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**WESTGATE/BELVEDERE HOMES COMMUNITY REDEVELOPMENT AGENCY**  
**Monday, May 09, 2022 Board Meeting**

**1280 N. Congress Ave. Suite 215**  
**West Palm Beach FL 33409**

**A NOMINATION SESSION WILL CONVENE AT 5:30 P.M. TO NOMINATE COMMISSIONERS FOR SEAT 4 THE REGULAR MEETING WILL RESUME AFTER THE NOMINATION SESSION.**

**NOTE: Agenda Summary (Pages 3-11)**  
**Staff Report (Pages 13-20)**

**I. CALL TO ORDER / ROLL CALL**

**II. AGENDA APPROVAL**

- 1. Additions, Deletions, Substitutions to Agenda**
- 2. Adoption of Agenda**

**III. ADOPTION OF W/BH MARCH CRA MINUTES (Pages 21- 25)**

**IV. PUBLIC COMMENTS**

**V. DISCLOSURES**

**VI. CONSENT AGENDA**

- 1. Agreement with BG Group to Remove Environmental Hazards and Demolish 2423 Westgate Avenue, 2426 & 2428 Cherokee Avenue (Pages 26-34)**

**VII. REGULAR AGENDA**

- 1. DRO Approval for a Site Plan Amendment for Office/Warehouse Use for Greene Industrial (aka McDonald Industrial) – 1501 N. Florida Mango Rd. (Pages 35-68)**
- 2. Westgate CRA Zoning Overlay Amendment (Page 69)**



3. Approval of Contract with Daniels Fence for Oswego Property (Pages 70-72)
4. Authorization to Issue a Request for Proposal to Secure a Loan to Pay for Infrastructure Improvement Projects (Pages 73-90)

#### **VIII. REPORTS**

- A. Staff Reports  
Correspondence
- B. Attorney's Report
- C. Committee Reports and Board Comments
  1. Administrative/Finance –
  2. Capital Improvements – Chair, Mr. Daniels
  3. Land Use –
  4. Real Estate – Chair, Mr. Kirby
  5. Marketing –
  6. Community Affairs –
  7. Special Events – Chair, Ms. Ruffy
  8. Correspondences

#### **IX. ADJOURNMENT**

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

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

**ON JUNE 7, 1994, THE BOARD OF COUNTY COMMISSIONERS APPROVED RESOLUTION NO. 94-693, KNOWN AS THE CODE OF ETHICS. UNDER SECTION 11, IT IS REQUIRED THAT PAID AND UNPAID LOBBYISTS REGISTER. PLEASE REFER TO SECTIONS 11.01 AND 11.02 IN THE CODE OF ETHICS FOR REGISTRATION SPECIFICS.**



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**AGENDA ITEMS**  
**Westgate/Belvedere Homes CRA Board Meeting**  
**In Person and Via Zoom**  
**May 09, 2022**

**CONSENT AGENDA**

**1. Agreement with BG Group to Remove Environmental Hazards and Demolish 2423 Westgate Avenue, 2426 & 2428 Cherokee Avenue**

- A. **Background:** Staff is working with the BG Group to clean and demolish 2423 Westgate Avenue, 2426 & 2428 Cherokee Avenue. The environmental surveys have been completed and demolition permit have been submitted. Staff is seeking authorization from the Board to contract with the BG Group, LLC to demolish the three properties, and remove any environmental hazard.

The cost to demolish and address the environmental issues will be \$46,527.00. The cost includes the abatement of environmental issues, the demolition of the buildings, and the capping of sewer and water connections. The abandonment of septic system (if any), the removal of drain field (if any) and other work, if necessary, will be additional.

Pre demolition work and permitting have already begun. The permit application numbers for the projects are PR-2022-018458-0000 and PR-2022-018459-0000.

We had submitted a grant to the County to demolish the properties a year ago, but the County demolition procurement process is taking too long. We hired the BG Group directly to complete the demolition.

- B. **Recommendation:** Enter into an agreement with the BG Group to abate environmental issues and demolish 2423 Westgate Avenue, 2426 & 2428 Cherokee for a price not to \$46,527.00 plus a 5% contingency to cover additional work if any.



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## REGULAR AGENDA

### 1. **DRO Approval for a Site Plan Amendment for Office/Warehouse Use for Greene Industrial (aka McDonald Industrial) – 1501 N. Florida Mango Rd.**

**A. Background and Summary:** The +/- 4.12-acre property, located on N. Florida Mango Rd. is currently vacant and undeveloped. The property is within the Urban Industrial (UI) sub-area of the WCRAO and zoned Light Industrial (IL). The Future Land Use designation is Commercial High with an underlying Industrial Future Land Use Designation (CH/IND). The site is in the U/S Tier as well as in the URA, RRIO and Westgate CCRT area. To the immediate south lies a portion of the L2 canal owned by Palm Beach County and the L2 Pump Station (a CRA flood mitigation project) zoned PO; beyond the canal is the Belvedere Heights single family residential neighborhood in the Residential Multifamily (RM) zoning district, with a FLU designation of MR-5. To the west (a small finger of the L2 canal runs along the rear of the site), is Light Industrial (IL) with a CH/IND FLU. To the north a multi-access self-storage facility zoned IL with a CH/IND FLU, and to the east is the City of West Palm Beach (taxi dispatch station). Old Okeechobee Blvd is approximately .3 miles to the north, and Belvedere Rd. is .5 miles to the south.

The site was previously approved for contractor storage accessory structure and warehouse in 2017 with conditions regarding dust control under the name McDonald Industrial. At the end of 2017, the property was sold. The new owner sought approval to use the site as a distribution facility with additional warehousing and a type 2 waiver to extend operation hours to 24 hours in the distribution facility in Building B with Building A operating within the hours allowed by code. Additional warehouse was approved for





the site in the 2019, creating a third building labelled Building C which was to become the new distribution facility and Buildings A and B to work as warehouse space. The site at the time was being developed to relocate McArthur Dairy whose distribution facility was relocating from Flamingo Drive in West Palm Beach.

The applicant proposes to reconfigure the site plan to eliminate the structures as previously approved, and instead proposes a single 62,011 sf one-story office-warehouse building with associated site improvements; 46,508 sf of warehouse with 15,503 sf of accessory office. The development approval for the industrial warehouse use with accessory office would remain; the distribution facility use is no longer contemplated in the development proposal. No change in property ownership is planned, although the end-user tenants by bay are unknown and speculative at this time. Nine bays are proposed each at approximately 5,500 sf in total GFA with a double bay proposed at the rear of the structure. Since the Distribution Facility use is no longer contemplated, the Type 2 Waiver allowing 24-hour operations Monday-Saturday and 7am-7pm on Sunday is no longer required by the applicant, and will likely either be revoked or abandoned by the Zoning Division. The project is anticipated to be built out by 2024.

The applicant proposes to amend the approved site plan for the development of the +/- 4.12-acre site on N. Florida Mango Rd., pursuant to the following:

1. Full DRO approval for a 9-bay +/- 62,011 sf office-warehouse structure with a total of +/- 46,508 sf of warehouse space and +/- 15,502 sf of office space, with each bay required to provide a minimum of 25% GFA of office space, up to a maximum of 30% GFA of office space. Buildings A, B and C the approved site plan would be eliminated; one new single-story building is proposed in their place;



2. Type 1 Administrative Waiver to allow a maximum 15% reduction in the required number of parking spaces, as needed; and,
  3. 98 new daily trips, 10 am peak hour, and 11 pm peak hour trips are requested to be allocated from the WCRA Transportation Concurrency Exception Area (TCEA) pool.
- Staff finds that applicant request is consistent with the CRA's Zoning Overlay and Redevelopment Plan.

**B. Recommendation:** Staff recommends **approval** of the development petition to amend the approved site plan for the development of the +/- 4.12-acre site on N. Florida Mango Rd., pursuant to the following:

1. Full DRO approval for a 9-bay +/- 62,011 sf office-warehouse structure with a total of +/- 46,508 sf of warehouse space and +/- 15,502 sf of office space, with each bay required to provide a minimum of 25% GFA of office space, up to a maximum of 30% GFA of office space. Buildings A, B and C the approved site plan would be eliminated; one new single-story building is proposed in their place;
2. Type 1 Administrative Waiver to allow a maximum 15% reduction in the required number of parking spaces, as needed; and,
3. 98 new daily trips, 10 am peak hour, and 11 pm peak hour trips are requested to be allocated from the WCRA Transportation Concurrency Exception Area (TCEA) pool.

## 2. Westgate CRA Zoning Overlay Amendment

**A. Background and Summary:** Staff has been working with the County Planning Building and Zoning Department and the consultants representing the Hangar/Airfield Business Park (1050 N. Congress Ave. (PBKC 11ac. collateral site) to process an amendment, on recommendation by the CRA Board to allow the use in the UG sub-area. The



proposed used is allowed by the underlying zoning district but prohibited by the Westgate CRA Zoning Overlay.

The following language is being proposed to give the CRA the option to approve a project that does not meet Overlay Standards to move forward if it meets the underlying Zoning District regulations.

If a conflict exists between the WCRAO Overlay and other Chapters or Articles in this Code, the provisions of this Overlay shall apply to the extent of this conflict unless the WCRA Board authorizes the Zoning Director to apply the other Chapter or Articles of the Code.

The language is broad enough to address conflicts between WCRAO code and the articles and chapters of the ULDC, essentially giving the CRA Board authority to override or waive the provisions of its overlay to revert to what is permitted by and the standards of the zoning district and FLU.

Zoning, CRA staff and the consultants are still studying this language. We are confirming that the intent is to apply the language when a conflict arises across all provisions of the overlay, i.e. use regulations, PDRs, supplementary standards etc. and that the final authority lie with the CRA Board.

If this text was to change significantly, staff will bring back the new and final version to the CRA Board for approval.

Also, staff is working on adding a waiver table to the overlay to allow the CRA to waive, with thresholds, certain provisions that are exclusive to the overlay such as architectural guidelines, supplementary standards, and perhaps some PDRs to be included in an amendment later this year.



**B. Recommendation:** Staff recommends approval in concept of the following language to be included in Section 14 of the WCRA Overlay: "If a conflict exists between the WCRAO Overlay and other Chapters or Articles in this Code, the provisions of this Overlay shall apply to the extent of this conflict unless the WCRA Board authorizes the Zoning Director to apply the other Chapter or Articles of the Code."

### **3. Approval of Contract with Daniels Fence for Oswego Property**

#### **A. Background and Summary:**

In 2018, the CRA received a grant from PBC Solid Waste Authority (SWA) Blighted & Distressed Properties Grant. The total amount was \$92,700 to clean-up, clear, sod and fence 6 vacant CRA-owned properties on Oswego Avenue east of Seminole Blvd. previously earmarked for the L-2 Canal Expansion project.

The CRA has improved three parcels and developed a dog park as part of the grant. The CRA is working with Daniels Fence to install a decorative around the other three parcels.

Daniel Fence is proposing to do the work for \$22,804.00.

**B. Recommendation:** Staff recommends that the Board approves Daniels Fence and authorizes the construction for an amount not to exceed \$22,804.00.

### **4. Authorization to Issue a Request for Proposal to Secure a Loan to Pay for Infrastructure Improvement Projects**

**A. Background and Summary:** Staff is working with the Florida League of Cities Public Resources Advisory Group (PRAG) to request a bank loan to



prepay the construction of Westgate Avenue Streetscape, Seminole Boulevard Streetscape and Cherry Road Streetscape.

The CRA received grants from the Palm Beach County Transportation Planning Agency to reconfigure Westgate Avenue. The project is estimated to cost approximately \$7.5 Million and another \$3.3 Million are needed for Seminole. Next year, Cherry Road design will be completed and is estimated to cost over \$2 Million.

### Westgate Avenue Streetscape Cost Estimate

CEI – Currently being processed:

Consultant: \$676,033

Staff: \$101,400 (15%)

Contingency: \$67,600 (10%)

Total: \$845,000

Construction – Bids Due 3/22

Contractor (estimate): \$5.3M

Staff: \$795k

Contingency: \$530k

Total (estimate): \$6,625,000

Total Needed from CRA \$7,470,000 (6,625,000.00 + 845,000.00)(subject to changed once actual bid amounts known)

### Seminole Blvd Estimate

\$2,500,000	Construction Contract
\$250,000	CEI Costs
\$125,000	PBC Staff Costs
\$430,000	15% Contingency
<b>\$3,305,000</b>	<b>Total</b>



The CRA Plan anticipated that loans will be needed to complete these projects.

The Westgate CRA does not have any debt currently. Most CRAs, Cities and Counties take on debts to pay for their major infrastructure improvement projects. Palm Beach County is planning on taking more debts this year to pay for water, sewer, and housing projects.

According to current legislations, CRAs will not be dissolve if they have debts. They need to be continued until they pay off their debts. The CRA, through Ordinance 89-6, is authorized to take on debt. The RFQ will be sent to several banks that will submit a proposal to fund these projects with some repayment terms.

PRAG estimates that the terms can be 15 years and up to 4.5% annual interest rate.

Westgate and Seminole are ready for construction. Construction Bid Request was issued for the Westgate Project. The request was canceled because the CRA did not have the funds in place. For Seminole Blvd., FDOT will sign the Local Planning Program Agreement as soon as funding is secured.

A total of \$10.8 Million are needed for the two projects. FDOT will reimburse more than \$4 Million, possibly \$5 Million. We will negotiate the final amount when we know how much the CRA can raise.

We need to have all the money before the project can start. FDOT will reimburse its portion after construction pay application is submitted. The reimbursements can be used to prepay the loan (if



the bank allowed) or can be used to fund other projects like Cherry Road, Westgate property acquisition, Belvedere Heights and Belvedere Homes.

A 15-year \$10.6 Million loan at 4% will have a debt service of approximately \$945,000 a year, principal and interest included.

The debt service will be paid out of Tax Increment Financing revenues. The TIF is expected to reach \$3 Million in 2023.

PRAG expects to receive an answer from Banks before the next Board meeting with built in time to allow the CRA legal counsel and the Board Chair to review.

**B. Recommendation:** Staff recommends that the Board authorizes the issuance of the RFQ/RFP to request a loan of \$10.6 Million.

**WESTGATE/BELVEDERE HOMES CRA BOARD MEETING  
May 9, 2022**

**Staff Update on In-House Projects**

**Streetlights for Westgate Estates (ACTION ITEM)**

**Background:** CRA staff is in discussions with FP&L to install street lighting in areas of Westgate Estates where there are currently dark areas. This effort is in response to community concerns brought to the Agency's attention in January around an increase in burglaries and vandalism.

**2022 WCRAO/ULDC Amendments (INITIATED)**

**Update:** The Zoning Division has proposed an amendment to the WCRAO that will not only facilitate the approvals for the Hangar project, but also give some ability for flexibility and authority to the CRA Board when the WCRAO is in conflict with permitted uses and standards of the underlying zoning districts.

CRA Staff will work with the Zoning Division to process an amendment to the Overlay which will allow a warehouse use on the site located at 1050 N Congress Ave. concurrent with entitlements for the Hangar project. This amendment will follow a separate timeline from the proposed amendments below.

**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; a proposal for planning technical assistance services will be brought to the Board in February. The following is a working list of amendments being contemplated:

- create an allowance for split zoning districts particularly when a project is mixed use
- delete or revise the requirement for an arcade or gallery in the NC Sub-area
- dilute Parks & Recreation requirements for open space in the WCRAO
- add parking deviations when a site in the WCRAO is repurposed for a new use and/or when on-street/curbside parking is available, allow on street parking to count towards parking ratios
- additional deviations from ROW buffers and foundation plantings when a project fronts a street with ROW landscaping, additional deviations from incompatibility/compatibility buffers to better support horizontal integration of mixed use, deviations from Art. 7 requirements internal to site, eg. islands, which constrain development on small infill sites
- BBL exception for Westgate Ave. to extend to entire NC sub-area
- amend Art. 8 language related to freestanding signage in the NC
- amend language related to office-warehouse use in WCRAO, % of office per bay
- create a WCRAO pilot program for a new "food truck hub" use
- possible tweaks to WCRAO sub-areas intent and goals to reflect changing trends

**FY21 TCRPC Brownfields Site Assessment Grant (APPROVED)**

**Update:** Cardno has completed further 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 June meeting.

Cardno conducted a Phase II assessment in early December. Findings indicate trace amounts of contamination (arsenic) in the soil; the groundwater is said to be clear. CRA Staff is pursuing additional 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 Chickagmauga 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 Chickagmauga 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.

