

WESTGATE/BELVEDERE HOMES COMMUNITY REDEVELOPMENT AGENCY

Monday February 10, 2025 Board Meeting

1280 N. Congress Ave. Suite 215

West Palm Beach FL 33409

**NOTE: Agenda Summary (Pages 3-9)
Staff Report (Pages 10 - 16)**

- I. CALL TO ORDER / ROLL CALL**
- II. AGENDA APPROVAL**
 - 1. Additions, Deletions, Substitutions to Agenda**
 - 2. Adoption of Agenda**
- III. ADOPTION OF W/BH November 4, 2024 CRA MINUTES (Pages 17 - 21)**
- IV. PUBLIC COMMENTS**
- V. DISCLOSURES**
- Vi. CONSENT AGENDA**
- VII. REGULAR AGENDA**
 - 1. Selection Committee's Recommendation for RFQs for Engineering, Surveying, and Planning Continuing Services (Pages 22 - 30).**
 - 2. Authorization of Unified Land Development Code (ULDC) Amendment for Parking Reduction (Pages 31 - 48).**
 - 3. Recommendation of Neighborlee Micro-Units (Pages 49 - 125**
 - 4. Approval of Site Development Assistance Program Grant (Pages 126 - 144)**
 - 5. Approval of 2025 Monthly Board Meeting Dates (Page 145).**
- VIII. REPORTS**
 - A. Staff Reports and Correspondence (Pages)**
 - B. Attorney's Report**
 - C. Committee Reports and Board Comments**

1. **Administrative/Finance –**
2. **Capital Improvements – Chair, Mr. Daniels**
3. **Land Use –**
4. **Real Estate – Chair, Mr. Kirby**
5. **Marketing –**
6. **Community Affairs –**
7. **Special Events – Chair, Ms. Ruffy**

IX. ADJOURNMENT

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

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

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

AGENDA ITEMS
Westgate/Belvedere Homes CRA Board Meeting
In Person and Via Zoom
February 10, 2025

CONSENT AGENDA

REGULAR AGENDA

1. Selection Committee’s Recommendation for RFQs for Engineering, Surveying and Planning Continuing Services

A. Background: On October 22, 2024, the WCRA issued RFQs for professional engineering, surveying, and planning continuing services. The RFQs were also published in the paper on October 22, 2024. Six (6) proposals were received (engineering: one; surveying: one; planning: four) within the deadline of November 22, 2024. A sufficiency review was completed before the distribution of the proposals to the Selection Committee members. A Selection Committee was developed to review and rank all qualified proposals in accordance with the RFQ review criteria.

The Selection Committees convened on two dates, December 18, 2024 and January 3, 2025 at 1:30 P.M. to review, score, and rank the proposals. The meeting notes of the selection committee are included in this packet.

Engineering and Surveying

Engenuity Group, Inc. was the only firm that submitted a proposal for engineering and surveying services. Engenuity’s proposal met all the requirements of the RFQ.

The selection committee that the Board selects Engenuity Group Inc. for engineering and surveying services.

Planning, Landscape Architecture, and Property Development Assistance

The ranking order of four (4) professional planning, landscape architecture, and property development assistance respondents is as follows:

1. Kimley-Horn
3. Chen Moore and Associates (CMA)
3. Schmidt Nichols Landscape Architecture and Urban Planning
4. Cotleur and Hearing Landscape Architecture

The RFQ said that the WCRA Board may select up to three (3) firms for contract award. The Selection Committee recommends that the Board select the top three firms/teams.

The Board, therefore, has the following options available:

1. Accept the Selection Committees' recommendation; or
2. Request a presentation and/or interview from the top-ranked respondents to further evaluate their qualifications; or
3. Reject all proposals and direct staff to re-release the RFQ.

B. Recommendation: Staff recommends that the Board accept the Selection Committee's recommendation to choose Engenuity for engineering and surveying services and Kimley-Horn, Chen Moore and Associates, and Schmidt Nichols Landscape Architecture for planning, landscape architecture, and property development assistance services.

2. Authorization of Unified Land Development Code (ULDC) Amendment for Density Bonus Programs, Residential & Mixed-Use Parking, and redevelopment loading option

A. Background and Summary: A ULDC amendment is being considered to:

1. Remove the number of 1300 Density Bonus Program units specified in the Code as available. This number of units allowed is dictated by the Comprehensive Plan and does not need to be in the ULDC. In the future, amendment of the bonus units will need to be done in the Comprehensive Plan only.
2. Reconfigure Density Bonus Pool Limits and WCRAO Density Bonus Pool Approval to eliminate the tables and better communicate the applicability of other density bonus

programs. This amendment does not have any substantial change. The table is changed to a list in a text format.

3. Revise and reorganize text in Table 3.B.14.H, WCRAO Density Bonus Pool Approval to clarify approval processes. This is not a substantive change.
4. Provide an administrative waiver mechanism to request relief from WCRAO parking standards for residential projects utilizing the WCRAO Density Bonus Program, and to facilitate mixed-use projects with shared parking. This proposed revision allows an applicant to request an administrative waiver to reduce parking by 15% for residential and mixed-use projects participating in the bonus density program.
5. Reconfigure WCRAO Table 3B.14.I. to allow 3-bedroom residential units to park at 1.75 spaces per unit, consistent with Art.6 multifamily parking requirements, and to reduce guest parking to 20% or 1 space per 5 units.
6. Delete “Redevelopment Loading Option.”

These changes are supported by the goals and objectives of the CRA’s Community Redevelopment Plan to encourage the redevelopment of existing sites and promote affordable and workforce housing.

B. Recommendation: Authorize staff to process a ULDC amendment for the Bonus Density Program, parking, and the redevelopment loading option.

3. Approval of Recommendations for 2818 Westgate Avenue Neighborlee Mixed-Use (Micro-units) Development

A. Background and Summary: The subject 0.66-acre site is located on the south side of Westgate Avenue near Tallahassee Drive. The land assemblage consists of four parcels, encompassing the full depth of the block between Westgate Avenue and Nokomis Avenue, providing access from both streets. Currently, the parcels fronting Nokomis Avenue are zoned RH (Residential High), while those fronting Westgate Avenue are zoned CN (Commercial Neighborhood). The site has Future Land Use designation of CH/8 (Commercial High, with an underlying residential land use of 8 du’s/acre). The entire property is proposed to be rezoned to CG (Commercial General) for zoning district consistency, and to be more compatible with surrounding zoning districts. The

site, known for its "piles of dirt," has been used for intermittent, unauthorized soil and gravel storage for several years, contributing to blighted conditions along the Westgate Avenue corridor.

Proposed Development

The applicant, Neighborlee Development, LLC, proposes a mixed-use, four-story building that will include 38 residential rental units, and 1,585 square feet of commercial retail space; the specific end-user has yet to be determined for these spaces. The residential component comprises 26 micro-units (240 square feet each), 10 studios (360 square feet each), and 2 one-bedroom apartments (538 square feet each). The developer proposes an on-site property manager for maintenance, parking enforcement, and trash removal. The project is anticipated to be completed by 2028.

The residential portion of the building is entirely elevated, with the ground floor dedicated to parking and commercial spaces. The ground floor will include two retail spaces, elevators and stairwells. Vehicular access to the property is proposed from the rear via Nokomis Avenue, as required by the WCRAO, to allow for building massing and presence along Westgate Avenue, prioritizing passer-by interest. Parking for the development is provided both on-site and via curbside spaces on Westgate Avenue, taking advantage of the newly constructed on-street parking provided by the Westgate Avenue streetscape project.

Summary of Petition

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

1. Official Zoning Map Amendment ("Rezoning") from Residential High (RH) and Commercial Neighborhood (CN) to Commercial General (CG), *or* Commercial Neighborhood (CN) for site consistency;
2. PBC Board of County Commissioners ("BCC") approval of an allocation of thirty-three (33) bonus density units from the WCRAO Density Bonus Program, representing a bonus density of 50 du/acre;
3. A concurrent Subdivision Variance for a reduction in the 80-foot minimum legal access requirements for a local commercial use; and,
4. An allocation of 281 trips per day and 21 pm peak hour trips from the WCRA Transportation Concurrency Exception Area (TCEA) pool.

B. Recommendation: Staff recommend that the Board approve the following recommendations subject to conditions of approval:

1. Official Zoning Map Amendment ("Rezoning") from Residential High (RH) and Commercial Neighborhood (CN) to Commercial General (CG), *or* Commercial Neighborhood (CN) for site consistency;

2. PBC Board of County Commissioners (“BCC”) approval of an allocation of thirty-three (33) bonus density units from the WCRAO Density Bonus Program, representing a bonus density of 50 du/acre;
3. A concurrent Subdivision Variance for a reduction in the 80-foot minimum legal access requirements for a local commercial use; and,
4. An allocation of 281 trips per day and 21 pm peak hour trips from the WCRA Transportation Concurrency Exception Area (TCEA) pool.

Proposed Conditions of Approval

To ensure compatibility with the CRA’s redevelopment goals and mitigate potential concerns related to density, and occupancy, staff recommends the following conditions of approval:

1. Allocation of bonus density is provisional depending upon compliance with Workforce Housing Program (WHP) rental rates by income category, and WCRAO WHP criteria for recommendation (40% low-income cap); and,
2. Architectural and Site Plan Review: The applicant must share updated architectural elevations and the final site plan with the CRA for review and input prior to final approval by the County. This ensures alignment with the character and redevelopment goals of the district.

In addition to the conditions, the applicant agrees to enter a “Good Neighbor” agreement with the CRA to ensure that property maintenance operate within proposed standards.

4. Approval of Site Development Assistance Program (SDAP) Grant for 13 Single Family Homes on 3675, 3683, 3691, 3699, 3707, 3715, 3723, 3731, 3739, 3747, 3755, 3763, 3771 Saginaw Avenue

A. Background and Summary: The thirteen single family cottage homes are being developed by several small developers on Saginaw in South Westgate Estates in the Neighborhood Residential Medium Density (NRM) Sub-Area. According to the developers, the homes are designed with modern and efficient layouts, featuring 3 bedrooms and 2 bathrooms, with a total area of 1,117 square feet. They are built with concrete block structure (CBS) technology, they provide durability and protection against adverse weather conditions. Additionally, they are equipped with impact resistant windows and come with contemporary finishes as standard, ensuring both comfort and style. The kitchens are fully equipped with stainless steel appliances, guaranteeing quality and long-term value for homeowners.

The SDAP funds will be used to pay for exterior improvements, such as the installation of paver driveways for durability and aesthetics, installation of native landscaping,

including plants and trees like palm trees, and long-lasting water-resistant paint, lighting, and more durable storm drain.

The project budget and project progress pictures are included in the Board packet.

Address	Owner	Grant
3675 Saginaw Ave.	Glomar Housing LLC	\$5,000
2683 Saginaw Ave.	Global Legal Center USA LLC	\$5,000
3691 Saginaw Ave.	Caro Lopez LLC	\$5,000
3699 Saginaw Ave.	Caro Lopez LLC	\$5,000
3707 Saginaw Ave.	Marina Velez LLC	\$5,000
3715 Saginaw Ave.	Girca Properties LLC	\$5,000
3723 Saginaw Ave.	Giga G3LLC	\$5,000
3731 Saginaw Ave.	QR Housing LLC	\$5,000
3739 Saginaw Ave.	Aristi FL Management LLC	\$5,000
3747 Saginaw Ave.	Gomez Home LLC	\$5,000
3755 Saginaw Ave.	EAI Investments Capital LLC	\$5,000
3763 Saginaw Ave.	Elalgi Properties LLC	\$5,000
3771 Saginaw Ave.	Valencia Real LLC & AVS Investments LLC	\$5,000

The total among for all thirteen houses is \$65,000 per program guidelines from the CRA’s Site Development Assistance Program (SDAP). The funds will be used to enhance the quality of the homes. The program allows \$5,000 per home.

The application meets the program eligibility guidelines. The SDAP is a reimbursement-based grant that provides funding after the project is completed and a certificate of occupancy is received. The developers are small business enterprises.

B. Recommendation: Staff recommends that the Board approve a \$5,000 grant for each application.

5. Approval of 2025 Monthly Board Meeting Dates

A. Background and Summary: The board meeting will be held on the second Monday of every month except for October, when it can be moved to the first Monday due to a federal holiday.

B. Recommendation: Staff recommend that the Board approve the meeting dates as presented.

**BOARD MEETING
February 10, 2025**

Staff Update on In-House & Private Redevelopment Projects

Strategic Plan – Special District Goals & Performance Measures (STARTED)

CRA staff will retool a draft strategic plan for the implementation of the goals and objectives of the Redevelopment Plan, and will modify the document to reflect a new statutory requirement for special districts. FS 189.0694 now requires Florida special districts to establish “goals and objectives for each program or activity, as well as performance standards and measures to determine if goals and objectives are being achieved”. The first annual Goals & Performance Measures Report is due by December 1, 2025. 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.

Streetlights Initiative + Westgate Safety Plan (IN PROCESS)

Updates: The requested funding for Westgate safety initiatives from the County’s legislative appropriation was not authorized. The CRA will renew the request next legislative season. Staff continues to address issues around safety utilizing the Agency’s budget. A draft Safety Plan in in process.

The requested funds from the County’s legislative appropriation have been reduced from \$750,000 to \$250,000; the allocation from the State budget awaits the Governor’s signature. CRA staff continues to develop a Safety Plan for the district. The 1st permit to install FPL streetlights has been issued; the 2nd permit is in process. Conservatively, staff anticipates that the streetlights will be installed within the next 6 months.

Background: Staff has requested the installation of 280+ new streetlights within the North and South Westgate Estates neighborhoods of the CRA district from FPL. The streetlights initiative is in the final stage of permitting. FPL resubmitted in January to respond to Land Development comments. To supplement this effort, Staff is working with County Administration to secure a legislative appropriation of \$750,000. This funding would also be used to leverage CRA TIF in the creation of a Westgate Safety Plan. Planning for the development of a Safety Plan is underway.

WCRAO – Comp Plan/ULDC Amendments (IN PROCESS)

Updates (ULDC): Staff has withdrawn a request to amend the WCRAO Density Bonus Program workforce housing requirement to 20% across 4 income categories at 5% each, rather than across the 2 lower income categories at 10% each. Even though this would create better balance in the delivery of workforce and market rate units, and the data indicates that there is a saturation of affordable housing in the area, Staff feels that there will not be support for this amendment from Administration or the BCC given the County’s current focus on provision of affordable and workforce housing. A revision to add the ability to request a Type 1 administrative waiver reduction of up to 15% from WCRAO parking standards for residential and mixed-use projects is still underway, along with a concurrent ULDC revision related to the Comp Plan amendment.

Updates (Comp Plan): Staff presented the Comp Plan text amendment to the Planning Commission on January 10, 2025 – transmittal of the initiative to the BCC was recommended. During BCC agenda briefings, County Administration expressed concern about the impact of increased residential density

on surrounding roadway infrastructure. The item was postponed until the May BCC transmittal to allow CRA Staff time to prepare a comprehensive traffic study.

Staff is processing a Comprehensive Plan amendment to the text of the FLUE WCRAO sub-objective that would increase the number of units available in the Density Bonus Pool by 3,000 from 1,300 to 4,300. The amendment is triggered by redevelopment of the PBKC site which is anticipated to need at least 50% of the density bonus remaining in the program for their first phase of multifamily housing. An increase is necessary to support future redevelopment build out projections.

Tentative Amendments Timeline

Comp Plan (25-A2) Density Bonus Pool	Planning Commission Initiation – July 12, 2024	BCC Initiation Hearing – August 28, 2024	Staff reports – Dec. 2024	Planning Comm. Hearing – January 10, 2025	BCC Transmittal – Feb. 5, 2025 (TBD)	BCC Transmittal – May 13, 2025 (TBD)	BCC Adoption Hearing – Nov. 5, 2025 (TBD)
ULDC WCRAO Parking Reduction + related Density Bonus Pool revisions	BCC Request for Permission to Advertise – previously initiated	BCC Transmittal Hearing – August 28, 2024 – allows work on related Comp Plan revisions	BCC PTA – Feb. 27, 2025 – parking revision	Zoning Comm. – March 6, 2025 - parking revision	BCC Adoption Hearing – March 27, 2025	--	

Zoning Management has reviewed the amendment draft provided in October 2023, and has provided general direction to rework the document. A path has been provided to revise WCRAO parking provisions. Staff has been working with Schmidt Nichols on developing a parking code that would reduce the demand for residential by unit type.

Staff submitted an amendment draft to Zoning in early October 2023. Concurrently, Staff is exploring the concept of merging the WCRAO with the URAO toward a Redevelopment Code for the County.

Staff met with Vice-Mayor Weiss, assistant County administrators, and PZB staff on October 26th to discuss ways in which the WCRAO may be streamlined to be made more efficient and flexible to use, while remaining true to intent. A path forward includes a Comprehensive Plan amendment to be initiated early in the new year to better define policies for open space and land development, followed by amendments to the WCRAO/ULDC. Staff will also propose increases to the Density Bonus Program pool of units as well as explore options to add more daily and pm peak trips to the TCEA pool. Staff is re-tooling to address the Mayor’s concerns.

Background: CRA staff submitted a request letter for amendments to the CRA’s zoning overlay in early December 2021 with the optic of adoption by the BCC at the end of 2022. The Zoning Division is under new directorship, and the two-round policy for UDLC amendments is replaced by a prioritization scale. The CRA will work with County Code Revision staff and County departments to develop amendment language for Board review in the coming months. Staff will utilize one of its continuing planning consultants to assist.

SFWMD Compensating Floodplain Storage Mitigation Bank (ONGOING)

Updates: Staff is working with Reikenis & Associates, LLC Consulting Engineers to analyze the potential value of existing and future C-51 compensating flood plain storage credits that are banked with SFWMD. Quantifying and adding a valuation to the mitigation bank allows the CRA to better understand the dollar value of mitigation credits for redevelopment projects.

There remains approx. 13-acre feet available in various retention areas in the CRA district that could be added to the mitigation bank. CRA staff has requested a proposal from Higgins Engineering to continue with this important work.

Higgins Engineering has advised that SFWMD has formally amended the original permit for the Westgate Central Lake. A total of 23-acre feet are assigned to the mitigation bank, lower than our original estimation. The Board allocated 8-acre feet to the Greene Apartments (now Brandon Estates), and 6-acre feet to the Autumn Ridge apartments. Only 9-acre feet remain in the mitigation bank.

On June 30th SFWMD formally established a compensating storage bank for C-51 basin, sub-basin 39. This bank only includes the Westgate Central Lake aka Dennis Koehler Preserve. Available compensating storage volume available from the bank will expire in 2043. The Autumn Ridge project will utilize 9 acre-feet of storage from the mitigation bank. Approx. 12 acre-feet will be remaining for future redevelopment projects. Staff is considering developing a program for accessing credits from the bank.

Background: The CRA is working with Higgins Engineering and SFWMD to formalize a storm water storage mitigation/redevelopment credit program using the Dennis Koehler Preserve retention lake for redevelopment projects within a certain basin or sub-basin. Higgins Engineering estimates that approximately 28-acre feet could be available to redevelopment projects to offset storage requirements. Some of those acre feet have already been pledged to the Greene Apartments and Autumn Ridge projects.

FY21 TCRPC Brownfields Site Assessment Grant (IN PROCESS)

Updates: Florida DEP has reviewed Stantec's ESA report and has provided comments; Stantec is preparing a response. If Stantec advises that additional testing is required by the State to determine the extent of contamination, and necessary clean-up, TCRPC has funding available to assist. The next step would be to determine the best path for remediation.

Cardno (now Stantec) has completed testing. Results indicate levels of contamination on site that are in excess of allowable State limits. Staff will be meeting with Stantec and TCRPC to discuss next steps.

Cardno has identified that contamination is most concentrated in the northeast corner of the Chickamauga site with no groundwater affected, however further assessment is warranted to determine the spread and depth of contamination in order to recommend the best path for remediation. Using a new round of funding through TCRPC, a specific assessment will be completed by Cardno. Next steps include: specific testing, a meeting with the DEP to understand the scope of clean up, and a determination of funding sources for excavation/clean up (TCRPC or PBC DHED).

Cardno has completed supplementary soils testing and is preparing a final report for CRA review and/or action. Results are targeted to be presented to the CRA Board at their September meeting. Testing indicates a high concentration of Benzoapyrene (BaP) in the northwest corner of the property. Cardno will determine whether remedial action is warranted. Cardno conducted a Phase II assessment in early December. Findings indicate trace amounts of contamination (arsenic & BaP) in the soil; the groundwater is said to be clear. CRA Staff is pursuing a more thorough soils study through funding available through TCRPC prior to issuing an RFP. Phase I ESA findings indicate the need to conduct

further assessment of the site to determine if historical adjacent uses have negatively impacted the site. The CRA was approved by the TCRPC for a Phase I Environmental Assessment on September 9, 2021. Brownfields environmental consultants Cardno, completed the Phase I assessment in mid-October 2021.

On August 25, 2021, CRA staff submitted an application for funding from the TCRPC (Treasure Coast Regional Planning Council) Brownfields Program for a Phase I Environmental Assessment for the Chickamauga redevelopment site. Due to historic auto salvage and a dry-cleaning use on Okeechobee on the site now occupied by Cumberland Farms, there is a likelihood that the site has some degree of contamination. The grant would fund a Phase I assessment, and a possible Phase II assessment depending upon initial findings. Any remediation timelines and cost to be determined. State funding is possible.

Background: The Chickamauga site consists of 3 parcels, one containing an occupied single-family dwelling, purchased by the CRA in December 2019 for \$550,000. The site is located directly south of Spencer Square facing the Dennis Koehler Preserve to the south. The site is earmarked for the CRA for mixed use or high-density residential redevelopment. CRA staff anticipates issuing an RFP in FY22.

Community Garden/Greenmarket (ONGOING)

Update: The Plat is recorded and corner clip dedications are complete. CRA staff is planning for the construction of a permanent structure. Staff applied for a USDA Urban Agriculture grant in 21/22 to assist with the construction of the structure and to facilitate enhanced programming at the farm, but was not awarded the grant. CRA staff is looking at the viability of re-applying in another fiscal year.

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

FY20 Cherry Road Pedestrian & Safety Improvements (CONTRACTOR SELECTION)

Updates: Rosso will begin construction following the completion of Westgate Ave. Anticipated start is March 2025.

The contractor has been selected, and the BCC has approved the construction contract.

The ILA between the CRA and the County has been approved by the BCC. An RFP has been issued to select the contractor.

Design has been completed. Design engineers had identified field conditions that will make the installation of 10-12 ft. wide multi-purpose paths on the north side of Cherry Rd. impossible within the existing ROW. Several options have been discussed with PBC Engineering and the TPA, with the best option being reducing the multi-purpose paths to 8 ft. Engineering is awaiting approval from FDOT on the new cross section prior to design resuming.

PBC Engineering has expressed concerns regarding crosswalks on the approved cross section that requires resolution for the project to move forward on the TPA grant timeline.

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 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 (UNDER CONSTRUCTION)

Updates: Light fixtures were installed in December. This completed construction work.

Sidewalks have been fully installed, and sod is laid. The project is delayed from completion due to supply issues with streetlights. Irrigation conduit will be added via change order, provided cost is acceptable, so that landscaping can be added in the future.

Construction is progressing well. Staff will work with Engineering and FDOT to process a field change order to reduce the path on the west side of the ROW from 12 ft. to 10 ft. Staff will engage a landscape architect from WGI through our continuing services contract to create a landscape/irrigation plan for the project. BCC approval of the construction contract is projected for August.

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 project:

Seminole Blvd Complete Streets 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 (UNDER CONSTRUCTION)

Updates: Construction of the streetscape project is substantially completed. Contractors are working on installing the remaining light fixtures, landscape re-install, and punch-list items. Once Rosso has fully closed-out construction on Westgate, they will move to begin construction on the Cherry Rd. A ribbon cutting is being planned by County Engineering for the Westgate project.

Construction on the Westgate Avenue project has moved to the south side; most driveways are completed. North side roadway milling to be completed by end October; sidewalks and landscaping by end of November. Milling on the south side and light fixture installation to occur in December. The project is projected to be completed by the beginning of the new year.

The Westgate Ave. streetscape is under construction, and ahead of schedule. Sidewalks, driveway connections, bollards, irrigation lines, and landscaping is in place on the north side of the corridor. Construction crews have moved to the south side, and are working on drainage.

Background: 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 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.

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.

Private Redevelopment Projects

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

Projects	Address	Status
PBKC – 42-acre redevelopment site	1111 N. Congress Ave.	<ul style="list-style-type: none"> Development team will submit to CRA staff for review & recommendation at 3/10/25 Board meeting Rezoning to MUPD, PH1 405 units (325 DBP units)
Tallahassee MF	1302 Tallahassee Dr.	<ul style="list-style-type: none"> WCRA recommendation 8/12/24 7-unit multifamily project WCRAO DBP units, Type 1 Waiver
2944-2952 Westgate mixed use	2944-2952 Westgate Ave.	<ul style="list-style-type: none"> In Zoning review 2,300 sf prof. office w/ 5 units – DBP units
PBKC – new relocated facility	1111 N. Congress Ave.	<ul style="list-style-type: none"> BCC approval Dec. 2024, in final DROE WCRA recommendation 3/11/24 -- 60,286 sf facility + 4 level parking structure Rezoning, Class B Cond use (indoor entertainment), DRO for Type 2 restaurant, variances, waivers
NorWest Pointe	Westgate at Tallahassee	<ul style="list-style-type: none"> WCRA recommendation 8/12/24 DRO approval for additional density for a 9-unit MF rental project, Type 1 Waiver (rezoning approved. WCRA recommendation 11/13/23)
Al Packer Fleet Services	1668 N Military Trail	<ul style="list-style-type: none"> Approved -- 5/8/23 CRA recommendation Rezoning to CG, BCC approval for heavy vehicle repair & maintenance
PBC Fire Station #24	Westgate at Seminole	<ul style="list-style-type: none"> In Zoning – 3/13/23 CRA Board meeting, BCC in August Rezoning to PO approved, in site design phase
Aero Village	1699-1705 N. Congress Ave	<ul style="list-style-type: none"> Approved – 1/9/23 CRA Board meeting 4-stories, 38-unit market rate MF rental development
Westgate Terrace (Danza Group)	2636 Westgate Ave.	<ul style="list-style-type: none"> Project has zoning approvals! – Danza Group to request closing on CRA owned properties 4 stories, 44 units – professional office/medical office
The Hangar & Airfield Business Park	1050 N. Congress Ave. (former PBKC property)	<ul style="list-style-type: none"> Under construction – 2/14/22 CRA Board meeting 60,000+ sf of privately owned warehouse units with collocated additional warehouse, vehicle sales/repair, community and assembly membership non-profit space
EZ Express Carwash (Walmart MUPD)	1098 N. Military Trail	<ul style="list-style-type: none"> In permitting DRO approval in April for a 2,700-sf. automatic carwash
Extra Space Storage (Cherry Road Plaza MUPD)	Cherry Rd	<ul style="list-style-type: none"> Under construction Approval for ABN, DOA, Variances, DRO approval for a 161,000 sf (phased) self-service storage facility
Murphy Express Gas Station/C-store (Walmart MUPD)	1010 Military Trail	<ul style="list-style-type: none"> Construction completed – gas station is open Demolished vacant Walgreens, relocate/ expand existing Murphy Express/add c-store
Palm Key Apartments	Cherokee Ave.	<ul style="list-style-type: none"> Under construction – DRO approval in March 2023 7 townhome-style multifamily units on .46 ac – utilizing CRA density bonus units
Autumn Ridge LITC	Congress Ave.	<ul style="list-style-type: none"> Construction completed – actively leasing 106 units by Landmark Construction, 90% of units at or below 60% of AMI – 77 DBP units, TCEA, rezoning from RM to CG
Fern House	1958 Church St.	<ul style="list-style-type: none"> Under construction Addition/accessory structure & renovation

**REQUEST FOR QUALIFICATIONS FOR ENGINEERING, SURVEYING AND PLANNING,
LANDSCAPE ARCHITECTURE, & PROPERTY DEVELOPMENT ASSISTANCE
CONTINUING SERVICES (RFQ)**

**SELECTION COMMITTEE MEETING DISCUSSIONS & RFQ RESPONSE OVERVIEW
DECEMBER 18, 2024 & JANUARY 3, 2025 AT 1:30 P.M.**

1. Attendance

Meetings on both review dates started at 1:30 p.m. The following Selection Committee members and staff were present:

Selection Committee Members:

- Ruth Haggerty, P.E., Westgate CRA Board Member
- Elizée Michel, Executive Director, Westgate CRA
- Denise Pennell, Director of Planning & Development, Westgate CRA

Staff:

- Leticia Sabio, Planning Intern, Westgate CRA

2. Introduction

- Members received response packages from each of the responding firms/teams, the published RFQ, and evaluation criteria forms for each of the firms/teams. The meeting was not publicly noticed since only one CRA Board member had committed to attending. No one from the public was present.
- Mr. Michel gave a brief introduction of the task at hand. Ms. Pennell gave an overview of the process and that the result of this meeting will be presented to the CRA Board at its January 13, 2025 regular meeting. The CRA Board will have the discretion to accept in whole or in part the recommendations of the Selection Committee, request a presentation, or any other alternatives as described in the RFQ.

3. Overview of Selection Criteria

- Ms. Pennell indicated that all proposals met the minimum sufficiency criteria and minor deficiencies were present in all response packets. These minor deficiencies are not enough to disqualify the proposals but may impact a team/firms score in a particular category.
- It was noted that during the CRA's 2019 continuing consultant selection process, the CRA reorganized the RFQ advertisement and scoring criteria to reflect a mandatory SBE/M/WBE certification and minimum participation during the life of the continuing contract of 20%. This change followed the passage of HB 9 in the 2019 Florida

Legislature which requires CRA’s to mirror the procurement procedures of their parent jurisdictions. The 2024 RFQ package continue this new requirement.

- It was also noted that responding firms/teams were required to disclose fees earned on County contracts over the past 4 years. The scoring criteria provided a formula to determine points based on total fees considered with firms that have fewer County contracts scoring higher. An allocation of points for this criterion is based on \$100,000 increments for Engineering contracts and \$10,000 increments for Surveying contracts. The County requires a disclosure of “Volume of Previous Work with County” to ensure that County Engineering contracts are equally distributed across active vendors, including small and minority or women owned businesses. For the purposes of this RFQ, this category is more applicable to responding Engineering or Surveying firms than to those responding to the Planning RFQ.
- The maximum rating for each selection criteria was as follows:

Selection Criteria	Max. Points
1. Reputation & Past Performance of Team/Firm	25
2. Personnel Qualifications	25
3. Government/CRA Experience	10
4. Resource Availability/Workload/Commitment to Time & Budget (location of Prime Firm’s Office)	10
5. Volume of Previous Work with County	10
6. Methodology/Approach to Redevelopment/Revitalization/Economic Development	5
7. Overall Quality of Submittal	5
8. SBE & M/WBE Participation – 20% Goal	10
TOTAL	100

4. Committee Discussions & Meeting Notes

Engineering & Surveying Responses (1 firm responded to both RFQs, up to 3 firms can be selected per discipline)

Engenuity Group, Inc.

- Selected during the 2014 RFQ process, and again during the 2019 RFQ process, with a continuing agreement extension in 2021 to 2024, Engenuity Group has provided continuing contract services in both Engineering and Surveying to the Westgate CRA for over 10 years. The firm did not partner with sub-consultants for their response to this RFQ. Since Engenuity, as the prime consultant, is a certified SBE, the participation for the contract is fully met without having to rely upon sub-consultants. The firm has completed work with Palm Beach County over the past 4 years, reporting a combined fees considered of over \$500,000 in both disciplines.
- Engenuity Group was established in 1978. The firm’s offices are located in the same building as the CRA offices within the CRA boundaries, allowing project coordination

and meetings to flow smoothly. The firm is professional, responsive and thorough and has completed several engineering and surveying work assignments for the Westgate CRA successfully on time and on budget. The CRA's experience with the firm indicates that they have an understanding of the CRA's goals and objectives as a redevelopment agency. Having worked with the CRA on the Oswego Oaks Park, and Belvedere Heights drainage project, the firm also has an understanding of the budgets and timelines associates with grant-funded projects.

- The quality of submittal was excellent, with approach, staffing, and workloads all clearly identified. All required forms were completed. Engenuity Group's response satisfied the requirements of the RFQ for both Engineering and Surveying. As the only responding firm for both disciplines, and due to the positive, long-standing relationship the firm has with the Agency, the selection committee made a determination not to evaluate the firm's RFQ response packages during the review process, beyond basic compliance and sufficiency. The selection committee believes Engenuity Group has the appropriate qualifications and experience to continue to serve as the CRA's consulting Engineer and Surveyor.

Planning, Landscape Architecture & Property Development Assistance Services Responses (3 firms responded, up to 3 firms can be selected)

Schmidt Nichols Landscape Architecture and Urban Planning (SN)

- Selected during the 2014 RFQ process, and again during the 2019 RFQ process, with a continuing agreement extension in 2021, Schmidt Nichols has provided continuing contract services in Planning and Landscape Architecture to the Westgate CRA for over 10 years. Since SN is a certified SBE, the firm responded to the Planning RFQ without the need for sub-consultants to meet the established 20% participation goal. The firm has completed work with Palm Beach County over the past 4 years, reporting fees considered of a little over \$68,000.
- SN is a small firm located in West Palm Beach. Originally, Jon E. Schmidt & Associates, the firm reorganized and relocated in 2017. The firm now has 12 employees with a wide range of skill sets and expertise in site planning, entitlements, and landscape architecture. SN has a large planning portfolio having completed projects for both private and public sector clients. SN has worked with CRA staff on several planning assignments including the Preserve rezoning project, the site and landscape plan for the community garden and related code amendments, the Westgate dog park design, as well as with ongoing collaboration on revisions to the WCRAO and ULDC.
- The firm is currently a continuing services consultant for several small Palm Beach County jurisdictions. Representative projects submitted include a mix of private and public sector. The firm has completed several infill projects within the boundaries of the CRA such as Marino Motorsports, Opportunity Inc., Autumn Ridge, Brandon

Estates, Extra Space Storage, and Aero Village all demonstrating an intimate familiarity with the CRA's zoning overlay, as well as with ULDC and County processes.

- The quality of submittal was minimally sufficient, with some minor discrepancies, errors, and missing information. Based on staff résumés, project portfolios, and past experience and reputation, the firm is qualified to provide site planning, landscape design, and entitlement and planning services, however, without sub-consultants to round out the RFQ scope, their services are limited. The firm has consistently conveyed a good understanding of the redevelopment and economic development mandate of the CRA, and acts as an advocate for the redevelopment of the area in their capacity as consultants with County staff, boards, and elected officials. The selection committee believes that SN has the qualifications and experience to continue to serve as a Planning consultant to the CRA.

Chen Moore and Associates (CMA)

- CMA, founded in 1986, is a large multi-disciplinary firm with over 144 employees providing engineering, surveying, land development, and urban planning services in Florida and 3 southern states. The firm has completed work with the County over the past 4 years, and reports fees considered of \$3.59 mil. CMA does not hold SBE certifications. The prime proposes to complete 80% of the work over the life of the contract. One sub-consultant was included in the response to the RFQ to satisfy the 20% SBE goal and complete the team:
 - Redevelopment Management Associates (RMA) (20%) – market feasibility studies & economic analysis, CRA specialists. RMA reports no fees considered on County projects.
- CMA, originally a full-service engineering firm, merged with planning firm NZ Consultants, and now includes municipal planning, land development services, urban design, architecture, landscape architecture, and transportation planning in their skills set and projects portfolio. The firm included five municipal references including: City of Lake Worth Beach, City of Belle Glade (& the Belle Glade CRA), Town of Mangonia Park, City of Westlake, and Village of Palm Springs. The prime's community redevelopment experience is limited, with one ongoing project listed related to CRA work: to update the Belle Glade CRA Redevelopment Plan. However, the firm has extensive expertise as the established continuing contract planning consultants for several jurisdictions. Qualifications include complex and challenging comprehensive plan and land development code amendments, community engagement, public hearings, urban design, site planning, development review and day-to-day planning tasks in their capacity as town planners. CMA has local offices.
- RMA holds an SBE certification with the City of West Palm Beach; the firm has well-established relationship with the City and provides staffing services for the CRA. RMA has not provided evidence that they are SBE certified with Palm Beach County or the State of Florida. Founded in 2009, RMA is specialized in CRAs, experts in all

matters related to community redevelopment and economic development including finding of necessity, redevelopment plans, economic and market analyses, placemaking, visioning, and community engagement. Based in Pompano Beach, the firm has vast experience statewide in economic development and redevelopment.

- The firm’s workload description was not included, however, as a large firm, capacity to successfully carry out future CRA work assignments is assumed. The submittal was complete, and the quality and organization excellent. Based on staff résumés and their project portfolio, CMA is qualified to provide site planning, landscape design, and entitlement and planning services, as well as provide services in transportation/traffic planning/engineering, market and economic analyses via in-house or the partner sub-consultant. The firm conveys an adequate understanding of the redevelopment and economic development mandate of the CRA. CMA’s experience in municipal planning, their ability to offer in-house complementary engineering services, and their partnership with CRA experts RMA, make the firm uniquely qualified. The selection committee believes they have the appropriate qualifications and experience to serve as a Planning consultant to the CRA.

Cotleur & Hearing Landscape Architecture (CH)

- CH is a mid-size firm, founded in 1991, based in Jupiter, Florida, specializing in landscape architecture, offering land planning, environmental design, and transportation planning services. The firm has 44 employees. CH reports a little over \$24,000 in fees considered from County work over the past 4 years. CH does not hold SBE certification. Two sub-consultants were included in the response to meet the 20% SBE participation goal and satisfy the scope:
 - REG Architects (30%) – urban design, architecture. The firm is S/MBE certified with the State of Florida, and PBC. REG reports \$330,681 in fees considered for County work over the past 4 years.
 - Zabik & Associates, Inc. (10%) – project management, permitting, market analysis, owner’s representation. The firm reports no fees considered. While Zabik is a small business with only 11 employees, they do not hold SBE certification.
- CH has broad experience in landscape design, site planning, and entitlements throughout jurisdictions in Palm Beach County, and has worked with FDOT and FP&L extensively. The firm offers references and cites projects with Palm Beach County, the Village of Royal Palm Beach, and City of Atlantis, however, the firm has not worked with community redevelopment agencies in a consulting capacity, indicating a lack in depth of knowledge of the redevelopment and economic development mandates of CRAs.
- The firm provided a well drafted LOI and organizational chart, presenting a comprehensive approach to project management. A workload description was not provided. The quality of the submittal was good, with the exception of representative projects for Zabik & Associates. A few discrepancies or inconsistencies were noted

in the RFQ response documents. The firm states a workload percentage of only 60%, with the remaining 40% to be completed by sub-consultants REG and Zabik. Both REG and Zabik have worked with the Westgate CRA on the NSP2 project, as well as on conceptual urban and block design renderings for Westgate Avenue.

- REG Architects is a well-known architectural firm based in West Palm Beach. REG has worked with several jurisdictions, including the County, on both municipal, parks, and housing projects. REG also has broad experience with other County CRAs, with many projects completed within the Boynton Beach CRA.
- Zabik & Associates is based in West Palm Beach. Resumes for two staff were offered that demonstrate the firm has experience in project construction management, and cost estimating. No relevant or representative projects were provided for the identified role in meeting the scope for market analyses.
- Based on key staff résumés and the prime’s project portfolio, CH is qualified to provide site planning, landscape design, and entitlement and planning services, as well as provide services in transportation planning, and economic analyses, and architectural design via in-house or the partner sub-consultant to meet the scope. However, it is unclear whether the firm has an adequate understanding of the redevelopment and economic development mandate of the CRA. CH’s partnership with REG elevates their submittal, but the selection committee was unable to fully evaluate Zabik since information is lacking within the LOI as to how the sub-consultant would complement the team. The selection committee believes CH generally has the appropriate qualifications and experience to serve as a Planning consultant to the CRA.

Kimley-Horn (KH)

- Founded in 1967, KH, is a very large multi-disciplinary firm with 8,345 employees in offices throughout Florida and nationwide. The firm provides a broad range of services in engineering, surveying, land development, and urban planning, with a notable specialization in traffic engineering, streetscape design, transportation networks, parking, and transit. The firm has completed work with the County over the past 4 years, and reports fees considered of \$4 mil. KH does not hold SBE certifications. The prime proposes to complete 80% of the work over the life of the contract. Three sub-consultants were included in the response to the RFQ to satisfy the 20% SBE goal and complete the team:
 - Urban Compass Planning, LLC (Urban Compass) – serves as local planner (8%). Urban Compass reports no fees considered on County projects
 - Currie Sowards Aguila Architects, Inc. (CSA) – architectural and design services (8%). The firm reports a little over \$525,000 in fees considered on County projects
 - Brown & Phillips, Inc.-- surveying services. The firm reports a little over \$2.3 mil in County work over the past 4 years.

