussion, expressed their disapproval of a roundabout at this location.

A County Selection Committee met in November 2019 and selected American Consulting Engineers of Florida (ACE) to design the project. CRA staff was in attendance for the presentations and scoring. The County Engineering Department had shortlisted three firms for the project, including CRA consultants WGI, however, volume of previous work was an overriding factor in selection.

Background Information: Staff engaged WGI to coordinate the preparation of travel demand forecast modelling to determine the impact of reducing Westgate Ave from 5 lanes to 3 lanes utilizing a road diet approach. WGI facilitated communication with PBC TPA and Engineering to determine the best design alternative, held a public input meeting, and drafted the final design for the project be used to obtain funding. WGI met with the Engineering Department to present the lane elimination plan. County staff is in support of the lane reduction from Wabasso to Congress, but they are not in support of the elevated landscape median. An alternative design, which allows for 3 lanes (2 thru lanes and one center turn

lane), bike lanes, and floating landscape islands on both sides of the ROW alternating with on street parking was presented to County Engineering for approval and support. With assistance from WGI, the LI grant application was submitted on March 2, 2018. CRA staff is working with County Engineering and Administration to design and administer all 3 of the TPA grant projects.

The TPA Governing Board voted to adopt the TPA List of Priority Projects for the LRTP FY 2020-2024 at their September 20, 2018 meeting. Projects that met TPA and FDOT eligibility requirements were ranked by internal advisory boards, committees and TPA Staff to be forwarded the Governing Board. The Westgate Avenue Complete Streets project was ranked #1 of 6 entries to receive Local Initiatives Program funding. This project has been moved up the timeline due to the inability of other funded projects to proceed. Design can start in July 2019 for FY 2019/20. Construction funding will be approved after the design is completed.

FY 2018 – Phase II Belvedere Heights Streetlights & Sidewalks (FUNDED/ONGOING)

Update: Design has started. The construction of the project is planned to start in summer 2022.

Background Information: CRA staff prepared and submitted a Transportation Alternatives Program (TAP) grant application for Phase II – Wellington Road to Bridgeman Road, of the Belvedere Heights Neighborhood for sidewalks and streetlights to PBC TPA in March 2018.

FY 2017 – Phase I Belvedere Heights Streetlights & Sidewalks (DESIGN NEARLY COMPLETE)

Update: Construction is scheduled to start in 2021. The County wants to install water mains first. The Engineering Department has engaged several consultants through a CRA/County MOU to implement the project. Design is almost completed. The County is currently reaching out to the residents.

Background Information: An application was submitted to the TPA Transportation Alternatives Grant to request almost \$1 Million to install sidewalks and streetlights in Belvedere Heights in 2017. The funds will not be available until 2019. The BCC approved Engineering Department sponsorship of the project via resolution in May 2018.

CRA 5-year Strategic Plan (ONGOING)

CRA staff has begun drafting a 5-year strategic plan that will implement the goals and objectives of the newly amended Redevelopment Plan. A strategic plan will outline the specific tasks, timeline and budget required for redevelopment activities over the next 5 years. It can also serve as a platform for the CRA to refine its vision and mission statement in a way that is current with its shifting priorities. Staff has received some initial input from Board members. Work on the Strategic Plan is ongoing.

Streetlights for Belvedere Homes (ONGOING)

The Engineering Department is partnering with Office and Community Revitalization to install streetlight in Belvedere Homes. An initial meeting has been held. Citizens are currently gathering signatures and easement authorization from residents and property owners.

Proposed Private Redevelopment Projects

Below is list of private development projects in the Westgate CRA that are in the entitlements or permitting process:

Projects	Address	Status
Car Wash (potential project -- formerly KFC/Jack's Restaurant)	2200 Okeechobee Blvd.	DRO Approval required. Applicants to meet with Zoning staff
Cottage home project	2611 Saranac	1-acre site newly subdivided into 14 25 ft lots for cottage homes
New Country Motor Cars -- Mercedes-Ferrari	4000 Okeechobee	DOA/Concurrent Type II variance requests -- redistributing square footage, expanding/renovating maintenance area, roof top inventory parking
Gas Station (Circle K)	1799 Congress Ave at Westgate	Construction complete
Palm Beach Marketplace	Okeechobee Blvd	ZAR for redistribution of square footage, removing outdoor seating areas
Mercedes/Ferrari	Okeechobee Blvd	ZAR for changes to architectural elevations
Health Career Institute	1764 Congress Ave	In Zoning review for a DOA to a MUPD. Adding 680 students. Redistributing square footage. Increasing daily trips by 500 (CRA may not have TCEA trips remaining in pool)
Quick Lane (Ford/Lincoln Dealership)	1668 N. Military Trail	Not yet submitted. Requires rezoning to CG and BCC approval for a Class A conditional use
Congress Avenue - Greene Apartments	1600 N. Congress Ave	In Zoning for DRO approval. 198 units -- 138 density bonus units from WCRA pool; 55 income restricted. Issues with compensating storm water storage
Fern House	Church Street	In Zoning for DRO approval
MacDonald Industrial/McArthur Dairy	N. Florida Mango	Type 2 waiver for extended hours of operation. BCC approved January. Construction to begin mid 2019
Extraordinary Charities	2635 Old Okeechobee Rd	Nonconformities certification. Interior/exterior renovations complete
Mi Pais Express (Fernandez) Mixed Use	2633 Westgate Ave	Platting process has begun. Permit submitted. Architectural review for mixed use required. CRA has prepared easement agreement. Architectural review underway
Connections Education School for Autism -- rezoning	Marine Drive	Rezoning approved BCC. On hold
Westgate Apartments	Westgate Ave (adjacent to Westgate Plaza)	Workforce housing project -- 48 units. On hold
Dos Hermanos Mixed Use	Westgate & Seminole Blvd	Rezoning & variances approved. DRO site plan approval. New architect
Speedy's Tires Auto Repair expansion	Congress Ave. & Cherry Rd.	Approved at Dec BCC/Final DRO. Admin amendment. Zoning complete. Platting & contractor selection
Westgate One	Westgate at Nokomis	Approved/ Extension. Potential residential project
Autumn Ridge	1580 & 1610 Congress Avenue	106-unit multifamily seniors-only LIHTC rentals

**WESTGATE/BELVEDERE HOMES COMMUNITY REDEVELOPMENT AGENCY
1280 N. CONGRESS AVE., SUITE 215, WEST PALM BEACH, FL. 33409
MINUTES OF THE MONTHLY MEETING**

June 08, 2020

I. CALL TO ORDER

Mr. Daniels, the Board Chair, called the meeting to order at 5:00p.m. The roll was called by Ms. Bui.

Present: Ronald Daniels
Joanne Rufty
Ralph Lewis
Yeraldi Benitez – Logged on at 5:04p.m.
Ruth Haggerty

Absent: Enol Gilles
Joseph Kirby

Staff Present: Elizée Michel, Executive Director
Denise Pennell, Senior Planner
Carmen Geraine, Bookkeeper
Mai Bui, Administrative Assistant
Thomas J. Baird, Esq., General Counsel

II. AGENDA APPROVAL

1. Additions, Deletions, Substitutions to Agenda

- No Additions, Deletions, Substitutions to Agenda

2. Adoption of Agenda

- It was moved by Ms. Rufty and seconded by Ms. Haggerty to adopt the Agenda.
Motion carried (4-0)

III. ADOPTION OF W/BH CRA MINUTES

- It was moved by Ms. Haggerty and seconded by Ms. Rufty to adopt the minutes of the April 13, 2020 meeting as amended. Motion carried (4-0)

IV. PUBLIC COMMENT

- Doritt Miller, Assistant County Administrator informed that Palm Beach County has a small business grant. The deadline to submit application is June 12, 2020 at 11:59 a.m. It is not a loan; it is a grant for businesses that were close due to Covid.

V. DISCLOSURES

- No disclosures

VI. CONSENT AGENDA

- No consent agenda

VII. REGULAR AGENDA

1. The COVID-19 Small Business Emergency Relief Forgivable Loan Program (Program)

The agenda item was introduced by Mr. Michel. The COVID-19 crisis had forced small businesses to face many obstacles in the last few months. Executive Orders by the governor to control the spread of the virus have resulted in business closures, reductions in services, disruptions in inventory supply chains, impacts to cash flow, and payroll deficits. This Program is intended to support the retention of small businesses vital to the overall economic health of the redevelopment area, protect and support capital improvements undertaken or planned by the CRA, and to prevent the furtherance of slum and blight conditions, pursuant to the goals and objectives of the Westgate CRA Community Redevelopment Plan.

Program Description: The CRA will provide businesses with 25 or fewer employees up to \$5,000 in an interest free loan. If the business can demonstrate compliance with the Program and that the loan was used towards rent, payroll, utilities, inventory expenses, and/or upgrades to technology to facilitate remote working, within 1 year of the loan date, the loan will be forgiven, and the business will not be required to repay the loan. Loans will be awarded on a first-come, first-served basis. Loan recipients will be required to sign a promissory note to ensure compliance with the Program, loan terms, and conditions. The Westgate CRA has sole discretion to determine compliance with the Program, loan terms, and conditions sufficient to allow forgiveness of the loan.

A Board discussion ensued after the presentation. The Board fixed a total amount of \$150,000 to be spent on the program. The Board also adjusted the eligibility criteria to only permit businesses that were in existence on January 1, 2020, and businesses that have at least two full time employees to participate in the program.

Staff recommended that the Board authorizes the implementation of the Program.

It was moved by Mr. Lewis and seconded by Ms. Benitez to approve the implementation of the Program. The motion passed unanimously (5-0)

The regular meeting was suspended at 5:30p.m. to conduct Board nomination. Ms. Haggerty nominated Mr. Ronald Daniels to fill Seat #6. No other nominations were offered. Nominations will be sent to the Board of County Commissioners for their consideration.

2. Election of Board Chair and Vice-Chair

In accordance with the CRA By-Laws, Chair and Vice-Chair are elected for a period of one year. Election for the Board Chair and Vice-Chair should be held every year and the result forwarded to the Palm Beach County Board of County Commissioners for formal approval.

It was moved by Ms. Haggerty and seconded by Mr. Lewis to elect Mr. Daniels as Board Chair and Ms. Rufty as Vice-Chair. The motion passed unanimously (5-0)

VIII. STAFF REPORTS

Ms. Pennell reported to the Board the Oswego Parks has past final inspection. Staff is working on the closeout.

Mr. Michel reported to the Board that the Park on Bridgeman and Florida Mango has been completed.

Mr. Michel reported to the Board that the TPA grants for Cherry Road was approved. The grant will cover construction cost; the WCRA will pay for design and construction administration.

IX. AJOURNMENT

It was moved by Ms. Rufty and seconded by Ms. Benitez to adjourn the meeting. The meeting adjourned at 6:01p.m.

Mai Bui Administrative Assistant, Westgate CRA



Westgate CRA Board Meeting
July 13, 2020

AGENDA ITEM SUMMARY

Autumn Ridge

1580 & 1610 N. Congress Avenue
PCNs 00-43-43-29-00-000-3160; 3180
Control No. 2001-00056

WCRAO Density Bonus Program & WCRAO TCEA Recommendation
for a 106-Unit Multifamily Mixed-Use Development



Location Map



Project Overview:

The +/-3.58-acre site is located on the east side of Congress Avenue south of Westgate Avenue. The site consists of 2 contiguous narrow parcels which back onto a drainage lake privately owned by the Lakeside Mobile Home Park. The site has split zoning: the parcel to the north is zoned Residential Multifamily medium density (RM) and has a small single family dwelling; the larger parcel to south is zoned Commercial General (CG) and is vacant. Both parcels have a Commercial High with an underlying residential future land use designation of 8 du/acre (CH/8). The parcel to the south was approved in 2002 for a vocational school/non-profit assembly use in Res. #R-2002-0835, but the project didn't move forward, and all entitlements have expired. The site is located within the boundaries of the Urban General (UG) Sub-area of the WCRAO. Directly to the north of the site is a 7.5-acre vacant assemblage approved for a 198-unit market rate multifamily development called the Greene Apartments; the project is currently in permitting. To the south is an established commercial office-warehouse development. The site is in the U/S Tier as well as in the Revitalization and Redevelopment Infill Overlay (RRIO), Urban Redevelopment Area Overlay (URAO), and the CCRT area.

Landmark Companies, the contract purchaser (dba Autumn Ridge, LLC), is a Miami-based workforce/affordable housing developer with several successful multifamily projects in South Florida including the recently constructed Dunbar Village in West Palm Beach, as well as Westgate Plaza, an 80-unit seniors affordable housing development built in 2012 on Westgate Avenue. Autumn Ridge is a 106-unit multifamily seniors-only Low Income Tax Credit (LITC) rental development comprised of 1 and 2 bedroom units in a 5-story building, for a total GFA of 108,989 sf, including a small 1,100 sf ground floor ancillary commercial retail space; 54 one-bedroom units and 52 two-bedroom units are proposed. A recreation space, open to the public, is also included as a site amenity. To streamline entitlements, avoid tripping the development and public hearing approvals thresholds, and to achieve the desired density, the applicant is requesting 77 WCRAO density bonus units. These additional units may be approved by the DRO if the increase does not exceed 22 dwelling units per acre; this project is requesting an additional density of 21.6 du/ac.

Summary of Request:

The applicant proposes to develop a 106-unit multifamily seniors-only LITC rental development with an 1,100 sf commercial retail space on a +/- 3.58-acre site. The subject application requests a recommendation of approval from the Westgate CRA Board for the proposed development pursuant to include the following:

1. An allocation of 77 units from the unit pool of WCRAO Density Bonus Program; and,



2. An allocation of 610 trips per day, 38 am peak hour trips and 50 pm peak hour trip from the WCRAO Transportation Concurrency Exception Area (TCEA) trips pool.

CRA Staff further recommends DRO site plan approval provided the project complies with the architectural and supplementary standards of Art. 5 and the WCRAO, and demonstrates that the criteria for obtaining WCRAO density bonus units has been met pursuant to the following:

1. The minimum frontage requirement for the UG Sub-area of 60% is met (including exceptions for ULDC required site elements);
2. A public plaza, with a minimum size of 800 sf and 25 feet in width, including but not limited to public art, fountains, pergolas, clock tower, and public seating areas is provided and is accessible by the public; and,
3. A minimum of 40% of the projects allowed bonus density is reserved for affordable housing.

Staff Analysis:

A development application is reviewed by the CRA for general conformity to WCRAO sub-area PDR's, design guidelines, and other overlay standards. Our site plan review and comments are preliminary, since the Zoning Division and other County departments conduct a separate, more extensive review of the site plan and related application documents via the DRO or Public Hearing process. While the primary objective of the CRA's review is to consider appropriateness of use and consistency with the intent, goals, and policies of the CRA Redevelopment Plan, Staff must contemplate projects in the CRA area in a way that facilitates development and redevelopment, but also with a critical eye that considers the larger picture and how a project will impact the community over the long term.

Consistency with the WCRA Redevelopment Plan & and the WCRA Overlay

WCRAO property development regulations were established to encourage a pedestrian friendly environment, street presence, and mixed use developments that reinforce the smart growth principles of the CRA Redevelopment Plan and the County's Comprehensive Plan. The UG sub-area is envisioned as an area that allows for mixed use development with more intense commercial and residential uses, including multi-story towers where feasible. Mixed use is preferred in the UG sub-area but it is not required. While it is unlikely that a seniors-only income restricted rental development on Congress Avenue will be a catalyst project for the redevelopment of the CRA district, the importance of providing affordable seniors housing in a moment of national economic uncertainty cannot be understated. Many seniors have been adversely impacted by the Covid-19 crisis. By including a retail component, which is proposed be open to the public, the project becomes more consistent with the intent of the sub-area to



provide mixed use with intense residential development. LTC projects are extremely competitive and the 2020 cycle expires in October. The project must be supported by the local jurisdiction and must also not require public hearing entitlements in order to be built. To further streamline the process for the applicant and bypass the need to rezone the commercial piece, the agent argues that split residential/commercial zoning is consistent with the intent of the UG sub-area of the WCRAO where mixed use is the preferred redevelopment; multifamily and townhouse developments are permitted by right in non-residential zoning districts where mixed use is permitted. Further, SB 1339, recently signed in to law by the Florida Governor, allows the development of affordable housing on any parcel of land zoned residential, commercial or industrial. This legislation will enable affordable housing projects throughout the State to be expedited. Ultimately, the PBC Zoning Division will determine whether a rezoning is necessary; if so, the project will not move forward this year.

WCRAO Density Bonus Program (DBP)

The Housing Element of the Comprehensive Plan sets aside 1,300 bonus density units for the Westgate CRA area. To date 52 DBP units have been utilized (Westgate Plaza) and 138 DBP units have been pledged (Greene Apartments). To achieve the 106 units needed for this project, 77 units from the CRA's density bonus pool are requested to be allocated. The 3.58-acre site has a permitted density of only 8 dwelling units per acre which is 29 units by right. Additional density from the CRA's bonus pool increases the density per acre to 29.6 units. Of those 77 units allocated from the bonus pool, 40% or 31 units must be set aside as affordable.

To qualify for WCRAO density bonus units, a number of criteria must be met. A project in the UG sub-area must meet three (3) of six (6) criteria outlined in the WCRAO's standards. Based primarily on site design, the applicant has chosen to comply with the following criteria:

1. Minimum frontage requirements based on WCRAO sub-area PDR's. 60% building frontage is required in the UG;
2. ...a public plaza, with a minimum size of 800 sf and 25 feet in width, including but not limited to public art, fountains, pergolas, clock tower, and public seating areas; and,
3. A minimum of 40% of the projects allowed density is reserved for affordable housing.

In addition, the WCRAO conditions the distribution and lifespan of affordable units through its Affordability Standards:

- i. All units required to be affordable shall be designed with a compatible exterior as other units within the development, and may be clustered or dispersed throughout the project;



- ii. Affordable units shall be offered for sale or rent to very low thru middle income households based on the County's AMI for any given year;
- iii. Prior to DRO approval the applicant shall record a Covenant binding the entire project which identifies each required affordable unit. These units are to be sold or rented to only very-low thru middle income households for a minimum number of years. The Covenant shall provide for monitoring or compliance requirements based on the County's WFH program. The applicant has included a draft Covenant with this application. The applicant is required to record the covenant prior to final DRO approval.

PBC Workforce Housing Program (WHP) Requirement

Workforce housing targets households earning 60% - 140% of the County's published AMI (average median income) for any given year. The workforce sector (teachers, nurses, police officers, firefighters) has been chronically overlooked in the past and as a result the County has adopted a mandatory inclusionary zoning policy that requires that a certain number of units in any medium to large scale residential project be set aside and offered for rent or sale to households that meet the workforce housing criteria. Since the applicant will utilize the maximum of 8 units per acre density allowed by the site's CH/8 FLU designation, residential projects exceeding 10 units must reserve 5% of the standard density units and 16% of the additional units up to the maximum density for workforce housing. For this project, 3 units for workforce housing based on a maximum density of 8 units per acre are required to be reserved pursuant to the Art. 5 of the ULDC in addition to the 40% units that must be affordable to receive additional density from the CRA.