### Demolition of CRA-Properties (STARTED)

Update: CRA staff has approached PBC Fire Rescue to utilize the buildings for fire fighter training in an effort to have the structures demolished, while still maintaining dialogue with DHED to have the structures demolished through CDBG funding. Both entities are working quickly to accommodate the CRA's requests.

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

### Public Assistance Grant (ONGOING)

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

### Community Garden/Greenmarket (ONGOING)

Update: The Plat is recorded! Following the completion of corner clip dedications, CRA staff can begin planning for the construction of a permanent structure. Targeting FY 22/23.

Electricity, an irrigation pump and an irrigation system have been installed. Staff is working on developing a design and securing a contractor for site improvements and installation of a pre-manufactured structure to act as a permanent greenmarket.

Background: Staff engaged Schmidt-Nichols (SN) to prepare a site plan for the community garden and the green market. The CRA initiated new regulations to allow green markets to operate as an accessory to community gardens without having to buffer surrounding residential uses with an opaque

wall and 20 ft landscape buffer. The site plan includes an enclosed structure with a bathroom and a walk-in cooler. The community garden/greenmarket received site plan approval in March 2018.

CRA staff proposed amendment language, adopted in the 2018-02 Round, to eliminate the community garden use from landscaping requirements, and modified code language regarding hours of operation and building size and placement for the accessory greenmarket use. Schmidt Nichols submitted an administrative amendment (ZAR) to remove the landscape buffers and ROW utility easement. The ZAR was approved in April 2019. The permits have been approved to operate the community garden. The electrician and plumbing contractors are working with the utility companies. The CRA will begin to work with a contractor/architect to design the greenmarket structure and prepare plans to submit for building permit. Platting is a condition of approval and is underway.

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

#### **FY 18/19 – Oswego Avenue Properties Clean-up - Westgate Dog Park (CONSTRUCTION COMPLETE)**

Update: The dog park was completed at the end of March! All inspections passed and a CC was issued. All-Site Construction has requested the release of retainage on their final pay application. CRA staff is working with Daniels Fence to install perimeter fencing at the site at 2620 Oswego Ave to complete the full scope of the original SWA grant project. CRA staff has requested the final 25% disbursement of the grant award since the grant amount has long since been spent by the Agency.

A contract time extension is requested to bring final completion to 3/24/21, allowing for inspections and punch list. Water meter installation and electrical power to the site is expected to be completed by week ending 2/11/22. Remaining work, including irrigation system installation and landscaping are scheduled to begin immediately following. The remaining lots will be cleared and fenced commensurate with the original scope.

The master permit was issued at the end of November; sub-permits for irrigation and fencing are also issued. Electrical sub-permit is under review. WUD installation of water meter is delayed and has caused a minor delay in project completion; irrigation and landscaping/sod cannot be installed water is available.

The Board approved the bid proposal in the amount of \$189,468 submitted by All-Site Construction and authorized staff to execute the construction contract at its September meeting. Earth work has begun on site and permit review is well underway.

To move the project forward and prevent further delay, CRA staff entered into an LOI (letter of intent) with All-Site Construction on August 20, 2021 that allows the contractor to submit for permit and begin ordering materials and equipment that have a long lead time, ahead of Board approval of the contract. The permit has been submitted and is under review: the CRA paid the permit fees directly.

CRA staff issued an ITB (Invitation to Bid) to construct the park on June 26<sup>th</sup>, following Board approval on June 14<sup>th</sup>. Bids were due on July 26<sup>th</sup>. Despite interest from several contractors (there were 8 plan holders at bid close), only one contractor, All-Site Construction, submitted a bid proposal for consideration. CRA staff has reviewed the bid and is verifying references. The proposal amount is \$189,468 which is in excess, although not substantially, of the CRA's original cost estimate for the project, however, due to current construction costs, the proposal is reasonable. Given the SWA grant timeline, already extended, and the risk of no response should the bid be reissued, Staff is recommending that the contractor be selected.

A revised cost estimate, generalized to reflect increases in construction and materials costs, prepared by Schmidt Nichols projects the budget on the project to reach approximately \$143,500 with contingency. The SWA grant will fund \$92,700 of the project with the CRA's responsibility at \$50,800.

Staff will review bid submittals 30 days after ITB issuance, and bring the tabulations to the Board for final selection at their August meeting.

The CRA has paid a landscape contractor to remove invasive trees, vegetation and debris on the sites. An additional time extension of the grant agreement has been provided by the SWA. Staff worked with SN on the dog park design. A site and landscape plan, along with cost estimate have been provided.

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

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

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

#### **FY20 Cherry Road Pedestrian & Safety Improvements (FUNDED)**

**Update:** PBC Engineering has expressed concerns regarding crosswalks on the approved cross section that requires resolution in order 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 (FUNDED/INITIATED)**

**Update:** PBC Engineering has requested administration and design fees to initiate the project. The County will issue an RFP for engineering design in early 2022.

The Transportation Planning Agency Governing Board approved funding for the Seminole Blvd project at their July 18<sup>th</sup> 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 which expands existing sidewalks to 10-12 ft. multi-use paths on each side of the roadway, adds high visibility crosswalks at each intersection, adds pedestrian scale lighting,

and shade trees. The project boundaries are from Okeechobee Blvd. to Oswego Ave. Total construction cost is \$1,622,979. The grant reimburses \$1 million.

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

### **FY18 – Westgate Avenue Corridor Complete Streets (IN COUNTY BIDDING PROCESS)**

Update: The bid process for the project was put on hold by County Engineering. The County is requiring that the total construction cost of the project be given to the County in advance of entering into a contract with a contractor; the CRA has been given a time extension to try to accommodate this requirement.

PBC Engineering issued an Invitation to Bid on February 20<sup>th</sup>. Bid opening is scheduled for March 29<sup>th</sup>.

American Consulting Engineers (ACE) has completed design plans to 100% constructability. PBC Engineering Streetscape section is reviewing. The design engineers have finished phase 2 of the constructability plans. Due to the number of driveways and regulations for safe sight lines, the CRA must now work with certain owners to get approval to close access from Westgate where side and rear access is available in an effort to add more landscaping and on-street parking. The project cost estimate is now \$4,752,321 with \$2,324,351 in participating costs funded by FDOT. The CRA is responsible for PBC Engineering administrative, design and CEI costs.

Design is moving forward without a roundabout. CRA Staff met with County Roadway Production and the project consulting engineers in February to discuss the design, scope and timeline of the project. The CRA has been asked to provide input on lighting design and landscaping.

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

Background Information: Staff engaged WGI to coordinate the preparation of travel demand forecast modelling to determine the impact of reducing Westgate Ave from 5 lanes to 3 lanes utilizing a road diet approach. WGI facilitated communication with PBC TPA and Engineering to determine the best design alternative, held a public input meeting, and drafted the final design for the project 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.

## **FY18 – Phase II Belvedere Heights Streetlights & Sidewalks AND Water Mains/Drainage (MOBILIZED)**

Update: The contractor has begun construction of Phase II of the water mains and drainage project. Phase II of the TPA sidewalks and streetlights project will begin in the spring of 2022. Engenuity Group will continue to represent the CRA as PM on the drainage work.

The BCC is considering an agenda item on June 16<sup>th</sup> for the design of this second phase. The TPA Governing Board voted to adopt the TPA List of Priority Projects for the LRTP FY 2020-2024 at their September 20, 2018 meeting. Projects that met TPA and FDOT eligibility requirements were ranked by internal advisory boards, committees and TPA Staff to be forwarded the Governing Board. Phase II of the Belvedere Heights Streetlights and Sidewalks project was ranked #3 of 4. This project has been moved up the timeline due to the inability of other funded projects to proceed. Design can start in July 2019. Construction funding will be approved after the design is completed. The CRA needs to execute an MOU and provide upfront funding to the County for design.

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

## **FY17 – Phase I Belvedere Heights Streetlights & Sidewalks AND Water Mains/Drainage (IN CONSTRUCTION)**

Update: The water main and drainage work is complete. Phase I of the TPA grant project for sidewalks and streetlights project is underway. This phasing allowed the water main and drainage construction to take place prior to the work of the TPA grants, keeping the TPA projects on the timeline set by the FDOT.

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

Engineers are preparing the second part of the design. The Engineering Department has engaged several consultants through a CRA/County MOU to implement the project. Design is almost completed. The County is currently reaching out to the residents.

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

## **CRA Strategic Plan (ONGOING – TO BE REVISITED IN FY22)**

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

**Streetlights for Belvedere Homes (ONGOING)**

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



### Proposed Private Redevelopment Projects

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

<b>Projects</b>	<b>Address</b>	<b>Status</b>
Greene Industrial (aka McDonald Industrial)	1501 N. Florida Mango Rd.	<ul style="list-style-type: none"> <li>5/9/22 CRA Board meeting</li> <li>DRO site plan amendment for a new 62,011 sf office-warehouse use; site to be reconfigured to eliminate all other buildings, distribution facility use to be discontinued</li> <li>Type 2 Waiver allowing 24-hour operations no longer required or permitted by BCC conditions of approval</li> </ul>
PBKC main site		<ul style="list-style-type: none"> <li>Potential temporary use – athletic arena “dome” for seasonal events (BDB project)</li> </ul>
Meals on Wheels of PBC	1713 Quail Dr. (former Opportunity Inc. preschool)	<ul style="list-style-type: none"> <li>Meals on Wheels PBC – collocated catering, office, retails sales uses</li> <li>Previous site plan approval for medical office, corrective variances and parking reduction variance in place</li> </ul>
The Hangar & Airfield Business Park	1050 N. Congress Ave. (former PBKC collateral property)	<ul style="list-style-type: none"> <li>In Zoning</li> <li>2/14/22 CRA Board meeting</li> <li>60,000+ sf of privately owned warehouse units (The Hangar) with collocated additional warehouse, vehicle sales/repair, community and assembly membership non-profit space</li> </ul>
EZ Express Carwash	1098 N. Military Trail (Walmart MUPD)	<ul style="list-style-type: none"> <li>In Zoning – review for ABN of restaurant use &amp; DRO approval for a 2,700 sf automatic carwash</li> </ul>
Cherry Road Plaza MUPD	Cherry Rd	<ul style="list-style-type: none"> <li>ZC approval in March</li> <li>In Zoning – review for ABN, DOA, Variances, DRO approval for a 161,000 sf (phased) self-service storage facility</li> </ul>
Broward Motorsports	2300 Okeechobee Blvd	<ul style="list-style-type: none"> <li>Certified for PH – DOA to address phased plan, additional square footage for storage &amp; retail, access</li> </ul>
Murphy Express Gas Station/C-store	1010 Military Trail (Walmart MUPD)	<ul style="list-style-type: none"> <li>DROE approval February</li> <li>demolish vacant Walgreens, relocate/expand existing Murphy Express/add c-store</li> </ul>
Palm Key Apartments	Cherokee Ave	<ul style="list-style-type: none"> <li>DRO approval in March</li> <li>7 townhome-style multifamily units on .46 ac – utilizing CRA density bonus units</li> </ul>
Museo Vault self-service storage (now Uovo Art)	4200 Westgate Ave	<ul style="list-style-type: none"> <li>BCC approval of ABN- Sept. '21 meeting proposing a 4-story, 50,000 sf fine art and antique storage facility</li> </ul>
Autumn Ridge LITC mixed use	Congress Ave	<ul style="list-style-type: none"> <li>DRO approval – LITC funded, will move forward with permitting</li> <li>106 units by Landmark Construction, 90% of units at or below 60% of AMI – 77 DBP units, TCEA and rezoning from RM to CG</li> </ul>
Soapy Shark Car Wash	2200 Okeechobee Blvd.	<ul style="list-style-type: none"> <li>In construction</li> </ul>

(formerly KFC/Jack's)		<ul style="list-style-type: none"> <li>▪ DRO Approval &amp; 6 variances required</li> </ul>
Duplex development	1115 Osceola	<ul style="list-style-type: none"> <li>▪ Under construction</li> <li>▪ Utilizing 1 WCRA density bonus unit, non-conforming lot</li> </ul>
Cottage Home projects	Nokomis Ave (4 units) Saranac (3 units) Saginaw/Saranac (14 units)	<ul style="list-style-type: none"> <li>▪ Completed (DPE Homes)</li> <li>▪ In construction (Nestor Martin)</li> <li>▪ Completed &amp; all owner occupied</li> </ul>
Congress Avenue - Greene Apartments	1710 N. Congress Ave	<ul style="list-style-type: none"> <li>▪ In construction</li> <li>▪ 198 units (138 density bonus units from WCRA pool; 55 income restricted)</li> <li>▪ SFWMD permit utilizes available acre feet from the Preserve</li> </ul>
Dos Hermanos Mixed Use	Westgate & Seminole Blvd	<ul style="list-style-type: none"> <li>▪ Administratively withdrawn</li> </ul>



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

**March 14, 2022**

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

Mr. Daniels, the Board Chair, called the meeting to order at 5:07p.m. The roll was called by Ms. Bui.

**Present:** Ronald L. Daniels  
Joanne Rufty  
Joseph Kirby  
Ruth Haggerty

**Absent:** Enol Gilles  
Ralph Lewis  
Yeraldi Benitez

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

**Others Present:** Dorritt Miller, Assistant County Administrator, Deputy George Gomez, Deputy Adam Robinson, Keith Jackson, PE, Engenuity Group, CRA Engineer, Owen O'Neil, Zenora Ward, (All Virtually Via Zoom)

**II. AGENDA APPROVAL**

**1. Additions, Deletions, Substitutions to Agenda**

- No Additions, Deletions, Substitutions to Agenda

**2. Adoption of Agenda**

- It was moved by Ms. Rufty and seconded by Mr. Kirby 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 Mr. Kirby to adopt the February 14, 2022 minutes. Motion carried (4-0)

#### **IV. PUBLIC COMMENT**

- PBSO Deputy Gomez and Deputy Robinson gave a brief report to the Board about police activities in the Westgate CRA area for the previous month.
- Mr. O'Neil from Clinic Can Help

#### **V. DISCLOSURES**

- No disclosures

#### **VI. CONSENT AGENDA**

- Schmidt Nichols Work Authorization and Proposal for Planning Services for Unified Land Development Code (ULDC) Amendments.

**It was moved by Ms. Rufty and seconded by Ms. Haggerty to approve the consent agenda. The motion passed unanimously (5-0)**

#### **VII. REGULAR AGENDA**

##### **1. Adoption of 2021 Fiscal Year Audit Report**

Mr. Michel introduced the item and Ms. Ward made a presentation to the Board. Ward and Company, P.A. has completed the audit of the CRA's financial record for Fiscal Year 2021. Ms. Ward presented the Audit to the Board as a clean audit without any significant findings. Board members expressed their satisfaction and thanked the auditors for their work.

**It was moved by Ms. Rufty and seconded by Mr. Kirby to adopt the 2021 Fiscal Year Audit Report. The motion passed unanimously (4-0)**

##### **2. Approval of Site Development Assistance Program Grant for Elite Capital & Development for Four Single Family Homes on Nokomis Ave.**

Mr. Michel presented the item. The CRA created the Site Development Assistance Program to encourage developers to improve the physical appearance of their development with the goal of stimulating revitalization throughout the CRA communities. Elite Capital & Development Inc. is a housing development corporation operating in Palm

Beach County since 2015. It has now completed 22 single family homes in the Westgate area, two of which on a vacant lot purchased from the CRA in 2019. They have plans to build more homes to add to the workforce housing supply highly needed in the area. This application is for a reimbursement-based grant to complete four more homes being developed on 25-foot wide lots on Nokomis Avenue in South Westgate Estates in the Neighborhood Residential Medium Density (NRM) Sub-Area. These houses will have 1,175 SF under air, and a total of 1,274 SF under roof including the covered porch and patio. The developer plans to provide CBS construction, impact rated windows, tankless water heaters, 42" cabinets with Dallas White granite stone, paver driveway and patio, stainless steel appliances, and other standard features for the houses.

The corporation has requested a grant of \$5,000 for each home for a total of \$20,000 from the CRA's Site Development Assistance Program (SDAP). The funds are projected to be used for pre-development expenses, landscaping expenses, exterior stucco, impact window upgrades, glass doors, landscaping, pavers for driveways and other exterior improvement in accordance with the program guidelines.

A copy of the floor plan & elevations, building permits and other relevant information are included in the Board Packet for consideration.