- KH has extensive experience working with local municipalities, and with CRAs providing relevant experience with West Palm Beach CRA (Clematis Streetscape Improvements), City of Sunrise, Delray Beach CRA (Wayfinding project), Groveland CRA (Overlay District), and the City of Crystal River CRA (Finding of Necessity). The response included information that indicates the Counties and jurisdictions that the firm serves, and outlines their approach to community redevelopment. Key staffing is led by local traffic engineers and landscape architects based out of their downtown West Palm Beach office. KH has identified local planners at their Okeechobee Blvd. office, as well as an associate level planner Tallahassee, and an economist specializing in market studies/feasibility based out of North Carolina, as members of their team.
- Urban Compass is a small firm based out of West Palm Beach, founded in 2022. The firm holds Palm Beach County SBE certification. The sub-consultant has provided a resume that indicates ongoing work as a planning consultant in the City of Boca Raton, City of Homestead, and City of Hallendale Beach.
- Currie Sowards Aguila Architects, Inc. is a small architectural firm based out of Delray Beach. The firm holds Palm Beach County SBE certification, and employees 14 professionals. The firm has a continuing contract with the City of Oakland Park, City of Pompano Beach, and the Delray Beach CRA.
- Brown & Phillips is a small surveying firm with 12 employees, located in West Palm Beach. The firm has experience working within the boundaries of the Westgate CRA, having done the surveying and platting for the Westgate Terrace project. Other municipal work has been completed for the City of West Palm Beach, and Palm Beach County. The firm holds SBE certification with the County.
- As a large firm, fully staffed firm, there is capacity to meet future CRA work assignments. The submittal was complete, and the quality and organization excellent. Based on staff résumés and project portfolios, KH is qualified to provide site planning, landscape design, and planning services, as well as services in transportation/traffic planning/engineering, market and economic analyses via in-house or the partner sub-consultant. KH utilizes a proprietary project/personnel scheduling system that ensures that project timelines and benchmarks are met. The firm conveys a good understanding of the redevelopment and economic development mandate of the CRA through their LOI. The pace of anticipated development within the Westgate CRA district comes with mobility and traffic challenges. KH's experience in public sector projects, along with their local reputation and expertise in traffic, parking, and transportation planning make the firm an ideal candidate. Their partnership with CSA as team architect bolsters the firm's submittal; local sub-consulting planners and surveyors fill out the team. The selection committee believes they have the appropriate qualifications and experience to serve as a Planning consultant to the CRA.

Planning RFQ Scoring Results

- The Committee finalized and scored the responses. Kimley-Horn was the top ranked firm, followed by CMA, Schmidt Nichols, and Cotleur & Hearing. KH received an overall ranking of 86.3 out of a possible 100 points. CMA received a score of 83.7, SN received 81.3, and CH received a score of 73.7. According to the published RFQ, the CRA Board can select up to three Planning firms for the continuing services contract.

6. Meeting Adjourned

Meetings on both December 18, 2024 and January 3, 2025 adjourned at 4:00 p.m.

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

November 4, 2024

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

Mr. Daniels, the Board Chair, called the meeting to order at 5:08 p.m. The roll was called by Ms. Bui.

Present: Ronald L. Daniels
Joanne Rufty
Teliska Wolliston
Ruth Haggerty

Absent: Enol Gilles

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

Absent:

Others Present: Jake Leone
Alex Halliway
Philip Trapani
Nick Kelly

Zoom Attendees: Jordan Mack
Leticia Sabio

II. AGENDA APPROVAL

1. Additions, Deletions, Substitutions to Agenda

- **Addition to Agenda – Agenda Item #2 – Authorization of Replacing Aerators for the Dennis Koehler Preserve.**

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 September 9, 2024 minutes. Motion carried (4-0)

IV. PUBLIC COMMENT

- No Public Comments

V. DISCLOSURES

- No Disclosures

VI. CONSENT AGENDA

- No Consent Agenda

VII. REGULAR AGENDA

1. Consideration of Tax Increment Financing Rebate Request for Terra/Frisbie Group Palm Beach Kennel Club New Development

Mr. Michel presented the item to the Board.

Terra and the Frisbie Group proposed to redevelop 42 acres of the 47 acre-Palm Beach Kennel Club property at 1111 Congress Avenue at the corner of Congress and Belvedere Road into a mixed-income mixed-use development divided into three phases. The proposed name is Westgate Gardens.

The first phase will be on 16 acres at the northern end of the 42-acre site. It will consist of 400 multifamily housing units spread out in several three-story apartment buildings. The design will follow traditional garden style apartments where each building will face green space, garden space, or landscaping allowing residents to access easily the proposed green areas. Parking will be arranged on the perimeter of the site. It has not been determined whether there will be

enough land to provide the required surface parking spaces since the gardens will take up a lot of land.

The development is required to provide 20% of the units at workforce housing rents to meet the CRA's zoning overlay Density Bonus Pool requirements. The developers believe that because of the high land acquisition cost, construction cost, and financing cost, the development will not be successful without financial contributions from the CRA. They posit that the workforce housing units may not generate enough revenues to produce the cash flow necessary to address debt and return on investment. To make the project feasible, the developers are requesting, among other incentives, a tax abatement or a tax rebate of a portion of the TIF that the project will pay to the CRA.

It is estimated that Phase 1 will generate \$677,677 in taxes in the first year (2028) and about \$1,039,249 the year after (2029) when the project is stabilized.

The Current Westgate CRA and Palm Beach County code requires a developer participating in the Density Bonus Pool to provide 20% of the total units to workforce housing residents. The code specifies that 10% must be rented to households who make 60 – 80% of the Median Income and the other 10% to families who make 80 - 100% of the area median income. The low-income and the moderate 1 categories are the two lowest of the Workforce Housing Program. Families in those categories have lower income and qualify for lower rents.

The 20% Workforce Housing set aside will be rented at below market rent which will create a gap in the revenues needed to keep the development feasible. In 2029, the first projected stabilized year of the project, the TIF is projected to be \$1,039,249 and the gap \$690,245. The request is for the CRA to give back \$690,245 to the development and retain \$349,004 for that year. The following years will follow a similar contribution pattern. In percentage, the CRA will keep 33.6% and give back 66.4% of the TIF generated by the development.

TIF incentives are included in the CRA Redevelopment Plan. Contributions to affordable housing development are also included in F.S. 163, the statute that governs community redevelopment agencies. It is a mechanism used by many Palm Beach County CRAs like West Palm Beach, Delray Beach, and Boynton Beach to mitigate the shortage of affordable housing.

The requested amount needs to be negotiated further. The request is for twenty years or until the CRA sunsets; however, Palm Beach County Board of County Commissioners must approve the amount and the terms. Furthermore, resolutions and interlocal and developer agreements will have to be created to solidify the terms of the contribution. Also, the project proforma will be analyzed to justify the financial gap.

This item is brought to the CRA Board to seek authorization to 1) study and negotiate the feasibility of a TIF abatement or rebate for the proposed Westgate Gardens and 2) discuss the

request with Palm Beach County administrators. All findings and recommendations will be brought to the Board later for final approval.

Staff is asking the Board to authorize staff to study, negotiate, and discuss with PBC administration a TIF abatement/rebate for the proposed Westgate Gardens.

It was moved by Ms. Haggerty and seconded by Ms. Rufty to authorize staff to study, negotiate, and discuss with PBC administration a TIF abatement/rebate for the proposed Westgate Gardens. The motion passed unanimously (4-0)

2. Authorization of Replacing Aerators for the Dennis Koehler Preserve.

Mr. Michel presented the item to the Board.

Future Horizons quotes \$19,951.13 for Loyalty Replacement Units for Westgate CRA using existing panels and cables (with a new 5-year warranty).

Staff is asking the Board to authorize staff to replace Aerator for the cost of \$19,951.13.

It was moved by Ms. Haggerty and seconded by Ms. Wolliston to authorize staff to replace the Aerator for the cost of \$19,951.13. The motion passed unanimously (4-0)

VIII. STAFF REPORTS

Mr. Michel updated the Board on Westgate Avenue projects.

WCRA will have an intern starting on November 4, 2024.

WCRA Staff went to FRA Conference in October located in Tampa.

Food Distribution is on November 12, 2024.

Hoops for Turkey is on November 14, 2024.

Turkey giveaway will be held at Westgate Community Garden on November 20, 2024.

IX ATTORNEY'S REPORTS

Mr. Baird reported an update on the Danza Group.

X. BOARD MEMBER COMMENTS

XI. AJOURNMENT

It was moved by Ms. Rufty and seconded by Ms. Wolliston to adjourn the meeting. The meeting was adjourned at 6:03p.m.

_____ Administrative Assistant, Westgate CRA
Mai Bui

2024 Professional Planning Services RFQ - Selection Committee Results

Review Criteria	MAX	Kimley-Horn			CMA			Cotleur Hearing			Schmidt Nichols		
		EM	DP	RH	EM	DP	RH	EM	DP	RH	EM	DP	RH
1	25	23	22	20	23	23	20	23	23	15	23	24	15
2	25	23	23	20	23	23	18	21	21	15	24	20	15
3	15	13	15	12	14	14	12	12	12	5	14	15	14
4	10	9	8	9	8	9	7	10	9	5	8	8	7
5	10	8	10	9	9	9	7	8	7	4	6	7	7
6	5	5	5	4	4	5	3	4	4	2	3	2	2
7	10	9	7	5	10	5	5	9	7	5	10	10	10
Sub-Total	100	90	90	79	91	88	72	87	83	51	88	86	70
Team Total (mean)		86.3			83.7			73.7			81.3		
Individual Member Rank		2	1	1	1	2	2	4	4	4	3	3	3
Overall Committee Rank		1			2			4			3		

Review Criteria

1. Reputation/Past Performance of Firm/Team	25%
2. Personnel/Qualifications	25%
3. Firm/Team Government/CRA Experience	10%
4. Resource Availability/Work Load/ Commitment (includes location of Prime's offices)	10%
5. Methodology/Approach to Redevelopment-Revitalization-Economic Development	10%
6. Quality of Submittal	5%
7. SBE & M/WBE Participation	10%

Max.



ULDC REVISIONS STAFF REPORT

ZC/LDRC, MARCH 5, 2025

I. General Data

Project Name: Westgate Community Redevelopment Area Overlay (WCRAO) Revisions – Density Bonus Programs and Residential & Mixed-Use Parking

ULDC Articles: 2, and 3

Project Manager: Lisa Amara, Zoning Director

Agency Manager: Denise Pennell, Director of Planning & Development, Westgate CRA

Staff Recommendation: Staff recommends **approval** based on the findings and conclusions presented in this report.

II. Item Summary

Summary: This amendment is proposed by the Westgate CRA. The item before the Board is a request for Permission to Advertise for revisions to the Unified Land Development Code (ULDC). Specifically, the amendments in this report focus on the Westgate Community Redevelopment Area Overlay (WCRAO), as summarized below:

- Delete the number of units specified as available in the WCRAO Density Bonus Pool, corresponding to an initiated Comprehensive Plan text amendment.
- Reconfigure Density Bonus Pool Limits and WCRAO Density Bonus Pool Approval to eliminate the tables, and better communicate the applicability of other density bonus programs.
- Revise and reorganize text in Table 3.B.14.H – WCRAO Density Bonus Pool Approval to clarify approvals processes.
- Provide an administrative waiver mechanism to request relief from WCRAO parking standards for residential projects utilizing the WCRAO Density Bonus Program, and to facilitate mixed-use projects with shared parking.
- Reconfigure WCRAO Table 3.B.14.I. to allow 3-bedroom residential units to park at 1.75 spaces per unit, consistent with Art. 6 multifamily parking requirements, and to reduce guest parking to 20% or 1 space per 5 units.
- Delete “Redevelopment Loading Option”.

Assessment:

The proposed revisions respond to Board direction to allow flexibility in land development standards, to provide ways to for parking requirements to be reduced, and to facilitate housing production.

The number of units specified as available in the WCRAO Density Bonus Pool is proposed to be deleted corresponding to an initiated Comprehensive Plan text amendment. The remainder of the revisions proposed to the WCRAO Density Bonus Program are not substantive. Existing language in the section is revised to clarify applicability of the program with other density bonus programs, as well as approval processes.

The proposed revisions to WCRAO Parking & Streets would allow and Applicant to request an administrative waiver for residential and mixed-use projects. This revision is meant to provide a flexible mechanism for reducing WCRAO parking requirements for projects that utilize bonus density, and in shared parking scenarios, that considers the specific circumstances for each site. Parking ratios for 3-bedroom units are proposed to be aligned with ULDC standards, and guest parking reduced.

As redevelopment accelerates in the CRA district, flexibility and relief mechanisms within the ULDC are needed to facilitate development to accomplish the primary objectives of the WCRAO zoning overlay: to achieve form-based urban infill residential and mixed-use development, with greater intensities and residential densities. These revisions are supported by the goals and objectives of the CRA's Community Redevelopment Plan to encourage the redevelopment of underutilized sites, while preserving existing viable affordable and workforce housing.

III. Hearing History

ZC Recommendation: *Scheduled for March 6, 2025*

LDRC Determination: *Scheduled for March 6, 2025*

Board of County Commissioners Permission to Advertise: *Scheduled for February 27, 2025*

Board of County Commissioners Adoption: *Scheduled for March 27, 2025*

IV. Intent

This amendment is proposed by the Westgate CRA. The item before the Board is a request for Permission to Advertise for revisions to the Unified Land Development Code (ULDC). Specifically, the amendments in this report focus on the Westgate Community Redevelopment Area Overlay (WCRAO), as summarized below:

- Delete the number of units specified as available in the WCRAO Density Bonus Pool, corresponding to a concurrent Comprehensive Plan text amendment.
- Reconfigure Density Bonus Pool Limits and WCRAO Density Bonus Pool Approval to eliminate the tables, and better communicate the applicability of other density bonus programs.
- Revise and reorganize text in Density Bonus Pool Approval to clarify approvals processes.
- Revise existing language in Incentives for Density Bonus Pool Projects to eliminate requirement for CRA approval, and for better readability.
- Provide an administrative waiver mechanism to request relief from WCRAO parking standards for residential projects utilizing the WCRAO Density Bonus Program, and to facilitate mixed-use projects with shared parking.
- Revise residential and mixed-use parking ratios to allow 3-bedroom residential units to park at 1.75 spaces per unit, consistent with Art. 6 multifamily parking requirements, and to reduce guest parking to 20% or 1 space per 5 units.
- Delete “Redevelopment Loading Option”.

V. Data and Analysis of Proposed Amendments

This section provides the background, data and analysis, and summarizes the proposed depicted in strike out and underline in Exhibits 1-A through 1-B.

A. WCRAO Density Bonus Program

Art. 3.B.14.H, Density Bonus Programs allows residential density to be increased beyond the future land use with special provisions and incentives for the delivery of those projects that utilize the Density Bonus Pool. The current regulations and proposed revisions are summarized below.

- **Density Bonus Pool.** Corresponding to an initiated Comprehensive Plan text amendment, the number of units specified as available in the WCRAO Density Bonus Pool is proposed to be deleted. Since this language references Policy 1.2.3-b residential units, indicating the specific number, it does not need to be repeated in the ULDC. The CRA is currently proposing to amend Future Land Use Element (FLUE) Sub-Objective 1.2.3., Westgate/Belvedere Homes Community Redevelopment Area Overlay (WCRAO), specifically Policy 1.2.3-b, Density Bonus Pool. In 2005, the Board of County Commissioners recognized the Westgate/Belvedere Homes Community Redevelopment Area as a receiving area for commercial and residential bonus provisions beyond what is contemplated by the future land use and established a density pool of 1,300 bonus units. The acceleration of constructed, entitled and planned residential development in the CRA district is depleting the pool. The amendment seeks to increase the number of bonus units to support the Agency’s next 20-year build out development horizon, and the ongoing need for housing production countywide. This concurrent ULDC revision is proposed to delete

the number of units since this language references Policy 1.2.3.b, indicating the specific number of units available in the pool, and does not need to be repeated in the ULDC.

- **WCRAO Density Bonus Pool Limits** are assigned per WCRAO Sub-area based on a maximum number of density bonus per acre. There is no change to these limits proposed through this revision. The table is deconstructed, and the existing maximums reiterated in a list format, clarifying that Sub-areas set aside for single family neighborhoods (NR) and industrial development (UI) may not access additional density through the program.
- **WCRAO Density Bonus Pool Approval Processes.** There is an uptick of small-scale residential projects in the CRA district **on parcels less than one-acre** seeking to utilize additional density from the WCRAO Density Bonus Pool; these projects contribute to incremental redevelopment and ‘missing middle’ infill workforce housing stock. Table 3.B.14.H – WCRAO Density Bonus Pool Approval, Footnote 2. is intended to allow up to one unit as Permitted by Right for projects less than one acre in size; this note, interpreted as a limitation, could trigger a full DRO approval for one unit, unnecessarily extending the review process. The revision clarifies that one unit from the Density Bonus Pool is Permitted by Right **for projects less than one acre in size.**

Table 3.B.14.H is disassembled and reconstructed to further clarify that the Pool of units may be utilized for up to 4 units per acre for infill housing projects on small sites through Standalone Concurrency, without the need for DRO review. WCRAO Density Bonus Pool Approval is proposed to be revised to add “Standalone Concurrency” to the requirement for approval for permitted by right bonus density to ensure levels of service are met, and to add “Class A Conditional Use” and “and for any projects that are Planned or Traditional Developments” to clarify that projects exceeding the bonus density range of 22 bonus units per acre must meet the requirements of a Class A Conditional Use application. Density Bonus Pool requests for planned or traditional developments also be approved as a Class A Conditional Use.

Existing language related to the acquisition of TDRs through the Transfer of Development Rights Program is relocated to introductory section language; the revision also clarifies that the maximum density per acre permitted through the WCRAO Density Bonus Program does not include density allocated through the TDR Program, allowing both programs to be utilized in a layered approach, as with other density bonus programs. Clean-up revisions remove the requirement for notice of bonus density projects to be forwarded to the County Administrator.

Existing language in 3.B.14.H.1.c. Incentives for Density Bonus Pool Projects is revised to better clarify that projects utilizing the Pool may also request a Type 1 Waiver to reduce requirements for landscaping, and that projects may access WHP incentives available under the Full Incentive Option. The revision also proposes to eliminate the current requirement for CRA approval to utilize the incentives in this section. The CRA reviews and provides recommendation on most Zoning applications with the WCRAO, including Waivers, as a part of its development review role. This revision clarifies that all Zoning approvals fall under the purview of the Zoning Division, and the approvals processes outlined in the ULDC.

Exhibit 1-A provides the proposed revisions in strike out and underline format as summarized below.

- **Part 1. ULDC Art. 3.B.14.H. Density Bonus Programs**
 - **Delete the number of units specified as available in the WCRAO Density Bonus Pool, corresponding to a concurrent Comprehensive Plan text amendment.**

- Relocate applicability of TDR Program to section introduction to clarify applicability, and reorganize maximum density bonus per acre allowed by Sub-area.
- Clarify approvals processes and thresholds for allocation of bonus density per acre.
- Revise existing Incentives for Density Bonus Pool projects provisions for better readability, and to eliminate the requirement for CRA approval.

B. WCRAO Residential and Mixed-Use Parking Standards

The WCRAO provides alternative standards and provisions that deviate from ULDC regulations that favor more suburban development patterns. Most projects within the boundaries of the redevelopment area are required to utilize WCRAO standards. Sub-area land development regulations and supplementary standards require an urban building massing and frontage along the front property line, and access and parking at the rear to promote urban and infill development within the redevelopment area. WCRAO standards typically allow for more project square footage and buildable site area since PDRs such as setbacks, landscape buffers, and parking ratios are reduced, and height, as well as density, through the WCRA Density Bonus Program, are increased. Regulatory incentives within the zoning overlay promote and support urban infill mixed-use development in a shared parking scenario, allowing for the development of sub-standard CG-zoned lots which otherwise would not occur. These provisions are often in conflict with Zoning and other Agency site requirements, particularly when residential densities are increased beyond what is contemplated by a site's FLU, and compliance is difficult to achieve without the need for a variance, or a redesign that can result in a loss of housing units.

- **WCRAO Parking Ratios & Guest Parking.** The CRA district has adequate transit coverage along its collector and arterial roadways, linking the district to the West Palm Beach Intermodal Transit Center, which connects to Palm Tran transfer routes, Tri-Rail, and Amtrak. The ITE Parking Generation Manual (5th Edition) states that the average peak parking demand for mid-rise multi-family housing (Land Use #221) in semi-urbanized areas is 1.31 parking spaces per unit and the 85th percentile parking demand is 1.47 spaces per dwelling unit. Consistent with that data, ratios in Table 3.B.14.I is proposed to be revised to reduce the minimum number of parking spaces from 2 spaces per unit for 3 + bedrooms units, plus guest, to 1.75 spaces, commensurate with Art. 6 parking requirements for multifamily. Minimum ratios for 1-bedroom (1 space) and 2-bedroom (1.5 spaces) units would remain as existing. Clean up revisions are included so that parking notes for commercial uses in Table 3.B.14.I mirror those in the ULDC; the Table is proposed to be deleted and converted to text format. All references to deviations or reductions would be removed from the section, allowing WCRAO residential and mixed-use parking in Table 3.B.14.I to stand as the baseline. Existing language for curbside parking is relocated for better section flow.

The revision further proposes to reduce the guest parking ratio for residential and mixed-use projects in the WCRAO to 1 space per 5 units, or 20%, offering a further incentive to developers to concentrate residential density in the CRA district. The County's guest parking ratio is 1 space per 4 units, or 25%. Research has shown that across multiple south Florida jurisdictions, the guest parking ratio sits at an average of approx.15%. Municipal areas outside of the downtown core of West Palm Beach have a parking ratio of 1 space per 5 units, or 20%. Many jurisdictions are silent on guest parking. Few have a 25% requirement, particularly those that are more urbanized. A reduced guest parking ratio in the WCRAO can serve as a pilot for other areas of the County that offer increased densities.

Waivers as Flexible Regulations. Multiple jurisdictions, including the County, have established waivers in order to establish the ability for flexible development regulations. Waivers allow request

for modifications to land development regulations considering the unique circumstances of individual properties, subject to data and analysis and the ability to meet established waiver standards. Pursuant to ULDC Art. 2.C.5.G.1, Purpose, a Type 1 Waiver is to allow *“flexibility and minor adjustments to the property development regulations; site design; preservation or incorporation of existing native vegetation; or, for an improved site design where alternative solutions can be permitted subject to the criteria.”* Whereas a waiver process allows flexibility, a variance process is based upon proof a hardship that is not self-inflicted. With each application on a case-by-case basis, the proposed language requires Applicants to demonstrate the need for the waiver in the Justification Statement, Parking Demand Statement and Parking Management Plan. This will ensure that the need for the proposed reduction is demonstrated through relevant traffic engineering data. Further, these waivers will be connected with project uses, and would come under scrutiny if a new use is proposed. A use change at a future date may require the redesign of the site.

- **WCRAO Parking Standards for Residential & Mixed-Use Development.** The Board of County Commissioners, in adopting Ord. 2006-004, approved WCRAO minimum parking ratios in Table 3.B.14.I to be used by right. Yet, WCRAO redevelopment parking standards still lack the flexibility needed for more urbanized projects with increased density that have access to transit connections and proximity to job centers that would reduce the need for an automobile. Art. 6.C.1 allows an overall reduction in required parking of up to 15% through approval of a Type 1 Waiver, limited to sites that have a minimum of 20 required parking spaces. However, this waiver is not available to projects in the WCRAO that also use ratios for WCRAO Mixed Use and Residential Parking. Requests for greater than a 15% reduction require approval by the Zoning Commission as a Type 2 Variance.

This revision proposes to place the option for an administrative Type 1 Waiver within the WCRAO for use by residential and mixed-use projects, particularly those that utilize the WCRAO Density Bonus Program, or propose a mix of residential and commercial uses.

This amendment is unlike the County’s proposed amendment for affordable housing Type 2 Waiver for a parking reduction which has the single objective of reducing parking exclusively for AHP multifamily projects within the URA. The multiple intent of this revision is that the Type 1 Waiver request would not be exclusive to residential parking ratios, but would apply to the total parking requirement in Table 3.B.14.I for both stand-alone residential and mixed-use projects.

This revision is meant to provide the Zoning Director with a mechanism to reduce WCRAO residential parking requirements, when reasonable, without a need for a variance, and/or to provide a path for shared parking in a mixed-use project. The requirement for a Type 2 Waiver would be counterintuitive to the intent of the overlay. For example, projects utilizing a WCRAO density bonus of up to 22 units per acre may be approved by the DRO. A Type 2 Waiver process for reduced parking would be a disincentive, negating expedited entitlements.

There is precedent in the WCRAO for allowing a Type 1 Waiver to reduce landscape requirements as an incentive for projects utilizing the density bonus pool; Art. 3.B.14.J of the WCRAO allows for landscape modifications by right. This revision requires the applicant to meet the standards for a Type 1 Waiver per Art. 2.C., as well as the criteria for a Type 1 parking reduction in Art. 6.C.1.: required parking must be 20 spaces or more; a parking demand statement must be provided. In a mixed-use development scenario, an applicant would need to demonstrate that the mix of residential and commercial uses have varying peak hour demands that would not strain parking. The amendment would also require an applicant to provide an additional parking analysis and parking management plan to ensure proper on-site management of vehicles. An Applicant must justify the request to the satisfaction of Zoning Administration to receive the Waiver. This criterion is

identical to the language proposed for in the affordable housing Type 2 Waiver for a parking reduction.

- **Redevelopment Loading Option.** Ord. 2020-001 amended the required location of loading spaces to include the provision contained in Art. 6.E.3.C., Alternative Design Options, which allows parking spaces and the drive aisle to be used in lieu of providing a designated loading space during non-business hours. This revision benefits the site design of smaller commercial or mixed-use projects that previously depended upon relief from WCRAO Art. 3.B.14.1.2. option for loading, but were also restricted by a minimum building size to access this provision. The WCRAO Redevelopment Loading Option is proposed to be deleted in favor of Art. 6.E.3.C. which is offered by right. Most uses that would opt for the WCRAO Loading option are mixed use projects with compatible ground floor commercial uses that do not generate a high demand for loading during business hours.

Exhibit 1-B provides the proposed revisions in strike out and underline format as summarized below.

- **Part 1. ULDC Art. 3.B.14.I. Parking and Streets**

- Delete Table 3.B.14.I, and convert to text format. Rename the section, reorganize ratios for mixed-use and residential parking by number of bedrooms and commercial uses, and revise the requirement for 3-bedroom units and guest parking.
- Add a Type 1 Waiver Sub-section to allow the option to reduce required WCRAO residential and mixed-use parking for projects with a parking requirement of 20 spaces or more, subject to the standards of Art. 2.C.5.G, Type 1 Waiver, a Parking Demand Statement, and a Parking Analysis and Management Plan.
- Delete “Redevelopment Loading Option” in favor of alternative design options for loading in Art. 6.E.3.C.

C. Type 1 Waivers

Revise Art. 2.C. processes, specifically related to the applicability of Type 1 and Type 2 Waivers, to include the proposed revision that would allow an Applicant to request a Type 1 Waiver for parking for WCRAO Mixed-Use or Residential projects.

Exhibit 1-B provides the proposed revisions in strike out and underline format as summarized below.

- **Part 2. ULDC Art. 2.C.5.G.2.a.4) Overlays**

- Revise Art. 2.C.5.G.2.a.4), related to applicability of Type 1 Waivers in the WCRAO to include Art. 3.B.14.1.c) for parking for WCRAO Mixed-Use or Residential Projects.

D. Consistency with the Comprehensive Plan

A preliminary review by the Planning Division indicates that the proposed amendments will not result in inconsistencies with the Comprehensive Plan. Revisions will better facilitate the County’s U/S Tier policies to encourage sustainable urban infill development, further the policies of the WCRAO in the Comprehensive Plan, and the goals of the CRA’s Community Redevelopment Plan.

VIII. Assessment and Conclusions

As demonstrated in this report, this proposed amendment will implement Board direction to allow flexibility in land development standards, to provide ways for parking requirements to be reduced, enabling redevelopment and housing production. As redevelopment accelerates in the Westgate CRA district, flexibility and relief mechanisms within the ULDC are needed to facilitate residential and mixed-use projects with greater intensities and residential densities. These revisions are supported by the goals and objectives of the CRA's Community Redevelopment Plan to encourage the urban infill redevelopment of underutilized sites, while preserving existing viable affordable and workforce housing.

The number of units specified as available in the WCRAO Density Bonus Pool is proposed to be deleted corresponding to an initiated Comprehensive Plan text amendment. The remainder of the revisions proposed to the WCRAO Density Bonus Program are not substantive. Existing language in the section is revised to clarify applicability of the program with other density bonus programs, as well as approval processes. A flexible mechanism for reducing WCRAO parking requirements is proposed for projects that utilize bonus density, and in shared parking scenarios, that considers the specific circumstances for each site. Parking ratios for 3-bedroom units are proposed to be aligned with ULDC standards, and guest parking reduced. As such, Staff recommends **approval** of this amendment.

Attachments

Exhibit 1-A – WCRAO Density Bonus Programs	E – 1
Exhibit 1-B – WCRAO Residential and Mixed-Use Parking	E – 3
Exhibit 2 – Planning Consistency Letter	E -- 7
Exhibit 3 – Business Impact Estimate	E -- 8

EXHIBIT 1-A
WCRAO DENSITY BONUS PROGRAMS

This exhibit revises the following Article(s):

ARTICLE 2 – APPLICATION PROCESSES AND PROCEDURES
ARTICLE 3 – OVERLAYS AND ZONING DISTRICTS

Revision Key: Proposed revisions are shown with new text as underlined, deleted text in strike-out, and relocated text italicized. *Stricken and italicized* means text to be totally or partially relocated. Relocation notes are shown in brackets as **[Relocated to:]** or **[Relocated from:]**. Unaltered text omitted for brevity is indicated by a series of four bolded ellipses....

Part 1. ULDC Art. 3.B.14.H., Overlays and Zoning Districts, Overlays, WCRAO, Westgate Community Redevelopment Area Overlay, Density Bonus Programs, is hereby amended as follows:

1 CHAPTER B OVERLAYS AND ZONING DISTRICTS

2

3 Section 14 WCRAO, Westgate Community Redevelopment Area Overlay

4

5 H. Density Bonus Programs

6 The provisions of Art. 5.G.1, Workforce Housing Program (WHP) apply when WCRAO
7 Density Bonus Program units are not utilized. Residential projects may seek additional
8 density through Art. 5.G.3, Transfer of Development Rights (TDRs) whether or not the
9 project is utilizing the WCRAO Density Bonus Program. The following provisions apply
10 when additional density is utilized through the WCRAO Density Bonus Program. [Ord.
11 2021-006]

12 1. Density Bonus Pool

13 In accordance with WCRAO Plan Policy 1.2.3-b, ~~an~~ additional ~~1,300~~ residential units,
14 that may be utilized for rental and for-sale projects, are available in the WCRAO
15 through the WCRAO Density Bonus Pool up to the maximum density per acre as
16 provided below. The maximum density per acre does not include density assigned
17 through the TDR Program, pursuant to the following: [Ord. 2006-004] [Ord. 2021-006]

- 18** 1) NRM, up to 20 units per acre;
- 19** 2) NG, up to 30 units per acre;
- 20** 3) NC, up to 50 units per acre;
- 21** 4) UG and UH, up to 150 units per acre;
- 22** 5) NR and UI shall not utilize the Density Bonus Pool.

Table 3.B.14.H – WCRAO Density Bonus Pool Limits

Sub-areas	NR	NRM	NG	NC	UG	UH	UI
Max. WCRAO Density Bonus per ac.	N/A	20	30	50	150	150	N/A
[Ord. 2006-004] [Ord. 2021-006]							

24

1 **b a. WCRA Recommendation**

2 In accordance with Plan FLUE Sub-Objective 1.2.3 and Policy 1.2.3-b, any
3 proposed project that includes a request from the Density Bonus Pool must obtain
4 a recommendation of approval from the WCRA in accordance with ~~the standards~~
5 ~~of~~ Art. 3.B.14.D, Development Review Procedures consistent with the provisions
6 below: [Ord. 2006-004] [Ord. 2007-013] [Ord. 2011-011] [Ord. 2021-006]

7

8 **c b. Density Bonus Pool Approval Process**

9 The review process for a WCRAO Density Bonus Pool approval is based on the
10 ~~range of~~ density bonus ~~units~~ requested, ~~in accordance with Table 3.B.14.H,~~
11 ~~WCRAO Density Bonus Pool Approval. Notice of all proposed projects shall be~~
12 ~~forwarded to the County Administrator or designee by the Division responsible for~~
13 ~~reviewing the application.~~ [Ord. 2006-004] [Ord. 2007-013] [Ord. 2010-022] [Ord.
14 2021-006]

- 15 1) Permitted by Right (Standalone Concurrency)
 - 16 a. One bonus unit on sites less than one acre;
 - 17 b. Up to 4 bonus units per acre;
- 18 2) DRO Approval, over 4 bonus units per acre up to 22 bonus units per acre;
- 19 3) BCC Approval as Class A Conditional Use
 - 20 a. over 22 bonus units per acre;
 - 21 b. Planned or Traditional Developments.

22 **Table 3.B.14.H – WCRAO Density Bonus Pool Approval**

Approval Process Required (1)	Range of Bonus Units per ac. (3)
Permitted by Right (2)	0-4
DRO Approval	4.01-22
BCC Approval	≥ 22.01
[Ord. 2006-004] [Ord. 2007-013] [Ord. 2021-006]	
Notes:	
1.	The transfer of density to a PDD or TDD requires approval as a Class A Conditional Use. [Ord. 2006-004] [Ord. 2018-002]
2.	Up to one unit may be Permitted by Right for projects less than one acre in size. [Ord. 2006-004]
3.	Additional units may be acquired through the County's TDR Program. [Ord. 2021-006]

23 **c. Incentives for Density Bonus Pool Projects**

24 ~~Applications for projects utilizing the WCRAO Density Bonus Pool may include~~
25 ~~requests for one or more of the incentives listed below. The requests shall be~~
26 ~~consistent with the Plan and receive a WCRA recommendation for approval;~~

- 27 1) ~~The Applicant may request~~ to modify or reduce the landscape requirements
28 pursuant to Art. 7, Landscaping subject to a Type 1 Waiver process. ~~The~~
29 ~~request shall be consistent with the Plan and a WCRA recommendation for~~
30 ~~approval.~~ [Ord. 2006-004] [Ord. 2021-006]
- 31 2) ~~The Applicant may request~~ to utilize WHP incentives available under the Full
32 Incentive Option pursuant to Art. 5.G.1.B.2.f, Incentives Available under Full
33 Incentive Option. ~~The request shall be consistent with the Plan and receive a~~
34 ~~WCRA recommendation for approval.~~ [Ord. 2021-006]

EXHIBIT 1-B
WCRAO RESIDENTIAL AND MIXED-USE PARKING

This exhibit revises the following Article(s):

ARTICLE 3 – OVERLAYS AND ZONING DISTRICTS

Revision Key: Proposed revisions are shown with new text as underlined, deleted text in strike-out, and relocated text italicized. ~~Stricken and italicized~~ means text to be totally or partially relocated. Relocation notes are shown in brackets as **[Relocated to:]** or **[Relocated from:]**. Unaltered text omitted for brevity is indicated by a series of four bolded ellipses....

Part 1. ULDC Art. 3.B.14.I., Overlays and Zoning Districts, Overlays, WCRAO, Westgate Community Redevelopment Area Overlay, Parking and Streets, is hereby amended as follows:

1 **CHAPTER B OVERLAYS**

2

3 **Section 14 WCRAO, Westgate Community Redevelopment Area Overlay**

4

5 **I. Parking and Streets**

6 **1. Parking**

7

8 **c. Allowable Reductions in Required On-Site Parking Requirements**

9 *Unless stated otherwise in this Section, parking and loading shall be in accordance*
 10 *with Table 6.B.1.B, Minimum Parking and Loading Requirements. The required*
 11 *amount of on-site parking may be reduced in accordance with any of the following*
 12 *provisions. These provisions may be applied cumulatively. [Ord. 2006-004] [Ord.*
 13 *2007-013]*

14

Table 3.B.14.I – WCRAO Mixed-Use and Residential Parking Deviations

Use	Parking	
Multifamily Residential	1 Bedroom	1 per unit plus required guest parking
	2 Bedroom	1.5 per unit plus required guest parking
	≥ 3 Bedrooms	1.75-2 spaces per unit plus required guest parking (2)
	Guest Parking	1 space per 5 units; 1.5 spaces per unit deed restricted for very-low and low-income households
Hotel or Motel (other areas calculated separately)	1.25 per room	
Office, Business or Professional and Medical or Dental	2.5 per 1,000 sq. ft.	
Commercial, General Retail Sales	3 per 1,000 sq. ft.	
Restaurant,	1 per 4 seats including outdoor seating area	
Cocktail Lounge	1 per 4 seats including outdoor seating area	
All Other Commercial Uses Classification Uses	2.5 per 1,000 sq. ft.	
[Ord. 2006-004] [Ord. 2007-013] [Ord. 2017-002]		
Notes:		
1.	Unless stated otherwise in this Section, parking and loading shall be in accordance with Table 6.B.1.B, Minimum Parking and Loading Requirements. [Ord. 2006-004] [Ord. 2007-013]	
2.	A parking ratio of 1.5 spaces per unit plus required guest parking shall also be permitted for any unit required to be deed restricted for very-low and low-income households. [Ord. 2007-013]	

1 1) **Mixed-Use and Residential Parking Requirements UG, UH, NRM, NG, and**
2 **NC Deviations**

3 The parking requirements for mixed-use projects (projects with both non-
4 residential and residential uses) or residential projects shall be as follows:
5 Deviations in the required parking specified in Table 6.B.1.B, Minimum Parking
6 and Loading Requirements shall be permitted for mixed-use or residential
7 projects in the UG, UH, NRM, NG, or NC Sub-areas as specified in Table
8 3.B.14.I, WCRAO Mixed-Use and Residential Parking Deviations. [Ord. 2006-
9 004] [Ord. 2007-013]

10 **a) Multifamily Residential**

11 (1) One bedroom: 1 space per unit.

12 (2) Two bedrooms: 1.5 spaces per unit.

13 (3) Three or more bedrooms: 1.75 spaces per unit, or 1.5 spaces per unit
14 for any unit required to be deed restricted for very-low and low-income
15 households.

16 (4) Guest parking: 1 space per 5 units.

17 **b) Commercial Uses**

18 (1) General Retail Sales: 3 spaces per 1,000 square feet.

19 (2) Restaurant: 1 space per 4 seats including outdoor seating areas.

20 (3) Cocktail Lounge: 1 space per 4 seats including outdoor seating areas.

21 (4) All other Commercial Use Classification uses: 2.5 spaces per 1,000
22 square feet.

23 **c) Type 1 Waiver**

24 A Type 1 Waiver may be requested to reduce required parking no more
25 than 15 percent, subject to the Standards as outlined in Art. 2.C.5.G, Type
26 1 Waiver and the following: [Ord. 2020-001]

27 (1) Limited to uses that require 20 or more spaces; [Ord. 2020-001]

28 (2) Submittal of a Parking Demand Statement that identifies the use
29 or uses; and, [Ord. 2020-001]

30 (3) The Parking Demand Statement confirms the parking will not be
31 negatively impacted if the Type 1 Waiver is granted. [Ord. 2020-
32 001]

33 (4) Submittal of a Parking Analysis and Management Plan in order to
34 ensure that transportation and parking needs will be met. The
35 Parking Analysis and Management Plan shall include the following
36 items:

37 1) Parking inventory and needs assessment comparative
38 analysis, including: current and proposed parking ratios;
39 number of parking spaces current and required, including
40 guest parking spaces; and, number of vehicles currently
41 owned by residents.

42 2) A narrative statement demonstrating how property
43 management will accommodate anticipated parking needs
44 and enforce parking provisions.

45 3) Identification of mass transit access: bus stops and routes,
46 shelters, benches, and other infrastructure.

