



WESTGATE/BELVEDERE HOMES COMMUNITY REDEVELOPMENT AGENCY
Monday, June 14, 2021 Board Meeting
1280 N. Congress Ave. Suite 215
West Palm Beach FL 33409

NOTE: Agenda Summary (Pages 3-7)
Staff Report (Pages 8-14)

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 15-21)

IV. PUBLIC COMMENTS

V. DISCLOSURES

VI. CONSENT AGENDA

- 1. Approval of Site Development Assistance Program Grant for Elite Capital & Development (Pages 22-41)**

VII. REGULAR AGENDA

- 1. Approval of Development Order Abandonment, Development Order Amendment to an MUPD, Variances for a Limited Access Self-Storage Facility on Cherry Road (Pages 42-84)**
- 2. Election of Board Chair and Vice-Chair**
- 3. Approval of Ward & Company, P.A., Engagement Letter for FY 2021 Audit Services (Pages 85-93)**
- 4. Approval Funding for Construction and Engineering and Inspection (CEI) for Belvedere Phase I (Page 94)**
- 5. Authorization Advertise Invitation to Bid (ITB) for the Construction of the Westgate Dog Park (Pages 95)**



VIII. REPORTS

A. Staff Reports

Correspondence (Pages 96-115)

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**
8. **Correspondences**

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
June 14, 2021

CONSENT AGENDA

1. Approval of Site Development Assistance Program Grant for Elite Capital & Development

A. Background and Summary: Elite Capital & Development Inc. is a housing development corporation operating in Palm Beach County since 2015. It has built six single family homes in the Westgate area, two of which on a vacant lot purchase from the CRA in 2019. They have plans to build more than 20 more single family homes including two 3-bedroom, 2-bath with 2-car garage on two 50 foot lots on 2810 and 2811 Saranac Ave. These two houses will have 1,400 SF under air, and a total of 1,785 SF under roof including the covered front entry and garage. The developer plans to provide CBS construction, impact rated windows, pavers driveway and patio, vaulted ceilings, stainless steel appliances, and other standard features for the houses.

The corporation has requested a grant of \$10,000 from the CRA's Site Development Assistance Program (SDAP) for the two homes at \$5,000 each. The funds would be used for pre-development expenses, landscaping expenses, exterior stucco, impact window upgrades and glass doors in accordance with the program guidelines.

The application meets the program eligibility guidelines. The SDAP is a reimbursement based grant. It provides the funding after the project is completed and certificate of occupancy is received.

B. Recommendation: Staff recommends approval of a reimbursement grant of \$10,000 from Site Development Assistance Grant Program for Elite Capital & Development Inc. for 2810 and 2811 Saranac Avenue.



REGULAR AGENDA

1. **Approval of Development Order Abandonment, Development Order Amendment to an MUPD, Variances for a Limited Access Self-Storage Facility on Cherry Road**

A. Background and Summary: The subject site is a +/- 3.5-acre property with frontage on Cherry Road, approx. 500 ft. from N. Military Trail, and is within the Cherry Road Plaza MUPD. The site has three parcels, and is vacant and undeveloped. The 5.86 acre MUPD consists of an automated car wash and an 18,000 sf retail building operated by Badcock Furniture. The MUPD also includes the Greater Yamaha property to the north, bringing the total size of the entire MUPD to 9.89 acres. The site is within the Urban Highway (UH) sub-area of the WCRAO and zoned MUPD (Multiple Use Planned Development). The Future Land Use designation is CH/8 (commercial high with an underlying residential land use of 8 du per acre). The site is in the U/S Tier, RRIO (Revitalization, Redevelopment & Infill Overlay), as well as in the URA (Urban Redevelopment Area). Al Packer Lincoln/Ford, a vehicle sales and rental facility with ancillary repair and maintenance, is located to the north, zoned CG with a CH/8 FLU. To the east is a 19.5 ac County-owned property, zoned PO with an INST/IND FLU, utilized for PBSO and PBC Library storage. To the south, Palm Beach Commons, zoned CG with a CH/8 FLU; and to the west, outside of CRA district boundaries, is a retail center, also zoned CG with a CH/8 FLU.

New Request:

The subject site has an approval for a Vehicle Sales and Rental with General Repair and Maintenance, granted via R-2016-0828 and R-2016-0829 for Phase II of the overall MUPD, which must be abandoned by the BCC to allow the proposed use to move forward; the All-American Trailer Sales development recommended for approval by the CRA Board in 2015 is no longer contemplated. The proposed development consists of a 3-story +/- 114,150 sf self-storage Limited Access Self-Storage facility with 1,200 sf of accessory office to be constructed within the MUPD's 3.5 ac. vacant property. A Phase II is planned for the northwest vacant portion of the subject site for an additional 3-story +/- 47,000 sf Limited Access Self-Storage building; the area is proposed to be utilized



for outdoor RV/boat storage during Phase I of the development. The proposed development will add 161,000 sf of limited access self-storage to the entire MUPD. A site plan depicting both phases is included with the application.

Due to impacts on surrounding uses, self-storage development typically requires Class A Conditional Use approval by the BCC, however, MUPD zoning allows the use by DRO approval. The project is proposed to be completed by 2025.

Summary of Petition

The applicant requests a recommendation of approval from the Westgate CRA for the following:

1. Development Order Abandonment of R-2016-0828 and R-2016-0829 (existing Conditional Use approval for General Repair and Maintenance and Vehicle Sales and Rental) for Phase II only;
2. Development Order Amendment of R-2016-0827 to reconfigure the MUPD site plan, modify/delete conditions of approval, and allow a +/- 114,150 sf Limited Access Self-Storage Facility with 1,200 sf of accessory office;
3. Five (5) Concurrent Type 2 Variances to include:
 - a) A 100% overlap of an easement into an 8 ft. landscape buffer (Art. 7.C.5.A);
 - b) Elimination of the required canopy trees within the easternmost 23.5 ft. of the Cherry Rd. ROW buffer (Table 7.C.2.A);
 - c) Elimination of the required trees and shrub material in the east buffer (Table 7.C.2.B);
 - d) Elimination of one tree per terminal landscape island (Table 7.C.4.A);
 - e) Elimination of one tree and shrubs per interior landscape island along the eastern property line (Table 7.C.3.A); and,
4. Final DRO Site Plan approval.

B. Recommendation: Staff recommends **approval** of applicant's petition to include the following:

1. Development Order Abandonment of R-2016-0828 and R-2016-0829 (existing Conditional Use approval for General Repair and Maintenance and Vehicle Sales and Rental) for Phase II only;



2. Development Order Amendment of R-2016-0827 to reconfigure the MUPD site plan, modify/delete conditions of approval, and allow a +/- 114,150 sf Limited Access Self-Storage Facility with 1,200 sf of accessory office;
3. Five (5) Concurrent Type 2 Variances to include:
 - f) A 100% overlap of an easement into an 8 ft. landscape buffer (Art. 7.C.5.A);
 - g) Elimination of the required canopy trees within the easternmost 23.5 ft. of the Cherry Rd. ROW buffer (Table 7.C.2.A);
 - h) Elimination of the required trees and shrub material in the east buffer (Table 7.C.2.B);
 - i) Elimination of one tree per terminal landscape island (Table 7.C.4.A);
 - j) Elimination of one tree and shrubs per interior landscape island along the eastern property line (Table 7.C.3.A); and,
4. Final DRO Site Plan approval.

2. Election of Board Chair and Vice-Chair

A. **Background:** 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.

B. **Recommendation:** Board discretion.

3. Approval of Ward & Company, P.A., Engagement Letter for FY 2021 Audit Services.

A. **Background and Summary:** The CRA is seeking the service of Ward & Company to audit the financial records of the CRA for fiscal year 2021. The auditors will be responsible to test the accounting records of the Westgate CRA and perform other procedures considered necessary to prepare a comprehensive report in accordance with the standards for financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States. **It is estimated that a single audit will not be needed this year.** Ward and Company has submitted a proposal for

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the work. The company proposes to complete the audit for an amount not to exceed \$22,000.

B. Recommendation: Staff recommends that the Board authorizes staff to engage Ward and Company, P.A. to provide auditing services for fiscal year ending in September 2021.

4. Approval Funding for Construction and Engineering and Inspection (CEI) for Belvedere Phase I

A. Background and Summary: The CRA is working with Palm Beach County Engineering to install streetlights and sidewalks in Belvedere Heights with a grant from the Florida Department of Transportation. The construction project is scheduled to start this September. When the project starts, the County will hire consultants for construction engineering and inspection (CEI). This cost is estimated at \$275,000. The County is requesting a prepayment for that amount to avoid delaying the project.

B. Recommendation: Staff recommends that the Board authorizes staff to prepay the County \$275,000 for CEI for Belvedere Heights Phase I.

5. Authorization to Advertise Invitation to Bid (ITB) for the Construction of the Westgate Dog Park

A. Background and Summary: The CRA has received a grant from Solid Waste Authority to develop a dog park at the corner of Seminole Boulevard and Oswego Avenue. Staff is seeking permission from the Board to advertise an Invitation to Bid to select a contractor for the project.

B. Recommendation: Staff recommends that the Board authorizes the advertisement of the ITB for the Westgate Dog Park.

**WESTGATE/BELVEDERE HOMES CRA BOARD MEETING
June 14, 2021**

Staff Update on In-House Projects

CDBG Funding for Demolition of CRA-Properties (STARTED)

In April 2021 the Board approved a request to authorize PBC DHES to demolish 4 vacant homes on CRA-owned properties on Cherokee and Westgate Avenues. The CRA purchased the properties in 2018 with the optic of holding the land for private redevelopment. The homes are severely dilapidated, structurally unsafe, and have become a magnet for criminal activity, contributing to slum and blight in the community, particularly on Westgate Avenue. Staff applied to a DHES program to access CDBG funding for the demolition of the homes. The process is to be administered and managed by DHES staff who will be responsible for procuring contractors, administering the mitigation of asbestos and lead based paint, and ensuring that the demolition process follows all federal guidelines. The DHES contractor will acquire all necessary permits and complete the work. The CRA will likely plant grass following site clearance. The demolition is anticipated to cost \$60-80,000.

2021-01 ULDC Amendment Round (INITIATED)

The CRA is seeking to make amendments to the WCRAO in the first round of 2021. The following are highlights: corrective and clarifying amendments to overlay language and tables generally; introducing a new housing type called "South Westgate Estates Single Family Alternative" which allows smaller single family homes, limited to 45% building coverage, to be constructed on 25' wide lots; creating a 10' minimum front and side street setback in the UH Sub-area; and, exempting all development in the WCRAO to the provisions of Art. 3.D.1.E.2 which states that a structure must be set back one foot for each foot of height over 35' – applying this provision conflicts with build to line and frontage requirements.

This round of ULDC amendments was initiated by the Zoning Division at the January 28th BCC meeting. A draft of the amendment language was presented to the LDRAB on April 28th with a unanimous recommendation and no changes requested by the LDRAB. The 1st reading of the amendments is scheduled for July 22nd with adoption by the BCC on August 26th, 2021.

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.

2021 Comprehensive Plan Amendments (STARTED)

The Planning Division is initiating amendments to the WCRAO in the Future Land Use and Transportation Elements of the Comp Plan. FLUE amendments will address an outdated policy allowing a 20% commercial bonus increase without amendments to the FLUA, and TE amendments will update policies related to WDRAO Density Bonus Program income categories following the adoption of the 2020-02 amendments to the DBP in the ULDC. Amendments may also include updates to the WCRAO narratives in both elements. Planning will take the lead in drafting amendment language.

COVID-19 Small Business Emergency Relief Forgivable Loan Program (ONGOING)

The Board approved the Program at their June meeting. The program is advertised on our website as well as Facebook page. Staff completed a direct mail out promoting the availability of the program to

Westgate businesses at the end of August. Business types are screened by uses permitted in certain WCRAO sub-areas. Interest in the program has been robust. Five (5) applications were approved by the Board at their September 2020 meeting; four (4) more were approved by the Board at their October 2020 meeting; 1 application was approved at the November 2020 meeting; and one application was approved at the January 2021 meeting. The program budget spans two budget years: \$50,000 was allocated to FY 19/20 and \$100,000 is allocated to FY 20/21. The program has budget capacity for four more applications. Two businesses applied for and received loan forgiveness by the Board in February 2021.

Background: Small businesses have suffered financial loss and hardship due to the COVID-19 crisis. Small businesses in the CRA district with less than 25 employees can apply for up to \$10,000 in financial assistance in the form of a forgivable loan for eligible expenses associated with rent, payroll support, inventory purchases, utilities, expenses associated with technology upgrades to facilitate remote working, and/or expenses associated with the reconfiguration of interior spaces to accommodate a 6' physical separation. First come, first served basis. \$150,000 from the CRA's FY 19/20 and 20/21 budgets has been allocated to the program.

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)

Update: The Plat has been granted technical compliance. Following the completion of corner clip dedications, the project can move into the permitting phase. Electricity, an irrigation pump and an irrigation system have been installed. Staff is working on developing a design and securing a contractor for site improvements and installation of a pre-manufactured structure to act as a permanent greenmarket.

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 18/19 – Oswego Avenue Properties Clean-up - Westgate Dog Park (STARTED)

Update: CRA staff will issue an ITB (Invitation to Bid) to construct the park on June 20th, following Board approval on June 14th. A revised cost estimate, generalized to reflect increases in construction

and materials costs, prepared by Schmidt Nichols projects the budget on the project to reach approximately \$143,500 with contingency. The SWA grant will fund \$92,700 of the project with the CRA's responsibility at \$50,800. Staff will review bid submittals 30 days after ITB issuance, and bring the tabulations to the Board for final selection at their August meeting.

The CRA has paid a landscape contractor to remove invasive 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.

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

FY20 Cherry Road Pedestrian & Safety Improvements (NEW)

Update: The Cherry Road project received approval for funding by the TPA Governing Board in July, 2020.

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

FY19 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.

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 50% COMPLETE)

Update: Design has begun on the Westgate Avenue project and must be completed by July 2021. Design is moving forward without a roundabout. 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.

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 to 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 to 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.

FY18 – Phase II Belvedere Heights Streetlights & Sidewalks (DESIGN STARTED)

Update: The BCC is considering an agenda item on June 16th for the design of this second phase. 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 to the Governing Board. Phase II of the Belvedere Heights Streetlights and Sidewalks project was ranked #3 of 4. This project has been moved up the timeline due to the inability of other funded projects to proceed. Design can start in July 2019. Construction funding will be approved after the design is completed. The CRA needs to execute an MOU and provide upfront funding to the County for design.

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.

FY17 – Phase I Belvedere Heights Streetlights & Sidewalks (DESIGN COMPLETE)

Update: The neighborhood has experienced chronic poor drainage and the water mains have reached

the end of their useable life and must be replaced. Mock Roos, the contractor for the sidewalks/streetlights project requested that PBC Water Utilities do the water main work prior to the installation of sidewalks and they have agreed; Mock Roos will also do this work. Engenuity Group has been working on a drainage design for the area and a request has been made for Water Utilities in collaboration with Engineering to do this work ahead of sidewalk installation as well. Water main replacement will occur January thru March, 2021 with drainage in March thru July, 2021. Construction on the sidewalks project is set to begin in August 2021.

Engineers are preparing the second part of the design. 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 Strategic Plan (ONGOING)

CRA staff is continuing to work on a 5-year strategic plan that will implement the goals and objectives of the 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 the permitting process:

Projects	Address	Status
Cherry Road Plaza MUPD	Cherry Rd	<ul style="list-style-type: none"> ABN, DOA, Variances, DRO approval for a 161,000 sf (phased) self-service storage facility
Broward Motorsports	2300 Okeechobee Blvd	<ul style="list-style-type: none"> DOA to address phased plan, additional square footage for storage & retail, access
Murphy Express Gas Station/C-store	1010 Military Trail (Walmart MUPD)	<ul style="list-style-type: none"> In Zoning Demolish vacant Walgreens & relocate and expand existing Murphy Express and add c-store
Palm Key Apartments	Cherokee Ave	<ul style="list-style-type: none"> In Zoning 7 townhome-style multifamily units on .46 ac – utilizing CRA density bonus units
1713 Quail (former Opportunity Inc.)	1713 Quail Drive	<ul style="list-style-type: none"> In Zoning Repurposing existing building for new medical office use Rezoning to CG, multiple variances
Museo Vault self-service storage (now Uovo Art)	4200 Westgate Ave	<ul style="list-style-type: none"> In Zoning proposing a 4-story, 50,000 sf fine art and antique storage facility
Autumn Ridge LITC mixed use	Congress Ave	<ul style="list-style-type: none"> In Zoning 106 units by Landmark Construction, 90% of units at or below 60% of AMI – 77 DBP units, TCEA and rezoning from RM to CG
Soapy Shark Car Wash (formerly KFC/Jack's)	2200 Okeechobee Blvd.	<ul style="list-style-type: none"> In permitting DRO Approval & 6 variances required
Duplex development	1115 Osceola	<ul style="list-style-type: none"> Utilizing 1 WCRA density bonus unit, non-conforming lot
Small Home project	2611 Saranac	<ul style="list-style-type: none"> Construction on first 7 units has begun in early 2021 1-acre site newly subdivided into 14 25 ft. lots for small homes
Congress Avenue - Greene Apartments	1600 N. Congress Ave	<ul style="list-style-type: none"> DRO approved – project now in permitting 198 units (138 density bonus units from WCRA pool; 55 income restricted) SFWMD permit received at end of July utilizing available acre feet from the Preserve
MacDonald Industrial/McArthur Dairy	N. Florida Mango	<ul style="list-style-type: none"> On hold Type 2 waiver for extended hours of operation. BCC approved January. Construction to begin mid 2019
Mi Pais Express (Fernandez) Mixed Use	2633 Westgate Ave	<ul style="list-style-type: none"> CONSRUCTION NEARING COMPELTION!
Dos Hermanos Mixed Use	Westgate & Seminole Blvd	<ul style="list-style-type: none"> Administratively withdrawn Rezoning & variances approved. DRO site plan approval. New architect
Westgate One	Westgate at Nokomis	<ul style="list-style-type: none"> On hold Approved/ Extension.

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

May 10, 2021

I. CALL TO ORDER (IN PERSON MEETING BROADCASTED ON ZOOM PLATFORM)

Mr. Daniels, the Board Chair, called the meeting to order at 5:20p.m. The roll was called by Ms. Bui.

Present: Ronald Daniels
Joanne Rufty
Ruth Haggerty
Joseph Kirby

Absent: Ralph Lewis
Yeraldi Benitez

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

Others Present: Enol Gilles, Dorritt Miller, Assistant County Administrator, Deputy
George Gomez, Deputy Adam Robinson, Keith Jackson, PE,
Engenuity Group, CRA Engineer (All Virtually Via Zoom)

II. AGENDA APPROVAL

1. Additions, Deletions, Substitutions to Agenda

- No Deletions, Substitutions to Agenda

2. Adoption of Agenda

- It was moved by Ms. Rufty and seconded by Ms. Haggerty to adopt the Agenda as amended. 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 12, 2021 meeting. Motion carried (4-0)

IV. PUBLIC COMMENT

- PBSO Deputy Robinson and Deputy Gomez gave a brief report to the Board about police activities in the Westgate CRA area for the previous month.
- Ms. Wolliston, a neighborhood resident expresses her concerns of elevated crimes that she has noticed in the community in the Golfview Neighborhood. Deputy Robinson responded and addressed her concerns.

V. DISCLOSURES

- No disclosures

VI. CONSENT AGENDA

- No Consent Agendas

VII. REGULAR AGENDA

The regular meeting was suspended at 5:30p.m. to conduct Board nominations. Ms. Haggerty nominated Mr. Gilles to fill Seat #1. No other nominations were offered. Ms. Haggerty nominated Mr. Kirby to fill Seat #2. No other nominations were offered. Ms. Haggerty nominated Mr. Lewis to fill Seat #3. No other nominations were offered. Ms. Haggerty nominated Ms. Rufty to fill Seat #7. No other nominations were offered. Nominations will be sent to the Board of County Commissioners for their consideration.

1. Development Order Amendment for Broward Motorsports of Palm Beach: 2300 Okeechobee Blvd

Mr. Michel and Ms. Pennell introduced the item and the applicant's representatives Attorney Susan Taylor, Perry & Taylor, PA and Pat Lentini, from 2GHO. Also in attendance to represent the owners were J.J. Sciarrino, director of operations and Peter Laurelli, general manager of the West Palm Beach branch. Susan reminded the Board that Broward Motorsports sells a wide variety of recreational vehicles and has operated in the area for a number of years. The site is approved for and operates a Vehicle Sales and Rental, Light as the principal use. The current use is vested but the proposed changes require a Development Order Amendment with the County. The subject site is located on the southwest corner of Okeechobee Blvd. and Congress Ave. Broward Motorsports of Palm Beach, is 3.87 acres in total and consists of a 24,805 sf., one and two story showroom sales and office as depicted on the map. The current site is also approved for a Phase II that includes a one story 15,496 sf. inventory storage structure in the back that has not been built. This application will eliminate the Phase II storage building and add the two proposed new vehicle showroom areas on the east (at 2,949 sf.) and west (at 2,231

sf.) sides of the building totaling 5,180 sf. The plan is being modified slightly to address the new showroom and reconfigure the site plan to remove the previously approved Phase 2 inventory storage building from the overall square footage; and to make minor adjustments to the site parking areas and circulation to accommodate new vehicle showroom space. The application is necessary to bring the site into compliance to rectify some code violations identified by Palm Beach County. (The site has been the subject of two code enforcement cases: for enclosing areas without permit not pursuant to the approved site plan, and for using Suwanee Dr. to the west for loading and unloading, as well as utilizing parking spaces for vehicle storage).

The Future Land Use is CH/8 Commercial High/8; the Zonin is CG – General Commercial; the site is 3.84 acres; the total building area will be 29,985 SF (24,805 s.f. existing and 5,180 s.f. proposed); 121 parking spaces are required; 170 spaces including 2 motorcycle paces are provided.

Staff added that the existing building does not currently meet all the sub-area regulations. There may be a need to also apply for a variance in the future.

The application requests the following amendments associated with the development order approved via #R-2009-1046:

1. A Development Order Amendment to modify the approved site plan, including associated conditions of approval as necessary, to add 5,180 sf. of vehicle showroom, remove a planned 15,496 sf. inventory storage structure, and reconfigure parking and site circulation;
2. An increase of 123 net new trips per day and 11 pm peak hour trips, from the existing vested use to be allocated from the WCRA Transportation Concurrency Exception Area (TCEA) pool.
3. Any variances necessary to bring the site into compliance with current ULDC and WCRAO regulations; and,
4. Final DRO site plan approval.

Staff recommends:

1. A Development Order Amendment to modify the approved site plan, including associated conditions of approval as necessary, to add 5,180 sf. of vehicle showroom, remove a planned 15,496 sf. inventory storage structure, and reconfigure parking and site circulation;
2. An increase of 123 net new trips per day and 11 pm peak hour trips, from the existing vested use to be allocated from the WCRA Transportation Concurrency Exception Area (TCEA) pool.

3. Any variances necessary to bring the site into compliance with current ULDC and WCRAO regulations; and,
4. Final DRO site plan approval.

It was moved by Ms. Rufty and seconded by Mr. Kirby to approve staff recommendations. The motion passed unanimously (4-0)

2. 21-01 Round of ULDC Amendments

Ms. Pennell presented the item to the Board. She informed the Board that a few other items that need more coordination with other Department will be considered in the next round of amendments. This round will introduce an alternative single family housing type to allow smaller dwelling on 25' wide lots and clarifies a few other regulations.

Amendment Timeline

BCC Initiation & draft due to Zoning	November 25, 2020
Zoning & Agencies Round Tables	April 15 & 16, 2021
Land Development Regulations Advisory Board (LDRB) Meeting	April 28, 2021
BCC Request for Permission to Advertise	June 24, 2021
BCC 1st Reading	July 22, 2021
BCC 2nd Reading & Adoption	August 26, 2021

Part 1 amends Art. 3.B.14.E, WCRAO Use Regulations and Table

- Amends Table 3.B.14.E, WCRAO Sub-area Use Regulations by introducing the "South Westgate Single Family Housing Alternative." This alternative allows smaller dwellings that can be built on 25' wide lots. This new SF model, named "South Westgate Estates Single Family Alternative" will only be allowed in the NRM Sub-area, an area of the overlay which generally corresponds to original South Westgate Estates subdivision plat. This alternative housing type differs from cottage homes in that there is no 1,000 sf size cap; unit size is determined by setbacks and building coverage. Also differs from the standard SF model which is allowed in the NR and NRM Sub-areas on 50' wide lots. Add a note to South Westgate Estates Single Family Alternative which allows the building coverage to increase by up to 10% to accommodate covered front porches and

rear patios, as well as a provision maximizing the size of attached garages to 15% of building coverage

Part 2 amends Art. 3.B.14.F, WCRAO Property Development Regulations and Tables

- ☐ It adds PDRs for the South Westgate Estates Single Family Alternative and revises PDRs for Cottage Homes to be more consistent with ULDC standards.
- ☐ It also Deletes "build to line 10-25'" in the UH Sub-area and instead add a "min. 10'" front setback to better allow for front and side setback flexibility for existing small, sub-standard sites along Okeechobee Blvd. between Shawnee and Indian, while ensuring existing larger development setback a minimum of 50' on Okeechobee Blvd. and Military Trail remains conforming
- ☐ Part 2 also exempt buildings over 35' from the requirements of ULDC 3.D.1.E.2 in standard code which states that a structure must be set back an additional foot for every foot of height over 35'. Applying this provision would conflict with form based code requirements for build to line and frontage.

Part 3 of the Amendment corrects minor errors where table cells were left blank or note numbers incorrectly referenced.

Staff recommends that the Board authorizes staff to collaborate with the Palm Beach County Zoning Division to process the above amendment.

Ms. Haggerty asked what was the approximate square footage targeted for the new "South Westgate Estates Single Family Alternative" homes?

Ms. Pennell responded the maximum building is 45%, from setback is 20, rear 10, a one story can yield about 1,200 to 1,300 square feet. There is an allowance for covered porches and patios where the building coverage can increase by 10%, to allow for some architecture interests to these units. There is also a provision that allows 15% for an attached garage.

It was moved by Ms. Haggerty and seconded by Ms. Rufty collaborate with the Palm Beach County Zoning Division to process the above amendment. The motion passed unanimously (4-0)

VIII. STAFF REPORTS

Ms. Pennell updated the Board about 4200 Westgate Avenue. The Museo Vault project was sold to another group, Rovo Fine Art Project. The site plan was slightly modified and an administrative letter to approve the changes were forwarded to the County Zoning Department.

Mr. Keith Jackson disclosed that his firm is working on the Broward Motorsports Project.

Ms. Liliana and Mr. Keith Jackson from Engenuity Group update the Board on the Belvedere Heights Project Phase I. The project has been mobilized. Materials will be brought to the site in the next coming week. The design for Phase II has been approved. Phase I is scheduled to be completed by the end of August. Engenuity will be providing inspection services for the Belvedere Heights project.

Ms. Dorritt Miller thanked the Board and staff for their diligent work.

Mr. Baird updated the Board about the closing of the Cherokee property being bought from Elite Capital.

Mr. Baird also advised the Board on the Danza Group proposal to prelease office space in the proposed Seminole Blvd. and Westgate Avenue site. Mr. Baird suggests that if the Board wants to authorize the prelease, the Board needs to seek indemnification from the Danza Group. He is concerned that if the Danza Group preleases properties that the CRA owns and takes deposits from prospective tenants, there may be some legal entanglements that need to be considered.

As for preleasing office to the CRA, the Board needs to consider the terms of the lease to make sure the Board can enter into a 20-year lease with the Group. Mr. Baird expresses concerns about the Group's request for a \$10,000 deposit for properties that they have not yet acquired.