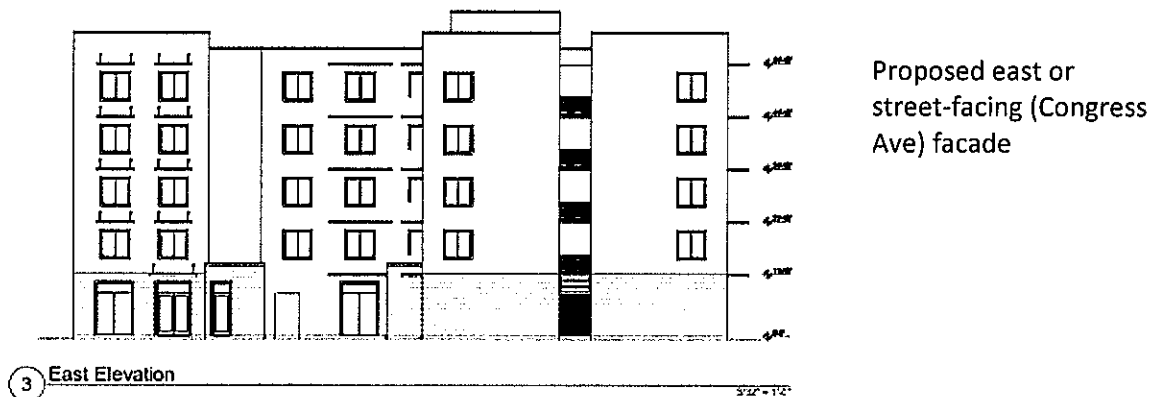
Workforce housing should not be confused with affordable or low-income housing, which targets an AMI of 50%-80%; very low is 30% of AMI. This LITC project proposes almost 80% of the units to be 60-80% of AMI or less, with the remaining 20% to be above 80% AMI. The Westgate CRA area has a very large concentration of households which are low and very low income; as of 2014, the median annual income was \$34,302. Only 20% of households earn an income that can be classified as moderate or above moderate.

WCRAO Property Development Regulations

Individually the parcels have a relatively small frontage, however combined the frontage of the site is 259 linear feet. The UG has a 60% building frontage requirement and, allowing for required site elements such as setbacks, access, sidewalks, buffer widths, the frontage must be on the build to line of 10-25 ft. Based on the preliminary site plan, the minimum requirement is met in compliance with the



recommendation criteria for WCRAO density bonus units. Generally, despite the expanded setback from the ROW, the frontage provided provides good massing and street presence. The 1,100 sf retail space is located along the street; a minimum depth of 30 ft. is required in the UG. The maximum building height in the UG is 240 ft. or 20 stories; the multifamily building is 5 stories in height.

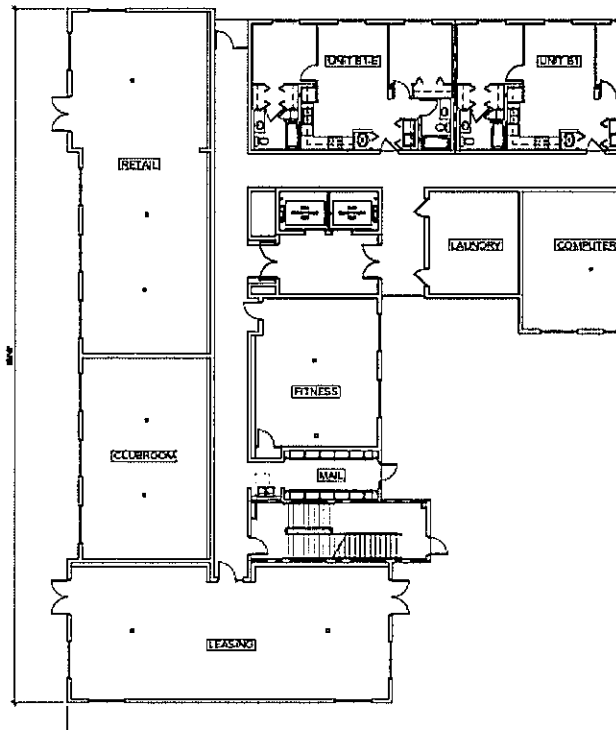


Although the site has an area of 3.58 acres, buildable land is minimized due to the poor soil quality near the retention lake at the rear or west of the site. Some fill has been added to the site by the current owner to reduce 'muck' and maintain land value. However, this condition has forced the entire site design west towards Congress Avenue limiting building placement to accommodate required parking. A build to line of 10 ft. to 25 ft. is required in the UG and a 25 ft. building setback has been provided. Side (min. 10 ft.) and rear (min. 25 ft.) setbacks are provided to code standards. The WCRAO stipulates that the primary entrance orientation be from the street. Access to the leasing office and the retail space are from Congress Ave. A secondary access has been provided at the rear of the building to access the lobby and elevators.

A landscape plan has not been provided but must be at building permit. ROW and incompatibility buffer widths are indicated on the site plan and do comply with code. The applicant utilized a WCRAO provision to reduce the recreational open space required by the Parks and Recreation Department; .36 of an acre is provided immediately to the rear, extending to the south side of the building and will include landscaping, pathways, and a publicly accessible seating area. These elements must incorporate the minimum public open space element required by the WCRAO to receive WCRA approval for the density bonus units. Most WCRAO landscape deviations do not apply in the UG, but side foundation planting



may be eliminated and relocated on site where a build to line is required pursuant to approval of an ALP by the DRO.



Preliminary ground level floor plan
(snapshot of common areas and retail
space)

Architecture & Design

The applicant has provided conceptual architectural elevations and floor plans for the building design. WCRAO regulations require a porch or balcony for all units on each floor of a multi-family development, and regardless of the project's rental demographic, must be provided, or a variance sought. As a mixed use project, compliance with the standards of Art. 5, as well as WCRAO architectural and supplementary standards will be required. The architecture incorporates a modern aesthetic with recesses and projections in contrasting colors for architectural interest, however, CRA staff recommends modifications to the street-facing elevation that would minimize attention to the residential stairwell. The main building color is white with gray accents. A clean, neutral color schematic is increasingly popular in newer downtown West Palm Beach construction. The proposed design is complementary to the architecture of the Greene Apartments to the north.



Conceptual
architectural
rendering of
south facing
elevation

Parking

WCRA overlay regulations provide a substantial reduction from residential parking requirements. Article 6 requires two (2) parking spaces per unit (one bedroom or more), plus 1 space per 4 guests for multi-family developments. WCRAO parking deviations for residential projects (Table 3.B.14.I.) allow the required number of parking spaces to be reduced to 164 including guest spaces; 174 spaces have been provided, over-parking the site by 10 spaces. Bike rack parking areas have been provided and ADA compliant spaces have been provided directly adjacent to the building.

Drainage Considerations

Like the vacant parcels to the north of this site, development interest in this segment of Congress Avenue has fluctuated over time. Due to some unique physical challenges, many developers have become discouraged as due diligence progresses. While the larger of the two parcels have been mostly cleared, the north parcel is heavily vegetated and the land historically prone to water collection at the rear as it slopes toward the retention area. Drainage is problematic since storm water cannot be directed to the privately owned retention lake, and for a large scale development project, it is difficult to design a project to sufficiently store stormwater on site. Most importantly, since Westgate is within the C-51 drainage basin, compensating floodplain storage is also required by South Florida Water Management District (SFWMD). This means that to mitigate the impact of lost site permeability as a result of development, permeable vacant land for the storage of storm water must be permanently secured and dedicated for that singular purpose. In the case of a development that covers a 3.58-acre



site, the compensating storage requirement is significant. The applicant is utilizing all available land to allow the site to function with the number of units necessary to meet their pro forma. To ensure a successful outcome, the project will require additional land as retention to guarantee off site compensating floodplain storage requirements can be met. A drainage statement has been included with the application and indicates that legal positive outfall to the L-2 canal is available by way of the Congress Avenue drainage system. Compensation for flood storage can be accommodated on additional properties. Storm water management through the use of exfiltration piping will be used to meet retention requirements.

Traffic & Vehicular Access

A traffic statement requests an allocation of 610 trips per day to and from one access driveway; 38 am peak hour trips and 50 pm peak hour trips, from the WCRA's Traffic Concurrency Exception Area (TCEA) pool. The statement also indicates that project build-out is anticipated in 2023. It should be noted that the applicant may have to provide a mass transit easement on Congress Avenue should it be required by Palm Tran. Future cross access between sites is a requirement of the URAO and may be applicable to this project.

Staff Recommendation:

The proposed use and site plan is consistent with the purposes, goals, objectives and policies of the Comprehensive Plan, particularly the Provision of Affordable Housing outlined in the Housing Element. The project will be beneficial to the community, will enhance the character of the Congress Avenue corridor by eliminating an out of place single family home and developing vacant land, and will provide much needed affordable and workforce housing units. This project comes at a time when the housing market is seeing a lack of supply of rental units that could be considered affordable by a large percentage of the population coupled with increasingly inflated sales and rental rates across the County.

CRA Staff recommends **approval** of a 106-unit multifamily seniors-only LITC rental development with an 1,100 sf commercial retail space on a +/- 3.58-acre site. The subject application requests a recommendation of approval from the Westgate CRA Board for the proposed development pursuant to include the following:

1. An allocation of 77 units from the unit pool of WCRAO Density Bonus Program; and,
2. An allocation of 610 trips per day, 38 am peak hour trips and 50 pm peak hour trip from the WCRAO Transportation Concurrency Exception Area (TCEA) trips pool.



CRA Staff further recommends DRO site plan approval provided the project complies with the architectural and supplementary standards of Art. 5 and the WCRAO, and demonstrates that the criteria for obtaining WCRAO density bonus units has been met pursuant to the following:

4. The minimum frontage requirement for the UG Sub-area of 60% is met (including exceptions for ULDC required site elements);
5. A public plaza, with a minimum size of 800 sf and 25 feet in width, including but not limited to public art, fountains, pergolas, clock tower, and public seating areas is provided and is accessible by the public; and,
6. A minimum of 40% of the projects allowed bonus density is reserved for affordable housing.



Palm Beach County Zoning Division
2300 N. Jog
Road
West Palm Beach, Florida 33411
Phone: (561) 233-5200
FAX: (561) 233-5165

GENERAL APPLICATION
PUBLIC HEARING AND DRO ADMINISTRATIVE PROCESSES

1. REQUEST

✓ **CHECK TYPE OF APPLICATION:**

PUBLIC HEARING PROCESSES:

- ☐ To allow an **Official Zoning Map Amendment** from _____ Zoning District to _____ Zoning District
- ☐ With a **Concurrent Land Use Amendment** from _____ Land Use to _____ Land Use
- ☐ To allow a **Class A Conditional Use (CA)** for a _____
- ☐ To allow a **Class B Conditional Use (CB)** for a _____
- ☐ To allow a **Development Order Abandonment** of Resolution No: _____ which allowed _____
- ☐ To allow a **Development Order Amendment** to a previously approved:
- ☐ **COZ** ☐ **PDD** ☐ **Class A** ☐ **Class B** ☐ _____
- ☐ to modify and/or delete Conditions of Approval ☐ to add and/or delete land area
- ☐ to reconfigure the ☐ Master ☐ Site ☐ Subdivision ☐ to add and/or delete units
- ☐ Landscape ☐ Regulating Plans ☐ Sign ☐ to add, delete, or modify uses
- ☐ to add and/or delete square footage ☐ to add access points
- ☐ to restart the commencement clock
- ☐ to _____
- ☐ To allow a **Type 2 Variance**: (Submit Form #43 Variance Supplemental) ☐ **Concurrent** ☐ **Standalone**
- ☐ To allow a **Subdivision Variance**: (Submit Form #43 Variance Supplemental) ☐ **Concurrent** ☐ **Standalone**
- ☐ To allow a **PO Deviations** (Submit Form #92 PO Deviation) from Article(s) _____
- ☐ To allow a **Type 2 Waiver**: (Submit Form #19 Waiver Supplemental) ☐ **Concurrent** ☐ **Standalone**
- ☐ To allow a **Unique Structure** in the _____ Zoning District
- ☐ Other _____

DRO ADMINISTRATIVE PROCESSES:

- ☐ To allow an **Expedited Development Review Officer** approval (DROE) (within 2 months of BCC/ZC approval)
- ☒ To allow a **Use** subject to **Development Review Officer (DRO)** approval for a 106 unit multifamily residential project
- ☐ To allow a **Type 2 Concurrent Review** (Zoning and Land Development)
- ☐ To allow a **Type 2 Concurrent Review** (Zoning and Building)
- ☐ To allow a **Type 3 Concurrent Review** (Zoning, Land Development and Building)
- ☐ Subdivision with Required Improvement ☐ Subdivision without Required Improvement
- ☐ Projects that do not require platting
- ☐ To allow an **Administrative Modification** of a Plan approved by the ZC / BCC / DRO for _____
- ☐ To allow a **Subdivision** _____
- ☐ To allow a **Transfer of Development Rights** (Submit Form #16 TDR Supplemental): _____
- ☐ To allow a **Type 1 Waiver** (Submit Form #19 Waiver Supplemental) from Article _____ for _____
- ☐ To allow an **Administrative Abandonment** of _____
- ☐ Other _____

24

2. PROPERTY INFORMATION (* Required Fields)	
A. *Property Control Number (PCN): (List additional PCN(s) on separate sheet)	00-43-43-29-00-000-3180; 00-43-43-29-00-000-3160
B. *Control Number:	2001-00056
C. *Control Name :	Carpenters Union
D. Application Number:	TBD
E. Application Name:	Autumn Ridge Apartments
F. Project Number:	TBD
G. *Gross Acreage:	3.58
H. Gross Acreage of affected area:	N/A
I. *Location of subject property: (proximity to closest major intersection/ road)	E. side of N. Congress Ave. approx. 625' north of intersection of Cherry Rd. & N. Congress Ave.
J. *Address:	1580 & 1610 N Congress Avenue
K. Subdivision Name:	N/A
L. Plat Name and Number:	N/A
M. *BCC District:	2

3. APPLICANT INFORMATION

Current Property Owner(s) Name: See attached property owners list

Address: _____ City: _____ State: _____ Zip: _____

Phone: _____ FAX: _____

Cell Phone: _____ Email: _____

Applicant's Name (if other than property owner(s)) : Autumn Ridge, LLC

Address: 3050 Biscayne Boulevard, Suite 300 City: Miami State: FL Zip: 33137

Phone: Please contact agent FAX: N/A

Cell Phone: N/A Email: Please contact agent

☒ Check () here if Applicant is a contract purchaser. Consent is required from the contract purchaser if a contract is pending to purchase the subject property. Home Owners Association (HOA) or Property Owners Association (POA) consent will be required if subject property is under common ownership or request is to modify any aspect of the project which applies to the entire development (i.e. condition of approval, internal roadway, etc.).

Agent*: Josh Nichols, LEED Name of Firm: Schmidt Nichols

Address: 1551 N Flagler Drive City: West Palm Beach State: FL Zip: 33401

Phone: 561.684.6141 FAX: N/A

Cell Phone: N/A Email: jnichols@snlandplan.com

Agent*: _____ Name of Firm: _____

Address: _____ City: _____ State: _____ Zip: _____

Phone: _____ FAX: _____

Cell Phone: _____ Email: _____

* All correspondence will be sent to the Agent(s) unless otherwise specified.

4. ARCHITECTURAL REVIEW
This application is subject to the requirements of Article 5.C, Design Standards and request review of the proposed elevations concurrent with:

- ☐ Type 1 Projects Requiring BCC Approval
- ☐ Type 2 Projects Requiring ZC Approval
- ☐ Type 3 Projects Requiring DRO or Site Plan Approval
- ☒ Type 4 Projects Requiring Building Permit Approval
- ☐ Revise previously approved elevations
- ☐ Non-conforming structures that are subject to Article 5.C, Percentage of renovations
- ☐ Approval for a Green Architecture (Type 1 Waiver, Art5.C.1.E.3)
- ☐ Approval for Unique Structure, Art.5.C.1.E.2

Note: All application documents shall be consistent with the current Technical Manual, refer to the Zoning Web Page.

5. ZONING AND FUTURE LAND USE			
Current Zoning District:	CG & RM	Proposed Zoning District:	CG & RM
Current Future Land Use:	CH/8	Proposed Future Land Use:	CH/8
Tier: <input checked="" type="checkbox"/> U/S <input type="checkbox"/> R/EX <input type="checkbox"/> AGR <input type="checkbox"/> GLADES		Overlay (Special Study Area): WCRAO	

6. USE / DENSITY / INTENSITY			
Existing Use:	Vacant	Proposed Use:	Multifamily residential
Existing Square Footage:	2,460 s.f.	Proposed Square Footage:	110,025
Existing Number of Units:	1	Proposed Number of Units:	106

7. ADJACENT PROPERTIES						
Identify surrounding Future Land Use and Zoning District. Include existing/approved square footage or number of dwelling units, type of units and density.						
Adjacent Property	FLU Designation	Zoning District	Existing Use	Approved Use	Control No.	Resolution No
NORTH	CH/8	RM	Vacant	198 unit multifamily residential	2016-00052	N/A
SOUTH	CH/8	CG	Office/Warehouse	Office/Warehouse	1990-00040	1991-0262
EAST	HR-8	RM	Residential - Manufactured Homes	N/A	N/A	N/A
WEST	CH/8	CG	Office/Warehouse/Retail	Office/Retail/Warehouse	1997-0003	1997-0524

8. ENVIRONMENTAL ANALYSIS	
General Vegetation Statement: The site is generally cleared and disturbed lands with some native trees as identified on a tree survey that will be mitigated according to PBC standards.	
Current Grade/Elevation:	Approx. 13' NAVD
Proposed Grade/Elevations:	Approx. 13' NAVD
Is removal of vegetation required?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes; submit Approval to Protect Native Vegetation Application to ERM. Application available from the ERM Permit Center-PZB
Is site in a Wellfield protection zone?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes; submit Wellfield Protection Affidavit available from PZB-ERM.
Is removal or relocation of trees required?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes; submit a Tree Survey , Analysis and Justification, also submit a Site Plan with the Tree Survey overlaid for approval by PZB - ERM
Health Department: In Justification Statement, under heading "Hazardous Material", address type and amount of: 1) all industrial, manufacturing, special or hazardous waste that may be generated; 2) airborne pollutants that may be generated (i.e. dust or other unconfined particulates such as NOx, SOx, CO, VOC's, heavy metals, etc.); and, 3) any special handling of solid waste that may be required.	

9. COMPLIANCE	
YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	Is property in compliance with all previous conditions of approval and applicable Code Requirements? If no, please explain in the Justification Statement
YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Is the property currently the subject of Code Enforcement action? If yes, provide Code Enforcement Case Number:
YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Will the request require modification to a recorded plat or plat with Technical Compliance? If yes, explain in the Justification Statement
YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	Is the subject property an existing legal lot of record? If no, submit Legal Lot Review application to the Zoning Division
YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	Do proposed improvements exceed 35% of the improved value of existing structure? If yes, comply with Article 1.F - Nonconformities

10. CONCURRENT APPLICATION SUBMITTAL INFORMATION	
LD Drainage Review #: <u>N/A</u>	Plat Name / No: <u>N/A</u>
R/W Construction #: <u>N/A</u>	BUILDING Permit #: <u>N/A</u>

11. PROPOSED USE DETAILS					
Building Name	Use		Number of Units	Phase Name	Outparcel
1	Multifamily Residential	N/A	106	N/A	N/A

12. CONCURRENCY			
Concurrency Reservation <input checked="" type="checkbox"/>		Concurrency Equivalency <input type="checkbox"/>	
		Concurrency Exemption <input type="checkbox"/>	
A. Concurrency Case Number:	N/A		
B. Water Provider:	PBC		
C. Waste Water Provider:	PBC		
D. Drainage District:	LWDD		
E. Traffic:	PBC	Traffic Trips Existing:	N/A
F. Mass Transit:	PBC Palm Tran	Traffic Trips Proposed:	687
G. Traffic Capacity:	Number of Gross Peak Hour Trips: (If greater than 30; a traffic study will be required)		50
H. Public School:	PBC		
I. Land Development:	PBC		
J. Public Health Provider:	PBC	Well /Septic tank : N/A	
K. Parks	PBC		
L. Fire Rescue	PBC		
M. Solid Waste:	PBC		
N. Check the proposed means of achieving access from the development site to a point of legal positive outfall for storm water discharged from the site: <input type="checkbox"/> Property is contiguous to a natural waterway, or a canal owned and operated by a water control district. <input type="checkbox"/> Property owner has legally established drainage rights to convey storm water through all intervening properties between the development site and natural waterway or water control district canal. <input checked="" type="checkbox"/> Property abuts a road with a functioning drainage system, and property owner has obtained written confirmation from the entity responsible for maintaining the road that the proposed development is eligible to utilize the road drainage system, subject to meeting all permit requirements for drainage connection. <input type="checkbox"/> Other (specify): _____			

This application is not complete without the following documents as attachments:

1. **Justification Statement:** to address the purpose, project history, intent and design objectives of this request, refer to Art.2.A.6.A.1 for the required information.
2. **Status of Conditions of Approval (COA):**
 - a. Provide a letter, which includes the status of all current Conditions of Approval.
 - b. Include the exact language of any modification(s) to any condition(s).
 - c. If the application request requires a time extension for commencement of development or recording a plat, then provide further explanation. (The explanation may be added to the Justification Statement.)