47 4) Identification of pedestrian connectivity within the
48 neighborhood and adjacent area, including, but not limited
49 to, bicycle paths and racks.

50 **2) Curbside Parking**

51 On-street parking available along the frontage, side, or rear lot lines that
52 directly abuts the subject lot may be applied toward the parking requirements

1 of the uses on the lot. Applicable spaces shall be calculated by taking the total
2 linear distance of parking spaces ~~and abutting the site's lot lines and dividing~~
3 by the average length of spaces. [Ord. 2006-004] [Ord. 2007-013]
4 [Relocated...]

5 **4) Connections to Adjacent Parking** [Relocated...]

6

7 **2. Redevelopment Loading Option**

8 To further development of WCRAO smaller parcels in the NRM, NG, NC, UG, or UI
9 Sub-areas that promote the form-based code principles of the WCRA Plan, the WCRA
10 Executive Director may authorize the use of access aisles or other similar location on
11 a site with structures less than 25,000 square feet in size, to also be used as loading
12 areas, subject to the following: [Ord. 2007-013]

13 **a. Application**

14 An application shall be submitted to the WCRA in a form established by the
15 Executive Director of the WCRA. The application shall include a loading demand
16 study that addresses the minimum standards of this Section. [Ord. 2007-013]

17 **b. Standards**

18 The following standards shall apply to any shared location for a required loading
19 zone: [Ord. 2007-013]

- 20 1) Demonstrate that site constraints or the benefits of an alternate loading zone
21 is needed to allow for the development, including efforts to maximize potential
22 FAR or density; [Ord. 2007-013]
- 23 2) Identify the size and types of uses that will be using the alternate loading zone,
24 to include turnover rates and peak loading hours; [Ord. 2007-013]
- 25 3) Demonstrate that the proposed alternate loading zone will not adversely impact
26 required vehicle stacking at entrances, block building entrances, emergency
27 vehicle access, or parked vehicles; [Ord. 2007-013]
- 28 4) Identify the dimensions and types of vehicles that will use the alternate loading
29 zone; [Ord. 2007-013]
- 30 5) Incorporate other available data, including but not limited to: traffic engineering
31 or other Planning studies demonstrating the feasibility of the request; [Ord.
32 2007-013]
- 33 6) The use of the site may be limited to the size and types of uses indicated in the
34 approved loading zone study; [Ord. 2007-013]
- 35 7) The site design shall provide sufficient maneuvering area and turning radii for
36 proposed delivery vehicles; and, [Ord. 2007-013]
- 37 8) If located in an access aisle, a minimum ten-foot wide by pass shall be
38 maintained along the entire length of the designed alternative loading area.
39 [Ord. 2007-013]

40 **c. Approval Letter and Documentation**

41 The WCRA Executive Director shall recommend approval or denial of the
42 application within the timeframes established under Art. 3.B.14.D.1.b, Timeframe
43 for Response. The WCRA Executive Director shall issue a letter to the Applicant
44 indicating their recommendation. [Ord. 2007-013]

45 **2.3. Access and Circulation System**

46

Part 2. ULDC Art. 2.C.5.G.2.a.4), Application Processes and Procedures, Administrative Processes, Types of Applications, Type 1 Waiver, Applicability, Overlays, is hereby amended as follows:

1 CHAPTER C ADMINISTRATIVE PROCESSES

2

3 Section 5 Types of Applications

4

5 G. Type 1 Waiver

6

7 2. Applicability

8 Requests for Type 1 Waivers shall only be permitted where expressly stated within
9 this Code or indicated below: [Ord. 2011-016] [Ord. 2012-027] [Ord. 2016-042] [Ord.
10 2018-002] [Ord. 2019-005] [Ord. 2020-020] [Ord. 2021-006] [Ord. 2024-020]

11 a. Overlays

12

13 4) Art. 3.B.14.H.1.c.1) for landscaping for WCRAO Density Bonus Pool projects;
14 and, Art. 3.B.14.1.c) for parking for WCRAO Mixed-Use or Residential
15 Projects. [Ord. 2024-020]

16 5) Table 3.B.15.G, Type 1 Waivers, for IRO Waivers. [Ord. 2012-027] [Ord. 2018-
17 002] [Ord. 2024-020]

18 6) Table 3.B.16.G, Type 1 and 2 URAO Waivers, for URAO Waivers. [Ord. 2012-
19 027] [Ord. 2018-002] [Ord. 2021-006] [Ord. 2024-020]

20

EXHIBIT 2
PLANNING CONSISTENCY LETTER

EXHIBIT 3
BUSINESS IMPACT ESTIMATE

Meeting Date: November 21, 2024 – BCC Zoning Hearing

Proposed Ordinance Title/Reference:

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA; AMENDING THE UNIFIED LAND DEVELOPMENT CODE, ORDINANCE 2003-067, AS AMENDED, AS FOLLOWS: REVISION FOR **WESTGATE COMMUNITY REDEVELOPMENT AREA OVERLAY RESIDENTIAL AND MIXED-USE PARKING WAIVER**, AMENDING ARTICLE 3 – OVERLAYS AND ZONING DISTRICTS; ARTICLE 2 – APPLICATION PROCESSES AND PROCEDURES; PROVIDING FOR: INTERPRETATION OF CAPTIONS; REPEAL OF LAWS IN CONFLICT; SEVERABILITY; A SAVINGS CLAUSE; INCLUSION IN THE UNIFIED LAND DEVELOPMENT CODE; AND, AN EFFECTIVE DATE.

Summary of Proposed Ordinance and Statement of Public Purpose to be Served:

The proposed modifications to the County’s Unified Land Development Code (ULDC) will revise land development regulations to establish a Type 1 administrative Waiver approved by the Zoning Director to allow parking reductions for multifamily residential and mixed-use projects utilizing the WCRAO on-site parking requirements as an alternative to a Type 2 Variance approved by the Zoning Commission.

The Public Purpose to be served is to allow an additional method for proposed residential projects that utilize the WCRAO Density Bonus Program, and to facilitate mixed-use projects with shared parking, to request a reduction in parking taking into account the unique attributes of each request including parking demand and management, access to mass transit, and pedestrian networks. The Waiver process has more appropriate standards of approval for flexible development regulations over variances. Variances are subject to eight strict standards in the ULDC that are difficult for applicants to demonstrate compliance, particularly when requesting an optional density bonus to increase density. The proposed ULDC revision will promote parking alternatives and removed hindrances to housing production, therefore fostering additional housing to contribute to public welfare.

Estimate of Direct Economic Impact on Private/For Profit Businesses:

- a. **Estimate of Direct Business Compliance Costs:** There will be no direct compliance costs that businesses may reasonably incur if the ordinance is enacted. This ULDC revision establishes a Type 1 Waiver option for multifamily residential and mixed-use applications rather than the existing mechanism to reduce parking through a Type 2 Variance. Further, any request for the reduction of parking is optional and not mandatory. There are no fees associated with the allocation of WCRAO density bonus; therefore, providing the alternative Type 1 administrative Waiver will not result in any additional costs.
- b. **New Charges/Fees on Businesses Impacted:** There will be no new charge or fee on businesses subject to the proposed ordinance or for which businesses will be financially responsible.
- c. **Estimate of Regulatory Costs:** There will be no additional regulatory costs, and no additional revenues since there will be no new charges or fees that will be imposed on businesses. to cover such costs.

Good Faith Estimate of Number of Businesses Likely Impacted:

This ULDC revision proposes a flexible optional for parking reduction for projects in the WCRAO that is already allowed by a variance. It is estimated that several businesses per year could take advantage of the waiver proposed by this ordinance.

Any Additional Information: None.

Westgate CRA Board Meeting
February 10, 2025

AGENDA ITEM SUMMARY

Neighborlee Mixed-Use (Micro-units)

2818 Westgate Avenue

Control No. 1994-00094

Official Zoning Map Amendment (“Rezoning”)

BCC Approval of WCRAO Bonus Density

Concurrent Type 2 Subdivision Variance

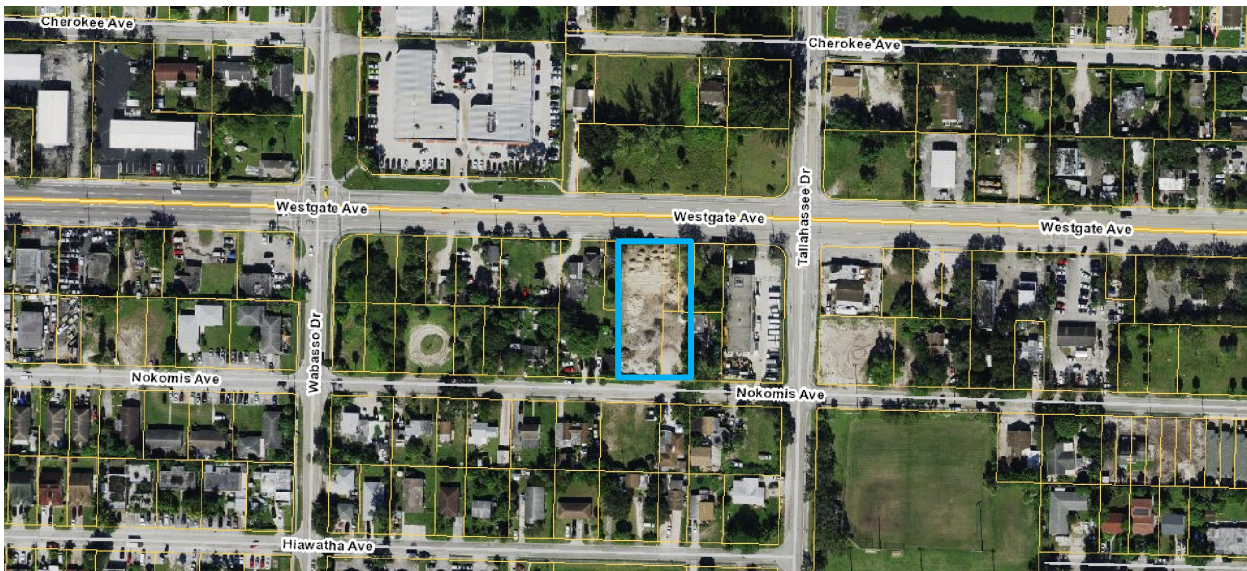


Figure 1. Location Map.

Site Background

The subject 0.66-acre site is located on the south side of Westgate Avenue near Tallahassee Drive. The land assemblage consists of four parcels, encompassing the full depth of the block between Westgate Avenue and Nokomis Avenue, providing access from both streets. Currently, the parcels fronting Nokomis Avenue are zoned RH (Residential High), while those fronting Westgate Avenue are zoned CN (Commercial Neighborhood). The site has Future Land Use designation of CH/8 (Commercial High, with an underlying residential land use of 8 du’s/acre). The entire property is proposed to be rezoned to CG (Commercial General) for zoning district consistency, and to be more compatible with surrounding zoning districts. The site, known for its "piles of dirt," has been used for

intermittent, unauthorized soil and gravel storage for several years, contributing to blighted conditions along the Westgate Avenue corridor.

To the east of the subject site are two single-family residences, with one fronting Westgate Avenue, zoned CN (Commercial Neighborhood), and the other fronting Nokomis Avenue and zoned RH (Residential High). KCL Plumbing is located on the southwest corner of Westgate Avenue at Tallahassee Drive. To the west, there is a small multifamily development, zoned CG (Commercial General). The owners of the 4-parcel site to the west extended entitlements for the development of the Westgate One mixed-use project until 2023; development orders are now expired. Directly to the south is a vacant parcel and existing single family residential; to the north is a large undeveloped lot. The 9-unit Norwest Pointe multifamily project proposed for the vacant parcels at the northwest corner of Westgate Avenue and Tallahassee Drive is currently in Zoning review. Palm Key, a 7-unit multifamily project on Cherokee Ave. is under construction, and will be visible from Westgate Avenue. All adjacent properties have a Future Land Use designation of CH/8.

The site is located within the boundaries of the NC (Neighborhood Commercial) Sub-area of the WCRAO. The County’s Managed Growth Tier System classifies the WCRAO as within the U/S (Urban/Suburban) Tier, the RRO (Revitalization and Redevelopment Overlay), the URA (Urban Redevelopment Area) Study area, and in the Westgate CCRT area.

The site is within the first block of the Westgate Avenue streetscape as it is entered from the west, and in an area characterized by a mix of commercial uses, single and multifamily residences and undeveloped properties.



Figure 2. Existing Conditions.



**Figure 3. Existing Conditions
(view from Westgate Ave.)**



**Figure 4. Existing Conditions
(view from Nokomis Ave.)**

Proposed Development

The applicant, Neighborlee Development, LLC, proposes a mixed-use, four-story building that will include 38 residential rental units, and 1,585 square feet of commercial retail space; the specific end-user has yet to be determined for these spaces. The residential component comprises 26 micro-units (240 square feet each), 10 studios (360 square feet each), and 2 one-bedroom apartments (538 square feet each). The developer proposes an on-site property manager for maintenance, parking enforcement, and trash removal. The project is anticipated to be completed by 2028.

The residential portion of the building is entirely elevated, with the ground floor dedicated to parking and commercial spaces. The ground floor will include two retail spaces, elevators and stairwells. Vehicular access to the property is proposed from the rear via Nokomis Avenue, as required by the WCRAO, to allow for building massing and presence along Westgate Avenue, prioritizing passer-by interest. Parking for the development is provided both on-site and via curbside spaces on Westgate Avenue, taking advantage of the newly constructed on-street parking provided by the Westgate Avenue streetscape project.

The project design features a pedestrian-friendly plaza/gallery along a portion of the Westgate Avenue frontage. This space will be covered with a pergola and accessible to the public, enhancing the streetscape and creating an inviting atmosphere at the building's entrance and, for pedestrians utilizing the public sidewalk.

The site has a future land use classification of CH/8, allowing the construction of 5 units by right in 0.66 acres of land. The WCRAO allows and encourages mixed-use development in the NC Sub-area. The WCRAO Density Bonus Pool allows up to 50 dwelling units per acre in the NC-Sub-area, the maximum bonus density allowed per acre by the program. To achieve the 38 residential units, 33 bonus units are requested through the WCRAO Density Bonus Program; the project proposes to

support an overall density of 57.57 (58) dwelling units per acre. WCRAO bonus density approvals requires that any project with an allocation of 22 units per acre or more of bonus density must receive approval by the Board of County Commissioners. The project straddles two zoning districts: CN and RH, requiring the site to be rezoned to CG for zoning district consistency and to allow commercial uses consistent with CG zoning. A subdivision variance from Art. 11 Land Development requirements is necessary to allow access to a commercial use from a roadway with a ROW width of less than 80 ft.; Nokomis Avenue has a ROW width of 40 ft. The site plan utilizes WCRAO parking reductions, and all useable surface area for site improvements and parking requirements. Parking relief will be needed.

The project tests norms and standards by proposing a micro-unit housing type not yet contemplated by the County, a request for density bonus that must be approved by the BCC, for an overall density of 58 units per acre not seen in any other project entitlements in unincorporated Palm Beach County to date.

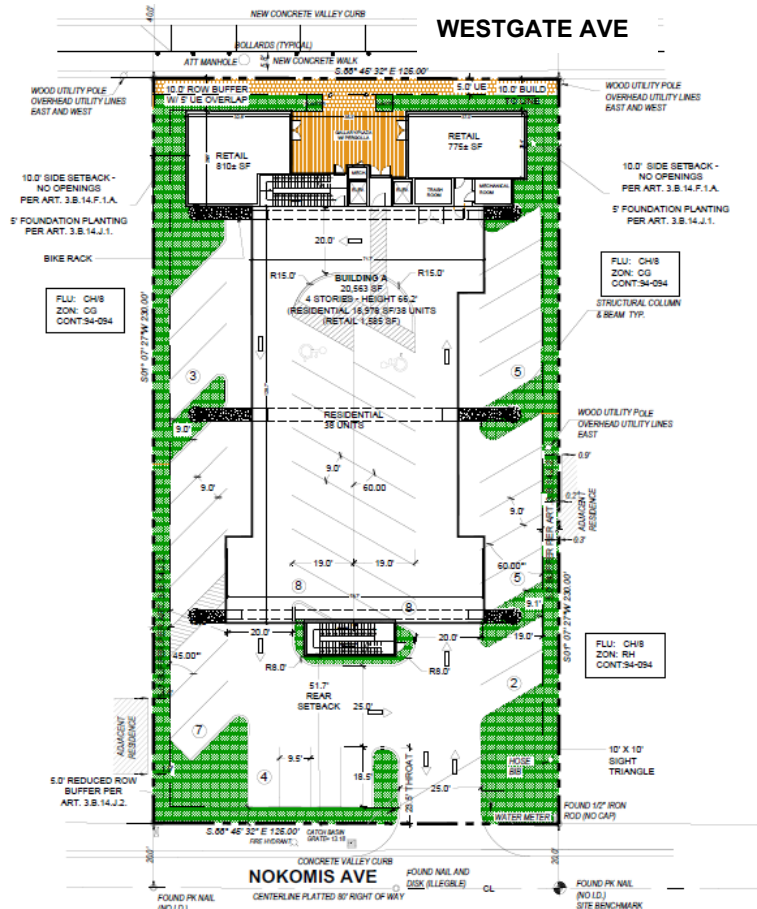


Figure 5. Preliminary Site Plan.

Summary of Petition

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

1. Official Zoning Map Amendment (“Rezoning”) from Residential High (RH) and Commercial Neighborhood (CN) to Commercial General (CG), *or* Commercial Neighborhood (CN) for site consistency;
2. PBC Board of County Commissioners (“BCC”) approval of an allocation of thirty-three (33) bonus density units from the WCRAO Density Bonus Program, representing a bonus density of 50 du/acre;
3. A concurrent Subdivision Variance for a reduction in the 80-foot minimum legal access requirements for a local commercial use; and,
4. An allocation of 281 trips per day and 21 pm peak hour trips from the WCRA Transportation Concurrency Exception Area (TCEA) pool.

Staff Analysis & Review

A. Consistency with the Westgate CRA Community Redevelopment Plan & the WCRA Zoning Overlay

The CRA’s review evaluates the appropriateness of the proposed development, its alignment with the sub-area’s intent, the CRA’s Community Redevelopment Plan, and the County’s Comprehensive Plan. WCRAO property development regulations aim to foster a pedestrian-friendly environment, promote street presence, and encourage mixed-use redevelopment that reinforces smart growth principles. The NC sub-area is intended to serve as the "key focal point" of the redevelopment area, with provisions designed to incentivize mixed-use development. Staff must assess projects within the redevelopment district to ensure they facilitate economic development and attract investor interest. The redevelopment of this site could be a major benefit to the area, converting an underutilized and non-compliant property into an asset that aligns with the community’s vision for revitalization.

The standards for the NC Sub-area emphasize the CRA’s vision for a main street-inspired, medium-density, mixed-use corridor that supports a variety of neighborhood functions. Developing a parcel that has been vacant and underutilized for so long supports the CRA’s goals and enhances the character of the NC Sub-area through new construction; vacancy is the enemy of redevelopment. However, staff have identified concerns regarding the potential long-term impact of the project on the community.

Concerns Regarding Housing Mix and Economic Diversity

While the proposed development addresses a critical need for affordable housing in the County by creating more housing stock, there is concern regarding the ‘livability’ of the proposed 240 sf micro-

units, and the potential for a tenant demographic that may not benefit the community. The CRA's overall objective is to foster mixed-income communities that offer housing options for a diverse range of income levels, from low- and moderate-income workforce families to middle-income earners. A diverse housing mix is key to ensuring that the district remains economically vibrant, which is critical to long-term sustainable community revitalization efforts.

The project is not subsidized. The developer needs to exhaust density bonus limits and create a rental structure for the project units that balances land and construction costs, with maximizing ROI. The average cost to rent in the West Palm Beach zip code is \$2.50-\$3.00/sf; the developer is proposing a cost of \$5.00/240 sf. The predominant focus on very small units limits the diversity of tenants in terms of income levels to a very specific subset. The developer is targeting those in the service workforce, recent college graduates, seniors, and veterans.

The Westgate area, as shown by 2021 ACS 5-Year Estimates, already has a significant number of lower-income households, with a median household income of \$47,587—well below the countywide median of \$76,066; the county-wide 2024 median family income was \$104,000. This disparity highlights the challenge for redevelopment efforts that can help attract moderate and middle-income residents, while also deconcentrating poverty within the CRA District. While the provision and preservation of affordable housing remains a State-mandated redevelopment strategy, a mixed-income approach to housing would better support the CRA's goal of creating a more economically diverse community.

Unit Size Comparisons

The CRA's Redevelopment Plan outlines the inclusion of new and unique housing types to foster housing and mixed-use development, particularly along Westgate Avenue. Given that Westgate is not yet a densely developed area, CRA Staff remains hesitant to support the proposed micro-unit size. PBC Housing Code requires 70sf of livable area per person. There are no explicit minimum size requirements in the ULDC or WCRAO codes beyond the following: the ULDC restricts cottage home units to a maximum of 1,000 sf, and the WCRAO allows for a minimum of single-family dwelling unit size of 1,000sf; the Workforce Housing Program states that the minimum bedroom size for the delivery of a deed restricted workforce unit is 100sf; and, the WCRAO limits the minimum size for accessory quarters to 300 sf. A comparison with other jurisdictions highlights these concerns:

- West Palm Beach: min. 300 sf for micro-units/min. hotel room size 300sf
- Boca Raton: 400 sf for efficiency units
- Delray Beach: 400sf for efficiency units
- Miami: 275 sf (transit-oriented areas) for micro-units, and 400 sf for efficiency units (other areas)

Occupancy Limits

The applicant proposes limiting occupancy to 1.25 people per unit, which equates to three single-occupancy units and one double-occupancy unit for every four micro-units. CRA Staff believes double occupancy is unsuitable for micro-units and studios due to their minimal size, and recommends restricting double occupancy exclusively to the two proposed one-bedroom apartments, resulting in a total building occupancy of 40 residents (1.05 people per unit). This would facilitate a more controlled population within the project.

Positive Contributions

Despite these concerns, the mixed-use project supports locally-serving retail and public transportation, which align with the goals of the Westgate Avenue streetscape project. The inclusion of a green wall and other architectural features enhances the site’s appeal and integrates transit-oriented development principles. Additionally, the project’s contribution to affordable housing stock addresses a critical issue in the county, although efforts should focus on creating a balanced mix of income levels to ensure long-term community benefits.

B. Consistency with WCRAO & ULDC Standards for Official Zoning Map Amendments

The proposed rezoning is consistent with the purposes, goals, objectives and policies of the Comprehensive Plan, particularly the Provision of Affordable Housing outlined in the Housing Element, and the request is generally consistent with policies for infill development outlined in the Comprehensive Plan.

The applicant has provided justification for the rezoning request pursuant to the standards of ULDC Art. 2 and Art. 3.B.14.D.2. The proposed project is compatible with the Comp Plan, the ULDC and surrounding uses, has no adverse impact on the natural environment, and is consistent with development patterns. Rezoning to CG is justified by the site’s future land use, and supports the commercial uses proposed. However, even though the PDR’s and lot dimensions of the WCRAO supersede, the ULDC requires zoning district consistency across a site, and a minimum lot size of 1-acre for CG zoning districts; the site is 0.66-acres, so the applicant would need to request a variance from the requirement to allow the rezoning. Split zoning would be permitted if the 50% of the site was within the more intense zoning district, in this case CN, but the site is equally split at the mid-block point, so this provision is not applicable. The intensity and density proposed by this mixed-use project is best supported by CG, but, residential uses and neighborhood serving commercial is also supported by CN. The Zoning Division, in collaboration with the applicant, will need to determine the best path for a rezoning. CRA Staff is

recommending that the Board remain flexible with a recommendation that considers both CG and CN options.

C. Concurrent Type 2 Subdivision Variance

Access to the site is from Seminole Boulevard and Nokomis Avenue. Parking and access are required at the rear of a site where available in the NC Sub-area. Article 11 Land Development provisions will require the applicant to process a concurrent subdivision variance to allow legal access from the Nokomis Avenue access due to the 40 ft. ROW width and commercial use type. It should be noted that the applicant may have to provide a cross access between sites as a requirement of the URA which may be applicable to this project. The standards for a subdivision variance have been addressed by the applicant. The conditions and circumstances are created by a conflict in code between outdated suburban land development regulations and WCRAO form-based code requirements for rear access.

D. Compliance with WCRAO Density Bonus Program Criteria

The Future Land Use Element of the Comprehensive Plan sets aside 1,300 bonus density units for the Westgate CRA area. In the NC Sub-area, a maximum of 50 density bonus units per acre are available to individual projects. To date, 370 density bonus units have been allocated to multifamily and mixed-use projects throughout the district. To qualify for an allocation of WCRAO density bonus units, and receive a positive recommendation from the CRA, a number of criteria must be met:

1. The project facilitates the development of diverse, quality housing stock, that addresses a mix of income levels pursuant to the CRA’s Community Redevelopment Plan;
2. Meets WCRAO Sub-area use regulations and WCRAO PDRs for the use type;
3. Provides a minimum of 5% of the project residential square footage as useable outdoor space for resident use; and,
4. Provides a minimum of 20% of the total of units to be set aside for affordable and workforce housing units, such that:
 - a) A minimum of 10% (and no more than 40%) qualify at or below the Workforce Housing Program Low-Income Category, and,
 - b) A minimum of 10% qualify at the Moderate 1 Income Category.

Workforce Housing Obligation – Proposed Rent Structure

The developer is required to set aside 20% of the project units for deed restricted workforce housing; 10% of total project units (and no more than 40%) are required to be within the WHP Low-income category (60%-80% of MFI), and 10% are required to be within the Moderate 1 category (80%-100%

of MFI). This requirement means that of the 38 units proposed, 8 units would need to be set aside; 4 in the low-income category, and 4 in the Moderate 1 category.

The developer has indicated that monthly rents will vary depending upon unit type:

- Micro-Units: \$1,200 (26 units – 68.5% of the total number of units)
- Studios: \$1,600 (10 units – 26.5% of the total number of units)
- 1-Bedroom Apartment: \$2,000 (2 units – 5% of total number of units)

The County’s Workforce Housing Program categorizes rental tiers based on the HUD median family income (MFI) of a household of four (4) – see table below.

**Workforce Housing Program (WHP)
2024 Rents and Incomes
Effective July 1, 2024**

WHP prices are set annually, based on the provisions of Article 5.G.1.A.3.c.2 of the Unified Land Development Code reflected below, and the following:

2024 PBC Median Family Income: \$104,000 (per HUD)

WHP Income Category			Studio	1 BR	2 BR	3BR	4BR
Low	60-80% of MFI	\$62,400 - \$83,200	\$1,125 - 1,500	\$1,205 - 1,607	\$1,446 - 1,928	\$1,671 - 2,228	\$1,864 - 2,486
Moderate 1	>80-100% of MFI	>\$83,200 - \$104,000	\$1,500 - 1,875	\$1,607 - 2,009	\$1,928 - 2,410	\$2,228 - 2,785	\$2,486 - 3,108
Moderate 2	>100-120% of MFI	\$104,000 - \$124,800	\$1,875 - 2,250	\$2,009 - 2,410	\$2,410 - 2,892	\$2,785 - 3,342	\$3,108 - 3,729
Middle	>120-140% of MFI	>\$124,800 - \$145,600	\$2,250 - 2,625	\$2,410 - 2,812	\$2,892 - 3,374	\$3,342 - 3,899	\$3,729 - 4,350

Neighborlee Development, LLC argues that this method of calculation is inherently ‘bias’, as it does not account for non-family households; median family income can be thought of as twice the number of single-family households. If the developer uses a ‘median non-family’ income approach, a monthly rent of \$1,200 per month for a micro-unit would fall within the Moderate 1 category. The approach also assumes an income to rent ratio that is 30-40%, so fewer units would be characterized as low-income; 13 units or 34% – see tables below.

WHP Income Categories			MICRO UNITS
Low (Max 40% AFH)	60-70% of MFI	\$31,271 - \$36,483	13
	>70-80% of MFI	\$36,483 - \$41,695	

TOTAL UNITS	% TOTAL UNITS
13	34%

**Proposed Development Unit Mix
by Income Level**

2024 PBC Median Non-Family Income: \$52,119 (per US Census 2023: ACS 1 Year)

WHP Income Categories			MICRO UNITS	STUDIO APT	1 BR	TOTAL UNITS	% TOTAL UNITS
Low (Max 40% AFH)	60-70% of MFI	\$31,271 - \$36,483	13			13	34%
	>70-80% of MFI	\$36,483 - \$41,695					
Moderate 1 (Min 10% WFH)	>80-90% of MFI	\$41,695 - \$46,907				18	47%
	>90-100% of MFI	\$46,907 - \$52,119	13	5			
Moderate 2	>100-110% of MFI	\$52,119 - \$57,331				1	3%
	>110-120% of MFI	\$57,331 - \$62,543		1			
Middle	>120-130% of MFI	\$62,543 - \$67,755		4	1	5	13%
	>130-140% of MFI	\$67,755 - \$72,967					
High	>140-150% of MFI	\$72,967 - \$78,179				1	3%
	>150-160% of MFI	\$78,179 - \$83,390			1		
TOTAL UNITS			26	10	2	38	100%

**Assuming we use Non-Family HH Income and a more reasonable
Income-to-Rent ratio of 30-40%, the project achieves unit income mix goals of the WCRA.**

However, the WCRAO Density Bonus Program is subject to the County’s Workforce Housing rental tiers, so the developer will be required to utilize rents based on median family income. This requirement means that 26 micro-units, or 68.5% of total project units are proposed to be within the low-income category, exceeding the density bonus program cap of 40% within that category. Further exacerbating the issues around the project, the County’s Workforce Housing Program does not include a ‘micro-unit’ category in its program, with studios being the smallest unit size considered.

There is a growing recognition among policymakers regarding the need to revise the methodology used in the Workforce Housing Program. The BCC held a Workforce Housing Workshop on January 28, 2025, where concerns regarding single-occupancy units were discussed, in addition to the necessity of developing a more detailed methodology for the Workforce Housing Program (WHP) that includes a breakdown analysis of household characteristics. For the purposes of providing recommendation to the County for WCRAO bonus density, Staff recommends making the CRA’s recommendation provisional or conditional upon compliance with WHP rental rates by income category and WCRAO criteria for recommendation.

CRA Staff recognizes that this workforce housing requirement has its limitations, and may not be the best approach for this project. However, in order to meet the criteria for density bonus allocation, the developer, and the County Planning Division, must evaluate compliance with the program,

particularly regarding the absence of a micro-unit category and the definition of using non-family households versus AMI - family of 4 standards. Since the project is not receiving state or federal housing subsidies, such as LITC, tenant income to rent standards, beyond those 8 units required to be monitored over time through the WHP, cannot be effectively monitored by the County.

E. Consistency with WCRAO PDRs & Supplementary Standards

PDRs for the NC Sub-area require that all mixed-use developments position the principal structure at 10 feet from the front property line (built-to-line is 10 ft.), maintain a minimum of 80% building frontage, and not exceed six stories in height. Additionally, PDRs and supplementary standards mandate that entrance orientation is to the frontage street, and site access and parking be located at the rear when available.

The form-based standards for the NC Sub-area encourage larger parcel assemblages that extend along Westgate Avenue and utilize the full 230-foot depth of the block. The proposed development at 2818 Westgate Avenue aligns with these principles, fronting Westgate Avenue while providing access and parking from the rear on Nokomis Avenue. The site has a lot width of 125 feet (where 75 feet is the minimum required for mixed-use developments) and a lot depth of 125 feet (where 100 feet is required). The building stands at 65 feet with four stories, well within the maximum allowable height of 72 feet or six stories. The proposed lot coverage is 39%, staying within the 40% limit.

The buildable area and site layout are highly constrained due to the site's size, the number of proposed units, parking requirements, and other development standards. The NC Sub-area mandates 80% building frontage along the built-to-line, with an exception granted for plazas and galleries. To comply with this requirement, the project incorporates a plaza at the building's front, which will also serve a double function as a gallery. A pergola will cover this area to meet the gallery standards outlined for the NC Sub-area. When including the plaza in the calculation, the total building frontage is 105.3 feet, representing 84% of the lot width and thereby exceeding the minimum requirement. A utility easement is provided at 5 ft. overlapping with the landscape buffer.

The development further complies with setback regulations:

- A front setback of 10 ft. is provided; a front build to line exception is utilized allow a further setback to accommodate the proposed gallery/plaza.
- Side setbacks of 10 ft. on both the east and west meet the minimum requirement of 10 ft.
- A rear setback of 53 feet is proposed, exceeding the minimum requirement of 25 ft., as the parking lot is located at the rear of the site.

NC Sub-area PDRs and supplementary standards for mixed-use projects have generally been met through site plan layout and design.

F. Landscaping Standards

A preliminary landscape plan has not been provided. WCRAO landscape deviations for the NC Sub-area allow for a reduced ROW and incompatibility buffers for commercial and mixed-use projects. This relief mechanism allows a project to move forward in the absence of supporting code and in lieu of a variance. A ROW buffer of 10 ft. in width is required when the abutting ROW width is 40 ft. or less; 10 ft. is provided, overlapping the 10 ft. front setback. On both sides of the site and at the rear, a 5 ft. Type I incompatibility perimeter buffer is provided using a buffer width reduction per Art.3.B.14.J.2. Type I incompatibility buffer requires a minimum buffer width of 10' that can be reduced by up to 50 percent in the NC sub-area for mixed use projects, provided that a minimum five feet wide planting area is provided.

Foundation plantings, as required, may also be reduced for projects where a build to line is required pursuant to approval by the DRO.

The applicant intends to utilize the rooftop area as a recreational open space to fulfill the requirements set by the Parks and Recreation Department under Article 5. If this proposal is not fully accepted or only partially meets the requirements, a cash-in-lieu contribution may be required. The WCRAO DBP residential open space requirement has been achieved with the rooftop resident amenities spaces, which have an overall approximate area of 18% of the total project's residential square footage.

G. Architecture & Design

The applicant has provided preliminary architectural renderings, architectural elevations, and floor plans for the proposed building design. The project includes two commercial spaces located on the ground floor, with residential floors elevated in a 'pilotis' style to allow parking beneath the structure. This design choice promotes a clean and open ground level while maximizing available space. The façade incorporates a sleek curtain wall screening system in a brownish, brick-like color that covers the stairwell, within lighting proposed, contributing to a contemporary aesthetic. A green wall further enhances the visual appeal and environmental sustainability of the building's exterior, providing a natural green contrast to the white walls and brownish materials used in the façade.

Additionally, a plaza, sheltered by a pergola, enhances the public realm without impacting the building's footprint. The pergola design is not included in the renderings.

The commercial spaces benefit from ample headroom and a significant amount of glass frontage, with a minimum of 70% transparency as required by the code. This ensures visual permeability that enhances the appeal of the façade and supports the goal of creating a more livable and engaging area. The transparency also allows for better interaction between the interior of the commercial

spaces and the public realm. The commercial façade features a textured surface in the same brownish color as the curtain wall, where the name of the store will be prominently displayed. The exact materials for the façade are not specified. There is a minimum 1st story requirement in the NC Sub-area of 12 ft; the architect proposes 14 ft.



Figure 6. North Elevation – view from Westgate Ave.

The building is supported by six large, round columns, which are strategically placed within a spacing that sets them apart from the main building structure. This design choice enhances the modern character of the building while optimizing the parking layout beneath. The white walls contrast with the dark gray columns, which have been intentionally designed in this size and spacing to ensure that conventional, more numerous columns would not compromise the functionality of the parking spaces.

The design does not incorporate walls or fencing, which helps to maintain an open and accessible environment that aligns with the overall goal of encouraging pedestrian activity. To promote accessibility, the project includes two stairways and two elevators. The residential portion consists of three floors, each varying in the number of units and configurations, though they all maintain the same building footprint.

The residential floors are organized with a central corridor, with units facing both east and west. The first-floor features 15 micro-units (240 sq. ft.), 2 studios (360 sq. ft.), 1 one-bedroom unit (538 sq. ft.),

and a laundry room. The second floor contains 6 micro-units, 8 studios, and 1 one-bedroom unit, also with a laundry room. The third floor offers 5 additional micro-units, two restrooms, a resident lounge, a mechanical room (CU Enclosed), and a rooftop terrace that includes an outdoor kitchen and recreational area. The total number of units in the building is 38.

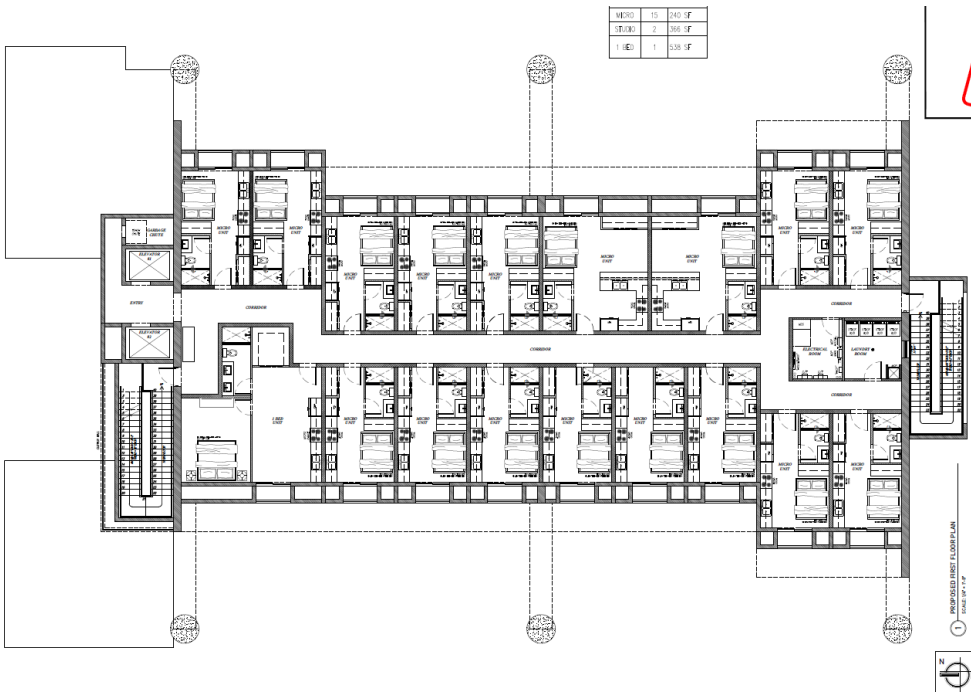


Figure 7. Proposed First Floor Plan

All residential units have compact interior layouts, with glass doors serving as the only fenestration to provide access to balconies. As required by the WCRA for multifamily projects with five or more units, each unit includes its own balcony, all of which are located on the side of the property, facing east and west.

The design does not include any openings at the front or rear (see Fig. 9) of the building, with the exception of the commercial space on the ground floor facing Westgate Avenue. It would be preferable to incorporate additional fenestration, such as extra balconies or windows, especially at the front of the building, to further enhance the livability and visual interest of the area. This would create a more inviting and engaging façade, better connecting the building to the surrounding urban environment.

The south façade (see Fig. 9), which faces Westgate Ave., features a large white wall without any fenestration. While the wall covering the staircase is finished with what appears to be eighter brick

or curtain wall, contributing a textural contrast, this treatment does not provide sufficient architectural interest. Additionally, the large, gray, spaced columns and the pilotis are highly visible from this side. To improve the overall aesthetic, more fenestration or other architectural details would be beneficial to break up the blank wall and add visual interest.



Figure 8. East Elevation.



Figure 9. South Elevation, view from Nokomis Ave.

H. Access & Parking

Building placement is shifted to the site's frontage, while parking and vehicle access are located at the rear of the building, accessible from Nokomis Avenue. The WCRAO code for the NC Sub-area requires that, when feasible, access be provided at the rear of the property to enhance the pedestrian-friendly environment at the front.

According to WCRAO parking ratios for multifamily developments, one parking space is required per studio and one-bedroom unit, plus an additional one space per four units for guest parking. Based on these ratios, the residential portion of the development requires a total of 48 parking spaces. Additionally, the two commercial spaces, totaling 1,585 square feet, require five parking spaces based on the standard ratio of three spaces per 1,000 square feet. These five spaces intended to meet commercial use are being provided as on-street parallel parking along Westgate Avenue, taking advantage of the streetscape project.

The proposal includes 5 on-street parallel parking spaces designated for the commercial uses, and 42 on-site spaces for residents, and their guests. Parking provided, which includes both on and off site does not meet the WCRAO requirement of 53 parking spaces. As a result, the applicant will need to request a parking waiver reduction.