Mr. Baird does not support authorizing Danza to prelease office space at this time. He doesn't recommend either the agreement to prelease office space and pay the deposit. If the Board wants to move forward with any of those requests, he suggests that the Board modify the Option Agreement and include languages in there to protect their interests.

Ms. Ruffy stated that she doesn't support either the prelease, the lease agreement nor the \$10,000 deposit.

Mr. Kirby asks what are the chances that the project will come to fruition.

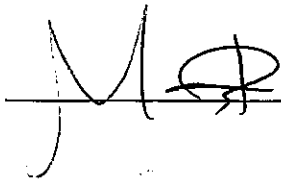
Mr. Baird stated that there are a lot of things that need to happen. First, the Danza Group will have to obtain entitlement from the County to be able to provide office space on the site and also receive funding from lenders other than the CRA. Until those things happen, it is difficult to say if the project will come to fruition.

There was a consensus from the Board not to consider Danza's request to prelease office space, and not to enter into a long term lease agreement with the Danza Group at this time.

There was no other report.

IX. AJOURNMENT

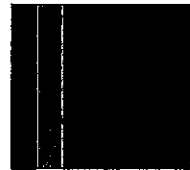
It was moved by Ms. Ruffy and seconded by Ms. Haggerty to adjourn the meeting. The meeting adjourned at 6:10p.m.

A handwritten signature in black ink, appearing to be 'Mai Bui', written over a horizontal line.

Mai Bui

Administrative Assistant, Westgate CRA

Elite Capital & Development Inc
2465 Mercer Ave, Suite 303
West Palm Beach, FL, 33401



05/31/2021

RE: 2811 & 2810 Saranac Ave, West Palm Beach, FL 33409 – SDAP

Dear WCRA,

We are reaching out as a small developer in Palm Beach County. We have been operating in West Palm Beach since 2015 and specialize in providing affordable housing for the population of the area. You may remember us back in February 2019 when we presented and got approval to purchase your former parcel off Genessee Ave, where we built two new single-family residences. We have since then built six of our Andre Model in the Westgate Area over the past year, and we are adding two more on our sites located at 2811 & 2810 Saranac Ave. We also have 18 single family alternatives (houses in 25' lots) in the works, for a total of 26 NEW housing in the WCRA. We consider ourselves the *Single-Family* leader in the area, opening doors for more developer to follow our path. We are applying for \$10,000 (\$5,000 per dwelling) from the Site Development Assistance Program fund in order to help with the development of our two properties off Saranac Ave. Our company's projected revenue for FY2021 = 5.3m, FY2022 = 4.8m and FY2023 = 4.8m.

Project Narrative

The "Saranac" project consists of a 100' x 115' site that used to have an old house on it, which we demolished. The land was already subdivided into two 50' x 115' parcels with their own PCNs, making it easier for development. The Andre model that we have been building is a 3-bedroom, 2 baths with a 2-car garage. It has right around 1,400 SF under air, and a total of 1,785 SF under roof including the covered front entry and garage. The architecture and finishes are modern, compatible and meeting today's buyer's demand and taste.

We offer a very competitive product for the price, with top-of-the line materials and quality. All of our homes are CBS construction, impact rated glass, tankless water heater, modern finishes, 42" cabinets with Dallas White granite stone, pavers driveway and patio, vaulted ceilings, stainless steel appliances, and so many more standard features that are not being charged as extra. We have received exceptional feedback from our buyers, most of them first-time homebuyers. The Saranac properties and our Andre model is consistent with what is allowed by the NRM Sub-Area Property Development Regulations of the Land Development and Florida Building Code.

We understand that the SDAP has some eligible and ineligible expenses, all subject to Board's approval. As per the guidelines, the following elements should be eligible and this is what we plan on using the grant towards; Pre-Development Expenses (site design, architecture, engineering, entitlement and permitting), Landscaping Expenses, Exterior Stucco, Installation of Parking Areas (stone pavers used in our case) and Exterior Windows upgrade (full hurricane impact windows and glass doors). We are including with this application a breakdown of our construction budget, some photos from the same model built in the area, and a copy of the floor plan & elevations, building permit and warranty deed confirming our ownership.

We trust that this complete application will be acceptable for the WCRA members and their Board for grand approval. We have been very involved in the Westgate area over the past 3 years, making the community better and providing much needed affordable housing to its residents.

Do not hesitate to contact us with any questions.

Best regards,



Philippe O Boucher, Founder and CEO.

SITE DEVELOPMENT ASSISTANCE PROGRAM APPLICATION

Applicant Name: Philippe O Boucher, CEO

Business Name: Elite Capital & Development Inc.

Business Address: 2465 Mercer Ave, Suite 303
West Palm Beach, FL 33401

Mailing Address (if different than above): _____

Phone: 561-475-6700

Email: info@elitecapdev.com

Website: www.dpehomesrealty.com

Property Control Number (PCN#): 00-43-43-30-03-050-0460 + 00-43-43-30-03-050-0480

EIN#: 81-0771126

Applicant's business/development site is:
(attach copy of multi-year lease or warranty deed)

☒ Owned ☐ Leased

Applicant's project includes: (check all that apply)

- | | | |
|---|---|--|
| <input type="checkbox"/> Exterior Lighting | <input type="checkbox"/> Landscaping | <input type="checkbox"/> Roof Repair |
| <input type="checkbox"/> Commercial Parking | <input type="checkbox"/> Exterior Signage | <input checked="" type="checkbox"/> New Construction |
| <input type="checkbox"/> Expansion/Renovation of an existing building | | |

Project Budget:

1. Interior Renovations/Improvements: \$ _____
2. Exterior Renovations/Improvements: \$ _____
3. Pre-development/Permitting: \$ _____
4. Total Project Budget: \$ 606,100

Are you applying for grant assistance under any other program offered by the CRA: Yes ☐ No ☒

If so, what other programs are you applying for: _____

Have you been approved for funding by the CRA Board: Yes ☐ No ☒ If so, amount: \$ _____?

Please read the section below carefully. After you have read the entire application, sign the form below and submit your completed application to the CRA offices.

I, the undersigned, being a principal of the business applying for assistance under the Site Development Assistance Program, certify that the business in the Westgate/Belvedere Homes Community Redevelopment Area within the unincorporated area of Palm Beach County.

I understand that the CRA may, at its sole discretion, discontinue subsidy payments at any time if in its sole and absolute determination it feels such assistance no longer meets the program criteria or no longer furthers the Westgate CRA Community Redevelopment Plan.

I understand that this application is not a guarantee of assistance. Should my application be approved, I understand that I am committing to completing the project I have represented in this application and obtaining a Certificate of Occupancy or the necessary satisfactory inspection notices signifying that the work has been done in accordance with County ordinances and codes. I agree to obtain all necessary County or other governmental or State approvals and/or licenses prior to beginning any work. Failure to do so may jeopardize my ability to receive reimbursement under this grant program.

I understand that the project represented in this application must receive CRA Board approval before the work is completed in order to be eligible for reimbursement.

I have read this program brochure in its entirety and by signing below accept the terms of the program as represented in this brochure. I understand that if this application is submitted incomplete, it will not be processed.



Applicant's Signature

Philippe O Boucher, CEO

05/30/2021

Printed Name

Date

APPLICATION CHECKLIST

The completed application must include the following items prior to processing:

- ☒ Signed and completed application form
- ☒ Business Plan or Executive Summary, including a narrative describing the business, its operations, its business principles, impact on the community, and potential for area resident employment
- ☒ Detailed 3-year budget projections of revenues and expenses
- ☒ Historical financials for the past three years, in a sealed envelope (existing businesses only)
- ☒ Copy of multi-year lease (including expressed permission from landlord to make changes as outlined in the project) or copy of Warranty Deed showing property ownership
- ☒ Narrative description of entire project, broken down into interior and exterior improvements and/or renovations, including financing sources
- ☒ Detailed breakdown of exterior renovations and improvements for which reimbursement is being requested under the grant program.

OFFICE USE ONLY:

Pre-application meeting date: Via email Meets eligibility requirements: Yes ☒ No ☐

CRA Board meeting date: 6/14/21 Recommend Board approval: Yes ☒ No ☐

Application notes: _____

CRA staff initials: DKP



NEW CONSTRUCTION BUDGET

Andre Model

2811 & 2810 Saranac Ave, West Palm Beach, FL 33409

DEVELOPMENT COSTS

Archictecture	\$	3,500
Land & Preparation	\$	70,000
Infrastructure	\$	12,000
Surveying	\$	2,200

Sub-Total	\$	87,700
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SOFT COSTS

Water & Sewer	\$	7,800
Impact Fees	\$	7,200

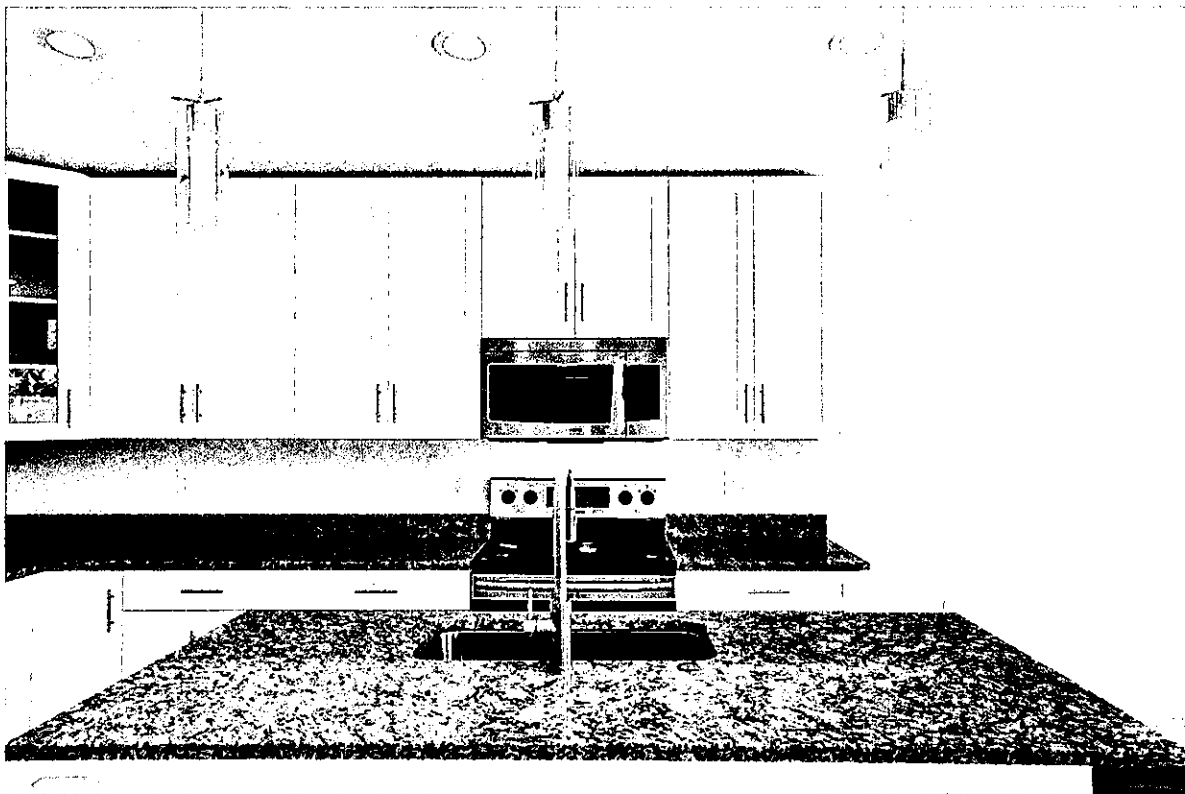
Sub-Total	\$	15,000
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CONSTRUCTION COSTS

Footing and Slab	\$	15,000
Labor	\$	7,500
Materials	\$	7,500
Beams and Columns	\$	15,000
Labor	\$	7,000
Materials	\$	8,000
Rough Carpentry	\$	12,000
Labor	\$	4,500
Materials	\$	7,500
Roof	\$	15,000
Plumbing	\$	9,750
Electrical	\$	12,850
HVAC	\$	10,250
Windows and Doors	\$	14,250


Labor	\$	5,500
Materials	\$	8,750
Framing, Drywall and Insulation	\$	16,000
Labor	\$	7,500
Materials	\$	8,500
Lath and Stucco	\$	8,750
Labor	\$	5,250
Materials	\$	3,500
Flooring	\$	15,500
Labor	\$	7,000
Materials	\$	8,500
Kitchen	\$	16,500
Labor	\$	7,000
Materials	\$	9,500
Bathrooms	\$	11,500
Labor	\$	7,000
Materials	\$	4,500
Appliances	\$	3,500
Landscape & Pavers	\$	9,500
Painting	\$	7,500
Fixtures	\$	7,500
Sub-Total	\$	200,350
TOTAL COSTS	\$	303,050

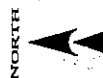






B-2021-004877-0000

NO.	DATE	COMMENTS	<div style="text-align: right;"> 1-4 </div>
<div style="text-align: center;"> ELITE CAPITAL & DEVELOPMENT INC. 1511 RICHMOND BLVD., SUITE 2000 FORT WORTH, TEXAS 76106 TEL 817-334-0079 FAX 817-334-0079 </div>			
<div style="text-align: center;"> GOARTECH ENGINEERING INC. 11111 RICHMOND BLVD., SUITE 2000 FORT WORTH, TEXAS 76106 TEL 817-334-0079 FAX 817-334-0079 </div>			
<div style="text-align: center;"> LILLIAN GONZALEZ, P.D., P.E. CA CERTIFICATE # 31045 </div>			
<div style="text-align: center;">  </div>			
Digitally signed by Lillian Gonzalez DN: cn=Lillian Gonzalez, o=GOARTECH ENGINEERING INC., email=lgonzalez@goartech.com, c=US			
Date: 2011.02.02 Time: 14:05:00 CA Certificate # 31045			
GOARTECH ENGINEERING INC. 1511 RICHMOND BLVD., SUITE 2000 FORT WORTH, TEXAS 76106 TEL 817-334-0079 FAX 817-334-0079			



SCOPE OF WORK

BUILD A 1-STORY CBS SINGLE FAMILY RESIDENCE

SQUARE FOOTAGE:			
	1979	1978	1977
LAND UNDER AC	17.9	18.1	18.1
CITY	17.9	18.1	18.1
STATE CAN GROW	17.9	18.1	18.1
TOTAL SQ. FT.	179,000	181,000	181,000

STRUCTURAL NOTES

- [illegible]

APPLICABLE CODES

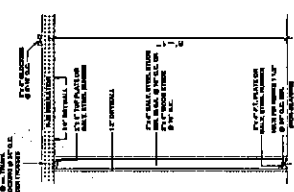
- FBC BUILDING CODE 7TH ED. (2020)
 FBC MECHANICAL CODE 7TH ED. (2020)
 FBC PLUMBING CODE 7TH ED. (2020)
 NATIONAL ELECTRICAL CODE 2017 ED.

ENTER AT NOTES

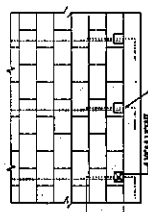
- THE RESPONSIBILITY OF THE ENGINEER/ARCHITECT IN RECORDS LIMITED ONLY TO THE INFORMATION PRESENTED IN THIS PACKAGE. IT SHOULD BE NOTED THAT THE DESIGN AND RECOMMENDATIONS PRESENTED IN THIS PACKAGE ARE BASED ON INFORMATION GIVEN TO THE ENGINEER OF RECORD. CONSEQUENTLY, THE RECOMMENDATIONS STATED WITHIN THIS PACKAGE MAY BE CONTRADICTORY IF INSPECTION SUGGESTS OTHERWISE. REFER TO STRUCTURAL NOTES FOR MORE INSTRUCTIONS.

SLICK NOTIS:

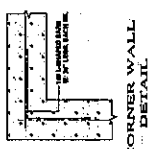
- BURGLAR RESISTANT WINDOWS AND DOORS:** ALL IMPACT RESISTANT WINDOWS AND DOORS SHALL REQUIRE A 2x BUCK PER CODE.



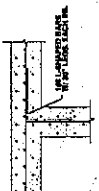
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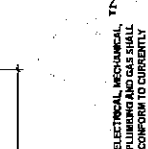
TYPICAL MASONRY FILLED
CELL DETAIL



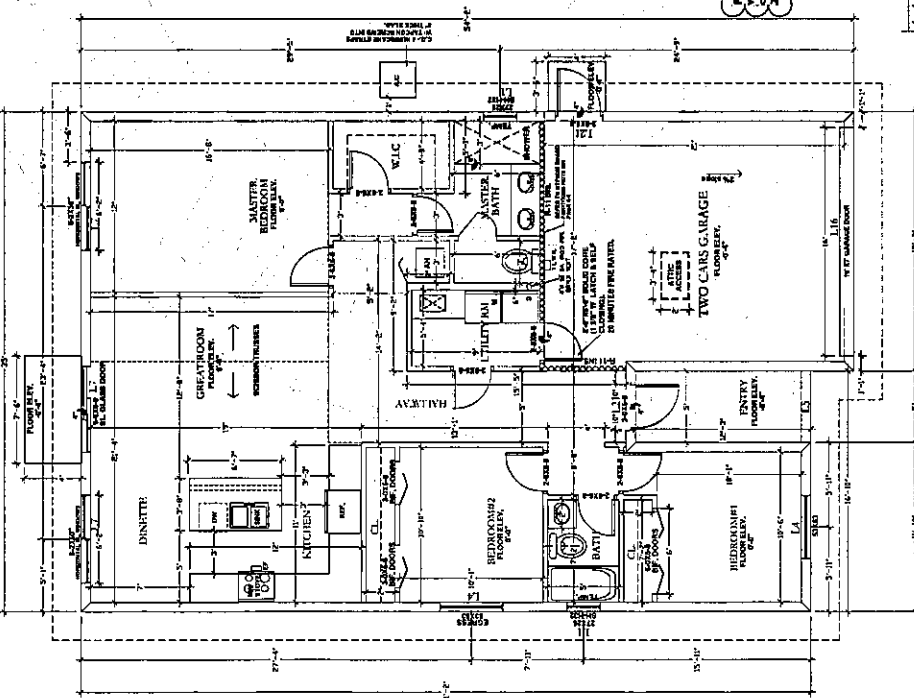
CORNER WALL:
... DETAIL



INTERSECTION WALL
DETAIL

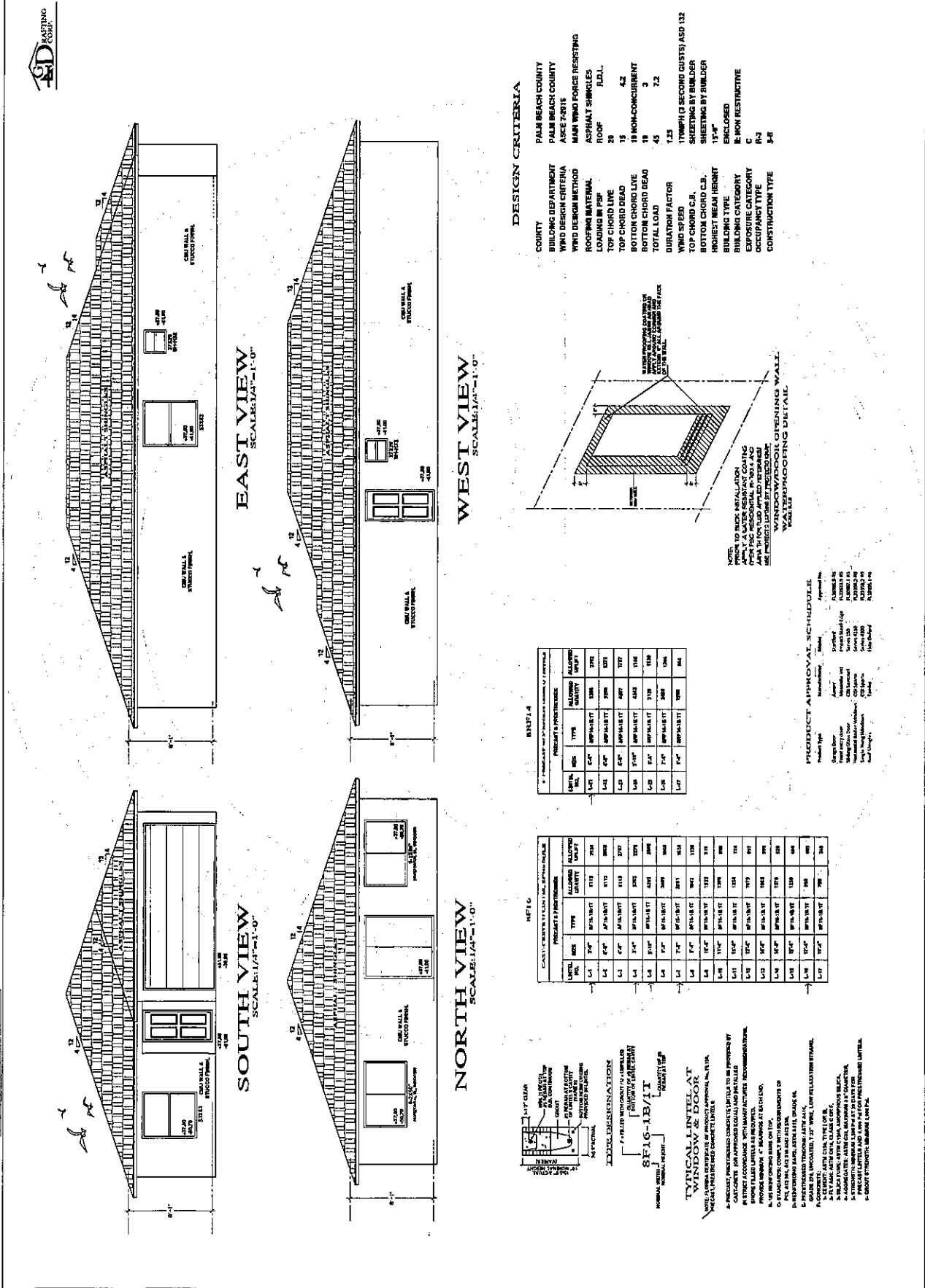


ELECTRONICAL, MECHANICAL,



FLOOR PLAN VIEW

NOTE: CONTRACTOR SHALL PROVIDE
BLOWER DOOR TEST COMPLIANCE REPORT
AT FINAL BUILDING INSPECTION
with copy of tester certification required per
FBC-EC-R 402.4.1.2
the ACH is less than 3; mechanical ventilation is required.



ELITE CAPITAL & DEVELOPMENT INC.
P.O. BOX 0043330005000480
WEST PALM BEACH, FL
XXXXX SAVANNAH AVE.
FL 33404

COACH ENGINEERING INC.
1000 SPRING LAKE
PALM SPRING, FL 33406
TEL: 561-241-8979
CA CERTIFICATE # 33045

DATE: _____
SIGN: _____

REVISIONS

NO.	DATE	COMMENTS
2-4		

PROJECT INFORMATION

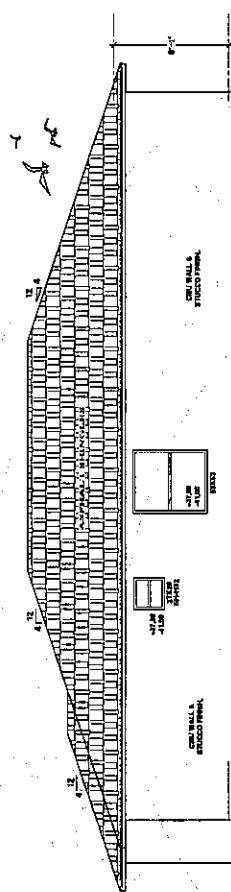
PROJECT: 004877-0000
 DRAWING: 004877-0000
 SCALE: 1/4" = 1'-0"
 SHEET: 004877-0000

DESIGN CRITERIA

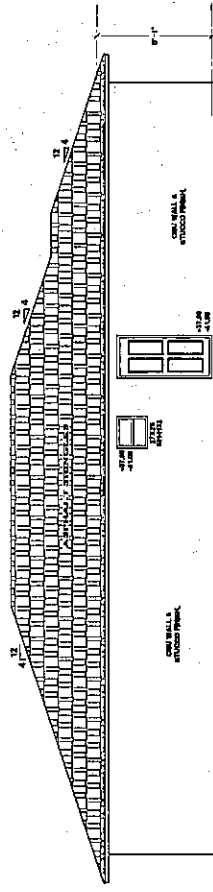
COUNTY	BUILDING DEPARTMENT	WIND DESIGN CRITERIA	WIND DESIGN METHOD	ROOFING MATERIAL	LOADING IN PSF	TOP CHORD LIVE	TOP CHORD DEAD	BOTTOM CHORD LIVE	BOTTOM CHORD DEAD	TOTAL LOAD	DURATION FACTOR	WIND SPEED	WINDWALL (2 SECOND GUSTS) ASD 132	SHEETING BY BUILDER	ENCLOSURE	BUILDING TYPE	BUILDING CATEGORY	EXPOSURE CATEGORY	OCCUPANCY TYPE	CONSTRUCTION TYPE
PALM BEACH COUNTY	PALM BEACH COUNTY	ASCE 7-05	MAN WIND FORCE RESISTING	ASPHALT SHINGLES	20	15	42	18	18	45	1.25	125	15	15	15	15	15	15	15	15

PRODUCT APPROVAL SCHEDULE

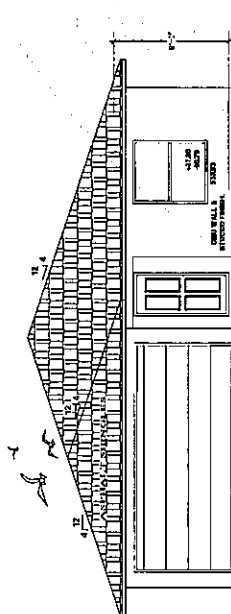
Product Type	Manufacturer	Model	Approved No.
Single Glazed	Aluminum	Aluminum	ALUMINUM
Double Glazed	Aluminum	Aluminum	ALUMINUM
Triple Glazed	Aluminum	Aluminum	ALUMINUM
Insulated Glass Unit	Aluminum	Aluminum	ALUMINUM
Low Emissivity	Aluminum	Aluminum	ALUMINUM
Gas Filled	Aluminum	Aluminum	ALUMINUM
Hard Coating	Aluminum	Aluminum	ALUMINUM



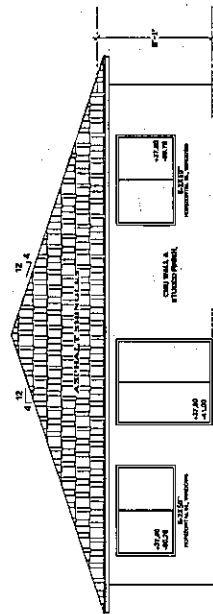
EAST VIEW
SCALE: 1/4"=1'-0"



WEST VIEW
SCALE: 1/4"=1'-0"



SOUTH VIEW
SCALE: 1/4" = 1'-0"



NORTH VIEW
SCALE: 1/4"=1'-0"