Note: Please refer to PZB Zoning Website <http://discover.pbegov.org/pzb/zoning/ULDC/Articles.aspx> for all ULDC Articles referenced in this document and for helpful information in the Technical Manual.



**Justification Statement
Autumn Ridge Apartments
Palm Beach County, FL
Westgate CRA Application
Original Submittal: June 29, 2020**

Project History

Schmidt Nichols (Agent), on behalf of S&M Services III, LLC and Vythia Tum & Thida Tum Revocable Trust (Owners) and Autumn Ridge, LLC (Applicant), respectfully requests your consideration of this application for Westgate CRA Density Bonus Pool request for the proposed mixed use development consisting of 106 multifamily dwelling units and 1,100 s.f. of commercial retail space. The subject property consists of two parcels, totaling 3.58 acres located at 1610 N Congress Avenue (PCNs: 00-43-43-29-00-000-3180; 00-43-43-29-00-000-3160). The property currently has a single family home on the northern parcel and the southern parcel is currently vacant and mostly cleared. The southern parcel (lot 3160) was previously approved for a vocational school/non-profit assembly use for Carpenter's Union Local 130 in Resolution No. R-2002-0835, dated May 23, 2002. This development was never constructed and all associated entitlements have since expired. The northern parcel (lot 3180) has not been part of a land use application of any kind.

The subject property is located within the Urban/Suburban Tier and currently supports a Future Land Use (FLU) designation of Commercial High, with underlying High Density Residential, 8 units per acre (CH/8). The subject property is also located within two zoning districts, the north parcel being located in the Multifamily Residential (RM) district and the south parcel being located within the General Commercial (CG) zoning district. However, the subject property is also located within the Westgate Community Redevelopment Area Overlay, more specifically the Urban General (UG) sub-area. This overlay allows for mixed use development on this site which is consistent with its split zoning designation, hence the proposed mixed use development.

Project Overview

The proposed project will include 108,989 s.f. of leasable area, 1,100 s.f. of which will be devoted to commercial uses. Additionally, 0.36 acres of recreational space (10% of total site area) is proposed for the use by residents which will include amenities such as a pool deck. The retail space is proposed to be located at the northwest corner of the building, facing N. Congress Avenue, with pedestrian connections to the right-of-way. Drainage for the project is proposed to be achieved through legal positive outfall to the L-2 canal via the Congress Avenue drainage system. The proposed development will add to the newly budding collection of multifamily residential developments with rates affordable to a wide range of income levels. Furthermore, the immediate vicinity of the site consists of many vacant parcels, some of which contain invasive plant species. The

proposed development will result in a significant improvement to the N. Congress Avenue corridor in the Westgate Redevelopment Overlay.

Below is a summary of the surrounding properties:

Adjacent Lands	FLU	Zoning	Uses
Subject Property (Proposed)	CH/8	RM & CG	Mixed Use (Multifamily Residential & Commercial)
North	CH/8	RM	Vacant (198 Multifamily Uses Approved)
South	CH/8	CG	Office/Warehouse
East	HR-8	RM	Lake/Residential Manufactured Homes
West	CH/8	CG	Office/Warehouse/Retail

Parking

Since the subject project is proposed to consist of a mix of residential and commercial uses, the applicant proposes to utilize the reduced parking requirements outlined in Table 3.B.14.I – WCRAO Mixed Use and Residential Parking Deviations. Based on this table, the parking is calculated below:

1 space / 1 bedroom unit @ 54 units = 54 spaces

1.5 spaces / 2 bedroom unit @ 52 units = 78 spaces

1 guest space / 4 units @ 106 units = 27 spaces

2.5 spaces / 1,000 s.f. commercial uses @ 1,100 s.f. = 5 spaces

Total parking requirement: 164 spaces

The applicant proposes 174 parking spaces which is in compliance with the minimum requirement.

Workforce Housing



The Applicant is proposing to utilize the maximum 8 units per acre density allowed by the site's HR-8 underlying FLU designation. As such, according to Table 5.G.1.B, Workforce Housing Program of the ULDC, residential projects exceeding 10 units must reserve 5% of the standard density units and 16% of the additional units up to the maximum density for workforce housing. The subject property is permitted to have 29 units based on standard density. Therefore, in this case, the Applicant is required to reserve 3 units for Palm Beach County's workforce housing program based on a maximum density of 8 units per acre.

Additionally, the Applicant is required to reserve 40% of the requested WCRAO Density Bonus Pool units for workforce housing. In this case, the Applicant is requesting a density bonus of 77 units, resulting in 31 units being reserved for workforce housing. In total, the Applicant is proposing to reserve 34 out of the 106 total proposed units for workforce housing.

Recreation

The proposed project is required by the ULDC to provide recreation space for residents. The WCRAO has a specific formula for calculating the required size of this recreation space which is equivalent to 1.25 acres of developed land per 1,000 people population, based on 2.39 people per proposed unit. The Applicant is proposing 106 units which, when multiplied times 2.39, equals 254 people. Given this population, the Applicant is required to provide 0.32 acres of recreation space. The Applicant is proposing 0.36 acres of recreational space which includes a public outdoor amenity.

Requests

Below is a detailed overview of the Applicant's requests as part of this application:

Request 1: Density Bonus Request to allow for a density bonus of 77 units for a total of 106 multifamily residential units.

WCRA Density Bonus Request: Any proposed project that includes a request from the Density Bonus Pool shall obtain a recommendation from the WCRA in accordance with the standards of Art. 3.B.14.H.1.a, WCRAO Recommendation. A project shall receive a recommendation for approval from the WCRA that meets three of the following six factors for the UG sub-area.

Below are the three criteria that are being met by the proposed project:

1. The proposed project meets the minimum frontage requirements of Table 3.B.14.F, WCRAO Sub-area PDRs.

Response: The proposed project meets the minimum frontage requirement of 60% as outlined in Table 3.B.14.F-9, WCRAO Sub-area PDRs. According

to Note 8 of this table, properties with frontage on only one ROW may subtract minimum required site features, such as ingress/egress driveways, sidewalks to ROW, landscape buffer widths, and minimum setbacks from the overall frontage length used in this calculation. Therefore, once calculated, the overall frontage of the property is 204.56'. The overall length of the proposed building façade along this same frontage is 124'. Therefore, the proposed project meets the minimum requirement by providing 60.6% of frontage along N Congress Avenue.

2. A minimum of five percent of the gross lot area that is set aside for open space with a public amenity or a public plaza, with a minimum size of 800 square feet and 25 feet in width including but not limited to public art (not depicting advertising); fountains of at least eight feet in height and sixteen feet in diameter; pergolas; bell or clock tower; and public seating areas (not in conjunction with any restaurant seating).

Response: The proposed project will consist of 0.36 acres of public open space which includes the pool, neighborhood park areas behind the proposed building frontage along N Congress Avenue. These areas consist of approximately 10% of the overall site area.

3. A minimum of 40 percent of the projects allowed density is reserved for affordable housing meeting the requirements of Art. 3.B.14.H.1.c, Affordability Standards.

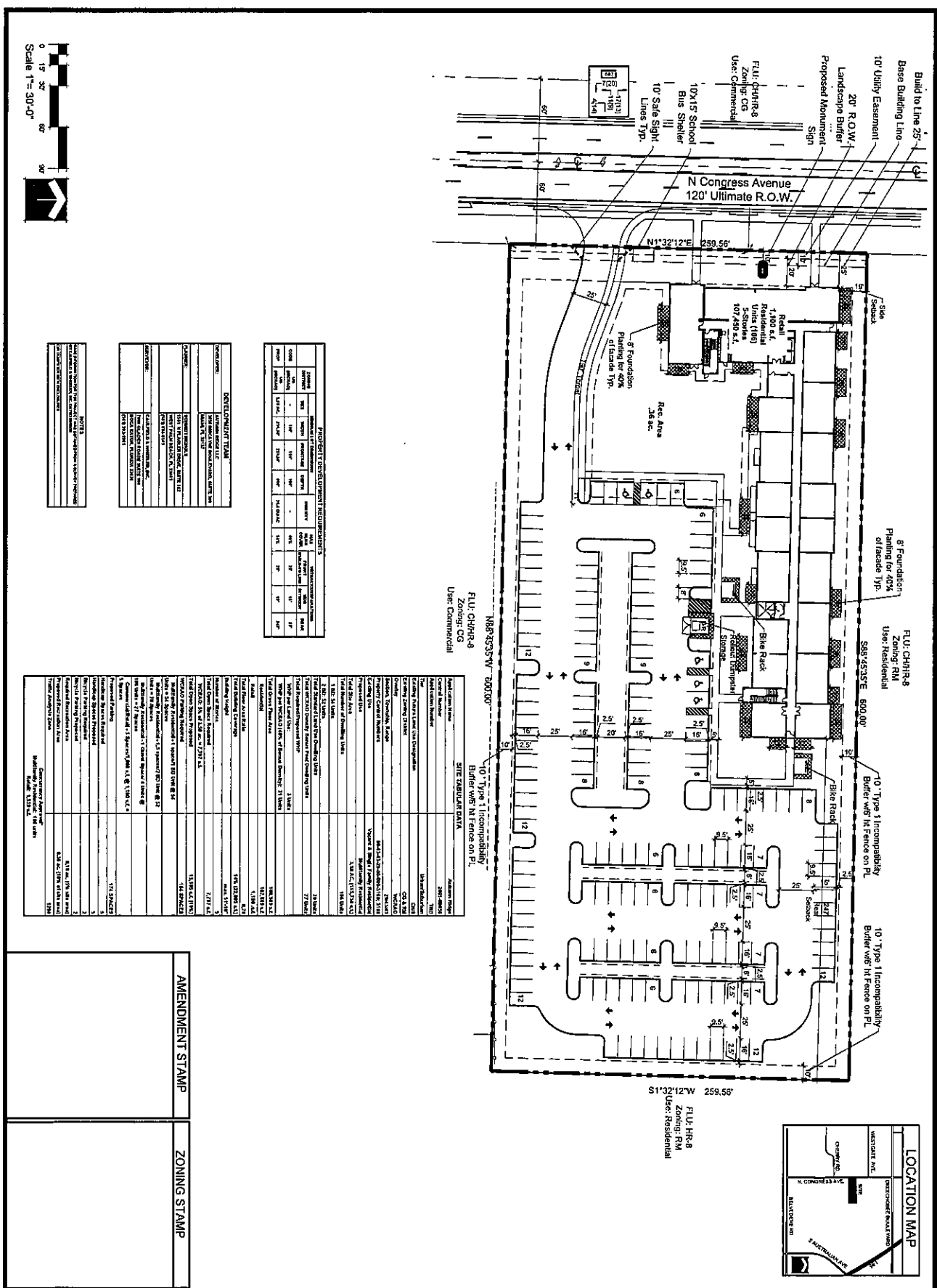
Response: 40% of the 77 bonus dwelling units being requested will be reserved for affordable housing for Very-Low to Middle Income status residents. This results in a total of 31 dwelling units reserved for affordable housing. The Applicant is also proposing to reserve 3 additional workforce housing units to be in compliance with the standard ULDC for a total of 34 workforce housing units (31 + 3). See the "Workforce Housing" sub-section below for more details.

Request 2: Exception from Traffic Concurrency Standards

The proposed multifamily residential project is located within the Westgate Transportation Concurrency Exception Area being located on the east side of Congress Avenue and the south side of Westgate Avenue. Therefore, the proposed project is eligible for an exception from the traffic concurrency standards. According to the Traffic Statement prepared by Pinder Troutman Transportation Consultants (included with application), the average daily trips for the proposed project is 687 with an AM peak total of 38 trips and a PM peak total of 50 trips.



On behalf of the Autumn Ridge, LLC (Contract Purchaser), and the Owners, S&M Services, LLC and Vythiya and Thida Tum Revocable Trust (Owners), Schmidt Nichols respectfully requests your consideration of approval for this Bonus Density, and Traffic Concurrency Exemption Request application for Autumn Ridge.



Autumn Ridge
33
Palm Beach County, Florida

SCHMIDT NICHOLS
LANDSCAPE ARCHITECTURE
AND URBAN PLANNING
5551 N. Federal Dr., Ste. 302
West Palm Beach, FL 33401
Phone: 561.833.1111
Email: info@schmidtnichols.com
Website: www.schmidtnichols.com
License No. LC16000032

DATE: 06/07/20
SCALE: 1" = 30'-0"
DRAWN BY: CWP
CHECKED BY: JLN
JOB NO.: 20-39

REVISIONS / SUBMISSIONS

Preliminary Site Plan

PSP

AMENDMENT STAMP

ZONING STAMP

NOTES:

1. All setbacks shown are minimum setbacks unless otherwise indicated.

2. All easements shown are minimum easements unless otherwise indicated.

3. All dimensions shown are minimum dimensions unless otherwise indicated.

4. All areas shown are minimum areas unless otherwise indicated.

5. All areas shown are minimum areas unless otherwise indicated.

21

JOE # 8935	1	OF 2 SHEETS
------------	---	-------------

[illegible]

PART 2.

THE WEST HALF OF SAID PARCEL OF LAND LOCATED IN SECTION 28, TOWNSHIP 43 SOUTH, RANGE 16 EAST AND MERIDIAN 10 WEST AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERN BOUNDARY OF SECTION 29, WHICH POINT IS THE INTERSECTION OF THE NORTH LINE OF SAID SECTION 29 WITH THE WEST LINE OF SAID SECTION 29 TO THE NORTH SECTION LINE A DISTANCE OF 660 FEET; THENCE NORTH PARALLEL TO SAID NORTH SECTION LINE A DISTANCE OF 34.18 FEET; THENCE WEST PARALLEL TO THE WEST LINE OF SAID SECTION 29 A DISTANCE OF 660 FEET; THENCE SOUTH PARALLEL TO SAID WEST SECTION LINE A DISTANCE OF 34.18 FEET TO THE POINT OF BEGINNING; EXCEPT THE RIGHT OF WAY FOR CONCRETE AVENUE AND RIGHTS OF WAY FOR DRAINAGE CANALS.

SAYING THAT THE CITY OF WEST PALM BEACH, FLA.M BEACH COUNCIL, FLORIDA AND CONTAINING 102.74 SQUARE FEET, OR 1.57 ACRES OR LESS

CERTIFICATE:

HURDY CERTIFY THAT THE ATTACHED BOUNDARY SURVEY OF THE HURDY DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS A PROFESSIONAL SURVEYOR UNDER MY DIRECTION ON JUNE 8, 2020. I FURTHER CERTIFY THAT THIS BOUNDARY SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 54-17, F.S., ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, 1000 UNIVERSITY BLVD., SUITE 100, TALLAHASSEE, FL 32310. 473192

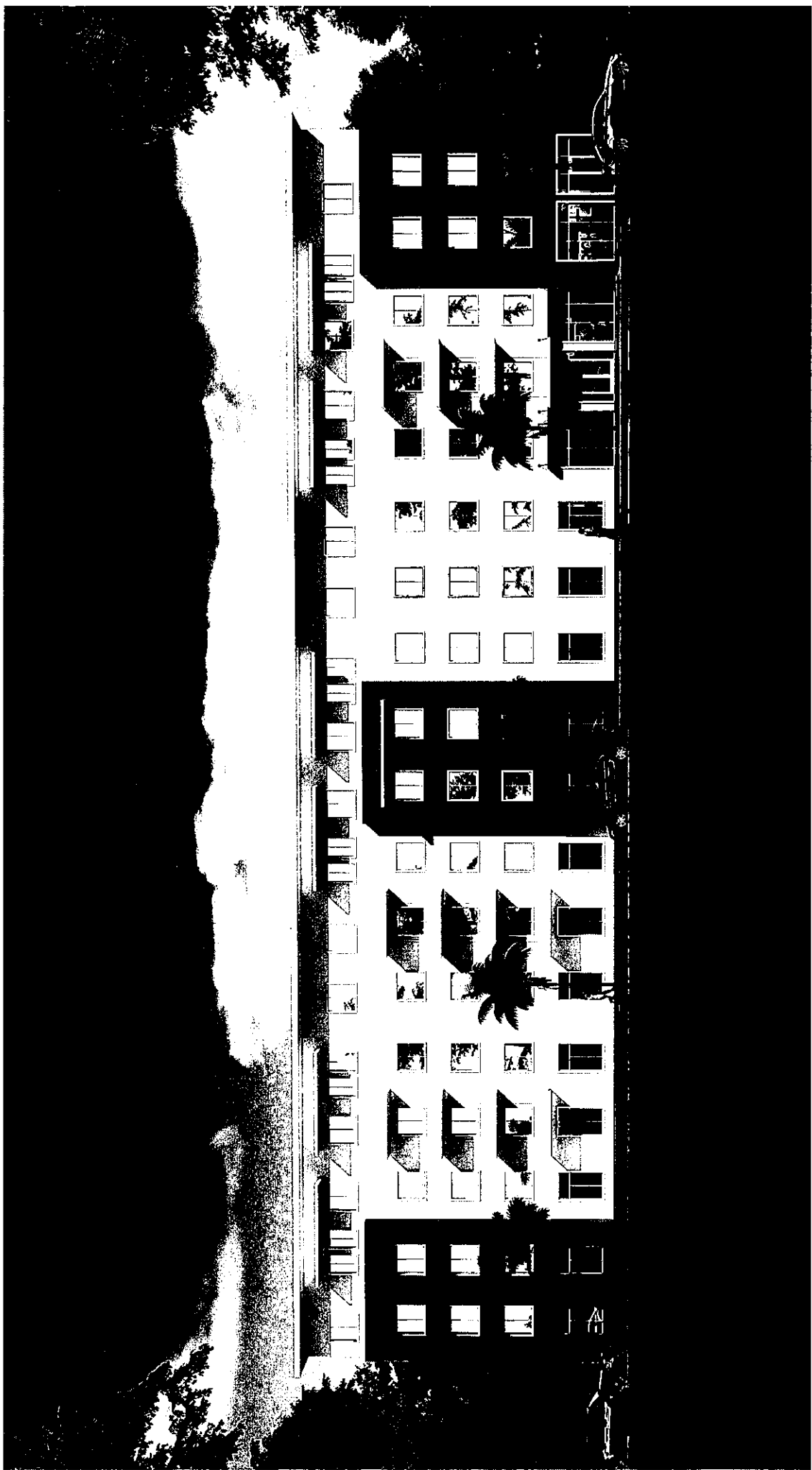
JUDITH R. WAGNER, PLS
REG. LAND SURVEYOR #5302
STATE OF FLORIDA - LB #3591

SCHEDULE B1 EXCEPTIONS

REGULATION OF THE BOARD OF COUNTY COMMISSIONERS OF FLEMING COUNTY, KYNANCING SETBACK REQUIREMENTS FOR BUILDINGS AND IMPROVEMENTS ON COMPLEXTERRACE PLATTED IN OFFICIAL RECORDS BOOK 91, PAGE 553 (DOES APPEAR, NOT PLATTED)