The proposed site plan includes only 42 on-site spaces for the residential portion, resulting in a shortfall of six spaces. The applicant has provided a justification for a parking reduction, based on several factors, including the size of the residential units, where the majority are micro-units designed for single occupancy. The proposed 42 spaces adequately serve the 38 residential units, with the reduction primarily affecting guest parking. The demographic mix of the project is also a consideration, as lower-income tenants may be less likely to own a vehicle. Furthermore, shared parking opportunities within the mixed-use development help optimize parking availability.

Projects within the WCRAO that use WCRAO parking ratios are not permitted to request a parking reduction waiver through the provisions of Article 6. Presently, the only option available to these projects is to request a variance or redesign the project with less units or commercial square footage. To remedy this, CRA Staff is currently processing a ULDC revision that would allow residential and mixed-use projects utilizing WCRAO parking standards to request a reduction of up to 15% from these requirements via administrative Type 1 Waiver. This amendment is not yet adopted. The applicant's justification and request for approval of a Type 1 waiver is based on WCRAO parking standards, utilizing the available waiver mechanism in Article 6. To comply with code, the applicant should be using the parking ratios from ULDC Article 6 rather than WCRAO ratios. Since the applicant has elected to use the WCRAO parking ratios, which already includes a district-specific reduction, they cannot yet request an additional reduction under Article 6. If the applicant were to use the standard

parking ratios from Article 6, the total required number of parking spaces would be 58 - 49 for the residential portion and 8 for the retail component—as outlined in the parking statement.

In total, the applicant is providing 47 parking spaces (42 on-site for residential and 5 on-street for retail), while the required number is 53. To address the 6-space shortfall, the applicant proposes the following mitigation measures:

- Exploring a shared parking agreement with other local businesses;
- Offering free monthly bus passes to residents who do not own a car;
- Charging a monthly parking fee of \$50;
- Providing bike racks to encourage alternative transportation.

A parking statement has been submitted; however, the justification does not fully support the parking reduction request, and additional information will be required based on criteria proposed in the code revision which includes a parking management plan and comparative analysis. An inconsistency has been identified in the required number of parking spaces using WCRAO ratios—while the parking statement states a total requirement of 55 spaces, the site plan indicates 53 spaces.

Zoning Staff has indicated that the applicant could request parking relief from the Type 1 Waiver that is proposed by CRA Staff, as the amendment is “in process”, however, Staff does not recommend that the Board provide recommendation on the parking reduction until Zoning is in full agreement, and the justification is expanded to address all criteria.

I. Drainage & Traffic Considerations

The applicant is utilizing all available land to allow the site to function with the number of units necessary to meet their pro forma. A drainage statement has been provided with the application and indicates that legal positive outfall is available through piped conveyance to the existing drainage inlet located on the south side of the Westgate Avenue ROW, centrally along the project’s north property line. The proposed drainage system will consist of underground exfiltration trenches, inlets, and culverts.

The stormwater management design will be in compliance with SFWMD and Palm Beach County regulations for attenuation and discharge. The design will account for the 100-Year, 3-Day stage elevation for minimum building finished floor elevations, the 5-Year, 1-Day stage elevation for minimum road crown elevations, and the 25-Year, 3-Day stage elevation for minimum perimeter berm elevations and discharge flow, ensuring that the maximum site discharge is properly managed.

The project area is located within FEMA flood zone ‘X,’ an area of minimum flood hazard with no published flood elevation. Site drainage and compensatory storage will be accommodated through

the underground system, which will route stormwater to the existing inlet along Westgate Avenue for treatment and storage before discharging to the Palm Beach County stormwater management system located in Cherokee Avenue ROW. Ultimately, the drainage system will direct flow to the SFWMD C-51 Drainage Basin.

A traffic statement has also been submitted for review. The analysis shows that the project will not significantly impact any roadway links or intersections, with a maximum study area impact of just 0.21%. The project is expected to generate only 281 new daily trips; 21 new trips during PM peak hours and 16 new trips during AM peak hour. As the development falls at/below the threshold of 21 PM peak trips, it does not impact the TCEA trip pool. The project is in compliance with Countywide Traffic Performance Standards.

J. Community Security Considerations

To mitigate potential security issues, the applicant proposes the installation of advanced security systems, including surveillance cameras, key fob access entry, and robust exterior lighting. Additionally, a full-time property manager will reside on-site to ensure adherence to community guidelines. Tenant applications will be screened in accordance with HUD vetting standards, which include a background check, proof of income, verification of no prior evictions, past landlord references, and an in-person interview with property management. Applicants from the Continuum of Care (COC) program will not be considered. CRA Staff is collaborating with the developer on a Community Benefit or Good Neighbor Agreement meant to mitigate concerns over tenant mix and micro-unit occupancy.

Staff Recommendation

The proposed use and site plan is consistent with the goals and objectives of the Westgate CRA Community Redevelopment Plan, and generally complies with the provisions and standards of the WCRAO zoning overlay. The project represents an investment in the community, and a bold prototype for micro-unit workforce housing, and will enhance the character of Westgate Avenue in the NC Sub-area through the redevelopment of an underutilized, vacant site.

Staff supports a CRA Board recommendation of ***approval*** for the following application requests subject to conditions of approval:

1. Official Zoning Map Amendment (“Rezoning”) from Residential High (RH) and Commercial Neighborhood (CN) to Commercial General (CG), or Commercial Neighborhood (CN) for site consistency;

2. PBC Board of County Commissioners (“BCC”) approval of an allocation of thirty-three (33) bonus density units from the WCRAO Density Bonus Program, representing a bonus density of 50 du/acre;
3. A concurrent Subdivision Variance for a reduction in the 80-foot minimum legal access requirements for a local commercial use; and,
4. An allocation of 281 trips per day and 21 pm peak hour trips from the WCRA Transportation Concurrency Exception Area (TCEA) pool.

The applicant will request a reduction in parking requirements through a Type 1 waiver mechanism. When the justification addresses all criteria necessary to demonstrate the need for a waiver from WCRAO parking ratios, the CRA will be better able to provide recommendation.

Proposed Conditions of Approval

To ensure compatibility with the CRA’s redevelopment goals and mitigate potential concerns related to density, and occupancy, staff recommends the following conditions of approval:

1. Allocation of bonus density is provisional depending upon compliance with Workforce Housing Program (WHP) rental rates by income category, and WCRAO WHP criteria for recommendation (40% low-income cap); and,
2. Architectural and Site Plan Review: The applicant must share updated architectural elevations and the final site plan with the CRA for review and input prior to final approval by the County. This ensures alignment with the character and redevelopment goals of the district.



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: ... which allowed ...
Expedited Application Consideration (EAC) for: ...
Development Order Amendment (DOA) to a previously approved:
COZ PDD/TDD Class A Class B 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 INFORMATION

Current Property Owner(s) Name: _____
Address: _____ **City:** _____
State: _____ **Zip:** _____
Phone: _____ **Cell Phone:** _____
Email Address: _____

Applicant's name (if other than property owner(s): _____
Address: _____ **City:** _____
State: _____ **Zip:** _____
Phone: _____ **Cell Phone:** _____
Email Address: _____

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:* _____ **Name of Firm:** _____
Address: _____ **City:** _____ **State:** _____ **Zip:** _____
Phone: _____ **Cell Phone #:** _____
Email Address: _____

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): <i>(List additional PCN(s) on separate sheet)</i>	
B. *Control Number:	
C. *Control Name :	
D. Application Number:	
E. *Application Name:	
F. Project Number:	
G. *Gross Acreage:	
H. Gross Acreage of affected area:	
I. *Location of subject property: <i>(proximity to closest major intersection/ road)</i>	
J. *Address:	
K. *BCC District:	
L. Overlay (Special Study Area):	
M. Tier	<input 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:		Proposed Future Land Use designation:	
Current Zoning District:		Proposed Zoning District:	
Existing Use(s):		Proposed Use(s):	
Existing Square Footage:		Proposed Square Footage:	
Existing Number of Units:		Proposed Number of Units:	

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 2 Projects Requiring ZC Approval
- Type 3 Projects Requiring DRO or Site Plan 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								
NORTH								
SOUTH								
WEST								

7. COMPLIANCE

YES <input type="checkbox"/> NO <input type="checkbox"/>	Is the property in compliance with all previous Conditions of Approval and applicable Code Requirements? <i>If no, please explain in the Justification Statement.</i>
YES <input type="checkbox"/> NO <input type="checkbox"/>	Is the property currently the subject of Code Enforcement action? <i>If yes, provide Code Enforcement Case Number: _____</i>
YES <input type="checkbox"/> NO <input type="checkbox"/>	Will the request require modification(s) to a recorded plat or plat with Technical Compliance? <i>If yes, explain in the Justification Statement.</i>
YES <input type="checkbox"/> NO <input type="checkbox"/>	Is the subject property an existing legal lot of record? <i>If no, submit Legal Lot Review Application to the Land Development Division.</i>
YES <input type="checkbox"/> NO <input type="checkbox"/>	Does the proposed improvements exceed the allowable improvement value of the existing structure as identified in ULDC, Article 1? <i>If yes, comply with Article 1.F – Nonconformities.</i>

8. PROPOSED USE DETAILS

Building Name	Use(s) (as per ULDC)	Square Footage	Number of Units	Phase Name	Outparcel

9. CONCURRENCY

Concurrency Reservation Concurrency Equivalency Concurrency Exemption

A. Water Provider:			
B. Waste Water Provider:			
C. Drainage District:			
D. Traffic Provider:		Traffic Trips Existing:	
E. Mass Transit Provider:		Traffic Trips Proposed:	
F. Traffic Capacity:		Number of Gross Peak Hour Trips = <i>(If greater than 30; a traffic study will be required)</i>	
G. Public School:			
H. Public Health Provider:			Well /Septic tank :
I. Parks			
J. Fire Rescue			
K. Solid Waste:			
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 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 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? Yes No If yes; a **Pre-Application Appointment** with ERM is required; Enter date of PAA meeting with ERM _____;

General Vegetation Statement:

Existing and Proposed Grade/Elevation where existing Native Vegetation is to be preserved:

Is site in a Wellfield protection zone? Yes 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>



TYPE 2 VARIANCE SUPPLEMENTAL APPLICATION

Variance applications may be submitted separately or concurrently with a request for a Development Order (DO) unless determined by the DRO that the variance is subject to a Standalone Application, and must be approved prior to the submittal of the DO application.

- To allow **TYPE 2 VARIANCE:** **Concurrent** **Standalone**
 for the reduction or increase in _____

 for the elimination of _____

 for _____

- To allow **SUBDIVISION VARIANCE:** **Concurrent** **Standalone**
 for _____

Applicant must complete the chart below with the information requested for each variance. If there are more than five (5) variances requested, please provide the information on a separate sheet of paper.

ULDC CODE SECTION	REQUIRED	PROPOSED	VARIANCE

Building Permit # (If applicable): _____ Code Violation Notice # (If applicable): _____

TYPE 2 VARIANCE STANDARDS (Art.2.B.7.E.6)

The Palm Beach County Unified Land Development Code (ULDC) Article 2.B.7.E.6, requires a statement of special reason or the basis for the variance(s) required. Article 2.B.7.E states that in order to authorize a variance, the Zoning Commission shall and must find that all seven criteria listed in Art.2.B.7.E.6 have been satisfied by the Applicant prior to making a motion for approval of a Zoning or Subdivision Variance. These seven Standards are one of the factors staff uses in formulating their recommendations and opinions. **The Applicant must address each standard separately and completely in the Justification Statement and submit as an attachment.** (Refer to Art.2.B.7.E.6, Standards for Zoning or Subdivision Variance).

NEIGHBORLEE MIXED USE JUSTIFICATION STATEMENT



Urban Design
Land Planning
Landscape Architecture

Request(s): Official Zoning Map Amendment
WCRAO Density Bonus (Class A Conditional Use),
Type 1 Waiver and Subdivision Variance

Control No: 1994-00094

Application No: TBD

Submitted: December 19, 2024 (WCRA)

Submitted: TBD (Palm Beach County)

Resubmitted: January 7, 2025/January 27, 2025/February 5, 2025 (WCRA)

APPLICATION REQUESTS & PROPERTY INTRODUCTION

On behalf of the property and applicant, Neighborlee Development LLC (“Applicant”), Urban Design Studio has prepared and hereby respectfully submits application requesting approval by the Board of County Commissioners (“BCC”) of an Official Zoning Map Amendment and approval to use the density bonus pool of the Westgate/Belvedere Homes Community Redevelopment Area Overlay (“WCRAO”) for a mixed use development consisting of 1,585 square feet of commercial retail space and 38 multifamily residential units. The Subject Property is located on the south side of Westgate Avenue, approximately 150 feet west of Tallahassee Drive, and bound on the south by Nokomis Avenue, within the Westgate Community Redevelopment Agency Overlay, in unincorporated Palm Beach County. The property consists of four parcels as identified by the Palm Beach County Property Appraiser under the numbers listed below and according to the survey provided, the overall site dimensions are 125 feet by 230 feet for an area of 28,750 square or .66 acres of land. Upon entitlement approval and prior to issuance of building permits, the four parcels will be legally joined as one development parcel.

00-43-43-30-03-032-0200
00-43-43-30-03-032-0230
00-43-43-30-03-032-0240
00-43-43-30-03-032-0530

PROPOSED DEVELOPMENT

This application proposed a mixed-use development consisting of 38 multifamily residential rental units and 1,585 square feet of commercial retail space within the WCRAO. The Subject Property has been vacant and undeveloped in this blighted area for over 15 years. Neighborlee Westgate is designed and proposed to comply with the purpose and intent of the WCRAO as stated below.

The use of community redevelopment powers enables the BCC and the WCRA to make public improvements that encourage and enhance investment while providing neighborhood stability, prevent continuation of inefficient and incompatible land use patterns, and assist revitalization and rehabilitation of older commercial and residential areas in the Westgate/Belvedere Homes area. The WCRAO is established with the

purpose and intent of encouraging development and redevelopment of the Westgate/Belvedere Homes area through regulatory incentives; arresting deterioration of property values; preserving and protecting existing, viable affordable housing; providing opportunity for the future development of affordable housing; implementing the 2004 Westgate/Belvedere Homes Community Redevelopment Plan (WCRA Plan); providing for mixed-use development; and, providing for increased residential densities and commercial intensities, without amendment to the Plan.

This application implements the objectives of the WCRAO as stated in the Comprehensive Plan and Unified Land Development Code (“ULDC”).

The property has frontage on the recently improved Westgate Avenue but with vehicular access coming from Nokomis Avenue, as required, which allows for the proposed ground level commercial uses and pedestrian areas to engage the streetscape and encourage other redevelopment projects within the overlay area. The project also proposes 38 multifamily residential units by using the WCRAO density bonus pool program. Comprehensive Plan Policy 1.2.3-b offers a density bonus pool of an additional 1,300 residential units, that may be utilized for rental and for-sale projects within the WCRAO, in accordance with Article 3.B.14.H of the ULDC. The pool allows up to 50 dwelling units per acre in addition to the underlying 8 units per acre, for mixed use developments in the NC Sub-Area of the WCRAO. Accordingly, in addition to the zoning map amendment, this application requests the approval by the Board of County Commissioners of 33 additional units from the pool to be added to the 5 units allowed under the standard density of 8 units per acre, for a total of 38 residential units.

As indicated, vehicular access to the Subject Property is from Nokomis Avenue, an existing 40-foot right-of-way (“ROW”), into a parking area of 42 spaces that are covered by the elevated residential portion of the building. There are an additional 5 parking spaces along the property frontage of Westgate Avenue that are eligible to be counted toward the required parking for the project. It should be noted that there are other parking locations along Westgate Avenue, such as on the north side across from the Subject Property that are available to support the project, but according to the Code, they are not eligible to count toward the project parking requirement. Rooms for mechanical equipment and trash collection are also located on the ground floor. The project anticipates having an onsite property manager to be available for site maintenance, monitoring of parking and trash collection/removal. The upper floors of the building will consist of two and one-half floors of residential units consisting of efficiency “micro” units, efficiency studio units and 1-bedroom units, accessible by elevators and stairs. There will be a common laundry room(s) on site and the roof top will have both indoor and outdoor resident amenity space such as a lounge, gathering/seating areas, grills, and passive game area. The details of the amenities will be determined at time of permitting.

As shown by the proposed Site Plan and conceptual architectural exhibits, the architecture is a contemporary design with natural colors and materials, providing an attractive building for the Westgate Avenue corridor. To accent the building, there will be potted or in ground landscaping along the side and rear property lines, within the Westgate Avenue frontage plaza area and within the parking area that are not restricted by the building. The proposed Site Plan complies with the maximum building coverage area, setbacks and perimeter buffer requirements of the

ULDC and WCRAO. Landscape plans will be provided at the time of permitting as required by the ULDC.

JUSTIFICATION STATEMENT

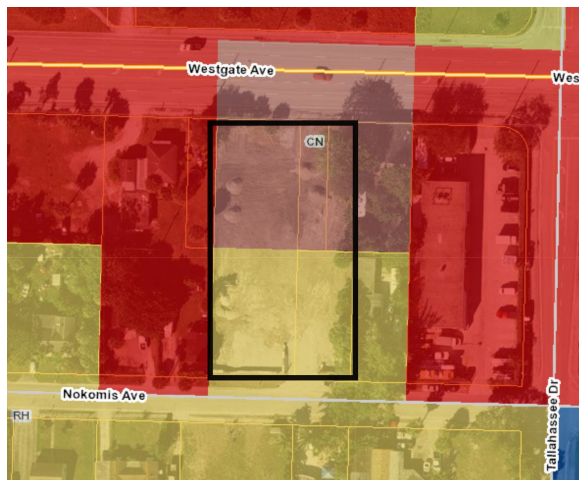
The following provides further description and justification of the Applicant's request for approval of the following from the PBC Board of County Commissioners ("BCC"):

- Official Zoning Map Amendment ("Rezoning") from RH and CG for the entire Subject Property.
- Class A Conditional Use approval of a mixed-use development plan incorporating 33 residential units from the WCRA Density Bonus Pool
- A variance Type 1 Wavier to ULDC Article 6.C.1.A.1.a for the number of parking spaces from 53 required to 47 provided.
- A (concurrent) Subdivision Variance for a reduction in 80-foot Minimum Legal Access Requirements for a local commercial use.

In addition to this justification statement which addresses application criteria, a Project Narrative prepared by the Applicant is provided as an Appendix with further information on the project goals and mission.

Land Use & Zoning

The entire Subject Property has a Future Land Use designation of Commercial High with underlying Residential of 8 units per acre (CH/8). The zoning for the Subject Property, as shown below, is split with the northern half designated as Commercial Neighborhood (CN) and the southern half designated as Residential High (RH), which is inconsistent with the CH/8 land use. Accordingly, and in coordination with County and WCRA staff, this application proposes to amend the zoning of the entire Subject Property from RH and CN to CG for consistency with the surrounding area and the CH/8 land use. The CG zoning district will also be consistent with the Neighborhood Commercial (NC) Sub Area of the WCRAO, which permits the proposed mixed-use development.



Legal Lot of Record

Subsequent to approval of this application, the Applicant will request approval of the Final Site Plan PBC Development Review Officer (DRO) and a Boundary Plat (or other acceptable process) to legally join the four parcels, prior to issuance of building permits.

Surrounding Uses

The Subject Property is located in an area characterized by a mix of commercial uses, single and multi-family residences and undeveloped properties. Below is a description of the uses on the adjacent properties (or those on the other side of abutting R-O-W's) to the north, south, east and west of the overall property.

Adjacent Property	FLU Designation	Zoning District	Existing Use
North	CH/8	CG	Undeveloped
South	CH/8	RH	SF Residential
East	CH/8	CN	SF Residential
West	CH/8	CG	MF Residential

Compliance with WCRAO

As indicated, the Subject Site is located within the NC Sub-Area of the WCRAO and the proposed development has been designed to comply with the applicable regulations of Article 2, Section 3.B.14 as described below, according to subsection:

- 3.B.14.C.- E *Project Description and Approval Process* - The proposed development plan and the architectural exhibits provided with this application show a fresh, contemporary design of a mixed-use project that provides a mix of commercial retail space and diverse residential unit types. The frontage of the building is set on the build-to-line with plaza/gallery space to engage the pedestrian traffic along Westgate Avenue and entice other development opportunities in the area. The applicant acknowledges that due to the proposed density and use of the density pool, the application will require approval by the Board of County Commissioners after review by the WCRA, PBC staff review and Zoning Commission.

- 3.B.14.F *Property Development Regulations* - The proposed development plan has been prepared in accordance with the minimum/maximum development regulations as shown in the table below.

Regulation	Required	Proposed
Min. Lot Frontage/Width	75'	125'
Min. Lot Depth	100'	230'
Max. Building Coverage	40%	39.9%
Build to Line/Setbacks		
Max. Front	10'	10'
Min. Side	10'	10'
Min. Rear	25'	51.7'
Minimum Building Frontage	80%	84%
Max. Plaza Area/Building Frontage	50%	34%
Max. No. of Stories	6	4
Max. Building Length	300'	195'

As indicated, the project complies with the minimum/maximum development regulations of the Neighborhood Commercial (NC) Sub Area of the WCRAO. The building coverage includes the ground level building area plus the elevated building area over the parking and consists of 11,474 square feet, less than the maximum 11,500 square feet. Likewise, the proposed building frontage at the build-to-line totals 105 feet, where a minimum of 100 feet is required and of that building frontage, approximately 35.5 feet is plaza area. Additionally, the building is designed to accentuate and activate the streetscape along Westgate Avenue, with commercial glazing, main building entrances and pedestrian amenities within the plaza. All vehicular access and parking is from the rear of the property off of Nokomis Avenue according to the WCRAO regulations.

Section G

Property Frontage - The project design proposes the commercial space at grade level along the building frontage with parking in the rear. The commercial space has not been fully designed; however, it will provide a minimum of 70% transparent glass along the build-to-line and Westgate Avenue. In between the two commercial spaces is a plaza or gallery area of approximately 34% of the building frontage. This area will be improved with pavers, potted landscaping, shade structure and outdoor furniture for gathering areas and pedestrian activity. The plaza area also serves as the covered front entrance to the residential lobby and elevators for the units above the parking area.

Section H

Density Bonus Pool - The proposed development is utilizing the maximum density bonus of the WCRAO allowed in the NC Sub-Area of 50 units per acre, in addition to the underlying 8 units per acre allowed by the CH/8 land use. Based on the .66 acre site, the maximum allowed number of units is 38 as proposed.

The density bonus is subject to standards which are met as indicated below.

- 1) The proposed development offers a diverse choice of unit sizes and types including 240 square foot micro units, 360 square foot studio units and 538 square foot 1-bedroom units. This mix of unit are being proposed to offer affordable housing options for low and moderate income residents, with an emphasis on non-family housing.
- 2) The project has been designed in accordance with the requirements of Tables 3.B.14.E & F.
- 3) Outdoor space exceeding the minimum 5% of the residential square footage is proposed on a portion of the rooftop. The outdoor amenities that are being considered include a grilling area, game area and various sitting/gathering areas. These amenities will be available for use and enjoyment of the residents.
- 4) The specific unit mix relative to income levels will be finalized through the process; however, it is understood that there must be a minimum of 20% of the units required as the Workforce Housing per the ULDC.

Section I

Access, Parking & Loading - As previously indicated, access to the parking area is from the rear of the site from Nokomis Avenue. Based on the WCRAO parking rates, there are 53 spaces required to support the commercial retail space, residential units and residential guests. There are a total of 47 spaces provided with 42 spaces on site and 5 spaces on-street along Westgate Avenue. Currently, there is no regulation in the ULDC to allow relief from the WCRAO parking rates, however, there are amendments to the WCRAO regulations in process which will allow for a 15% reduction from the WCRAO parking requirements with a Type 1 Waiver. The 47 spaces provided would be a 11.4% reduction to the 53 spaces required by the WCRAO. Subject to confirmation in a Palm Beach County Pre-Application meeting, the intent is to request this Type 1 Waiver from the WCRAO rates concurrently with this application. This reduction in parking is supported by the Parking Demand Study, provided and prepared by PTC Transportation Consultants, that indicates that ITE has rates for this type of development that would require 31 spaces, leaving 16 spaces surplus.

For loading, the size of the commercial space is minimal, and loading can be accommodated from space along Westgate Avenue or if necessary, from the drive aisle of the parking area. As indicated, there are on street parking spaces, which one space could have signage to be reserved for loading with limited hours while the on-site parking is more available during the business hours of the day. Accordingly, the applicant requests the support of the WCRA Executive Director to allow for this alternative for loading.

Section J *Landscape Buffers & Foundation Planting* - The property development plan has been designed to provide the landscape buffers and foundation planting as required and allowed by the WCRAO. There is no requirement for ROW buffers or foundation planting area along Westgate Avenue, however the plaza area will include potted plants or smaller planting areas to break up the façade, plus the plan provides an area at the base of the commercial building frontages.

This Code Analysis describes how the required development regulations for the proposed development are met with the exception of the number of parking spaces where the applicant will be requesting a Type 1 Waiver for relief of 6 spaces from the PBC Zoning Director.

Zoning Map Amendment Standards

The Subject Property consists of four parcels proposed to be rezoned from RH and CN to General Commercial (CG) for consistency with the zoning of the surrounding area, CH/8 future land use and the NC Sub Area of the WCRAO. In determining whether to grant an amendment, the BCC shall consider the consistency of the proposed amendment with the intent of the Plan set forth in this Section. When considering an application for Rezoning to a Standard Zoning District, the BCC and ZC shall utilize Standards a through g indicated below.

a) **Consistency with the Plan – The proposed amendment is consistent with the Plan.**

Response: The subject parcel has a future land use designation of Commercial High with an underlying 8 unit per acre residential density (CH/8). The proposed application requests a rezoning of the Subject Property to General Commercial (CG), which is consistent with other surrounding properties, the CH/8 future land use designation and the NC Sub Area of the WCRAO. The rezoning request is consistent with the purpose, goals and policies of the Plan.

In addition, according to Policy 1.2.3-b: Bonus Density Pool - The Board of County Commissioners has the authority within the WCRAO to approve residential densities higher than those shown on the Future Land Use Atlas for areas designated residential. Accordingly, this application requests approval of 33 residential units (50 u/a) from the density pool, in addition to the 5 units allowed by the underlying HR-8 residential land use designation.

b) **Consistency with the Code – The proposed amendment is not in conflict with any portion of this Code and is consistent with the stated purpose and intent of this Code.**

Response: The northern half of the Subject Property is zoned CN and the southern half is zoned RH. In order for the Applicant to propose the mixed-use development and be consistent with the NC Sub Area of the WCRAO, as well as the CH/8 land use, the property must be rezoned for consistency with the surrounding properties with CG zoning. The requested rezoning is consistent with all provisions of the ULDC related to the zoning district as well as the NC Sub Area of the WCRAO.

- c) **Compatibility with Surrounding Uses – The proposed amendment is compatible, and generally consistent with existing uses and surrounding zoning districts and is the appropriate zoning district for the parcel of land. In making this finding, the BCC may apply an alternative zoning district.**

Response: The Subject Property is located in an area characterized by a mix of residential and non-residential uses, even though the majority of the surrounding properties are zoned CG. The proposed goals of the WCRAO and properties with frontage on Westgate Avenue is to provide mixed use projects, such as Neighborlee Mixed Use. Rezoning the property is logical and consistent with surrounding property and furthers the goals of the WCRAO for redevelopment of the area.

- d) **Effect on the Natural Environment – The proposed amendment will not result in significantly adverse impacts on the natural environment, including, but not limited to, water, air, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment.**

Response: The site has been cleared, and the rezoning of the property will not result in any adverse impacts on the natural environment.

- e) **Development Patterns – The proposed amendment will result in a logical, orderly, and timely development pattern.**

Response: This application implements the objective of the WCRAO as stated previously in this justification statement. The property is and has been undeveloped for more than 15 years, which has caused nuisance and creates a void of redevelopment. The proposed amendment will allow for the development of a mixed-use project that will incentivize and further the redevelopment goals of the WCRAO.

- f) **Adequate Public Facilities – The proposed amendment complies with Art. 2.F, Concurrency (Adequate Public Facility Standards).**

Response: Adequate public facilities are available to support the rezoning of the portion of the Subject Property from RH and CN to CG. Public water and sewer service exists within the right of way of Westgate Avenue and can serve the project. Drainage for the project and compensating storage will be provided on site in an underground system with legal positive outfall to Westgate Avenue as further described in the provided drainage statement. The traffic statement included with this application confirms that the property is within a Traffic Concurrency Exemption Area (TCEA) and will not have adverse traffic impacts. Solid Waste Authority (SWA) will provide and be consulted on the frequency of trash collection services. Palm Tran provides public transportation along Westgate Avenue, Wabash Avenue to the west and Okeechobee Boulevard to the north. Public schools will be evaluated and confirmed through the application process.

g) Changed Conditions or Circumstances – There are demonstrated changed site conditions or circumstances provided by the Applicant’s Justification Statement that necessitate the amendment.

Response: The Subject Property is and has been undeveloped for over 15 years and has more recently been an enforcement nuisance for the WCRA. The proposed zoning amendment will allow for the development of a new mixed-use project with affordable residential units and supporting commercial space to incentivize and further the redevelopment goals of the WCRAO and along the newly reconstructed Westgate Avenue.

Type I Waiver

This application is requesting a Type I Waiver to reduce the number of required parking spaces as calculated under the WCRAO rates found in Art. 3. with 53 required spaces and 47 provided spaces. When considering a DO application for a Type 1 Waiver, the DRO shall consider the following Standards in addition to any other Standards applicable to the specific Waiver as contained in this Code.

a) The Waiver does not create additional conflicts with other requirements of the ULDC and is consistent with the stated purpose and intent for the zoning district or overlay.

Response: This mixed-use project proposes 38 multifamily residential units, with a mix of efficiency micro units, efficiency studio units and 1 bedroom units, plus 1,585 square feet of commercial retail spaces. Under the WCRAO parking rates, the project is required to provide 53 parking spaces consisting of 1 space per residential unit, or 38 spaces, 3 spaces per 1,000 sf of commercial retail space, or 5 spaces, and 1 guest space for every 4 residential units or 10 guest spaces. Although the ULDC does not allow spaces to be reserved, the 42 spaces on site serve the 38 residential units and the remaining 9 spaces (4 surplus on site and the 5 spaces on street) are available to share to serve commercial retail space and any guest spaces. According to the submitted Parking Demand Study, prepared by PTC Transportation Consultants, the Institute of Traffic Engineers (ITE) have published a parking rate of .68 spaces per unit for projects with this diverse mix of smaller residential units, and commercial rates at 1 space per 313 square feet versus 333 square feet. Using the ITE rates, 31 spaces are required for the project which would leave 16 spaces for guests.

In addition to the ITE rates, there are other factors that will play a part in having sufficient parking, those being:

- Westgate Avenue has recently been improved and provides on street parallel parking spaces in other areas than the immediate frontage of the project. In an urban area, it is customary to use street parking, outside the extent of the property frontage, for guest and commercial uses.

- The applicant will manage the parking by having an extra fee for residents with a car, limiting resident parking to 1 space per unit and issuing parking stickers which can be monitored and enforced by a property manager.
- The applicant will offer free monthly bus passes to residents that do not have a car on premises. Palm Tran has bus routes on Westgate Avenue as well as nearby Okeechobee Boulevard and Wabash Avenue.
- Bike racks for tenants will be conveniently placed on property as alternative means of transportation.

Based on the published ITE rates, availability of on street parking for commercial use and guests, managed parking for residents and the other programs being offered by the applicant, this project will have sufficient parking and will provide the type of development with diverse residential units and a mix of commercial space which is the purpose and goal of the WCRAO.

b) The Waiver will not cause a detrimental effect on the overall design and development standards of the project, and will be in harmony with the general site layout and design details of the development; and,

Response: As indicated in the response above, the project has been designed to provide sufficient parking on site for the residents, plus a parking surplus to be used by the commercial tenants/customers and any guests. The purpose and desire of the WCRAO is to provide redevelopment of properties with a mix of uses, as proposed. This project will serve as a catalyst for other sites within Westgate to be redeveloped consistent with the goals and purpose of the WCRAO.

c) The alternative design option recommended as part of the Waiver approval, if granted, will not adversely impact on adjacent properties.

Response: The obvious alternative design is to offer fewer, but larger residential units, to lower the parking demand. However, this approach is in direct contradiction to the desire to provide more affordable housing options, especially in areas near employment opportunities and public transportation, such as the WCRAO. In order to provide lower individual rental rates, the units have been designed to be smaller but accommodate the targeted non-family resident. The project is designed to comply with the architectural regulations of the WCRAO established to protect the adjacent properties but allow for development diversity on the site. Vehicular access is from Nokomis Avenue, leaving unimpeded pedestrian activity along Westgate Avenue. The project will be constructed with security features such as lighting, cameras, secured residential entry and monitored parking. The project will be an asset to the area and incentive to attract more interest in redevelopment opportunities in the WCRAO.

Subdivision Variance

	Code Section	Required	Proposed	Variance
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SV.1	Table 11.E.2.A-2	80-foot Minimum width of street for a local commercial use.	40-foot	40-foot
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The subject site has frontage along Westgate Avenue, an existing 80-foot ROW, and Nokomis Avenue, an existing (platted) 40-foot ROW. Based on the mixed-use development including commercial use, the site has an 80-foot minimum street width per ULDC Table 11.E.2.A-2. Westgate Avenue is considered as the site’s frontage and meets the access width requirements, however in order to accommodate the pedestrian design criteria along Westgate Avenue, vehicular access to the property is proposed in the rear of the property off of Nokomis Avenue. As such, the variance request is to allow access onto an existing 40-foot ROW, Nokomis Avenue, rather than an 80-foot ROW, for a local commercial use.

The standards for subdivision variances are addressed below:

- a) 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: The subject property which is an assemblage of four (undeveloped) parcels of land which are situated between Westgate Avenue and Nokomis Avenue, which dual frontage also provided along Westgate Avenue and Nokomis Avenue as well. Per Code, access is not permitted on Westgate Avenue when an alternative exists, which in this case, is Nokomis Avenue, a 40-foot (platted) ROW. As such, the subject property has the unique circumstance of having to seek variance approval whether it is developed with primary access from Nokomis Avenue or Westgate Avenue. This constitutes a special circumstance affecting the subject property.

- b) Special circumstances and conditions do not result from the actions of the Applicant.

Response: As previously mentioned, the subject property is an assemblage of four (undeveloped) parcels with dual frontage (and existing access points) along Westgate Avenue and Nokomis Avenue. The Applicant would be allowed to maintain access from Westgate Avenue if the properties fronting Westgate Avenue were not combined with the additional property; however, since the assemblage is required in order to develop the site in accordance with WCRA mixed use standards, and these standards prohibit access from Westgate Avenue when an alternative exists, access to the subject property is restricted to Nokomis Avenue. Therefore, the Applicant is requesting a variance from the minimum width of the roadway providing access.

- c) 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, structures or buildings in the same zoning district.

Response: The proposed mixed-use project meets the development goals and design objectives of the WRCRA Plan and the WCRAO. Special privileges will not be conferred on the Applicant by granting this variance. These same design goals, objectives and access considerations will be applied to surrounding properties should they choose to redevelop/develop their site.

- d) 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 of the Code would deprive the Applicant Rights commonly enjoyed by other parcels of land in the same zoning district and would unnecessarily create an undue hardship, especially when dealing with the additional standards of the WCRAO in addition to the standard CG zoning district regulations. Without the granting of this variance, the Applicant cannot access the property nor accommodate the mixed-use development of the site, thus limiting the economic potential of the Westgate corridor.

- e) Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.

Response: The requested variance is the minimum necessary to provide site access and implement the goals and objects of the WRCRA Plan. The proposed request should not have any negative impact on the surrounding properties.

- f) Grant of the variance will be consistent with the purposes, goals, objectives and policies of the Comprehensive Plan and this Code.

Response: The WCRAO property development regulations were established to encourage a pedestrian friendly environment, street presence, and mixed-use developments to reinforce the smart grown principals of the WRCRA and Comprehensive Plan. Within the NC sub-area, and a key focal point of the Overlay, development incentives such as increase in intensity and density are allowed for the urban mixed-use project which more intense commercial uses. In order to encourage the pedestrian friendly environment along Westgate Avenue, the project design proposes commercial space at grade level along the Westgate Avenue building frontage. In between the two commercial spaces is a plaza area which will be improved with pavers, potted landscaping, shade structure and outdoor furniture for gathering areas and pedestrian activity. As such, vehicular access is restricted to Nokomis Avenue.

- g) Granting the variance will not be injurious to the area involved or otherwise detrimental of the public welfare.

Response: The proposed request will not have a negative impact on the surrounding properties or be injurious to the area or public welfare since access will be from a less

intensive roadway, thus preserving the pedestrian friendly environment of Westgate Avenue.

CONCLUSION

Approval of this application will allow for the development of Neighborlee Mixed Use, a new mixed used development within the Westgate/Belvedere Homes Community Redevelopment Area Overlay (WCRAO) that will provide 38 units to be rented within affordable/workforce rental rates, plus 1,585 square feet of new commercial retail space and a pedestrian plaza area along the newly constructed Westgate Avenue. This development can only be achieved with the approval of the requested rezoning, use of the WCRAO density bonus pool, Type 1 Waiver for parking reduction, and a (concurrent) Subdivision Variance from minimum legal access requirements. The approvals and development will further the redevelopment goals and objectives of the WCRAO and provide additional diverse housing options for residents of Palm Beach County.

Upon recommendation of approval from the WCRA Board, this application will be submitted to Palm Beach County for review and ultimately presented to the Board of County Commissioners for final entitlement approval.

Should you have any questions regarding this application, please contact Bradley Miller from Urban Design Studio at bmiller@udsflorida.com.

APPENDIX

NEIGHBORLEE WESTGATE PROPOSAL

A. Project Overview

Neighborlee Development LLC (NDL) is a newly created company whose mission is to provide clean, safe and affordable housing in South Florida, with a focus on non-family households with income at the 80% AMI or below. We differentiate ourselves by offering innovative solutions to affordable housing including micro units. These units feature smaller living spaces and higher revenue per square foot than traditional apartments. Due to higher revenue per square foot, micro units typically require little or no government subsidies. Therefore, we can afford to reinvest profits into high quality materials and security apparatus.

NDL has purchased 0.66 acres of vacant land on Westgate Avenue (specifically 2810, 2814, 2818 and 2809 Nokomis Ave, West Palm Beach). We propose to build a three-story, mixed-use building with 38 units of micro, studio and 1 bedroom apartments with rents of either \$1,200 or \$1,600. We also propose roughly 1,585 square feet of commercial space on the first floor. The building will provide a visually compelling facade that will enhance and revitalize the neighborhood.

Once complete, this project will deliver upon the primary objectives of the Westgate CRA and Palm Beach County:

1. It will serve a mix of low and moderate income levels to diversify the resident base of Westgate.
2. It will deliver 92% affordable units, as most of the units will have rents at or below the HUD Fair Market rent for efficiency apartments (\$1,573 for 2025). We will work with the CRA to reserve units for high priority customers: seniors (55+), special needs (handicapped, veterans), current CRA residents, and up to 40% Low Income.
3. The commercial space and increased occupants will drive economic development by increasing foot traffic and commerce in the vital Westgate Avenue corridor of the CRA.
4. It will improve the neighborhood safety with a more diverse (ethnically and economically) tenant base along with a well-designed security program by NDL.
5. It will deliver an environmentally sustainable dwelling through incentives to reduce cars, proximity to public transportation, and energy-efficient construction.

B. About Neighborlee Development LLC

The company was created in 2024 with the objective of developing innovative affordable housing solutions in Palm Beach and Broward Counties. The company is capitalized up to \$5 million which can be leveraged with debt funding to bring projects to fruition faster than typical developers. This is due to our commitment to require minimal government funding for our projects. There are four partners in the company, each with particular strengths and experiences:

- Kurt Jetta, Ph.D. is the founder and chief financial officer of the company. He also works on strategy and projection coordination. He currently owns 36 units of affordable housing in Palm Beach County.
- Josh Bishop is President of Worth Properties. He is a licensed realtor as well as a project manager on several construction projects. His latest initiative is a 350 units mixed-used development on Florida's West Coast. He brings technical expertise during the construction phase of the project.
- Katherine O'Donnell is Director of Marketing and Research. She works on research on relevant ordinances that apply during the development process and suggests actions to get the project in compliance with regulations.
- Arsine Kaloustian is our Public Policy coordinator. She is the primary contact with elected and government officials to ensure our projects have proper support prior to final approval.