PREDICTED FUTURE DEMAND				
DATE	ITEM NO.	ITEM NAME	QUANTITY	UNIT
10/1/80	101	101-101-101-101	101	101
10/1/80	102	102-102-102-102	102	102
10/1/80	103	103-103-103-103	103	103
10/1/80	104	104-104-104-104	104	104
10/1/80	105	105-105-105-105	105	105
10/1/80	106	106-106-106-106	106	106
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10/1/80	115	115-115-115-115	115	115
10/1/80	116	116-116-116-116	116	116
10/1/80	117	117-117-117-117	117	117
10/1/80	118	118-118-118-118	118	118
10/1/80	119	119-119-119-119	119	119
10/1/80	120	120-120-120-120	120	120
10/1/80	121	121-121-121-121	121	121
10/1/80	122	122-122-122-122	122	122
10/1/80	123	123-123-123-123	123	123
10/1/80	124	124-124-124-124	124	124
10/1/80	125	125-125-125-125	125	125
10/1/80	126	126-126-126-126	126	126
10/1/80	127	127-127-127-127	127	127
10/1/80	128	128-128-128-128	128	128
10/1/80	129	129-129-129-129	129	129
10/1/80	130	130-130-130-130	130	130
10/1/80	131	131-131-131-131	131	131
10/1/80	132	132-132-132-132	132	132
10/1/80	133	133-133-133-133	133	133
10/1/80	134	134-134-134-134	134	134
10/1/80	135	135-135-135-135	135	135
10/1/80	136	136-136-136-136	136	136
10/1/80	137	137-137-137-137	137	137
10/1/80	138	138-138-138-138	138	138
10/1/80	139	139-139-139-139	139	139
10/1/80	140	140-140-140-140	140	140
10/1/80	141	141-141-141-141	141	141
10/1/80	142	142-142-142-142	142	142
10/1/80	143	143-143-143-143	143	143
10/1/80	144	144-144-144-144	144	144
10/1/80	145	145-145-145-145	145	145
10/1/80	146	146-146-146-146	146	146
10/1/80	147	147-147-147-147	147	147
10/1/80	148	148-148-148-148	148	148
10/1/80	149	149-149-149-149	149	149
10/1/80	150	150-150-150-150	150	150
10/1/80	151	151-151-151-151	151	151
10/1/80	152	152-152-152-152	152	152
10/1/80	153	153-153-153-153	153	153
10/1/80	154	154-154-154-154	154	154
10/1/80	155	155-155-155-155	155	155
10/1/80	156	156-156-156-156	156	156
10/1/80	157	157-157-157-157	157	157
10/1/80	158	158-158-158-158	158	158
10/1/80	159	159-159-159-159	159	159

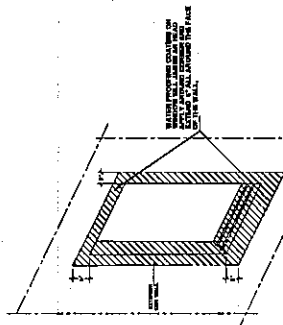
"A" - "F" TYPE 1 LATERAL ACTIVATION "A"					
LATERAL		SIZE	TYPE	ALPENDING DURATION	ALPENDING DURATION
L-1	L-1	2'x4'	SPRINKLER	0:12	0:12
L-2	L-2	2'x4'	SPRINKLER	0:12	0:12
L-3	L-3	2'x4'	SPRINKLER	0:12	0:12
L-4	L-4	2'x4'	SPRINKLER	0:12	0:12
L-5	L-5	2'x4'	SPRINKLER	0:12	0:12
L-6	L-6	2'x4'	SPRINKLER	0:12	0:12
L-7	L-7	2'x4'	SPRINKLER	0:12	0:12
L-8	L-8	2'x4'	SPRINKLER	0:12	0:12
L-9	L-9	2'x4'	SPRINKLER	0:12	0:12
L-10	L-10	2'x4'	SPRINKLER	0:12	0:12
L-11	L-11	2'x4'	SPRINKLER	0:12	0:12
L-12	L-12	2'x4'	SPRINKLER	0:12	0:12
L-13	L-13	2'x4'	SPRINKLER	0:12	0:12
L-14	L-14	2'x4'	SPRINKLER	0:12	0:12
L-15	L-15	2'x4'	SPRINKLER	0:12	0:12
L-16	L-16	2'x4'	SPRINKLER	0:12	0:12
L-17	L-17	2'x4'	SPRINKLER	0:12	0:12
L-18	L-18	2'x4'	SPRINKLER	0:12	0:12
L-19	L-19	2'x4'	SPRINKLER	0:12	0:12
L-20	L-20	2'x4'	SPRINKLER	0:12	0:12
L-21	L-21	2'x4'	SPRINKLER	0:12	0:12
L-22	L-22	2'x4'	SPRINKLER	0:12	0:12
L-23	L-23	2'x4'	SPRINKLER	0:12	0:12
L-24	L-24	2'x4'	SPRINKLER	0:12	0:12
L-25	L-25	2'x4'	SPRINKLER	0:12	0:12
L-26	L-26	2'x4'	SPRINKLER	0:12	0:12
L-27	L-27	2'x4'	SPRINKLER	0:12	0:12
L-28	L-28	2'x4'	SPRINKLER	0:12	0:12
L-29	L-29	2'x4'	SPRINKLER	0:12	0:12
L-30	L-30	2'x4'	SPRINKLER	0:12	0:12
L-31	L-31	2'x4'	SPRINKLER	0:12	0:12
L-32	L-32	2'x4'	SPRINKLER	0:12	0:12
L-33	L-33	2'x4'	SPRINKLER	0:12	0:12
L-34	L-34	2'x4'	SPRINKLER	0:12	0:12
L-35	L-35	2'x4'	SPRINKLER	0:12	0:12
L-36	L-36	2'x4'	SPRINKLER	0:12	0:12
L-37	L-37	2'x4'	SPRINKLER	0:12	0:12
L-38	L-38	2'x4'	SPRINKLER	0:12	0:12
L-39	L-39	2'x4'	SPRINKLER	0:12	0:12
L-40	L-40	2'x4'	SPRINKLER	0:12	0:12
L-41	L-41	2'x4'	SPRINKLER	0:12	0:12
L-42	L-42	2'x4'	SPRINKLER	0:12	0:12
L-43	L-43	2'x4'	SPRINKLER	0:12	0:12
L-44	L-44	2'x4'	SPRINKLER	0:12	0:12
L-45	L-45	2'x4'	SPRINKLER	0:12	0:12
L-46	L-46	2'x4'	SPRINKLER	0:12	0:12
L-47	L-47	2'x4'	SPRINKLER	0:12	0:12
L-48	L-48	2'x4'	SPRINKLER	0:12	0:12
L-49	L-49	2'x4'	SPRINKLER	0:12	0:12
L-50	L-50	2'x4'	SPRINKLER	0:12	0:12
L-51	L-51	2'x4'	SPRINKLER	0:12	0:12
L-52	L-52	2'x4'	SPRINKLER	0:12	0:12
L-53	L-53	2'x4'	SPRINKLER	0:12	0:12
L-54	L-54	2'x4'	SPRINKLER	0:12	0:12
L-55	L-55	2'x4'	SPRINKLER	0:12	0:12
L-56	L-56	2'x4'	SPRINKLER	0:12	0:12
L-57	L-57	2'x4'	SPRINKLER	0:12	0:12
L-58	L-58	2'x4'	SPRINKLER	0:12	0:12
L-59	L-59	2'x4'	SPRINKLER	0:12	0:12
L-60	L-60	2'x4'	SPRINKLER	0:12	0:12
L-61	L-61	2'x4'	SPRINKLER	0:12	0:12
L-62	L-62	2'x4'	SPRINKLER	0:12	0:12
L-63	L-63	2'x4'	SPRINKLER	0:12	0:12
L-64	L-64	2'x4'	SPRINKLER	0:12	0:12
L-65	L-65	2'x4'	SPRINKLER	0:12	0:12
L-66	L-66	2'x4'	SPRINKLER	0:12	0:12
L-67	L-67	2'x4'	SPRINKLER	0:12	0:12
L-68	L-68	2'x4'	SPRINKLER	0:12	0:12
L-69	L-69	2'x4'	SPRINKLER	0:12	0:12
L-70	L-70	2'x4'	SPRINKLER	0:12	0:12
L-71	L-71	2'x4'	SPRINKLER	0:12	0:12
L-72	L-72	2'x4'	SPRINKLER	0:12	0:12
L-73	L-73	2'x4'	SPRINKLER	0:12	0:12
L-74	L-74	2'x4'	SPRINKLER	0:12	0:12
L-75	L-75	2'x4'	SPRINKLER	0:12	0:12
L-76	L-76	2'x4'	SPRINKLER	0:12	0:12
L-77	L-77	2'x4'	SPRINKLER	0:12	0:12
L-78	L-78	2'x4'	SPRINKLER	0:12	0:12
L-79	L-79	2'x4'	SPRINKLER	0:12	0:12
L-80	L-80	2'x4'	SPRINKLER	0:12	0:12
L-81	L-81	2'x4'	SPRINKLER	0:12	0:12
L-82	L-82	2'x4'	SPRINKLER	0:12	0:12
L-83	L-83	2'x4'	SPRINKLER	0:12	0:12
L-84	L-84	2'x4'	SPRINKLER	0:12	0:12
L-85	L-85	2'x4'	SPRINKLER	0:12	0:12
L-86	L-86	2'x4'	SPRINKLER	0:12	0:12
L-87	L-87	2'x4'	SPRINKLER	0:12	0:12
L-88	L-88	2'x4'	SPRINKLER	0:12	0:12
L-89	L-89	2'x4'	SPRINKLER	0:12	0:12
L-90	L-90	2'x4'	SPRINKLER	0:12	0:12
L-91	L-91	2'x4'	SPRINKLER	0:12	0:12
L-92	L-92	2'x4'	SPRINKLER	0:12	0:12
L-93	L-93	2'x4'	SPRINKLER	0:12	0:12
L-94	L-94	2'x4'	SPRINKLER	0:12	0:12
L-95	L-95	2'x4'	SPRINKLER	0:12	0:12
L-96	L-96	2'x4'	SPRINKLER	0:12	0:12
L-97	L-97	2'x4'	SPRINKLER	0:12	0:12
L-98	L-98	2'x4'	SPRINKLER	0:12	0:12
L-99	L-99	2'x4'	SPRINKLER	0:12	0:12
L-100	L-100	2'x4'	SPRINKLER	0:12	0:12

[illegible][illegible]

TYPICAL LINTEL AT

[illegible]

DESIGN CRITERIA

[illegible]

NOTE:
PRIOR TO BACK INSTALLATION
APPLY A WATER RESISTANT COATING
PER IRC RESIDENTIAL R-103.3.4
APPLY TA FOR FLAT APPLIED MATERIAL
FOR PROTECTIO UP TO 90 BY PROTECTIO

**WINDOW/DOOR OPENING WALL
WATERPROOFING DETAIL**

WATERPROOFING DETAIL
WOLFENBUTEL

1994

INSPECTIONS
 (561) 355-2222 Automated Schedule
 (888) 236-3807 Toll Free
 (561) 233-5170 During Business Hours
 OPEN MONDAY THRU FRIDAY 8:00 AM TO 4:30 PM



**PALM BEACH COUNTY
 PLANNING, ZONING & BUILDING DEPARTMENT**

BUILDING DIVISION

Visit us at www.pbcgov.com/PZB/Building to view Application Tracking, Inspection History and Contractor Information.

BUILDING/SITE REVIEW PERMIT

PERMIT	VIOLATION	STATE SURCHARGES	FIRE REVIEW	ROADS	PARKS
2505.90	0	62.65	0.00	4717.00	734.28

LIBRARIES	SCHOOLS	FIRE	PUBLIC BLDGS	LAW ENFORCEMENT	ERM
185.76	4330.00	276.00	170.54	128.15	0.00

HEALTH	OUTSIDE AGENCY	MISC. FEES	ZONING DEV ORDER #	UNITS	PROJECT#	CONTROL #	COMM. DIST	G.P.S.
0.00	21.00			1	01000-668	0-0	77	#####

PRIMARY PERMIT	APPL DATE	FLOOD ZONE	FIN. FLR.	CONT CERTIFICATION #	PERMIT DESCRIPTION Single-Family Dwelling Detached New single family dwelling.
B-2021-004877-0000	02/03/2021	X		CBC-1261168	
SUB PERMIT NO	MASTER NO.	PROPERTY CONTROL NUMBER		INSP AREA	
		00-43-43-30-03-050-0480		004	

PRINTED DATE	SITE PLAN SQUARE FOOTAGE	GROSS SQUARE FOOTAGE	VALUE
03/25/2021	1845	1845	165590.00

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT. (F. S. 713.135)

NO REFUNDS ON PERMIT FEES \$100.00 OR LESS OR AFTER FIRST INSPECTION IS MADE. NO REFUNDS AFTER 180 DAYS.

Construction lien information and notarization is required of Owner/Agent and Contractor signature is required when the aggregate value (total cost of all improvements and not just work authorized by the individual permit) is over \$2,500 or over \$7,500 on mechanical work.

IN ACCORDANCE WITH 553.79, F.S. THIS IS TO ADVISE YOU OF YOUR RESPONSIBILITY TO COMPLY WITH ALL ASBESTOS REGULATIONS INCLUDING NOTIFICATION REQUIREMENTS WHICH CAN BE FOUND IN CHAPTER 469 FLORIDA STATUTES. CONTACT PALM BEACH COUNTY HEALTH DEPARTMENT, ASBESTOS PROGRAM COORDINATOR AT (561) 837-5900 FOR FURTHER INFORMATION.

*** Track progress, and get essential details on permits and inspections when you visit us at www.pbcgov.com/pzb/building. ***

In accordance with Part IV, 373 F.S. and Chapter 62-330, F.A.C., any work in wetlands or other surface waters may require authorization from the Florida Department of Environmental Protection (FDEP) or South Florida Water Management District (SFWMD). Please call FDEP's Southeast District at 561-681-6600 or the SFWMD at 561-686-8800 with questions regarding wetlands.

CALL BEFORE YOU DIG

CALL 811 OR VISIT [HTTP://WWW.SUNSHINE.COM](http://WWW.SUNSHINE.COM) BEFORE YOU DIG PURSUANT TO CHAPTER 556 FLORIDA STATUTES IN ORDER TO COMPLY WITH THE FLORIDA UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT

NO DEVIATIONS FROM THIS PERMIT MAY BE MADE WITHOUT PRIOR WRITTEN AUTHORIZATION.

OWNER: Elite Capital & Development Inc.

CONTRACTOR/COMPANY NAME: Meticulous Services

CONTRACTORS' PHONE NUMBER: 561-201-2430

PROPERTY ADDRESS: 2810 Saranac Ave, West Palm Beach, 33409

SUBDIVISION NAME: West Gate Estates Northern Section

BAY/SUITE#:

Diaz, Aisy I
 ISSUING CLERK

Doug Wise
 BUILDING OFFICIAL

NOTICE: This permit and any permitted plans must be available to the Inspector at the time of inspection to receive a passed inspection

B-2021-004877-0000

36



PALM BEACH COUNTY BUILDING DIVISION
Planning, Zoning & Building Department

BUILDING/SITE REVIEW PERMIT

Stamp Permit Number:

B-2021-004877-0000

BUILDING							
FOOTING	LAB	BEAM / COL.	ROOF FRAMING SHEATHING		ROOF METAL	FRAME	INSULATION
Date	Date	Date	Date	Date	Date	Date	Date
DRYWALL	LATH	D/W-S/W	POOL STEEL	POOL DECK	WALL SHEATHING	WALL ANCHORS	FINAL
Date	Date	Date	Date	Date	Date	Date	Date
Date	Date	Date	Date	Date	Date	Date	Date
ELECTRICAL							
TEMP POLE	UNDERGROUND	UNDERGROUND	ROUGH	UNDERGROUND	ROUGH	FRAME	LANDSCAPE
Date	Date	Date	Date	Date	Date	Date	Date
ROUGH	FINAL	SEWER	FINAL	FINAL		FINAL	PARKING
Date	Date	Date	Date	Date	Date	Date	Date
							SPECIAL COND.
Date	Date	Date	Date	Date	Date	Date	Date

CONDITIONS OF PERMIT

As evidenced by the permittee's signature on the Permit Application, and in consideration for granting this permit, It is agreed that in all respects the work will be performed in accordance with the permitted plans and the applicable codes for Palm Beach County, Florida. This permit may be Revoked at any time upon the violation of any of the provisions of said Laws, Ordinances, Rules, Regulations, Policies and Procedures. Issuance of this permit does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. All applicable state or federal permits must be obtained before any development is commenced.

TIME LIMITATION

This Permit becomes inactive if the work authorized is not inspected within 6 months from the date it was issued, or if at any time there is more than a 6-month lapse between inspections. No work may occur without an active Permit. Inactive permits may be renewed upon application and payment of required fees (including any increases in fees that have occurred since original issuance), and may be required to meet updated codes.

RESTRICTIONS

NOTICE: In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public records of this county such as the requirement for Home or Property Owners Association approval, and there may be additional permits required from other governmental entities such as water management districts, state agencies or federal agencies.

INSPECTIONS	
(561) 355-2222 AUTOMATED	
(888) 236-3807 TOLLFREE	
(561) 233-5170 DURING BUSINESS HOURS	WWW.PBCGOV.COM/PZB/BUILDING
NEXT BUSINESS DAY SERVICE	

SEE FRONT OF FORM FOR PERMIT INFORMATION

37

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2505.90	0	62.65	0.00	0.00	0.00

LIBRARIES	SCHOOLS	FIRE	PUBLIC BLDGS	LAW ENFORCEMENT	ERM
0.00	0.00	0.00	0.00	0.00	0.00

HEALTH	OUTSIDE AGENCY	MISC. FEES	ZONING DEV ORDER #	UNITS	PROJECT#	CONTROL #	COMM. DIST	G.P.S.
0.00	0.00			1,1,1,1	01000-668	0-0	7 7	#####

PRIMARY PERMIT	APPL DATE	FLOOD ZONE	FIN. FLR.	CONT CERTIFICATION #	PERMIT DESCRIPTION
B-2021-004878-0000	02/03/2021	X		CBC-1261168	
SUB PERMIT NO	MASTER NO.	PROPERTY CONTROL NUMBER		INSP AREA	
		00-43-43-30-03-050-0460		004	

PRINTED DATE	SITE PLAN SQUARE FOOTAGE	GROSS SQUARE FOOTAGE	VALUE
03/25/2021	1845	1845	165590.00

Single-Family Dwelling Detached

New single family dwelling.

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38



PALM BEACH COUNTY BUILDING DIVISION
Planning, Zoning & Building Department

BUILDING/SITE REVIEW PERMIT

Stamp Permit Number:

B-2021-004878-0000

BUILDING							
FOOTING	LAB	BEAM / COL.	ROOF FRAMING SHEATHING		ROOF METAL	FRAME	INSULATION
Date	Date	Date	Date	Date	Date	Date	Date
DRYWALL	LATH	D/W-S/W	POOL STEEL	POOL DECK	WALL SHEATHING	WALL ANCHORS	FINAL
Date	Date	Date	Date	Date	Date	Date	Date
Date	Date	Date	Date	Date	Date	Date	Date
ELECTRICAL				PLUMBING	MECHANICAL	FIRE	SITE
TEMP POLE	UNDERGROUND	UNDERGROUND	ROUGH	UNDERGROUND	ROUGH	FRAME	LANDSCAPE
Date	Date	Date	Date	Date	Date	Date	Date
ROUGH	FINAL	SEWER	FINAL	FINAL		FINAL	PARKING
Date	Date	Date	Date	Date	Date	Date	Date
							SPECIAL COND.
Date	Date	Date	Date	Date	Date	Date	Date

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(888) 236-3807 TOLLFREE

(561) 233-5170 DURING BUSINESS HOURS

NEXT BUSINESS DAY SERVICE

WWW.PBCGOV.COM/PZB/BUILDING



CFN 20200409573

OR BK 31868 PG 0223

RECORDED 10/28/2020 13:43:46

AMT 145,000.00

Doc Stamp 1,015.00

Palm Beach County, Florida

Sharon R. Bock, CLERK & COMPTROLLER

Pgs 0223 - 224; (2pgs)

Prepared by and Return to:

Jonathan C. Benitah, Esq.
JONATHAN C. BENITAH, P.A.
3440 Hollywood Blvd., Suite 415
Hollywood, Florida 33021
Phone: (954) 241-4266
File Number: 20-117.85R

Parcel Identification Numbers:

00-43-43-30-03-050-0460

00-43-43-30-03-050-0480

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 23rd day of October, 2020, between Olde Porte Properties, LLC, a Florida limited liability company a/k/a Olde Port Properties, LLC, a Florida limited liability company, whose post office address is 550 Bay Villas Lane, Naples, FL 34108, of the County of Collier, State of Florida ("Grantor")*, and Elite Capital & Development Inc., a Florida corporation, whose post office address is 2465 Mercer Avenue, Suite 303, West Palm Beach, FL 33401, of the County of Palm Beach, State of Florida ("Grantee")*,

Witnesseth that said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Palm Beach County, Florida, to-wit:

Lots 46, 47, 48 and 49, Block 50 of West Gate Estates (Northern Section), according to the Plat thereof, as recorded in Plat Book 8, page 38, Public Records of Palm Beach County, Florida.

Subject to taxes for 2020 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

To have and to hold, the same in fee simple forever.

And said Grantor does hereby covenant with Grantee that Grantor is lawfully seized of said property in fee simple, that Grantor has good right and lawful authority to sell and convey said property, and Grantor hereby fully warrants the title to said property and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

DoubleTime®

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness #1 Name: Mayra L. Cespedes
Witness #2 Name: Luis M. Dorech

Olde Porte Properties, LLC, a Florida
limited liability company

By: Lewis C. Carran
Lewis C. Carran, Manager

STATE OF FLORIDA)
COUNTY OF COLLIER)

The foregoing instrument was acknowledged before me by means of [x] physical presence or [] online notarization, this 22 day of October, 2020, by Lewis C. Carran, as Manager of Olde Porte Properties, LLC, a Florida limited liability company, on behalf of the company. He X is personally known or [] has produced a _____ as identification.

[Notary Seal]



Mayra L. Cespedes
NOTARY PUBLIC, State of Florida
Printed Name: Mayra L. Cespedes
My Commission Expires: August 7, 2023



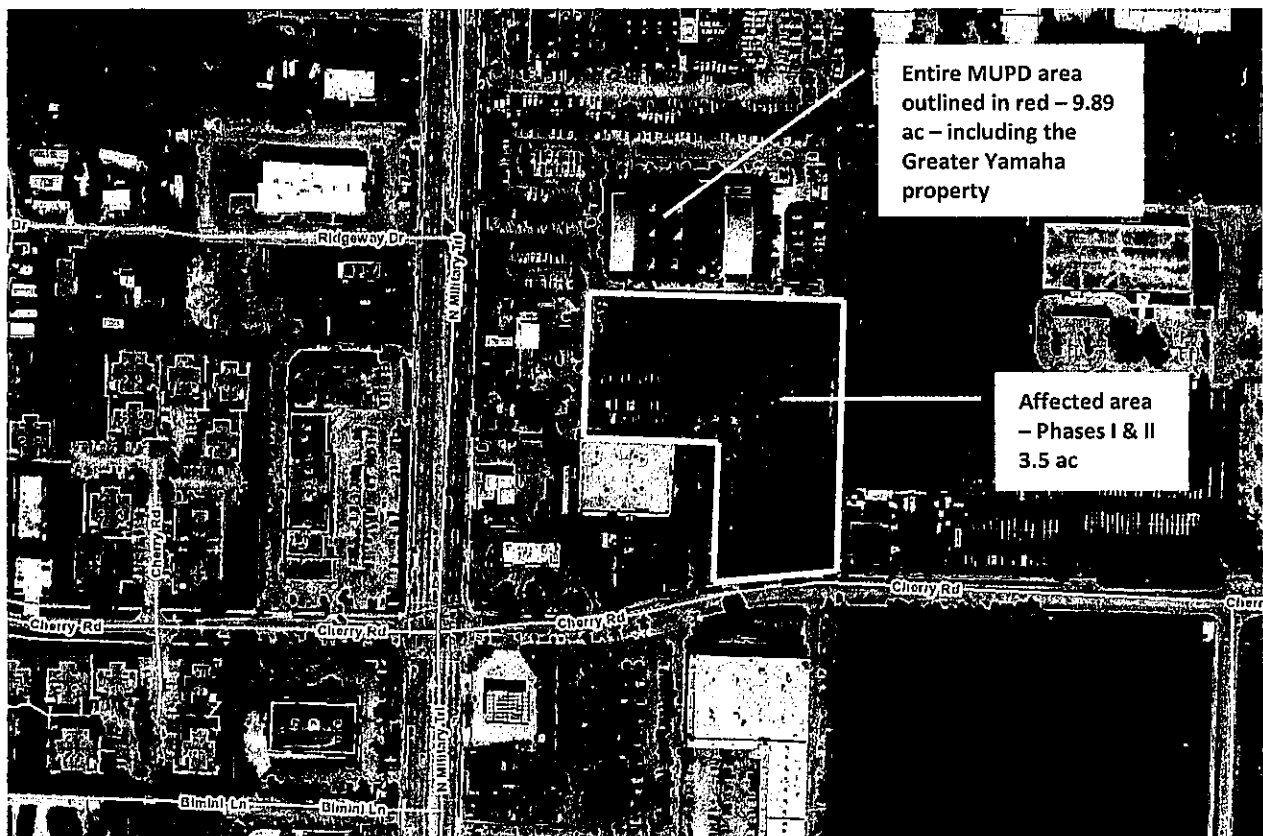
Westgate CRA Board Meeting
June 14, 2021

AGENDA ITEM REVIEW

EXTRA SPACE STORAGE
(Cherry Road Plaza MUPD)

Control No. 1977-041

Development Order Abandonment, Development Order Amendment to an MUPD,
Concurrent Type 2 Variances, & DRO Approval
for a Limited Access Self-Storage Facility



Location Map



Site Background:

The subject site is a +/- 3.5-acre property with frontage on Cherry Road, approx. 500 ft. from N. Military Trail, and is within the Cherry Road Plaza MUPD. The site has three parcels, and is vacant and undeveloped. The 5.86 acre MUPD consists of an automated car wash and an 18,000 sf retail building operated by Badcock Furniture. The MUPD also includes the Greater Yamaha property to the north, bringing the total size of the entire MUPD to 9.89 acres. The site is within the Urban Highway (UH) sub-area of the WCRAO and zoned MUPD (Multiple Use Planned Development). The Future Land Use designation is CH/8 (commercial high with an underlying residential land use of 8 du per acre). The site is in the U/S Tier, RRIO (Revitalization, Redevelopment & Infill Overlay), as well as in the URA (Urban Redevelopment Area). Al Packer Lincoln/Ford, a vehicle sales and rental facility with ancillary repair and maintenance, is located to the north, zoned CG with a CH/8 FLU. To the east is a 19.5 ac County-owned property, zoned PO with an INST/IND FLU, utilized for PBSO and PBC Library storage. To the south, Palm Beach Commons, zoned CG with a CH/8 FLU; and to the west, outside of CRA district boundaries, is a retail center, also zoned CG with a CH/8 FLU.



"Extra Space Storage is the second largest operator of self-storage facilities in the U.S. Since we were founded in 1977, we have taken the storage industry by storm. In the last 5 years, we added 4.6 billion dollars in new acquisitions to our national portfolio."

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

New Request:

The subject site has an approval for a Vehicle Sales and Rental with General Repair and Maintenance, granted via R-2016-0828 and R-2016-0829 for Phase II of the overall MUPD, which must be abandoned by the BCC to allow the proposed use to move forward; the All-American Trailer Sales development recommended for approval by the CRA Board in 2015 is no longer contemplated. The proposed development consists of a 3-story +/- 114,150 sf self-storage Limited Access Self-Storage facility with 1,200 sf of accessory office to be constructed within the MUPD's 3.5 ac. vacant property. A Phase II is

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Westgate CRA Board Meeting
June 14, 2021



planned for the northwest vacant portion of the subject site for an additional 3-story +/- 47,000 sf Limited Access Self-Storage building; the area is proposed to be utilized for outdoor RV/boat storage during Phase I of the development. The proposed development will add 161,000 sf of limited access self-storage to the entire MUPD. A site plan depicting both phases is included with the application.