[illegible]

DAMETER		TREE HEIGHT		DAMETER		TREE HEIGHT		DAMETER		TREE HEIGHT		
6"	441	MANITO	20'	441	MANITO	20'	441	6"	441	MANITO	20'	441
7"	442	JAVELIN	18'	442	JAVELIN	18'	442	7"	442	JAVELIN	18'	442
8"	443	JAVELIN	16'	443	JAVELIN	16'	443	8"	443	JAVELIN	16'	443
9"	444	JAVELIN	14'	444	JAVELIN	14'	444	9"	444	JAVELIN	14'	444
10"	445	CARRAGE PALM	12'	445	CARRAGE PALM	12'	445	10"	445	CARRAGE PALM	12'	445
11"	446	CARRAGE PALM	10'	446	CARRAGE PALM	10'	446	11"	446	CARRAGE PALM	10'	446
12"	447	CARRAGE PALM	8'	447	CARRAGE PALM	8'	447	12"	447	CARRAGE PALM	8'	447
13"	448	JAVELIN	6'	448	JAVELIN	6'	448	13"	448	JAVELIN	6'	448
14"	449	JAVELIN	4'	449	JAVELIN	4'	449	14"	449	JAVELIN	4'	449
15"	450	JAVELIN	2'	450	JAVELIN	2'	450	15"	450	JAVELIN	2'	450
16"	451	JAVELIN	0'	451	JAVELIN	0'	451	16"	451	JAVELIN	0'	451
17"	452	JAVELIN	0'	452	JAVELIN	0'	452	17"	452	JAVELIN	0'	452
18"	453	JAVELIN	0'	453	JAVELIN	0'	453	18"	453	JAVELIN	0'	453
19"	454	JAVELIN	0'	454	JAVELIN	0'	454	19"	454	JAVELIN	0'	454
20"	455	JAVELIN	0'	455	JAVELIN	0'	455	20"	455	JAVELIN	0'	455
21"	456	JAVELIN	0'	456	JAVELIN	0'	456	21"	456	JAVELIN	0'	456
22"	457	JAVELIN	0'	457	JAVELIN	0'	457	22"	457	JAVELIN	0'	457
23"	458	JAVELIN	0'	458	JAVELIN	0'	458	23"	458	JAVELIN	0'	458
24"	459	JAVELIN	0'	459	JAVELIN	0'	459	24"	459	JAVELIN	0'	459
25"	460	JAVELIN	0'	460	JAVELIN	0'	460	25"	460	JAVELIN	0'	460
26"	461	JAVELIN	0'	461	JAVELIN	0'	461	26"	461	JAVELIN	0'	461
27"	462	JAVELIN	0'	462	JAVELIN	0'	462	27"	462	JAVELIN	0'	462
28"	463	JAVELIN	0'	463	JAVELIN	0'	463	28"	463	JAVELIN	0'	463
29"	464	JAVELIN	0'	464	JAVELIN	0'	464	29"	464	JAVELIN	0'	464
30"	465	JAVELIN	0'	465	JAVELIN	0'	465	30"	465	JAVELIN	0'	465
31"	466	JAVELIN	0'	466	JAVELIN	0'	466	31"	466	JAVELIN	0'	466
32"	467	JAVELIN	0'	467	JAVELIN	0'	467	32"	467	JAVELIN	0'	467
33"	468	JAVELIN	0'	468	JAVELIN	0'	468	33"	468	JAVELIN	0'	468
34"	469	JAVELIN	0'	469	JAVELIN	0'	469	34"	469	JAVELIN	0'	469
35"	470	JAVELIN	0'	470	JAVELIN	0'	470	35"	470	JAVELIN	0'	470
36"	471	JAVELIN	0'	471	JAVELIN	0'	471	36"	471	JAVELIN	0'	471
37"	472	JAVELIN	0'	472	JAVELIN	0'	472	37"	472	JAVELIN	0'	472
38"	473	JAVELIN	0'	473	JAVELIN	0'	473	38"	473	JAVELIN	0'	473
39"	474	JAVELIN	0'	474	JAVELIN	0'	474	39"	474	JAVELIN	0'	474
40"	475	JAVELIN	0'	475	JAVELIN	0'	475	40"	475	JAVELIN	0'	475
41"	476	JAVELIN	0'	476	JAVELIN	0'	476	41"	476	JAVELIN	0'	476
42"	477	JAVELIN	0'	477	JAVELIN	0'	477	42"	477	JAVELIN	0'	477
43"	478	JAVELIN	0'	478	JAVELIN	0'	478	43"	478	JAVELIN	0'	478
44"	479	JAVELIN	0'	479	JAVELIN	0'	479	44"	479	JAVELIN	0'	479
45"	480	JAVELIN	0'	480	JAVELIN	0'	480	45"	480	JAVELIN	0'	480
46"	481	JAVELIN	0'	481	JAVELIN	0'	481	46"	481	JAVELIN	0'	481
47"	482	JAVELIN	0'	482	JAVELIN	0'	482	47"	482	JAVELIN	0'	482
48"	483	JAVELIN	0'	483	JAVELIN	0'	483	48"	483	JAVELIN	0'	483
49"	484	JAVELIN	0'	484	JAVELIN	0'	484	49"	484	JAVELIN	0'	484
50"	485	JAVELIN	0'	485	JAVELIN	0'	485	50"	485	JAVELIN	0'	485
51"	486	JAVELIN	0'	486	JAVELIN	0'	486	51"	486	JAVELIN	0'	486
52"	487	JAVELIN	0'	487	JAVELIN	0'	487	52"	487	JAVELIN	0'	487
53"	488	JAVELIN	0'	488	JAVELIN	0'	488	53"	488	JAVELIN	0'	488
54"	489	JAVELIN	0'	489	JAVELIN	0'	489	54"	489	JAVELIN	0'	489
55"	490	JAVELIN	0'	490	JAVELIN	0'	490	55"	490	JAVELIN	0'	490
56"	491	JAVELIN	0'	491	JAVELIN	0'	491	56"	491	JAVELIN	0'	491
57"	492	JAVELIN	0'	492	JAVELIN	0'	492	57"	492	JAVELIN	0'	492
58"	493	JAVELIN	0'	493	JAVELIN	0'	493	58"	493	JAVELIN	0'	493
59"	494	JAVELIN	0'	494	JAVELIN	0'	494	59"	494	JAVELIN	0'	494
60"	495	JAVELIN	0'	495	JAVELIN	0'	495	60"	495	JAVELIN	0'	495
61"	496	JAVELIN	0'	496	JAVELIN	0'	496	61"	496	JAVELIN	0'	496
62"	497	JAVELIN	0'	497	JAVELIN	0'	497	62"	497	JAVELIN	0'	497
63"	498	JAVELIN	0'	498	JAVELIN	0'	498	63"	498	JAVELIN	0'	498
64"	499	JAVELIN	0'	499	JAVELIN	0'	499	64"	499	JAVELIN	0'	499
65"	500	JAVELIN	0'	500	JAVELIN	0'	500	65"	500	JAVELIN	0'	500
66"	501	JAVELIN	0'	501	JAVELIN	0'	501	66"	501	JAVELIN	0'	501
67"	502	JAVELIN	0'	502	JAVELIN	0'	502	67"	502	JAVELIN	0'	502
68"	503	JAVELIN	0'	503	JAVELIN	0'	503	68"	503	JAVELIN	0'	503
69"	504	JAVELIN	0'	504	JAVELIN	0'	504	69"	504	JAVELIN	0'	504
70"	505	JAVELIN	0'	505	JAVELIN	0'	505	70"	505	JAVELIN	0'	505
71"	506	JAVELIN	0'	506	JAVELIN	0'	506	71"	506	JAVELIN	0'	506
72"	507	JAVELIN	0'	507	JAVELIN	0'	507	72"	507	JAVELIN	0'	507
73"	508	JAVELIN	0'	508	JAVELIN	0'	508	73"	508	JAVELIN	0'	508
74"	509	JAVELIN	0'	509	JAVELIN	0'	509	74"	509	JAVELIN	0'	509
75"	510	JAVELIN	0'	510	JAVELIN	0'	510	75"	510	JAVELIN	0'	510
76"	511	JAVELIN	0'	511	JAVELIN	0'	511	76"	511	JAVELIN	0'	511
77"	512	JAVELIN	0'	512	JAVELIN	0'	512	77"	512	JAVELIN	0'	512
78"	513	JAVELIN	0'	513	JAVELIN	0'	513	78"	513	JAVELIN	0'	513
79"	514	JAVELIN	0'	514	JAVELIN	0'	514	79"	514	JAVELIN	0'	514
80"	515	JAVELIN	0'	515	JAVELIN	0'	515	80"	515	JAVELIN	0'	515
81"	516	JAVELIN	0'	516	JAVELIN	0'	516	81"	516	JAVELIN	0'	516
82"	517	JAVELIN	0'	517	JAVELIN	0'	517	82"	517	JAVELIN	0'	517
83"	518	JAVELIN	0'	518	JAVELIN	0'	518	83"	518	JAVELIN	0'	518
84"	519	JAVELIN	0'	519	JAVELIN	0'	519	84"	519	JAVELIN	0'	519
85"	520	JAVELIN	0'	520	JAVELIN	0'	520	85"	520	JAVELIN	0'	520
86"	521	JAVELIN	0'	521	JAVELIN	0'	521	86"	521	JAVELIN	0'	521
87"	522	JAVELIN	0'	522	JAVELIN	0'	522	87"	522	JAVELIN	0'	522
88"	523	JAVELIN	0'	523	JAVELIN	0'	523	88"	523	JAVELIN	0'	523
89"	524	JAVELIN	0'	524	JAVELIN	0'	524	89"	524	JAVELIN	0'	524
90"	525	JAVELIN	0'	525	JAVELIN	0'	525	90"	525	JAVELIN	0'	525
91"	526	JAVELIN	0'	526	JAVELIN	0'	526	91"	526	JAVELIN	0'	526
92"	527	JAVELIN	0'	527	JAVELIN	0'	527	92"	527	JAVELIN	0'	527
93"	528	JAVELIN	0'	528	JAVELIN	0'	528	93"	528	JAVELIN	0'	528
94"	529	JAVELIN	0'	529	JAVELIN	0'	529	94"	529	JAVELIN	0'	529
95"	530	JAVELIN	0'	530	JAVELIN	0'	530	95"	530	JAVELIN	0'	530
96"	531	JAVELIN	0'	531	JAVELIN	0'	531	96"	531	JAVELIN	0'	531
97"	532	JAVELIN	0'	532	JAVELIN	0'	532	97"	532	JAVELIN	0'	532
98"	533	JAVELIN	0'	533	JAVELIN	0'	533	98"	533	JAVELIN	0'	533
99"	534	JAVELIN	0'	534	JAVELIN	0'	534	99"	534	JAVELIN	0'	534
100"	535	JAVELIN	0'	535	JAVELIN	0'	535	100"	535	JAVELIN	0'	535
101"	536	JAVELIN	0'	536	JAVELIN	0'	536	101"	536	JAVELIN	0'	536
102"	537	JAVELIN	0'	537	JAVELIN	0'	537	102"	537	JAVELIN	0'	537
103"	538	JAVELIN	0'	538	JAVELIN	0'	538	103"	538	JAVELIN	0'	538
104"	539	JAVELIN	0'	539	JAVELIN	0'	539	104"	539	JAVELIN	0'	539
105"	540	JAVELIN	0'	540	JAVELIN	0'	540	105"	540	JAVELIN	0'	540
106"	541	JAVELIN	0'	541	JAVELIN	0'	541	106"	541	JAVELIN	0'	541
107"	542	JAVELIN	0'	542	JAVELIN	0'	542	107"	542	JAVELIN	0'	542
108"	543	JAVELIN	0'	543	JAVELIN	0'	543	108"	543	JAVELIN	0'	543
109"	544	JAVELIN	0'	544	JAVELIN	0'	544	109"	544	JAVELIN	0'	544
110"	545	JAVELIN	0'	545	JAVELIN	0'	545	110"	545	JAVELIN	0'	545
111"	546	JAVELIN	0'	546	JAVELIN	0'	546	111"	546	JAVELIN	0'	546
112"	547	JAVELIN	0'	547	JAVELIN	0'	547	112"	547	JAVELIN	0'	547
113"	548	JAVELIN	0'	548	JAVELIN	0'	548	113"	548	JAVELIN	0'	548
114"	549	JAVELIN	0'	549	JAVELIN	0'	549	114"	549	JAVELIN	0'	549
115"	550	JAVELIN	0'	550	JAVELIN	0'	550	115"	550	JAVELIN	0'	550
116"	551	JAVELIN	0'	551	JAVELIN	0'	551	116"	551	JAVELIN	0'	551
117"	552	JAVELIN	0'	552	JAVELIN	0'	552	117"	552	JAVELIN	0'	552
118"	553	JAVELIN	0'	553	JAVELIN	0'	553	118"	553	JAVELIN	0'	553
119"	554	JAVELIN	0'	554	JAVELIN	0'	554	119"	554	JAVELIN	0'	554
120"	555	JAVELIN	0'	555	JAVELIN	0'	555	120"	555	JAVELIN	0'	555
121"	556	JAVELIN	0'	556	JAVELIN	0'	556	121"	556	JAVELIN	0'	556
122"	557	JAVELIN	0'	557	JAVELIN	0'	557	122"	557	JAVELIN	0'	557
123"	558	JAVELIN	0'	558	JAVELIN	0'	558	123"	558	JAVELIN	0'	558
124"	559	JAVELIN	0'	559	JAVELIN	0'	559	124"	559	JAVELIN	0'	559
125"	560	JAVELIN	0'	560	JAVELIN	0'	560	125"	560	JAVELIN	0'	560
126"	561	JAVELIN	0'	561	JAVELIN	0'	561	126"	561	JAVELIN	0'	561
127"	562	JAVELIN	0'	562	JAVELIN	0'	562	127"	562	JAVELIN	0'	562
128"	563	JAVELIN	0'	563	JAV							





REIKENIS & ASSOCIATES, LLC

CONSULTING ENGINEERS

801 South Olive Avenue, Ste. 105
West Palm Beach, FL 33401
(561) 818-5381 • www.reikenis.com

**Drainage Statement for: Autumn Ridge
1580, 1610 N. Congress Avenue
Palm Beach County**

June 10, 2020

Site Description

The Autumn Ridge project is located on approximately 3.61 acres on the east side of Congress Avenue, approximately halfway between Okeechobee Blvd and Belvedere Rd. The subject property lies in South Florida Water Management District's C-51 East drainage basin. The site is currently occupied by an older single family house, otherwise lightly vegetated with elevations along the eastern portion of the site ranging from approximately 8.0 NGVD to 10.0 NGVD.

Site Drainage

Stormwater will be collected via network of inlets and piping within the vehicular areas. Water Quality treatment and flood attenuation will be provided by exfiltration trench and underground retention systems. Legal positive outfall to the L-2 Canal is available by way of the Congress Avenue storm sewer system. Drainage design will address the following criteria:

- Parking lot elevations set at or above the 5 year – 1 day flood stage
- No off-site discharge up to the 25 year – 3 day flood stage except through an approved control structure
- Legal Positive to the adjacent Congress Ave. storm sewer system.
- Building Finished Floor Elevations set at or above the 100 year – 3 day (zero discharge) flood stage
- Water Quality Treatment volume in accordance with SFWMD and PBC criteria
- Allowable discharge per the SFWMD C-51 Basin criteria
- Water quality treatment and flood attenuation within proposed exfiltration trench and underground retention systems
- Drainage permits will be obtained from SFWMD and Palm Beach County prior to construction
- Compensating storage in accordance with SFWMD C-51 Basin criteria

The property is bounded on the east by a water body within the Lakeside of Palm Beach mobile home park. SFWMD issued a Standard General Permit No. 5-04521-P on March 3, 2000 which confirms that there is now planned encroachment of the L-2 extension excavation into the subject property.

If you have any question regarding this application, feel free to contact me at 561.818.5381 or Rick@Reikenis.com.

Sincerely,

Digitally signed
Richard V
Reikenis
Date: 2020.06.10
15:01:04 -04'00'

Richard V. Reikenis, PE, NCEES, LEED AP
Florida Registration No. 26978 / CA 30827

June 18, 2020

Mr. Quazi Bari, P.E.
Palm Beach County Traffic Division
2300 North Jog Road, 3rd Floor
West Palm Beach, FL 33411-3745

Re: Autumn Ridge - #PTC20-045

Dear Mr. Bari:

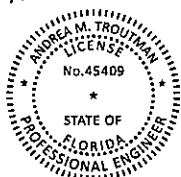
The purpose of this letter is to provide a traffic statement for the above referenced project to determine if the proposed development meets the requirements of the Palm Beach County Traffic Performance Standards. It is proposed to develop 106 affordable mid-rise apartment units with 1,100 SF of ancillary retail in Westgate. The site is within the Westgate Transportation Concurrency Exception Area (TCEA) and is located on the east side of Congress Avenue south of Westgate Avenue 1580/1610 N. Congress Avenue as shown on Attachment 1. The Property Control Numbers (PCNs) are: 00-43-43-29-00-000-3160 and 00-43-43-29-00-000-3180. The buildout of this project is projected to be 2023.

Attachment 2 provides the daily, AM and PM peak hour trip generation for the proposed project. Because the site is located within the Westgate TCEA, the development is allowed an exception from the traffic concurrency standards. Therefore, the proposed project is in compliance with the Countywide Traffic Performance Standards.

Attachment 3 provides the project traffic distribution. Driveway volumes are shown on Attachment 4.

Please contact me by phone or at atroutman@pindertroutman.com if you need any additional information or have any questions.