C. Description of the Dwellings

1. Quantity: There will be 38 rental units in the building: 26 Micro, 10 Studio and 2 1BDRM.
2. Size: Each Micro apartment will be 240 square feet as compared to a studio apartment, which are typically 400-500 sq ft. Our studio apartments will be 360 sq ft. The rents will be \$1,200 and \$1,600 per month, respectively. One Bedroom apartments will be 538 sq ft. and go for \$2,000 per month.
3. Features: Each unit will have a kitchenette, bathroom and room for a full bed, seating and closet.
4. Balconies: Each unit will have a balcony that complies with CRA code.
5. There will be two washers and dryers on at least two of the three floors

D. Parking

1. There will be 47 spaces for parking, to support the needs for tenants, guests and retail. On street parking will supplement the parking capacity of this building.
2. To assist with the parking requirements of the project, NDL proposes the following parking enhancement program:
 - a. Explore a Shared Parking Agreement with local businesses and other property owners as a cushion in case the demand for the businesses is higher than expected.
 - b. Offer free monthly bus passes to residents that do not have a car or choose not to park it on premise.
 - c. Monthly parking fee (\$50) for those that choose to have a car on-premise.
 - d. Bike racks for tenants will be conveniently placed on the property.

E. Safety/Crime Prevention and Security

1. The building will be supplied with advanced security systems such as cameras, key fob entry and strong exterior lighting.
2. There will be a full-time property manager living on-premise to screen visitors, monitor parking and ensure compliance with community guidelines.
3. NDL will use the HUD Vetting standard for new tenant applications. This process includes a criminal background check, proof of income, no evictions, past landlord references and an in-person interview with property management. We will not accept Continuum of Care (COC) applicants, which tend to have higher rates of crime and other nuisance behavior.

F. Strategy to deliver a mix of Moderate and Low Income

1. Units will be restricted to 1.25 people per unit, i.e. for each four units there will be three single occupancy and one double occupancy. This ensures that Non-Family Households are the predominant tenants.
2. Relevant statistics: Non-Family households make only ½ the income of Family households. Therefore, their income statistics should be used to determine the income mix of the apartments.

PALM BEACH COUNTY AFFORDABLE RENT COMPARISONS

MEDIAN INCOME	% of HH's	Median	80% AMI	Max Rent
FAMILIES	64%	103,461	82,769	2,069
FAMILIES-MARRIED	48%	122,264	97,811	2,445
NON-FAMILIES	36%	52,119	41,695	1,042

Source: 2023 US Census of Palm Beach County

Total HH's = 605,132.

Max Rent affordable assumed at 30% of Gross Income

3. The two rental tiers are expected to deliver the desired (40% Low/60% Moderate) income mix profile for non-Family households.

NON-FAMILY AMI	52,119	52,119
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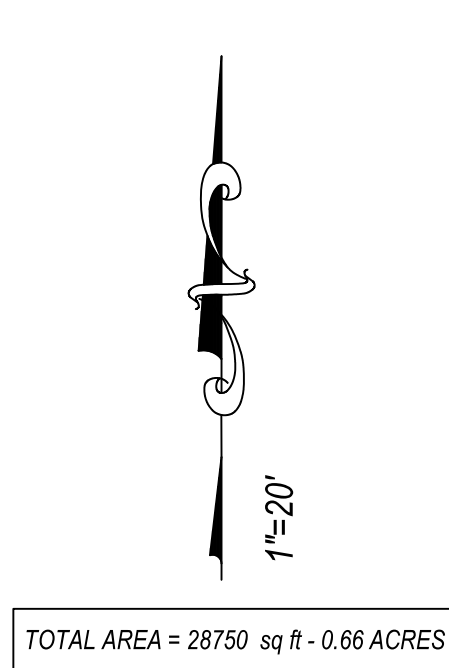
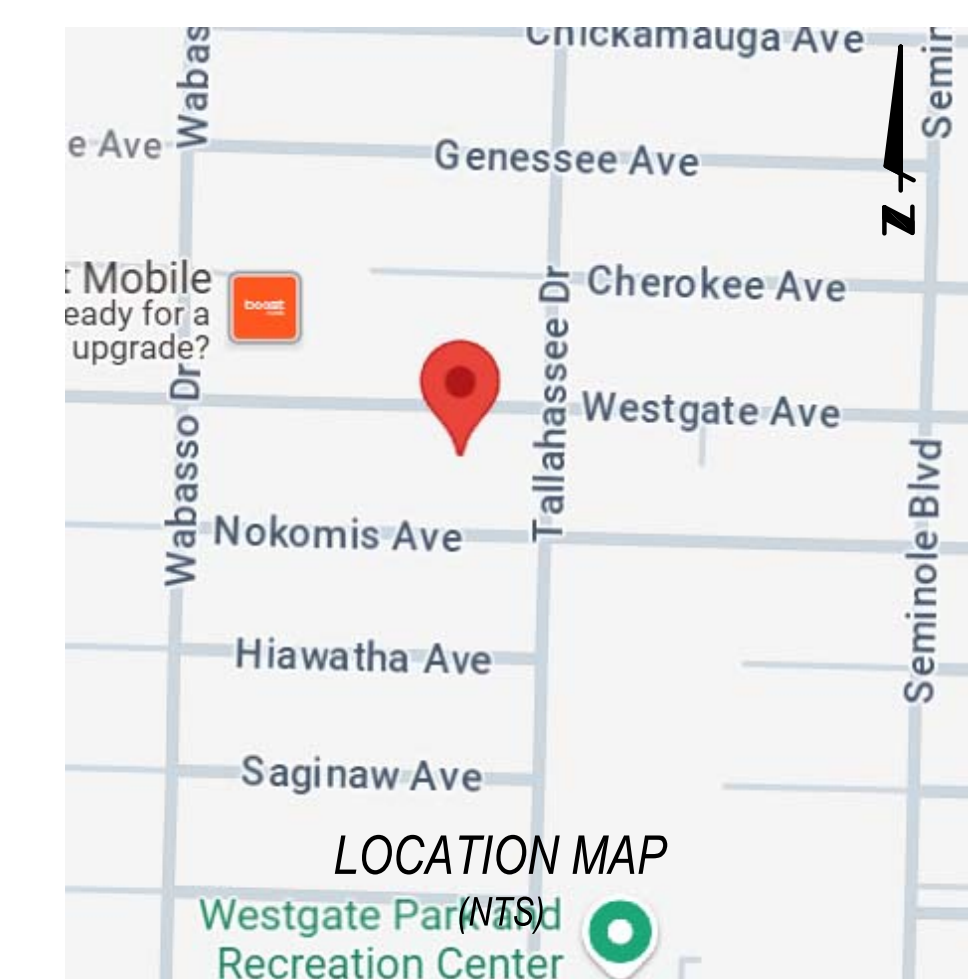
TYPE	Rent	Income Threshold		# OF UNIT
		40% of Gross Income to Rent	30% of Gross Income to Rent	
MICRO	1,200	36,000	48,000	26
STUDIO	1,600	48,000	64,000	10
1BDRM	2,000	60,000	80,000	2

UNIT SPLIT BY INCOME ALLOCATION TO RENT	40% of Gross Income to Rent	30% of Gross Income to Rent
MICRO	13	13
STUDIO	5	5
1BDRM	1	1

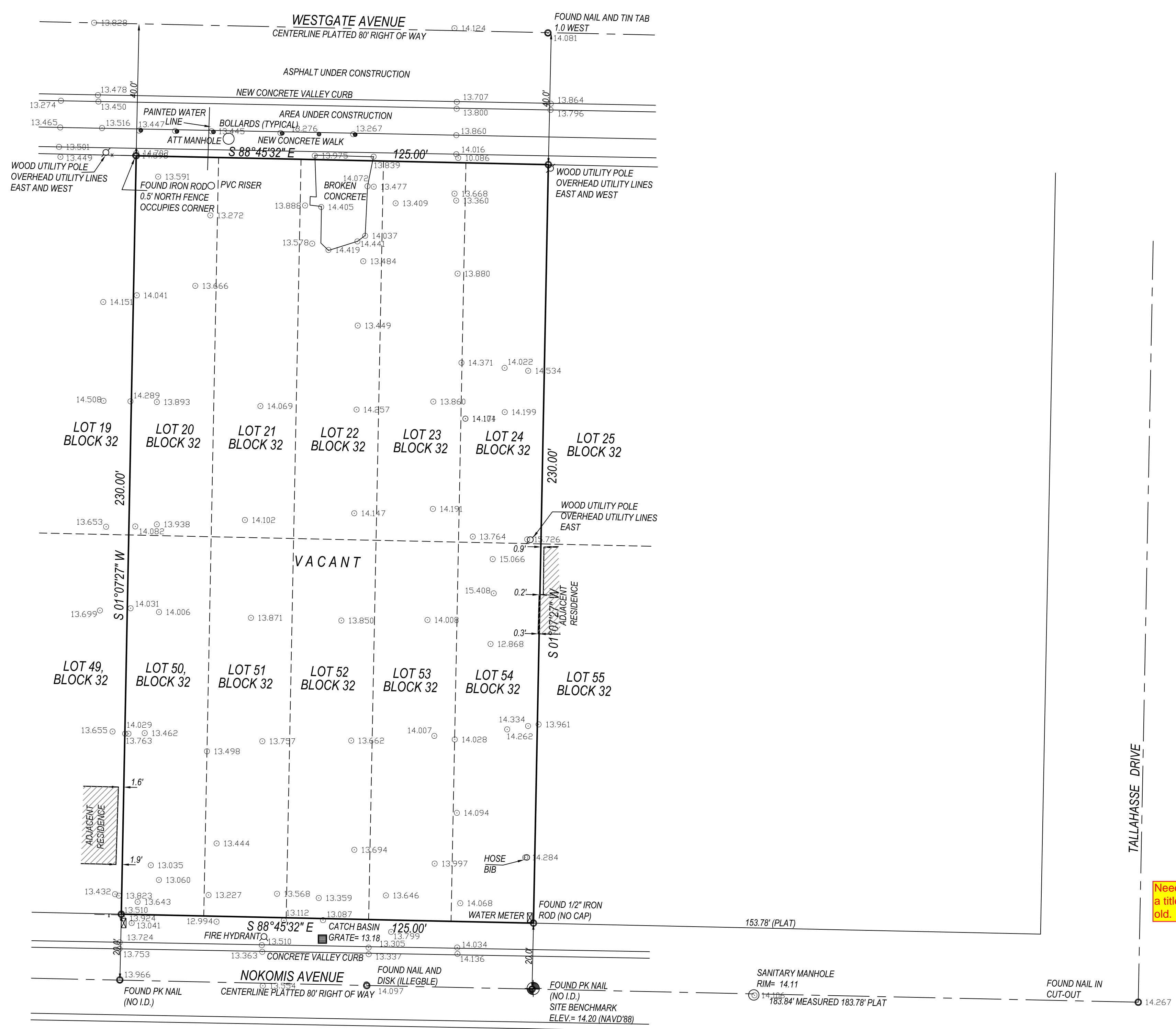
Non-Fam HH Income	% of AMI	Units	% of Total
\$36,000	69%	13	34%
\$48,000	92%	18	47%
\$60,000	115%	1	3%
\$64,000	123%	5	13%
\$80,000	153%	1	3%
TOTAL		38	

G. Retail Concepts

1. The current site plan proposes two commercial spaces that totals to 1,585 square feet along Westgate Avenue.
2. Retail/consumer focused businesses are most aligned with the WCRAO objectives of enhanced commercial activity and foot traffic.
3. Business #1 - Coffee Shop/Grab & Go Restaurant
 - a. Restaurants have the potential to generate significant activity given the right concept.
 - b. We propose a Coffee Shop/Grab & Go restaurant for one of the spaces. This format requires minimal infrastructure, particularly grease traps and exhaust hoods. It is conducive to generating a continual flow of traffic rather than a heavy meal-oriented flow, and it has the flexibility on hours of operation based on the demand of the neighborhood.
 - c. The tenant base of Neighborlee Westgate, primarily single working-class and young professionals, are a good fit with this format.
 - d. We are in conversations with [The Gringo](#), an Empanada restaurant in Delray for some type of engagement. They can be a tenant and operator, they can be a co-operator, a franchisor or just a wholesale supplier of empanadas.
 - e. This space would expand on the assortment to offer coffee and other hot drinks (with a focus on Cuban Coffee), pastries and other grab & go foods.
 - f. Price points would be attainable (<\$10) for the residents in the surrounding area, where the AMI is \$44,000.
4. Business #2 - Beauty Salon
 - a. There are numerous commercial benefits to Beauty Salons: a) they tend to keep spending within the community as consumers prefer locations close to home, b) they serve as a center for job creation such as hairstylists and nail technicians, and c) they tend to be more resistant to down cycles in the economy.
 - b. In addition to the economic benefits, Beauty Salons serve a diverse client base, and they can serve as a community hub for socializing. This socialization aspect makes it a good fit with a coffee shop in close proximity.



TOTAL AREA = 28750 sq ft - 0.66 ACRES



PROPERTY ADDRESS:
 2810 WESTGATE AVENUE
 2814 WESTGATE AVENUE
 2818 WESTGATE AVENUE
 2809 NOKOMIS AVENUE
 WEST PALM BEACH FLORIDA 33409

FLOOD ZONE: "X"
PANEL NO.: 12099C 0579F
DATE: OCTOBER 5, 2017

CERTIFIED TO:
 WESTCOR LAND TITLE INSURANCE COMPANY
 HAROLD H WEISMAN, P.A.
 JK CLOSING ATTORNEYS, PLLC
 NEIGHBORLEE DEVELOPMENT, LLC

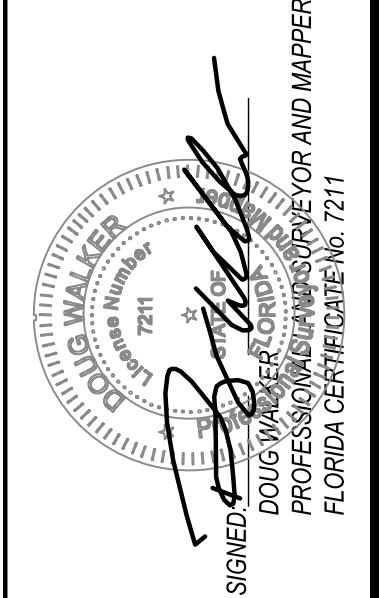
LEGAL DESCRIPTION:
 LOTS 20, 21, 22, 23, 24, 50, 51 AND 52, BLOCK 32, WEST GATE ESTATES (NORTHERN SECTION), ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 8, PAGE 38. SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA. LOTS 53 AND 54, BLOCK 32, WEST GATE ESTATES (NORTHERN SECTION), ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 8, PAGE 38, AS RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA.

- SURVEYORS' NOTES:**
1. I HEREBY CERTIFY THIS SURVEY MEETS STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17.050-.052, OF THE FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO CHAPTER 472.027 OF THE FLORIDA STATUTES.
 2. THE SURVEY MAP AND REPORT AND THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR VERIFIED ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 3. UNDERGROUND OR OBSCURED IMPROVEMENTS WERE NOT LOCATED.
 4. DIMENSIONS ARE RECORD AND FIELD UNLESS OTHERWISE NOTED.
 5. STATED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
 6. THIS FIRM'S CERTIFICATE OF AUTHORIZATION NUMBER IS LB 8261.
 7. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
 8. SURVEY SUBJECT TO RESERVATIONS, RESTRICTIONS, EASEMENTS AND RIGHTS-OF-WAY OF RECORD. (UNLESS A TITLE REVIEW, COMMITMENT REVIEW, OR OWNERSHIP AND ENCUMBRANCE REVIEW IS PRESENT ON THE FACE OF THIS DOCUMENT, THIS SURVEY HAS BEEN COMPLETED IN THE ABSENCE OF A TITLE INSURANCE POLICY).
 9. LOCATION MAP IS GLEANED FROM ONLINE MAPPING SITES AND IS ONLY APPROXIMATE.
 10. ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. (NAVD'88)

Need to reference a title report < 1 yr old.

Add a note that provides the site area in square feet and acreage.

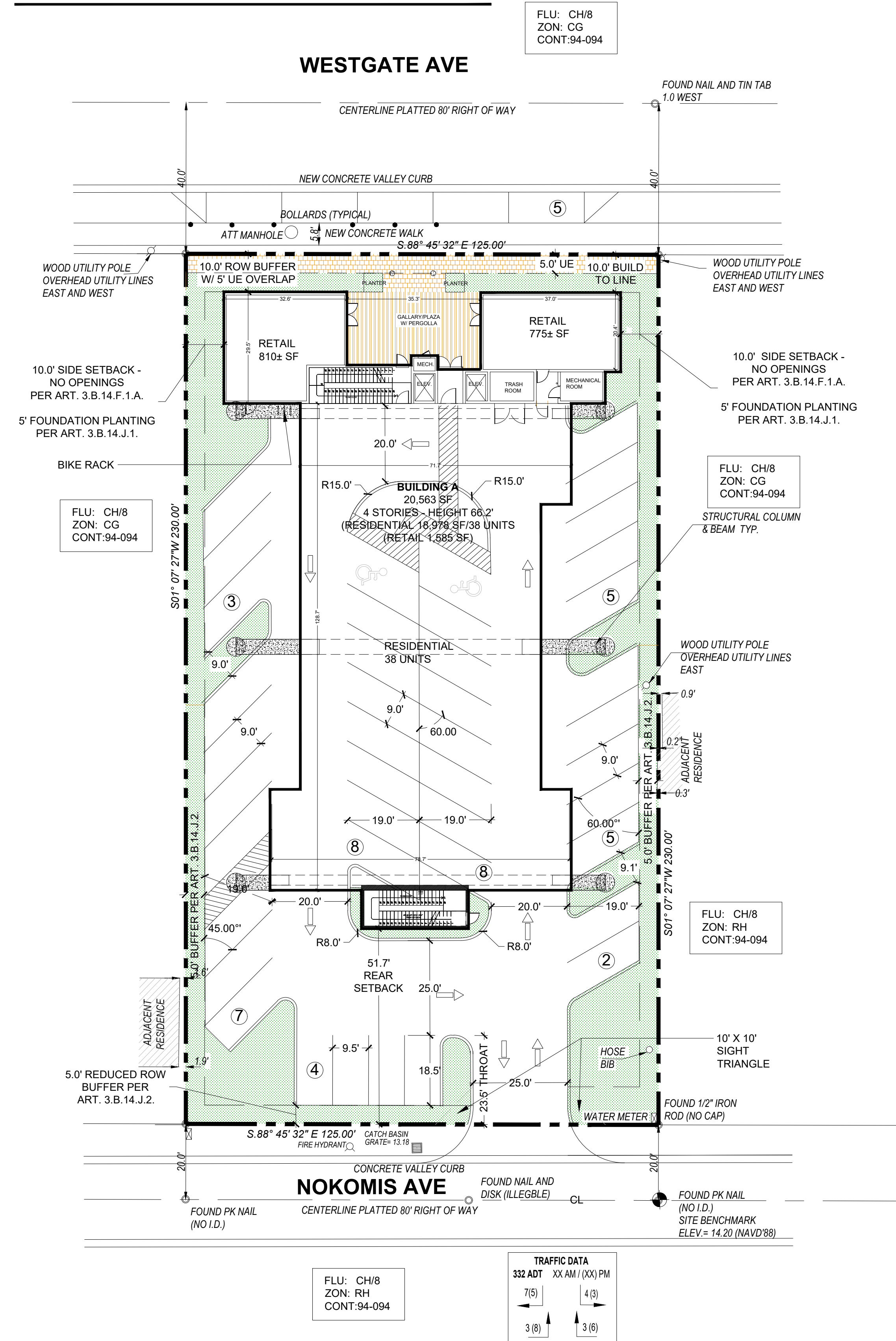
DATE: 09-26-24
 DRAFT: JH
 FIELD: JH
 BOUNDARY SURVEY PURPOSE: JH
 JOB#: 24-504



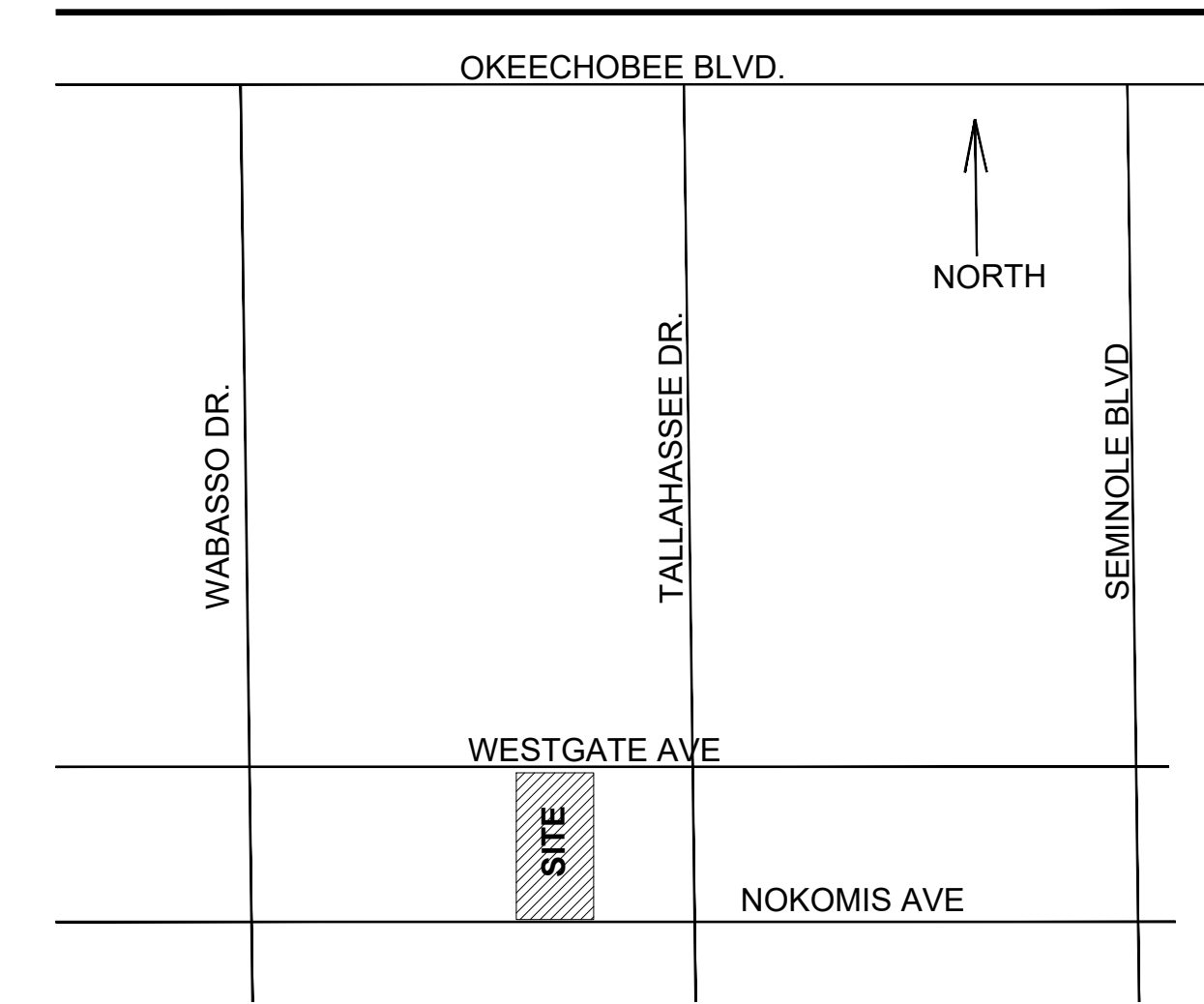
BOUNDARY AND TOPOGRAPHIC SURVEY

PRINCIPAL MERIDIAN SURVEYING, Inc.
 LICENSED BUSINESS No. 8261
 4546 CAMBRIDGE STREET
 WEST PALM BEACH, FL 33415
 OFFICE 561-478-7764

SITE PLAN



LOCATION MAP



SITE DATA

Application Data		Neighborhood Mixed Use	
Application Name	Control Number	1994-00094	TBD
Application Number	Last BCC Approval Date and Resolution Numbers	NA	CH/8
Future Land Use	Zoning District - Existing	CG (NC SubArea - WCRAO)	CG (NC SubArea - WCRAO)
Zoning District - Proposed	Tier	U/S	WCRAO
Overlay	Property Control Numbers	00-43-43-30-030-32-0200/0230/0240/0530	Vacant
Existing Use	Proposed Use(s)	Multi-Family Commercial	Commercial

Site & Building Data		Sq. Ft.	Acres
Gross Site Area		28,750 sf	0.66
Proposed Building Area	Use	22,017 sf	
1st Floor	Retail /Commercial	1,585 sf	
1st Floor	MF Residential (Support)	800 sf	
2nd Floor Residential	18 MF Units	8,966 sf	
3rd Floor Residential	15 MF Units	8,966 sf	
4th Floor Residential	5 MF Units/Rec	1,700 sf	
Gross Floor Area Ratio (Max. .85)		0.77 FAR	
Building Coverage (sf) (Max. 40%)		11,474 sf	39.9%
Max. Building Height	4 Stories	65.2 ft	
No of Units - Proposed	MF Residential - <1 BR	38 units	
Density Proposed Max. @ Standard - 8 u/a + Density Pool - 50 u/a		57.6 u/a	

Parking Data			
Parking Requirements (per ART. 3.B.14.I.)			
	SF/Units	Rate	Spaces
Retail /Commercial	1,585	1/350	5
MF Residential - 1 Bedroom	38	1/1	38
Guest	38	1/4	10
Total Parking Required			53
Total Parking Provided (w/ Type 1 Waiver)			
Standard On Site Spaces			47
HC Parking On Site Spaces			40
Parallel On Street Spaces			2
			5

Miscellaneous Data			
Traffic Analysis Zone (TAZ)			911
PerVIOUS Area (min. 20%)	Provided:	5,821 sf	20.2%

Concurrency Approval*		
Uses		Sq. Ft./Units
Retail		1,585 sf
Residential	Multi Family - < 1 BR	38 units

*Concurrency for project is as shown on the Site Plan

Residential Unit Breakdown			
Floor	Micro	Studio	1 BR
2nd Floor	15	2	1
3rd Floor	6	8	1
4th Floor	5	0	0
TOTAL	26	10	2

PROPERTY DEVELOPMENT REGULATIONS											
WCRAO NC SUB AREA	MINIMUM LOT DIMENSIONS				FAR	BLDG COVER	BLDG FRONTAGE	SETBACKS/SEPARATION			
	SIZE	WIDTH	FRONTAGE	DEPTH				FRONT	SIDE (WEST)	SIDE (EAST)	REAR
REQUIRED	NA	75'	75'	100'	0.85	40%	50%	10' MAX.	10'	10'	25'
PROVIDED	.66 AC.	125'	125'	230'	0.77	39.9%	30%	10'	10'	10'	51.7'

NOTES

- PROPERTY BOUNDARY BASED ON SURVEY PREPARED BY PRINCIPAL MERIDIAN SURVEYING, INC., REVISION DATE 9/26/2024.
- BUILDING FOOTPRINT AND ARCHITECTURE PREPARED BY KANTHAN DESIGN CORPORATION, REVISION DATE 1/28/2025.

PBC Amendments:	PBC Zoning Stamp:

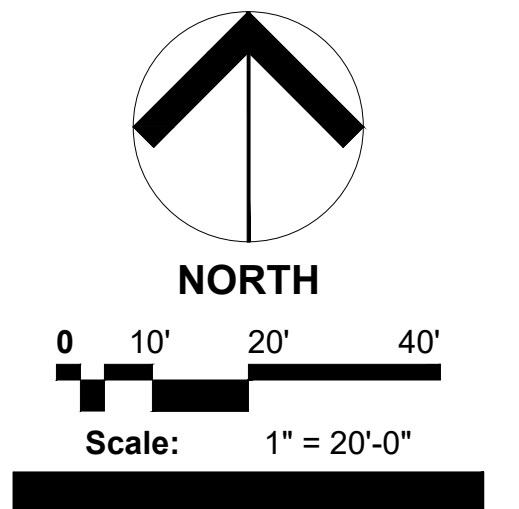


Urban Design
Land Planning
Landscape Architecture
610 Clematis Street, Suite CU02
West Palm Beach, FL 33401
561.366.1100 FAX 561.366.1111
www.udsfllorida.com
#LA0001739

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Neighborlee Mixed Use

**Palm Beach County, FL
Preliminary Site Plan**

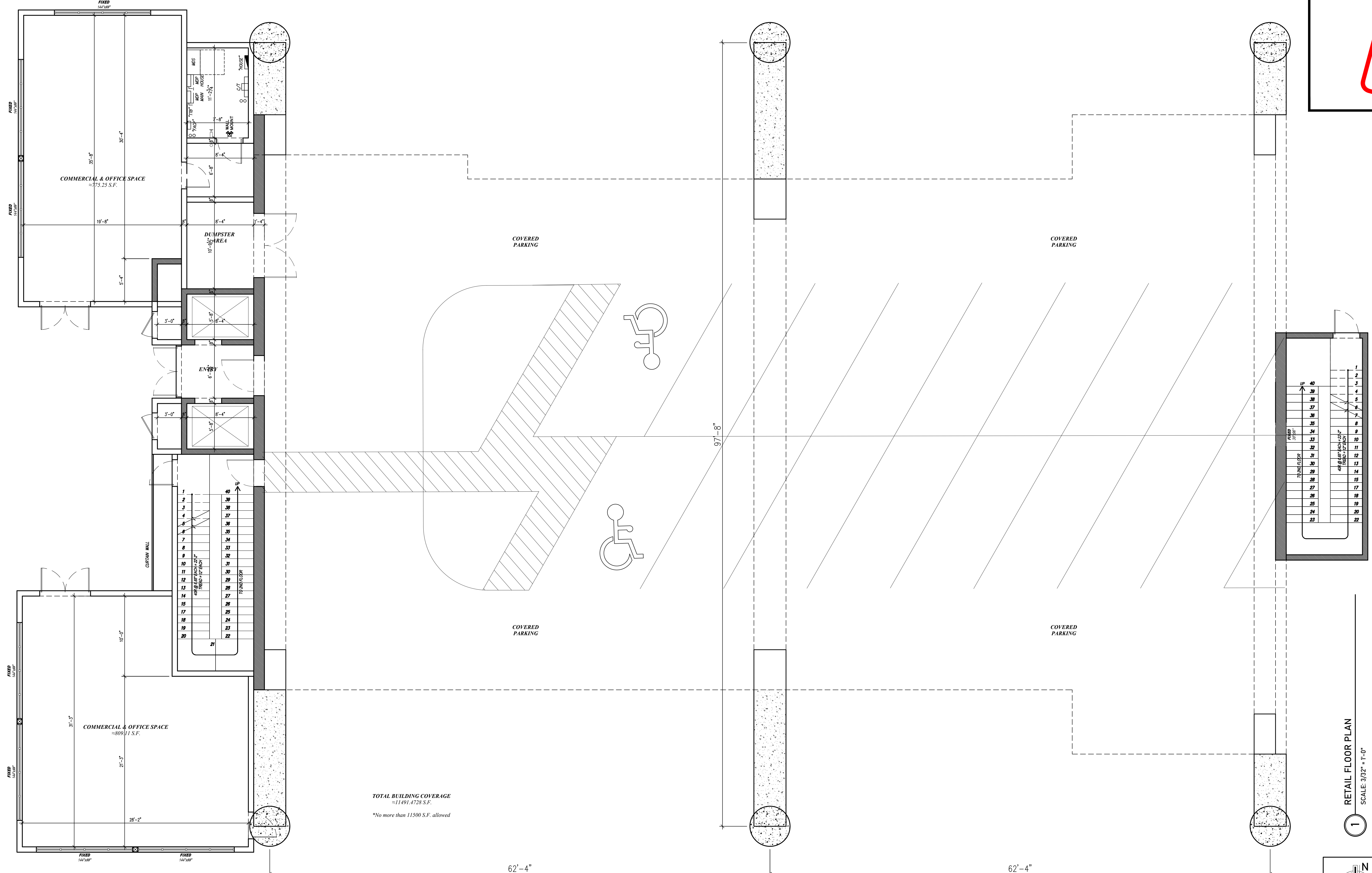


Date: 11/9/2024
Project No.: 24-060.000
Designed By: BDM
Drawn By: BDM
Checked By: BDM

Revision Dates:	
12/19/2024	WCRA SUBMISSION
01/07/2025	WCRA RESUBMISSION
01/27/2025	WCRA RESUBMISSION
02/04/2025	WCRA RESUBMISSION

**PSP-1
of 1**

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BOYNTON BEACH, FL 33435

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REGISTERED INTERIOR DESIGNER
FL. ID6685

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FL. B2400192

www.kanthandesign.com

NEIGHBORLEE DEVELOPMENT LLC.

PCN#: 00-43-43-30-03-032-0200
2818 Westgate Avenue, West Palm Beach, FL 33409
Palm Beach County

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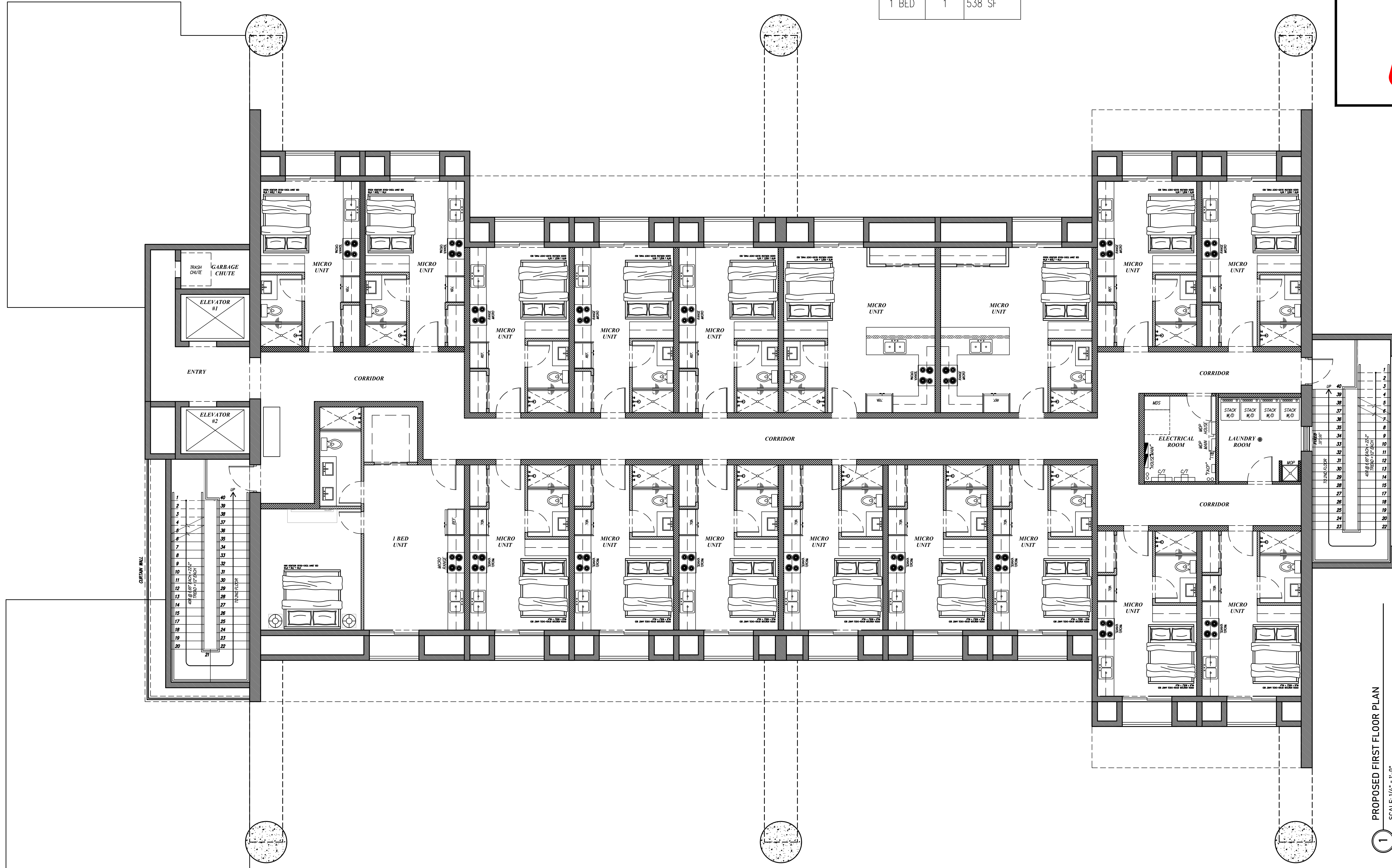
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UNIT MIX		
MICRO	15	240 SF
STUDIO	2	366 SF
1 BED	1	538 SF

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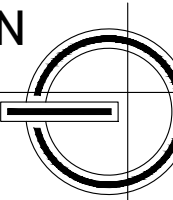
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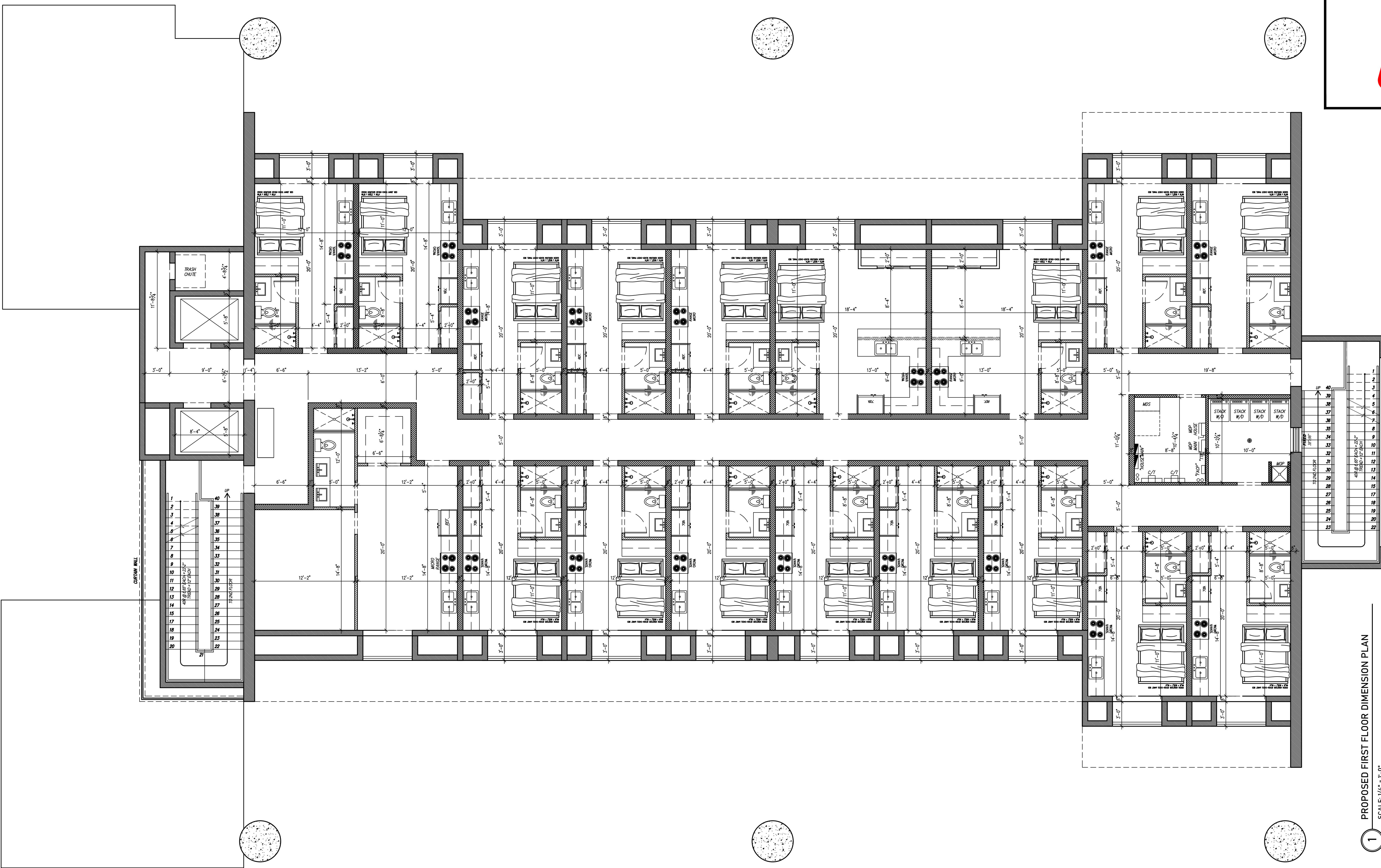
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PROPOSED FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"