Due to impacts on surrounding uses, self-storage development typically requires Class A Conditional Use approval by the BCC, however, MUPD zoning allows the use by DRO approval. The project is proposed to be completed by 2025.

Summary of Petition

The applicant requests a recommendation of approval from the Westgate CRA for the following:

1. Development Order Abandonment of R-2016-0828 and R-2016-0829 (existing Conditional Use approval for General Repair and Maintenance and Vehicle Sales and Rental) for Phase II only;
2. Development Order Amendment of R-2016-0827 to reconfigure the MUPD site plan, modify/delete conditions of approval, and allow a +/- 114,150 sf Limited Access Self-Storage Facility with 1,200 sf of accessory office;
3. Five (5) Concurrent Type 2 Variances to include:
 - a) A 100% overlap of an easement into an 8 ft. landscape buffer (Art. 7.C.5.A);
 - b) Elimination of the required canopy trees within the easternmost 23.5 ft. of the Cherry Rd. ROW buffer (Table 7.C.2.A);
 - c) Elimination of the required trees and shrub material in the east buffer (Table 7.C.2.B);
 - d) Elimination of one tree per terminal landscape island (Table 7.C.4.A);
 - e) Elimination of one tree and shrubs per interior landscape island along the eastern property line (Table 7.C.3.A); and,
4. Final DRO Site Plan approval.

Staff Analysis:

Consistency with the Westgate CRA Community Redevelopment Plan & WCRA Zoning Overlay WCRAO property development regulations were established to encourage a pedestrian friendly environment, street presence, and mixed use developments to reinforce the smart growth principles of the Westgate CRA Redevelopment Plan and the County's Comprehensive Plan. Within the Urban Highway (UH) Sub-area of the WCRAO, existing intense commercial development along Okeechobee Blvd. and Military Trail is recognized. While self-service storage is not necessarily considered among the best and highest uses that could be achieved in this segment of the Cherry Road corridor, the use is

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compatible with the existing County-owned facility to the east; plans for a new Supervisor of Elections facility are underway. Limited self-service storage is currently allowed at this location pursuant to standard ULDC use regulations; self-service storage is prohibited in the NR, NRM, NG, or NC Sub-area. Amendments to the WCRAO in the 20-02 round, adopted by the BCC in January 2021 prohibits the traditional multi-access self-storage facility type in all sub-area of the overlay except the UI Sub-area.

CRA Staff generally supports the development of a self-service storage facility on this vacant parcel; the use is limited access self-storage, so traffic impacts, and visible activity on site are minimal. Given its relative proximity to the Belvedere Homes/Golfview Heights neighborhood, the use will serve a local and regional demand for individuals and businesses seeking a new climate controlled self-storage facility.

Few PDR's or supplementary development standards exist for properties in the UH Sub-area. This project complies with UH Sub-area regulations as applicable including: building coverage at 28% where a maximum of 40% is allowed, minimum rear and side setbacks are met. A side setback of 64 ft. is proposed for the east to accommodate numerous LWDD drainage and access easements, where a minimum of 15 ft. is required in the UH Sub-area. The structure is 3 stories or 41 ft. high (a maximum of 10 stories is permitted in the UH) providing bulk and massing. A build to line of 10-25 ft. is in place for the UH Sub-area; the proposed development complies, but, the curvature of Cherry Road makes it difficult for all points of the front of the structure to be aligned at the built to line. The building is setback approximately 25 ft. The building is 100 ft. wide by 390 ft. deep; no maximum building depth is required by WCRAO PDRs. The project has an FAR of .71 where a maximum of .85 for parcels with a CH FLU is standard. As a vacant parcel, the site has no existing non-conformities; minimum lot dimensions per code are met. WCRAO deviations for landscaping, parking and loading are not applicable.

Although the WCRAO supersedes, where Table 3.B.14.F PDRs default to standard code, MUPD standards apply. The intent of an MUPD is to "provide opportunities for imaginative approaches to site design by: allowing flexibility from standard PDRs; applying PDRs to the entire project rather than individual lots, such as: access, parking, lot dimensions, lot frontage, and landscaping; and, encouraging the creation of a unified image between buildings and signage through architecture and linkages between land uses." MUPD zoning allows the incorporation of individual by-use parking requirements in to a ratio range that applies to the entire MUPD. The owner of the subject property is proposing to revise the parking of a portion of the MUPD to be by use (the Greater Yamaha property is not included in parking counts), so ratios for Badcock furniture, the carwash, and the proposed development would need to be met. 133

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spaces are provided for phases I and II. A total of 11 loading spaces are provided to comply with ULDC requirements. Cross access from use to use is existing. Access to the MUPD exists from Military Trail to bring customer to an entrance at the rear of the property, and a new access is proposed from Cherry Road. The project includes monument and building signage commensurate with the end user's brand.

Development Order Amendment Standards & Concurrent Type 2 Variance Requests

The Westgate CRA reviews projects for consistency with the goals and objectives of the Community Redevelopment Plan and compliance with WCRAO use regulations and PDRs. A thorough, multi-agency review will be conducted upon submittal to the County's Zoning Division. The project must comply with Art. 2 review standards for Development Order Amendments (DOA) and Art. 2 standards for Type 2 variances.

The FLU in most areas of the WCRAO is CH or commercial high allowing for greater structural intensity. N. Military Trail is one the CRA's primary perimeter commercial corridors, where the FLU and zoning support intense commercial development. Within the CRA district boundaries, Military Trail is largely built out. Much of the land on the north and south sides of Cherry Road is owned by the County. Since Airports will no longer permit residential use within regulated runway zones, the project is generally compatible with surrounding uses.

All five (5) of the requested variances from the requirements of Art. 7 are necessary due to the number of LWDD easements that encumber the eastern perimeter of the property. CRA staff generally supports these variance requests; all 5 have been granted by previous development orders that have since been abandoned or withdrawn. The area along the east property line contains easements covering 50 ft. into the property. An east compatibility buffer cannot be placed without allowing a 100% encroachment into the easement, and removing some landscape material; relocating the buffer would create an illogical site design.

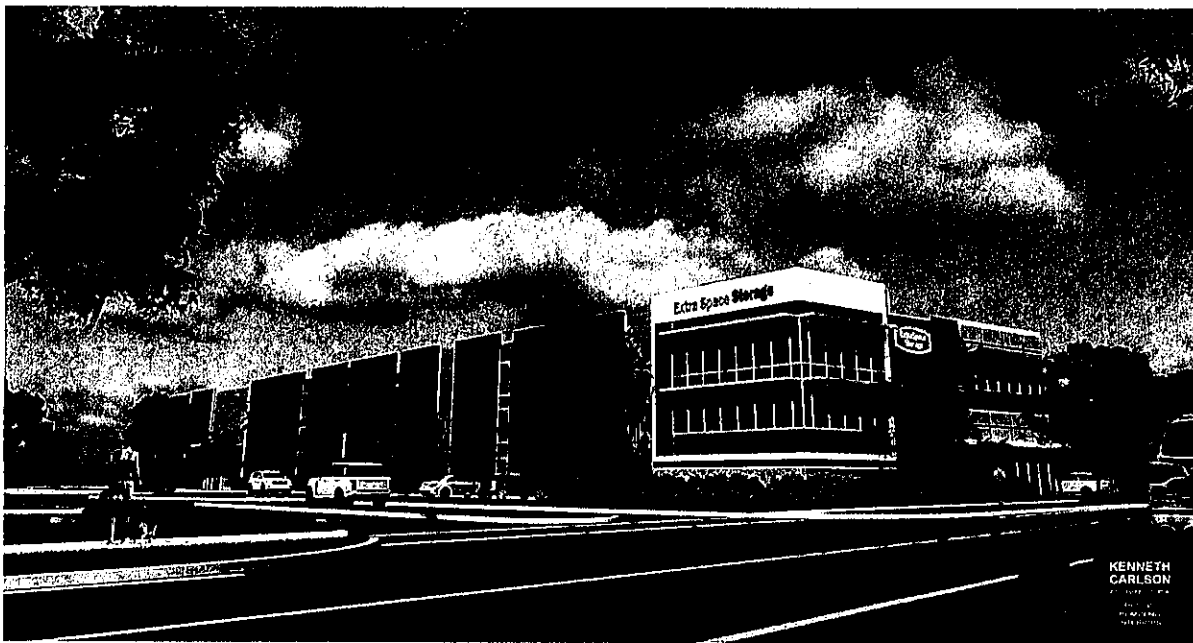
Architectural Standards

Preliminary architectural elevations renderings have been provided. A modern design aesthetic utilizing dark grey and white tones with pops of the brand's green has been achieved on the front street-facing elevation, with a series of recesses and projections providing visual interest. Fenestration is minimal with the exception of the front facing wall.

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The project is designed to minimize potential impacts even though no residential is adjacent. Architectural standards such as screening of access points from all public streets with vehicular gates have been accommodated in the site design. Separate entrances are provided for public access from the east and west sides of the building; loading areas are adjacent. Unlike the many architectural requirements for projects in the NC, NG or NRM Sub-areas, none exist for projects in the UH Sub-area. Conditional uses typically require Art. 5.C architectural review by the Zoning Division.



Architectural rendering

Traffic & Drainage Considerations

The overall MUPD generates 1,801 daily trips and 153 pm peak hour trips. 48 of those daily trips, and 8 pm peak trips, will return to the CRA's Traffic Concurrency Exception Area (TCEA) pool as a result of the abandonment of the vehicle sales and rental/general repair and maintenance development order for the All-American Trailer project. Phase I of the proposed development includes a reduction of 120 daily trips; with Phase II proposing an additional 48 daily trips. The project is considered equivalent to the approved uses and is in compliance with TPS and concurrency. No TCEA trips are requested.



Storm water will be managed through exfiltration trench and interconnected culvert pipes to accomplish legal positive outfall to Cherry Road. No onsite retention is proposed. Due to its location in the C-51 basin, this project, including site grading, will be reviewed for compensating floodplain storage and permitted through the SFWMD.

Staff Recommendation

Staff recommends **approval** of applicant's petition to include the following:

1. Development Order Abandonment of R-2016-0828 and R-2016-0829 (existing Conditional Use approval for General Repair and Maintenance and Vehicle Sales and Rental) for Phase II only;
2. Development Order Amendment of R-2016-0827 to reconfigure the MUPD site plan, modify/delete conditions of approval, and allow a +/- 114,150 sf Limited Access Self-Storage Facility with 1,200 sf of accessory office;
3. Five (5) Concurrent Type 2 Variances to include:
 - f) A 100% overlap of an easement into an 8 ft. landscape buffer (Art. 7.C.5.A);
 - g) Elimination of the required canopy trees within the easternmost 23.5 ft. of the Cherry Rd. ROW buffer (Table 7.C.2.A);
 - h) Elimination of the required trees and shrub material in the east buffer (Table 7.C.2.B);
 - i) Elimination of one tree per terminal landscape island (Table 7.C.4.A);
 - j) Elimination of one tree and shrubs per interior landscape island along the eastern property line (Table 7.C.3.A); and,
4. Final DRO Site Plan approval.



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(S)

✓ Check Type(s) of Application Request(s) and complete as applicable:

PUBLIC HEARING REQUESTS:

- ☐ Official Zoning Map Amendment from _____ Zoning District to _____ Zoning District
- ☐ With a Concurrent Land Use Amendment from _____ Land Use to _____ Land Use
- ☐ Class A Conditional Use (CA) for _____
- ☐ Class B Conditional Use (CB) for: _____
- ☒ Development Order Abandonment (ABN) of Resolution No: R-2016-0828 & R-2016-0829 which allowed which allowed a General Repair and Maintenance and Vehicle Sales & Rental Facility, only for Phase II of the overall MUPD
- ☐ Expedited Application Consideration (EAC) for: _____
- ☒ Development Order Amendment (DOA) to a previously approved:
- ☐ COZ ☒ PDD/TDD ☐ Class A ☐ Class B ☐ Other: _____
- ☐ To modify and/or delete Conditions of Approval; ☐ To add and/or delete land area;
- ☒ To reconfigure Plan(s) ☐ Master ☒ Site ☐ Subdivision ☐ To add and/or delete units;
- ☐ Landscape ☐ Regulating ☐ Sign Plan ☐ To add, delete, or modify Uses;
- ☒ To add and/or delete square footage; ☐ To add access points;
- ☐ Other: _____
- ☒ Type 2 Variance: (Submit Form #43 Variance Supplemental) Concurrent ☒ Standalone ☐
- ☐ Subdivision Variance: (Submit Form #43 Variance Supplemental) Concurrent ☐ Standalone ☐
- ☐ PO Deviations: (Submit Form #92 PO Deviation) from Article(s) _____
- ☐ Pre-Application Conference (PAC) IRO or PRA: With Questions? ☐ Yes ☐ No
- ☐ Type 2 Waiver: (Submit Form #19 Waiver Supplemental) Concurrent ☐ Standalone ☐
- ☐ Unique Structure: _____
- ☐ Other: _____

DRO ADMINISTRATIVE REQUESTS:

- ☐ Expedited Development Review Officer approval (DROE) (within 2 months of BCC/ZC approval)
- ☐ Use subject to Development Review Officer (DRO) approval for _____
- ☐ Pre-Application Conference (PAC) - Concurrent Review: With Questions? ☐ Yes ☐ No
- ☐ Type 2 Concurrent Review: ☐ with Building Permit # _____ or ☐ with Plat, Name/No. _____
- ☐ Type 3 Concurrent Review (Zoning, Land Development and Building)
- ☐ Administrative Modification to a Plan approved by the ZC / BCC / DRO for _____
- ☐ Administrative Abandonment (ABN) of a DRO Approval _____
- ☐ Subdivision _____
- ☐ Transfer of Development Rights (TDR) (Submit Form #16 TDR Supplemental) _____
- ☐ Type 1 Waiver (Submit Form #19 Waiver Supplemental) from Article _____ for _____
- ☐ Other _____

2. APPLICANT INFORMATIONCurrent Property Owner(s) Name: Please see list of owners

Address: _____ City: _____

State: _____ Zip: _____

Phone: Please contact Agent Cell Phone: Please contact AgentEmail Address: Please contact AgentApplicant's name (if other than property owner(s)): Sanjay Patel, Manager, MHG Hotels, LLCAddress: 12680 N.W. 65th Drive City: ParklandState: FL Zip: 33076Phone: Please contact Agent Cell Phone: Please contact AgentEmail Address: 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 APName of Firm: Schmidt NicholsAddress: 1551 N. Flagler Dr., Suite 102 City: West Palm Beach State: FL Zip: 33401Phone: 561.684.6141 Cell Phone #: _____Email Address: jnichols@snlandplan.com

Agent: * _____ Name of Firm: _____

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

Phone: _____ Cell Phone #: _____

Email Address: _____

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

3. PROPERTY INFORMATION (* Required Fields)

A. *Property Control Number (PCN): (List additional PCN(s) on separate sheet)	00-42-43-25-00-000-5073; 00-42-43-25-00-000-5040; 00-42-43-25-00-000-5350; 00-42-43-25-00-000-5400, 00-42-43-25-00-000-5030
B. *Control Number:	2017-0059
C. *Control Name :	Cherry Road Plaza MUPD
D. Application Number:	Cherry Road Plaza MUPD
E. *Application Name:	TBD
F. Project Number:	TBD
G. *Gross Acreage:	5.86
H. Gross Acreage of affected area:	5.86
I. *Location of subject property: (proximity to closest major intersection/road)	NEC of Military Trail and Cherry Road
J. *Address:	1450 N. Military Trail
K. *BCC District:	7
L. Overlay (Special Study Area):	URA / RRIO / WCRAO
M. Tier	<input checked="" type="checkbox"/> U/S <input type="checkbox"/> R/EX <input type="checkbox"/> AGR <input type="checkbox"/> GLADES

4. LAND USE AND ZONING INFORMATION

Current Future Land Use designation:	CH/8	Proposed Future Land Use designation:	N/A
Current Zoning District:	MUPD	Proposed Zoning District:	N/A
Existing Use(s):	Repair & Maintenance/Vehicle Sales/Retail Sales/Car Wash	Proposed Use(s):	Same + limited access self storage
Existing Square Footage:	53,560 s.f.	Proposed Square Footage:	214,586 s.f.
Existing Number of Units:	N/A	Proposed Number of Units:	N/A

5. 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 3 Projects Requiring DRO or Site Plan Approval
☐ Type 2 Projects Requiring ZC Approval
 ☐ Type 4 Projects Requiring Building Permit Approval

This application also includes request(s) for Elevation review and consideration, as indicated below:

- ☐ Revise previously approved Elevations;
☐ Non-conforming structures that are subject to Article 5.C, Percentage of Renovations;
☐ Approval for Green Architecture (Type 1 Waiver, Art.5.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.

6. ADJACENT PROPERTIES

Complete the chart below to identify the Use and Zoning information for the surrounding properties to the project.

Adjacent Property	FLU	Zoning District	Existing Use (Res, Comm, Ind, etc.)	Approved Use (Res, Comm, Ind, etc.)	Existing Sq. ft. or DU/AC	Approved Sq. ft. or DU/AC	Control # (FKA Petition #)	Resolution # R _
EAST	INST/IND	PO	Institutional (PBC)	PBC Supervisor Of Elections	31,470 s.f.	31,470 s.f.	N/A	R-2008-1682
NORTH	CH/8	CG	Auto Vehicle Sales & Repair & Maintenance	Single Family Residential	0.51 du/ac	0.51 du/ac	N/A	R-1971-0410
SOUTH	CH/8	CG	Retail Shopping Center	Canal/Condominiums	N/A	N/A	N/A	R-1971-0410
WEST	CH/8	CG	Retail Shopping Center	Single Family Residential	0.51 du/ac	0.51 du/ac	N/A	N/A

7. COMPLIANCE

YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	Is the 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(s) 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 Land Development Division.
YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Does the proposed improvements exceed the allowable improvement value of the existing structure as identified in ULDC, Article 1? If yes, comply with Article 1.F – Nonconformities.

8. PROPOSED USE DETAILS

Building Name	Use(s) (as per ULDC)	Square Footage	Number of Units	Phase Name	Outparcel
Auto Sales, Repair, & Maintenance (Existing)	Auto Sales Light, Repair and Maintenance Light	34,540 s.f.	N/A	Phase I of the MUPD	N/A
Car Wash (Existing)	Car Wash (Existing)	1,020 s.f.	N/A	Phase II of the MUPD	N/A
Retail (Existing Furniture Store)	Retail Sale (Existing)	18,000 s.f.	N/A	Phase II of MUPD	N/A
Self Storage Phase I & II	Limited Access Self Storage	114,000 s.f. / 47,000 s.f.	N/A	Phase I = 114,000 s.f. / Phase II = 47,000 s.f.	N/A

9. CONCURRENCY			
Concurrency Reservation <input checked="" type="checkbox"/>		Concurrency Equivalency <input type="checkbox"/>	
		Concurrency Exemption <input type="checkbox"/>	
A. Water Provider:	PBC		
B. Waste Water Provider:	PBC		
C. Drainage District:	LWDD		
D. Traffic Provider:	PBC	Traffic Trips Existing:	N/A
E. Mass Transit Provider:	PBC Palm Tran	Traffic Trips Proposed:	TBD
F. Traffic Capacity:	Number of Gross Peak Hour Trips = (If greater than 30; a traffic study will be required) TBD		
G. Public School:	PBC		
H. Public Health Provider:	PBC	Well /Septic tank : PBC	
I. Parks	PBC		
J. Fire Rescue	PBC		
K. Solid Waste:	PBC		
L. 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 checked="" 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): _____		

10. ENVIRONMENTAL ANALYSIS	
ENVIRONMENTAL RESOURCE MANAGEMENT (ERM) – Art. 14.B.8.C	
Is there Native Vegetation on Site?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes; a Pre-Application Appointment with ERM is required; Enter date of PAA meeting with ERM <u>May 25, 2021</u>
General Vegetation Statement: Property previously cleared with the exception of sabals and a canopy tree which has been designed to remain on-site, sabals will be relocated.	
Existing and Proposed Grade/Elevation where existing Native Vegetation is to be preserved:	16.6'
Is site in a Wellfield protection zone?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes; submit Wellfield Protection Affidavit, available from ERM
HEALTH DEPARTMENT – Art.15	
In Justification Statement, under heading "Hazardous Material", address type(s) 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.	

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 letter/document which includes the status of all current Conditions of Approval;
 - b. Include the exact language for any modification(s) to any Condition of Approval;
 - c. If the application request requires time extension for Commencement of Development or recording a Plat, then provide further explanation. (This explanation may be added to the Justification Statement.)

Note: Please refer to PZB Zoning Website for all ULDC Articles <http://www.pbcgov.com/uldc/index.htm> referenced in this document and the Technical Manual for helpful information <http://www.pbcgov.com/techmanual/index.htm>

**Justification Statement
Cherry Road Plaza MUPD
Westgate Community Redevelopment Agency (WCRA) Submittal
Development Order Amendment Application
Development Order Abandonment Application and
Type II Variance (Concurrent) Application
Original Submittal: June 1, 2021**

Applicant Requests

On behalf of AATC Realty, LLC (the "Applicant") our office respectfully requests consideration of the following applications to develop the vacant portion of the property as a limited access self-storage facility. Below is an outline of the required applications/requests:

- Request 1: Development Order Amendment** (Reconfigure the Site Plan, add s.f. to incorporate self-storage use, modify and/or delete PDD Conditions of Approval per R-2016-0827 for the MUPD)
- Request 2: Development Order Abandonment** (Abandon Resolution No. R-2016-0828 and R-2016-0829, which allowed a General Repair and Maintenance and Vehicle Sales & Rental Facility, only for Phase II of the overall MUPD)
- Request 3: Type II Zoning Concurrent Variances** (Total of 5 variances for easement encroachment into the 8' compatibility buffer and to eliminate landscaping requirements within the parking areas encumbered by easements)

The subject property is 5.86 acres which includes what is been designated by Palm Beach County Zoning (PBC Zoning) as Phase I of the Cherry Road Plaza MUPD. PBC Zoning has also determined that the request must also include the Greater Yamaha property which increases the total land area to 9.89 acres (considered as Phase II of the overall MUPD). The affected area is approximately 3.5 acres (PCN 00-42-43-25-00-000-5030; 5040; 5073) and is subject the DOA to reconfigure the site plan, Type II Variances, and the abandonment applications. The affected area portion of the property is currently vacant and undeveloped. The affected area currently supports approvals for Vehicle Sales and Rental and Repair and Maintenance for a trailer sales facility which is not moving forward with construction on the site. The balance of the property is currently constructed with an existing automated car wash (1,020 s.f.) and an 18,000 s.f. retail building currently operated by Badcock Furniture. The affected area resides within Phase II of the Cherry Plaza MUPD and was previously approved and reflected on Exhibit 53 under Control No. 1977-041. The site plans associated with Phase I and Phase II are separate and do not have overlapping improvements. The subject application will only provide the Phase II site plan following the prior approval process. We have put together an

overall site plan which graphically depicts Phase I and Phase II on an overall plan sheet. Based on the previous DOA, it was also agreed that we would submit the previously approved Phase I site plan as-is with minor modifications to the site data to accurately indicate the Phase II development details.

The MUPD was originally parked based on individual uses, the previous DOA was changed to utilize the MUPD parking range, however, range will not work for self-storage as the parking is based on s.f. not on storage bays. This would result in an extraordinary number of parking spaces in excess of what is required to adequately serve the use. That said, the applicant is proposing to change the parking back to parking by use. This has no impact on Phase I which is the former Greater Yamaha facility. The MUPD has been subdivided per the property appraiser records as it currently indicates there are three property owners, however, the center was never platted. The Applicant will re-plat the property and provide the subdivision lines accordingly once the plat has been recorded.

The property is heavily encumbered by several easements (LWDD, Utility, Drainage easements) along the east property line which consumes 50' of the east portion of the property. This has pushed much of the proposed development to the west. The access point from Military Trail will remain open and will create a central corridor bringing patrons to the rear of the property. An access point which was previously approved from Cherry Road will be utilized to bring patrons in to access the self-storage leasing office. The proposed development will add 161,000 s.f. of limited access self-storage to the overall center and is proposed to be phased in two buildings. The Phase I building will be 114,000 s.f. in a 3-story building with an outdoor boat/RV storage area which will be built out with a 47,000 s.f. 3-story self-storage building in Phase II.

Below is a summary of surrounding properties:

Adjacent Lands	FLU	Zoning	Uses
Subject Property	CH/8	MUPD	Vehicle Sales and Service and Repair and Maintenance, Car Wash, Retail
North	CH/8	CG	Vehicle Sales and Rental, Repair and Maintenance
South	CH/8	CG	Retail Sales
East	INST/IND	PO	Palm Beach County Gov't Uses
West	CH/8	CG	Retail Sales

Request 1 and 2: Development Order Amendment to Add Land Area and to Reconfigure the Site Plan

This application is a request for a Development Order Amendment (DOA) to reconfigure the site plan:

DEVELOPMENT ORDER AMENDMENT (DOA)

Per Unified Land Development Code (ULDC) Art.2.B.2.B 1-8, Standards, Development Order Amendment (DOA) must take the following standards into consideration:

1. Consistency with the Plan
 - a. The subject property has a future land use (FLU) designation of CH/8 which is consistent with the existing zoning designation of MUPD. The applicant proposes a requested use on the subject property. The proposed FAR is permissible with regard to the .85 maximum FAR set forth by the Comprehensive Plan. The modification of conditions of approval do not impact any elements of the Comprehensive Plan. Per Policy 2.2.2-a.2., uses shall include a wide range of uses to serve the community and region commercial demand.
2. Consistency with the Code
 - a. The proposed use is a requested use within the MUPD zoning district. The site plan proposed for the property meets all applicable Code requirements with the exception of the location of the required compatibility buffers along the north and east property boundaries. The site is encumbered by several LWDD and Utility easements which encumber 50' of the east property and make it very difficult to design the site with this existing condition. The proposed variance would allow the buffer to remain fully within the easement. The other variances are requested to allow perimeter buffers and required parking and maneuvering area.

Article 3 – Overlays and Zoning Districts

Table 3.E.1.B – PDD Use Matrix

Limited Access Self Storage – DRO use within an MUPD supporting Commercial High FLU.

Article 4: The proposed amendment is consistent with the use regulations outlined in this article.

The project will comply with the standards listed in ULDC Article 4, Use Regulations as follows:

Per ULDC Art.4.B.2.A.37.a, Self-Service Storage

A facility consisting of individual, self-contained units that are leased for the storage of business, household or other personal items.

1) Types Permitted: Self-Service Storage facilities may include but are not limited to Limited or Multi-Access storage units, with or without Outdoor Storage areas, limited to the storage of personal or household goods, automobiles, recreational vehicles, boats, or personal watercraft, only, subject to the following:

a) Limited Access: Limited Access is a Self-Service Storage facility with limited access points from the exterior of the building to interior halls that serve individual storage units.

Response: The proposed self-storage facility expansion will have limited access points from the exterior of the building to interior halls that serve the individual storage units. Therefore, the proposed use is a Limited Access Self-Service Storage facility.

e. Architecture

1) Storage Access or Storage Unit Door Screening: Access points and storage unit doors shall be screened from all public streets, residential uses or vacant parcels with a residential FLU designation, through the use of buildings, walls, opaque vehicular gates which primarily remain closed, or other similar barriers.

Response: The proposed expansion of the self-storage facility will consist of a 3-story, 114,000 square feet phase I building and 47,000 s.f. phase II building, which will not be constructed to have access points to storage units facing any public rights of way or adjacent residential parcels.