Sincerely,

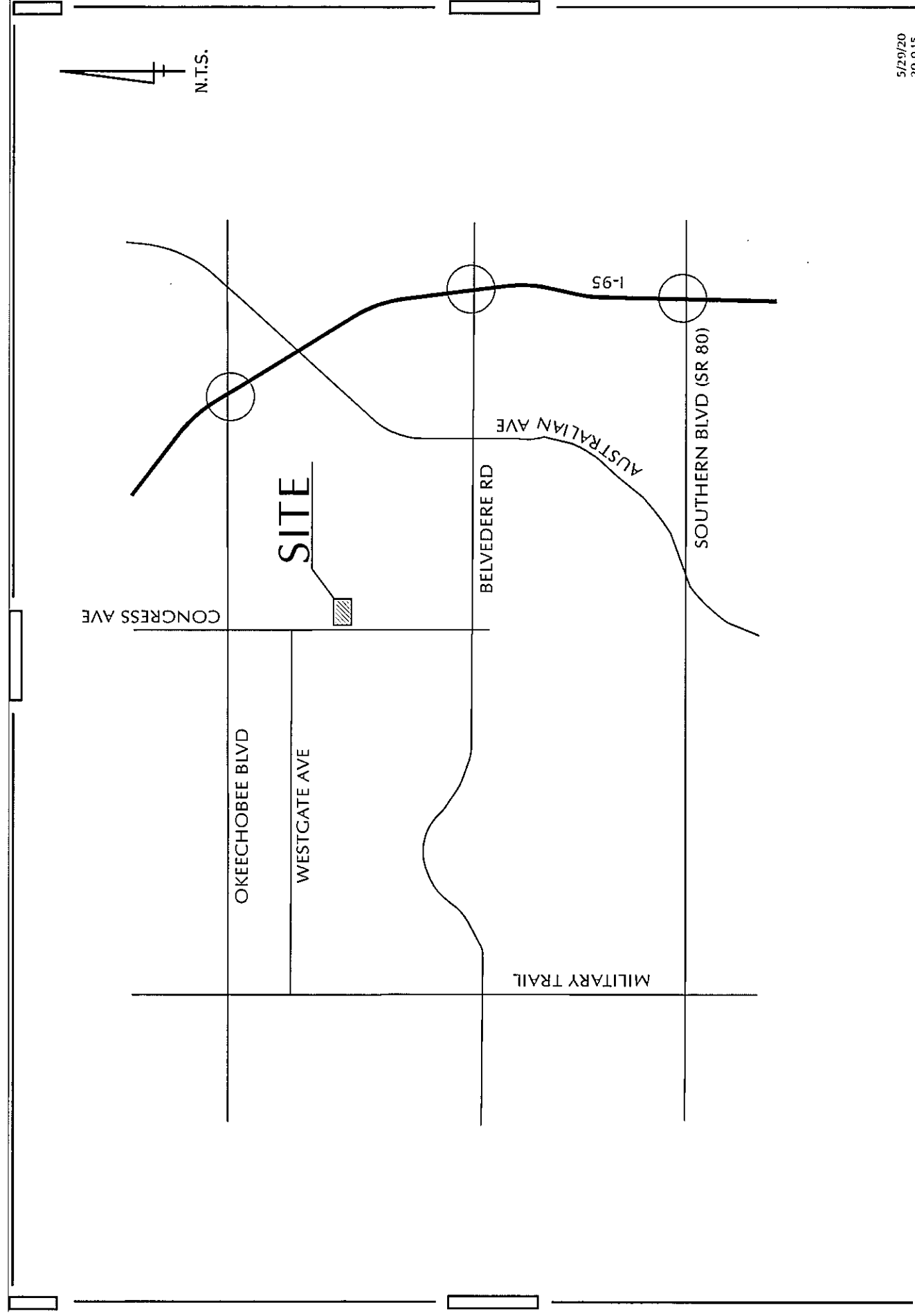


Andrea M. Troutman, P.E.
President

Attachments

Digitally signed by
Andrea M Troutman
Date: 2020.06.18
12:48:58 -04'00'

This item has been electronically signed and sealed by Andrea M. Troutman, P.E. on 6/18/20 using a Digital Signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



5/29/20
20-045

PTC

ATTACHMENT 1
PROJECT LOCATION

AUTUMN RIDGE

Attachment 2
Autumn Ridge
Trip Generation

DAILY

Proposed

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips	Internal Trips	External Trips	Pass-by Trips (1)	New External Trips
Residential Multi Family - Mid Rise	221	106 DUs	5.44 / DU	577	14	2.5%	-	563
Retail	820	1,100 SF	125.61 / 1,000 SF	138	14	10.0%	77	124
TOTALS				715	28	3.9%	77	610

AM Peak Hour

Proposed

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips	Internal Trips	External Trips	Pass-by Trips (1)	New External Trips
Residential Multi Family - Mid Rise	221	106 DUs	0.36 / DU (26/74)	38	-	0.0%	-	38
Retail	820	1,100 SF	0.94 / 1,000 SF (62/38)	1	-	0.0%	1	1
TOTALS				39	-	-	1	39

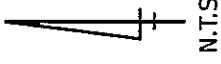
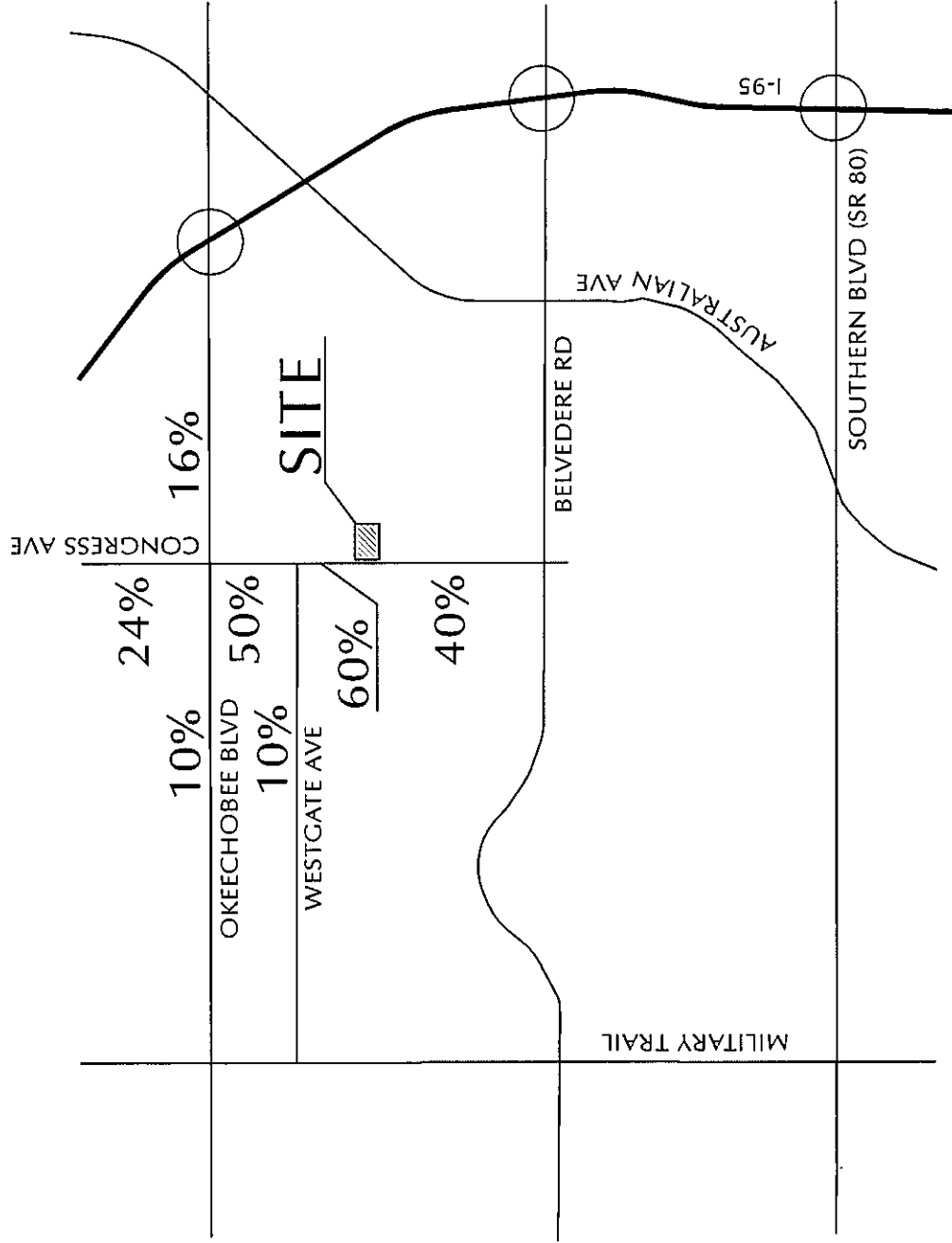
PM Peak Hour

Proposed

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips	Internal Trips	External Trips	Pass-by Trips (1)	New External Trips
Residential Multi Family - Mid Rise	221	106 DUs	0.44 / DU (61/39)	47	1	3.0%	-	46
Retail	820	1,100 SF	9.9 / 1,000 SF (48/52)	6	1	10.0%	6	10
TOTALS				53	2	3.4%	6	50

(1) Source: Palm Beach County and Institute of Transportation Engineers (ITE), Trip Generation, 10th Edition.

40



6/16/20
20-045

PTC

ATTACHMENT 3 PROJECT TRAFFIC DISTRIBUTION

AUTUMN RIDGE



CONGRESS AVE

7 (20)

17 (13)
11 (9)

SITE

687

4 (14)

LEGEND

XX - AM Pk Hour Project Traffic
(XX) - PM Pk Hour Project Traffic
XXXX - Daily Project Traffic

6/16/20
20-045

AUTUMN
RIDGE

ATTACHMENT 4
PROJECT DRIVEWAY VOLUMES

PTC

2019601 Westgate Avenue Improvements - LAP Project - Check Request

Holly Knight

Wed 6/24/2020 11:55 AM

To: Elizee Michel <EMichel@pbcgov.org>;

Cc: David Young <DYoung@pbcgov.org>; Maroun Azzi <MAzzi@pbcgov.org>; Shethal Sinanan <SSinanan@pbcgov.org>; Morton Rose <MRose@pbcgov.org>;

📎 2 attachments (8 MB)

2019601 Westgate Scope and Fee 6 24 20.pdf; MOU with CRA.PDF;

Elizee,

Attached please find the scope/fee for the Westgate Avenue project. FDOT has just set an extremely aggressive schedule for this project. To have a chance of making that schedule and not risk the funding we need to get this to our BCC so that design may begin as soon as possible. To do that I first need a check from the CRA to fund the design. Below is a summary of the costs and the amount needed.

142

\$540,549.01	Design Fee
\$216,210.00	Staff Costs
\$189,189.80	25% Contingency
\$945,948.80	Total Check Needed from CRA

Anything you could do to expedite the check would be appreciated.

Thank You,
Holly

SCOPE OF SERVICES

Scope of Services
Professional Services Agreement
Westgate Avenue from Wabasso Drive to Congress Avenue
Palm Beach County Project No. 2019601
Palm Beach County

TABLE OF CONTENTS

1.00	PROJECT OBJECTIVE AND DESCRIPTION
2.00	PROJECT DESIGN LIMITS
3.00	QUALIFICATIONS DURING TERM OF SERVICES
4.00	BASIC SERVICES - SCOPE AND RESPONSIBILITY REQUIREMENTS
4.01	Project Schedule
4.02	Preliminary Design
4.03	Plans and Design Submittals
4.04	Utility Coordination
4.05	Drainage
4.06	Coordination of Design within Project Limits
4.07	Construction Cost Estimates
4.08	Design Survey
4.09	Signing and Pavement Marking
4.10	Landscape Architecture
4.11	Lighting Design
4.12	Signalization Design
4.13	Post Design
5.00	PLANS PREPARATION, ENDORSEMENT AND OWNERSHIP
6.00	COST PROPOSAL
7.00	SERVICES TO BE PROVIDED BY THE COUNTY
8.00	PLAN SUBMITTALS

Attachment- 1 Combined Staff Hours and Fee

Attachment- 2 Design Survey- Services by Sub-Consultant Brown & Phillips

Attachment- 3 Signing & Pavement Marking - Services by Sub-Consultant Constructive Engineering Inc.

Attachment- 4 Landscape Architecture - Services by Sub-Consultant Insite Studio

Attachment- 5 Lighting Design – Services by Sub-Consultant Smith Engineering Consultants, Inc.

Attachment- 6 Signalization Design – Services by Sub-Consultant Smith Engineering Consultants, Inc.

Attachment- 7 Post Design

SCOPE OF SERVICES

Scope of Services
Professional Services Agreement
Westgate Avenue from Wabasso Drive to Congress Avenue
Palm Beach County Project No. 2019601
Palm Beach County

1.00 PROJECT OBJECTIVE AND DESCRIPTION

1.01 Services required of the CONSULTANT involve furnishing, providing, and performing engineering analysis, design and preliminary plan preparation. Planned improvements to the corridor will include the following:

1.01.1 Reducing the existing five (5) lane urban roadway section to three (3) lanes from Wabasso Dr to Congress Ave. Drop right turn lane at Wabasso Dr and Congress Ave. Keep existing left turn lanes and two-way turn lane in the median.

1.02 This Project shall be designed by the CONSULTANT upon receipt of a written Notice to Proceed (NTP) with services to be provided as more particularly described herein.

2.00 PROJECT DESIGN LIMITS

CONSULTANT shall provide professional consulting services to the COUNTY, consisting of design, permits and construction plans for approximately 0.87 Miles of Westgate Avenue from Wabasso Drive to Congress Avenue hereinafter known as the "PROJECT".

3.00 QUALIFICATIONS DURING TERM OF SERVICES

The CONSULTANT shall provide all engineering services for the Project, in accord with and of a quality, meeting the minimum design standards established by Palm Beach County.

4.00 BASIC SERVICES - SCOPE AND RESPONSIBILITY REQUIREMENTS

The CONSULTANT will provide the following customary basic services for the PROJECT;

4.01 Project Schedule:

The CONSULTANT shall prepare and maintain a bar chart schedule (Microsoft Project), for the Project design services to meet the FDOT production date of October 4th 2021. In preparing the bar chart schedule, the scheduling of all design activities shall be the responsibility of the CONSULTANT. Preliminary schedule shall be submitted with anticipated Notice to Proceed (NTP) for board approval. The schedule shall be updated and submitted to the COUNTY within ten (10) working days of receiving NTP for review.

4.02 Preliminary Design:

This phase will include acquisition of all research information necessary to complete the preliminary design of the facilities. This research will include obtaining all the necessary field survey data, utility information and environmental information. This phase will include analysis of the roadway typical section, roadway geometry, conceptual

SCOPE OF SERVICES

stormwater management system design, drainage area maps, coordination with all permitting agencies, and utilities.

Preliminary design shall include the design and construction requirements for roadway improvements and other incidental design items within the PROJECT limits. The above designs and plans shall be prepared in accordance with current standards adopted by the American Association of State Highway and Transportation Officials, the Florida Department of Transportation, the Palm Beach County Engineering Department, as listed hereinafter or as will be made known to the CONSULTANT during performance of all services for the Project.

DESIGN ANALYSIS- the CONSULTANT will provide the following services and perform the following tasks:

4.02.01 Typical Sections- Consultant will prepare two three (3) lane typical sections (Wabasso Dr. to Suwanee Dr.) and one four (4) lane section (Suwanee Dr. to Congress Ave) for the project.

4.02.02 Pavement Design - Provided by PBC.

4.02.03 Horizontal/Vertical Master Design Files - Consultant will design a three (3) lane section that stays within the existing road right of way.

4.02.04 Cross Section Design - Consultant will prepare preliminary design cross sections at 100 ft intervals.

4.02.05 Summary of Quantities - Consultant will prepare preliminary and final quantities for one (1) alignment.

4.02.06 Summary of Pay Items - Included in construction plans.

4.02.07 Technical / Special Provisions – As needed.

4.02.08 Field Reviews – Multiple field reviews are proposed (see staff hours).

4.02.09 Technical Progress Meetings – As needed or quarterly.

4.03 Plans and Design Submittals:

4.03.1 Review Plans:

All plans submitted to the COUNTY for the purpose of review will be 11" x 17" in size with screened raster image background. During the design stage the CONSULTANT shall submit the following:

- (a) A minimum of two (2) sets of progress plans for review by the COUNTY at phase submittals.
- (b) A PDF file containing the plans along with all the CADD files will be submitted with each submittal.

4.03.2 Design Computation Documents:

All of the following record documents shall be submitted to the COUNTY by CONSULTANT, or Sub-Consultant as applicable, at the time of final acceptance or otherwise as noted elsewhere in this scope of services document, neatly bound in an 8 ½" x 11" format and PDF or as to the satisfaction of the COUNTY. All review comments made

SCOPE OF SERVICES

on design documents or reports submitted as listed below shall be responded to and incorporated into the documents as applicable and such documents or reports shall be resubmitted to COUNTY at the following design interval submittal date as requested. All plans, specifications, and/or reports prepared or obtained under this Agreement shall be considered works made for hire and shall become the property of the COUNTY and shall be made available, upon request, to the COUNTY at any time. Submittals of design computations shall include, but not necessarily be limited to the following:

- (a) Two (2) copies of Technical Memorandum that should list all design criteria that CONSULTANT will be utilizing during plans development of the Project two weeks after NTP date. Design criteria will be based on all applicable criteria from the FDOT Greenbook and Palm Beach County Thoroughfare Design Standards.
- (b) Two (2) copies, signed and sealed, of survey field notes.
- (c) Two (2) copies of design computations that shall include, but not necessarily be limited to, horizontal and vertical alignment design.
- (d) Project correspondence required to document design decisions reached during development of the plans at each design review interval as applicable.
- (e) CONSULTANT shall follow FDOT LAP requirements.

4.04 Utility Coordination:

4.04.1 The COUNTY shall send each identified utility one (1) copy of proposed improvements to identify their existing facilities. The CONSULTANT will coordinate all Project designs with those utility owners that may have a direct or indirect interest in this Project. Coordination efforts by the CONSULTANT shall consist of attending meetings, exchange/submission of proposed construction plans to respective utility, design coordination to effectuate cost-effective Project improvements resulting from resolution of conflicts with existing and planned utility facilities. No proposed Utility Design is included with Project.

4.05 Drainage:

The project drainage improvements consist of utilizing as much of the existing drainage system as possible adding and/or adjusting inlets before discharging water to existing system. The specific locations for adding new inlets, and the number of inlets to be added, will be determined during the design process. The project drainage improvements shall be designed and constructed within the existing roadway right-of-way, COUNTY easements or COUNTY-owned property.

4.05.1 Proposed roadway drainage system shall be within the Project limits. Overland runoff from upland properties shall be considered in the final roadway drainage design.

4.05.2 The CONSULTANT is required to determine drainage areas contributory to the Project.

SCOPE OF SERVICES

4.05.3 The CONSULTANT shall coordinate permitting requirements during preliminary roadway design tasks with SFWMD. The CONSULTANT shall hold coordination meetings with the COUNTY and SFWMD for this task. A maximum of three (3) agency meetings are included in this task. Any meetings between CONSULTANT and permitting agencies shall include COUNTY staff.

4.06 Coordination of Design within Project Limits:

4.06.1 Design services specified herein shall include reconstruction of curb and gutter, sidewalks and driveways and transitions to match existing sidewalk, curb, pavement and driveways as required. Engineer will utilize as much of the existing roadway as possible.

4.06.2 Coordination of designs with adjacent land developers and/or contractors that may be performing work or improvements within or adjacent to the project limits will be the CONSULTANT's responsibility.

4.06.3 To the extent necessary for CONSULTANT'S performance of services and upon request from CONSULTANT, the COUNTY will provide all available record data, information, plans, right-of-way permits, etc. relating to adjacent land developments (existing and proposed).

4.06.4 CONSULTANT to coordinate with Westgate CRA regarding the typical section, on-street parking locations, landscaping and lighting.

4.07 Construction Cost Estimates:

CONSULTANT will prepare and submit a construction cost estimate with the following phase submittals: Initial Engineering Plans; Constructability Plans; Biddability Plans & Production Submittal.

4.08 Design Survey- Services for this Project are being performed by Sub-Consultant Brown & Phillips. See Attachment 2.

4.09 Signing/Pavement Marking- Services for this Project are being performed by Sub-Consultant Constructive Engineering Inc. See Attachment 3.

4.10 Landscape Architecture- Services for this Project are being performed by Sub-Consultant Insite Studio. See Attachment 4.

4.11 Lighting Design- Services for this project are being performed by Sub-Consultant Smith Engineering Consultants, Inc. See Attachment 5.

4.12 Signal Design- Services for this project are being performed by Sub-Consultant Smith Engineering Consultants, Inc. See Attachment 6.

4.13 Post Design- Services to be provided by the design team. See Attachment 7.

5.00 PLANS PREPARATION, ENDORSEMENT AND OWNERSHIP

5.01 All sheets of the construction drawings shall have a title block across the entire bottom or side of the sheet. The standard Project title block and standard sheets shall be furnished by the COUNTY.

SCOPE OF SERVICES

- 5.02 CONSULTANT shall conform to the COUNTY'S CADD standards as outlined in the COUNTY'S Thoroughfare Design Procedures including line weight, line type and adherence to level names. Microstation files are available upon request.
- 5.03 All final plans, documents, reports, studies and other data prepared by the CONSULTANT and/or its subconsultants will bear the signature and seal of the CONSULTANT's record engineer or the applicable design engineer who shall be duly registered in the appropriate professional category.

6.00 COST PROPOSAL:

- 6.01 The CONSULTANT's cost proposal herein does not include costs for permit application fees to respective environmental or COUNTY agencies. The cost for permitting, if paid by CONSULTANT, shall be reimbursable by the COUNTY in full upon submittal of fees justification. See Attachment 1.