1



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1 PROPOSED FIRST FLOOR DIMENSION PLAN
SCALE: 1/4" = 1'-0"

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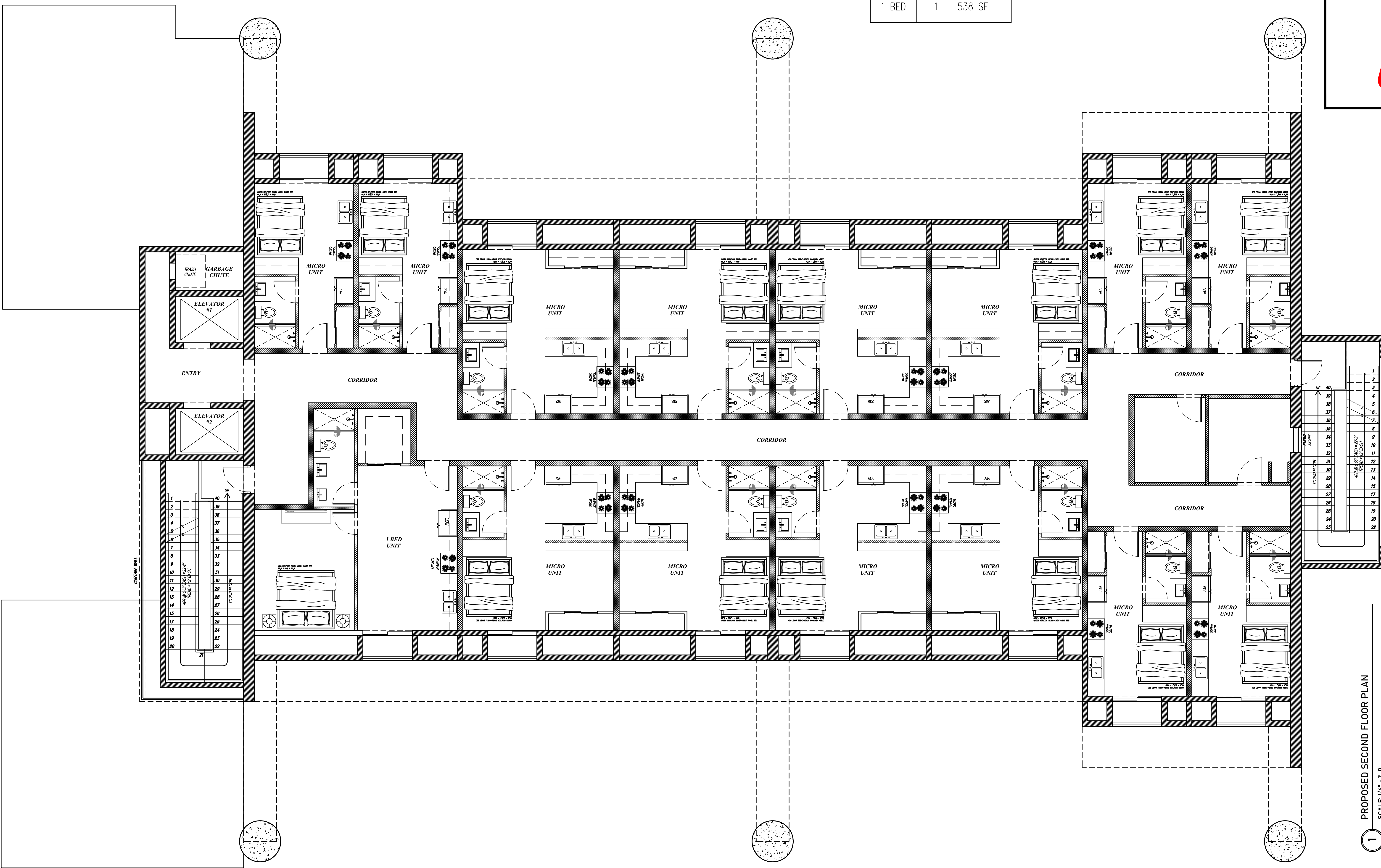
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UNIT MIX		
MICRO	6	240 SF
STUDIO	8	366 SF
1 BED	1	538 SF

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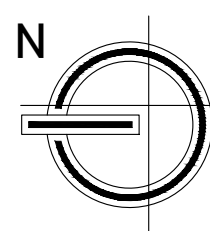
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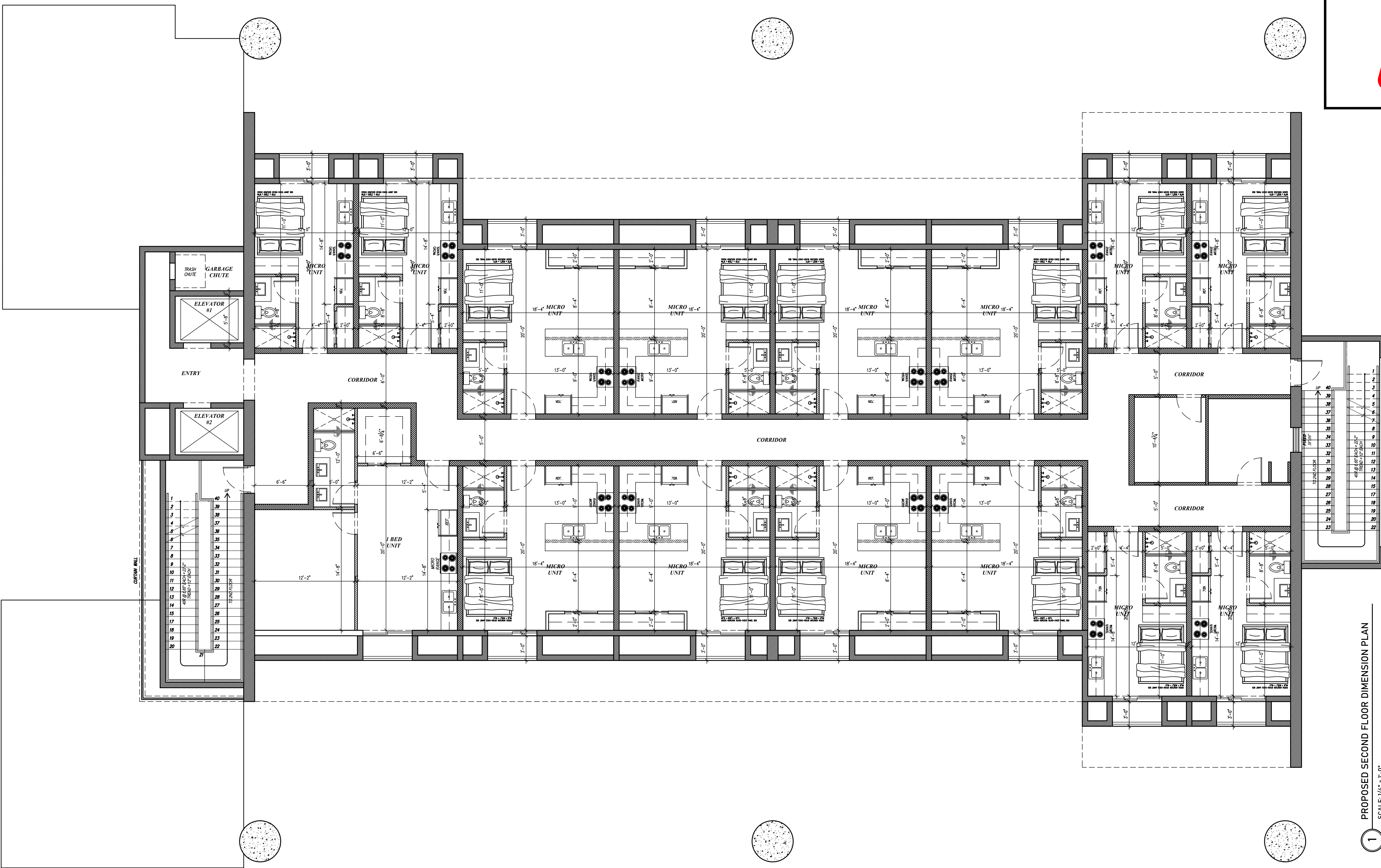
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PROPOSED SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

1



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1 PROPOSED SECOND FLOOR DIMENSION PLAN
SCALE: 1/4" = 1'-0"

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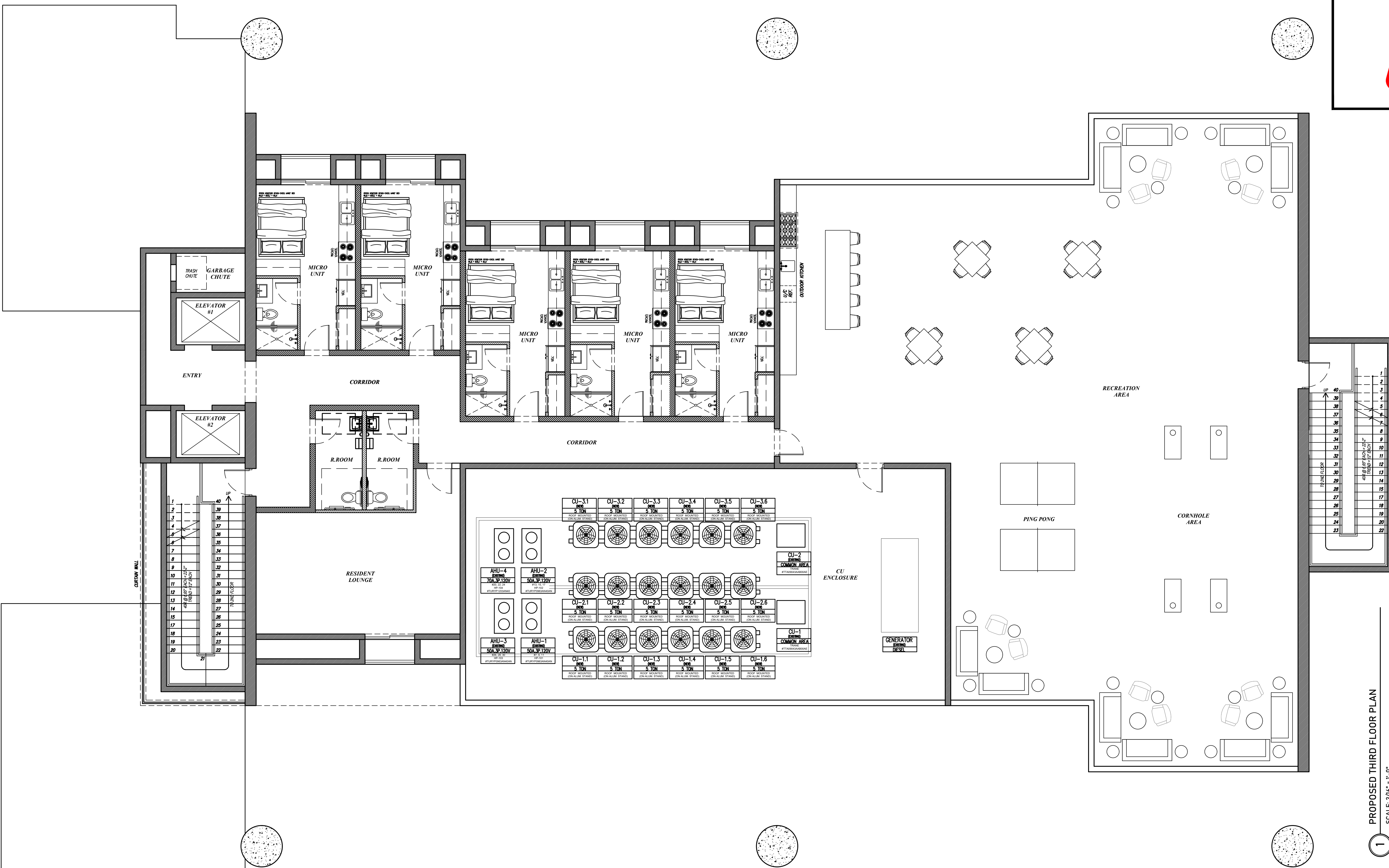
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UNIT MIX		
MICRO	5	240 SF

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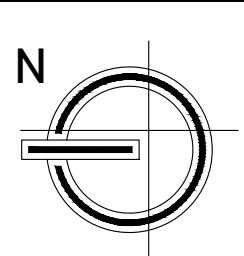
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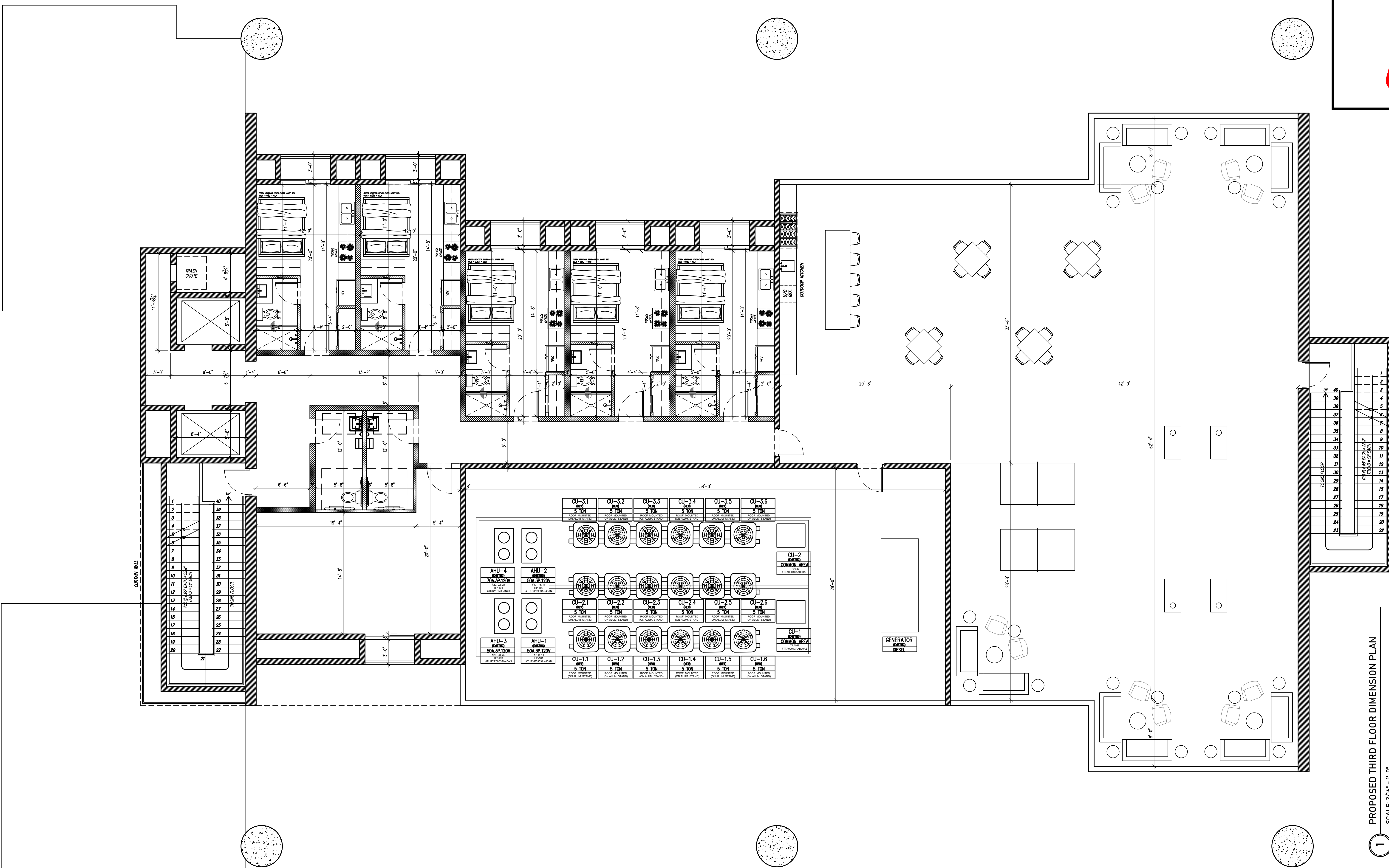
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PROPOSED THIRD FLOOR PLAN
 SCALE: 3/16" = 1'-0"



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PROPOSED THIRD FLOOR DIMENSION PLAN
SCALE: 3/16" = 1'-0"

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REGISTERED INTERIOR DESIGNER
 FL. ID#6885

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REGISTERED ARCHITECT BUSINESS
 FL. AA2400242 | PA. A401594

REGISTERED INT. DESIGN BUSINESS
 FL. B2400197

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BOYNTON BEACH, FL 33435

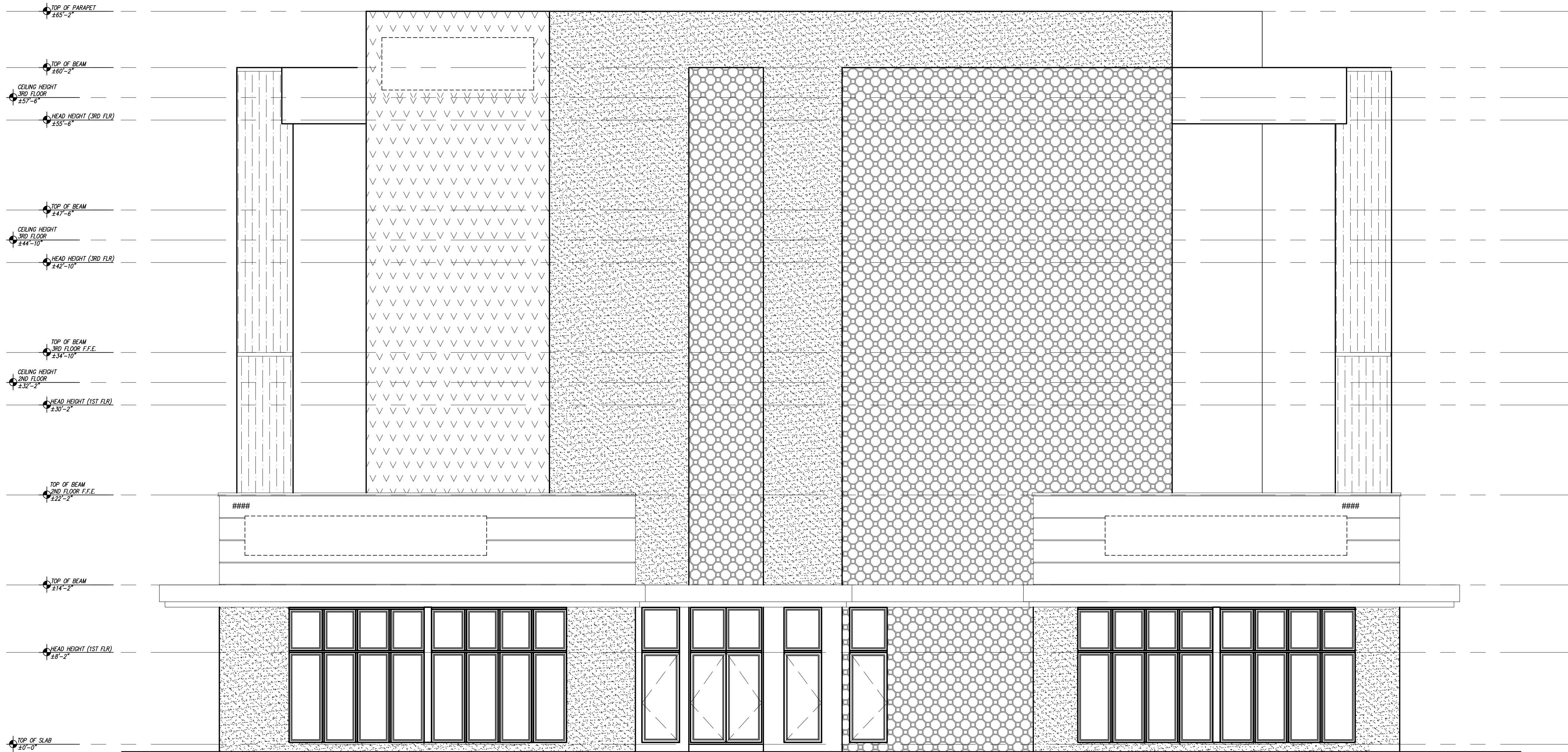
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2818 Westgate Avenue - West Palm Beach, FL 33409
Palm Beach County



PROPOSED FRONT ELEVATION | WEST
SCALE: 3/16" = 1'-0"

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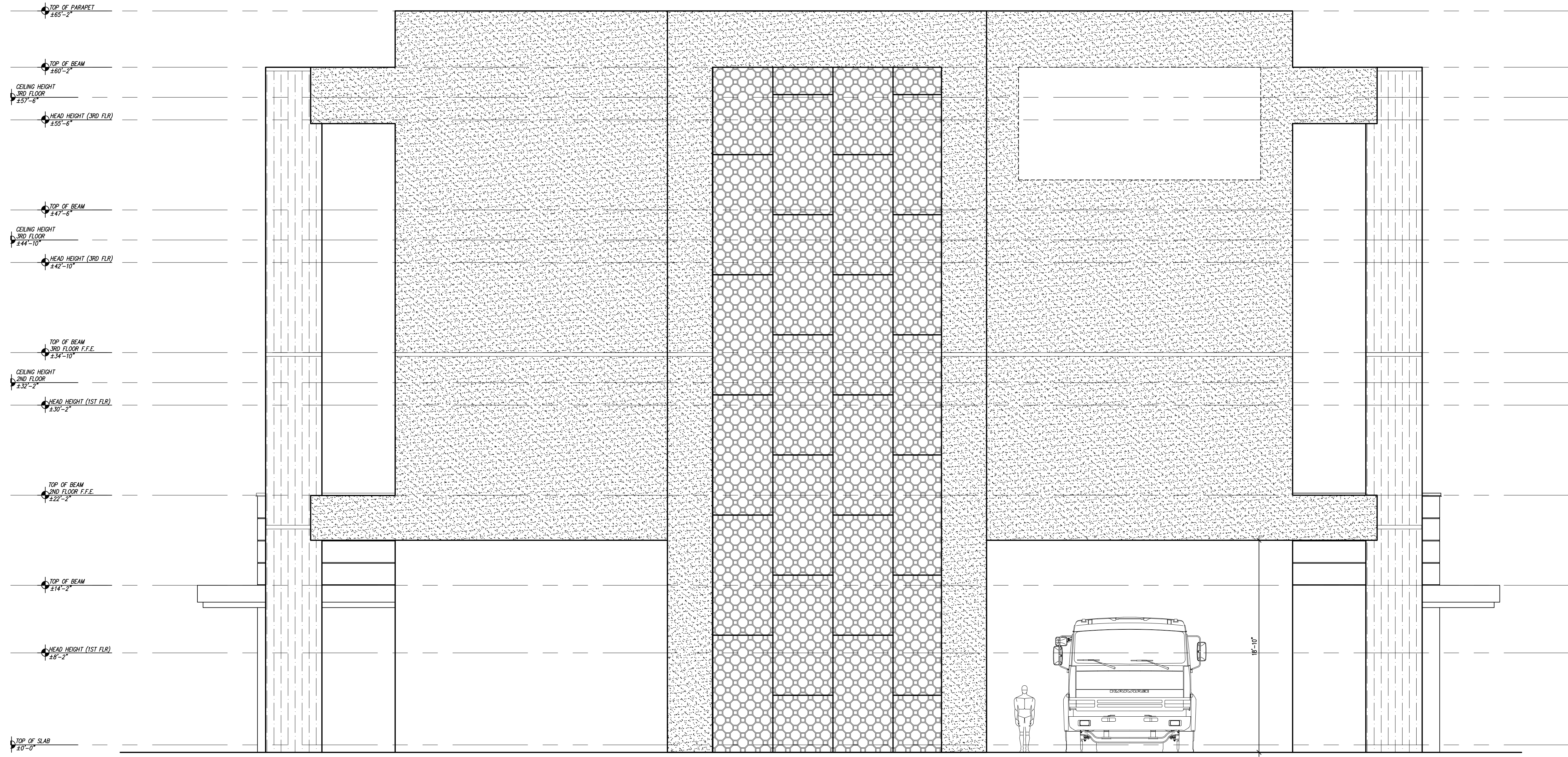
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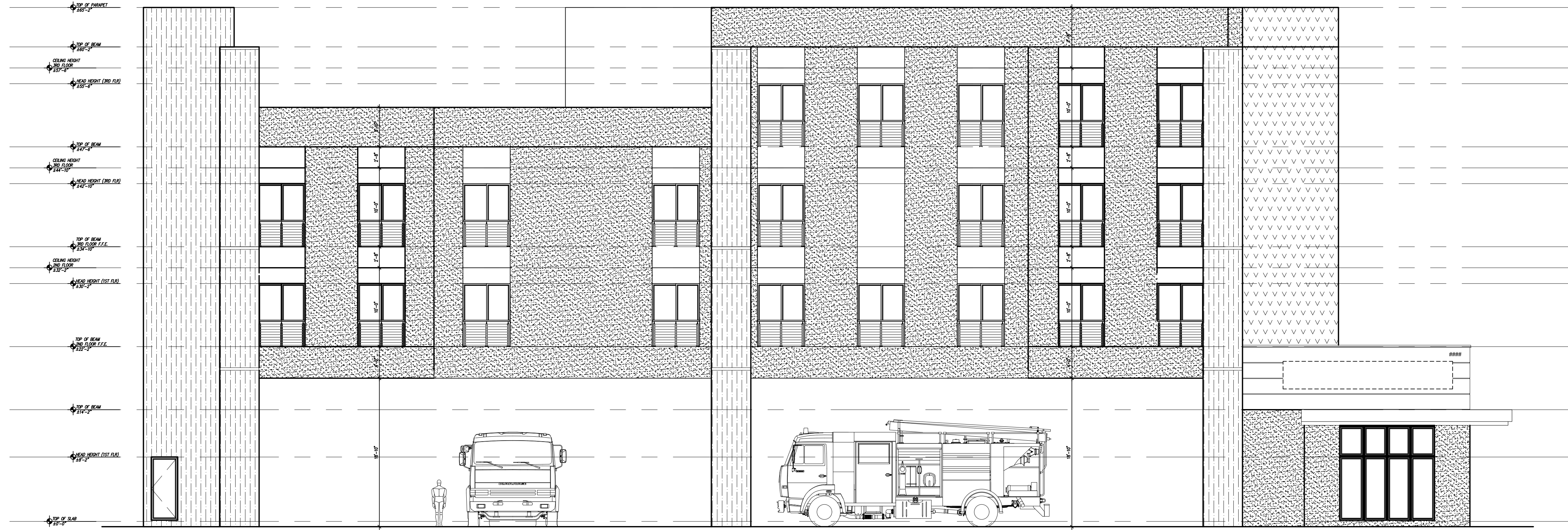
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PROPOSED REAR ELEVATION | EAST
 SCALE: 3/16" = 1'-0"

**PRELIMINARY
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PROPOSED SIDE ELEVATION | NORTH
SCALE: 1/8" = 1'-0"



PROPOSED SIDE ELEVATION | SOUTH
SCALE: 1/8" = 1'-0"

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RESPONSIBLE CHARGE**
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BOYNTON BEACH, FL 33435
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FL AR98097 | NY 044101 | PA RA407852
REGISTERED INTERIOR DESIGNER
FL ID6685
KANTHAN DESIGN CORPORATION
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REGISTERED INT. DESIGN BUSINESS
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Palm Beach County

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neighborlee

Store

Store



neighborlee™



neighbourhood

Store

Store

105

January 27, 2025

Mr. Bradley Miller
 Urban design Studio
 610 Clematis Street, Suite CU-02
 West Palm Beach, FL 33401

**Re: Neighborlee Apartments - #PTC24-112
 Parking Demand Statement**

Dear Mr. Miller:

The purpose of this letter is to provide a parking demand statement to support a variance from the parking code requirements for the referenced mixed-use project. It is proposed to develop 38 multi-family units and 1,585 SF of retail use in Westgate. The site is within the Westgate Transportation Concurrency Exception Area (TCEA) and is located between Westgate Avenue and Nokomis Avenue west of Tallahassee Drive, as shown on **Attachment 1**. Palm beach County and Westgate parking code calculations are provided on **Attachment 2**. A comparison of County Code parking rates, Westgate CRA parking rates and the ITE Parking Generation Manual, 6th Edition parking demand rates was undertaken and is shown below. Excerpts from the ITE Parking Generation Manual are attached.

Land Use	Intensity	Parking Rate	Parking Spaces	Total Spaces	Source
Residential Retail	38 DUs 1,585 SF	See Att. 2 1 /200 SF	50 8	58	Palm Beach County, Article 6
Residential Retail	38 DUs 1,585 SF	See Att. 2 1 /333 SF	50 5	55	WCRAO, Article 5
Residential (1 BR Mid-Rise) Retail	38 DUs 1,585 SF	0.68 /DU 3.13 /1000 SF	26 5	31	ITE Parking Generation, 6th Edition, Code 218 ITE Parking Generation, 6th Edition, Code 822

Using the ITE rates for the one bedroom units which include the studio and micro-apartment units proposed, results in a parking demand of 26 parking spaces for the residential use. The total parking demand with the retail use included for the site is projected to be 31 spaces. It is proposed to construct 42 on-site spaces and utilize 5 on-street spaces for a total of 47 spaces. The proposed spaces represent a variance from the County parking code standards of 19%; however, it also represents a parking supply 52% over the projected parking demand. The County standards do not reflect that actual parking

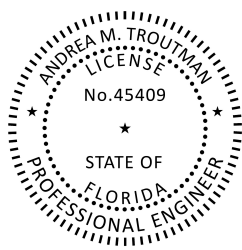
demand for these types of units nor the other efforts being utilized by this project to reduce parking demand. These include the following mitigation measures:

1. Offer free monthly bus passes to residents that do not have a car or choose not to park it on premise.
2. Monthly parking fee (\$50) for those that choose to have car on-premise.
3. Control parking by identifying tenant cars and signage to indicate unassigned cars.
4. Bike racks for tenants will be conveniently placed on property.

The ITE parking demand rates for these proposed smaller units demonstrate that the proposed 47 parking spaces will meet the parking demand. Additionally, with the mitigation measures outlined above, the parking variance should be approved.

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

Sincerely,



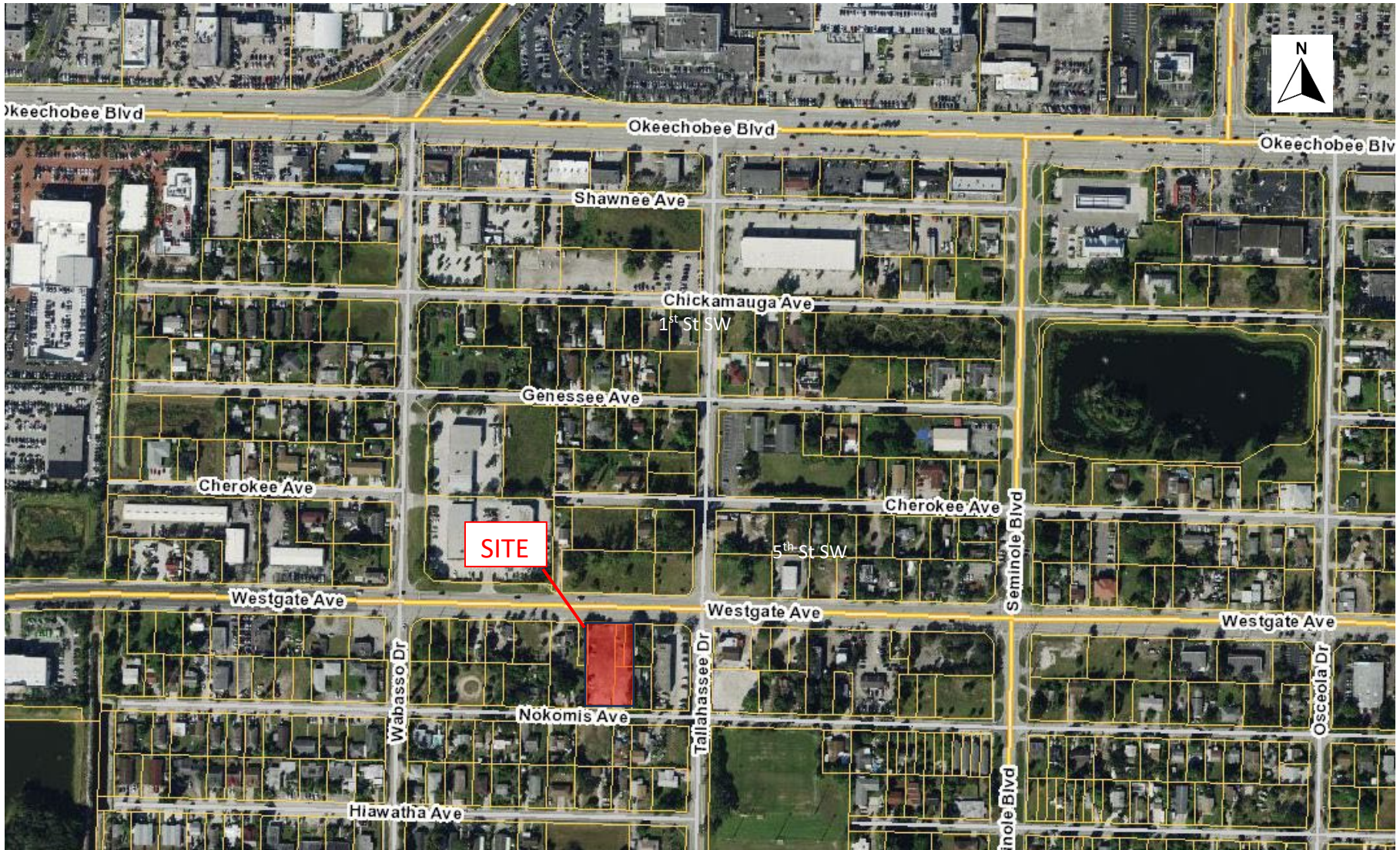
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Andrea M Troutman
Date: 2025.01.27
13:01:05 -05'00'

Andrea M. Troutman, P.E.
President

Attachments

Andrea M. Troutman, State of Florida, Professional Engineer, License No. 45409
This item has been electronically signed and sealed by Andrea M. Troutman, P.E. on 1/27/25 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 1 Project Location Neighborlee Apartments



Attachment 2

Neighborlee Westgate

Parking Calculations

As of: 1/27/2025

PALM BEACH COUNTY - ART. 6					
Floor	Use	Use Quantity	Rate	Spaces R'qd	
1	Commercial	1585	1/	200	8
2	Residential				
	Efficiency (Micro)	15	1/	1	15
	Efficiency (Studio)	2	1/	1	2
	1 Bedroom	1	1/	1.75	2
3	Residential				
	Micro Units	6	1/	1	6
	Studio	8	1/	1	8
	1 Bedroom	1	1/	1.75	2
4	Residential				
	Micro Units	5	1/	1	5
	Guest	38	1/	4	10
TOTAL					58

WCRAO - ART. 5					
Floor	Use	Use Quantity	Rate	Spaces R'qd	
1	Commercial	1585	1/	333	5
2	Residential				
	Efficiency (Micro)	15	1/	1	15
	Efficiency (Studio)	2	1/	1	2
	1 Bedroom	1	1/	1.75	2
3	Residential				
	Micro Units	6	1/	1	6
	Studio	8	1/	1	8
	1 Bedroom	1	1/	1.75	2
4	Residential				
	Micro Units	5	1/	1	5
	Guest	38	1/	4	10
TOTAL					55

Land Use: 218 Multifamily Housing— 1 BR (Mid-Rise)

Description

Mid-rise multifamily housing with one bedroom is a residential building with between four and 10 floors (levels) of residence that consist entirely of 1-bedroom dwelling units. A studio or micro-apartment or condominium is treated as a 1-bedroom dwelling unit for this land use.

For this land use, a studio apartment is defined as a self-contained dwelling unit in which the living room, bedroom, and kitchen are combined into a single room. A micro-apartment is defined as a single-occupant studio apartment with a compact design that typically ranges between approximately 200 and 400 gross square feet. Access to individual dwelling units is through an outside building entrance, a lobby, elevator, and a set of hallways.

Land Use Subcategory

Data are separated into two subcategories for this land use: (1) not close to rail transit and (2) close to rail transit. A site is considered close to rail transit if the walking distance between the residential site entrance and the closest rail transit station entrance is ½ mile or less.

Time-of-Day Distribution for Parking Demand

The current database for this land use does not have sufficient data to produce a detailed, hour-by-hour distribution of parking demand from which the analyst can determine a peak period of parking demand. Based on the time periods for which data were collected for this land use and on a review of comparable land uses with hour-by-hour parking demand data, the presumed peak period for parking demand for this land use is between late-evening and early-morning.

Additional Data

The average parking supply ratios for the study sites with parking supply information are shown in the table below.

Setting	Proximity to Rail Transit	Parking Supply Per Dwelling Unit
Center City Core	Within ½ mile of rail transit	0.19 (4 sites)
Dense Multi-Use Urban	Within ½ mile of rail transit	0.31 (3 sites)
	Not within ½ mile of rail transit	0.53 (7 sites)
General Urban/Suburban	Within ½ mile of rail transit	0.88 (2 sites)
	Not within ½ mile of rail transit	0.71 (1 site)

The average peak parking occupancy at the 14 sites in a dense multi-use urban or center city core setting is 67 percent. The average peak parking occupancy at the three sites in a general urban/suburban setting is 77 percent.

The sites were surveyed in the 2010s and the 2020s in Colorado, District of Columbia, Massachusetts, and Wisconsin.

Source Numbers

537, 546, 583, 584, 585, 608

Multifamily Housing - 1 BR (Mid-Rise) Not Close to Rail Transit (218)

Peak Period Parking Demand vs: Dwelling Units

On a: Weekday (Monday - Friday)

Setting/Location: General Urban/Suburban

Number of Studies: 2

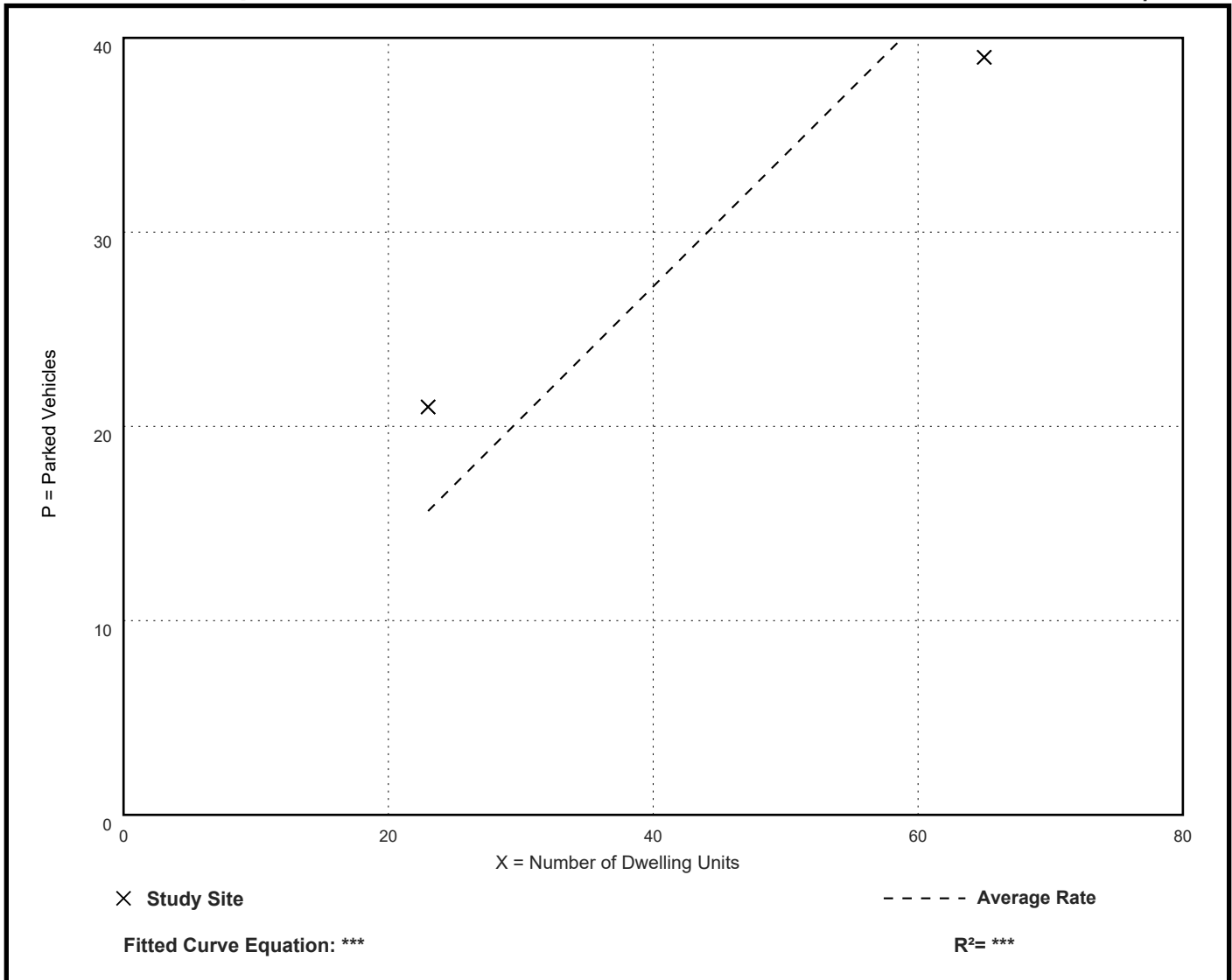
Avg. Num. of Dwelling Units: 44

Peak Period Parking Demand per Dwelling Unit

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.68	0.60 - 0.91	*** / ***	***	*** (***)

Data Plot and Equation

Caution – Small Sample Size



Land Use: 822 Strip Retail Plaza (<40k)

Description

A strip retail plaza is an integrated group of commercial establishments that is planned, developed, owned, and managed as a unit. Each study site in this land use has less than 40,000 square feet of gross leasable area (GLA). Because a strip retail plaza is open-air, the GLA is the same as the gross floor area (GFA) of the building.