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

Staff recommends approval of a reimbursement grant of \$20,000 from the Site Development Assistance Grant Program for Elite Capital & Development Inc. for four single family homes on Nokomis and Seminole Avenue.

**It was moved by Ms. Haggerty and seconded by Ms. Rufty to approve the reimbursement grant of \$20K from the Site Development Assistance Grant Program. The motion passed unanimously (4-0)**

### **3. Approval of Fees for Engenuity Group to Provide Construction Phase Services for Belvedere Heights Drainage Project**

Mr. Michel presented the item. In June 2019, Engenuity Group completed a drainage study for the Belvedere Heights area. On October 8, the Westgate CRA entered into an Agreement with Engenuity Group to design the project and provide construction administration services for the project. The Agreement provided for a nine-month time frame and 30 site visits. Due to phasing of the project, the nine months have passed. Engenuity has provided 37 field observation reports and has exhausted the \$30,000

budgeted for construction phase services. Phase 1 has been completed. Phase 2 is about halfway completed. The firm is requesting another \$10,500 to complete the remaining construction activities.

Staff recommends that the Board approves an additional \$10,500 for Engenuity Group to complete the remaining construction activities for the Belvedere Heights drainage Project.

**It was moved by Mr. Kirby and seconded by Ms. Haggerty to approve an additional \$10,500 for Engenuity Group to complete the remaining of Belvedere Heights drainage project. The motion passed unanimously (4-0)**

**4. Approval of Interlocal Agreement with Palm Beach County for the design and Construction of the Cherry Road Transportation Planning Agency Funded Project**

Mr. Michel presented the item. The CRA is implementing a grant received from Florida Department of Transportation through Palm Beach County Transportation Agency to improve Cherry Road between Military Trail and Quail Drive

The Cherry Road project proposes the following: a new shared multi-use path on the north side of Cherry Road, a new sidewalk on the south side of Cherry Road from Quail Drive to County Club Road, a new pedestrian lighting on both sides of Cherry Road, four high visibility crosswalks, a HAWK signalization at the intersection of Cherry Road and County Club Road and new street trees where allowable.

The County reserves the right to modify the project for future improvement before the expiration of useful life of the project. In such case, the County expects the CRA to support the removal of the project from the County's right-of-way; and reimburse the County if the County is required to repay or return any funds expended for the project. The County agrees to design and construct the project according to the approved design section included in the grant application.

The County agrees to enter into a LAP Agreement with FDOT. The County agrees to hire design consultant to produce plans, acquire necessary permits, and prepare required LAP documentation for FDOT.

The County will prepare bid documents and contract for the design and construction of the Project, including overseeing the bidding process, and contract finalization. The County will hire Construction Engineering and Inspection (CEI) or use in-house staff to administer contract for construction of the Project as required by LAP. This includes engineering coordination.

The CRA is responsible to forward all grant requirements and conditions received from FDOT to the County, forward all background information received for the project to the

County, provide specific guidance and information regarding the project scope, perform all public coordination and address all public information request regarding the project. The CRA is responsible to provide funding for the project before a construction contract is issued. The CRA shall be responsible to pay for all costs associated with the projects. The CRA will also be responsible to maintain the project after it is completed. The cost of design is estimated at \$208,538 (\$166,538 consultant fee; \$25,000 staff costs; \$17,000 contingency). The Engineering Department has received bids for the project. The Department is requesting the design cost in order to execute the design contract.

Staff recommends that the Board approve the Interlocal Agreement and authorize the prepayment of the design cost in the amount of \$208,538.

**It was moved by Ms. Rufty and seconded by Ms. Haggerty to approve the Interlocal Agreement and authorize the prepayment of the design cost in the amount of \$208,538. The motion passed unanimously (4-0)**

#### **VIII. STAFF REPORTS**

Dog Park is moving along and will be wrapping up end of the month.

Celebrate Westgate will be on April 9, 2022. Ms. Bui will contact Board Members to man the Westgate CRA table.

Rooney 5K Run will be on April 16, 2022.

Belvedere Heights Phase 2 for the drainage project has started.

Street light project plan is being developed. New lights are being added.

#### **IX. AJOURNMENT**

**It was moved by Ms. Rufty and seconded by Mr. Kirby to adjourn the meeting. The meeting adjourned at 5:48p.m.**

\_\_\_\_\_  
Mai Bui Administrative Assistant, Westgate CRA



DATE: April 27, 2022  
 CUSTOMER: Palm Beach County  
 TEL: 561-640-8181  
 EMAIL: emichel@pbcgov.org

BID #: 22-302  
 PROJECT: 2423 Westgate Ave.  
 ADDRESS: West Palm Beach, FL 33409  
 ATTN: Elizee Michel

SITE VISIT: No  
 DRAWINGS: No  
 ADDENDUMS: No

Under the terms and conditions of this Proposal by and between The BG Group, LLC (BG Group) and Palm Beach County (customer), BG Group will provide all labor, material and supervision necessary to complete the demolition and removal work described herein:

**Total Proposal Amount: \$11,298.00**  
**(Eleven Thousand Two Hundred Ninety Eight Dollars and No/100's)**

Perform **Structural Demolition** according to plan specifications listed above, to include only the following:

- Demolition, Removal & Disposal of (1) One Story Building Including Canopies, Slabs & Foundations
- Removal & Disposal of Concrete Sidewalks & Concrete Slabs
- Freon Abatement, Bulbs, Ballasts, Mercury Switches, Etc.
- Rough Grading of Demolition Area

**Add/Alt:**

Utility Cut and Cap:	\$750.00
Rodent Inspection:	\$300.00
Silt Fence Installation:	\$1,114.00
Installation of Temp CLF (w/ Windscreen) & (1) 30' Gate:	\$3,713.00
Water Source Turned Up:	\$2,500.00
Demolition Permit Including Admin Fees:	\$1,843.00
Truck Wash:	\$2,500.00
Sodding of Disturbed Areas:	\$2,962.00

**PROJECT SPECIFIC NOTES:** Work to be completed in one mobilization, additional mobilizations are \$2,500.00 EA. Foundations to be removed up to (3) Three feet below grade, No Pile Removal / Extraction  
 \*\*\*We request a 5% allowance for unforeseen cost increases between now and project start in order to account for potential price escalation for fuel, trucking and disposal costs in the current unprecedented environment.\*\*\*





### EXCLUSIONS:

- Permits (all)
- Asbestos Survey
- Asbestos or Lead Abatement
- Shoring & Bracing
- Temporary Water
- Barricades
- Utility Cut & Cap
- Dewatering
- Site & Temp Fencing
- Erosion Control
- Other Hazardous Material
- Night & Weekend
- Electric Disconnects
- Backfill
- Seismic Monitoring, if requested by Client or required by municipality
- Rodent Inspection / Control
- MOT/ Lane Closure
- Seeding or Sodding
- Underground Utilities & Irrigation Lines
- Trees, Landscape Plant Material, Sod Removal
- Tree Protection
- Tree Relocation
- Asphalt Pavement
- Pavement Base Material
- Protection
- Owner Salvage

### 2. Work by The BG Group:

- 2.1 The BG Group will verify all utilities that serviced the structures or equipment to be removed have been disconnected prior to the start of any work.
- 2.2 The BG Group will remove, load, haul and legally dispose of all combustible, solid and metallic debris resulting from the above captioned removal work.
- 2.3 Provide water supply (if not excluded above) in sufficient quantity and pressure and in close proximity to the removal site to support all dust control and fire control measures necessary for the completion of the work.

### 3. Licenses, Notifications, Regulations and Insurance

- 3.1 Prepare and submit any notifications required to complete the work described in this Agreement.
- 3.2 The BG Group will maintain Workers Compensation with a \$1,000,000.00 limit, General Liability Insurance with a combined per occurrence limit of \$1,000,000.00/\$2,000,000.00 aggregate and a \$5,000,000.00 umbrella, Pollution Liability Insurance and Auto Insurance with a \$1,000,000.00 limit.

### 4. Work by Customer:

Customer agrees to perform the following in a timely manner so as not to impede the progress of The BG Group's work described herein:

- 4.1 Authorize The BG Group to utilize any or all of the necessary equipment and/or devices to complete the work in this Agreement. The following items may be used on this job:
  - Excavators of multiple sizes with assorted attachments
  - Rubber Tire Loaders
  - Track Loaders
  - Skid Steers (track or rubber tire)
  - Lifts (Scissor, Boom, Lulls, etc.)
  - Hydraulic Saws
  - Assorted Hand Tools

### 5. Contract Conditions:

The Customer and The BG Group agree that:

- 5.1 The BG Group shall occupy the entire work area exclusively upon the commencement of The BG Group's work. The BG Group shall not be responsible for the safety of any person who enters the work area unless such person has been specifically authorized by The BG Group to enter the work area.



- 5.2 The BG Group will schedule work between the hours of 7am and 6pm, Monday through Saturday.
- 5.3 Customer will convey to The BG Group all rights to, title to, and interest in, all building contents and/or salvageable materials, not listed as excluded on this proposal that were located within the structures at the time of the walk through for bidding purposes.
- 5.4 Customer understands, acknowledges and agrees that BG will need to obtain a permit to perform the demolition work in accordance with Scope Inclusions and Exclusions listed above. With respect to the permit, Customer will fully cooperate with BG on any permit-related needs including, but not limited to, pre- or post-permit issuance. Further, if BG obtains any project permit under BG's license, or obtains any sub-permit under the license of one of BG's subcontractors for the Work, Customer shall perform any needed work not specifically included in BG's scope but required by any governmental authority to close the permit prior to its expiration (the "Customer Work"), at Customer's sole cost and expense. If, Customer fails to perform the Customer Work within 10 days after receipt of notice of BG's demand for same then Customer shall be responsible for any damages incurred by BG including, but not limited to, costs, fees, violations, fines, attorneys' fees and consequential damages that may be assessed against BG or its subcontractors by any permitting issuing authority.

**Payment:**

Payment for all work completed shall be made to The BG Group, LLC within 10 days of job completion without exception or retention and whether or not Customer has received payment from any other source. Any late payments will accrue interest at a rate of 12% per annum on a monthly basis. Alternative terms may be negotiated prior to commencement.

**Acceptance:**

This Proposal shall remain an offer for acceptance by Customer for a period of thirty days. The BG Group, at its discretion, may terminate thereafter.

Sincerely,

Konor Shoup  
Estimator  
561.441.7465

Accepted By: \_\_\_\_\_

*Elizée Michel*

Date: 4-27-2022





DATE: April 6, 2022  
 CUSTOMER: Palm Beach County  
 TEL: 561-640-8181  
 EMAIL: emichel@pbcgov.org

BID #: 22-302  
 PROJECT: 2426 Cherokee Ave.  
 ADDRESS: West Palm Beach, FL 33409  
 ATTN: Elizee Michel

SITE VISIT: No  
 DRAWINGS: No  
 ADDENDUMS: No

Under the terms and conditions of this Proposal by and between The BG Group, LLC (BG Group) and Palm Beach County (customer), BG Group will provide all labor, material and supervision necessary to complete the demolition and removal work described herein:

**Total Proposal Amount: \$14,685.00**  
**(Fourteen Thousand Six Hundred Eighty Five Dollars and No/100's)**

Perform **Structural Demolition** according to plan specifications listed above, to include only the following:

- Demolition, Removal & Disposal of (1) Two Story Building Including Canopies, Slabs & Foundations
- Removal & Disposal of Concrete Pavement
- Freon Abatement, Bulbs, Ballasts, Mercury Switches, Etc.
- Rough Grading of Demolition Area

**Add/Alt:**

Utility Cut and Cap:	\$750.00
Rodent Inspection:	\$300.00
Silt Fence Installation:	\$1,013.00
Installation of Temp CLF (w/ Windscreen) & (1) 30' Gate:	\$3,375.00
Water Source Turned Up:	\$2,500.00
Demolition Permit Including Admin Fees:	\$2,072.00
Truck Wash:	\$2,500.00
Sodding of Disturbed Areas:	\$2,336.00

**PROJECT SPECIFIC NOTES:** Work to be completed in one mobilization, additional mobilizations are \$2,500.00 EA. Foundations to be removed up to (3) Three feet below grade, No Pile Removal / Extraction  
 \*\*\*We request a 5% allowance for unforeseen cost increases between now and project start in order to account for potential price escalation for fuel, trucking and disposal costs in the current unprecedented environment.\*\*\*



## EXCLUSIONS:

- |   |   |   |
|---|---|---|
| <ul style="list-style-type: none"> <li>• Permits (all)</li> <li>• Asbestos Survey</li> <li>• Asbestos or Lead Abatement</li> <li>• Shoring &amp; Bracing</li> <li>• Temporary Water</li> <li>• Barricades</li> <li>• Utility Cut &amp; Cap</li> <li>• Dewatering</li> <li>• Site &amp; Temp Fencing</li> <li>• Erosion Control</li> </ul> | <ul style="list-style-type: none"> <li>• Other Hazardous Material</li> <li>• Night &amp; Weekend</li> <li>• Electric Disconnects</li> <li>• Backfill</li> <li>• Seismic Monitoring, if requested by Client or required by municipality</li> <li>• Rodent Inspection / Control</li> <li>• MOT/ Lane Closure</li> <li>• Seeding or Sodding</li> </ul> | <ul style="list-style-type: none"> <li>• Underground Utilities &amp; Irrigation Lines</li> <li>• Trees, Landscape Plant Material, Sod Removal</li> <li>• Tree Protection</li> <li>• Tree Relocation</li> <li>• Asphalt Pavement</li> <li>• Pavement Base Material</li> <li>• Protection</li> <li>• Owner Salvage</li> </ul> |
|---|---|---|

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- 2.3 Provide water supply (if not excluded above) in sufficient quantity and pressure and in close proximity to the removal site to support all dust control and fire control measures necessary for the completion of the work.

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  - Excavators of multiple sizes with assorted attachments
  - Rubber Tire Loaders
  - Track Loaders
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  - Lifts (Scissor, Boom, Lulls, etc.)
  - Hydraulic Saws
  - Assorted Hand Tools

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**Payment:**

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Sincerely,

Konor Shoup  
Estimator  
561.441.7465

Accepted By: \_\_\_\_\_

*Elizée Michel*

Date: \_\_\_\_\_

*4-27-2022*



DATE: April 27, 2022  
 CUSTOMER: Palm Beach County  
 TEL: 561-640-8181  
 EMAIL: emichel@pbcgov.org

BID #: 22-302  
 PROJECT: 2428 Cherokee Ave.  
 ADDRESS: West Palm Beach, FL 33409  
 ATTN: Elizee Michel

SITE VISIT: No  
 DRAWINGS: No  
 ADDENDUMS: No

Under the terms and conditions of this Proposal by and between The BG Group, LLC (BG Group) and Palm Beach County (customer), BG Group will provide all labor, material and supervision necessary to complete the demolition and removal work described herein:

**Total Proposal Amount: \$18,544.00**  
**(Eighteen Thousand Five Hundred Forty Four Dollars and No/100's)**

Perform **Structural Demolition** according to plan specifications listed above, to include only the following:

- Demolition, Removal & Disposal of (1) One Story Building Including Canopies, Slabs & Foundations
- Removal & Disposal of Concrete Pavement, Concrete Sidewalks & Concrete Slabs
- Freon Abatement, Bulbs, Ballasts, Mercury Switches, Etc.
- Rough Grading of Demolition Area

**Add/Alt:**

Utility Cut and Cap:	\$750.00
Rodent Inspection:	\$300.00
Silt Fence Installation:	\$1,928.00
Installation of Temp CLF (w/ Windscreen) & (1) 30' Gate:	\$6,426.00
Water Source Turned Up:	\$2,500.00
Demolition Permit Including Admin Fees:	\$2,332.00
Truck Wash:	\$2,500.00
Sodding of Disturbed Areas:	\$7,852.00

**PROJECT SPECIFIC NOTES:** Work to be completed in one mobilization, additional mobilizations are \$2,500.00 EA. Foundations to be removed up to (3) Three feet below grade, No Pile Removal / Extraction  
 \*\*\*We request a 5% allowance for unforeseen cost increases between now and project start in order to account for potential price escalation for fuel, trucking and disposal costs in the current unprecedented environment.\*\*\*





### EXCLUSIONS:

- Permits (all)
- Asbestos Survey
- Asbestos or Lead Abatement
- Shoring & Bracing
- Temporary Water
- Barricades
- Utility Cut & Cap
- Dewatering
- Site & Temp Fencing
- Erosion Control
- Other Hazardous Material
- Night & Weekend
- Electric Disconnects
- Backfill
- Seismic Monitoring, if requested by Client or required by municipality
- Rodent Inspection / Control
- MOT/ Lane Closure
- Seeding or Sodding
- Underground Utilities & Irrigation Lines
- Trees, Landscape Plant Material, Sod Removal
- Tree Protection
- Tree Relocation
- Asphalt Pavement
- Pavement Base Material
- Protection
- Owner Salvage

### 2. Work by The BG Group:

- 2.1 The BG Group will verify all utilities that serviced the structures or equipment to be removed have been disconnected prior to the start of any work.
- 2.2 The BG Group will remove, load, haul and legally dispose of all combustible, solid and metallic debris resulting from the above captioned removal work.
- 2.3 Provide water supply (if not excluded above) in sufficient quantity and pressure and in close proximity to the removal site to support all dust control and fire control measures necessary for the completion of the work.