2) Fenestration: The use of fenestration that allows visibility of storage unit doors or is designed in conjunction with interior signage, logos, lighting, or paint schemes intended to expand permitted exterior signage shall be prohibited.

Response: The proposed building will not employ fenestration features that allows visibility of storage unit doors nor will it be designed in conjunction with interior signage, logos, lighting, or paint schemes.

Article 5: The applicant will submit the preliminary architectural plans (elevations, floor, roof) for review to be in compliance with Article 5.C

at time of building permit.

Article 6: The proposed amendment meets the standards listed in ULDC Art.6, Parking, as follows:

- Per ULDC Table 6.A.1.B, Minimum Off-Street Parking, as follows:
 - Car Wash - 1 space/200 s.f. of office, retail @ 1,020 s.f. = 5
 - Retail - 1 space/200 s.f. @ 18,000 s.f. = 90
 - Limited Access Self-Storage - 1 space/200 storage bays, min. 5 customer spaces @ 1,000 bays = 5 (Phase I)
 - Limited Access Self-Storage - 1 space/200 storage bays, min. 5 customer spaces @ 450 bays = 2 (Phase II)

Required Parking: 102 spaces

Phase I Parking Provided: 133 spaces

Phase II Parking Provided: 133 spaces

- Per ULDC Table 6.A.1.D, Parking Spaces for Persons Who Have Disabilities, the proposed conditional use meets the required spaces for persons who have disabilities as follows:
 - **Required: 5 ADA spaces**
 - **Provided: 5 ADA spaces**
- Per ULDC Table 6.A.1.B(6), Limited Access Self-Storage facilities must provide a minimum of two off-street loading spaces at each entry into the building, excluding office access not utilized by customers for accessing storage units. The proposed facility meets this requirement as follows:
 - **Required: 11 loading spaces**
 - **Provided: 11 loading spaces**

Article 7: The proposed amendment is consistent with the standards listed in ULDC Art.7, Landscaping as follows:

- Per ULDC Table 7.C.2.A, Width of R-O-W Buffer, the proposed project will require a 15-foot buffer along Cherry Road ROW.
- All other buffers around the property are required to be an 8-foot minimum compatibility landscape buffer. This buffer is provided on the east abutting the County's property.

Article 8: The proposed amendment is consistent with the standards listed in ULDC Art.8, Signage as follows:

The applicant is proposing wall signage to the proposed building. All

signage is in compliance with Article 8 signage standards. A Master Sign Plan is included with this application as required by Art.8.E.3.B more specifically as follows:

- Maximum Sign Area:
 - 1.0 square feet for each lineal foot of the front wall to which the sign is attached;
 - South Façade Length = 100 l.f. (Max 100 s.f.)
 - 0.5 square feet for each lineal foot of the side and rear wall to which the sign is attached; or
 - West Façade Length = 400 l.f. (Max 200 s.f.)
 - East Façade Length = 390 l.f. (Max 195 s.f.)
 - North Façade Length = 100 l.f. (Max 50 s.f.)
 - Allowable facades: Front, Side and Rear if facing a street;

Per ULDC Table 8.G.2.A, Freestanding Sign Standards, the project is currently proposing one (1) freestanding monument sign along Cherry Road and will comply with the standards for the U/S Tier.

3. Compatibility with Surrounding Uses

- a. The surrounding properties are commercial and/or institutional in nature with a vehicle sales and rental facility to the north, commercial shopping center to the south across Cherry Road and a public school to the east. There are no anticipated impacts resulting from the proposed use.

4. Design Minimizes Adverse Impact

The proposed site plan preserves a specimen tropical almond tree. The design provides for an integration of uses within the MUPD and finishes out the last remaining vacant portion of the development. The site is surrounded by similar uses and at the intersection of two commercial ROWs within the Westgate CRA's Urban Highway sub-district.

5. Design Minimizes Environmental Impact

- a. The design incorporates the existing tropical almond tree and the sabal palms will be relocated to the buffers.

6. Development Patterns

- a. The property is contiguous to commercial and institutional land uses and the subject property was previously approved for a more intense automotive retail use. The site is zoned MUPD which provides the basis for uses similar in nature to the proposed repair and maintenance as well as the vehicle sales and rental.

7. Consistency with Neighborhood Plans

- a. The subject property lies within the Westgate CRA Overlay. All applicable code provisions relating to THE WCRAO have been addressed on the proposed plan. The property is within the Urban Highway (UH) sub-district which is intended to allow the for the standard ULDC provisions to prevail.
8. Adequate Public Facilities
 - a. The subject property has adequate public facilities as required per the previous request and approval.
 9. Changed Conditions or Circumstances
 - a. The applicant is requesting to reconfigure the site plan to add the vehicle sales and repair and maintenance uses to the plan. The subject property has remained vacant for several years without any development. The County requires vehicle sales and rental facilities to be cited on properties of 3 or more acres. This is often difficult to find with frontage on an arterial or collector that can meet the ULDC standards. The subject property is a great candidate for such a use since it has secondary frontage on Cherry and meets the minimum acreage thresholds.

Request 3: Type II Concurrent Zoning Variance

The applicant respectfully requests consideration of five (5) Type II Concurrent Zoning Variances. The first variance is required to allow for the required 8' landscape buffer to be located within the existing LWDD and Utility easements which encumber the site.

TYPE 2 ZONING VARIANCES (CONCURRENT)					
	ULDC ARTICLE	REQUIRED	PROPOSED	VARIANCE	APPROVAL DATE/RESOLUTION NO.
V1	Art.7.C.5.A	Easements may overlap a maximum of 5', provided there remains 5' clear for planting	100% overlap of an easement into the 8' landscape buffer	To allow for a 100% overlap of an easement into a 8' landscape buffer	TBD
	Overlap of Easement in a Compatibility Buffer				
V2	Table 7.C.2.A	1 canopy tree per 25 linear feet	No canopy trees within the easternmost 23.5' of the Cherry Road ROW buffer	To eliminate the canopy trees within the easternmost 23.5' of the Cherry Road ROW buffer	TBD
	R-O-W Buffer Landscape Requirements				
V3	Table 7.C.2.B	Tree, shrubs, and hedges shall be provided in all perimeter buffers	No trees and hedges material in the east buffer	To eliminate the trees and hedge material in the east buffer	TBD
	Compatibility Buffer Landscape Requirements				
V4	Table 7.C.4.A	Terminal Islands shall have a minimum length of 15 feet and include a minimum of one tree per island	No trees within the terminal landscape islands along the east property line	To eliminate one tree per terminal landscape island	TBD
	Landscape Island and Divider Median Planting and Dimensional Requirements				
V5	Table 7.C.3.A	Interior islands shall contain one tree and appropriate ground coverage	No trees and hedges within the interior landscape islands along the east property line	To eliminate one tree and hedges per interior landscape island along the east property line	TBD
	Interior Landscaping Requirements				

Per Unified Land Development Code (ULDC) Art.2.B.3.E, Standards, applications for Type II Variances must take the following standards into consideration:

VARIANCE INFORMATION:

Per ULDC Article 2.B.3, requires a statement of special reason or the basis for the variance required. Article 2.A.3.E states that in order to authorize a variance, the Zoning Commission shall and must find that the conditions enumerated have been met. The Seven Standards below are one of factors Staff uses in formulating their recommendations and opinions. Address each standard completely and attach additional information or documentation as necessary.

General Statement of Variance.

All of the proposed variances are tied together for purposes of the analysis as it relates to the seven variance standards. These variances all relate to easement encumbrances in the perimeter buffers as well as the required terminal and interior landscape islands which are also encumbered by the same easements along the east property line.

V1: ULDC 7.C.5.A. Easement overlap in landscape buffers

V2: ULDC Article 7.F.2.A.1.a ROW Buffer Trees (Southeast corner of the

property)

V3: ULDC Article 7.C.2.B. Eliminate trees and hedge material in compatibility buffer (East PL)

V4/V5: ULDC 7.C.4.A and 7.C.3.A Terminal and Interior islands to eliminate trees encumbered by easements (East PL)

These variances are required due to the number of easements which encumber the eastern property line. More specifically the eastern property line supports 50' of easements over the property. The adjacent property is zoned PO and supports an Institutional/Industrial FLU, therefore, only an 8' compatibility buffer is required, however, it is totally encumbered by said easements. It is not feasible to relocate the 8' buffer to the west boundary of the easements as this results in a detriment to the site layout as it would be located within the drive aisle. In addition, it will inhibit the LWDD access to the canal to the north. The request is to allow the 8' buffer to remain in its current location, with existing and additional planting material (shrubs) to be accommodated within the existing 8' landscape buffer area.

TYPE II VARIANCE SEVEN (7) STANDARDS

1. SPECIAL CONDITIONS AND CIRCUMSTANCES EXIST THAT ARE PECULIAR TO THE PARCEL OF LAND, BUILDING OR STRUCTURE, THAT ARE NOT APPLICABLE TO OTHER PARCELS OF LAND, STRUCTURES OR BUILDINGS IN THE SAME ZONING DISTRICT:

RESPONSE: Special conditions and circumstances exist that are peculiar to the parcel of land, building or structure that are not applicable to other parcels of land, structures or buildings in the same district.

Furthermore,

V1/V2/V3/V4/V5: The subject property is located within a previously approved MUPD. The past approvals have all included variances to allow 100% encroachment of the utility easement into the landscape buffer. This was requested three times previously under Applications ZV-2007-203, ZV-2007-732, and ZV-2016-035. The first two applications were withdrawn, however, not due to the nature of the variance request, the third was approved. The property includes several easements which total 50' in width from the property line. It is very peculiar to the parcel that these easements would be encumbering the east portion of the property. The building has been setback to accommodate the easements, however, to relocate the landscape buffer would not result in a logical development and would inhibit the ability for LWDD to access the canal to the north.

2. SPECIAL CIRCUMSTANCES AND CONDITIONS DO NOT RESULT FROM THE ACTIONS OF THE APPLICANT:

RESPONSE: There are special circumstances and conditions that apply that are not a result of actions by the applicant.

Furthermore,

V1/V2/V3/V4/V5: The subject property has been previously approved and the easements were placed on the property prior to the Applicant going under contract to purchase the property. The east property line serves as a point of access to the LWDD canal to the north that said two 25' access easements have been applied to the site plan to maintain unrestricted access to the north of the site. A 30' PBC WUD easement was required upon research by our civil engineer that the east property line contained existing water main and sewer line that never had an easement over them. In order to provide this easement the variances are necessary to make reasonable use of the property.

3. GRANTING THE VARIANCE SHALL NOT CONFER UPON THE APPLICANT ANY SPECIAL PRIVILEGE DENIED BY THE COMPREHENSIVE PLAN AND THIS CODE TO OTHER PARCELS OF LAND, BUILDINGS OR STRUCTURES IN THE SAME ZONING DISTRICT:

RESPONSE: Granting the variance will not confer any special privilege upon the applicant denied by the Comprehensive Plan and this Code to other parcels of land, buildings or structures in the same zoning district.

Furthermore,

V1/V2/V3/V4/V5: The easements imposed were that of LWDD and Palm Beach County. These easements were not required for development of the property as a result of the applicant's actions. The easements have encumbered the site and this relief would be granted similar parcels with similar circumstances.

4. LITERAL INTERPRETATION AND ENFORCEMENT OF THE TERMS AND PROVISIONS OF THIS CODE WOULD DEPRIVE THE APPLICANT OF RIGHTS COMMONLY ENJOYED BY OTHER PARCELS OF LAND IN THE SAME ZONING DISTRICT, AND WOULD WORK AN UNNECESSARY AND UNDUE HARDSHIP:

RESPONSE: Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district and would work an unnecessary and undue hardship.

Furthermore,

V1/V2/V3/V4/V5: Literal interpretation of the Code would place a 8' buffer 50' west of the property line in the middle of a drive aisle. This would also restrict access to the LWDD canal for which the easements were created. The current MUPD was approved with the existing buffer in place and the applicant would propose the buffer to remain in the current location to avoid restriction to the numerous easements. Strict interpretation of the code would render the east 50' of the property useless without the ability to provide parking or buffer and shift the drive aisle creating a misalignment with the driveway to the south across Cherry Road. Additionally, the property ownership area is fairly narrow so any loss of property east to west would render the site very difficult to develop.

5. GRANTING OF THE VARIANCE IS THE MINIMUM VARIANCE THAT WILL MAKE POSSIBLE THE REASONABLE USE OF THE PARCEL OF LAND, BUILDING OR STRUCTURE:

RESPONSE: Granting these variances are the minimum needed for the reasonable use of the property as an outdoor auto auction.

Furthermore,

V1/V2/V3/V4/V5: The 8' landscape buffer is existing and 100% encumbered by the aforementioned easements. The Applicant is merely requesting to allow the landscape buffer to remain in the current location which already provides 5' of landscaping. The parking along the east side of the property was previously permitted with the same underground infrastructure in place. The current proposal is no different, however, the installation of trees within 7' of said underground infrastructure would be adverse to the long term use of these facilities. The proposed terminal and interior landscape islands will also be encumbered by the same easements.

6. GRANT OF THE VARIANCE WILL BE CONSISTENT WITH THE PURPOSES, GOALS, OBJECTIVES, AND POLICIES OF THE COMPREHENSIVE PLAN AND THIS CODE:

RESPONSE: Granting of the requested variances will be consistent with the purposes, goals, objectives and policies of the comprehensive plan and the ULDC.

Furthermore,

V1/V2/V3/V4/V5: The subject property and overall MUPD contains similar uses in nature and is surrounded by institutional uses as well as other intense commercial parcels. There are very few properties which support a consistent Future Land Use designation and Zoning designation to support a vehicles sales use and there are even less that can support it on an existing developed parcel in a predominately commercial development. Granting the requested variances will be consistent with the Comprehensive Plan and the ULDC based on the current FLU and Zoning and the fact that the proposed use is complementary to the existing uses within the overall development. The portion of the property to which these variances govern is not accessible by the public and have been requested to ensure efficient operation of the business.

7. THE GRANTING OF THE VARIANCE WILL NOT BE INJURIOUS TO THE AREA INVOLVED OR OTHERWISE DETRIMENTAL TO THE PUBLIC WELFARE:

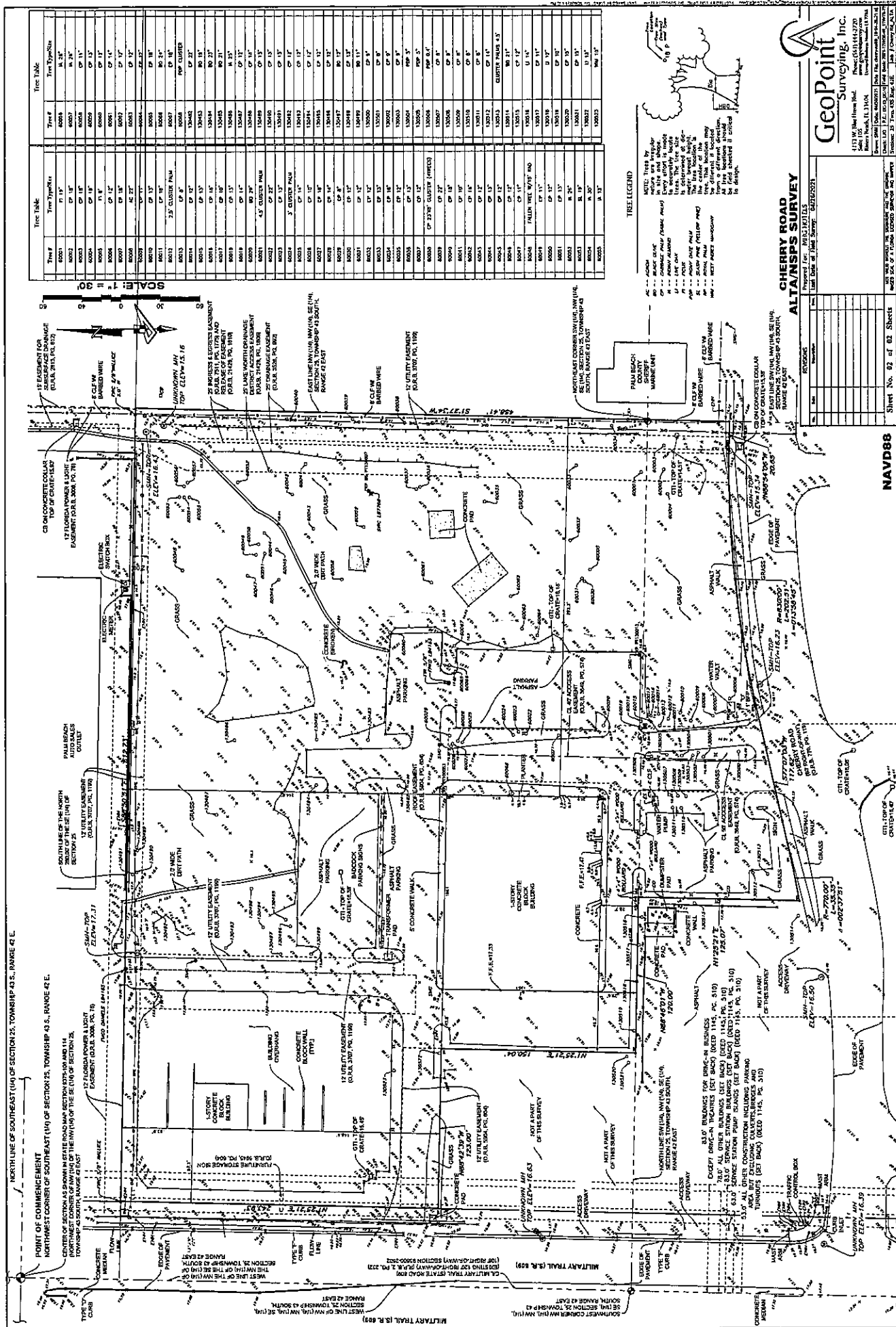
RESPONSE: Granting of the requested variances will clearly not be injurious to the area involved or otherwise detrimental to the public welfare.

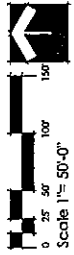
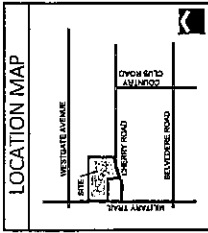
Furthermore,

V1/V2/V3/V4/V5: The granting of the requested variances will not be injurious to the area involved or detrimental to the public welfare as the property will function similar to other vehicle sales facilities who host customer restricted inventory areas. The inventory storage is specifically designated for employees to stack the vehicles and maneuver them for sales purposes. The surrounding properties are very similar in nature to the proposed use of the property. The property is currently subject to the migratory patterns of the homeless from the canal to Cherry Road. The Applicant is proposing fencing and gates to prevent this pedestrian foot traffic which will improve security in the area. These variances will seek to ensure that the underground utilities are secure and to avoid any potential breaks to these lines which provides services to other properties within the vicinity.

On behalf of AATC Realty, LLC (the "Applicant"), Schmidt Nichols respectfully requests your approval of this Development Order Amendment, Development

Order Abandonment Application and Type II Variance (Concurrent) applications
for Cherry Road Plaza MUPD.

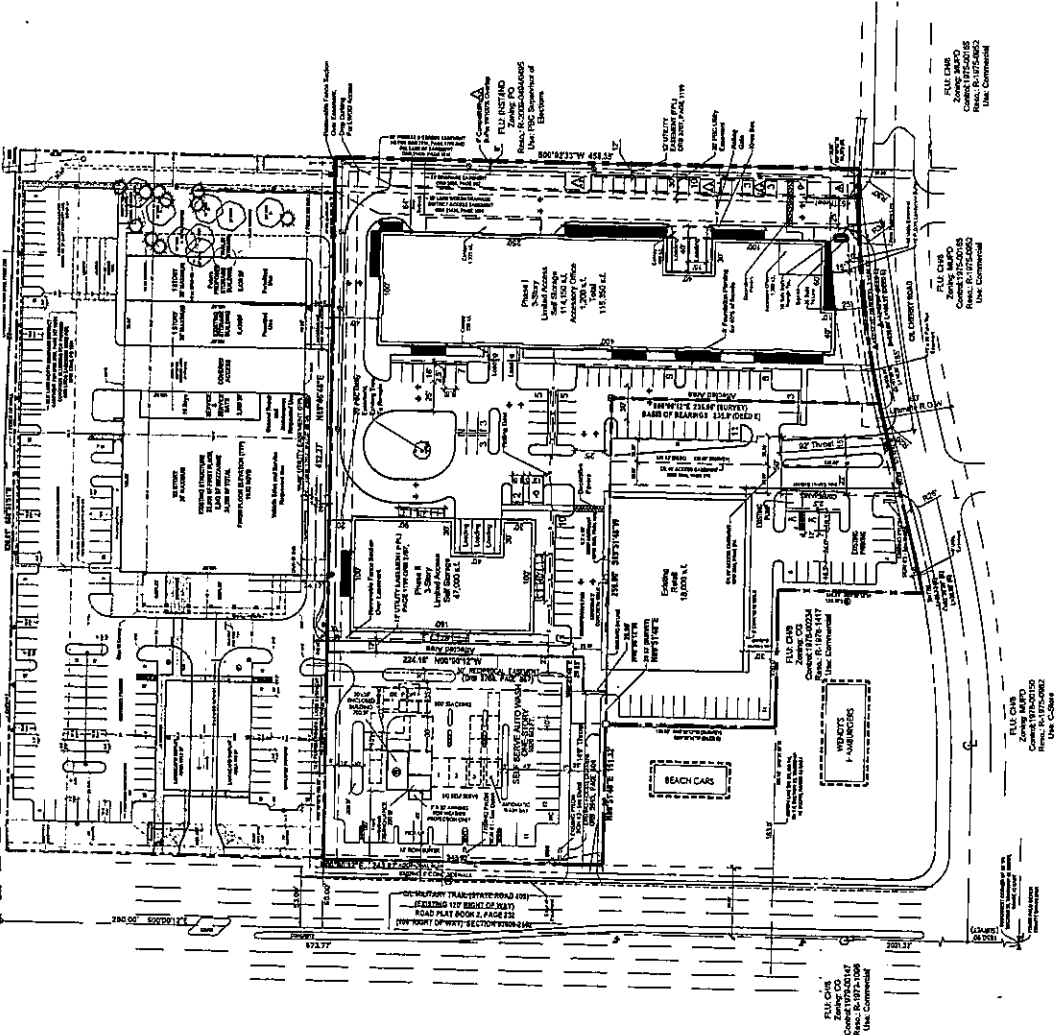




SITE SPECIFIC DATA	
Project Name	Cherry Road Plaza MUPD
Client	Palm Beach County
Site Address	15514 Eagle Dr. #200, Palm Beach Gardens, FL 33461
Site Area	155,000 sq. ft.
Site Zoning	CU-1
Site Use	Multi-Use Development
Site Description	Multi-Use Development including retail, office, and residential uses.
Site History	Formerly a vacant lot.
Site Access	Access from County Road 60 and Westgate Avenue.
Site Easements	None.
Site Utilities	Water, sewer, and gas lines are located on the site.
Site Surroundings	Surrounding areas include other commercial and residential developments.
Site Notes	Site is located in a high-growth area and is expected to attract significant investment.

Multiple Use Planned Development (MUPD) Property Regulations	
Property	Regulation
1. Zoning	CU-1
2. Density	1 unit per 1,000 sq. ft.
3. Floor Area Ratio (FAR)	1.0
4. Height	40 feet
5. Setbacks	10 feet front, 5 feet side, 5 feet rear
6. Parking	1 space per 1,000 sq. ft.
7. Landscaping	1 tree per 1,000 sq. ft.
8. Signage	Signage must be approved by the Planning Board.
9. Other	Other regulations apply as per the Comprehensive Zoning Ordinance.