The 40,000 square feet GLA threshold between shopping plaza and strip retail plaza (Land Use 822) is based on an examination of the parking demand database. All shopping plazas with a supermarket as their anchor in the database are larger than 40,000 square feet GLA.

Time-of-Day Distribution for Parking Demand

The following table presents a time-of-day distribution of parking demand on a Monday–Thursday (five study sites), a Friday (two study sites), and a Saturday (four study sites).

Hour Beginning	Percent of Peak Parking Demand		
	Monday–Thursday	Friday	Saturday
12:00–4:00 a.m.	—	—	—
5:00 a.m.	—	—	—
6:00 a.m.	—	—	—
7:00 a.m.	—	—	—
8:00 a.m.	19	19	—
9:00 a.m.	33	40	38
10:00 a.m.	47	44	55
11:00 a.m.	55	52	66
12:00 p.m.	89	96	85
1:00 p.m.	100	96	100
2:00 p.m.	73	84	96
3:00 p.m.	73	52	79
4:00 p.m.	66	50	66
5:00 p.m.	70	63	64
6:00 p.m.	75	49	67
7:00 p.m.	70	100	70
8:00 p.m.	54	94	70
9:00 p.m.	48	73	51
10:00 p.m.	—	—	—
11:00 p.m.	—	—	—

Additional Data

The average parking supply ratios for the study sites with parking supply information are the following:

- 5.7 spaces per 1,000 square feet GLA (24 sites) in a general urban/suburban setting
- 3.3 spaces per 1,000 square feet GLA (3 sites) in a dense multi-use urban setting

The average peak parking occupancy is 50 percent at the general urban/suburban sites and 76 percent at the dense multi-use urban sites.

The sites were surveyed in the 1990s, the 2010s, and the 2020s in Alberta (CAN), British Columbia (CAN), California, Colorado, Kansas, Maine, Manitoba (CAN), Maryland, Michigan, Minnesota, Missouri, New York, Texas, Virginia, and Washington.

Future data submissions should attempt to provide information on the composition of each study site (types and number of stores, restaurants, or other tenants within the shopping center).

Source Numbers

89, 209, 219, 297, 511, 601, 605, 606, 618, 619, 621, 635

Strip Retail Plaza (< 40k) (822)

Peak Period Parking Demand vs: 1000 Sq. Ft. GLA

On a: Weekday (Monday - Thursday)

Setting/Location: General Urban/Suburban

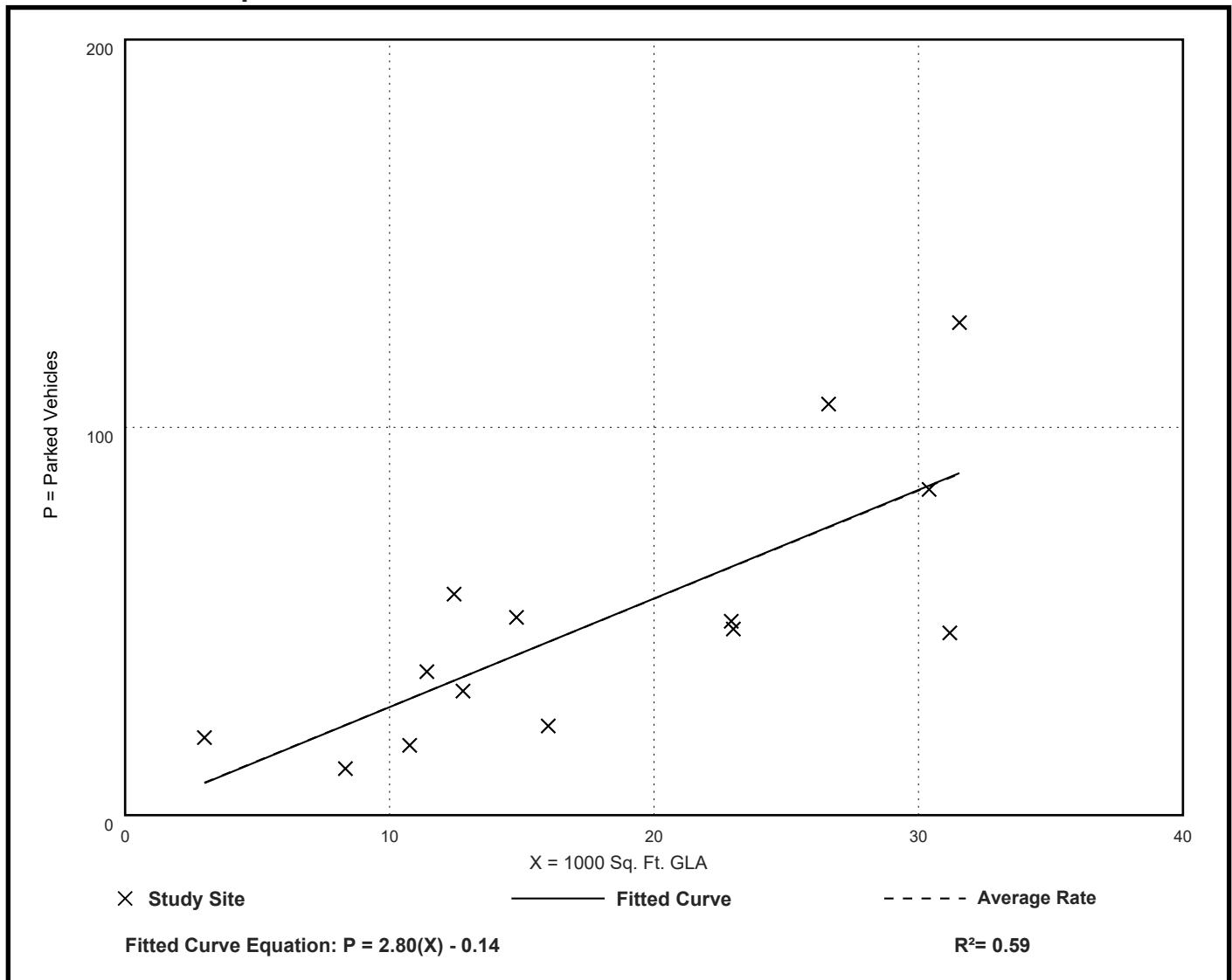
Number of Studies: 14

Avg. 1000 Sq. Ft. GLA: 18

Peak Period Parking Demand per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
2.79	1.44 - 6.67	2.07 / 4.44	***	1.14 (41%)

Data Plot and Equation



Strip Retail Plaza (< 40k) (822)

Peak Period Parking Demand vs: 1000 Sq. Ft. GLA

On a: Friday

Setting/Location: General Urban/Suburban

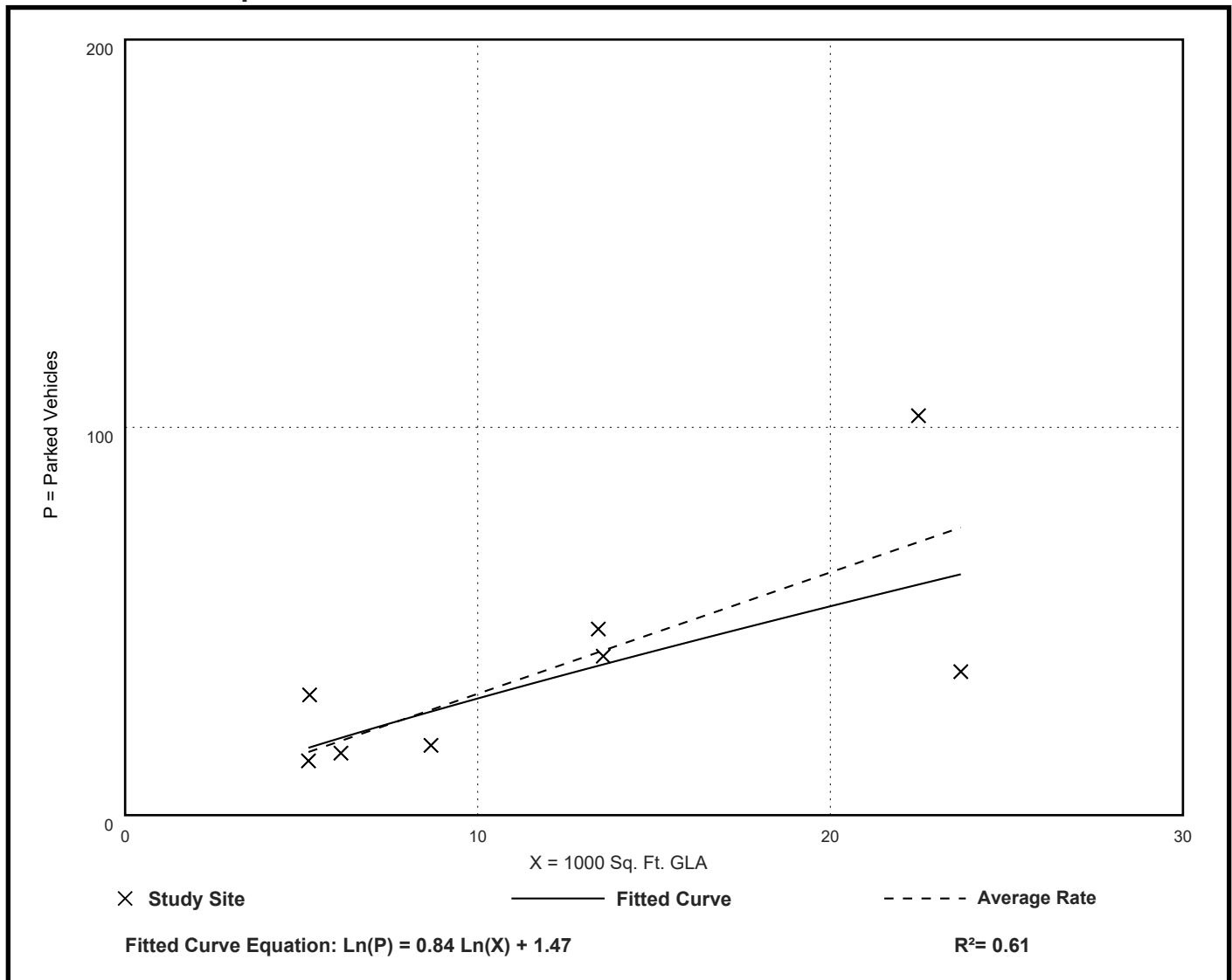
Number of Studies: 8

Avg. 1000 Sq. Ft. GLA: 12

Peak Period Parking Demand per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
3.13	1.56 - 5.93	2.60 / 5.45	***	1.37 (44%)

Data Plot and Equation



Strip Retail Plaza (< 40k) (822)

Peak Period Parking Demand vs: 1000 Sq. Ft. GLA

On a: Saturday

Setting/Location: General Urban/Suburban

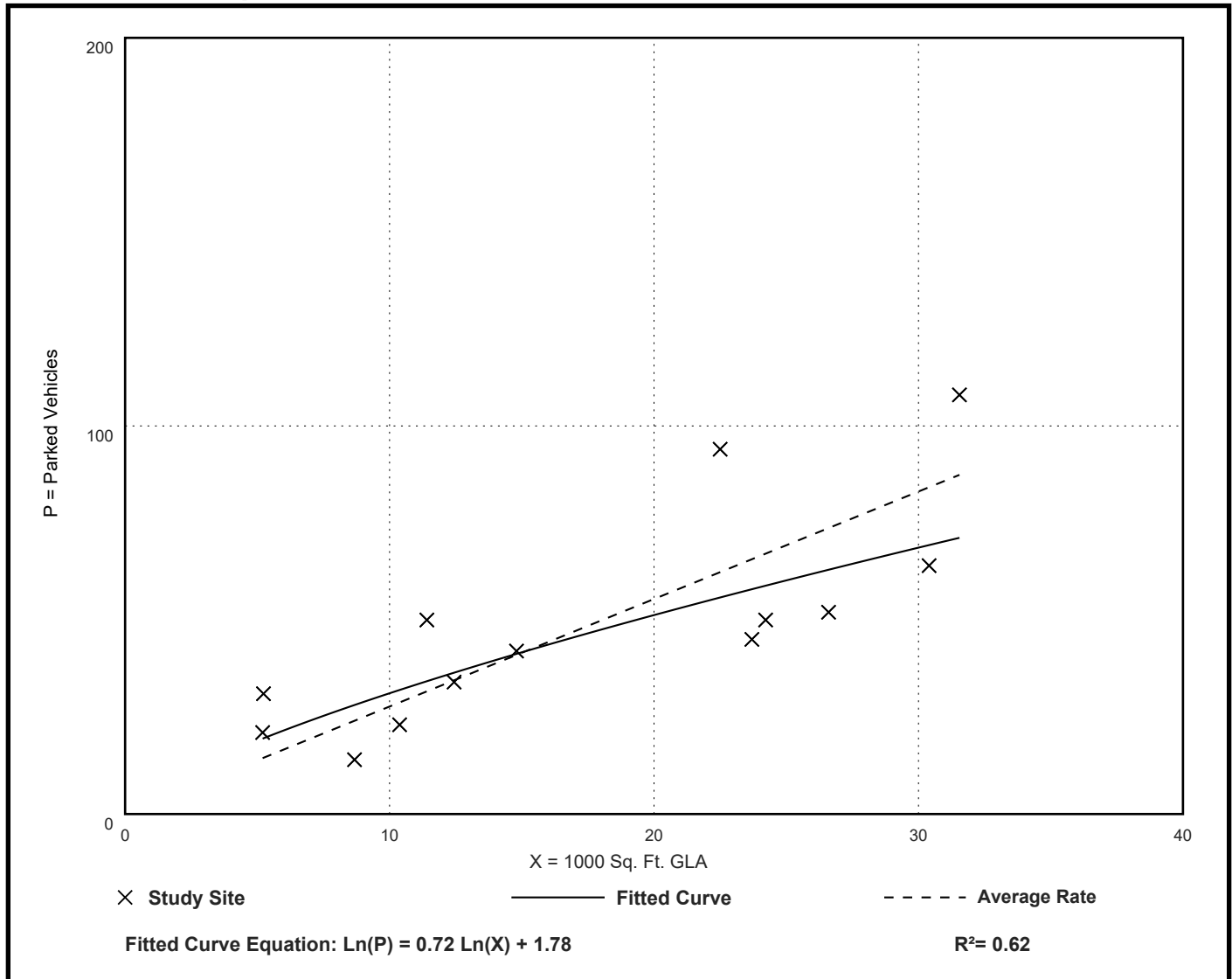
Number of Studies: 13

Avg. 1000 Sq. Ft. GLA: 17

Peak Period Parking Demand per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
2.77	1.61 - 5.93	2.09 / 4.36	***	1.03 (37%)

Data Plot and Equation





CAULFIELD & WHEELER, INC.
 Consulting Engineers • Surveyors & Mappers

Celebrating
35
 years

Engineering EB0003591
 Surveying LB0003591
 Landscape Architecture LC0000318

December 18, 2024

Scott Cantor, P.E.
 Director of Land Development
 Palm Beach County, Department of Engineering & Public Works
 2300 N Jog Road, 3W
 West Palm Beach, FL 33411
 561-684-4090
SCantor@pbcgov.org

**Subject: Drainage Statement
 Neighborlee Apartments
 2818 Westgate Avenue
 West Palm beach, FL 33409
Our Project #11222**

Dear Mr. Cantor:

My client is proposing to redevelop the existing parcel at 2818 Westgate Avenue, West Palm beach, FL 33409 as “Neighborlee Apartments” to include a multifamily residential building with parking area below/adjacent to the building along with landscaping and stormwater management control necessary to support the development.

The proposed drainage system will consist of underground exfiltration trenches, inlets and culverts. The project area is within FEMA flood zone ‘X’, an area of minimum flood hazard with no published flood elevation.

Legal Positive Outfall for the project will be via piped conveyance to the existing drainage inlet present on the south side of Westgate Avenue ROW area centrally located along this project’s north property line.

The stormwater management design will be in compliance with SFWMD and Palm Beach County regulations for attenuation and discharge including the 100Yr-3Day stage elevation for minimum building finished floor elevations, the 5Yr-1Day stage elevation for minimum road crown elevations and the 25Yr-3Day stage elevation for the minimum perimeter berm elevation and discharge flow for maximum site discharge.

Submitted By:
 Caulfield & Wheeler, Inc.



Digitally signed by Matthew V. Kahn
 Date: 2024.12.18 16:37:01 -05'00'
 Adobe Acrobat version: 2024.002.20687

Matthew V. Kahn, P.E.
 Professional Engineer
 License #82227
 State of Florida
 (on behalf of Caulfield & Wheeler, Inc.)

January 3, 2025

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

**Re: Neighborlee Apartments - #PTC24-112
Concurrency Traffic Statement**

Dear Mr. Bari:

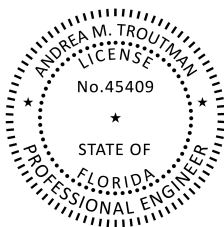
The purpose of this letter is to provide a traffic statement for the above referenced project to determine if the proposed development meets the requirements of the Palm Beach County Traffic Performance Standards. It is proposed to develop 38 low-rise multi-family units and 1,585 SF of retail use in Westgate. The site is within the Westgate Transportation Concurrency Exception Area (TCEA) and is located between Westgate Avenue and Nokomis Avenue west of Tallahassee Drive, as shown on **Attachment 1**. The Parcel Control Numbers (PCNs) are: 00-43-43-30-03-032-0200/0230/0240/0530. Access to the site is via one driveway to Nokomis Avenue. The buildout of this project is projected to be 2028.

Attachment 2 provides the daily, AM and PM peak hour trip generation for the proposed project. Based on the net new PM peak hour trip generation of 21 peak hour trips, the radius of development influence is one-half mile. The trip distribution is provided on **Attachment 3A**. The peak hour directional trip assignments are shown on **Attachments 3B and 3C**. The maximum percent impact on the study area roadways is 0.21% as shown on **Attachment 3C**. The project impact is below 1% of the adopted LOS D service volume and does not significantly impact any roadway links or intersections; therefore, the requirements of Test 1 are met. The project does not have any Test 2 impacts. Additionally, because the site is located within the Westgate TCEA, the development is allowed an exception from the traffic concurrency standards. Therefore, the proposed project is in compliance with the Countywide Traffic Performance Standards.

Driveway volumes are shown on **Attachment 4**.

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

Sincerely,



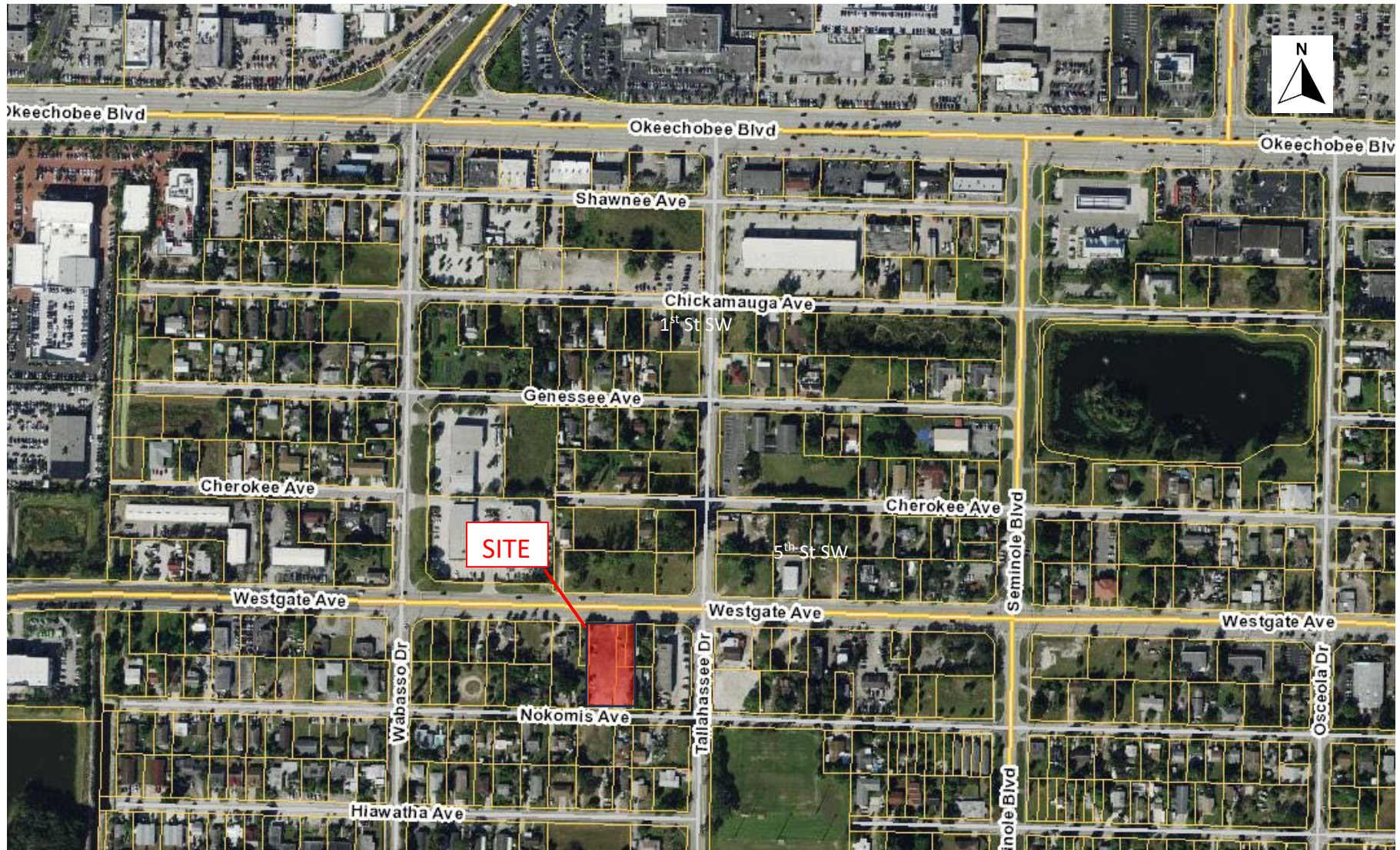
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Andrea M Troutman
Date: 2025.01.03
15:44:48 -05'00'

Andrea M. Troutman, P.E.
President

Attachments

Andrea M. Troutman, State of Florida, Professional Engineer, License No. 45409
This item has been electronically signed and sealed by Andrea M. Troutman, P.E. on 1/3/25 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 1 Project Location Neighborlee Apartments



Attachment 2
Neighborlee Apartments
Trip Generation - Proposed Uses

DAILY

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips		Internal Trips		External Trips			Pass-by Trips (1)		New Trips	
							Trips	%	In	Out	Trips	In	Out	Trips	In
Resid. Multi Family LR	220	38 DUs	6.74 / DU	50%		256	5	2%		251	-	0%			251
Strip Retail Plaza (<40k SF)	822	1,585 SF	54.45 / 1000 SF	50%		86	5	6%		81	51	63%			30
TOTAL						342	10	2.9%		332	51				281

AM PEAK HOUR

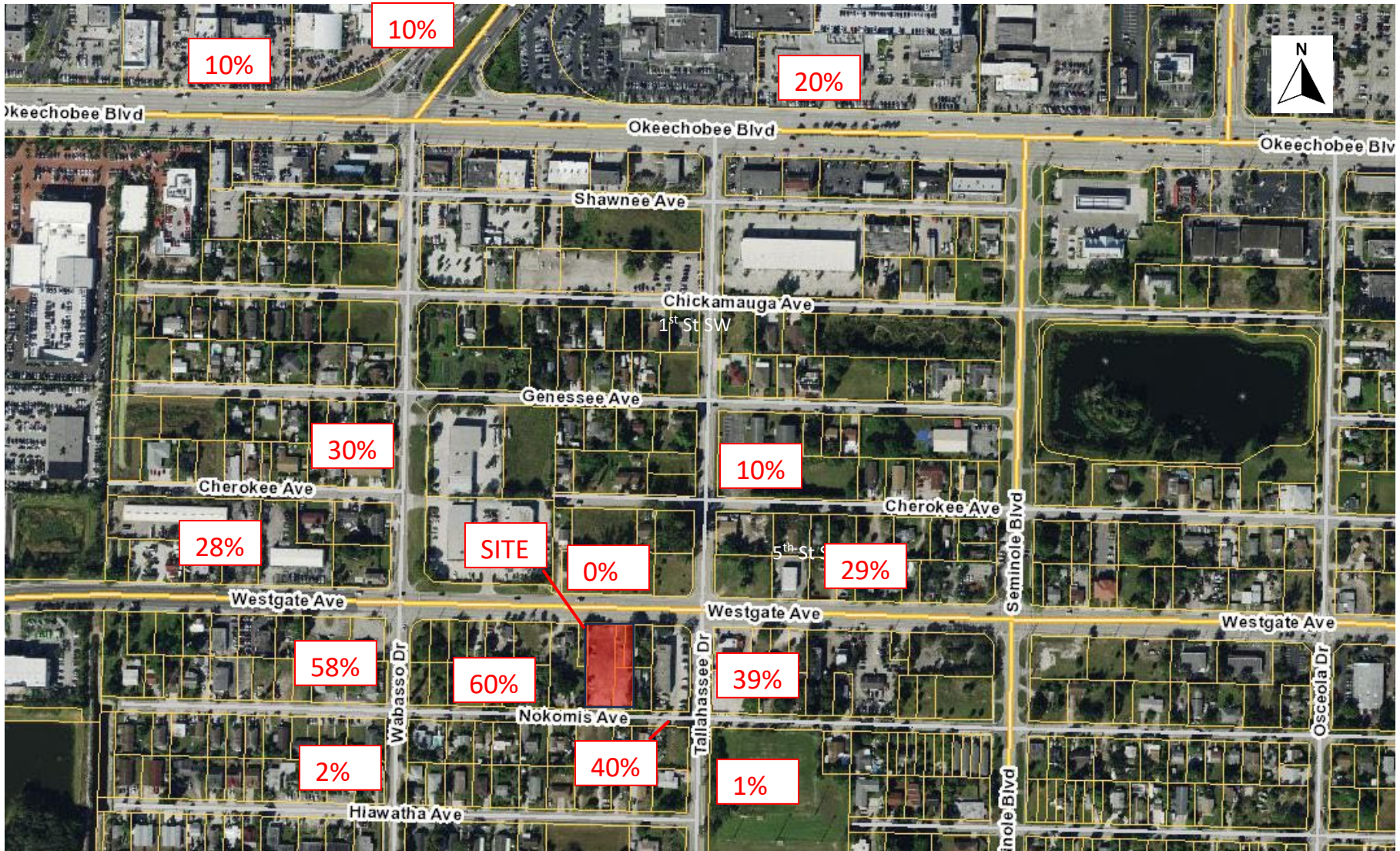
Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips			Internal Trips		External Trips			Pass-by Trips (1)		New Trips		
					In	Out	Trips	Trips	%	In	Out	Trips	In	Out	Trips	In	Out
Resid. Multi Family LR	220	38 DUs	0.40 / DU	24%	4	11	15	-	0%	4	11	15	-	0%	4	11	15
Strip Retail Plaza (<40k SF)	822	1,585 SF	2.36 / 1000 SF	60%	2	2	4	-	0%	2	2	4	3	63%	1	-	1
TOTAL					6	13	19	-	0.0%	6	13	19	3		5	11	16

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	In	Out
Resid. Multi Family LR	220	38 DUs	0.51 / DU	63%	12	7	19	1	5%	12	6	18	-	0%	12	6	18
Strip Retail Plaza (<40k SF)	822	1,585 SF	6.59 / 1000 SF	50%	5	5	10	1	5%	4	5	9	6	63%	1	2	3
TOTAL					17	12	29	2	6.9%	16	11	27	6		13	8	21

(1) Source: Palm Beach County Traffic Division and ITE Trip Generation, 11th Edition.

Attachment 3A Project Traffic Distribution Neighborlee Apartments



Attachment 3B
Neighborlee Apartments
Project Traffic Assignment - Test 1

AM Peak Hour

Roadway	Link	Lanes	Class	Dir	Project Traffic		Total Project Impact	LOS D Service Vol. (1)	Significant Impact?
					% Dist.	Pk Hour Trips			
Okeechobee Blvd	Military Trail to Palm Beach Lakes Blvd	8LD	II	EB	10%	1	0.01%	3590	No
				WB	10%	1	0.03%	3590	No
	Palm Beach Lakes Blvd to Spencer Drive	8LD	II	EB	20%	2	0.06%	3590	No
				WB	20%	1	0.03%	3590	No
Palm Beach Lakes Blvd	Okeechobee Blvd to Village Blvd	6LD	II	NB	10%	1	0.04%	2680	No
				SB	10%	1	0.02%	2680	No
Westgate Avenue	Military Trail to Wabasso Dr	5L	I	EB	28%	1	0.07%	1960	No
				WB	28%	3	0.16%	1960	No
	Wabasso Drive to Tallahassee Dr	5L	II	EB	0%	0	0.00%	1770	No
				WB	0%	0	0.00%	1770	No
	Tallahassee Dr to Congress Ave	5L	II	EB	29%	3	0.18%	1770	No
			WB	29%	1	0.08%	1770	No	

(1) Source: 2009 FDOT Quality / LOS Handbook.

Attachment 3C
Neighborlee Apartments
Project Traffic Assignment - Test 1

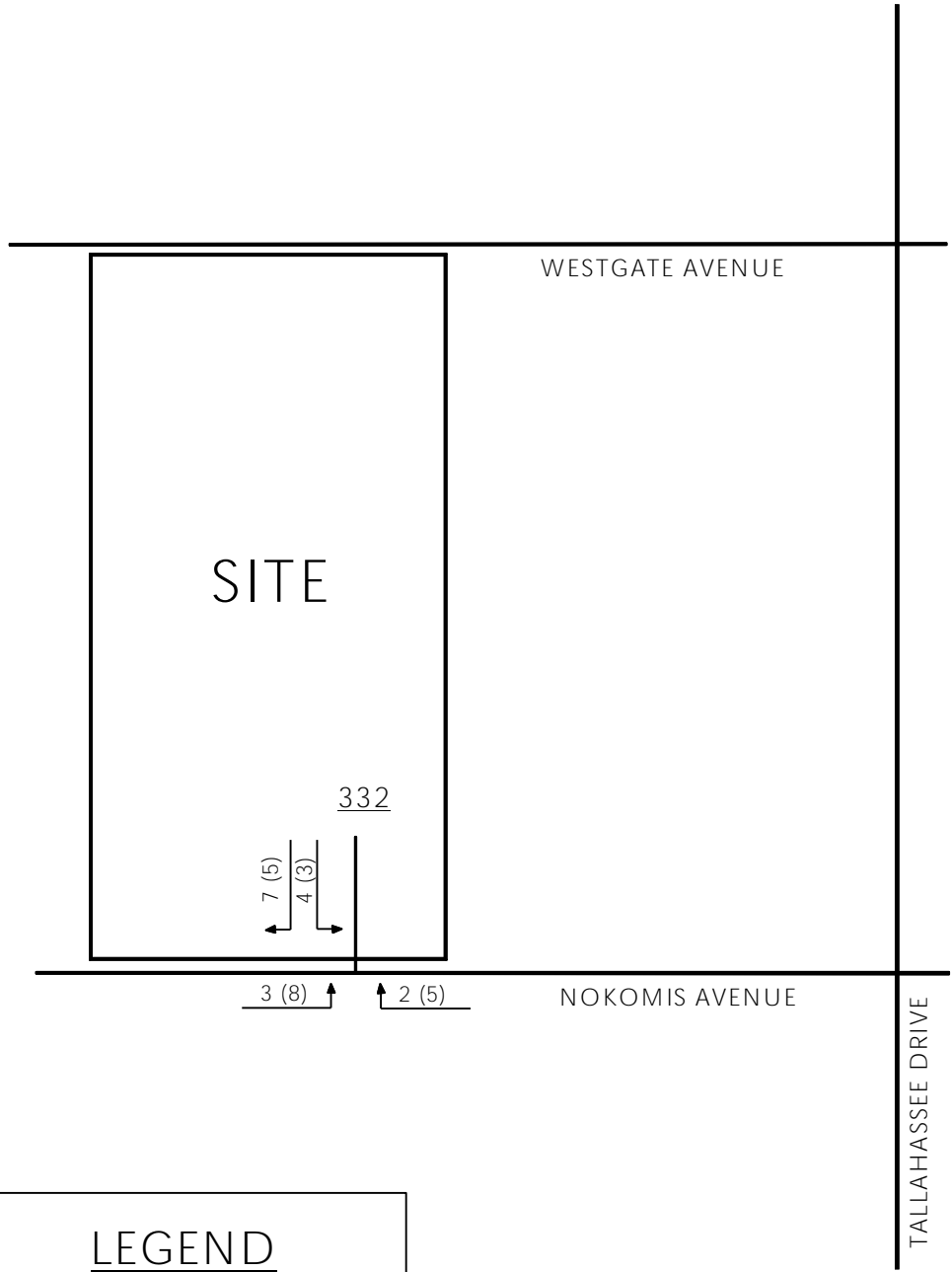
PM Peak Hour

Roadway	Link	Lanes	Class	Dir	Project Traffic		Total Project Impact	LOS D Service Vol. (1)	Significant Impact?
					% Dist.	Pk Hour Trips			
Okeechobee Blvd	Military Trail to Palm Beach Lakes Blvd	8LD	II	EB	10%	1	0.04%	3590	No
				WB	10%	1	0.02%	3590	No
	Palm Beach Lakes Blvd to Spencer Drive	8LD	II	EB	20%	2	0.04%	3590	No
				WB	20%	3	0.07%	3590	No
Palm Beach Lakes Blvd	Okeechobee Blvd to Village Blvd	6LD	II	NB	10%	1	0.03%	2680	No
				SB	10%	1	0.05%	2680	No
Westgate Avenue	Military Trail to Wabasso Dr	5L	I	EB	28%	4	0.19%	1960	No
				WB	28%	2	0.11%	1960	No
	Wabasso Drive to Tallahassee Dr	5L	II	EB	0%	0	0.00%	1770	No
				WB	0%	0	0.00%	1770	No
	Tallahassee Dr to Congress Ave	5L	II	EB	29%	2	0.13%	1770	No
			WB	29%	4	0.21%	1770	No	

(1) Source: 2009 FDOT Quality / LOS Handbook.



N.T.S.



LEGEND

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

12/8/24
24-112

NEIGHBORLEE
APARTMENTS

ATTACHMENT 4
PROJECT DRIVEWAY VOLUMES

PTC



01/17/2025

RE: Griffintown Properties – SDAP Application for 3675 Saginaw Ave, West Palm Beach, FL 33409 – Glomar Housing LLC

Dear WCRA,

We are reaching out to you regarding our project "Griffintown Properties", located at Saginaw Ave, West Palm Beach, FL 33409, as part of our efforts to provide quality housing for future residents while revitalizing the Westgate area. This project aims not only to enhance the urban environment but also to provide comfortable and affordable homes for families who will enjoy a modern, well-located property built to high-quality standards.

The development involves the construction of 13 single-family homes, all designed to create spaces where individuals can thrive, live in a safe environment, and become part of a growing community. Each of these homes reflects our commitment to contributing to the sustainable development of the area by offering housing options that blend functionality and aesthetics.

This project aligns with the goals of the WCRA's Community Redevelopment Plan, fostering both the physical renewal of the area and the social and economic well-being of the community. By attracting new residents, we help create a more vibrant and connected neighborhood, generating a lasting positive impact on the local quality of life.

This application specifically pertains to the property located at 3675 Saginaw Ave, West Palm Beach, FL 33409, part of the "Griffintown Properties" project. This development focuses on meeting the growing demand for modern housing, contributing to the enhancement of the urban environment and the sustainable growth of the community.

We are requesting the maximum allocation of \$5,000 from the Site Development Assistance Program (SDAP) to cover eligible expenses related to the design, construction permits, and exterior improvements of this property. This support is essential to ensure that the home meets the community's aesthetic and functional expectations, contributing to the overall appeal of the project and the revitalization of the area.

We appreciate your consideration and are excited about the opportunity to continue contributing to the progress and revitalization of the Westgate community.

Project Narrative

The “Griffintown Properties” project is located on a 327.50' x 115' lot on Saginaw Ave, West Palm Beach, FL 33409. Over the course of this year, we have completed the land clearing and subdivided the lot into 13 individual units. Currently, the project is 70% complete, with construction permits approved, and the homes in an advanced stage, meeting the established timelines.

Despite current market challenges, we have managed to maintain stable construction costs, allowing us to offer competitive prices. Property values range between \$390,000 and \$415,000, still below the median market price in the county, which is approximately \$500,000. This project offers affordable homes with excellent value for money, making it an attractive option for families and residents.

Our homes are designed with modern and efficient layouts, featuring 3 bedrooms and 2 bathrooms, with a total area of 1,117 square feet. Built with concrete block structure (CBS) technology, they provide durability and protection against adverse weather conditions. Additionally, they are equipped with impact-resistant windows and come with contemporary finishes as standard, ensuring both comfort and style. The kitchens are fully equipped with stainless steel appliances, guaranteeing quality and long-term value for homeowners.

All our properties comply with the development regulations of the WCRA and the Florida Building Codes, ensuring both quality and long-term safety for residents.

We are applying to the Site Development Assistance Program (SDAP) to cover expenses related to pre-development expenses. The SDAP will also be used to fund exterior improvements, such as the installation of paver driveways, providing a more durable and aesthetically pleasing solution. Additionally, we will install native landscaping, including plants and trees like palm trees, to enhance the properties' aesthetic and environmental value. The homes will be painted with special long-lasting water-resistant paint in colors designed to highlight architectural details and ensure durability. To improve security, we will install enhanced exterior lighting, which will also increase the visual appeal at night. Finally, we will replace a lateral storm drain with a more durable and efficient drainage system.

We have attached to this application a breakdown of the construction budget, images of completed homes with a similar design, floor plans and elevations, along with the approved permits. We also include the deed of ownership confirming our title. We believe that this application meets all program requirements, and we look forward to approval from the WCRA board members and their Board of Directors.

We are committed to contributing to the revitalization of Westgate and to continue providing quality, affordable housing to the community.

Do not hesitate to contact us with any questions.

Best regards,

 *Gloria I Restrepo* 02/05/25

Restrepo Gloria I, Owner.

SITE DEVELOPMENT ASSISTANCE PROGRAM APPLICATION

Applicant Name: Restrepo, Gloria I & Giraldo, Lucas

Business Name: Glomar Housing LLC

Business Address: 579 N State Road 7, Royal Palm Beach, FL 33411

Mailing Address (if different than above): _____

Phone: 305-588-8506

Email: projects@treasurepg.com

Website: _____

Property Control Number (PCN#): 00434330310000070

EIN#: 92-1199616

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)

- Exterior Lighting Landscaping Roof Repair
- Commercial Parking Exterior Signage New Construction
- Expansion/Renovation of an existing building

Project Budget:

1. Interior Renovations/Improvements: \$ 118,000

2. Exterior Renovations/Improvements: \$ 118,000

3. Pre-development/Permitting: \$ 110,000

4. Total Project Budget: \$ 346,000

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.