### 3. Licenses, Notifications, Regulations and Insurance

- 3.1 Prepare and submit any notifications required to complete the work described in this Agreement.
- 3.2 The BG Group will maintain Workers Compensation with a \$1,000,000.00 limit, General Liability Insurance with a combined per occurrence limit of \$1,000,000.00/\$2,000,000.00 aggregate and a \$5,000,000.00 umbrella, Pollution Liability Insurance and Auto Insurance with a \$1,000,000.00 limit.

### 4. Work by Customer:

Customer agrees to perform the following in a timely manner so as not to impede the progress of The BG Group's work described herein:

- 4.1 Authorize The BG Group to utilize any or all of the necessary equipment and/or devices to complete the work in this Agreement. The following items may be used on this job:
  - Excavators of multiple sizes with assorted attachments
  - Rubber Tire Loaders
  - Track Loaders
  - Skid Steers (track or rubber tire)
  - Lifts (Scissor, Boom, Lulls, etc.)
  - Hydraulic Saws
  - Assorted Hand Tools

### 5. Contract Conditions:

The Customer and The BG Group agree that:

- 5.1 The BG Group shall occupy the entire work area exclusively upon the commencement of The BG Group's work. The BG Group shall not be responsible for the safety of any person who enters the work area unless such person has been specifically authorized by The BG Group to enter the work area.



- 5.2 The BG Group will schedule work between the hours of 7am and 6pm, Monday through Saturday.
- 5.3 Customer will convey to The BG Group all rights to, title to, and interest in, all building contents and/or salvageable materials, not listed as excluded on this proposal that were located within the structures at the time of the walk through for bidding purposes.
- 5.4 Customer understands, acknowledges and agrees that BG will need to obtain a permit to perform the demolition work in accordance with Scope Inclusions and Exclusions listed above. With respect to the permit, Customer will fully cooperate with BG on any permit-related needs including, but not limited to, pre- or post-permit issuance. Further, if BG obtains any project permit under BG's license, or obtains any sub-permit under the license of one of BG's subcontractors for the Work, Customer shall perform any needed work not specifically included in BG's scope but required by any governmental authority to close the permit prior to its expiration (the "Customer Work"), at Customer's sole cost and expense. If, Customer fails to perform the Customer Work within 10 days after receipt of notice of BG's demand for same then Customer shall be responsible for any damages incurred by BG including, but not limited to, costs, fees, violations, fines, attorneys' fees and consequential damages that may be assessed against BG or its subcontractors by any permitting issuing authority.

**Payment:**

Payment for all work completed shall be made to The BG Group, LLC within 10 days of job completion without exception or retention and whether or not Customer has received payment from any other source. Any late payments will accrue interest at a rate of 12% per annum on a monthly basis. Alternative terms may be negotiated prior to commencement.

**Acceptance:**

This Proposal shall remain an offer for acceptance by Customer for a period of thirty days. The BG Group, at its discretion, may terminate thereafter.

Sincerely,

Konor Shoup  
Estimator  
561.441.7465

Accepted By: Elizée Michel Date: 4-27-2022



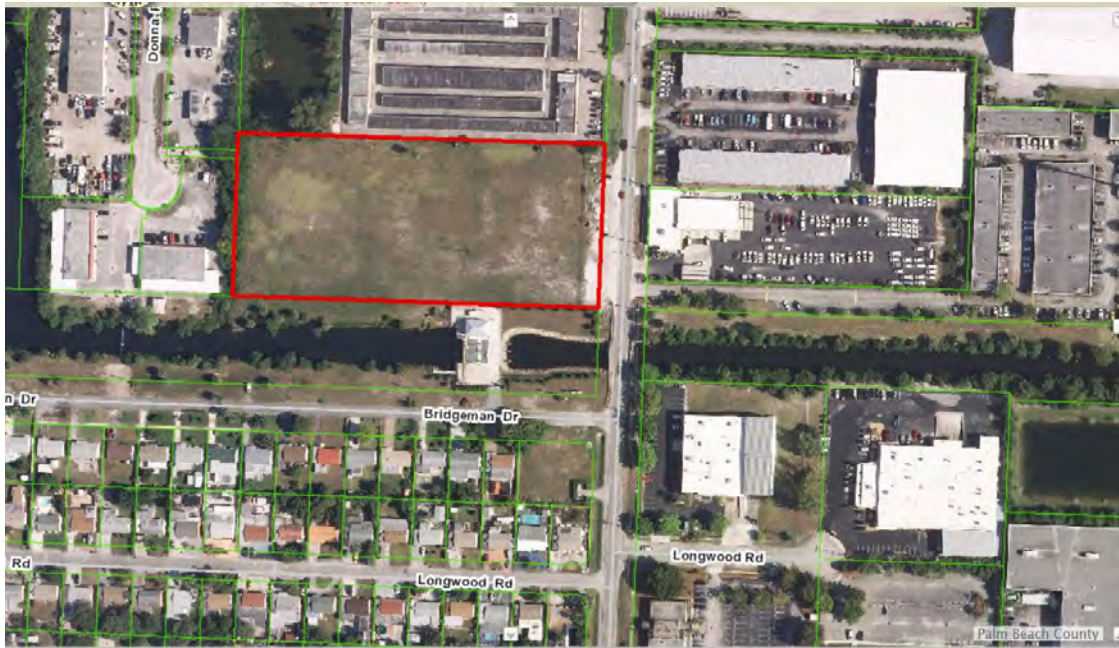


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**Westgate CRA Board Meeting  
May 9, 2022**

**AGENDA ITEM SUMMARY**

**Greene Industrial (aka McDonald Industrial)**  
**DRO Approval for a Site Plan Amendment for Office/Warehouse Use**  
**1501 N. Florida Mango Rd.**  
**Control No. 1986-00038**



Location Map

**Site Overview:**

The +/- 4.12-acre property, located on N. Florida Mango Rd. is currently vacant and undeveloped. The property is within the Urban Industrial (UI) sub-area of the WCRAO and zoned Light Industrial (IL). The Future Land Use designation is Commercial High with an underlying Industrial Future Land Use Designation (CH/IND). The site is in the U/S Tier as well as in the URA, RRIO and Westgate CCRT area. To the immediate south lies a portion of the L2 canal owned by Palm Beach County and the L2 Pump Station (a CRA flood mitigation project) zoned PO; beyond the canal is the Belvedere Heights single

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family residential neighborhood in the Residential Multifamily (RM) zoning district, with a FLU designation of MR-5. To the west (a small finger of the L2 canal runs along the rear of the site), is Light Industrial (IL) with a CH/IND FLU. To the north a multi-access self-storage facility zoned IL with a CH/IND FLU, and to the east is the City of West Palm Beach (taxi dispatch station). Old Okeechobee Blvd is approximately .3 miles to the north, and Belvedere Rd. is .5 miles to the south.



Existing Conditions – view looking west

### **Development Approval History:**

#### **Contractor Storage Yard with Warehouse**

The MacDonald Industrial project requesting DRO approval for a contractor storage yard with warehouse was heard by the Board at its February 2016 meeting. The warehouse use is permitted by right and the contractor storage use permitted by DRO approval in light industrial zoning; WCRAO use regulations code was silent on the contractor storage use. Although the applicant worked with CRA Staff to re-configure the site plan to create an ingress/egress access drive from the north only to minimize noise heard from truck traffic, and provided additional buffering and landscape screening from the adjacent residential use, Staff concerns regarding the anticipated noise and traffic impacts of heavy truck operations and transportation of materials and equipment to and from the site, and building placement and were not addressed. Staff recommended that the Board not support approval for the

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project with consideration of the potential long term negative impact the use may have on the quality of life of the adjacent residential community and the appropriateness of the use in a redevelopment area. The Board voted unanimously to oppose the project, however, since the contractor storage yard was a use permitted by right in an industrial zoning district by DRO Staff-level approval, and there were no stipulations either in the WCRA Overlay or the CRA's Community Redevelopment Plan that explicitly prohibited or restricted the use, CRA Staff was unable to prevent the project from moving forward.

In the fall of 2016, the applicant proposed revisions to the site plan. The configuration of the site remained relatively the same, but the scale and intensity of the operation increased. Four fueling stations were added and the outdoor vehicle storage area was expanded. Over 9,000 sf combined were added to the proposed buildings causing a large enough shift in the location of both structures to trip the threshold for administrative review causing the entire project to become subject to a new DRO Site Plan Approval. The CRA Board reviewed the modifications to the site plan at their November 14, 2016 Board Meeting and voted to adopt Staff's recommendation of continued opposition of the project. Despite continued objection by the CRA, the MacDonald Industrial project received final DRO Site Plan Approval with conditions regarding dust control and storage of hazardous materials on April 12, 2017.

### **Accessory Office**

During the approvals process the applicant created a phased development plan that would allow the construction of the contractor storage yard and accessory structure as Phase I, and the construction of the large front warehouse structure as Phase II. With the site plan approval for contractor storage yard and warehouse finalized, the end-user sought to add an office-warehouse use approval for Phase II of the site plan. Office-warehouse is prohibited in the NR, NRM, NG and NC sub-areas of the WCRAO, but was, at that time, permitted in the UG, UH, and UI sub-areas pursuant to a Class A Conditional Use limited to those lots with a CH or IND FLU designation and corresponding zoning district; today the use is permitted by DRO approval. Additional standards in Art. 4, Use Regulations require that office-warehouse development in the WCRAO have a minimum of 25% office space per GFA for each bay, with the maximum allowed for accessory office is 30% of GFA per bay; any increase beyond 30% may be approved via Class A Conditional Use. The office warehouse use was heard by the CRA Board at their June 12, 2017 meeting, and supported in a 3-2 vote. With this recommendation of approval by the Board, the entire project, by default became fully supported by the Westgate CRA.



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CRA Staff-initiated amendments to the WCRAO in late 2017 included changes to several use and property development regulations. Contractor storage yard, once commercial, is now an industrial use throughout unincorporated PBC, and is only permitted by the BCC as a Class A conditional use in the UI and UG sub-areas of the WCRAO. Industrial uses in the UI Sub-area of WCRAO must now also meet front or side street build to lines and minimum building frontage requirements.

Art. 5 Supplementary Standards for Accessory Uses also allow office as an accessory use up to 30% of the total GFA. This provision allowed office to be added to the Building A warehouse use effectively bypassing and in conflict with the intent of the provisions put in place for the WCRAO. Site Plan Amendments for DRO approved uses can be amended through an administrative Zoning Agency Review (ZAR) process if certain size and use thresholds are not exceeded. As office is a commercial use, the front warehouse building would have been required to comply with new building placement language, but since accessory office use (up to 30% of GFA) is permitted by administrative amendment, the configuration of the site plan remained vested and no changes to building placement were ultimately required. The accessory office use was approved by ZAR 2017-1545 in September of 2017.

### **Distribution Facility, Additional Warehousing & Type 2 Waiver**

In December 2017, the site, along with its entitlements, changed ownership and the project was put on temporary hold. Although the project was still control named MacDonald Industrial, the new end-user was McArthur Dairy whose distribution facility was relocating from Flamingo Drive in West Palm Beach. Building B at the site on Florida Mango would act as part of a regional network of distribution facilities for Dean Foods and McArthur Dairy. The Distribution Facility use is permitted subject to DRO approval in IL and IG zoning, however, since the Contractor Storage Yard was already a DRO approved use, the proposed new use similar was in classification and intensity, and the size of the Building A warehouse was reduced to under 20,000 sf, the code allowed for a use change at the administrative level through building permit review. At the same time, the applicant requested consideration of a standalone Type 2 Waiver to allow hours of operation for the Distribution Facility use to be extended to 24 hours Monday – Saturday and from 7:00am to 7:00pm on Sundays within 250 feet of a parcel of land with a Residential FLU.

In consideration of the Belvedere Heights residential community to the south, the CRA Board recommended conditional approval of the Type 2 Waiver provided that extended hours of operations are applied only to the Distribution Facility in Building B and are not applied to Building A. Further,

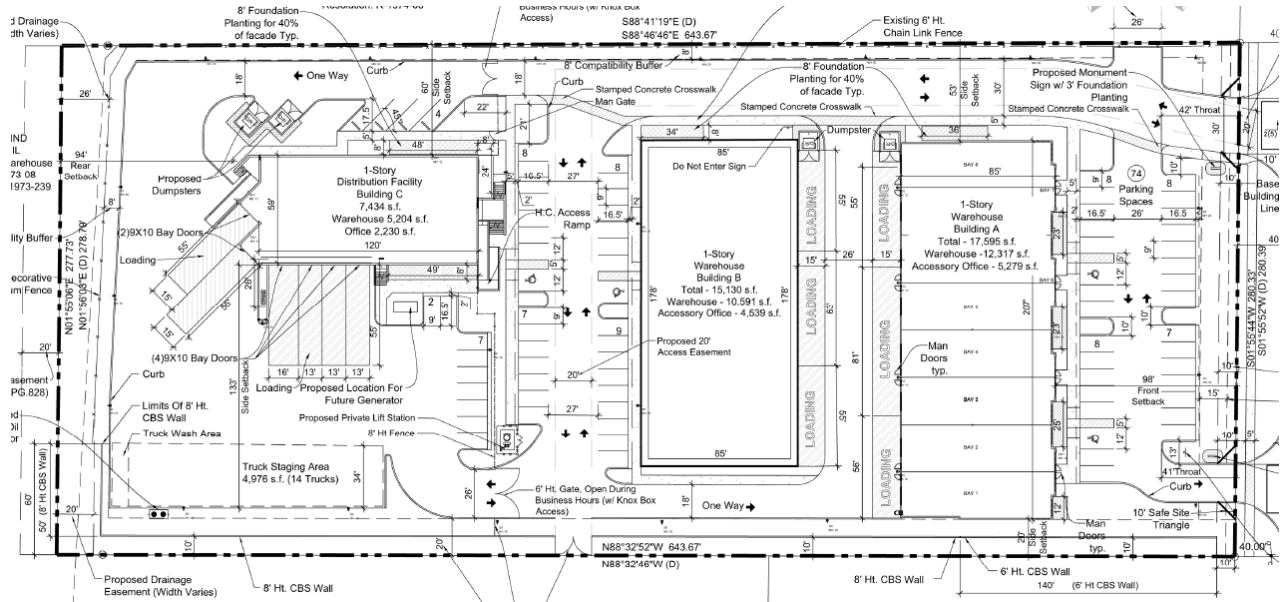


extended hours of operations shall not “run with the land” and are only allowed in conjunction with a BTR issued to the end-user, McArthur Dairy, and that in addition to the requirements of Art. 5.4.E. Outdoor Lighting, all site lighting shall be installed as to not exceed the height of the Type III landscape buffer on the south portion of the site. All site lighting shall be oriented away from the residential neighborhood to the south of the site. The BCC approved the Waiver in January 2019 with conditions. While these conditions were not worded in the same way suggested by the CRA, the condition regarding lighting height on along the south property boundary is in place with the current development approval, along with a condition that requires a reconsideration of the waiver by the BCC with any change to the use, and is also limited to the loading and unloading of trucks and loading bays or docks for Building B only.