7.00 SERVICES TO BE PROVIDED BY THE COUNTY:

The following tasks, activities and or items will be provided by the COUNTY

- 7.01 Copies of proposed development plans adjacent to the project limits.
- 7.02 Provide raster images for the design and permitting.
- 7.03 Upcoming utility permits to be incorporated in the plans.
- 7.04 CADD seed files.

8.00 PLAN SUBMITTALS:

The following represents anticipated submittals to COUNTY and FDOT for this project:
Initial Engineering Plans, PDF and CADD files;
Constructability Plans, PDF and CADD files;
Biddability Plans PDF and CADD files;
Production Submittal, PDF and CADD files;

The items listed above are not all-inclusive service responsibilities, but rather are primary categories. See preceding pages for all contract services by consultant.

SCOPE OF SERVICES

Attachment- 1

Combined Staff Hours and Fee

ESTIMATE OF WORK EFFORT AND COST - PRIME CONSULTANT

Name of Project: Westgate Avenue from Wabasso Drive to Congress Avenue
 County: Palm Beach
 FPN: 2019601
 Consultant Name: American Consulting Professionals, LLC
 Consultant No.: enter consultants proj. number
 Date: 6/18/2020
 Estimator: CNO

Staff Classification	Hours From Summary - Firm	Project Manager	Senior Project Engineer	Project Engineer	Engineer	Senior Designer	Designer/ CADD	Staff Classi- fication 7	Staff Classi- fication 8	Staff Classi- fication 9	Staff Classi- fication 10	Staff Classi- fication 11	Staff Classi- fication 12	SH By Activity	Salary Cost By Activity	Average Rate Per Task
3. Project General and Project Common Tasks	89	44	45	0	0	0	0	0	0	0	0	0	0	89	\$7,158	\$80.43
4. Roadway Analysis	614	93	184	92	61	123	61	0	0	0	0	0	0	614	\$37,940	\$61.79
5. Roadway Plans	580	87	174	87	58	116	58	0	0	0	0	0	0	580	\$35,813	\$61.75
6a. Drainage Analysis	202	31	61	30	20	40	20	0	0	0	0	0	0	202	\$12,510	\$61.93
6b. Drainage Plans	80	12	24	12	8	16	8	0	0	0	0	0	0	80	\$4,940	\$61.75
7. Utilities	96	14	29	14	10	19	10	0	0	0	0	0	0	96	\$5,911	\$61.57
8. Environmental Permits, Compliance & Clearances	96	14	29	14	10	19	10	0	0	0	0	0	0	96	\$5,911	\$61.57
Total Staff Hours	1,757	295	546	249	167	333	167	0	0	0	0	0	0	1,757	\$110,183.25	\$62.71
Total Staff Cost		\$23,305.00	\$44,679.18	\$14,456.94	\$7,692.00	\$14,985.00	\$5,075.13	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$110,183.25	
Check = \$110,183.25																
SALARY RELATED COSTS:																
OVERHEAD:																
OPERATING MARGIN:																
FCOM (Facilities Capital Cost Money):																
EXPENSES: SF-WIND Permits																
Reimbursable Expenses:																
Subconsultant: Brown & Phillips, Inc.																
Subconsultant: Constructive Engineering, Inc.																
Subconsultant: Inside Studio																
Subconsultant: Smith Engineering Consultants, Inc.																
SUBTOTAL ESTIMATED FEE:																
Optional Services:																
Optional Services- Brown & Phillips (Sketches & Legal Descriptions)																
Post Design- American																
Post Design- Constructive Engineering, Inc.																
Post Design- Inside studio																
Post Design- Smith Engineering																
GRAND TOTAL ESTIMATED FEE:																
\$540,549.01																

58

Project Activity 3: General Tasks

Estimator: CNO

Westgate Avenue from Wabasso Drive to Congress Avenue
2019601

Representing	Print Name	Signature / Date
PBC	Maroun Azzi	
ACP	Chris O'Reilly	

NOTE: Signature Block is optional, per District preference

Task No.	Task	Units	No of Units	Hours/ Unit	Total Hours	Comments
3.6	Prime Consultant Project Manager Meetings	LS	1	89	89	See listing below
3. Project Common and Project General Tasks Total						89

3.6 - List of Project Manager Meetings						Comments
Task No.	Task	Units	No of Units	Hours/ Unit	Total Hours	Comments
	Roadway Analysis	EA	6	3	18	Project Kickoff Meeting with Design team, PBC Staff and Westgate CRA (includes meeting time and minutes)
	Drainage	EA	3	3	9	includes meeting time and minutes
	Utilities	EA	9	3	27	Initial and Final Utility Coordination Meeting (includes meeting time and minutes)
	Environmental	EA	1	3	3	includes meeting time and minutes
	Signing & Pavement Marking	EA	1	2	2	includes meeting time and minutes
	Signalization	EA	1	0	0	N/A
	Lighting	EA	2	3	6	Meetings with FPL, Westgate CRA (includes meeting time and minutes)
	Landscape Architecture	EA	2	3	6	Meetings with PBC, Westgate CRA (includes meeting time and minutes)
	Phase Reviews	EA	3	2	6	1 meeting at each submittal (post initial, post constructability and post biddability)
	Field Reviews	EA	3	4	12	3 visits during 18 month schedule
Total Project Manager Meetings					89	Total PM Meeting Hours carries to Task 3.6 above

Notes:

1. If the hours per meeting vary in length (hours) enter the average in the hour/unit column.
2. Do not double count agency meetings between permitting agencies.
3. Project manager meetings are calculated in each discipline sheet and brought forward to Column D, except for Photogrammetry.

52

Project Activity 4: Roadway Analysis

Estimator: CNO

Westgate Avenue from Wabasso Drive to Congress Avenue
2019601

Representing	Print Name	Signature / Date
PBC	Maroun Azzi	
ACP	Chris O'Reilly	

NOTE: Signature Block is optional, per District preference

Task No.	Task	Units	No of Units	Hours/ Unit	Total Hours	Comments
4.1	Typical Section Package	LS	1	34	34	3 typical sections (16 hrs for 1st typical and 9 hrs for each additional)
4.5	Horizontal /Vertical Master Design Files	LS	1	178.5	179	0.85 mile (horizontal and vertical design and layout) (210 hrs per mile)
4.9	Cross Section Design Files	LS	1	97.75	98	115 hrs per mile (100') for 0.85 miles
4.16	Quantities	LS	1	130	130	
4.17	Cost Estimate	LS	1	55	55	Cost estimates (Initial at 30%, 65%, 96%, 100% and Final). 15hrs for first submittal then 10 hrs each additional submittal
4.19	Other Roadway Analyses	LS	1	78	78	Assemble roll plots and exhibits (for design coordination meetings with PBC staff and CRA staff) does not include actual meetings (12 hrs); public information coordination exhibits (10 hrs); Master plan (56 hrs)
Roadway Analysis Technical Subtotal						574
4.20	Field Reviews	LS	1	24	24	3 Reviews - Two people (4 hrs per review)
4.22	Technical Meetings	LS	1	16	16	Meetings are listed below
Roadway Analysis Nontechnical Subtotal						40
4. Roadway Analysis Total						614

Technical Meetings	Units	No of Units	Hours/ Unit	Total Hours	Comments	PM Attendance at Meeting Required?	Number
Typical Section	EA	2	2	4	PBC and CRA	yes	2
Other Meetings	EA	2	2	4		Yes	4
Subtotal Technical Meetings				8		Subtotal Project Manager Meetings	6
Phase Review Meetings	EA	4	2	8		PM attendance at Phase Review Meetings is manually entered on General Task 3	--
Total Meetings				16	Total Project Manager Meetings (carries to Tab 3)		6

Carries to 4.17

Carries to Tab 3

53

Project Activity 5: Roadway Plans

Estimator: CNO

Westgate Avenue from Wabasso Drive to Congress Avenue
2019601

Representing	Print Name	Signature / Date
PBC	Maroun Azzi	
ACP	Chris O'Reilly	

NOTE: Signature Block is optional, per District preference

Task No.	Task	Scale	Units	No. of Units or Sheet	Hours/ Unit or Sheet	Total Hours	Comments
5.1	Key Sheet		Sheet	1	8	8	
5.2	Summary of Pay Items Including Quantity Input		Sheet	1	20	20	
5.3	Typical Section Sheets						
5.3.1	Typical Sections		EA	3	10	30	2 - 3 lane typicals (one including on-street parking and one without); 1 - 4 lane typical at Congress 10 hrs ea
5.3.2	Typical Section Details		EA	1	8	8	Detail for Seminole Drive
5.4	General Notes/Pay Item Notes		Sheet	1	22	22	
5.5	Summary of Quantities Sheets		Sheet	2	22	44	Summary of Earthwork, sodding and etc..
5.6	Project Layout		Sheet	1	20	20	
5.7	Plan/Profile Sheet	40	Sheet	9	25	225	9 sheets (40 scale) including back of sidewalk profile
5.10	Special Profile		Sheet	54	2	108	Driveway Profiles
5.14	Intersection Layout Details		Sheet	1	24	24	Plateau at Congress Avenue.
5.15	Special Details		EA	2	20	40	Driveways, on street parking, etc
5.18	Cross Sections		EA	45	0.5	23	0.85 miles @ 100ft intervals
5.27	Utility Verification Sheet(s) (SUE Data)		Sheet	1	8	8	
Roadway Plans Technical Subtotal						580	
5. Roadway Plans Total						580	

54

Project Activity 6a: Drainage Analysis

Estimator: Bill Adams

Westgate Avenue from Wabasso Drive to Congress Avenue
2019601

Representing	Print Name	Signature / Date
PBC	Maroun Azzi	
ACP	Bill Adams	

NOTE: Signature Block is optional, per District preference

Task No.	Task	Units	No of Units	Hours/ Unit	Total Hours	Comments
6a.1	Drainage Map Hydrology	Per Map	2	8	16	4500
6a.9	Design of Storm Drains	EA	64	2	128	
6a.13	Drainage Design Documentation Report	LS	1	40	40	
Drainage Analysis Technical Subtotal						184
6a.21	Field Reviews	LS	1	12	12	
6a.22	Technical Meetings	LS	1	6	6	Meetings are listed below
Drainage Analysis Nontechnical Subtotal						18
6a. Drainage Analysis Total						202

Technical Meetings	Units	No of Units	Hours/ Unit	Total Hours	Comments	PM Attendance at Meeting Required?	Number
Local Governments (cities, counties)	EA	2	3	6	Includes meeting time and minutes		
Subtotal Technical Meetings				6			0
Total Meetings				6	Total Project Manager Meetings (carries to Tab 3)		0

Carries to 6.19

Carries to Tab 3

55

6b. Drainage Plans

Westgate Avenue from Wabasso Drive to Congress Avenue
2019601

Estimator: Bill Adams

Representing	Print Name	Signature / Date
PBC	Maroun Azzi	
ACP	Bill Adams	

NOTE: Signature Block is optional, per District preference

Task No.	Task	Scale	Units	No. of Units or Sheet	Hours/ Unit or Sheet	Total Hours	Comments
6b.1	Drainage Map (Including Interchanges)		Sheet	2	20	40	
6b.6	Miscellaneous Drainage Detail Sheets		Sheet	2	20	40	some special details will be needed
Drainage Plans Technical Subtotal						80	
6. Drainage Plans Total						80	

56

Project Activity 7: Utilities

Estimator: Jagan Kulkarni

Westgate Avenue from Wabasso Drive to Congress Avenue
2019601

Representing	Print Name	Signature / Date
PBC	Maroun Azzi	
ACP	Chris O'Reilly	

NOTE: Signature Block is optional, per District preference

Task No.	Task	Units	No of Units	Hours/ Unit	Total Hours	Comments
7.6	Individual/Field Meetings	LS	1	8	8	Assume 4 meetings (1 person 2 hrs each)
7.7	Collect and Review Plans and Data from UAO(s)	LS	1	40	40	4 hrs per utility (10 Existing utilities)
7.9	Utility Design Meeting	LS	1	8	8	Meeting is listed below
7.10	Review Utility Markups & Work Schedules, and Processing of Schedules & Agreements	LS	1	20	20	2 hrs per utility (10 UAO's)
7.11	Utility Coordination/Followup	LS	1	20	20	2 hrs per utility (10 UAO's)
7. Utilities Total					96	

Technical Meetings	Units	No of Units	Hours/ Unit	Total Hours	Comments	PM Attendance at Meeting Required?	Number
Individual UAO Meetings (see 7.6)	EA	4	2	8		yes	4
Field Meetings (see 7.6)	EA	4	2	8		yes	4
Design Meeting (see 7.9)	EA	2	4	8	2 people, 1 meeting (includes meeting time and minutes)	yes	1
Total Meetings				24	Total Project Manager Meetings (carries to Tab 3)		9

Carries to Tab 3

57

Project Activity 8: Environmental Permits

Estimator: Bill Adams

Westgate Avenue from Wabasso Drive to Congress Avenue
2019601

Representing	Print Name	Signature / Date
PBC	Maroun Azzi	
ACP	Bill Adams	

NOTE: Signature Block is optional, per District preference

Task No.	Task	Units	No. of Units	Hours/ Units	Total Hours	Comments
Environmental Permits, Compliances and Clearances						
8.1	Preliminary Project Research	LS	1	12	12	
	Permits					
8.4	Complete And Submit All Required Permit Applications					
8.4.1	Complete and Submit All Required Wetland Permit Applications	LS	1	80	80	SFWMD ERP and Dewatering (WU)
	Environmental Clearances/Reevaluations					
Environmental Permits, Compliance, and Clearances/Reevaluations Technical Subtotal						92
8.17	Technical Meetings	LS	1	4	4	Meetings are listed below
Environmental Permits, Compliance and Clearances Nontechnical Subtotal						4
8. Environmental Permits, Compliance and Clearances Total						96

Technical Meetings	Units	No of Units	Hours/ Unit	Total Hours	Comments	PM Attendance at Meeting Required?	Number
WMD	EA	1	4	4	Includes meeting time and minutes		0
Subtotal Technical Meetings				4	Total Project Manager Meetings (carries to Tab 3)		0
Total Meetings				4			0

Carries to 8.18

Carries to Tab 3

58

SCOPE OF SERVICES

Attachment- 2

Design Survey- Services by Sub-Consultant Brown & Phillips.



February 3, 2020

Mr. Chris O'Reilly
American Consulting Engineers of Florida, LLC
2041 Vista Parkway, Suite 101
West Palm Beach, FL 33411

**Re: Westgate Avenue from Wabasso Drive to Congress Avenue - Roadway Design Survey
Palm Beach County Project No. 2019601**

Dear Chris:

Thank you for the opportunity to provide you with the following services for the subject site. This proposal is based on documentation and information provided by your office. The scope of services is as follows:

SCOPE OF SERVICES

We will perform a specific purpose/topographic survey under this project and the survey work will be performed in accordance with the current Standards of Practice and Palm Beach County Roadway Design Procedures dated January 2019, and all Palm Beach County requirements. All survey work done will result in a signed and sealed survey drawing in accordance with all applicable requirements, codes, rules and Statutes governing Surveying and Mapping.

I. HORIZONTAL PROJECT NETWORK CONTROL

Using the information supplied by Palm Beach County, we will establish the Right-of-Way for Westgate Avenue. A traverse will be run through the route and found monumentation will be tied in. The survey will be oriented to Palm Beach County horizontal control (NAD 83/90 Adjustment). We will obtain the sectional and geodetic control information from the Palm Beach County Survey Department.

The limits of the survey are from Wabasso Drive to Congress Avenue (see included map).

II. RIGHT-OF-WAY

We will review and compile any title information furnished to us for the rights-of-way (R/W), abutting properties, easements, and restrictions. No search of the Public Records will be performed by Brown & Phillips. We will review the title package and plot all right-of-way documents and easements on the Survey and alert the County of any missing R/W segments that make up the entire R/W corridor. All gaps or overlaps will be brought to the County's attention.

III. VERTICAL PROJECT NETWORK CONTROL

A level run will be performed along the route using the existing Palm Beach County benchmarks (NAVD 1988). Benchmarks will be set along the route, not exceeding 600 feet apart. All benchmarks will be set outside of the proposed limits of construction.

IV. BASELINE LAYOUT

We will lay out the baseline at 100-foot intervals setting appropriate points at each station. The baseline will be laid out within the limits of the ± 1 mile route. These baseline points will be used in the topographic and cross section phase to locate features and facilitate checks.

V. HORIZONTAL CONTROL POINTS

The historic baseline of survey (if available) will be tied to a pair of PBCo. Horizontal Control Points at each end of the baseline. Stations and offsets and State Plane Coordinates and monumentation will be labeled at begin and end of historic baseline as well as PI's, PC's, PT's, PRC's and PCC's along the baseline not to exceed 1000 feet between control stations. All monumentation along the historic baseline will be referenced to the intervisible random project control monumentation. We propose to set five (5) horizontal control points.

VI. SECTION TIES AND PROPERTY TIES

We will tie in section corners and property corners along the route to check the present alignment of Westgate Avenue. We will try to locate as many corners as possible to positively establish the current rights of way. We will tie in a minimum of two (2) Palm Beach County geodetic points to meet County requirements. Subdivision corners, section corners and other existing control monumentation that will assist in the establishment of the R/W will be located and shown on the Survey.

VII. SIDE STREET SURVEYS

A topographic survey will be done on all side streets to 100 feet from the right of way line of Westgate Avenue, with centerline elevations to the drainage divide or 200'. This survey will show the edge of pavement and all above ground features to 25 feet outside of the existing right of way.

VIII. TOPOGRAPHY

A topographic survey will be performed along the route. This survey will tie in all visible features such as, but not limited to, signs, light poles, guardrails, utilities, walks, edge of pavement, curbing, drainage structures, striping, etc. These locations will show all features within the corridor from right of way to right of way extending to 25 feet outside the proposed right of way (if provided prior to start of the field work). In addition, we will obtain the finish floor elevations for the buildings within the limits of the survey, and we will obtain extra shots along the sidewalk to accommodate slope calculations for the design of ADA ramps.

IX. CROSS SECTIONS and TIN CREATION (DTM)

Cross sections will be done along the route at 100-foot intervals. These cross sections will cover the roadway to the right of way lines and extend to 25 feet outside of the right of way (if provided prior to start of the field work). In addition, we will prepare a TIN file and all the corresponding break lines for the design of the roadway. Since a TIN is required this will entail additional shots to be taken on the cross sections to accurately depict the existing conditions.

Along the route there is one major intersection at Congress Avenue. At this intersection, we will need to do a plateau grid obtaining elevations at the intersecting lane lines.

X. AS-BUILTS

We will attempt to get as-built information on all the pipes leading out of any storm structures found. We will show invert elevations, pipe sizes and materials for all pipes located including outfall pipes.

XI. UNDERGROUND UTILITIES

We will locate or set points for any necessary soil borings along the route. These points will be determined by others and supplied to Brown & Phillips, Inc. Brown & Phillips, Inc will locate any underground utilities that are marked in the field.

61

XII. TREE LOCATIONS

We will locate all the trees (4" and larger measured at breast height) and shrubs/hedges within the right of way and extending to 25 feet outside the right of way on both the north and south sides of Westgate Avenue. These will be shown on the CADD file with types and caliper sizes. Not a tree survey.

XIII. OPTIONAL SERVICES: LEGAL DESCRIPTIONS AND SKETCHES

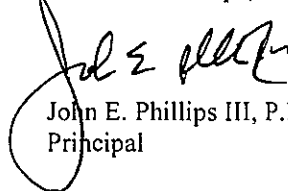
We will prepare legal descriptions and sketches if needed for temporary construction easements (TCE). These sketches will be based on record ownership data and record plats provided by Palm Beach County. All sketches will be consistent with the requirements of Palm Beach County and Florida Standards of Practice. We have estimated ten (10) parcels for this project at \$500.00 each totaling \$5,000.00.