Authentisign
Gloria I Restrepo
Applicant's Signature

Gloria I Restrepo
Printed Name

02/05/25
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: _____ Meets eligibility requirements: Yes No

CRA Board meeting date: _____ Recommend Board approval: Yes No

Application notes: _____

_____ CRA staff initials: _____



Griffintown Model - Standard Features

Energy Efficiency Highlights

- Impact-resistant sliding doors and windows with energy-efficient design.
- R-30 ceilings insulation for optimal thermal retention.
- Tankless water heater for efficient energy and space savings.
- High-efficiency Goodman HVAC system.
- Continuous attic ventilation for improved airflow.
- Window blinds for added comfort and privacy.

Modern Exterior Details

- Paver driveway extending to the street.
- Backyard patio with side and rear exterior access.
- City water & sewer hookups.
- Fully sodded lawn with fencing around the rear perimeter for privacy.

Sophisticated Interior Touches

- 9'-4" ceiling heights throughout the property, adding a sense of space and openness.
- 6'-8" interior doors with brushed nickel hardware for a polished look.
- Modern baseboards throughout the home for a contemporary finish.
- Plank-style tile flooring in all living areas for durability and easy maintenance.
- Stackable washer and dryer for efficient use of space.

Durable, High-Quality Construction

- Built to comply with the strict standards of the Florida Building Code.
- Monolithic slab foundation reinforced with steel, vapor barrier, and 3000-psi concrete.
- Exterior walls made of reinforced concrete block for enhanced durability.
- Hurricane-resistant truss system designed to Florida Builders Code standards.
- Premium low-VOC interior and exterior paint for a healthier living environment.
- Insulation in exterior walls for energy efficiency.
- Includes all building permits, soil studies, utility connections, and impact fees.

Gourmet Kitchen

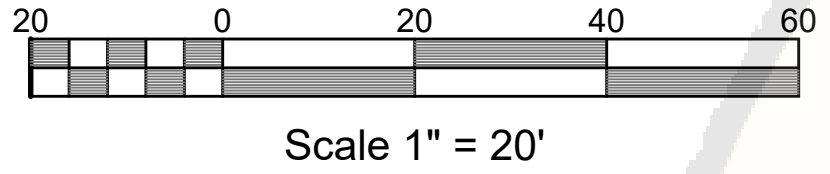
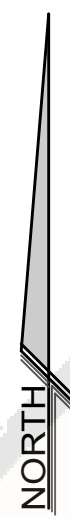
- White shaker-style upper cabinets with soft-close features and adjustable shelves.
- White granite countertops with a 4" backsplash for a clean, stylish look.
- Full stainless steel appliance package (refrigerator, ceramic cooktop stove, microwave, and dishwasher) with manufacturer warranties.

Advanced Electrical Features

- Underground electrical service for enhanced safety and aesthetics.
- Strategically placed switches and outlets for convenience.
- LED lighting throughout the property for energy efficiency.
- GFI outlets in bathrooms and kitchen, plus smoke detectors compliant with the Building Code.

Reviewer	Agency	Date
Arjune, Vida	Permit Tech	12/20/2023
ePZB Approval Data		

REVISIONS:	
09/14/2023	Added site plan information.
09/21/2023	floor elevation
11/16/2023	add title exceptions / title review



NOTES ON SCHEDULE B-2 TITLE EXCEPTIONS:

1-7. Standard exceptions. Not plottable.

8. All matters contained on the Plat of Griffintown, as recorded in Plat Book 135, Pages 135 and 136, of the Public Records of Palm Beach County, Florida. Affects the subject property. All pertinent items are plotted hereon.

9. Rights of tenants and/or parties in possession, and any parties claiming, by through or under said tenants or parties in possession, as to any unrecorded leases or rental agreements. Standard exceptions. Not plottable

10.

SURVEY NOTES:

1.) Lands shown hereon reflect all pertinent easements and/or rights of way contained in Old Republic National Title Insurance Company, Commitment for Title Insurance; Commitment Number: 23032151 RH1; Commitment Effective Date: March 27, 2023 @ 8:00 AM; See "Notes on Schedule B2 Title Exceptions".

2.) Area of subject property = 2,850 square feet (0.0654 acres).

3.) Elevations shown hereon are based on North American Vertical Datum of 1988 (NAVD 88).

a) Originating benchmark = Leica Global Positioning System.

b) $\times_{00.00}$ = existing elevation (NAVD 88 typical).

c) $\times_{0.00}$ = proposed elevation.

d) \rightarrow = drainage flow.

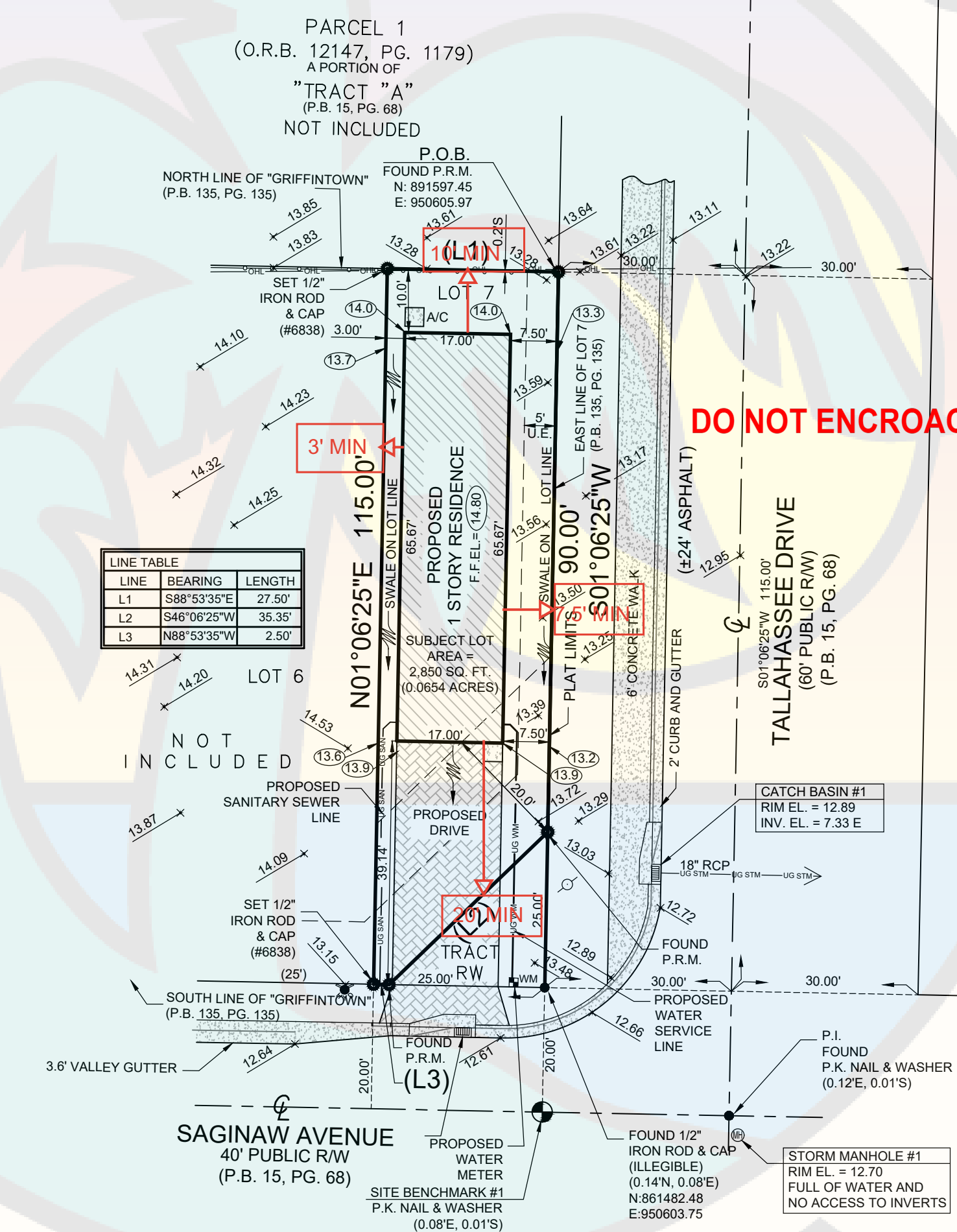
4.) No underground improvements located.

5.) Bearings and distances are plat and measured unless otherwise shown.

6.) This firm's "Certificate of Authorization" number is "LB 6838".

LEGEND:

<p>CALC. = CALCULATED</p> <p>C.B.S. = CONCRETE BLOCK STRUCTURE</p> <p>CONC. MON. = CONCRETE MONUMENT</p> <p>CONC. = CONCRETE</p> <p>D.E. = DRAINAGE EASEMENT</p> <p>U.E. = UTILITY EASEMENT</p> <p>P.E. = POOL EQUIPMENT</p> <p>F.F.E.L. = FINISHED FLOOR ELEVATION</p> <p>EL. = ELEVATION</p> <p>(B.R.) = BEARING REFERENCE</p> <p>(D) = DEED</p> <p>(M) = MEASURED</p>	<p>(P) = PLAT</p> <p>R = RADIUS</p> <p>Δ = CENTRAL "DELTA" ANGLE</p> <p>L = ARC LENGTH</p> <p>CH.B. = CHORD BEARING</p> <p>N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM</p> <p>O.R.B. = OFFICIAL RECORD BOOK</p> <p>P.B. = PLAT BOOK</p> <p>N.S.V.D. = NATIONAL SPHERICAL DATUM</p> <p>P.C. = POINT OF CURVATURE</p> <p>P.T. = POINT OF TANGENCY</p> <p>P.R.C. = POINT OF REVERSE CURVATURE</p> <p>P.C.C. = POINT OF COMPOUND CURVATURE</p>	<p>P.I. = POINT OF INTERSECTION</p> <p>P.O.C. = POINT OF COMMENCEMENT</p> <p>P.O.B. = POINT OF BEGINNING</p> <p>R/W = RIGHT OF WAY</p> <p>—x—x— = CHAIN LINK FENCE</p> <p>—x—x—x— = WOOD FENCE</p> <p>—o—o—o— = METAL FENCE</p> <p>— — — — = CENTERLINE</p> <p>— — — — = EASEMENT</p> <p>— — — — = COVERED</p> <p>— — — — = OVERHEAD LINES</p> <p>— — — — = LOT TIE</p>	<p>— = ASPHALT PAVEMENT</p> <p>— = CONCRETE FLATWORK</p> <p>— = PAVER BRICK FLATWORK</p> <p>— = WOOD POWER POLE</p> <p>— = WATER METER</p> <p>— = FIRE HYDRANT</p> <p>— = CATCH BASIN</p> <p>— = SANITARY MANHOLE</p>
--	--	---	---



LINE TABLE

LINE	BEARING	LENGTH
L1	S88°53'35"E	27.50'
L2	S46°06'25"W	35.35'
L3	N88°53'35"W	2.50'

DO NOT ENCROACH EASEMENTS

Local or Residential Access Streets

Access connections for lots located on local or residential access streets shall maintain a minimum setback from a side or rear lot line as follows: ORD. 2007-013

- 1) Single Family or Multi-Family: 2 feet
- 2) Zero Lot Line: 1 foot
- 3) Townhouse: 1 foot

CERTIFIED TO: Treasure Property Group
PROPERTY ADDRESS: Saginaw Avenue - Lot 7, West Palm Beach, Florida 33409
FLOOD ZONE: X (FIRM 120192 - 12099C0578F 10/05/2017)
DESCRIPTION:
 P.C.N.: 00-43-43-30-31-000-0070
 LOT 7, GRIFFINTOWN, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 135, PAGE 135, PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA.
BOUNDARY SURVEY / SITE PLAN

This survey is not valid without embossed surveyor's seal and/or an authenticated electronic signature and author.

Digitally signed by Michael J Miller
 Date: 2023.11.16
 12:29:47 -05'00'
 Re: rveyor, Florida Certificate No. MICHAEL J. MILLER #4034

SCALE: 1" = 20'

DRAWN BY: PICARD

FIELD WK: J.W. / B.M.

DATE: 06/12/2023

MILLER LAND SURVEYING

1121 LAKE AVENUE
 LAKE WORTH BEACH, FLORIDA 33460
 PHONE: (561) 586-2669 - FAX: (561) 582-0151
 www.millersurveying.com
 e-mail: orders@millersurveying.com

REF: 144/20 P92/46

PREV. Y220101 Y230587
 Y220664 Y230872
 JOB NO.'S Y220663-17

JOB NO. Y231187

M - 5240 - A

Reviewer:	Agency:	Date:
Kizikli, Murat	PE-B	12/11/2023
ePZB Approval Data		



DATE:	JUNE 2023
SCALE:	AS SHOWN
GOARCH DRAFTING CORP.	
dwg by: C. Arocha	
561-818-5171	

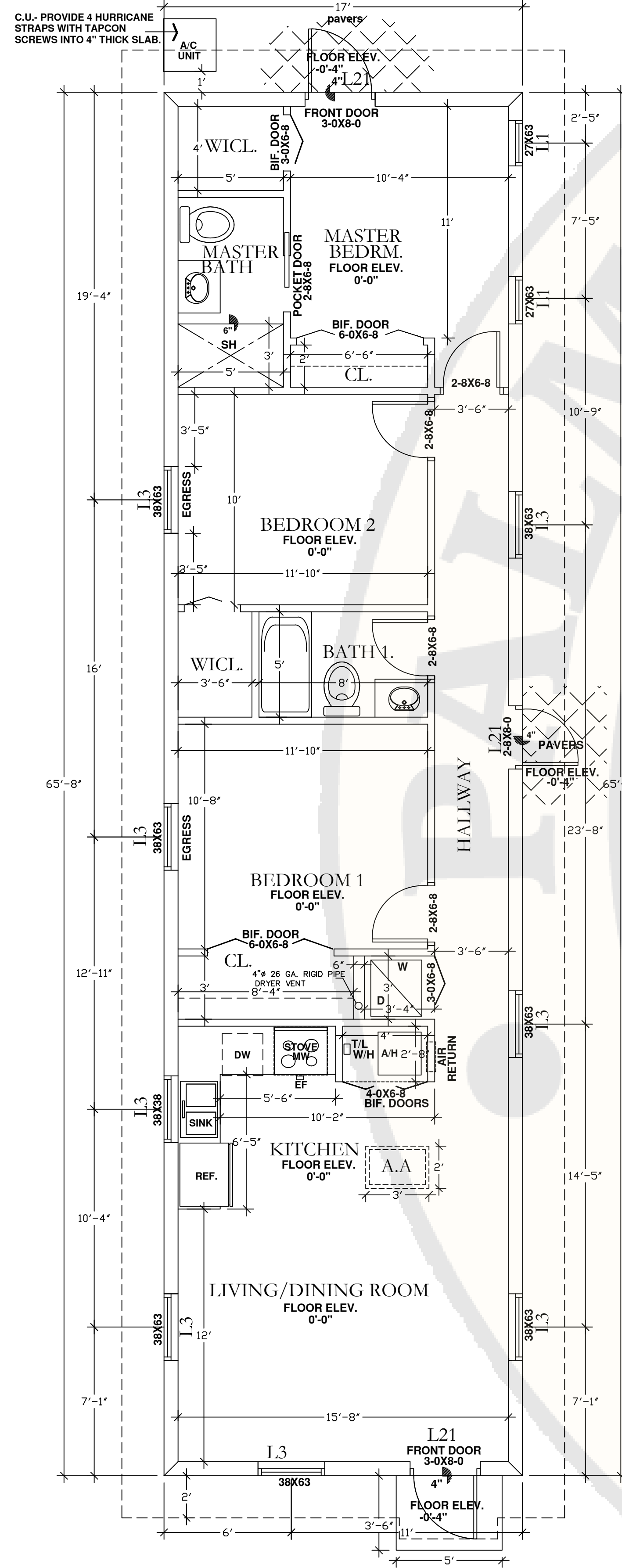
Digitally signed
by Lillian Gonzalez
Date: 2023.08.10
12:02:10 -04'00'

GOARCH ENGINEERING INC.
1520 RICHARD L.
PALM SPRINGS, FL 33406
PH 561-504-6929

LILLIAN GONZALEZ, Ph.D., P.E.
FL REG. ENG. #79442
CA CERTIFICATE # 32045

GLOMAR HOUSING LLC
2809 SAGINAW AVE. LOT 7
WEST PALM BEACH, FL.

REVISIONS		COMMENTS
NO.	DATE	
1-4		



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

SCOPE OF WORK
BUILD A 1-STORY CBS SINGLE FAMILY RESIDENCE

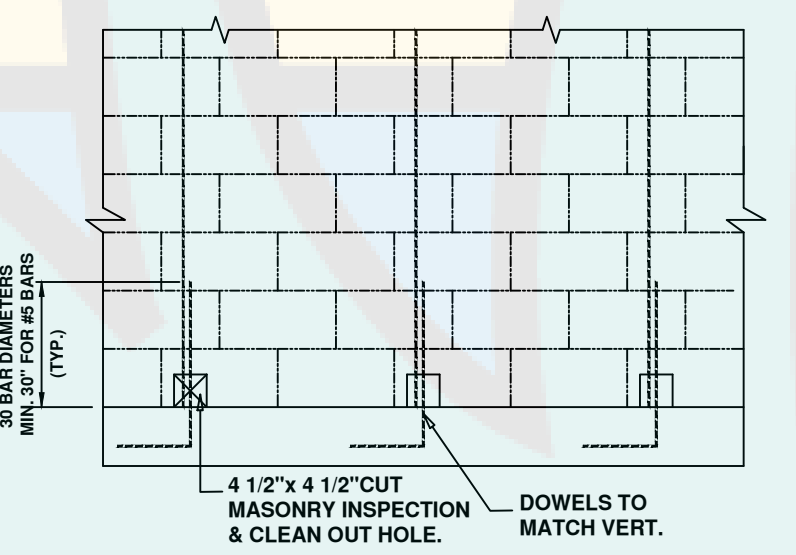
SQUARE FOOTAGE:		
AREA UNDER A.C.	1117.0	SQ. FT.
TOTAL SOFT.	1117.0	SQ. FT.

DESIGN CRITERIA

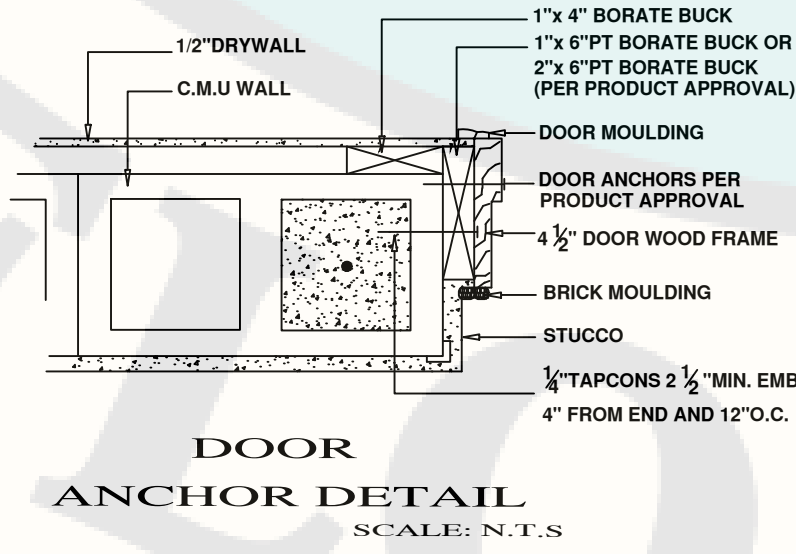
COUNTY	PALM BEACH COUNTY	
BUILDING DEPARTMENT	PALM BEACH	
WIND DESIGN CRITERIA	ASCE 7-2016	
WIND DESIGN METHOD	MAIN WIND FORCE RESISTING	
ROOFING MATERIAL	ASPHALT SHINGLES	
LOADING IN PSF	ROOF	R.D.L.
TOP CHORD LIVE	20	
TOP CHORD DEAD	15	4.2
BOTTOM CHORD LIVE	10	NON-CONCURRENT
BOTTOM CHORD DEAD	10	3
TOTAL LOAD	45	7.2
DURATION FACTOR	1.25	
WIND SPEED	170MPH (3 SECOND GUSTS) ASD 132	
TOP CHORD C.B.	SHEETING BY BUILDER	
BOTTOM CHORD C.B.	SHEETING BY BUILDER	
HIGHEST MEAN HEIGHT	11'-8"	
BUILDING TYPE	ENCLOSED	
BUILDING CATEGORY	II: NON RESTRICTIVE	
EXPOSURE CATEGORY	C	
OCCUPANCY TYPE	R-3	
CONSTRUCTION TYPE	5-B	

APPLICABLE CODES

FBC BUILDING CODE 7TH ED. (2020)
FBC RESIDENTIAL CODE 7TH ED. (2020)
FBC MECHANICAL CODE 7TH ED. (2020)
FBC PLUMBING CODE 7TH ED. (2020)
FBC ENERGY CONSERVATION. (2020)
NATIONAL ELECTRICAL CODE 2017 ED.

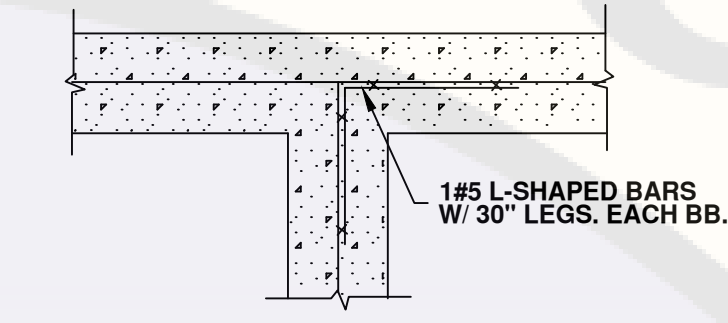


TYPICAL MASONRY FILLED CELL DETAIL
SCALE: N.T.S.

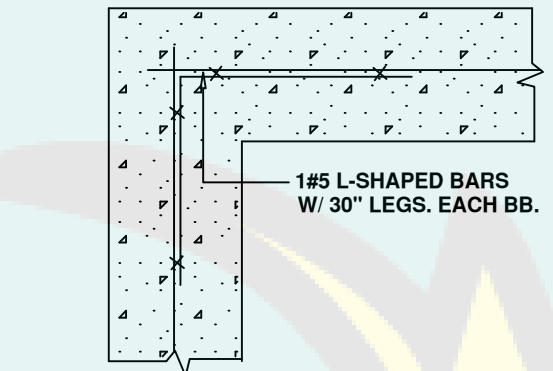


DOOR ANCHOR DETAIL
SCALE: N.T.S.

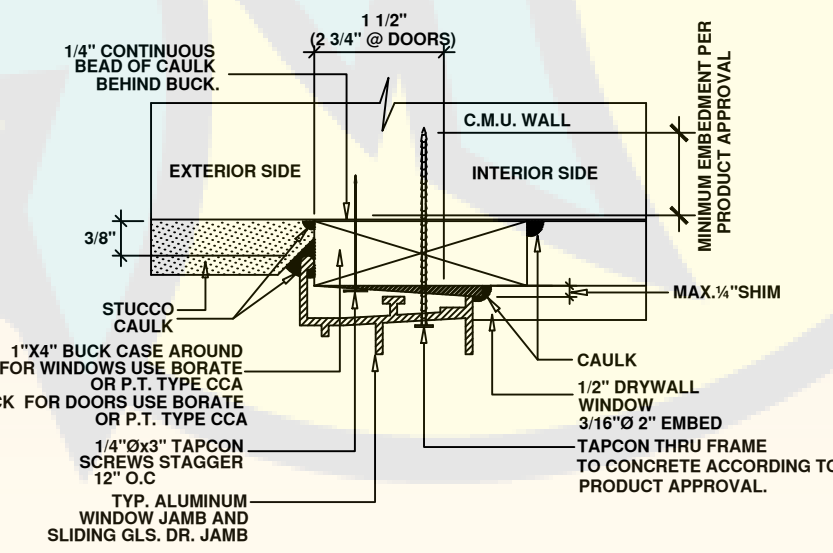
SCOPE OF WORK
BUILD A 1-STORY CBS SINGLE FAMILY RESIDENCE



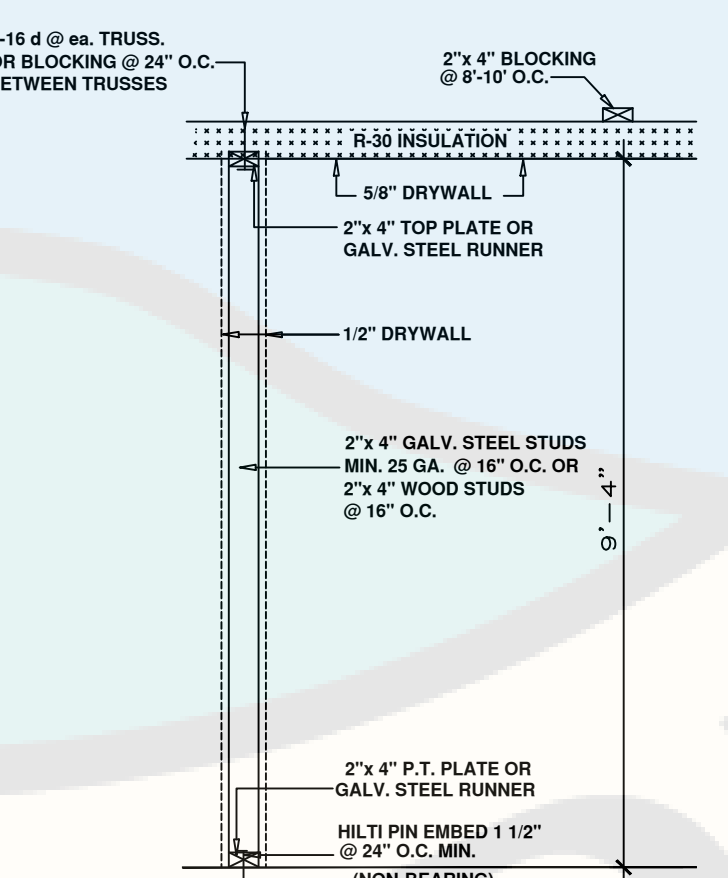
INTERSECTION WALL DETAIL
SCALE: N.T.S.



CORNER WALL DETAIL
SCALE: N.T.S.



WINDOWS ANCHOR DETAIL
SCALE: N.T.S.



INTERIOR WALL DETAIL
SCALE: N.T.S.

STRUCTURAL NOTES

- All work shall conform to the Florida Building Code (FBC), 2020 7th. edition.
- All structural loads shall be in accordance with FBC 2020 7th. ed.
 - Wind Loads: See design parameters below.
- Soil bearing capacity : 2500 PSF.
- All structural concrete shall have minimum compressive strength of 3000 psi at 28 days.
- Slab/ Footings to be concrete with minimum 3000 psi, compressive strength at 28 days . See plans for size and steel requirements.
- Minimum concrete protection for reinforcing bars: Footings: 3" Beams: 1-1/2" Suspended Slabs: 1"
- Lap all reinforcing steel a minimum of 48 bar diameters. Grade 60 steel minimum in beams and columns.
- All Lumber in contact with concrete or masonry shall be pressure treated.
- Splitting or cracking of structural components due to installation of hardware is not permitted.
- Unless otherwise noted, the installation of specified hardware shall conform to the manufactures instructions and standard practice.
- Bearing points of trusses shall have vertical studs in a number equal to the number of plies of the bearing member when the bearing member is 2 or more plies unless noted.
- Unless otherwise noted for exterior walls, exterior plywood sheathing is to be nailed with 8d galv. or better nails 3" o.c. edges and 6" o.c. field. Interior drywall screwed with screws 1 1/2" long drywall screw are 7" o.c. for ceilings and 8" o.c. on walls per FBC 2020 7th. edition, 2306.1.
- Anchor in-fill CMU / starter column to existing masonry with 1" wide x 16" gage corrugated galvanized steel masonry anchors embedded in masonry joints at 16" o.c. fasten masonry anchors to existing concrete / masonry with 1/4" tapcon fasteners with minimum 1 1/4" embedment.
- Exterior porch ceiling and soffit 7/8" stucco on high rib lath w/ 1 3/4" nailing or 1/2" ext. plywood vent system required.
- Storm protection required for all glazed openings in accordance w/ and local codes & F.B.C. 2020 7th. edition.
- Product approval req. for doors, windows, roof, engineered lumber, garage door & storm protection in accordance w/ FBC 2020 7th. edition and local codes.
- Mix grout to have a slump of 8" to 10" at time of placement. Compressive strength of grout shall be 3000 psi minimum conforming to the requirements of ASTM C476.
- Materials shall comply with the following standards: block - ASTM C90-75, Portland cement - ASTM C150, aggregate - ASTM C144 or ASTM C404, lime - ASTM C207, water - clean and potable, grout - ASTM C476.

GENERAL NOTES

- THE RESPONSIBILITY OF THE ENGINEER/ARCHITECT IN RECORDS IS 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 DRAWING MAY BE CONTRADICTED IF INSPECTION SUGGESTS OTHERWISE.
- REFER TO STRUCTURAL NOTES FOR MORE INSTRUCTIONS.
- VERIFY ALL MASONRY OPENINGS WITH WINDOW AND DOOR MANUF.

BUCK NOTE:

INSTALL DOORS AND WINDOWS PER MANUFACTURER'S RECOMMENDED INSTALLATION INSTRUCTIONS. (SEE PRODUCT APPROVAL). ALL IMPACT RESISTANT WINDOWS AND DOORS SHALL REQUIRE A 2x BUCK PER CODE.

GLAZING NOTE:

PROVIDE APPROVED HURRICANE PANELS OR IMPACT RATED GLASS. SUBMIT PRODUCT APPROVALS TO E.O.R. & BLDG. DEPT. FOR APPROVAL

NOTE:

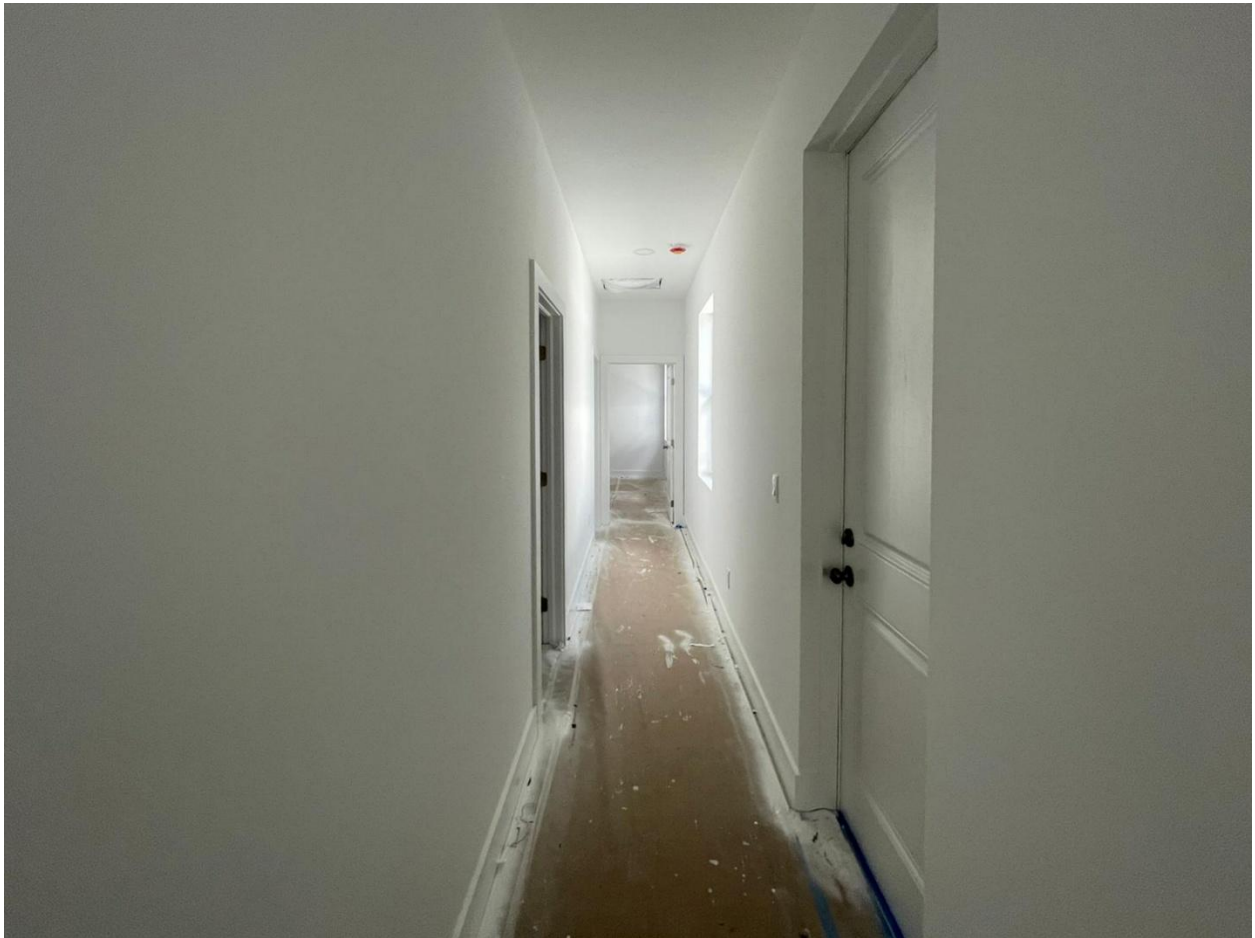
CONTRACTOR SHALL PROVIDE
BLOWER DOOR TEST COMPLIANCE REPORT
AT FINAL BUILDING INSPECTION
with copy of tester certification required per
FBC-EC-R 402.4.1.2
If the ACH is less than 3; mechanical ventilation is required.

A certificate of compliance
will be required at the time of
final inspection as per
Section 110.9 of the PBC Amendments
to the FBC, 6th Edition.

ELECTRICAL, MECHANICAL,
PLUMBING AND GAS SHALL
CONFORM TO CURRENTLY
ADOPTED PALM BEACH
COUNTY CODES AND
AMENDMENTS









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

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



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

BUILDING DIVISION

BUILDING/SITE REVIEW PERMIT

PERMIT	VIOLATION	STATE SURCHARGES	FIRE REVIEW	ROADS	PARKS			
1967.00	0	49.18	0.00	5039.75	812.30			
LIBRARIES	SCHOOLS	FIRE	PUBLIC BLDGS	LAW ENFORCEMENT	ERM			
191.67	4627.45	295.45	181.96	136.94	0.00			
HEALTH	OUTSIDE AGENCY	MISC. FEES	ZONING DEV ORDER #	UNITS	PROJECT#	CONTROL #	COMM. DIST	G.P.S.
0.00	23.00			1,1	01000-767	0-0	7 7	#####, #####
PRIMARY PERMIT	APPL DATE	FLOOD ZONE	FIN. FLR.	CONT CERTIFICATION #	PERMIT DESCRIPTION			
B-2023-044283-0000	10/10/2023	X		CGC-1511280	Single-Family Dwelling Detached			
SUB PERMIT NO	MASTER NO.	PROPERTY CONTROL NUMBER		INSP AREA	New 1-story single family dwelling.			
		00-43-43-30-31-000-0070		004				
PRINTED DATE	SITE PLAN SQUARE FOOTAGE	GROSS SQUARE FOOTAGE	VALUE					
01/04/2024	1117	1117	111700.00					

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 \$5,000 or over \$15,000 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.

B-2023-044283-0000

OWNER: Glomar Housing Llc

CONTRACTOR/COMPANY NAME: J & M Contractors of South Florida, Inc.

CONTRACTORS' PHONE NUMBER: 561-433-3440

PROPERTY ADDRESS: 3675 Saginaw Ave, West Palm Beach, 33409

SUBDIVISION NAME: West Gate Ests Hennessey's Repl Blk 44, 45 & 50

BAY/SUITE#:

Howzell, Jazmine K

Doug Wise

ISSUING CLERK

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



PALM BEACH COUNTY BUILDING DIVISION
Planning, Zoning & Building Department

BUILDING/SITE REVIEW PERMIT

Stamp Permit Number:

B-2023-044283-0000

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

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

B-2023-044283-0899 CFN 20230122593

OR BK 34237 PG 1559
RECORDED 4/14/2023 9:29 AM
AMT: \$95,000.00
DEED DOC \$665.00
Palm Beach County, Florida
Joseph Abruzzo, Clerk
Pgs: 1559 - 1560; (2pgs)

Prepared by and return to:

Ennie Jackson
Florida Land Title Insurance, LLC
416 South Military Trail
West Palm Beach, FL 33415
(561) 687-9727
File No 20230-2232

Parcel Identification No 00-43-43-30-10-000-0014 - NEW PLAT (THIS PCN WILL CHANGE)

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 11th day of April, 2023 between Elite Capital & Development, Inc., a Florida Corporation, whose post office address is 2465 Mercer Avenue, #303, West Palm Beach, FL 33401, Grantor, to Glomar Housing LLC, a Florida Limited Liability Company, whose post office address is 579 North State Road 7, Royal Palm Beach, FL 33411, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$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, Florida, to-wit:

Lot 7, GRIFFINTOWN, according to plat thereof as recorded in Plat Book 135, Pages 135 and 136, of the Public Records of Palm Beach County, Florida.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2023 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

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

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

Signed, sealed and delivered in our presence:

WITNESS
PRINT NAME: Ennie Jackson

Elite Capital & Development, Inc., a Florida Corporation

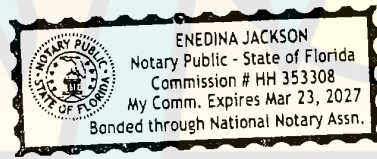
By: [Signature]
Philippe O. Boucher, President

WITNESS
PRINT NAME: Rick Espree

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization this 11th day of April, 2023 by Philippe O. Boucher, President of Elite Capital & Development, Inc., a FL Corporation, on behalf of the Corporation.

[Signature]
Signature of Notary Public
My commission expires:



Personally known:
OR Produced Identification:

Type of Identification Produced: driver's license



DEVELOPMENTS

NEW CONSTRUCTION PROJECT BUDGET BREAKDOWN

DEVELOPMENT COSTS

Archictecture	\$	5,300
Land & Preparation	\$	100,000
Infrastructure	\$	3,000
Surveying	\$	1,200
Sub-Total	\$	109,500

SOFT COSTS

Water & Sewer	\$	10,500
Impact Fees	\$	10,000
Sub-Total	\$	20,500

CONSTRUCTION COST

Footing and Slab	\$	18,000
Labor	\$	7,000
Materials	\$	11,000
Beams and Columns	\$	19,300
Labor	\$	8,000
Materials	\$	11,300
Rough Carpentry	\$	24,500
Labor	\$	9,000
Materials	\$	15,500
Windows and Doors	\$	15,900
Labor	\$	6,500
Materials	\$	9,400
Framing, Drywall and Insulation	\$	17,500
Labor	\$	8,500
Materials	\$	9,000
Lath and Stucco	\$	9,300
Labor	\$	5,300
Materials	\$	4,000



DEVELOPMENTS

CONSTRUCTION COST

Flooring	\$	12,600
Labor	\$	7,000
Materials	\$	5,600
Kitchen	\$	13,700
Labor	\$	5,700
Materials	\$	8,000
Bathrooms	\$	8,200
Labor	\$	4,000
Materials	\$	4,200
Roof	\$	13,600
Plumbing	\$	12,800
Electrical	\$	16,000
HVAC	\$	13,500
Appliances	\$	3,400
Landscape & Pavers	\$	7,800
Painting	\$	6,500
Fixtures	\$	5,300
Sub-Total	\$	217,900
TOTAL COSTS	\$	347,900

WESTGATE/BELVEDERE HOMES CRA 2025 MONTHLY BOARD MEETING DATES

*~ All Westgate CRA Board Meetings are held on the **2nd Monday of the month** excluding Special Board Meetings and those Mondays falling on a Holiday* ~*

JANUARY 13, 2025

FEBRUARY 10, 2025

MARCH 10, 2025

APRIL 14, 2025

MAY 12, 2025

JUNE 09, 2025

JULY 14, 2025

AUGUST 11, 2025

SEPTEMBER 08, 2025

OCTOBER 06, 2025*

NOVEMBER 10, 2025

DECEMBER 08, 2025

G:\Westgate CRA\CRA Board Yearly Meeting Schedule\2025Board Meeting Schedule