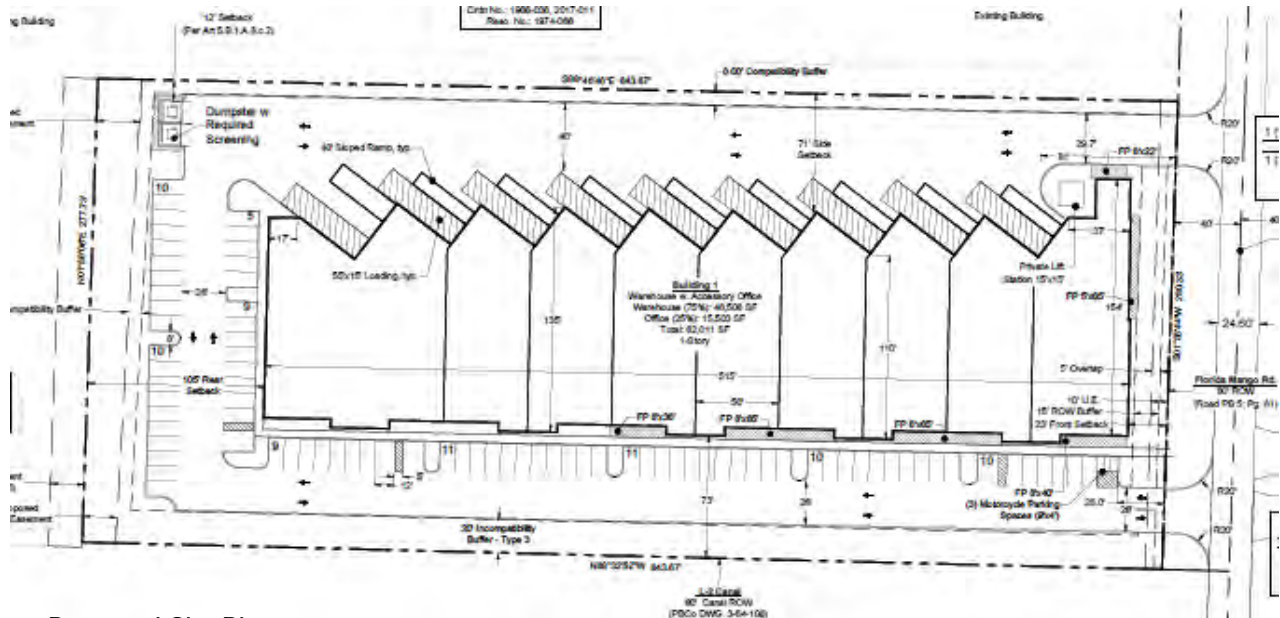
FDRO administrative approval for additional warehouse square footage was granted in June 2019. This administrative approval added a third 15,130 sf building between Buildings A and B and with it the building location and ordering/labeling shuffled: Building A remained as is, along the N. Florida Mango frontage, the new warehouse building became Building B and the Distribution Facility building became Building C. Conditions on the Type 2 Waiver approval specified that the that 24 hour operations would be limited to loading and unloading for Building B only, so that perhaps unwittingly, Zoning approved an amendment to the site plan such that the Waiver approval now applies to the office warehouse use contained in Building B, not to the Distribution Facility use in Building C on the final site plan, as was originally intended.

### **New Proposed Development:**

The applicant proposes to reconfigure the site plan to eliminate the structures as previously approved, and instead proposes a single 62,011 sf one-story office-warehouse building with associated site improvements; 46,508 sf of warehouse with 15,503 sf of accessory office. The development approval for the industrial warehouse use with accessory office would remain; the distribution facility use is no longer contemplated in the development proposal. No change in property ownership is planned, although the end-user tenants by bay are unknown and speculative at this time. Nine bays are proposed each at approximately 5,500 sf in total GFA with a double bay proposed at the rear of the structure. Since the Distribution Facility use is no longer contemplated, the Type 2 Waiver allowing 24-hour operations Monday-Saturday and 7am-7pm on Sunday is no longer required by the applicant, and will likely either be revoked or abandoned by the Zoning Division. The project is anticipated to be built out by 2024.



Approved Site Plan



Proposed Site Plan



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### **Summary of Petition:**

The applicant proposes to amend the approved site plan for the development of the +/- 4.12-acre site on N. Florida Mango Rd., pursuant to the following:

1. Full DRO approval for a 9-bay +/- 62,011 sf office-warehouse structure with a total of +/- 46,508 sf of warehouse space and +/- 15,502 sf of office space, with each bay required to provide a minimum of 25% GFA of office space, up to a maximum of 30% GFA of office space. Buildings A, B and C the approved site plan would be eliminated; one new single-story building is proposed in their place;
2. Type 1 Administrative Waiver to allow a maximum 15% reduction in the required number of parking spaces, as needed; and,
3. 98 new daily trips, 10 am peak hour, and 11 pm peak hour trips are requested to be allocated from the WCRA Transportation Concurrency Exception Area (TCEA) pool.

### **DRO Use Approval Standards**

The Westgate CRA reviews projects for consistency with the goals and objectives of the Community Redevelopment Plan and compliance with WCRAO use regulations and PDRs. A thorough, multi-agency review will be conducted upon submittal to the County's Zoning Division. The project must comply with Art. 2 review standards including Consistency with the Comp Plan and Consistency with the Code.

### **Staff Analysis:**

#### **Compatibility with the Westgate CRA Community Redevelopment Plan**

WCRAO standards and property development regulations were established to encourage a pedestrian friendly environment, street presence, and mixed-use developments that reinforce the smart growth principles of the Westgate CRA Community Redevelopment Plan and the infill and revitalization objectives of the future land use element of the Comprehensive Plan. The Urban Industrial (UI) Sub-area of the WCRAO in the northeast segment of the CRA District, is functionally built out with a mix of industrial and intense commercial type uses with little opportunity for new development on vacant land in this section of the Sub-area. Redevelopment opportunities do still exist in the section of the UI Sub-area located off Belvedere Rd., however, most land along the Belvedere corridor the District is airport or government owned. The office-warehouse use has received prior support from the CRA Board through previous development requests and site plan iterations. CRA Staff generally supports the development of an office-warehouse facility on this vacant parcel in this Sub-area of the WCRAO as an appropriate use. Warehousing, a light industrial use, is now considered by the Comp Plan to be compatible with and

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is permitted in CG zoning districts in the County, provided the FLU is Commercial High (CH). A 62,011 sf industrial building will not only increase the tax base in the District, it will meet a local and regional demand for industrial warehousing where there is a shortage of supply, in a location central within Palm Beach County.

### **Consistency with the WCRA Zoning Overlay**

The office-warehouse use is compatible with the self-service storage facility to the north, and all other commercial, light or heavy industrial uses both in structural and functional intensity, contained within the northeastern UI Sub-area as most properties now have a CH/IND FLU designation allowing both commercial and industrial development, however the property is adjacent to the Belvedere Heights neighborhood to the south, albeit separated by a canal. WCRAO use regulations allow office-warehouse in the UI Sub-area by DRO approval provided office space by GFA does not exceed 30%. Art. 4.B.5.17.c further provides that office space in an office-warehouse project in the WCRAO be no less than 25%, to a maximum of 30%. The warehouse structure is designed overall with 75% of GFA as warehouse at 46,508 sf and 25% of GFA as office at 15,503 sf. This GFA by use breakdown must also be applied to individual bays. No outdoor storage is contemplated.

As a vacant parcel, the site has no existing non-conformities; minimum lot dimensions for industrial development per code are met. Certain form-based code requirements applicable in other WCRAO Sub-areas now do apply to industrial projects in the UI Sub-area, including a 10-25 ft. build to line, and a minimum building frontage of 60%. This project complies with most UI Sub-area regulations as applicable including: rear setback is 105 ft. where a 25 ft. minimum is required, and side setbacks are 71 ft. and 73 ft. respectively, where a 15 ft. minimum is required, and, height and stories, where a maximum height of 180 ft. is permitted in the UI Sub-area, 32 ft. is proposed. A front build to line setback of 10-25 ft. is now required in the UI Sub-area and a 23 ft. front setback is provided. A maximum building coverage of 45% is possible in the UI Sub-area; 35% building coverage is proposed. The overlay reverts back to the ULDC PDRs for standard zoning districts for building length and lot depth.

A minimum building frontage requirement of 60% of the lot width is in place for the UI Sub-area; 168 ft. of building frontage is required, and 154 ft. or 55% is provided. The WCRAO does allow a reduction from the minimum building frontage to accommodate required site elements such as required setbacks, perimeter landscape buffers, foundation planting areas, and a maximum of one vehicular access point, and pedestrian sidewalks without the need for variance.

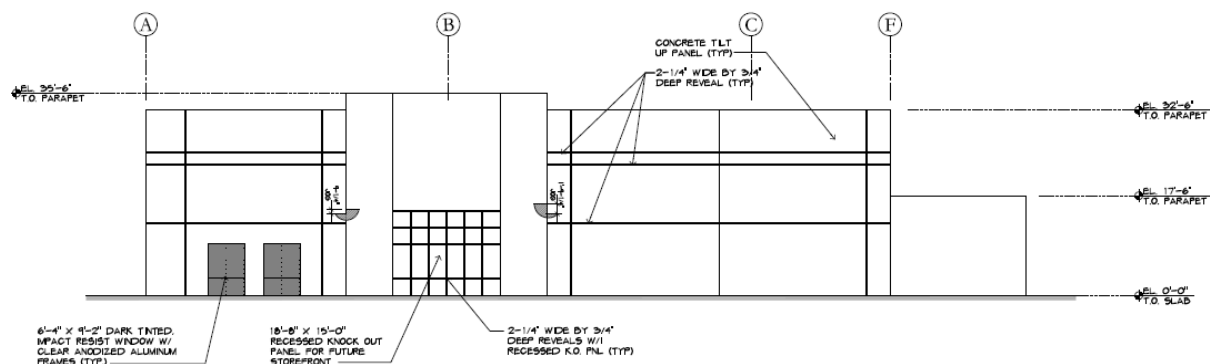




A 20 ft. wide Type 3 Incompatibility buffer is proposed along the south property boundary which includes a 6 ft. wall, berm and more dense plantings. WCRAO deviations for landscaping generally do not apply to projects in the UI Sub-area, however, required foundation planting along any façade with a required build-to-line may be deleted; a 5-foot foundation planting strip is currently proposed along the Florida Mango frontage.

WCRAO deviations for parking and loading are not applicable. Site access is from two points: truck traffic will enter at the north access point, and general or public parking is proposed to enter at the south access point. WCRAO parking deviations do not apply to industrial projects. The applicant has provided 85 parking spaces where 85 spaces are required, however three of those required spaces are motorcycle parking. As a precaution, the applicant is requesting a Type 1 administrative waiver to reduce the required parking by a maximum of 15%, as shown on the site plan, per Art. 6.C.1.A.1. All loading spaces comply with the minimum 15' x 55' required dimensions per Table 6.E.4.A. and will be accessed from bays oriented to the north.

## Architecture



Preliminary east facing elevation – toward N. Florida Mango Rd.

Preliminary architectural elevations and a color conceptual rendering has been provided. The design is modern and simple, typical of industrial buildings. The building is oriented with storefront type bay entries and fenestration that faces the south where general public parking is located.



Conceptual rendering – south facing elevation

The east elevation or side of building faces N. Florida Mango Rd. and does not have the same architectural treatment beyond the placement of a few windows. A 17 ft. tall wall/building is attached to the north side of the building to, possibly offer a secondary common entrance and/or provide visual screening of the loading docks along the north facing elevation of the building. In any case, this part of the structure could be increased to 32 ft. in height as the remainder of the building is proposed to provide some architectural symmetry along the street facing façade. Given the decreased front setback, the structure will now provide good bulk and massing along N. Florida Mango Rd. The east elevation, while simplified, is similar in design as the south facing elevation, with relief, dimension and architectural interest through concrete tile and some fenestration. ‘Deep reveals’ are a placeholder for a future storefront entry to be determined once tenants are in place.

### Traffic & Drainage Considerations

Traffic impacts with the proposed office-warehouse use are negligible compared to those anticipated to be generated by the distribution facility use and contractor storage yard use. The McDonald Industrial project requested 260 daily trips and 20 pm peak hour trips from the WCRA TCEA pool; the McArthur Dairy project reduced those trips to 128 daily trips 12 pm peak hour trips. Only 98 new daily trips, 10 am peak hour and 11 pm peak hour trips are anticipated to be generated from the Greene Industrial project.

Storm water will be managed through exfiltration trench and interconnected culvert pipes to accomplish legal positive outfall to the L-2 Canal. Due to its location in the C-51 basin, this project, including site grading, will be reviewed for compensating floodplain storage and permitted through the SFWMD.





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### **Staff Recommendation:**

Staff recommends **approval** of the development petition to amend the approved site plan for the development of the +/- 4.12-acre site on N. Florida Mango Rd., pursuant to the following:

1. Full DRO approval for a 9-bay +/- 62,011 sf office-warehouse structure with a total of +/- 46,508 sf of warehouse space and +/- 15,502 sf of office space, with each bay required to provide a minimum of 25% GFA of office space, up to a maximum of 30% GFA of office space. Buildings A, B and C the approved site plan would be eliminated; one new single-story building is proposed in their place;
2. Type 1 Administrative Waiver to allow a maximum 15% reduction in the required number of parking spaces, as needed; and,
3. 98 new daily trips, 10 am peak hour, and 11 pm peak hour trips are requested to be allocated from the WCRA Transportation Concurrency Exception Area (TCEA) pool.



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: \_\_\_\_\_

☐ To modify and/or delete Conditions of Approval;

☐ To add and/or delete land area;

☐ To reconfigure Plan(s) ☐ Master ☐ Site ☐ Subdivision

☐ To add and/or delete units;

☐ Landscape ☐ Regulating ☐ Sign Plan

☐ To add, delete, or modify Uses;

☐ To add and/or delete square footage;

☐ To add access points;

☐ Other: \_\_\_\_\_
- ☐ Type 2 Variance: (Submit Form #43 Variance Supplemental) Concurrent ☐ Standalone ☐
- ☐ Subdivision Variance: (Submit Form #43 Variance Supplemental) Concurrent ☐ Standalone ☐
- ☐ PO Deviations: (Submit Form #92 PO Deviation) from Article(s) \_\_\_\_\_
- ☐ Pre-Application Conference (PAC) IRO or PRA: With Questions? ☐ Yes ☐ No
- ☐ Type 2 Waiver: (Submit Form #19 Waiver Supplemental) Concurrent ☐ Standalone ☐
- ☐ Unique Structure: \_\_\_\_\_
- ☐ Other: \_\_\_\_\_

DRO ADMINISTRATIVE REQUESTS:

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

2. APPLICANT 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): <small>(List additional PCN(s) on separate sheet)</small>	
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: <small>(proximity to closest major intersection/ road)</small>	
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 <input type="checkbox"/>		Concurrency Equivalency <input type="checkbox"/>	
Concurrency Exemption <input type="checkbox"/>			
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?	<input type="checkbox"/> Yes <input type="checkbox"/> No If yes; a <b>Pre-Application Appointment</b> 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?	<input type="checkbox"/> Yes <input type="checkbox"/> No If yes; submit <b>Wellfield Protection Affidavit</b> , available from ERM
HEALTH DEPARTMENT – Art.15	
In Justification Statement, under heading “Hazardous Material”, address type(s) and amount of: <b>1)</b> all industrial, manufacturing, special or hazardous waste that may be generated; <b>2)</b> airborne pollutants that may be generated (i.e. dust or other unconfined particulates such as NOx, SOx, CO, VOC’s, heavy metals, etc.); and, <b>3)</b> any special handling of solid waste that may be required.	

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

1. **Justification Statement:** to address the purpose, project history, intent and design objectives of this request, refer to Art.2.A.6.A.1 for the required information.
2. **Status of Conditions of Approval (COA):**

a. Provide letter/document which includes the status of all current Conditions of Approval;

b. Include the exact language for any modification(s) to any Condition of Approval;

c. If the application request requires time extension for Commencement of Development or recording a Plat, then provide further explanation. (This explanation may be added to the Justification Statement.)

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

## JUSTIFICATION STATEMENT

Greene Industrial - (Control No. 1986-038)

Administrative Approval – Site Plan Amendment for Industrial (Office / Warehouse)

*Initial Submittal: May 18, 2022*

### **REQUEST:**

On behalf of the Applicant, JMorton Planning & Landscape Architecture is requesting Administrative Approval for the Greene Industrial property located at 1501 N. Florida Mango Road in West Palm Beach (“Property”). The Applicant is proposing to amend the previously approved site plan by retaining the approved industrial use and reconfiguring the Property to construct one (1) single story industrial (office/warehouse) building with associated site improvements.