XIV. CLOSURE

A certified signed and sealed Topographic Survey (11" x 17" sheets on a 1" = 40' scale) will be prepared and delivered, to be included with the engineering plans (sheets SURX-SURXX) showing the existing right-of-way and supporting record information in addition to all improvements as outlined. We propose to provide American Consulting Engineers of Florida, LLC and Palm Beach County Survey Section with 1 set certified, signed & sealed, of the Survey, 1 set in PDF digitally signed and CAD files in the version requested. Any additional work will be done on an hourly basis as approved by you. We will perform the scope of services for a **lump sum fee of \$40,723.88** (\$35,723.88 for the survey and \$5,000.00 for optional legal descriptions and sketches), see Table 'A' for an hourly breakdown. Please do not hesitate to call me with any questions you might have regarding this proposal. We look forward to working with you on this project.

Sincerely,

Brown & Phillips, Inc.



John E. Phillips III, P.L.S.
Principal

JEP/mb

62



BROWN & PHILLIPS, Inc.

PROFESSIONAL SURVEYING SERVICES

TABLE 'A'

Westgate Avenue from Wabasso Drive to Congress Avenue

Type of Survey: Roadway Design

Size: ±1 mile

Date: February 3, 2020

TASK	3 MAN CREW	CADD TECH	SURVEY TECH	PLS	COMMENTS
Meetings and Coordination				3	
Horizontal Project Network Control	4		2		Establish control
Title Review			20	4	Review/compile furnished right-of-way
Vertical Project Network Control	8		2		Set benchmarks along corridor
Baseline Layout	5		1		Layout baseline at 100' intervals
Horizontal Control Points	5		1		Set horizontal control points and prepare PNC Sheet
Section Ties	3		1	0.5	Tie in PBCo. Horizontal control
Subdivision & Property Ties	12		5	2	Tie in adjoining property corners
Topography	44		11	1	Locate all above ground features
Cross Sections	38		7	1	At 100' intervals to 25' outside R/W TIN file, intersection plateau, F.F.
As-builts	8		1		As-built storm structures
Underground Utilities and/or soil borings	2		0.5		Locate soil borings and marked utility
Tree Locations	8		2		Locate planted trees in R/W to 25' outside R/W (4" or greater)
Specific Purpose Survey		46	6	6	Prepare drawing of Specific Purpose Survey
Address Comments		6	8	4	
Total Hours:	137	52	67.5	21.5	
Rate/Hour	\$162.37	\$90.28	\$90.28	\$125.15	
Subtotal:	\$22,244.69	\$4,694.56	\$6,093.90	\$2,690.73	
Total Labor Cost:					\$35,723.88

Other Direct Costs:

	quantity	unit	cost/unit	total
Legal Description & Sketch	10	each	\$500.00	\$5,000.00
Prints		sheet	\$1.50	\$0.00
Shipping		cost x markup	1.20	\$0.00

Total Other Direct Costs:

\$5,000.00

TOTAL PRICE

\$40,723.88

63



Westgate Avenue from Wabasso Drive to Congress Avenue
Palm Beach County Project No. 2019601
Labor Rates by Personnel Classification

Subconsultant Name: Brown & Phillips, Inc.
Date: November 22, 2019

Labor Classification	2019 Direct Salary Cost (per hour)	3.0 Multiplier	2019 Labor Billing Rate
Professional Land Surveyor	\$41.75	3.0	\$125.25
Survey Technician	\$30.12	3.0	\$90.36
CAD Technician	\$30.12	3.0	\$90.36
Survey Crew (3 person)	\$54.17	3.0	\$162.51
Survey Crew (2 person)	\$42.17	3.0	\$126.51

Overhead & Profit Multiplier: 3.00

Preparation of Legal Descriptions & Sketches \$500.00 each
 Small All Terrain Vehicle Rental \$100.00 per day
 Small Boat for soundings \$50.00 per day

SCOPE OF SERVICES

Attachment- 3

**Signing/Pavement Marking- Services by Sub-Consultant
Constructive Engineering Inc.**

Scope of Consultant Services

WESTGATE AVENUE FROM WABASSO DRIVE TO CONGRESS AVENUE Palm Beach County Project No. 2019601

Constructive Engineering, Inc. as a subconsultant to American Consulting Engineers of Florida, LLC will provide the Palm Beach County with Signing and Pavement Markings services for the Westgate Avenue from Wabasso Drive to Congress Avenue.

Following is the detailed list of services that will be provided for this project.

Signing and Pavement Markings Analysis and Design Services

1. Signing and pavement Analysis and Design utilizing the April 2018, Palm Beach County Signing and Pavement Markings Standards
2. Quantities
3. Cost Estimates
4. Coordination with Prime Consultant and Palm Beach County Project Manager
5. Field Reviews.
6. Develop construction details which will include:
 - Key sheet
 - Tabulation of Quantities Sheet
 - General Notes Sheet
 - Plan Sheets
 - Guide Sign WorkSheets

An estimate of Work Effort including staff hours is being provided along with this scope.

ESTIMATE OF WORK EFFORT AND COST - SUBCONSULTANT

Name of Project: Westgate Avenue from Wabasso Dr to Congress Avenue
 County: Palm Beach
 FPN: 2019601

Consultant Name: Constructive Engineering
 Consultant No.: enter consultants proj. number
 Date: 6/15/2020

Estimator: insert name

Staff Classification	Hours From "SH Summary - Firm"	Senior Project Engineer	Project Engineer	Staff Classi- fication 3	Staff Classi- fication 4	Staff Classi- fication 5	Staff Classi- fication 6	Staff Classi- fication 7	Staff Classi- fication 8	Staff Classi- fication 9	Staff Classi- fication 10	Staff Classi- fication 11	Staff Classi- fication 12	SH By	Activity	Salary Cost By Activity	Average Rate Per Task
19. Signing & Pavement Marking Analysis	141	125	16	0	0	0	0	0	0	0	0	0	0	141	141	\$19,995	\$141.81
20. Signing & Pavement Marking Plans	67	55	12	0	0	0	0	0	0	0	0	0	0	67	67	\$9,331	\$139.27
Total Staff Hours	208	180	28	0	0	0	0	0	0	0	0	0	0	208	208	\$29,326.00	\$140.99
Total Staff Cost		\$28,316.00	\$3,010.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			\$29,326.00	

Check = \$29,326.00

Survey Field Days by Subconsultant
 4 - Person Crew:

SALARY RELATED COSTS:																	
OVERHEAD:																	\$29,326.00
OPERATING MARGIN:																	\$0.00
FCCM (Facilities Capital Cost Money):																	\$0.00
EXPENSES:																	\$0.00
Survey (Field - if by Prime)																	\$0.00
SUBTOTAL ESTIMATED FEE:																	\$29,326.00
SUBTOTAL ESTIMATED FEE:																	\$29,326.00
Geotechnical Field and Lab Testing																	\$0.00
SUBTOTAL ESTIMATED FEE:																	\$29,326.00
Optional Services																	\$0.00
GRAND TOTAL ESTIMATED FEE:																	\$29,326.00

68

Project Activity 19: Signing and Pavement Marking Analysis

Estimator: Kashif Iftikhar

Westgate Avenue from Wabasso Dr to Congress Avenue
2019501

Representing	Print Name	Signature / Date
Palm Beach County		
Consultant Name	Constructive Engineering	

NOTE: Signature Block is optional, per District preference

Task No.	Task	Units	No. of Units	Hours/ Units	Total Hours	Comments
19.3	Reference and Master Design File	LS	1	75	75	All efforts required to establish the signing and pavement markings design file Total project length 0.9 miles
19.7	Quantities	LS	1	20	20	Total 9 sheets
19.8	Cost Estimate	LS	1	20	20	total 5 phase submittals
19.10	Other Signing and Pavement Marking	LS	1	6	6	
Signing and Pavement Marking Analysis Technical Subtotal						121
19.11	Field Reviews	LS	1	20	20	
Signing and Pavement Marking Analysis Nontechnical Subtotal						20
19. Signing and Pavement Marking Analysis Total						141

Technical Meetings	Units	No of Units	Hours/ Unit	Total Hours	Comments	PM Attendance at Meeting Required?	Number
Subtotal Technical Meetings				0		Subtotal Project Manager Meetings	0
Total Meetings				0		Total Project Manager Meetings (carries to Tab 3)	0

Carries to 19.12

Carries to Tab 3

Project Activity 20: Signing and Pavement Marking Plans

Estimator: Kashif Ifkhar

Westgate Avenue from Wabasso Dr to Congress Avenue
2019601

Representing	Print Name	Signature / Date
Palm Beach County		
Consultant Name	Constructive Engineering	

NOTE: Signature Block is optional, per District preference

Task No.	Task	Scale	Units	No of Units	Hours/ Unit	No. of Sheets	Total Hours	Comments
20.1	Key Sheet		Sheet	1	4	1	4	
20.3	Tabulation of Quantities		Sheet	1	8	1	8	
20.4	General Notes/Pay Item Notes		Sheet	1	6	1	6	
20.6	Plan Sheet		Sheet	9	5	9	45	
20.8	Guide Sign Worksheet(s)		EA	2	2		4	
Signing and Pavement Marking Plans Technical Subtotal							12	
20. Signing and Pavement Marking Plans Total							12	67

70

SCOPE OF SERVICES

Attachment- 4

Landscape Architecture Services by Sub-Consultant Insite Studio

June 18, 2020

Jagan Katkuri
American Consulting Professionals, LLC
2041 Vista Parkway, Suite 101
West Palm Beach, FL 33411

JKatkuri@acp-fl.com

Re: Proposal for Landscape Architecture Services – Westgate Avenue from Wabasso Drive to Congress Avenue

Dear Jagan,

Thank you for the opportunity to submit this proposal for professional services for the above referenced Project. This Agreement is made as of June 18, 2020 between **American Consulting Professionals, LLC. (Client)** and **Insite Studio, Inc. (Consultant)**. The Scope of Services and associated fees are outlined below. Additionally, the Standard Terms and Conditions associated with our services are attached hereto and are made part of this Agreement.

Scope of Services

I. Schematic Design Phase **\$19,000.00**

Insite Studio will prepare one schematic landscape design for the project. Below is an outline of the services provided during this phase of the project:

- Inventory of existing site to understand condition of existing site, views and site context.
- Preparation of one conceptual design package including proposed landscape elements. The conceptual design package will include one plan view rendering for the site, section/ elevation renderings, and landscape image boards to convey the design intent.
- Two revision to schematic design package after receiving client feedback.
- Up to eight meetings with client, consultants, community, and stakeholders are included in this phase of the project.

II. Construction Document Phase **\$16,000.00**

- Preparation of final landscape plan for permitting and construction. Final plan will include proposed location of all plant material, plant list, planting details and detailed specifications. The landscape plan will also include a disposition plan for existing trees as required.
- Preparation of final irrigation plans. Plan will provide location for irrigation heads, lateral lines, main lines, valve assemblies, etc. along with details and specifications.
- Up to five meetings with client, consultants, community, and stakeholders are included in this phase of the project.

Prior to commencement of work, please return a signed copy of this Agreement to our office. Additionally, the Client shall provide site surveys and CAD files (if available), for Consultants use in developing plans and completing the defined scope of work.

2020 Rate Schedule
Professional Services

Staff Category	Hourly Rate
Principal Landscape Architect	\$177.61
Project Landscape Architect	\$145.95
Designer	\$90.03
Administrative Staff	\$60
Reimbursable Expenses	Rate
Black and White Copies (8.5 x 11)	\$0.30 per sheet
Color Copies (8.5 x 11)	\$1.00 per sheet
Black and White Copies (11 x 17)	\$0.60 per sheet
Color Copies (11 x 17)	\$2.00 per sheet
Black Line Prints (24 x 36)	\$2.00 per sheet
Color Prints (24 x 36)	\$50.00 per sheet
Foam Core Boards (24 x 36)	\$35.00 per board
Mileage/ Travel	54.5 cents per mile

Charges for postage, out of pocket expenses, or other miscellaneous project related expenses will be billed to the client with a 10% service charge.

ESTIMATE OF WORK EFFORT AND COST - SUBCONSULTANT

Name of Project: Westgate Avenue from Wabasso Drive to Congress Avenue
 County: Palm Beach County
 FPN: 2019601
 FAP No.: N/A
 Consultant Name: Insite Studio, Inc.
 Consultant No.: 1149
 Date: June 18, 2020
 Estimator: Bryan Donahue

Staff Classification	Total Staff Hours From Firm*	Principal LA	Project LA	LA Designer	Staff Classification 4	Staff Classification 5	Staff Classification 6	Staff Classification 7	Staff Classification 8	Staff Classification 9	Staff Classification 10	Staff Classification 11	Staff Classification 12	SH By	Salary Cost By	Average Rate Per Task
25. Landscape Analysis	180	9	36	\$31.59	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	180	\$6,689	\$37.05
26. Landscape Plans	152	7	30	115	0	0	0	0	0	0	0	0	0	152	\$5,605	\$36.88
Total Staff Hours	332	16	66	250	0	0	0	0	0	0	0	0	0	332	\$12,274.48	\$36.97
Total Staff Cost		\$997.12	\$3,379.56	\$7,897.50	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			

SALARY RELATED COSTS:																\$12,274.48
OVERHEAD AND PROFIT MULTIPLIER:																185%
SUBTOTAL ESTIMATED FEE:																\$22,707.79
SUBTOTAL ESTIMATED FEE:																\$34,982.27
Optional Services																\$0.00
GRAND TOTAL ESTIMATED FEE:																\$34,982.27

Notes:
 1. This sheet to be used by Subconsultant to calculate its fee.

7/11

25. Landscape Analysis

Estimator: Bryan Donahue

Westgate Ave. from Wabasso Drive to Congress Ave.

Representing	Print Name	Signature / Date
Insite Studio, Inc.	Bryan Donahue	

NOTE: Signature Block is optional, per District preference

Task No.	Task	Units	No. of Units	Hours/ Units	Total Hours	Comments
25.1	Data Collection/ Code Research	LS	1	4	4	
25.2	Site Inventory and Analysis	LS	1	16	16	
25.3a	Conceptual Planting Design	LS	1	60	60	
25.3a1	Design Revisions	LS	2	40	80	
25.4a	Design/ Community/ Stakeholder Meetings	EA	8	2	16	Assumes 8 meetings at 2 hours each
25.7	Cost Estimates	EA	1	4	4	
Landscape Analysis Subtotal					180	

75

26. Landscape Plans

Eslim: Bryan Donahue

Westgate Ave. from Wabasso Drive to Congress Ave.

Representing	Print Name	Signature / Date
Insite Studio, Inc.	Bryan Donahue	
Consultant Name		

NOTE: Signature Block is optional, per District preference

Task No.	Task	Scale	Units	No. of Units	Hours/ Unit	No. of Sheets	Total Hours	Comments
26.1	Key Sheet		Sheet	1	4	1	4	
26.2	Tabulation of Quantities and Plant Schedule		Sheet	1	8	1	8	
26.3	General Notes		Sheet	2	4	2	8	
26.4	Tree and Vegetation Protection and Relocation Plans and Tree Disposition Plans		Sheet	5	2	5	10	
26.5	Planting Plans For Linear Roadway Projects		Sheet	5	12	5	60	
26.7	Planting Details and Notes		Sheet	1	4	1	4	
26.8	Irrigation Plans for Linear Roadway Project		Sheet	5	8	5	40	
26.9	Irrigation Details and Notes		Sheet	2	4	2	8	
26.10	Coordination Meetings		Sheet	5	2	n/a	10	Assumes 5 meetings at 2 hours per meeting.
Landscape Plans Technical Hours							22	152

76

SCOPE OF SERVICES

Attachment- 5

**Lighting Design Services by Sub-Consultant
Smith Engineering Consultants, Inc.**



Smith Engineering Consultants, Inc.

March 23, 2020

Mr. Jagan Katkuri, PE
American Consulting Professionals, LLC
2041 Vista Parkway, Suite 101
West Palm Beach, FL 33411

Re: Palm Beach County- Traffic Engineering, Westgate Ave. Lighting
Electrical Engineering Services Proposal

Dear Jagan:

Smith Engineering Consultants, Inc. (SEC) is pleased to provide this proposal for the above referenced project. We propose to provide the following scope of services:

Design Phase:

1. Initial site visit and review of project plans.
2. Meet with the client to determine the appropriate lighting levels, types of light poles/fixtures, and lighting controls desired for this project.
3. Roadway lighting design in accordance with Illuminating Engineering Society standards, the National Electrical Code, and applicable local codes. The lighting is to be installed along both sides of Westgate Avenue from Wabasso Drive to Congress Ave using poles and fixtures supplied and installed by FPL.
4. Prepare lighting calculations (photometrics) to indicate design illumination levels for permitting.
5. Coordinate with FPL as necessary.
6. Prepare an estimate of construction costs for the electrical installations.
7. Attend design/coordination meetings with American Consulting Professionals as necessary.

SEC will prepare contract documents, suitable for bidding, permit, and construction, including plans and specifications. We will assist in preparing addendums and respond to questions during the bid process. We propose to furnish specifications in MSWord format and drawings in AutoCAD format using base plan drawings provided by American Consulting Professionals. Our lump sum fee to provide the Design Phase services described above is \$14,500.

178



Construction Phase:

1. Review electrical equipment shop drawings.
2. Respond to contractor requests for information (RFI's) and review change order requests.
3. Attend up to two (2) construction meetings or site visits.
4. Perform substantial completion and final inspections and prepare punch lists.
5. Prepare record drawings based upon contractor "as-built" drawings

Our lump sum fee to provide the Construction Phase services described above is \$4,500.

Thank you for using Smith Engineering Consultants as the source for these engineering services. We look forward to working with you on this project.

Sincerely,

A handwritten signature in black ink, appearing to be "Larry M. Smith", written over a horizontal line.

Larry M. Smith, P. E.
President

SMITH ENGINEERING CONSULTANTS, INC.
 WESTGATE AVENUE LIGHTING
 MARCH 23, 2020 PROPOSAL
 HOURLY BREAKDOWN OF SERVICES

ACTIVITY	PRINCIPAL	PROJECT ENGINEER	CADD TECH	TOTAL HOURS BY ACTIVITY	LABOR COST BY ACTIVITY
	\$175.00	\$150.00	\$85.00		
Design Phase Services					
Initial Site Visit	0.0	4.0	4.0	8.0	\$940.00
Client Meetings	2.0	6.0	0.0	8.0	\$1,250.00
Prepare Lighting Plans	2.0	16.0	32.0	50.0	\$5,470.00
Prepare Illumination Calculations	2.0	8.0	16.0	26.0	\$2,910.00
FPL Coordination	0.0	4.0	0.0	4.0	\$600.00
Prepare Cost Estimate	1.0	4.0	4.0	9.0	\$1,115.00
Design Coordination Meetings	2.0	6.0	0.0	8.0	\$1,250.00
Bidding	1.0	3.0	4.0	8.0	\$965.00
				Sub-total	\$14,500.00
TOTAL MANHOURS	10.0	51.0	60.0	121.0	
DIRECT LABOR COST	\$1,750.00	\$7,650.00	\$5,100.00		\$14,500.00

TOTAL FEES \$14,500.00

80

SCOPE OF SERVICES

Attachment- 6

Signalization Design Services by Sub-Consultant
Smith Engineering Consultants, Inc.



Smith Engineering Consultants, Inc.

June 18, 2020

Mr. Jagan Katkuri, PE
American Consulting Professionals, LLC
2041 Vista Parkway, Suite 101
West Palm Beach, FL 33411

Re: Palm Beach County- Traffic Engineering, Westgate Ave. Signalization
Electrical Engineering Services Proposal

Dear Jagan:

Smith Engineering Consultants, Inc. (SEC) is pleased to provide this proposal for the above referenced project. We propose to provide the following scope of services:

Design Phase:

1. Initial site visit and review of project plans.
2. Signalization design for the relocation of existing roadway signal heads and pedestrian crossing signals.
3. Attend design/coordination meetings with American Consulting Professionals as necessary.