AMENDMENT STAMP	
AMENDMENT NO.	
DATE	
BY	
FOR	



Site Plan
Scale 1" = 50'-0"
Date: 06/07/21
Drawn By: JAV
Checked By: JAV
File No.: 1015.01
Job No.: 21-16



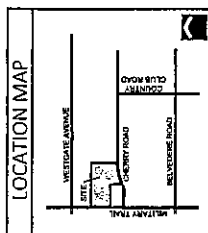
Cherry Road
Plaza MUPD
Palm Beach County, Florida

Date: 06/07/21
Scale: 1" = 40'-0"
Design By: JAN
Drawn By: CWP
Checked By: JAN
File No. 1025.01
Job No. 21-14

RESEARCH / COMMENTARY

Preliminary
Site Plan
Phase I

PSP-2 of 3

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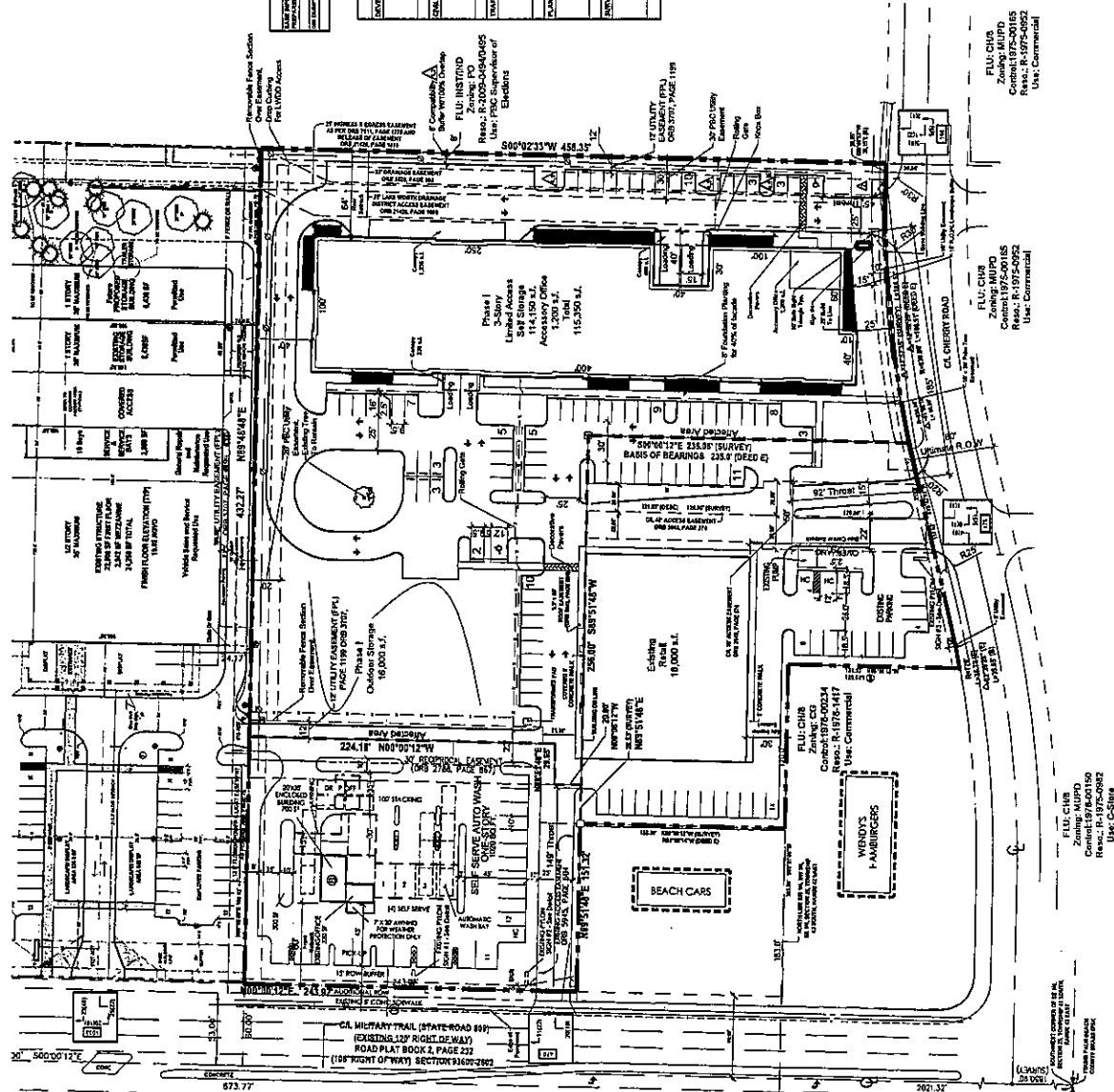
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DEVELOPMENT		
DEVELOPER:	CORREAS TRANSMISSION LLC 1229 BRADDOCKVILLE HWY HARRISBURG, PA 17109 (717) 441-4057	
OWNER:	ENERGY GROUP, INC. 1200 N. CONOVERS AVENUE, SUITE 100 HARRISBURG, PA 17104 (717) 155-9111	
TRAFFIC ENGINEER:	PRINCE TRANSPORTATION CORPORS, INC. 1000 N. CONOVERS AVENUE, SUITE 110 HARRISBURG, PA 17104 (717) 794-8119	
PLANNER:	CONOVERS PLANNING, INC. 1001 N. HANOVER BLVD., SUITE 102 HARRISBURG, PA 17104 (717) 156-4101	
ARCHITECT:	GEORGE BUNTER, INC. 4115 N. BLUE RIDGE BLVD., SUITE 100 HARRISBURG, PA 17104 (717) 444-7139	

Multiple Use Planned Development (MUPD) Property Requirements										
		MINIMUM LOT DIMENSIONS				RETAIL/RECREATION				
TRADING DISTRICT	SIZE	WIDTH	FRONTAGE	DEPTH	MAX. F/R	BUILDING COVER	FRONT SETBACK	SIDE SETBACK	REAR SETBACK	MIN. DRIVEWAY WIDTH
CODE	MUPD 100	5	36'	240'	200'	8.0	6%	30'	15'	25'
CODE	MUPD 150	5	42'	275'	200'	8.0	6%	30'	15'	25'
CODE	MUPD 200	5	48'	300'	200'	8.0	6%	30'	15'	25'

[illegible]

AMENDMENT STAMP	ZONING STAMP
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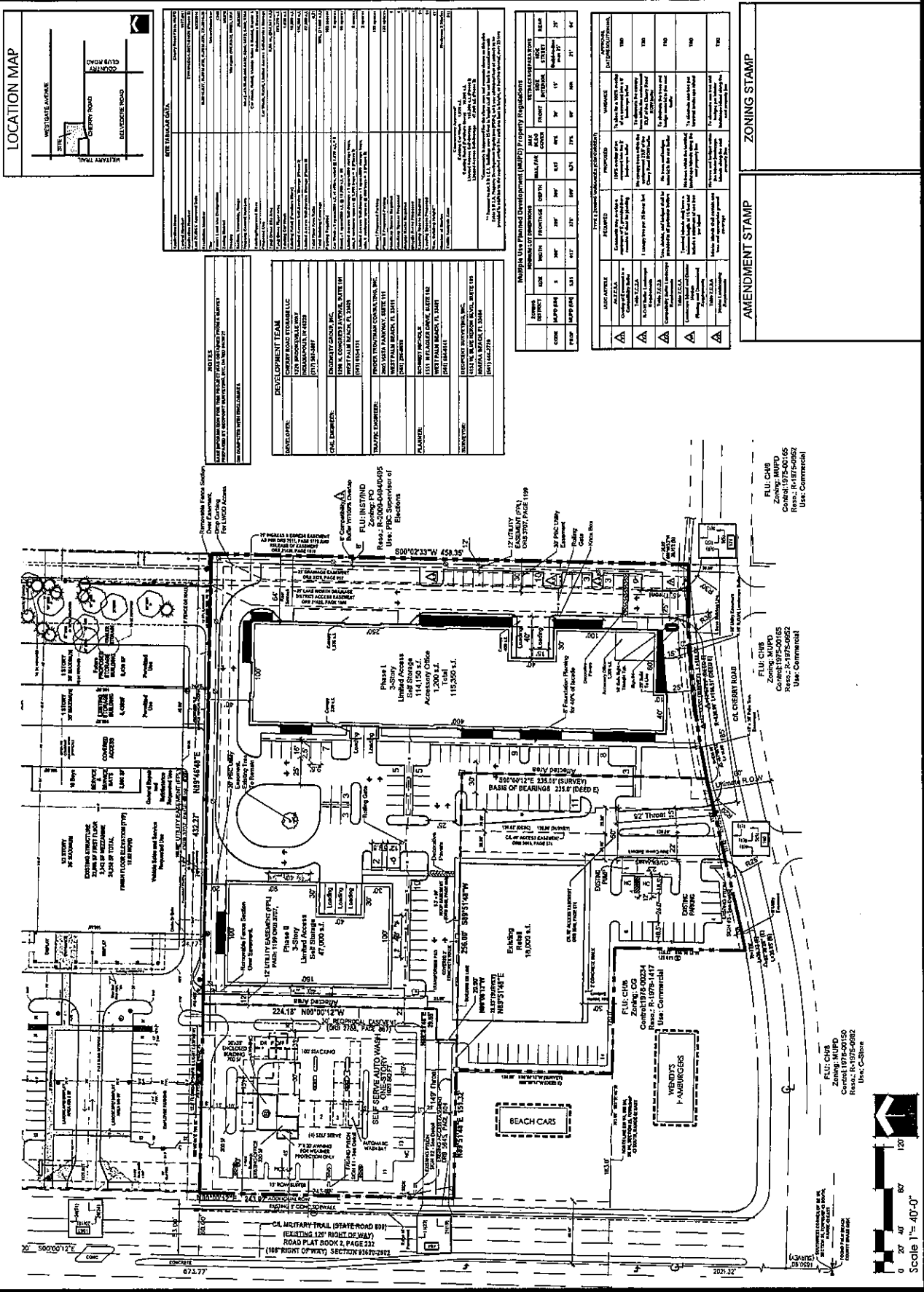
Cherry Road
Plaza MUPD
Palm Beach County, Florida

Date: 06/07/21
Scale: 1" = 40'-0"
Design By: JAN
Drawn By: CWP
Checked By: JAN
File No. 1025.01
Job No. 21-14

REVISIONS / SUBMISSIONS

Preliminary Site Plan Phase II

PSP-3 of 3





Transportation Consultants

2005 Vista Parkway, Suite 111
West Palm Beach, FL 33411-6700
(561) 296-9698

Certificate of Authorization Number: 7989

June 3, 2021

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

Re: Cherry Road Plaza MUPD - #PTC21-041

Dear Mr. Bari:

The purpose of this letter is to provide a traffic equivalency statement for the above referenced project to determine if the proposed development meets the requirements of the Palm Beach County Traffic Performance Standards. The site is located on the northeast corner of Cherry Road and Military Trail in the approved Cherry Road Plaza in unincorporated Palm Beach County. It is proposed to modify the approved development as shown below:

Land Use	Approved Plan	Proposed Plan Phase 1	Proposed Plan Phase 2
Self Storage	--	115,350 SF	162,350 SF
Outdoor Storage	--	0.37 Acres	--
Automobile Sales	46,890 SF	34,540 SF	34,540 SF
Furniture Store	18,000 SF	18,000 SF	18,000 SF
Car Wash (Self Service)	3 Stalls	3 Stalls	3 Stalls
Car Wash (Automated)	2 Lanes	2 Lanes	2 Lanes

The buildout of this project is projected to be 2025. The Parcel Control Numbers are: 00-42-43-25-00-000-5030, 5040, 5073, 5340, 5350, and 5400.

A trip generation analysis is provided on Attachments 1A, 1B and 1C for the approved plan, Phase 1 and Phase 2, respectively. Attachment 1D shows the trip generation comparison. The proposed development (Phases 1 and 2) results in a decrease in trips on a daily and peak hour basis. Therefore, this project is considered to be equivalent to the approved uses and is in compliance with the Palm Beach County Traffic Performance Standards. The projected driveway volumes (based on trip generation) for Phases 1 and 2 are shown on Attachments 2 and 3. Please contact me if you have any questions or need any additional information.

Sincerely,



Digitally signed by
Rebecca J Mulcahy
Date: 2021.06.03
10:07:43 -04'00'

Rebecca J. Mulcahy, P.E.
Vice President

Attachments

Rebecca J. Mulcahy, State of Florida, Professional Engineer, License No. 42570

This item has been electronically signed and sealed by Rebecca J. Mulcahy, P.E. on 6/3/21 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.

Attachment 1A
Cherry Road Plaza MUPD
Trip Generation - Approved Uses

DAILY

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips	Internal Trips		External Trips	Pass-by Trips (1)	Total Trips
						Trips	%			
Automobile Sales (New)	840	46,890 SF	27.84 / 1000 SF	50%	1,305	39	3%	1,266	190	1,076
Furniture Store	890	18,000 SF	6.3 / 1000 SF	50%	113	6	5%	107	5	102
Carwash (Self Service)	947	3 Stalls	108 / Stall	50%	324	16	5%	308	-	308
Carwash (Automated)	PBC	2 Lane	166 / Lane	50%	332	17	5%	315	-	315
TOTAL					2,074	78	3.8%	1,996	195	1,801

AM PEAK HOUR

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips			Internal Trips		External Trips			Pass-by Trips (1)	New Trips		
					In	Out	Trips	Trips	%	In	Out	Trips		In	Out	Trips
Automobile Sales (New)	840	46,890 SF	1.87 / 1000 SF	73%	64	24	88	2	2%	63	23	86	13	54	19	73
Furniture Store	890	18,000 SF	0.26 / 1000 SF	71%	4	1	5	-	5%	4	1	5	-	4	1	5
Carwash (Self Service)	947	3 Stalls	5.54 / Stall	51%	9	8	17	1	5%	8	8	16	-	8	8	16
Carwash (Automated)	PBC	2 Lane	11.97 / Lane	50%	12	12	24	1	5%	12	11	23	-	12	11	23
TOTAL					89	45	134	4	3.0%	87	43	130	13	78	39	117

PM PEAK HOUR

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips			Internal Trips		External Trips			Pass-by Trips (1)	New Trips		
					In	Out	Trips	Trips	%	In	Out	Trips		In	Out	Trips
Automobile Sales (New)	840	46,890 SF	2.43 / 1000 SF	40%	46	68	114	2	2%	45	67	112	17	38	57	95
Furniture Store	890	18,000 SF	0.52 / 1000 SF	47%	4	5	9	-	5%	4	5	9	-	4	5	9
Carwash (Self Service)	947	3 Stalls	8.00 / Stall	50%	12	12	24	1	5%	11	12	23	-	11	12	23
Carwash (Automated)	PBC	2 Lane	13.65 / Lane	50%	14	13	27	1	5%	14	12	26	-	14	12	26
TOTAL					76	98	174	4	2.3%	74	95	170	17	67	86	153

(1) Source: Palm Beach County Traffic Division and ITE Trip Generation, 10th Edition.

Attachment 1B
Cherry Road Plaza MUPD
Trip Generation - Proposed Uses; Phase 1

DAILY

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips			Internal Trips		External Trips			Pass-by Trips (1)	Total Trips		
					In	Out	Trips	Trips	%	In	Out	Trips		In	Out	Trips
Self Storage	151	115,350 SF	1.51 / 1000 SF	50%			174	6	3.5%			168	17	10%		151
Outdoor Storage	PBC	0.37 Acres	35 / Acre	50%			13	-	3.5%			13	1	10%		12
Automobile Sales (New)	840	34,540 SF	27.84 / 1000 SF	50%			962	29	3%			933	140	15%		793
Furniture Store	890	18,000 SF	6.3 / 1000 SF	50%			113	6	5%			107	5	5%		102
Carwash (Self Service)	947	3 Stalls	108 / Stall	50%			324	16	5%			308	-	0%		308
Carwash (Automated)	PBC	2 Lane	166 / Lane	50%			332	17	5%			315	-	0%		315
TOTAL							1,918	74	3.9%			1,844	163			1,681

AM PEAK HOUR

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips			Internal Trips		External Trips			Pass-by Trips (1)	New Trips		
					In	Out	Trips	Trips	%	In	Out	Trips		In	Out	Trips
Self Storage	151	115,350 SF	0.1 / 1000 SF	60%	7	5	12	1	5%	6	5	11	1	5	5	10
Outdoor Storage	PBC	0.37 Acres	6.6% of Daily (2)	60%	1	-	1	-	5%	1	-	1	-	1	-	1
Automobile Sales (New)	840	34,540 SF	1.87 / 1000 SF	73%	47	18	65	1	2%	47	17	64	10	40	14	54
Furniture Store	890	18,000 SF	0.26 / 1000 SF	71%	4	1	5	-	5%	4	1	5	-	4	1	5
Carwash (Self Service)	947	3 Stalls	5.54 / Stall	51%	9	8	17	1	5%	8	8	16	-	8	8	16
Carwash (Automated)	PBC	2 Lane	11.97 / Lane	50%	12	12	24	1	5%	12	11	23	-	12	11	23
TOTAL					80	44	124	4	3.2%	78	42	120	11	70	39	109

PM PEAK HOUR

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips			Internal Trips		External Trips			Pass-by Trips (1)	New Trips		
					In	Out	Trips	Trips	%	In	Out	Trips		In	Out	Trips
Self Storage	151	115,350 SF	0.17 / 1000 SF	47%	9	11	20	2	8%	8	10	18	2	7	9	16
Outdoor Storage	PBC	0.37 Acres	11.3% of Daily (2)	47%	-	1	1	-	8%	-	1	1	-	-	1	1
Automobile Sales (New)	840	34,540 SF	2.43 / 1000 SF	40%	34	50	84	2	2%	33	49	82	12	28	42	70
Furniture Store	890	18,000 SF	0.52 / 1000 SF	47%	4	5	9	-	5%	4	5	9	-	4	5	9
Carwash (Self Service)	947	3 Stalls	8.00 / Stall	50%	12	12	24	1	5%	11	12	23	-	11	12	23
Carwash (Automated)	PBC	2 Lane	13.65 / Lane	50%	14	13	27	1	5%	14	12	26	-	14	12	26
TOTAL					73	92	165	6	3.6%	70	89	159	14	64	81	145

(1) Source: Palm Beach County Traffic Division and ITE Trip Generation, 10th Edition.

Attachment 1C
Cherry Road Plaza MUPD
Trip Generation - Proposed Uses; Phase 2

DAILY

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips			Internal Trips		External Trips			Pass-by Trips (1)		Total Trips		
					In	Out	Trips	Trips	%	In	Out	Trips	Trips	%	In	Out	Trips
Self Storage	151	162,350 SF	1.51 / 1000 SF	50%			245	10	4%			235	24	10%			211
Automobile Sales (New)	840	34,540 SF	27.84 / 1000 SF	50%			962	29	3%			933	140	15%			793
Furniture Store	890	18,000 SF	6.3 / 1000 SF	50%			113	6	5%			107	5	5%			102
Carwash (Self Service)	947	3 Stalls	108 / Stall	50%			324	16	5%			308	-	0%			308
Carwash (Automated)	PBC	2 Lane	166 / Lane	50%			332	17	5%			315	-	0%			315
TOTAL							1,926	78	3.9%			1,898	169				1,729

AM PEAK HOUR

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips			Internal Trips		External Trips			Pass-by Trips (1)		New Trips		
					In	Out	Trips	Trips	%	In	Out	Trips	Trips	%	In	Out	Trips
Self Storage	151	162,350 SF	0.1 / 1000 SF	60%	10	6	16	1	5%	9	6	15	2	10%	8	5	13
Automobile Sales (New)	840	34,540 SF	1.87 / 1000 SF	73%	47	18	65	1	2%	47	17	64	10	15%	40	14	54
Furniture Store	890	18,000 SF	0.26 / 1000 SF	71%	4	1	5	-	5%	4	1	5	-	5%	4	1	5
Carwash (Self Service)	947	3 Stalls	5.54 / Stall	51%	9	8	17	1	5%	8	8	16	-	0%	8	8	16
Carwash (Automated)	PBC	2 Lane	11.97 / Lane	50%	12	12	24	1	5%	12	11	23	-	0%	12	11	23
TOTAL					82	45	127	4	3.1%	80	43	123	12		72	39	111

PM PEAK HOUR

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips			Internal Trips		External Trips			Pass-by Trips (1)		New Trips		
					In	Out	Trips	Trips	%	In	Out	Trips	Trips	%	In	Out	Trips
Self Storage	151	162,350 SF	0.17 / 1000 SF	47%	13	15	28	2	8%	12	14	26	3	10%	10	13	23
Automobile Sales (New)	840	34,540 SF	2.43 / 1000 SF	40%	34	50	84	2	2%	33	49	82	12	15%	28	42	70
Furniture Store	890	18,000 SF	0.52 / 1000 SF	47%	4	5	9	-	5%	4	5	9	-	5%	4	5	9
Carwash (Self Service)	947	3 Stalls	8.00 / Stall	50%	12	12	24	1	5%	11	12	23	-	0%	11	12	23
Carwash (Automated)	PBC	2 Lane	13.65 / Lane	50%	14	13	27	1	5%	14	12	26	-	0%	14	12	26
TOTAL					77	95	172	6	3.5%	74	92	166	15		67	84	151

(1) Source: Palm Beach County Traffic Division and ITE Trip Generation, 10th Edition.

Attachment 1D
Cherry Road Plaza MUPD
Trip Generation Comparison

	<u>Daily</u>	<u>AM Peak Hour</u>			<u>PM Peak Hour</u>		
		<u>In</u>	<u>Out</u>	<u>Total</u>	<u>In</u>	<u>Out</u>	<u>Total</u>
Approved Uses	1,801	78	39	117	67	86	153
Proposed Uses (Phase 1)	1,681	70	39	109	64	81	145
Net New Trips:	(120)	(8)	-	(8)	(3)	(5)	(8)
Proposed Uses (Phase 2)	1,729	72	39	111	67	84	151
Net New Trips:	(72)	(6)	-	(6)	-	(2)	(2)



LEGEND

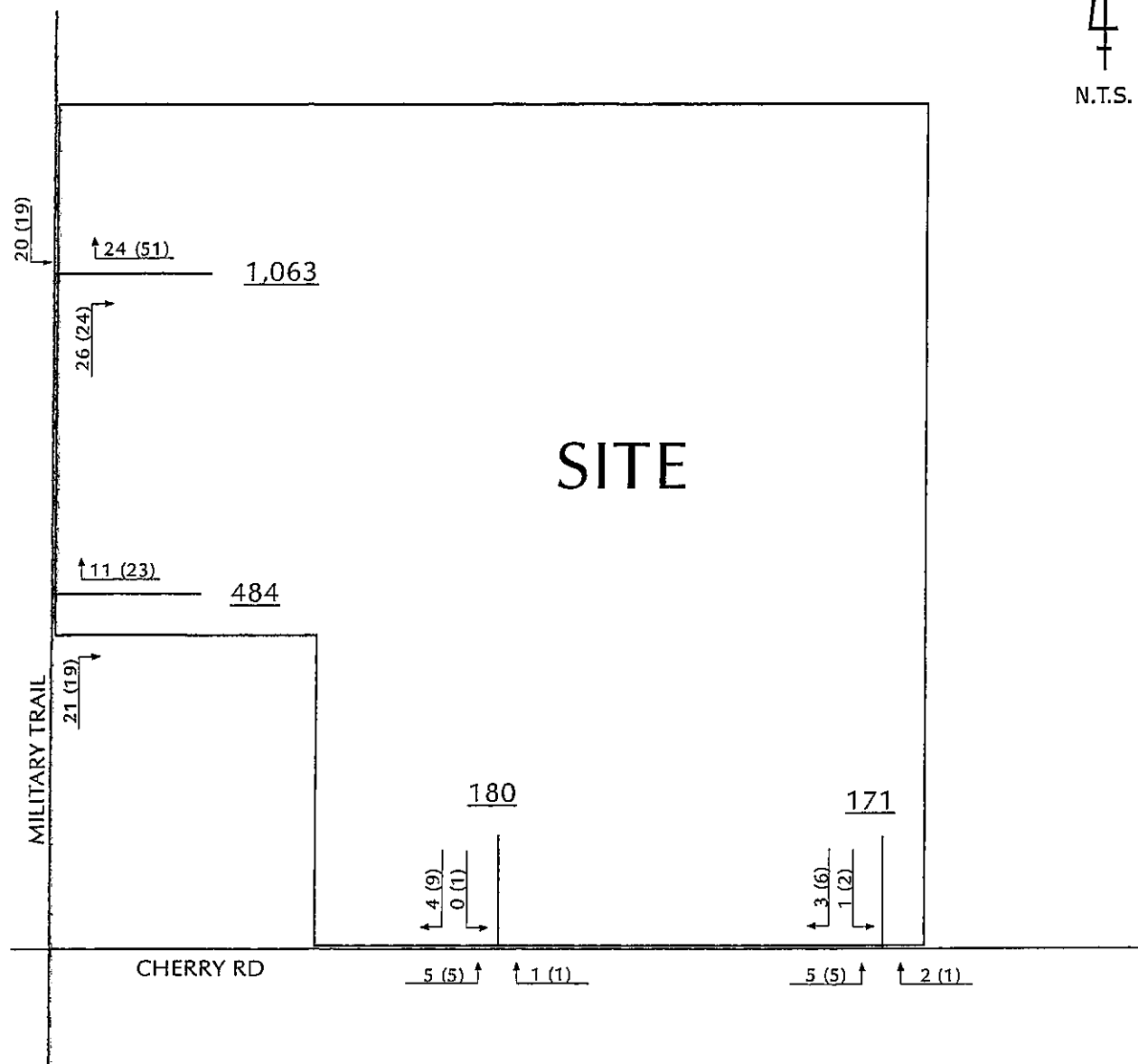
XX - AM PEAK HOUR
(XX) - PM PEAK HOUR
XXXX - ADT

#21-041
6/2/21

CHERRY ROAD
PLAZA MUPD

ATTACHMENT 2
DRIVEWAY VOLUMES PHASE 1

PTC



LEGEND

XX - AM PEAK HOUR
(XX) - PM PEAK HOUR
XXXX - ADT

#21-041
6/2/21

CHERRY ROAD
PLAZA MUPD

ATTACHMENT 3
DRIVEWAY VOLUMES PHASE 2

PTC



DRAINAGE STATEMENT

for

Proposed Cherry Road Plaza MUPD (Palm Beach County) Engenuity Group, Inc. Project No. 21049.01

Existing Conditions:

The existing site is approximately 5.86 acres located generally at the northeast corner of Cherry Road and Military Trail, in West Palm Beach, Florida. The property surrounds the existing Wendy's restaurant and Beach Car Sales buildings on this corner. The property control numbers are 00-42-43-25-00-000-5030, 5040 and 5073 and are all located in the Westgate Community Redevelopment Area.

The site is currently vacant, excepting the retail building and the car wash, and some associated asphalt parking areas. These improved areas are not considered part of this drainage statement. The topography is generally flat, with several trees and grass growth on the vacant land. No visible improved drainage system exists on the vacant land and it appears that any stormwater runoff is retained on site.

Proposed Improvements:

The site will be developed as a self storage, car wash and retail facility with associated driveways and parking, landscape areas and buildings. All proposed drainage runoff will be collected in a system of inlets and culverts. Exfiltration trenches will be provided and sized to accommodate the quantity and quality retention requirements according to PBC and SFWMD (C-51 Basin) criteria. A positive drainage outfall will be obtained by connection to the existing drainage system in Cherry Road. Drainage system design will require appropriate agency permitting for stormwater detention, finish floor and parking lot elevation design and positive outfall.

Adam Swaney, P.E. State of Florida, Professional Engineer, License No. 72235

This item has been electronically signed and sealed by Adam Swaney, PE, on 06/3/2021 using a SHA authentication code.

Printed copies of this document are not considered signed and sealed and the SHA authentication Code must be verified on any electronic copies.



Digitally signed by
Adam Swaney
Date: 2021.06.03
15:08:05 -04'00'

Adam Swaney, P.E.
FL License #72235

2021 06-03 DRAINAGE STMT
Project No. 21049.01

1280 North Congress Avenue, Suite 101
West Palm Beach, Florida 33409
Certificate of Authorization #7095



Zenora Kerr Ward, CPA

Ward & Company, P.A.

CERTIFIED PUBLIC ACCOUNTANTS

5725 Corporate Way, Suite 106

West Palm Beach, FL 33407

P: (561) 697-9468 F: (561) 697-5277

June 9, 2021

Board of Directors
Westgate/Belvedere Homes
Community Redevelopment Agency
1280 N. Congress Avenue, Suite 215
West Palm Beach, FL 33409

Please find enclosed our engagement letter for audit services for the year ending September 30, 2021.

The organization should prepare the management's discussion and analysis (MD&A), financial statements and footnotes, as part of its presentation of audit documents provided to the auditor. An outside CPA firm or consultant can be used to assist in the preparation of these financial statements including footnotes. Also review new Community Redevelopment Agency Florida Compliance Requirements to ensure proper implementation.

Per conversation with management, no single audit is required for the year ended September 30, 2021. Should, during the course of the audit, it be determined that a single audit is required, we will revise our engagement accordingly. We will send a document request list by August 9, 2021 to assist staff in preparing for the audit.

If you have any questions please give me a call at the above telephone number.

Thank you for your consideration of Ward & Company, P.A. for your auditing services.

Sincerely,

Zenora Kerr Ward

ZKW:cyc

Enclosure



Zenora Kerr Ward, CPA

Ward & Company, P.A.

CERTIFIED PUBLIC ACCOUNTANTS

5725 Corporate Way, Suite 106

West Palm Beach, FL 33407

P: (561) 697-9468 F: (561) 697-5277

June 9, 2021

Board of Directors
Westgate/Belvedere Homes
Community Redevelopment Agency
1280 N. Congress Avenue, Suite 215
West Palm Beach, FL 33409

We are pleased to confirm our understanding of the services we are to provide Westgate/Belvedere Homes Community Redevelopment Agency for the year ended September 30, 2021. We will audit the financial statements of the governmental activities, each major fund, and the aggregate remaining fund information, including the related notes to the financial statements, which collectively comprise the basic financial statements of Westgate/Belvedere Homes Community Redevelopment Agency as of and for the year ended September 30, 2021. Accounting standards generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement Westgate/Belvedere Homes Community Redevelopment Agency's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to Westgate/Belvedere Homes Community Redevelopment Agency's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance. The following RSI is required by U. S. generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis.
- 2) Supplemental schedule of budgetary comparison information for the year ended September 30, 2021
- 3) Supplemental schedule of proportionate share of net pension liability
- 4) Supplemental schedule of contributions – pension plans

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of Westgate/Belvedere Homes Community Redevelopment Agency and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of Westgate/Belvedere Homes Community Redevelopment Agency's financial statements. Our report will be addressed to Board of Directors of Westgate/Belvedere Homes Community Redevelopment Agency. We cannot provide assurance that unmodified opinions will be expressed. Circumstances may arise in which it is necessary for us to modify our opinions or add emphasis-of-matter or other-matter paragraphs. If our opinions are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or issue reports, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that Westgate/Belvedere Homes Community Redevelopment Agency is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of waste and abuse is subjective, *Government Auditing Standards* do not expect auditors to perform specific procedures to detect waste or

abuse in financial audits nor do they expect auditors to provide reasonable assurance of detecting waste and abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, an unavoidable risk exists that some material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. However, we will inform the appropriate level of management of any material errors, fraudulent financial reporting, or misappropriation of assets that comes to our attention. We will also inform the appropriate level of management of any violations of laws or governmental regulations that come to our attention, unless clearly inconsequential, and of any material abuse that comes to our attention. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. Accordingly, we will express no such opinion. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of Westgate/Belvedere Homes Community Redevelopment Agency's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will

not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Management Responsibilities

Management is responsible for designing, implementing, establishing and maintaining effective internal controls, relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error, and for evaluating and monitoring ongoing activities to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, including identification of all related parties and all related-party relationships and transactions, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contract or grant agreements, or abuse that we report.