### **SITE CHARACTERISTICS:**

The Property is a vacant, 4.12 acre parcel with an address of 1501 N. Florida Mango Road, located approximately 0.52 miles north of Belvedere Road. The Property is identified by the Parcel Control Number (PCN) 00-43-43-29-00-000-3710. The Property’s current zoning designation is Light Industrial (IL), and the existing future land use designation is Commercial High, with an underlying Industrial (CH/IND).

The Property is located in the Westgate Community Redevelopment Area Overlay (WCRAO) and has a sub-area designation of Urban Industrial (UI).

The Property currently has one (1) existing access point to N. Florida Mango Road, however was approved with two (2) access points to N. Florida Mango Road.

### **DEVELOPMENT HISTORY:**

The subject property is currently vacant, however has received the following approvals:

App. No.	Request	Action	Date	Resolution No.
DRO-2016-92	Contractors’ storage yard and uses requiring DRO approval over 20,0000 sq. ft.	Approved	May 11, 2016	N/A
DRO-2016-1817	Administrative modification to increase square footage and amend the site plan.	Approved	April 12, 2017	N/A
ZAR-2017-1545	Administrative modification to reduce warehouse square footage, add accessory office and amend the parking requirements.	Approved	September 1, 2017	N/A
ZAR-2018-2052	Change in use from approved contractor storage yard to distribution facility	Approved	January 3, 2019	N/A
W-2018-1678	Waiver to allow 24-hour operation within 250 feet of a Residential Future Land Use designation or use.	Approved	January 8, 2019	R-2019-0004

DRO/DRO-2019-491	Reconfigure the site plan and add square footage to allow industrial use in excess of 20,000 sq. ft.	Approved	June 21, 2019	N/A
------------------	--	----------	---------------	-----

It is not the Applicant's intent to retain the Waiver for 24 hour operation that was previously. The waiver was specifically approved for a previous use that is no longer being proposed for the project.

### **SURROUNDING PROPERTY:**

The Property's is zoned Light Industrial (IL), and the existing future land use designation is Commercial High, with an underlying Industrial (CH/IND). The Property also has a WCRAO sub-area designation of Urban Industrial (UI).

Industrial development is located to the north, east, and west of the Property. Immediately to the south of the Property is the PBC L-2 canal and further south are single family residences A breakdown of the surrounding properties is detailed below.

Adjacent Property	Land Use Designation	Zoning Designation	Existing Use	Control Number	Resolution Number
North	CH/IND	IL	Industrial (Storage)	1986-038, 2017-011	R-1974-68
South	MR-5	PO & RM	Canal & Single Family Residential		
East	I (City WPB)	IL (City WPB)	Industrial (Storage / Dispatch)		
West	CH/IND	IL	Industrial (Office / Warehouse)	1986-038	R-1973-239

### **ADMINISTRATIVE APPROVAL FOR INDUSTRIAL (OFFICE / WAREHOUSE) STANDARDS:**

The Applicant is requesting approval to reconfigure the approved site plan to construct one (1) industrial (office / warehouse) building on the Property. The proposed development exceeds the threshold for Zoning Administrative Review (ZAR) and requires Full DRO review. Article 2.C.5.A.2 requires three standards to be addressed prior to approval. The Applicant is in compliance with all of the criteria as further detailed below.

#### **A. Consistency with the Plan**

The Property will retain its Light Industrial (IL) zoning, as well as its Future Land Use designation of Commercial High, with an underlying Industrial (CH/IND).

The proposed development will promote redevelopment of infill property, consistent with the objectives for the Revitalization, Redevelopment and Infill Overlay (RRIO) and more specifically the Westgate Community Redevelopment Agency Overlay (WCRAO).

The proposed office/warehouse use satisfies Sub-Objective 2.2.4 'Industrial' of the Comprehensive Plan by establishing a permitted light industrial use on land with a CH FLU designation, thus encouraging a broad range of industrial and employment opportunities, satisfying need for industrial space in appropriate locations, and thereby promoting economic development consistent with the County's economic development directives.



Additionally, the subject site is located within the Urban/Suburban Tier which encourages services and facilities consistent with the needs of the urban and suburban community.

#### **B. Consistency with the Code**

The proposed office/warehouse use is consistent with all applicable standards and provisions of the ULDC. The Property is located in the Urban Industrial (UI) sub-area of the WCRAO and the proposed use is a permitted use and subject to the use regulations of the IL zoning district.

The Applicant is proposing to construct a single story, 62,011 sq. ft building on the subject property with two (2) access points to / from N. Florida Mango Road. The building will be comprised of individual bays consisting of office space and warehouse, with loading for each bay on the north side of the building, facing towards the other industrial uses in the area and away from the residential uses across the canal, and entry on the south side of the building. The proposed building will provide a minimum 25% office space per the requirements in Art. 4.B.5.17.c. Parking will be provided on the western and southern sides of the building.

The proposed development meets all applicable property development regulations (PDRs) specified in Art. 3.B.14.F. for the UI sub-area, including maximum building coverage, front build-to-line, minimum side and rear setbacks, minimum frontage and maximum building height.

Parking will be provided on the subject property consistent with the requirements for office / warehouse use. The Applicant is requesting a Type 1 waiver to reduce the required parking, as shown on the site plan, per Art. 6.C.1.A.1.

All loading spaces comply with the minimum 15' x 55' required dimensions per Table 6.E.4.A.

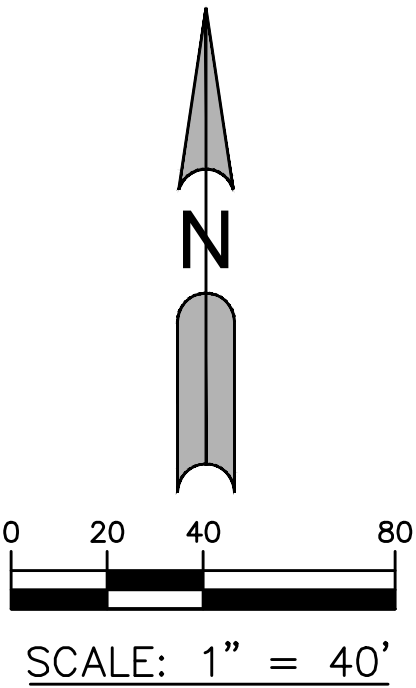
Landscaping is provided in compliance with Article 7, including minimum required R-O-W buffers, compatibility buffers and incompatibility buffer. Foundation planting is provided around the building and vehicular use areas and on-site parking areas are landscaped as required by Code.

#### **C. Adequate Public Facilities**

Adequate public facilities are in place to accommodate the Applicant's proposal and will remain consistent with Art. 2.F of the ULDC. A traffic analysis and drainage statement have been conducted and submitted with this application. Onsite stormwater management for this project will be accomplished with a combination of exfiltration trench, interconnected culvert pipes and drainage inlets that provide for Legal Positive Outfall to the PBC L-2 Canal.

***Based on the above justification and attached information, the Applicant respectfully requests approval of this site plan amendment.***





LEGAL DESCRIPTION (ORB 29506 PAGE 849)

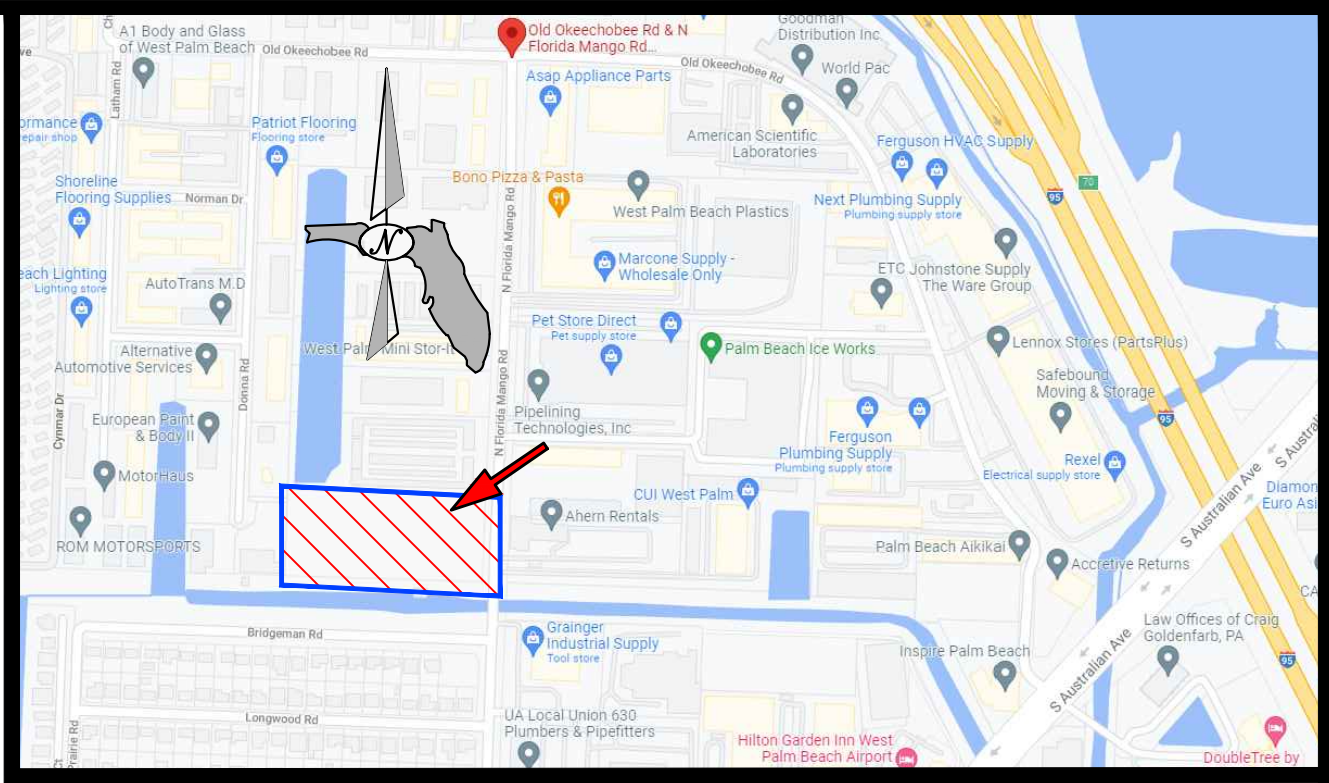
ALL THAT CERTAIN PARCEL OF LAND IN SECTION 29, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE QUARTER CORNER IN THE NORTH LINE OF SECTION 29, TOWNSHIP 43 SOUTH, RANGE 43 EAST; THENCE ON AN ASSUMED BEARING OF SOUTH 01 DEGREES, 55 MINUTES, 52 SECONDS WEST ALONG THE NORTH/SOUTH QUARTER SECTION LINE OF SAID SECTION 29 (ALSO BEING THE CENTERLINE OF AN 80.00 FOOT RIGHT-OF-WAY FOR FLORIDA MANGO ROAD, AS RECORDED ON ROAD BOOK 5, PAGE 81, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; ALSO SHOWN WITHIN THE RIGHT-OF-WAY MAP OF FLORIDA MANGO ROAD, DRAWING 3-64-108 IN THE PALM BEACH COUNTY ENGINEERS OFFICE).  
THENCE CONTINUE SOUTH 01 DEGREES, 55 MINUTES, 52 SECONDS WEST, A DISTANCE OF 2683.75 FEET TO THE NORTH RIGHT-OF-WAY LINE OF A PALM BEACH COUNTY DRAINAGE CANAL, AS RECORDED IN OFFICIAL RECORD BOOK 619, PAGE 344, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; BEING ALSO RECORDED AS L-2 CANAL FROM CONGRESS AVENUE TO OLD AUSTRALIAN AVENUE IN ROAD BOOK 5 ON PAGE 81, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;  
THENCE NORTH 88 DEGREES, 32 MINUTES, 46 SECONDS WEST ALONG THE NORTH RIGHT-OF-WAY OF SAID L-2 CANAL, A DISTANCE OF 40.00 FEET INTERSECTING THE WEST RIGHT-OF-WAY LINE OF FLORIDA MANGO ROAD, SAID DRAWING NUMBER 3-64-108, BEING THE POINT OF BEGINNING;  
THENCE CONTINUE NORTH 88 DEGREES, 32 MINUTES, 46 SECONDS WEST ALONG SAID NORTH RIGHT-OF-WAY OF A PALM BEACH COUNTY DRAINAGE CANAL A DISTANCE OF 643.67 FEET INTERSECTING THE EAST BOUNDARY (BEING A COMMON LINE WITH THE WEST BOUNDARY OF THIS DESCRIPTION) OF THAT CERTAIN DEED RECORDED IN OFFICIAL RECORD BOOK 4597, PAGE 331, IN FAVOR OF "DONNA ROAD PARTNERSHIP," A FLORIDA GENERAL PARTNERSHIP, RECORDED IN PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;  
THENCE NORTH 01 DEGREES, 56 MINUTES, 03 SECONDS EAST ALONG SAID COMMON LINE A DISTANCE OF 278.79 FEET INTERSECTING THE SOUTHWEST BOUNDARY OF THAT PARENT PARCEL CONVEYED TO L.G. 76 PARTNERSHIP RECORDED IN OFFICIAL RECORD BOOK 2771, PAGE 658, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; BEING A COMMON CORNER IN THIS DESCRIPTION;  
THENCE SOUTH 88 DEGREES, 41 MINUTES, 19 SECONDS EAST ALONG THE SOUTH BOUNDARY OF SAID DEED RECORDED IN OFFICIAL RECORD BOOK 2771, PAGE 658, BEING ALSO THE NORTH BOUNDARY OF THIS DESCRIPTION A DISTANCE OF 643.67 FEET TO THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF FLORIDA MANGO ROAD; THENCE SOUTH 01 DEGREES, 55 MINUTES, 52 SECONDS WEST ALONG SAID WEST RIGHT-OF-WAY OF FLORIDA MANGO ROAD, A DISTANCE OF 280.39 FEET, TO THE POINT OF BEGINNING.

ABBREVIATIONS:  
P.O.C. - POINT OF COMMENCEMENT  
P.O.B. - POINT OF BEGINNING  
P.B. - PLAT BOOK  
ORB - OFFICIAL RECORD BOOK  
D.B. - DEED BOOK  
PG. - PAGE  
R/W - RIGHT-OF-WAY  
U.E. - UTILITY EASEMENT  
D.E. - DRAINAGE EASEMENT  
(P) - PLAT DIMENSION  
(D) - DEED DIMENSION  
(M) - MEASURED DIMENSION  
C - CENTERLINE  
IR - IRON ROD  
IR/C - IRON ROD WITH CAP AS NOTED  
C.M. - 4"x4" CONCRETE MONUMENT  
N/D - NAIL & DISK  
PK - PARKER KALON  
NAD - NORTH AMERICAN DATUM  
LB - LICENSED BUSINESS  
DWG. - DRAWING

NORTH 1/4 OF SECTION 29/43/43  
(NOT FOUND)  
PALM BEACH COUNTY POSITION:  
N863414.23  
E957095.72  
P.O.C.