SEC will prepare contract documents, suitable for bidding, permit, and construction, including plans and specifications. We will assist in preparing addendums and respond to questions during the bid process. We propose to furnish specifications in MSWord format and drawings in AutoCAD format using base plan drawings provided by American Consulting Professionals. Our lump sum fee to provide the Design Phase services described above is \$6,610.

Construction Phase:

1. Review electrical equipment shop drawings.
2. Respond to contractor requests for information (RFI's) and review change order requests.
3. Attend up to two (2) construction meetings or site visits.
4. Perform substantial completion and final inspections and prepare punch lists.
5. Prepare record drawings based upon contractor "as-built" drawings

2161 Palm Beach Lakes Blvd., Suite 312
West Palm Beach, FL 33409
(561) 616-3911 Fax (561) 616-3912

87



Our lump sum fee to provide the Construction Phase services described above is \$3,215.

Thank you for using Smith Engineering Consultants as the source for these engineering services. We look forward to working with you on this project.

Sincerely,

A handwritten signature in black ink, appearing to be "Larry M. Smith", written over a horizontal line.

Larry M. Smith, P. E.
President

SMITH ENGINEERING CONSULTANTS, INC.
 WESTGATE AVENUE SIGNALIZATION
 JUNE 18, 2020 PROPOSAL
 HOURLY BREAKDOWN OF SERVICES

ACTIVITY	PRINCIPAL	PROJECT ENGINEER	CADD TECH	TOTAL HOURS BY ACTIVITY	LABOR COST BY ACTIVITY
	\$175.00	\$150.00	\$85.00		
Design Phase Services					
Initial Site Visit	0.0	4.0	0.0	4.0	\$600.00
Prepare Signalization Plans	2.0	16.0	24.0	42.0	\$4,790.00
Design Coordination Meetings	0.0	6.0	0.0	6.0	\$900.00
Bidding	0.0	1.0	2.0	3.0	\$320.00
				Sub-total	\$6,610.00
TOTAL MANHOURS	2.0	27.0	26.0	55.0	
DIRECT LABOR COST	\$350.00	\$4,050.00	\$2,210.00		\$6,610.00

TOTAL FEES

\$6,610.00

84

SCOPE OF SERVICES

Attachment- 7

Post Design Services

ESTIMATE OF WORK EFFORT AND COST - PRIME CONSULTANT

Post Design Services

Name of Project: Westgate Avenue from Wabasso Drive to Congress Avenue
 County: Palm Beach
 FPN: 2019601
 FAP No.: N/A

Consultant Name: American Consulting Professionals, LLC
 Consultant No.: 5199937
 Date: 6/18/2020
 Estimator: CNO

Staff Classification	Total Staff Hours From Summary - SH	Project Manager	Senior Engineer	Senior Project Engineer	Project Engineer	Engineer	Chief Designer	Senior Designer	Designer	Staff Classification 9	Staff Classification 10	Staff Classification 11	Staff Classification 12	SH By Activity	Salary Cost By Activity	Average Rate Per Task
3. Project General and Project Common Tasks	242	\$93.30	\$81.83	\$68.00	\$58.06	\$46.00	\$55.85	\$45.00	\$30.39	\$0.00	\$0.00	\$0.00	\$0.00	242	\$21,190.73	\$87.57
Total Staff Cost		\$11,285.30	\$9,901.43	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		Check = \$21,190.73	

SALARY RELATED COSTS:	
OVERHEAD:	\$35,812.33
OPERATING MARGIN:	\$6,568.13
FCCM (Facilities Capital Cost Money):	\$0.00
EXPENSES:	\$0.00
SUBTOTAL ESTIMATED FEE:	\$63,572.19
GRAND TOTAL ESTIMATED FEE:	\$63,572.19

86

Project Activity 3: General Tasks

Estimator: CNO

Post Design Services

Westgate Avenue from Wabasso Drive to Congress Avenue
2019601

Representing	Print Name	Signature / Date
PBC	Maroun Azzi	
ACP	Chris O'Reilly	

Task No.	Task	Units	No of Units	Hours/ Unit	Total Hours	Comments
3.6	Prime Consultant Project Manager Meetings	LS	1	72	72	See listing below
3.8	Post Design Services	LS	1	170	170	Drainage shop drawings; RFI's during construction
3. Project Common and Project General Tasks Total						242

3.6 - List of Project Manager Meetings	Units	No of Units	Hours/ Unit	Total Hours	Comments
Roadway	EA	8	2	16	Construction Kickoff Meeting PBC Staff and Westgate CRA, Field Meetings during construction
Drainage	EA	4	2	8	Field Meetings during construction
Utilities	EA	8	2	16	Field Meetings during construction
Lighting	EA	4	2	8	Meetings with FPL, Westgate CRA
Landscape Architecture	EA	4	2	8	Meetings with PBC, Westgate CRA
Field Reviews	EA	8	2	16	8 visits during 8 month construction schedule
Total Project Manager Meetings		39		72	Total PM Meeting Hours carries to Task 3.6 above

27

ESTIMATE OF WORK EFFORT AND COST - SUBCONSULTANT

Name of Project: 2019601
 County: Palm Beach
 FPN:
 FAP No.:

Consultant Name: Constructive Engineering, Inc.
 Consultant No.:
 Date: 6/15/2020

Estimator:

Staff Classification	Total Staff Hours From "SH Firm"	Senior Project Engineer	Project Engineer	Total Staff Hours From Project Engineer													SH	Salary	Average			
																				By Activity	Cost By Activity	Rate Per Task
Signing & Marking	32	26	6	\$107.50	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0	0	\$4,446	\$138.94			
Total Staff Hours	32	26	6		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0	32					
Total Staff Cost		\$3,801.20	\$645.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		32	\$4,446.20	\$138.94			

Check = \$4,446.20

SALARY RELATED COSTS:

OVERHEAD:

OPERATING MARGIN:

FCCM (Facilities Capital Cost Money):

EXPENSES:

SUBTOTAL ESTIMATED FEE:

SUBTOTAL ESTIMATED FEE:

Optional Services

GRAND TOTAL ESTIMATED FEE:

\$4,446.20
 \$0.00
 \$0.00
 \$0.00
 \$0.00
 \$4,446.20
 \$4,446.20
 \$0.00
 \$4,446.20

87

Project Activity 7: Signing and Pavement Marking

Estimator: Kashif Iftikhar (Constructive E

2019601

Task	Units	Number of Units	Hours / Unit	Total Hours	Comments
Post Design Services	LS	1	26	26	Plans Revisions, RFIs, Shop Drawings
Attend Two (2) Meetings/Site Visits	LS	1	6	6	
			Total =	32	

89

6/15/2020

May 26, 2020

Jagan Katkuri
American Consulting Professionals, LLC
2041 Vista Parkway, Suite 101
West Palm Beach, FL 33411

JKatkuri@acp-fl.com

Re: Proposal for Landscape Architecture Services – Westgate Avenue from Wabasso Drive to Congress Avenue

Dear Jagan,

Thank you for the opportunity to submit this proposal for professional services for the above referenced Project. This Agreement is made as of May 26, 2020 between **American Consulting Professionals, LLC. (Client)** and **Insite Studio, Inc. (Consultant)**. The Scope of Services and associated fees are outlined below. Additionally, the Standard Terms and Conditions associated with our services are attached hereto and are made part of this Agreement.

Scope of Services

I. Construction Administration

\$7,167.72

As requested by client, Insite Studio will provide construction administration services during the construction phase of the project. The following services are included during this phase:

- Attendance at up to ten meetings with client and contractor during the construction phase of the project.
- Response to RFI's and product submittals.
- Preparation of field reports to document construction progress and provide information to client.
- Review and approval of contractor pay applications.
- Substantial completion walk-through with client and contractor.
- Preparation of punch list based on substantial completion walk-through
- Final Inspection of completed project and issuance of certification letter.

Prior to commencement of work, please return a signed copy of this Agreement to our office. Additionally, the Client shall provide site surveys and CAD files (if available), for Consultants use in developing plans and completing the defined scope of work.

Thanks again for the opportunity to submit this proposal for professional services. Should you have any questions regarding the scope of services or terms and conditions, please feel free to contact me directly.

Sincerely,



Bryan Donahue, PLA
Principal
Insite Studio, Inc.

ESTIMATE OF WORK EFFORT AND COST - SUBCONSULTANT - POST DESIGN SERVICES

Name of Project: Westgate Avenue from Wabasso Drive to Congress Avenue
 County: Palm Beach County
 FPN: 2019801
 FAP No.: N/A
 Consultant Name: Insite Studio, Inc.
 Consultant No.: 1149
 Date: June 1, 2020
 Estimator: Bryan Donahue

Staff Classification	Principal LA	Project LA	LA Designer	Staff Classification 4	Staff Classification 5	Staff Classification 6	Staff Classification 7	Staff Classification 8	Staff Classification 9	Staff Classification 10	Staff Classification 11	Staff Classification 12	SH By	Activity	Salary Cost By	Average Rate Per Task
Total Staff Hours From "SH Summary Form"	68	\$51.21	\$31.59	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	68	0	\$2,514.99	\$36.99
Post Design Services	3	14	51	0	0	0	0	0	0	0	0	0	68	0	\$2,514.99	\$36.99
Total Staff Hours	3	14	51	0	0	0	0	0	0	0	0	0	68	0	\$2,514.99	\$36.99
Total Staff Cost	\$188.96	\$716.94	\$1,611.09	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	68	0	\$2,514.99	\$36.99

SALARY RELATED COSTS:																
OVERHEAD AND PROFIT MULTIPLIER:	185%															
SUBTOTAL ESTIMATED FEE:																
SUBTOTAL ESTIMATED FEE:																
Optional Services																
GRAND TOTAL ESTIMATED FEE:																

Check # 2,514.99

Notes:
 1. This sheet to be used by Subconsultant to calculate its fee.

91

37.Landscape Post Design

Estim: Bryan Donahue

Westgate Ave. from Wabasso Drive to Congress Ave.

Representing		Signature / Date
Insite Studio, Inc.		
Consultant Name		

NOTE: Signature Block is optional, per District preference

Task No.	Task	Units	No. of Units	Hours/ Unit	Total Hours	Comments
37.1	Review and Respond to RFI's	EA	10	1	10	
37.2	Review and Approval of Product Submittals	EA	6	2	12	
37.3	Field Reports	EA	2	6	12	
37.4	Punch List	EA	1	6	6	
37.5	Meetings	EA	10	2	20	
37.6	Inspections	EA	2	4	8	
Landscape Plans Technical Hours					68	

99

SMITH ENGINEERING CONSULTANTS, INC.
WESTGATE AVENUE LIGHTING
MARCH 23, 2020 PROPOSAL
HOURLY BREAKDOWN OF SERVICES

ACTIVITY	PRINCIPAL	PROJECT ENGINEER	CADD TECH	TOTAL HOURS BY ACTIVITY	LABOR COST BY ACTIVITY
	\$175.00	\$150.00	\$85.00		
Construction Phase Services					
Review Shop Drawings	0.0	6.0	0.0	6.0	\$900.00
Review RFI's and Change Orders	1.0	2.0	0.0	3.0	\$475.00
Attend Two (2) Meetings/Site Visits	0.0	6.0	0.0	6.0	\$900.00
Perform Substantial Completion Inspection	0.0	4.0	0.0	4.0	\$600.00
Perform Final Inspection	0.0	4.0	0.0	4.0	\$600.00
Prepare Record Drawings	1.0	4.0	4.0	9.0	\$1,115.00
				Sub-total	\$4,590.00
TOTAL MANHOURS	2.0	26.0	4.0	32.0	
DIRECT LABOR COST	\$350.00	\$3,900.00	\$340.00		\$4,590.00

TOTAL FEES \$4,590.00

SMITH ENGINEERING CONSULTANTS, INC.
 WESTGATE AVENUE SIGNALIZATION
 JUNE 18, 2020 PROPOSAL
 HOURLY BREAKDOWN OF SERVICES

ACTIVITY	PRINCIPAL	PROJECT ENGINEER	CADD TECH	TOTAL HOURS BY ACTIVITY	LABOR COST BY ACTIVITY
	\$175.00	\$150.00	\$85.00		
Construction Phase Services					
Review Shop Drawings	0.0	2.0	0.0	2.0	\$300.00
Review RFI's and Change Orders	0.0	2.0	0.0	2.0	\$300.00
Attend Two (2) Meetings/Site Visits	0.0	6.0	0.0	6.0	\$900.00
Perform Substantial Completion Inspection	0.0	3.0	0.0	3.0	\$450.00
Perform Final Inspection	0.0	3.0	0.0	3.0	\$450.00
Prepare Record Drawings	1.0	2.0	4.0	7.0	\$815.00
				Sub-total	\$3,215.00
TOTAL MANHOURS	1.0	18.0	4.0	23.0	
DIRECT LABOR COST	\$175.00	\$2,700.00	\$340.00		\$3,215.00

TOTAL FEES \$3,215.00

94

REDEVELOPMENT TRUST FUND

	APPROVED BUDGET FY2020	PROPOSED BUDGET FY2021	INCREASE/ (DECREASE)
REVENUE:			
Balance Brought Forward	900,000	1,000,000	100,000
Ad Valorem Taxes (TIF)	2,471,187	2,737,786	266,599
Rental Income	58,000	65,000	7,000
Interest	1,000	1,000	0
TOTAL REVENUE	3,430,187	3,803,786	373,599
EXPENSES:			
Employee Expenditures:			
Salaries & Wages	374,300	385,530	11,230
Retirement	33,659	34,670	1,011
Insurance - Health/Dental	74,000	74,000	0
Payroll Taxes	29,090	30,000	910
Total Payroll Expenditures	511,049	524,200	13,151
Professional Expenditures			
Eng. & Const. Coordination	200,000	200,000	0
Technical Assistance	350,000	350,000	0
Audit Fees	20,000	20,000	0
Legal Fees	50,000	50,000	0
Total Professional Expenditure	620,000	620,000	0
Other Expenditures			
Government Fees & Services	300	300	0
Insurance/Property/Liability	25,000	25,000	0
Landscape & Prop. Maintenance	140,000	140,000	0
Property Management	30,000	30,000	0
Streetlights/Utilities	65,000	65,000	0
Office Rent/Utilities	70,000	70,000	0
Advertising	10,000	10,000	0
Community Garden	100,000	100,000	0
Community Activities	100,000	100,000	0
PR & Marketing	60,000	60,000	0
Mortgage Payments	19,500	0	-19,500
Bank Fees & Charges	2,200	2,200	0
Neighborhood Preserv. Grant	60,000	60,000	0
COVID-19 SBA Program	0	100,000	100,000
Tenant Buildout Asst.	100,000	100,000	0
Rent Asst. program	50,000	100,000	50,000
Site Develop. Asst. Program	200,000	225,000	25,000
Commun /Mailouts	6,000	6,500	500
Dues & Subscriptions	2,500	2,500	0
Housing & Economic Devel.	382,500	350,000	-32,500
Staff & Board Development	15,000	15,000	0
Office Equipment/Supplies	20,000	20,000	0
Miscellaneous	16,638	18,086	1,448
Transfer to Capital Improv.	730,000	1,060,000	330,000
Total Other Expenditures	2,204,638	2,659,586	454,948
Total Expenditures	3,208,538	3,803,786	779,641

CAPITAL IMPROVEMENT FUND

	APPROVED FY2020	PROPOSED FY2021	INCREASE/ DECREASE
REVENUES:			
Balance Brought Forward	600,000	600,000	0
Property Acquisition	0	0	0
Solid Waste Authority	91,000	91,000	0
Transferred from Trust Fund	730,000	1,060,000	330,000
CDBG Grant	0	300,000	300,000
Total Revenue	1,421,000	2,051,000	630,000
EXPENDITURES:			
Construction Projects			
Property Acquisition	147,000	600,000	453,000
BH Streetlights and Sidewalks	300,000	1,320,000	1,020,000
Dog Park	91,000	131,000	40,000
Westgate Avenue			
Neighborhood Park	0	0	0
Total Expenditures	538,000	2,051,000	1,513,000

Transportation Planning Agency Fund

	PROPOSED FY2019	PROPOSED FY2020	INCREASE/ DECREASE	CONSTRUCTION
REVENUES:				
Balance Brought Forward	4,467,000	5,354,982	887,982	
BelvedereHeights Phase 1	0	0	0	
Belvedere Heights Phase 2	0	0	0	
Westgate Ave Streetscape	0	0	0	
Seminole Boulevard	887,982			
Cherry Road	0	1,000,000	1,000,000	
Total Revenue	5,354,982	6,354,982	1,000,000	
EXPENDITURES:				
Construction Projects				
Belvedere Heights Phase 1	0	1,104,000	1,104,000	2021
Belvedere Heights Phase 2	0	956,000	956,000	2022
Westgate Ave Streetscape	0	2,407,000	2,407,000	2023
Seminole Boulevard	0	887,982		2023
Cherry Road	0	1,000,000	1,000,000	2024
Total Expenditures	0	6,354,982	6,354,982	



DOROTHY JACKS

CFA, AAS
Palm Beach County Property Appraiser

Governmental Center - Fifth Floor
301 North Olive Avenue
West Palm Beach, FL 33401
tel 561.355.3230
fax 561.355.3963
pbcgov.org/papa

Administration
C. Dino Maniotis, CFE
Tax Roll Coordinator
301 North Olive Avenue, 5th Flr
West Palm Beach, FL 33401
tel 561.355.2681
fax 561.355.3963
dmanioti@pbcgov.org

June 25, 2020

Carmen Geraine, Chairman
Westgate/Belvedere Homes CRA
1280 N. Congress Avenue, Suite 215
West Palm Beach, FL 33409

Re: 2020 Preliminary Tax Roll

Dear Ms. Geraine:

Below are your certified 2020 Preliminary Tax Roll values for Westgate/Belvedere Homes CRA. Your taxable value may differ from that of the county's because of value adjustments made for the county-wide senior, historic, or economic exemptions which do not apply to your CRA district.

Total Taxable Value:	\$ 539,928,934
Net New Construction:	\$ -308,217
Current Year Tax Increment:	\$ 349,759,667

If you have any questions or concerns, please call.

Sincerely yours,

Constantine Dino Maniotis, CFE
Tax Roll Coordinator

Westgate/Belvedere Homes CRA, 0091

WEST COUNTY
SERVICE CENTER
2976 State Road 15
Belle Glade, FL 33430
tel 561.996.4890
fax 561.996.1661

NORTH COUNTY
SERVICE CENTER
3188 PGA Blvd., Suite 2301
Palm Beach Gardens, FL 33410
tel 561.624.6521
fax 561.624.6565

MID-WESTERN COMMUNITIES
SERVICE CENTER
200 Civic Center Way, Suite 200
Royal Palm Beach, FL 33411
tel 561.784.1220
fax 561.784.1241

SOUTH COUNTY
SERVICE CENTER
14925 Cumberland Drive
Delray Beach, FL 33446
tel 561.276.1250
fax 561.276.1278

98



MEMORANDUM

TO: Westgate CRA

FROM: Elizée Michel, Executive Director, Westgate/Belvedere Homes Community
Redevelopment Agency

DATE: July 1, 2020

RE: Tax Increment Financing Based on June 25, 2020 Preliminary
Tax Roll

Total Taxable Value	\$539,928,934
Base Year	\$190,169,267
Current Year Tax Increment	\$349,759,667
FY 2020 County Operating Millage:	4.7815
FY 2020 Fire Rescue Millage:	3.4581
Incremental Revenue:	\$2,881,880
Statutory Reduction Factor	.95
<u>Total Tax Increment Financing Expected</u>	<u>\$2,737,786</u>
<u>Amount used for Budget</u>	<u>\$2,737,786</u>