You are responsible for the preparation of the supplementary information, which we have been engaged to report on, in conformity with U.S. generally accepted accounting principles. You agree to include our report on the supplementary information in any document that contains and indicates that we have reported on the supplementary information. You also agree to include the audited financial statements with any presentation of the supplementary information that includes our report thereon. Your responsibilities include acknowledging to us in the written representation letter that (1) you are responsible for presentation of the supplementary information in accordance with GAAP; (2) you believe the supplementary information, including its form and content, is fairly presented in accordance with GAAP; (3) the methods of measurement or presentation have not changed from those used in the prior period (or,

if they have changed, the reasons for such changes); and (4) you have disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of the supplementary information.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, with suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash, accounts receivable, or other confirmations we request and will locate any documents selected by us for testing.

We will provide electronic copies of our reports to the Auditor General; however, management is responsible for distribution of the reports and the financial statements. Unless restricted by law or regulation, or containing privileged and confidential information, copies of our reports are to be made available for public inspection.

The audit documentation for this engagement is the property of Ward & Company P.A. and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to the Auditor General or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Ward & Company P.A. personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date or for any additional period requested by the Auditor General. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

We expect to begin our audit on approximately August 17, 2021 (Interim) and November 9, 2021 (Final) and to issue our reports no later than January 25, 2022. Zenora Kerr Ward is the engagement partner and

is responsible for supervising the engagement and signing the reports or authorizing another individual to sign them.

Our fee for these services is estimated to range from \$20,000 to \$22,000 plus out-of-pocket costs (such as report reproduction, word processing, postage, copies, etc.). Our invoices for these fees will be rendered as work progresses and are payable on presentation. In accordance with our firm policies, work may be suspended if your account becomes 30 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate before we incur the additional costs. In accordance with our firm policy we require a retainer of \$5,000 prior to commencement of the audit.

We are providing you with a copy of our most recent peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of contract. Our 2017 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Westgate/Belvedere Homes Community Redevelopment Agency and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,



Ward & Company, P.A.

RESPONSE:

This letter correctly sets forth the understanding of Westgate/Belvedere Homes Community Redevelopment Agency.

Management signature:

Title: _____

Date: _____

Governance signature:

Title: _____

Date: _____



FICPA Peer Review Program
Administered in Florida by the
Florida Institute of CPAs



AICPA Peer Review Program
Administered in Florida by the
Florida Institute of CPAs

July 19, 2018

Zenora Kerr-Ward
Ward & Company, P.A.
5725 CORPORATE WAY STE 106
WEST PALM BEACH, FL 33407-2036

Dear Zenora Kerr-Ward:

It is my pleasure to notify you that on July 18, 2018, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2020. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation and support of the profession's practice-monitoring programs.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee
paul@ficpa.org 800-342-3197 ext. 251
Florida Institute of CPAs

CC: Judson Baggett

Firm Number: 900010126191

Review Number: 554848

Belvedere I CEI - Check Request

Holly Knight

Tue 6/8/2021 4:54 PM

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

Cc: Kristine Frazell-Smith <Kfsmith@pbcgov.org>; Sandra Ospina M. <SOspina@pbcgov.org>; Morton Rose <MRose@pbcgov.org>; Kathleen Farrell <KFarrell@pbcgov.org>;

Elizee,

We need a check from the CRA for \$275,000 to cover the CEI costs of the Belvedere Heights Phase I construction CEI.

Consultant \$185,000
Staff Costs \$40,000
Contingency \$50,000
Total \$275,000

Please send to my attention.

The construction contract is being advertised this weekend. Once we open and post a recommended awardee we will need the check for that contract extremely quick because FDOT has set an extremely tight schedule for the bidding and award.

Thank You,
Holly

Holly B. Knight, P.E.
Contracts Manager
Palm Beach County
Roadway Production
561-684-4150

94

**WESTGATE/BELVEDERE HOMES COMMUNITY REDEVELOPMENT AGENCY ("WESTGATE CRA")
PALM BEACH COUNTY, FLORIDA**

ADVERTISEMENT FOR BIDS

CRA PROJECT NO. 2021-01

Bids for the **WESTGATE DOG PARK** will be received by the Westgate CRA at 1280 N. Congress Avenue, Suite 215, West Palm Beach, Florida 33409, until **2:00 p.m. on Monday, July 19, 2021.** Any bid received after the designated closing time will be returned unopened.

All bids shall be submitted in duplicate, in one sealed envelope addressed to the Westgate CRA, and marked "CRA PROJECT NO. 2021-01 – WESTGATE DOG PARK". The work consists of, but is not limited to installation of berms, landscaping material, irrigation, fencing, site furnishings, park equipment, signage, and any site amenities consistent with these types of improvements, along with other work incidental thereto as shown on the Construction Drawings and described in the Contract Documents. Contractors desiring plans and specifications for use in preparing bids may obtain a set of such documents from the Westgate CRA at their offices at 1280 N Congress Ave., Suite 215, West Palm Beach, FL 33419, (561) 640-8181x105, upon providing a valid e-mail address for bidding correspondence.

A pre-bid meeting will be held at 10:00 a.m. on Thursday, July 8, 2021 at the Westgate Dog Park site, 2660 Oswego Avenue, West Palm Beach, 33409. A mandatory site inspection form must be signed and submitted with bids. Bids received from Bidders not submitting the mandatory site inspection form will be considered non-responsive and will be rejected.

The Westgate CRA reserves the right to accept or reject any and all bids and to waive any technicalities or irregularities therein. The Westgate CRA further reserves the right to award the contract to that bidder whose proposal best complies with the bid specifications. No bidder may withdraw their bid for a period of sixty (60) days from the date set for the opening thereof.

**PUBLISH: Palm Beach Post
 Sunday, June 20, 2021
 Sunday, June 27, 2021**



2019/2020 ANNUAL REPORT

FOR FISCAL YEAR ENDING SEPTEMBER 30, 2020



Westgate/Belvedere Homes
Community Redevelopment Agency
Palm Beach County

1280 N. Congress Ave., Suite 215
West Palm Beach, FL 33409
T 561 640 8181
www.westgatecra.org

WESTGATE CRA BOARD

CHAIR
Ronald Daniels



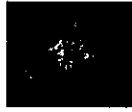
VICE-CHAIR
Joanne Rufty



BOARD MEMBER
Yeraldi Benitez



BOARD MEMBER
Joseph H. Kirby, III



BOARD MEMBER
Ralph Lewis



BOARD MEMBER
Enol Gilles



BOARD MEMBER
Ruth Haggerty, P.E.



The at-large 7 member Westgate CRA Board, appointed for a 4-year term by the Palm Beach County Board of County Commissioners, guides the implementation of the Community Redevelopment Plan

A Message from the Executive Director



The 2017 Redevelopment Plan comprises six Focus Areas which are based on Statutory obligations, an analysis of existing conditions, and the identification of strategies needed to remove slum and blighted conditions in the district. The Focus Areas are: 1) Economic Development & Redevelopment; 2) Market Positioning; 3) Housing; 4) Community Improvement; 5) Infrastructure; and 6) Planning for Redevelopment.

To retain vulnerable small businesses struggling during the COVID-19 pandemic, the CRA provided financial assistance in the form of a one-year forgivable loan to several qualified businesses. The Agency also acquired properties to assemble land for future redevelopment activities. Funds were also spent to enhance the community garden and the local greenmarket. These activities fall under Focus Areas 1 and 2.

On land acquired from the CRA and other private owners, six new homes were built by a developer in the district. Several homeowners received grants to improve the appearance of their home under the CRA's Neighborhood Preservation Program. Housing activities fall under Focus Area 3.

The Agency completed and opened the Oswego Oak Neighborhood Park in late 2019, and the design of a dog park implemented Focus Area 4.

The CRA spent significant TIF funds to design drainage, sidewalk, streetlight, and streetscape projects to implement Focus Area 5.

Resources were also used for planning activities to advance redevelopment projects and amend the WCRA Zoning Overlay as part of Focus Area 6.

This annual report shows the CRA's ongoing commitment to implementing the Plan.

Elizée Michel

Elizée Michel, AICP, FRA-RA



MISSION

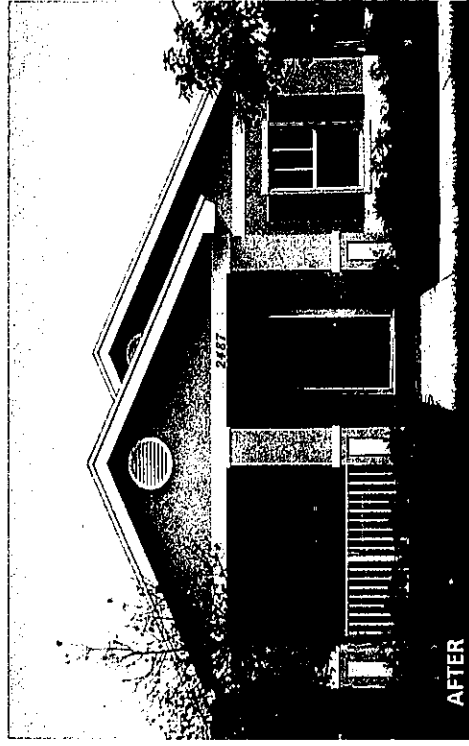
Our Purpose

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

The Future

A diverse, safe, and economically vibrant community where people live, work and play

VISION



How the CRA works

The Westgate CRA is the only Community Redevelopment Agency in unincorporated Palm Beach County.

The Westgate area was developed in 1921 as the most western gateway into the City of West Palm Beach and stands as one of the oldest platted subdivisions in Palm Beach County.

Mandated to eliminate slum and blight and effectuate redevelopment pursuant to the goals and objectives of an approved Community Redevelopment Plan.

Pursuant to the Community Redevelopment Act of 1969, FS 163, Part III, the Westgate/Belvedere Homes Community Redevelopment Agency, defined as a dependent special district, was created on April 18, 1989 by the Palm Beach County Board of County Commissioners via Res. #89-6. The Westgate CRA will sunset in 2049.

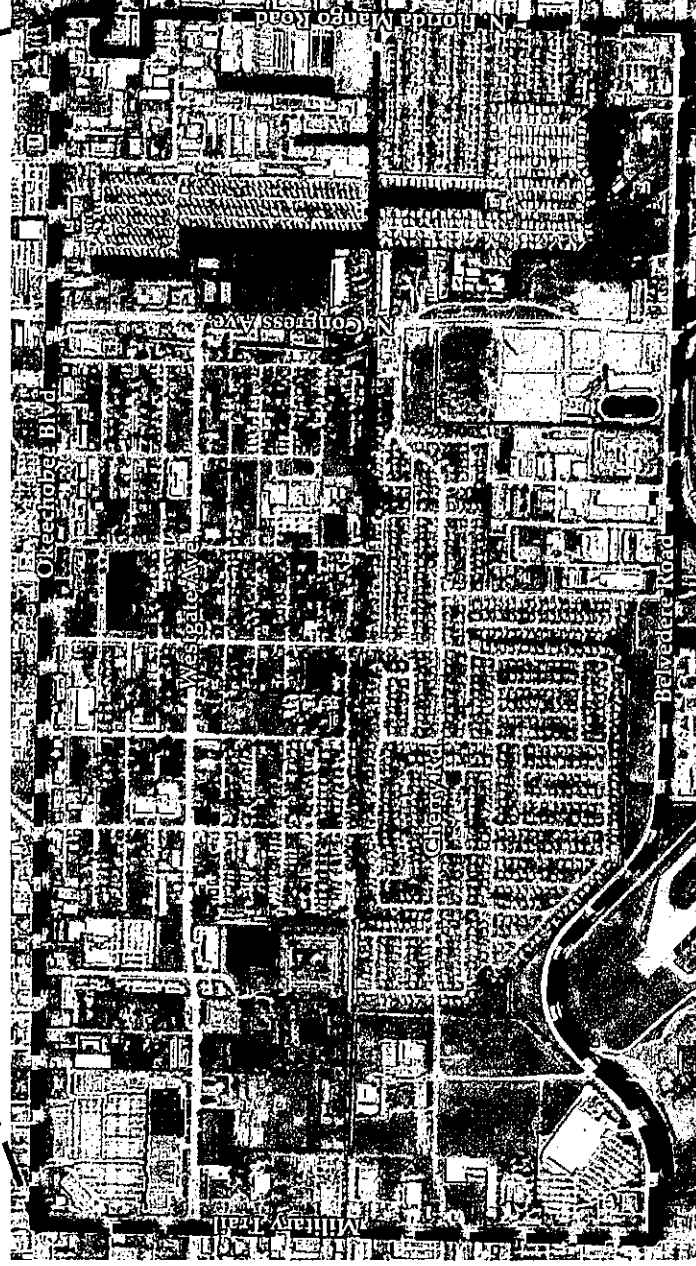
The CRA receives annual tax increment revenue (TIF) from Palm Beach County based on incremental increases in property values. This revenue can be used for any project or program outlined in the CRA's Community Redevelopment Plan.

The Westgate CRA is required by Florida Statutes 163, Part III to report its activities for FY 2019/2020 by March 31, 2021. This report shall include a complete financial statement setting forth the CRA's assets, liabilities, income, and operating expenditures as of the end of such fiscal year.

Westgate CRA Location & Boundary Map



The redevelopment area encompasses approximately 1,300 acres or 2 square miles.



The CRA is centrally located within Palm Beach County, bounded by Okeechobee Blvd. (SR 704) to the north, Florida Mango Rd. to the east, Belvedere Rd. to the south, and Military Trail (SR 809) to the west, and is in close proximity to PBIA, I-95, Florida's Turnpike, and downtown West Palm Beach.

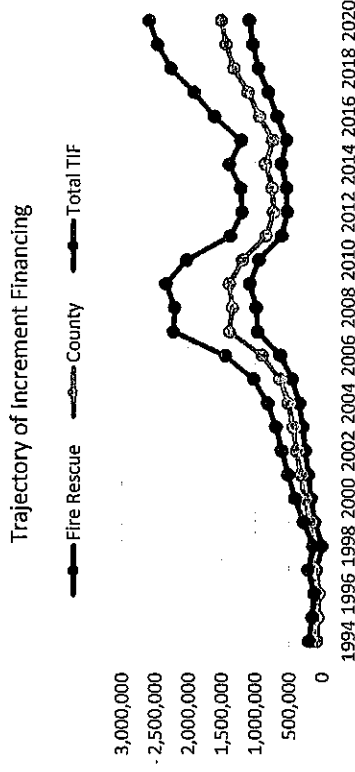
CRA FINANCIALS

The State, in adopting Florida Statute 163, Part III, created the CRA's main source of income, tax increment funds (TIF). All CRAs in Florida are dependent taxing districts, which means that they depend upon other taxing districts to make contributions to their trust fund. TIF funds are based upon the added value of property valuations within a CRA district once the base year has been set by a CRA's governing body. When the Westgate/Belvedere Homes CRA was established by the Board of County Commissioners in 1989, the County pledged annual tax increment financing from the General Fund and Fire Rescue MSTU. Its base year property valuation (taxable value) amounted to \$190,169,267. In FY 2020, the property evaluation amounted to \$505,100,955, representing a 3.14% increase from the previous year; the lowest increase in the last five years. The incremental difference, subtracting the taxable value of the base year from the final taxable value considered for the 2020 budget year, amounts to \$314,931,688. Given the tax rate of Palm Beach County at 4.7185 mills and the Fire Rescue District's rate of 3.4581 mills, the Westgate CRA's tax increment income, after a 5% statutory reduction, was \$2,465,165 for FY 2020; an increase of 5% from 2019.

Tax increment revenue was \$2,465,165 for FY 2020 representing an increase of 5% from FY 2019.

The TIF for FY 2020 has seen a slight increase, assisting in accomplishing the goals set in the CRA Redevelopment Plan. Prior to 2005, the TIF never reached \$1,000,000 a year. In 2008/2009 it peaked to \$2.3 million at the height of the real estate market falling back to \$1.1 million in 2011/2012. After that dip, the TIF steadily increased and is projected to maintain an upward trajectory. The 2020 TIF is the highest the CRA has ever received. The TIF contribution for the last 30 years has amounted to approximately \$33 million. That revenue, leveraged with local, state and federal grant funds, is used to carry out the goals and objectives of the Community Redevelopment Plan.

Trajectory of Increment Financing



Historical Taxable Property Values

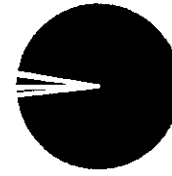
Calendar Year	CRA Taxable Values	Net Change from Previous Year	Percent Change from Previous Year
1988	190,169,267		
2005	329,749,687		
2006	390,996,979	61,247,292	18.5%
2007	512,487,263	121,490,284	31%
2008	544,306,595	31,819,332	6.2%
2009	556,004,505	11,697,910	2.1%
2010	462,927,140	(93,077,365)	(16.8%)
2011	365,451,066	(97,476,074)	(21%)
2012	341,996,623	(23,454,443)	(6.4%)
2013	345,390,869	3,394,246	.99%
2014	367,146,237	21,755,368	6.3%
2015	344,771,209	(21,755,368)	(5.9%)
2016	395,436,502	50,665,293	14.7%
2017	434,152,267	38,715,765	10.9%
2018	465,303,909	31,151,642	7.18%
2019	489,710,927	24,408,018	5.2%
2020	505,100,955	15,390,028	3.14%

Historical Increment Revenues

Calendar Year	Taxable Value	Taxable Value Increment	County Millage Rate	Fire Rescue Millage Rate	Tax Revenue	Statutory Reduction	Final Tax Increment	Changes	Percent Changes
1988	190,169,267	Base Year							
2006	390,996,979	200,827,712	0.0044500	0.0030990	1,516,048	0.950	1,440,246		
2007	512,487,263	322,317,996	0.0042800	0.0029800	2,340,029	0.950	2,223,027	782,781	54%
2008	544,306,595	354,137,328	0.0037811	0.0027794	2,323,318	0.950	2,207,152	(15,875)	(1%)
2009*	556,004,505	365,835,238	0.0037811	0.0029500	2,462,474	0.950	2,339,350	132,198	6%
2010	462,927,140	272,757,873	0.0043440	0.0034581	2,128,084	0.950	2,021,680	(317,670)	(14%)
2011	365,451,066	175,281,799	0.0047500	0.0034581	1,438,731	0.950	1,366,794	(654,886)	(32%)
2012	341,996,623	151,827,356	0.0047815	0.0034581	1,250,997	0.950	1,188,447	(178,347)	(13%)
2013	345,390,869	155,221,602	0.0047815	0.0034581	1,278,964	0.950	1,215,016	26,569	2%
2014	367,146,237	176,976,970	0.0047815	0.0034581	1,458,219	0.950	1,385,308	170,293	14%
2015	344,771,209	154,601,942	0.0047815	0.0034581	1,273,858	0.950	1,210,165	(175,143)	(13%)
2016	395,436,502	205,267,235	0.0047815	0.0034581	1,691,320	0.950	1,606,754	396,589	33%
2017	434,152,267	243,983,000	0.0047815	0.0034581	2,010,323	0.950	1,909,806	303,052	19%
2018	465,303,909	275,134,642	0.0047815	0.0034581	2,266,999	0.950	2,153,649	243,843	12.7%
2019	489,710,927	299,541,660	0.0047815	0.0034581	2,468,103	0.950	2,344,698	198,049	9%
2020*	505,100,955	314,100,955	0.0047815	0.0034581	2,594,911	0.950	2,465,165	120,467	5.13%

* Annual peak increment revenue

CRA General Revenues



- Rental Income
- Other
- Incremental Property Revenue
- Grants
- Interest

CRA Expenses

- Community Redevelopment
- Interest on long-term debt

2020 Financial Highlights

TOTAL REVENUES

\$2,575,898

TOTAL EXPENSES

\$1,340,914

TOTAL INCUMBENT EXPENSES

\$1,234,984

QUICK FACTS:

- ✓ Revenue from incremental property taxes comprises 96% of total general revenue for 2020
- ✓ Revenue from grants comprise 1.5%
- ✓ \$1,334,757 was spent on community development related activities

AUDITED FINANCIAL STATEMENTS

In accordance with F.S. 163.387(8), the CRA's Annual Audit Report was completed on February 25, 2021 by independent auditors and distributed to each taxing authority. Audited financial statements for the CRA are included within Palm Beach County's Comprehensive Annual Financial Report (CAFR) for the year ending September 30, 2020.

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

Statement of Activities For the Fiscal Year Ended September 30, 2020

	Governmental Activities
Expenses:	
Community redevelopment	\$ 1,334,757
Interest on long-term debt	6,157
Total government activities	\$ 1,340,914
General Revenues:	
Incremental property taxes	\$ 2,465,166
Grants	37,794
Interest	3,800
Rental income	59,649
Other	9,489
Total general revenues	\$ 2,575,898
Change in net position	1,234,984
Net position - beginning of Year	13,039,197
Net position - end of Year	\$ 14,274,181

See Notes to Financial Statements.

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

Balance Sheet Governmental Funds For the Fiscal Year Ended September 30, 2020

	General	Debt Service	Capital Projects	Total Governmental Funds
Assets				
Cash and cash equivalent	\$ 1,378,757	\$ 302,010	\$ 614,027	\$ 2,294,794
Due from other funds	-	4,033	37,794	41,827
Rent receivable	12,048	-	-	12,048
Other receivables	50,000	-	-	50,000
Prepaid expenses	1,136,848	-	-	1,136,848
Assets held for resale	3,599,535	-	-	3,599,535
Other assets	4,884	-	-	4,884
Total assets	\$ 6,182,072	\$ 306,043	\$ 651,821	\$ 7,139,936
Liabilities and fund balances				
Liabilities				
Accounts payable and accrued expenses	\$ 48,037	\$ -	\$ -	\$ 48,037
Due to other funds	41,827	-	-	41,827
Unearned revenue	-	-	31,480	31,480
Total liabilities	89,864	-	31,480	121,344
Fund Balances				
Nonspendable:				
Assets held for resale	3,599,535	-	-	3,599,535
Prepaid expenses	1,136,848	-	-	1,136,848
Restricted:				
Capital projects	-	-	620,341	620,341
Debt service	-	306,043	-	306,043
Unrestricted	1,355,825	-	-	1,355,825
Total fund balances	6,092,208	306,043	620,341	7,018,592
Total liabilities and fund balances	\$ 6,182,072	\$ 306,043	\$ 651,821	\$ 7,139,936

See Notes to Financial Statements.

2020 HIGHLIGHTS >>>

A Continued Focus on Improving Public Spaces

PROJECT UPDATE:

Oswego Oaks Neighborhood Park

Construction was completed in late 2019 on a neighborhood park utilizing 3 CRA-owned vacant parcels on Oswego Avenue at Seminole Blvd. Located across Oswego Avenue from the Westgate Community Recreation Center, the Oswego Oaks Neighborhood Park will create open public space for community use and for community events, re-purpose vacant land to prevent illegal dumping and loitering, and initiate the L-2 Canal Greenway project as outlined in the CRA's Community Redevelopment Plan by creating a feature linear pocket park with links to other public uses.

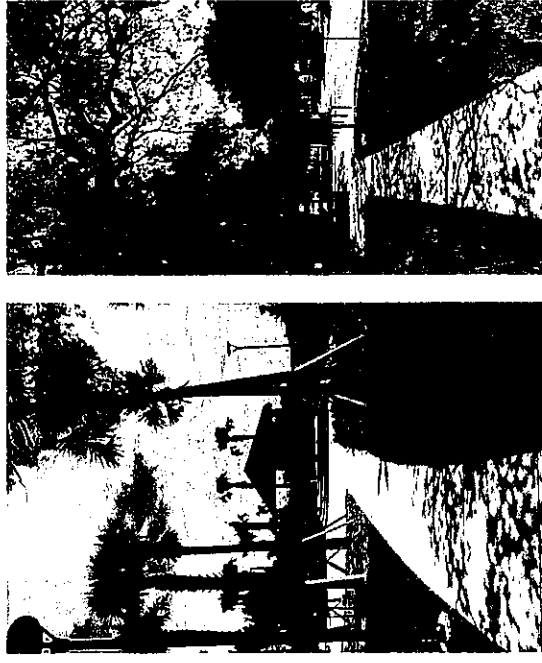
To fund the park, the CRA leveraged increment revenues by seeking grants from local and state resources: the CRA was awarded \$151,175 in funding from the Palm Beach County Solid Waste Authority (SWA) Blighted & Distressed Properties grant program in 2017 and the Palm Beach County Department of Housing & Economic Sustainability provided \$345,803 from the County's CDBG allocation to further fund the project in 2018.

The park includes an event pavilion and performance area, winding pathways, seating areas, a food truck zone, and improved landscaping to highlight the site's trademark mature oak trees. Programming for future community events is underway.



REDEVELOPMENT PLAN IMPLEMENTATION:

Focus Area 4, Community Improvement & Focus Area 5, Public Infrastructure Improvements & Public Spaces (Program 5-4.4. & 5-4.5.)



Ribbon Cutting held in October 2020

Project Partners:



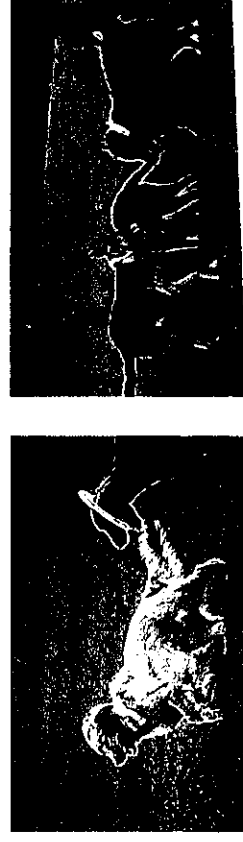
PROJECT UPDATE: Oswego Avenue Properties Clean-up Project & Dog Park

In February of 2018, the CRA was awarded \$92,700 in funding from the PBC Solid Waste Authority (SWA) Blighted & Distressed Properties grant program for the clean-up and beautification of six vacant CRA-owned lots on Oswego Avenue previously earmarked for the expansion of the L-2 canal and the creation of the L-2 Greenway project. Illegal dumping, trespassing, and “mudding” using ATVs remains a pervasive and problematic issue on both privately and publicly owned vacant lots in the CRA area. The project seeks to continue clean-up efforts along Oswego Avenue by creating a dog park for the use of Westgate residents on three of the six vacant lots.

The Oswego Oaks Neighborhood Park, located on the southwest corner of Oswego Avenue at Seminole Blvd. is fully constructed; the dog park is to be located on the 3 vacant lots on the southeast corner. Seminole Blvd. is the only internal north-south connector that runs the full length of the CRA and is a focal point for CRA place-making initiatives. Once the dog park is constructed, the intersection of Seminole Blvd. at Oswego Avenue will be flanked by two new public open spaces and will be a complementary public amenity to the Westgate Recreation Center creating a cohesive and connected municipal node.

The project is in design, and construction is anticipated to be completed by end of 2021.

Project Partner:



REDEVELOPMENT PLAN IMPLEMENTATION:

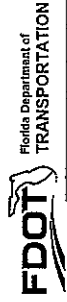
Focus Area 4, Community Improvement & Focus Area 5, Public Infrastructure Improvements & Public Spaces (Program 5-4-4. & 5-4-5.)

ECONOMIC DEVELOPMENT & CAPITAL PROJECTS

Streetscapes that Improve Connectivity, Safety and Walkability & Stimulate Investment Interest

In the 2020 budget year, the CRA continued its efforts to improve transportation options, and create a safe, multi-modal network throughout the redevelopment area.