FOUND N/D (NO I.D.)  
also found PK Nail  
0.26' South



VICINITY MAP  
NOT TO SCALE

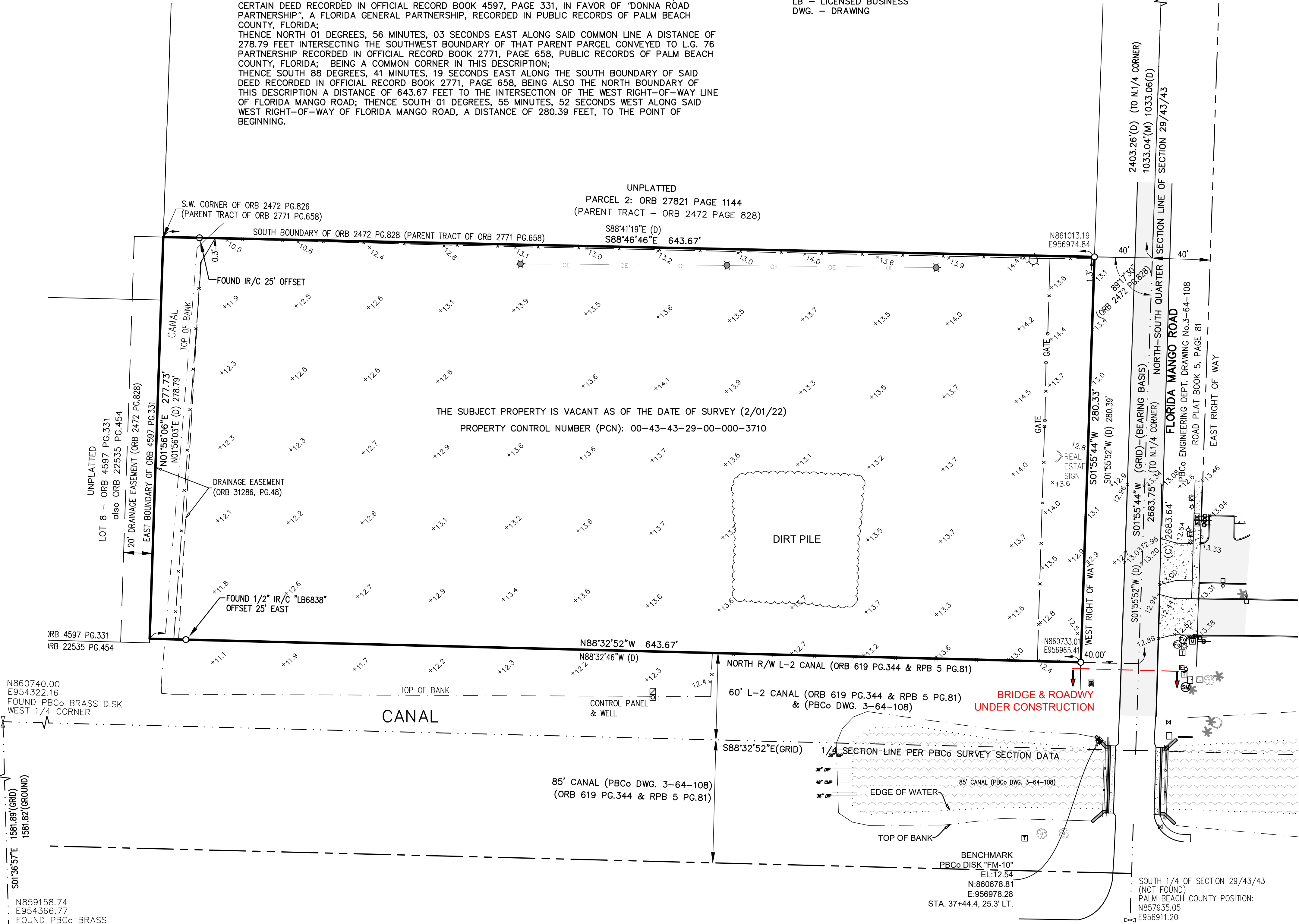
SURVEY REPORT:

- THIS IS A BOUNDARY SURVEY, PREPARED IN ACCORDANCE WITH THE APPLICABLE PORTIONS OF THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17.051 THROUGH 5J-17.053, FLORIDA ADMINISTRATIVE CODE.  
THE FIELD WORK WAS COMPLETED ON FEBRUARY 2, 2022.
- THE SURVEY WAS BASED ON A LEGAL DESCRIPTION RECORDED IN OFFICIAL RECORD BOOK 29506, PAGE 849, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND ON A PREVIOUS SURVEY PREPARED BY BROWN & PHILLIPS, INC., PROJECT NO.16-020.
- BEARINGS ARE BASED ON S01°55'44"W (GRID) ALONG THE NORTH-SOUTH QUARTER SECTION LINE OF SECTION 29, TOWNSHIP 43 SOUTH, RANGE 43 EAST.
- AREA = 4.123 ACRES (179,595 SQUARE FEET), MORE OR LESS.
- BROWN & PHILLIPS, INC. HAS REVIEWED THE FURNISHED TITLE SEARCH REPORT PREPARED BY ATTORNEYS' TITLE FUND SERVICES, LLC; FUND FILE NUMBER: 1257923; EFFECTIVE DATE OF APPROVED BASE TITLE INFORMATION: NOVEMBER 5, 2017; EFFECTIVE DATE OF SEARCH: APRIL 8, 2022.

THE TITLE SEARCH CONTAINED NO RESTRICTIONS, EASEMENTS, OR OTHER ENCUMBRANCES. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN PERFORMED BY BROWN & PHILLIPS, INC.

THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.

- ALL DISTANCES ARE MEASURED UNLESS NOTED OTHERWISE.
- THE SUBJECT PROPERTY IS VACANT AS OF THE DATE OF SURVEY.  
THE PROPOSED USE IS LIGHT INDUSTRIAL.
- ALL FIELD-MEASURED CONTROL MEASUREMENTS EXCEEDED THE ACCURACY OF OF 1:10,000 PER PALM BEACH COUNTY REQUIREMENTS.
- THE CONTRACTED PURPOSE OF THIS SURVEY IS TO SHOW EXISTING CONDITIONS.  
THIS SURVEY IS NOT VALID FOR ANY OTHER USE.
- 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.
- THIS SURVEY WAS PREPARED FOR THE PARTIES LISTED BELOW AND IS NOT ASSIGNABLE:  
- 1501 N. FLORIDA MANGO ROAD LLC
- THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1"=40', ON A 24"x 36" SHEET.
- STATE PLANE COORDINATES  
A. COORDINATES SHOWN ARE GRID  
B. DATUM - NAD 83, 1990 ADJUSTMENT  
C. ZONE - FLORIDA EAST  
D. LINEAR UNIT - US SURVEY FOOT  
E. COORDINATE SYSTEM 1983/1990 STATE PLANE  
F. TRANSVERSE MERCATOR PROJECTION  
G. ALL DISTANCES ARE GROUND  
H. SCALE FACTOR - 1.000045  
I. GROUND DISTANCE X SCALE FACTOR=GRID DISTANCE  
J. ROTATION EQUATION: NONE
- SOME TOPOGRAPHIC FEATURES MAY BE EXAGGERATED IN SCALE FOR CLARITY.  
THE CENTER OF THE SYMBOL OF SUCH FEATURES IS THE CORRECT LOCATION.
- NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED AS PART OF THIS SURVEY.
- ELEVATIONS SHOWN HEREON ARE IN NORTH AMERICAN VERTICAL DATUM OF 1988, AND ARE REFERENCED TO PALM BEACH COUNTY BENCHMARK "FM-10 12.79", ELEVATION=12.54.
- +10.0' DENOTES SPOT ELEVATION, REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988.
- © COPYRIGHT 2022 BY BROWN & PHILLIPS, INC.  
REPRODUCTIONS OF THIS SURVEY ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER EMPLOYED BY BROWN & PHILLIPS, INC.



**BROWN & PHILLIPS, INC.**  
PROFESSIONAL SURVEYING SERVICES  
CERTIFICATE OF AUTHORIZATION # LB 6473  
1860 OLD OKEECHOBEE ROAD, SUITE 509, WEST PALM BEACH, FLORIDA 33409 561-615-3988

DATE	REVISIONS	#
4/21/22	REVISED PER TITLE REPORT	1

SKETCH OF  
BOUNDARY SURVEY

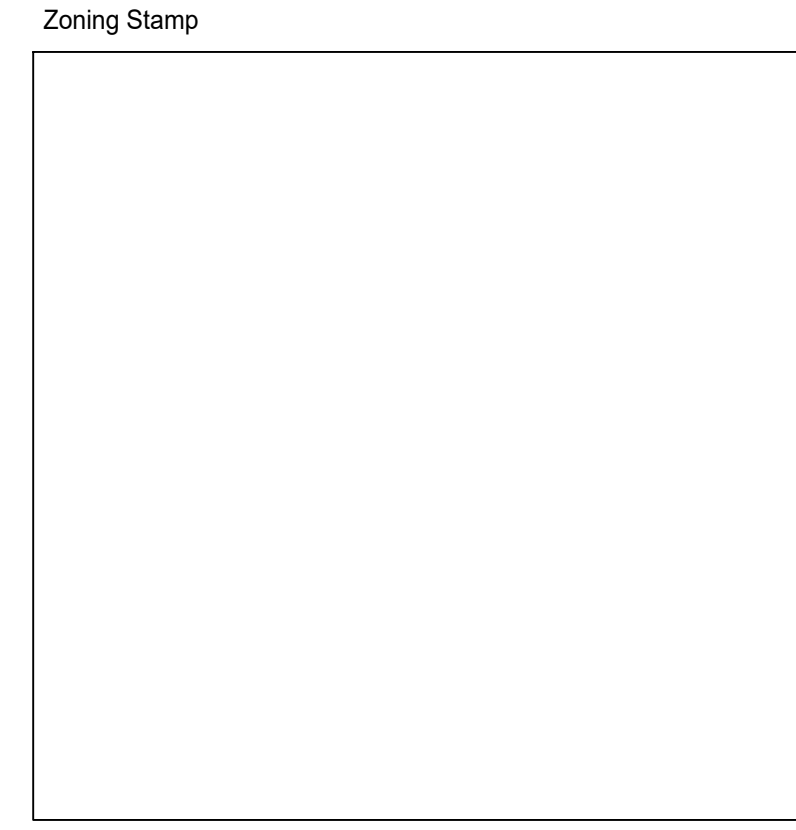
1501 FLORIDA MANGO RD.  
WEST PALM BEACH,  
FLORIDA

DRAWN: AB  
CHECKED: JEP  
F.B. PBCo CENT. #17  
PAGES: 50

PROJ. No. 22-010  
SCALE: 1"=40'  
DATE: FEB. 2022  
SHEET 1 of 1

JOHN E. PHILLIPS III  
PROFESSIONAL LAND SURVEYOR  
STATE OF FLORIDA No. 4826  
DATE: \_\_\_\_\_

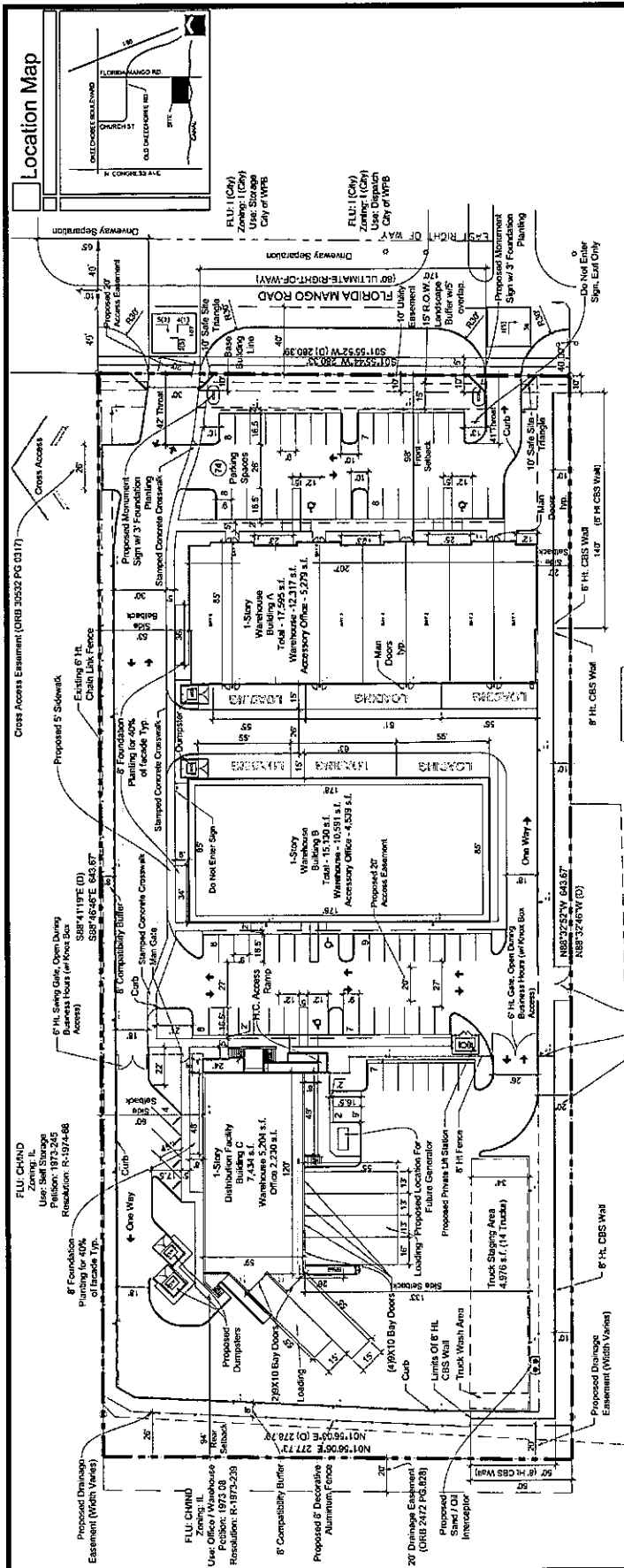




Date:	04/04/19
Scale:	1" = 30'-0"
Drawn By:	JN
Checked By:	JN
File No:	69.119
Job No:	18.03
REVISIONS / SUBMISSIONS	
05/11/10 Revision 1	
06/28/2019 Final	
06/28/2019 Final	

**Final Site Plan**  
PROJECT # 05182-000  
CONTROL # 1985-00038  
APPLICATION #:  
DRODRO-2019-00491  
RESOLUTION: R-2019-0004  
EXHIBIT #: 10  
SUPERSEDES #: 9  
DATE APPROVED: 06/21/2019  
PROJECT MANAGER:  
D. ADELSPERGER

**FSP-1 of 1**



**Location Map**  
The map shows the project location within the city limits, adjacent to the intersection of US Highway 1 and US Highway 1A. The project is located on the east side of US Highway 1, south of the intersection with US Highway 1A.

☐ Zoning Stamp  
PROJECT #: 05182-000  
CONTROL #: 1985-00038  
APPLICATION #:  
DRODRO-2019-00491  
RESOLUTION: R-2019-0004  
EXHIBIT #: 10  
SUPERSEDES #: 9  
DATE APPROVED: 06/21/2019  
PROJECT MANAGER:  
D. ADELSPERGER

☐ Amendment Stamp

**Site Data**

Application Type: Industrial  
Application Number: 05182-000  
Date of Application: 04/04/19  
Date of Approval: 06/21/19  
Project Name: MacDonald Industrial  
Site Address: 1551 N. Flagler Dr., Ste. 202  
City: West Palm Beach, FL 33401  
County: Palm Beach  
State: Florida  
Parcel ID: 01-00-01-0000-0000-0000  
Total Area: 1.2 Acres (171,988 sq. ft.)  
Proposed Building Area: 12,000 sq. ft.  
Proposed Parking Spaces: 100  
Proposed Access Road: 20' Wide  
Proposed Driveway: 20' Wide  
Proposed Fencing: 8' High Aluminum  
Proposed Landscaping: 10' Wide Buffer  
Proposed Stormwater Management: 20' Wide Buffer  
Proposed Utilities: 20' Wide Buffer  
Proposed Easements: 20' Wide Buffer  
Proposed Setbacks: 20' Front, 10' Side, 10' Rear  
Proposed Other: 20' Wide Buffer

**Development Team**

DEVELOPER: MACDONALD INDUSTRIAL, LLC  
1551 N. FLAGLER DR., STE. 202  
WEST PALM BEACH, FL 33401  
TEL: 561.854.6343

DESIGNER: SCHMIDT NICHOLS  
1551 N. FLAGLER DR., STE. 202  
WEST PALM BEACH, FL 33401  
TEL: 561.854.6343

ENGINEER: J. A. ADAMS, INC.  
1551 N. FLAGLER DR., STE. 202  
WEST PALM BEACH, FL 33401  
TEL: 561.854.6343

PLANNER: J. A. ADAMS, INC.  
1551 N. FLAGLER DR., STE. 202  
WEST PALM BEACH, FL 33401  
TEL: 561.854.6343

CONTRACTOR: J. A. ADAMS, INC.  
1551 N. FLAGLER DR., STE. 202  
WEST PALM BEACH, FL 33401  
TEL: 561.854.6343

**Notes**

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE F.L.A. CODES AND ORDINANCES.

2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE F.L.A. CODES AND ORDINANCES.

3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE F.L.A. CODES AND ORDINANCES.

4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE F.L.A. CODES AND ORDINANCES.

5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE F.L.A. CODES AND ORDINANCES.