Project Partners:

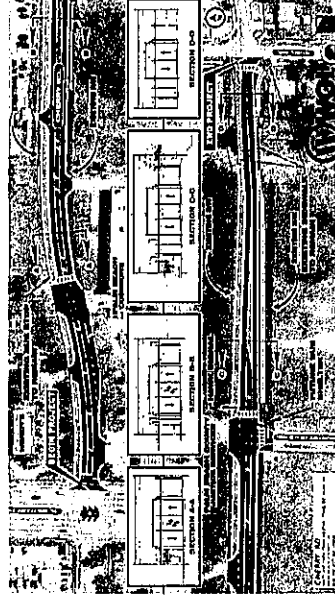


Seminole Boulevard Complete Streets

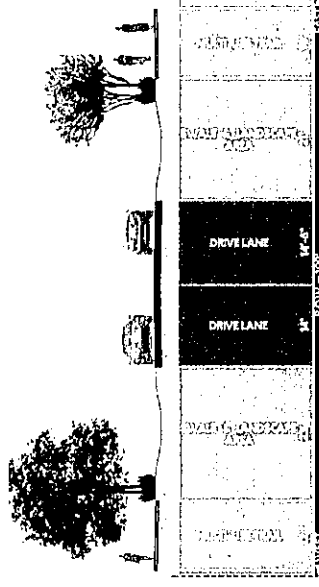
Seminole Boulevard, which intersects with Westgate Avenue, is an important north-south connector within in the district, extending from Okeechobee Blvd. to Troy Blvd. This project will tie into planned Westgate Avenue improvements by installing landscaping and pedestrian scale streetlights, and constructing 10-12' multi-use paths on each side of the roadway from Okeechobee Blvd. to Oswego Avenue.

In FY 18/19, the CRA was awarded \$1,000,000 in FDOT funding from the Palm Beach TPA TAP grant program to complete the project.

Design will begin in 2021 with construction programmed for 2022.



CHERRY ROAD – conceptual design



SEMINOLE BOULEVARD – conceptual design cross section

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

Cherry Road Pedestrian Improvements

Cherry Road is the primary access point into the Belvedere Homes (Golfview Heights) neighborhood from Military Trail. The project seeks to improve pedestrian and bicyclist facilities by adding a 10-12' multi-use path on the north side of the roadway, and sidewalks to portions along the south, as well as pedestrian-scale streetlights for nighttime safety and landscaping to provide shade.

In FY 19/20, the CRA was awarded \$1,000,000 in FDOT funding from the Palm Beach TPA TAP grant program to complete the project.

Design will begin in 2022 with construction programmed for 2024.

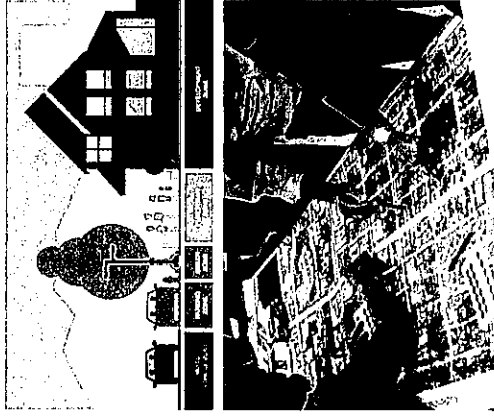
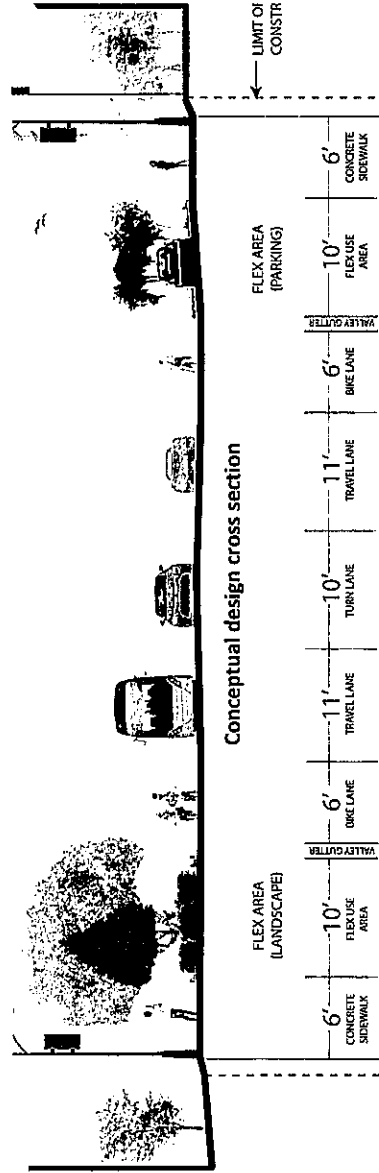
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PROJECT UPDATE: Westgate Avenue Corridor Complete Streets Project

This capital improvements project meets economic development driver will reduce lanes from five to three on Westgate Avenue from Suwanee Avenue to Wabasso Drive, add bike lanes, on-street parking, pedestrian-scale lighting, and landscaping in the right-of-way.

In July 2016, the CRA was awarded \$25,000 from the Department of Economic Opportunity (DEO) Community Planning Technical Assistance Grant Program to engage consultants to assist in the preparation of a Westgate Avenue Corridor Streetscape Plan. The purpose of the Plan was to create a streetscape design to improve functionality, walkability and multi-modal transit opportunities and to beautify, enhance and create an environment to attract new investment and expand economic vitality along the Westgate Avenue corridor. The Streetscape Plan incorporated input from community and local government stakeholders via a two-part charrette process. During the FY 2018 Transportation Planning Agency Local Initiatives (LI) grant cycle, the CRA applied for and was awarded \$2.9 million in funding implement the project.

In late 2019, Palm Beach County Engineering, the LAP certified agency responsible for managing County FDOT projects, issued an RFP for project design, and selected engineers to begin working on the design vision for the corridor. Construction to begin in July of 2022.



REDEVELOPMENT PLAN

IMPLEMENTATION: Focus Area 1, Economic Development & Redevelopment (Obj. 1.2-3, Project 1.4.1); Focus Area 5, Public Infrastructure Improvements & Public Spaces (Program 5.4.7.)

Project Partners:



Florida Department of
TRANSPORTATION



PROJECT UPDATE: Belvedere Heights Neighborhood Streetlights & Sidewalks Project Ph. I & II + Drainage/Water Mains

This capital improvements project will install pedestrian-scale streetlights and construct sidewalks on 8 local streets in the Belvedere Heights neighborhood where there are currently none.

The CRA was awarded \$935,581 in FDOT funding from the Palm Beach County Transportation Planning Agency (TPA) Transportation Alternatives Program in 2017 to complete Phase I of the project to include 5 local roads within the neighborhood. Design for Phase I began in late 2018 and is anticipated to be completed by 2022.

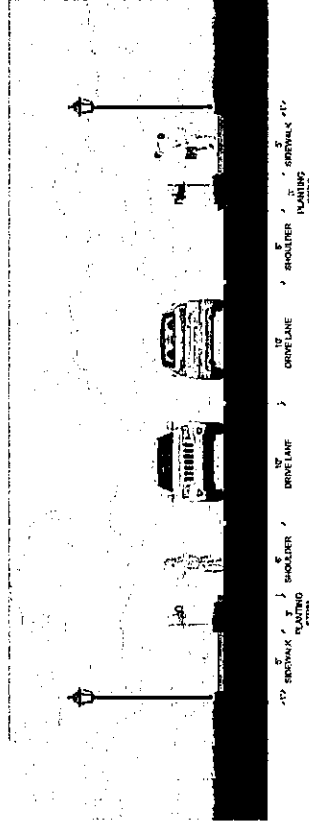
The CRA was awarded \$956,000 million in FDOT funding for Phase II from the TPA's FY 2018 TA program to complete the remaining 3 local roads in the neighborhood. Phase II design will begin in late 2019 with construction completion anticipated by 2023.

In response to community feedback, the CRA expanded the project in FY 20 to address chronic drainage and flooding issues in the Belvedere Heights neighborhood. The CRA is partnering with County Engineering and Water Utilities to replace antiquated water mains and install upgraded drainage systems on all local roads prior to beginning construction of the sidewalks and streetlights project. Construction to begin summer of 2021.

Project Partners:



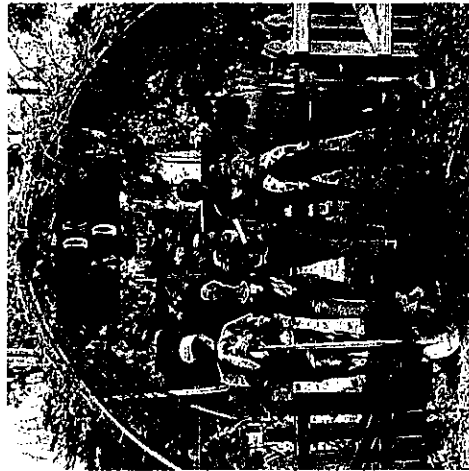
Existing conditions in Belvedere Heights – no sidewalks, no street lighting (above left), and flooding in swales due to poor drainage (above right)



Conceptual design of typical 50' ROW cross section

REDEVELOPMENT PLAN IMPLEMENTATION:
Focus Area 5, Public Infrastructure Improvements & Public Spaces
(Program 5.4.2.)

Community Enhancement



Westgate Community Farm

The Westgate Community Farm was started on an acre of land owned by the CRA in 2015. The Farm is dedicated to providing organically grown produce for the Westgate community. Individual plots and raised beds are made available for individual residents. With an in-house garden manager, the farm also serves as a gathering and education place, offering field trips to local schools, and hosting a monthly Community Work Day. Due to the COVID-19 pandemic, the Farm paused community events and volunteer opportunities in the last half of the budget year, and focused on planting and harvesting to meet increased community demand.

The Farm participates in the USDA's Supplemental Nutrition Assistance Program (SNAP) which allows qualified residents to pay with food stamps at weekly Greenmarket days. The Westgate Greenmarket is one of six partner farmers' markets in south Florida, and the only market in Palm Beach County, that participates in Feeding Florida's Fresh Access Florida Bucks program which doubles SNAP benefits to purchase Florida-grown produce.

The Palm Beach Post
REAL NEWS STARTS HERE

How a food desert in Westgate became a tiny green oasis
By Teri Berg Special to The Palm Beach Post
Posted Dec 29, 2019 at 5:10 AM

Daniel Robledo and Aviva Asher turn food cart into popular farm in heart of low-income neighborhood north of Palm Beach International Airport.

It's the dream of every food truck owner to have a home -- to catch on enough to plant a seed and grow roots.

In Westgate, just west of Interstate 95 outside West Palm Beach, the Cucumbers Mobile is living the dream.

What was once a glorified golf cart, tucked out with a flat bed and a canopy topped by a 4-foot-long cucumber, has grown into a full-fledged community farm tucked away on an acre on Westgate Drive in the federally designated "food desert" of Westgate and its roughly 2,800 households.

Westgate Community Farm recently opened for its fourth season -- well past the need for the cucumber-crowned Westgate Green Market Express, nicknamed Curby, which retired from service delivering fresh fruits and vegetables to Westgate residents last year.

Its former driver, Daniel Robledo, and his wife, Aviva Asher, now manage the farm and produce market, which is part of an ongoing Westgate Community

Community Events

Farm managers organized a special winter solstice event with local children's storytellers at the opening of the new Children's Garden in early December 2019 (photo below)



A Community Christmas Giveaway was held at The Farm in December 2019, attended by local families, and sponsored by the Rodriguez Foundation (photo below)



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

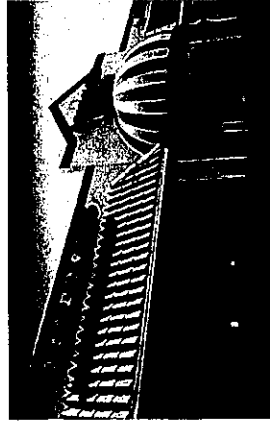


REDEVELOPMENT PLAN IMPLEMENTATION:
Focus Area 4, Community Improvement (Obj. 4.2.4 & Program 4.4.1.)

Small Business Retention

COVID-19 Emergency Relief Forgivable Loan Program

In response to the global COVID-19 pandemic, the Westgate CRA created the COVID-19 Small Business Emergency Relief Forgivable Loan Program in June 2020 to support the small businesses vital to the economic health of redevelopment district. The Program provides direct financial relief to small businesses impacted by state mandated business closures, reductions in services, disruptions in inventory supply chains, and payroll deficits by providing businesses with 25 employees or less, \$10,000 in an interest free 1-year forgivable loan. Following a direct-to-business mail out in August 2020, interest in the Program was robust. A total of \$150,000 spanning two fiscal years is budgeted for the Program; the CRA processed 5 forgivable loans to 5 local businesses before the close of FY 20.



Advanced Vision
2532 Okeechobee Blvd.
"So very appreciative. I am impressed with your concern and swift action to support the small businesses which are a part of the fabric of our community. Sincerely grateful."
--Jean Philippe Assuied, Owner



Alternative Automotive Services
2702 Rocky Drive
"Your program was such a life-saver, we can't thank you guys enough."
--Morris Hale, Owner

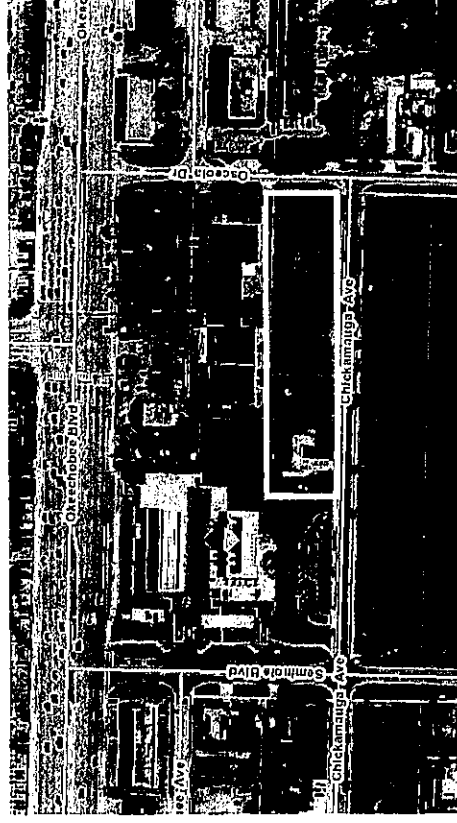
Acquisition of Spencer Square

Collateral Property

Ongoing Land Assembly for Mixed Use or Housing

The CRA purchased three parcels on Chickamauga Ave. just south of Okeechobee Blvd. in December 2019. The site is approximately 1.4 acres, and ideally located within the UH Sub-area of the Westgate Community Redevelopment Area Zoning Overlay (WCRAO); an area intended to encourage large scale development with commercial intensity and residential density. The WCRAO Density Bonus Program (DBP) allows up to 150 DBP units per acre in this Sub-area. The site overlooks the CRA's Dennis P. Koehler Preserve.

The CRA plans to issue an RFP for the redevelopment of the site for mixed use or housing during FY 2021.



REDEVELOPMENT PLAN IMPLEMENTATION: Focus Area 1, Economic Development & Redevelopment (Program 1.4.3.)

REDEVELOPMENT PLAN IMPLEMENTATION: Focus Area 1, Economic Development & Redevelopment; Focus Area 2, Market Positioning (Program 2.4.4)

Ongoing Redevelopment Planning Efforts

New in 2020...

DEVELOPMENT REVIEW ACTIVITIES:

Westgate Community Redevelopment Area Zoning Overlay (WCRAO)

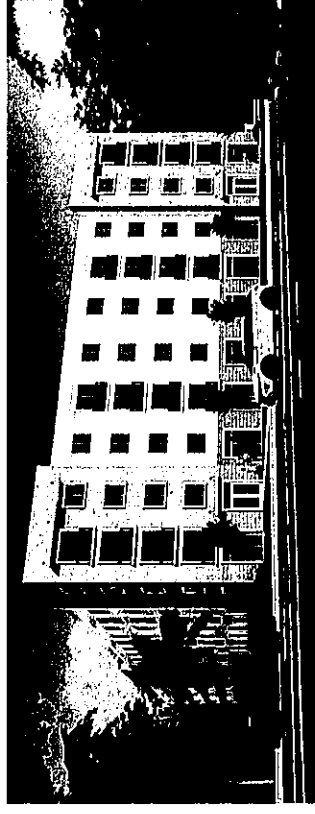
The WCRAO is a special zoning overlay with the County's Unified Land Development Code (ULDC) established in 2006 by the BCC to encourage the development and redevelopment of the Westgate/Belvedere Homes area through regulatory incentives, smart growth, form based code principles, and urban design to allow for mixed use development, and increased densities and intensities, all toward the implementation of the CRA's Redevelopment Plan. The CRA acts in a recommending capacity for all development within its boundaries, reviewing projects for consistency with the goals of the Redevelopment Plan, and the property development regulations and design standards of the WCRAO. A project must receive a recommendation of support from the CRA to utilize the WCRAO Density Bonus Program (DBP) and the WCRAO Transportation Concurrence Exception Area (TCEA) pools. The following are among several projects reviewed by CRA staff in FY 2019/2020:

- 1713 Quail Drive (former Opportunity Inc. Day Care) – repurposes the existing building for a medical office/outpatient surgical center
- Museo Vault – 4-story, 50,000 sf. fine art & antique car storage facility on Westgate Avenue
- Autumn Ridge – 5-story, 106 multifamily rental project on 3.5 acres on Congress Ave to include a 1,000 sf. retail space on the ground floor. Project met WCRAO criteria for 77 DBP units; 40% or 31 units must be provided by deed restriction to qualified low through moderate income households (60%-140% of AMI). 80% of the total project units will be set aside for low income elderly housing.

Density Bonus Program Amendments

The CRA initiated amendments to the WCRAO Density Bonus Program (DBP) in FY20 to address design, compliance, and enforcement provisions commensurate with the County's effort to update the functionality of its Workforce Housing Program (WHP).

Revisions create a housing program for the CRA that furthers affordable and workforce housing production, while promoting mixed income housing consistent with the County's goal of not concentrating low income housing in any one community. The amendments revised CRA recommendation criteria allowing access to the pool to a wider range of development, including projects under 10 units. Previous criteria, heavily focused on achieving form and architecture, was too restrictive for smaller projects.



Autumn Ridge conceptual design

REDEVELOPMENT PLAN IMPLEMENTATION: Focus Area 3, Housing (Program 3.4.1.); Focus Area 6, Planning for Redevelopment (Program 6.4.2.)

SPOTLIGHT ON COMMERCIAL & RESIDENTIAL REDEVELOPMENT PROJECTS

Commercial Rehabilitation & Expansion

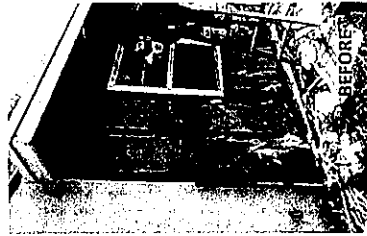


Chevrron Gas Station & C-Store rehabilitation
(Congress Ave.) – new façade, fuel canopy & landscaping



New Country Motorcars of the Palm Beaches expansion (Military Trail) – showroom & multi-level inventory storage

New & Renovated Housing



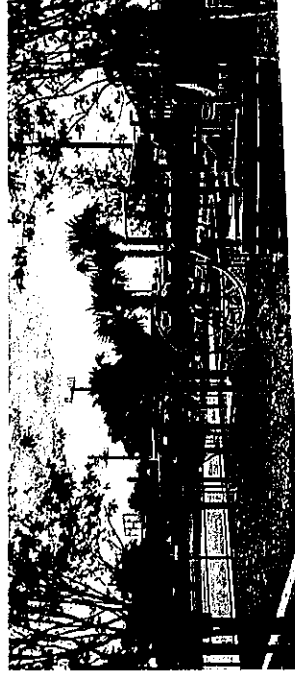
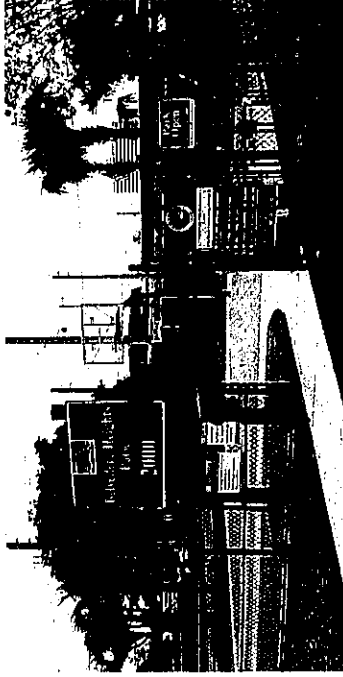
South Beech Rd. – exterior improvements project (homeowner utilized funds from the CRA's NPP)



New single-family home construction – two infill units on Saginaw Ave. & two units on Saranac Ave.

Belvedere Heights Park

Utilizing the County's CDBG funding allocations to expand recreation and open space opportunities in underserved communities, the Parks & Recreation Department constructed a pocket park on a vacant corner lot at Florida Mango Rd. and Bridgman Rd. in the Belvedere Heights neighborhood during FY 20. The park includes a children's play structure, a half basketball court, seating areas and landscaping. Through an ILA with the department, the CRA will be responsible for ongoing park maintenance.



REDEVELOPMENT PLAN IMPLEMENTATION: Focus Area 5, Public Infrastructure Improvements & Public Spaces
(Program 5-4-9)

CRA INCENTIVE PROGRAMS

Site Development Assistance Grant Program (SDA)

Grant funding is available to new and existing developments and businesses within the CRA area to help defray the cost of exterior improvements and project-related engineering, architectural, and permitting costs associated with new construction, building expansion, and renovations. The program was established to encourage commercial property owners to upgrade their properties by improving the external appearance. In 2018, the program was expanded to include new residential development. Up to \$50,000 in reimbursable grant funding is available to businesses and development projects fronting Westgate Avenue.

Since 2007, the CRA has provided:

- 72 NPP grants to homeowners totaling \$222,801.90
- \$155,000 in site development grant assistance to businesses

Neighborhood Preservation Grant Program (NPP)

To encourage the preservation of existing single family housing stock, the CRA offers reimbursable grant funding to homeowners up to a maximum of \$6,000 to correct existing code deficiencies, structural deficiencies, weatherization, accessibility, and general exterior property improvements.

In FY 19/20, \$32,202.90 in Neighborhood Preservation reimbursement grant funds were awarded to 8 individual homeowners in the Westgate Estates and Belvedere Homes residential neighborhoods to offset the costs of exterior property improvements.

REDEVELOPMENT PLAN IMPLEMENTATION: Focus Area 1, Economic Development & Redevelopment (Program 1.4.6.) & Focus Area 3, Housing (Program 3.4.2.)

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*The Annual Report is prepared by Westgate CRA Staff
This report is filed with the Clerk & Comptroller of Palm Beach County and is available on the CRA's website at www.westgategcra.org.*



Bill signed for tax exemptions

Bruce Thomson

Mon 5/24/2021 12:00 PM

To: Patrick Rutter <PRutter@pbcgov.org>; Ramsay Bulkeley <RBulkeley@pbcgov.org>; Patricia Behn <PBehn@pbcgov.org>; Jon MacGillis <JMacGill@pbcgov.org>; Doug Wise B. <DWise@pbcgov.org>; Oscar Alvarez <OAlvarez@pbcgov.org>; Robert Santos-Alborna <RSantosAlborna@pbcgov.org>; Wendy Hernandez N. <wnhernan@pbcgov.org>; Denise Pennell <DPennell@pbcgov.org>; Kevin Fischer <KFischer@pbcgov.org>;

Cc: Robert P. Banks <RBanks@pbcgov.org>; William Cross <wcross@pbcgov.org>; Willie Swoope <WSwoope@pbcgov.org>; PZB-Planning <PZB-Planning@pbcgov.org>; Scott Cantor B. <SCantor@pbcgov.org>; Joanne Keller M. <JKeller@pbcgov.org>; Quazi Bari <QBari@pbcgov.org>; Alex Biray <ABiray@pbcgov.org>; Monica Cantor <MCantor@pbcgov.org>; Scott Stone A. <SASStone@pbcgov.org>; Katelyn Cucinotta <KCucinotta@pbcgov.org>; Chelsea Koester <CKoester@pbcgov.org>; Jeff Gagnon <JGagnon@pbcgov.org>; Megan Houston <MSHouston@pbcgov.org>;

A bill approving an expansion of the Affordable Housing Ad Valorem tax exemption, an independent living items tax exemption, and several tax holidays for Florida was signed into law on Friday (HB 7061, Chapter No. 2021-31). Some details of the legislation are included below

The tax exemption items take effect on July 1, 2021.

The bill also includes changes to homestead assessments/exemptions (see *voluntarily elevated property*) and educational property exemption for ad valorem taxes).

Link to the complete copy of HB 7061...

[https://www.myfloridahouse.gov/Sections/Documents/loaddoc.aspx?](https://www.myfloridahouse.gov/Sections/Documents/loaddoc.aspx?FileName=_h7061er.docx&DocumentType=Bill&BillNumber=7061&Session=2021)

[File=7061er.docx&DocumentType=Bill&BillNumber=7061&Session=2021](https://www.myfloridahouse.gov/Sections/Documents/loaddoc.aspx?FileName=_h7061er.docx&DocumentType=Bill&BillNumber=7061&Session=2021)

EXPANSION OF AFFORDABLE HOUSING AD VALOREM TAX EXEMPTION

Florida law currently offers property owners who provide affordable housing to low-income individuals and families a 50 percent discount for property taxes on these units. The discount applies only to properties with more than 70 units and begins after the property has been recorded as an affordable housing property for 15 years. This bill expands the property tax discount to **100 percent of property taxes**. Continuing the current requirement, the 100 percent exemption does not begin until the property has been recorded as an affordable housing property for 15 years.

196.1978 Affordable housing property exemption.—

(2)(a) Notwithstanding ss. 196.195 and 196.196, property in a multifamily project that meets the requirements of this paragraph is considered property used for a charitable purpose and ~~is exempt shall receive a 50 percent discount from the amount of~~ ad valorem tax ~~otherwise owed~~ beginning with the January 1 assessment after the 15th completed year of the term of the recorded agreement on those portions of the affordable housing property that provide housing to natural persons or families meeting the extremely-low-income, very-low-income, or

project must:

1. Contain more than 70 units that are used to provide affordable housing to natural persons or families meeting the extremely-low-income, very-low-income, or low-income limits specified in s. 420.0004; and

2. Be subject to an agreement with the Florida Housing Finance Corporation recorded in the official records of the county in which the property is located to provide affordable housing to natural persons or families meeting the extremely-low-income, very-low-income, or low-income limits specified in s. 420.0004.

This exemption discount terminates if the property no longer serves extremely-low-income, very-low-income, or low-income persons pursuant to the recorded agreement.

(b) To receive the exemption discount under paragraph (a), a qualified applicant must submit an application to the county property appraiser by March 1.

(c) The property appraiser shall apply the exemption to discount by reducing the taxable value on those portions of the affordable housing property that provide housing to natural persons or families meeting the extremely-low-income, very-low-income, or low-income limits specified in s. 420.0004 before certifying the tax roll to the tax collector.

~~1. The property appraiser shall first ascertain all other applicable exemptions, including exemptions provided pursuant to local option, and deduct all other exemptions from the assessed value.~~

~~2. Fifty percent of the remaining value shall be subtracted to yield the discounted taxable value.~~

~~3. The resulting taxable value shall be included in the certification for use by taxing authorities in setting millage.~~

~~4. The property appraiser shall place the discounted amount on the tax roll when it is extended.~~