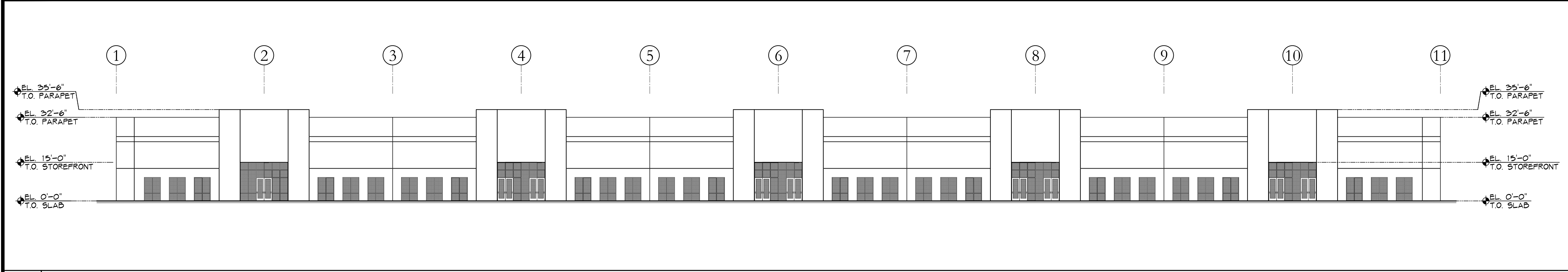
**Development Regulations**

PROPERTY DEVELOPMENT REQUIREMENTS	MINIMUM	MAXIMUM	MINIMUM	MAXIMUM	MINIMUM	MAXIMUM	MINIMUM	MAXIMUM	MINIMUM	MAXIMUM
SETBACKS	FRONT	REAR	SIDE	REAR	FRONT	REAR	SIDE	REAR	FRONT	REAR
MINIMUM	10'	10'	10'	10'	10'	10'	10'	10'	10'	10'
MAXIMUM	10'	10'	10'	10'	10'	10'	10'	10'	10'	10'

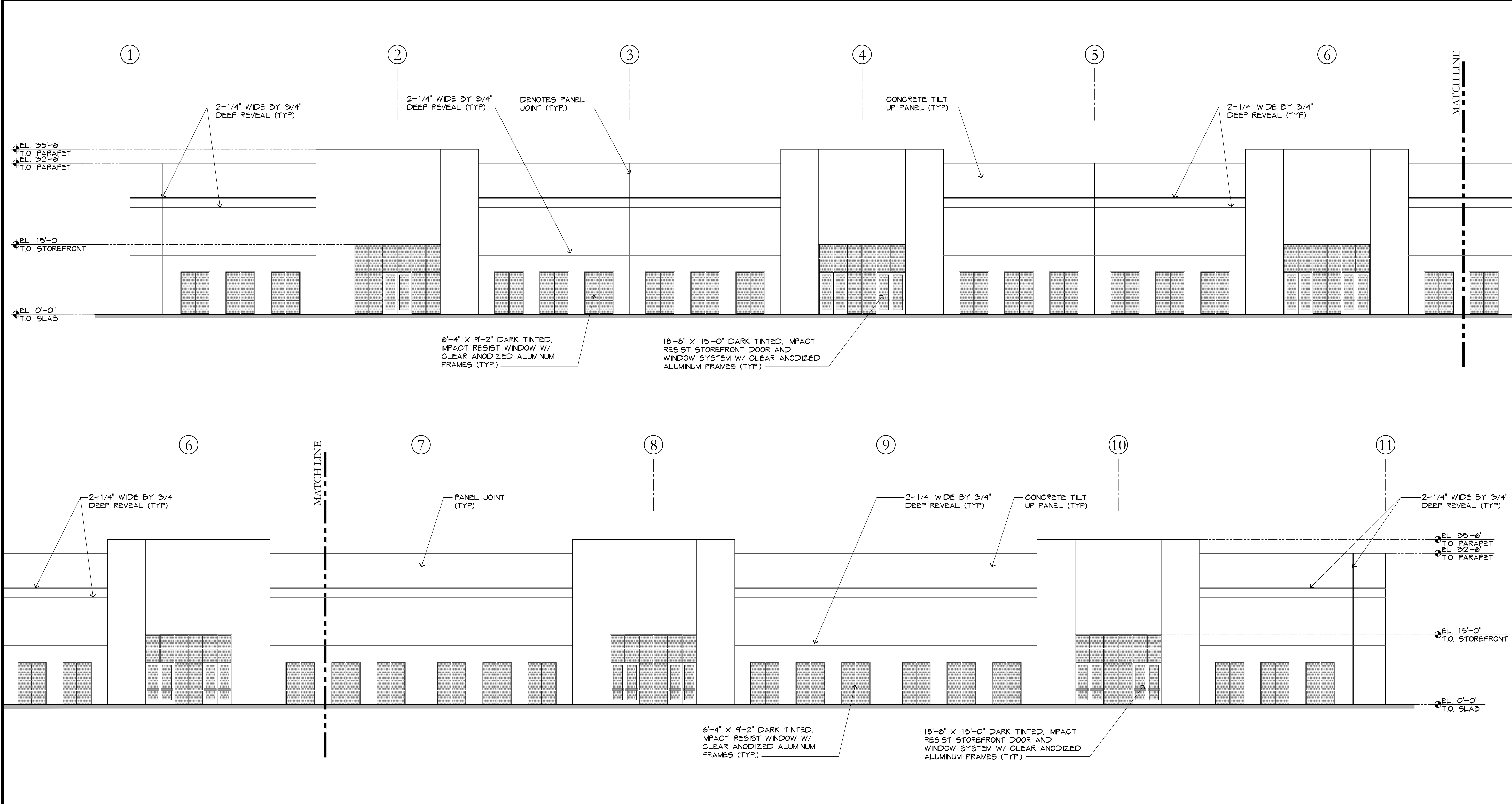








1 OVERALL SOUTH ELEVATION  
1"=31'-4"

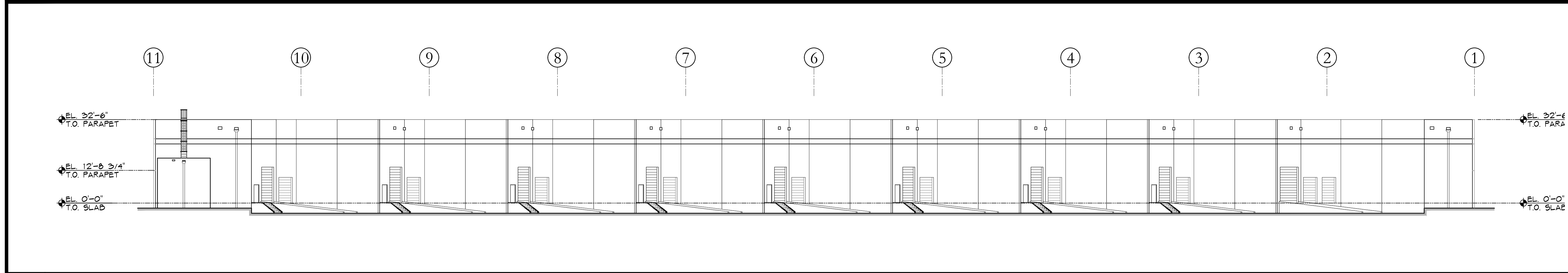


2 SOUTH ELEVATION  
3/32"=1'-0"

# Greene Industrial

Speculative Office/Industrial Flex Building  
1501 N Florida Mango Drive  
City of West Palm Beach in  
Palm Beach County, Florida

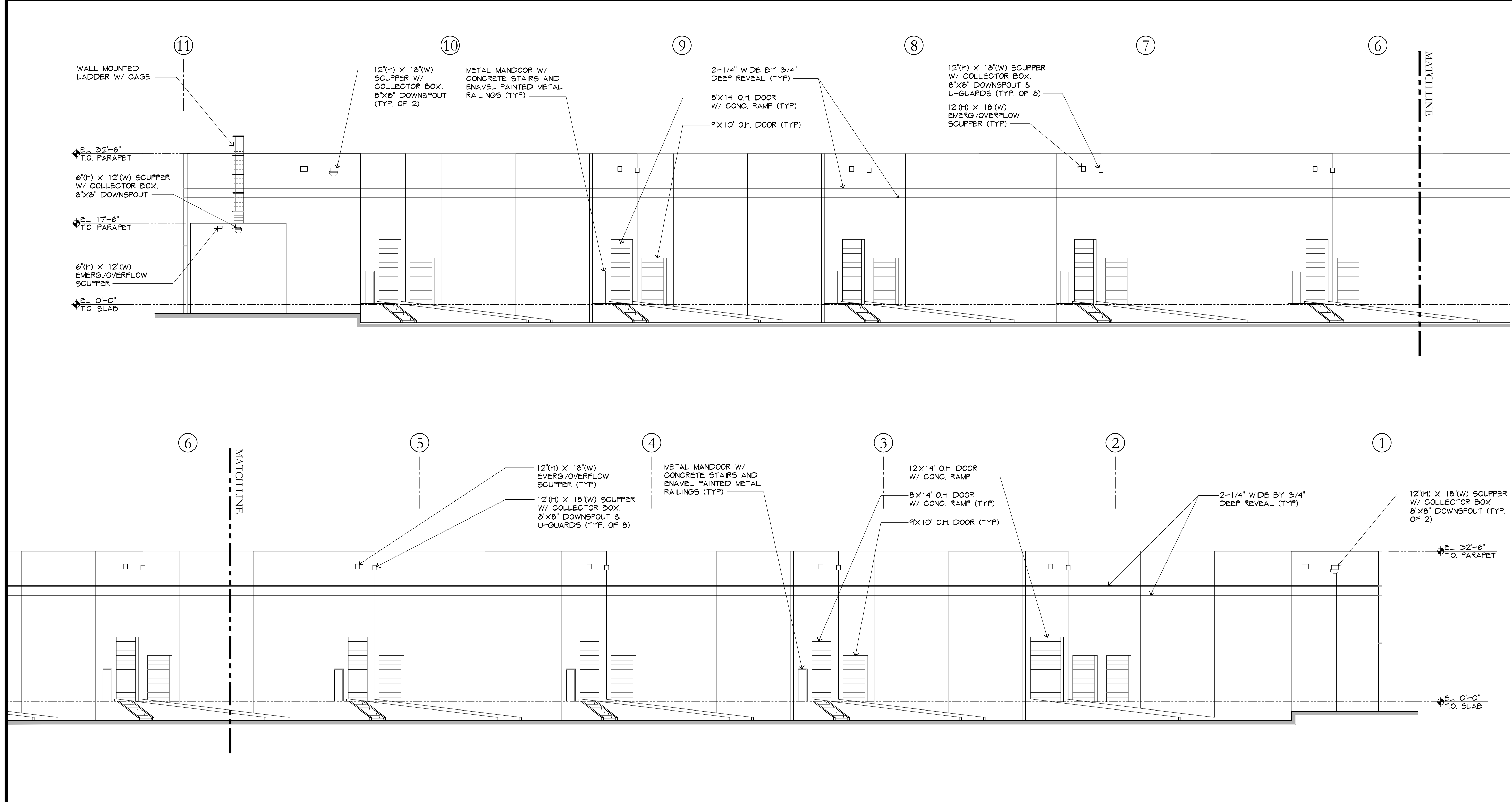
NO.	DATE	REVISION
ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS IN PART OR WHOLE IS FORBIDDEN WITHOUT THE ARCHITECT'S WRITTEN PERMISSION.		
CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND FIELD CONDITIONS AND NOTIFY ARCHITECT/ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.		
<div><b>HNM</b> ARCHITECTURE 3705 North Federal Highway • Delray Beach, Florida 33483 • T. 561.733.2225 info@hnm-architecture.com • A-00000720 • www.hnm-architecture.com</div>		
<div><p>MICHAEL W. HANLON FLORIDA REGISTERED ARCHITECT • REG. NUMBER: AR0017270 ELECTRONIC SIGNATURE SERIAL NUMBER:</p></div>		
HNM PROJECT NUMBER: 20-041		ISSUED DATE: 2022-04-13
SCALE: AS NOTED		
TITLE: SOUTH ELEVATION		
DRAWING NUMBER: A-4.0		



1

1"=20'-0"

OVERALL NORTH ELEVATION



2

3/32"=1'-0"

NORTH ELEVATION

Greene Industrial

Speculative Office/Industrial Flex Building

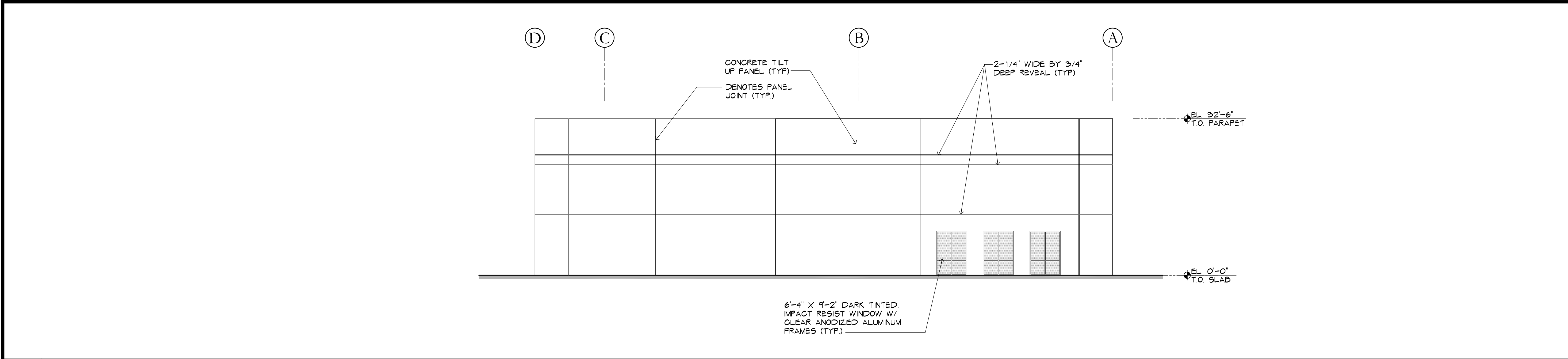
1501 N Florida Mango Drive

City of West Palm Beach in

Palm Beach County, Florida

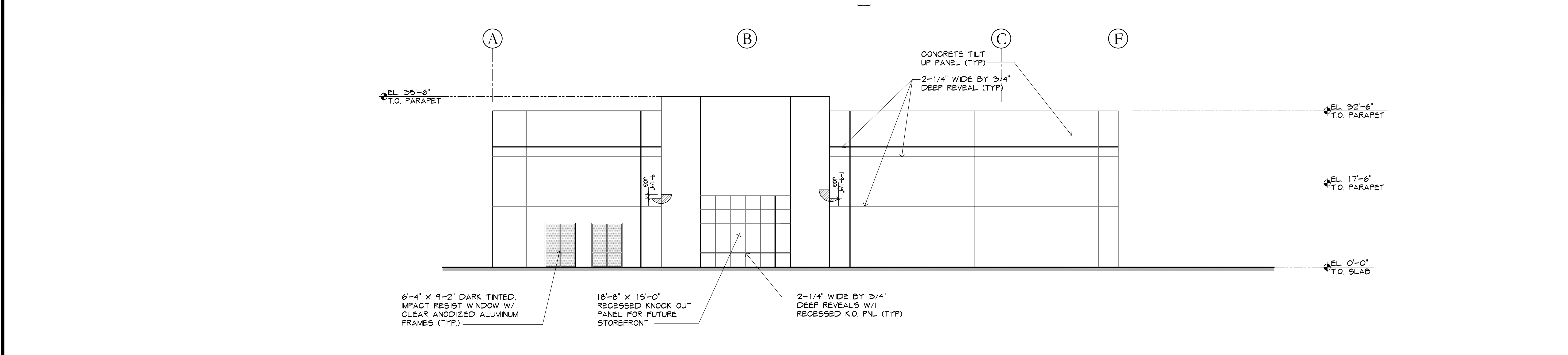
NO.	DATE	REVISION
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<div><div>HNM</div><div>ARCHITECTURE</div><div>3705 North Federal Highway • Delray Beach, Florida 33483 • T. 561.733.2225 info@hnm-architecture.com • A-00000720 • www.hnm-architecture.com</div></div>		
<div><div>STATE OF FLORIDA</div><div>MICHAEL W. HANLON</div><div>REGISTERED ARCHITECT</div><div>AR 0017270</div><div>MICHAEL W. HANLON</div><div>FLORIDA REGISTERED ARCHITECT • REG. NUMBER: AR0017270</div><div>ELECTRONIC SIGNATURE SERIAL NUMBER:</div></div>		
HNM PROJECT NUMBER:		20-041
ISSUED DATE:		2022-04-13
SCALE:		AS NOTED
TITLE:		NORTH ELEVATION
DRAWING NUMBER:		A-4.1





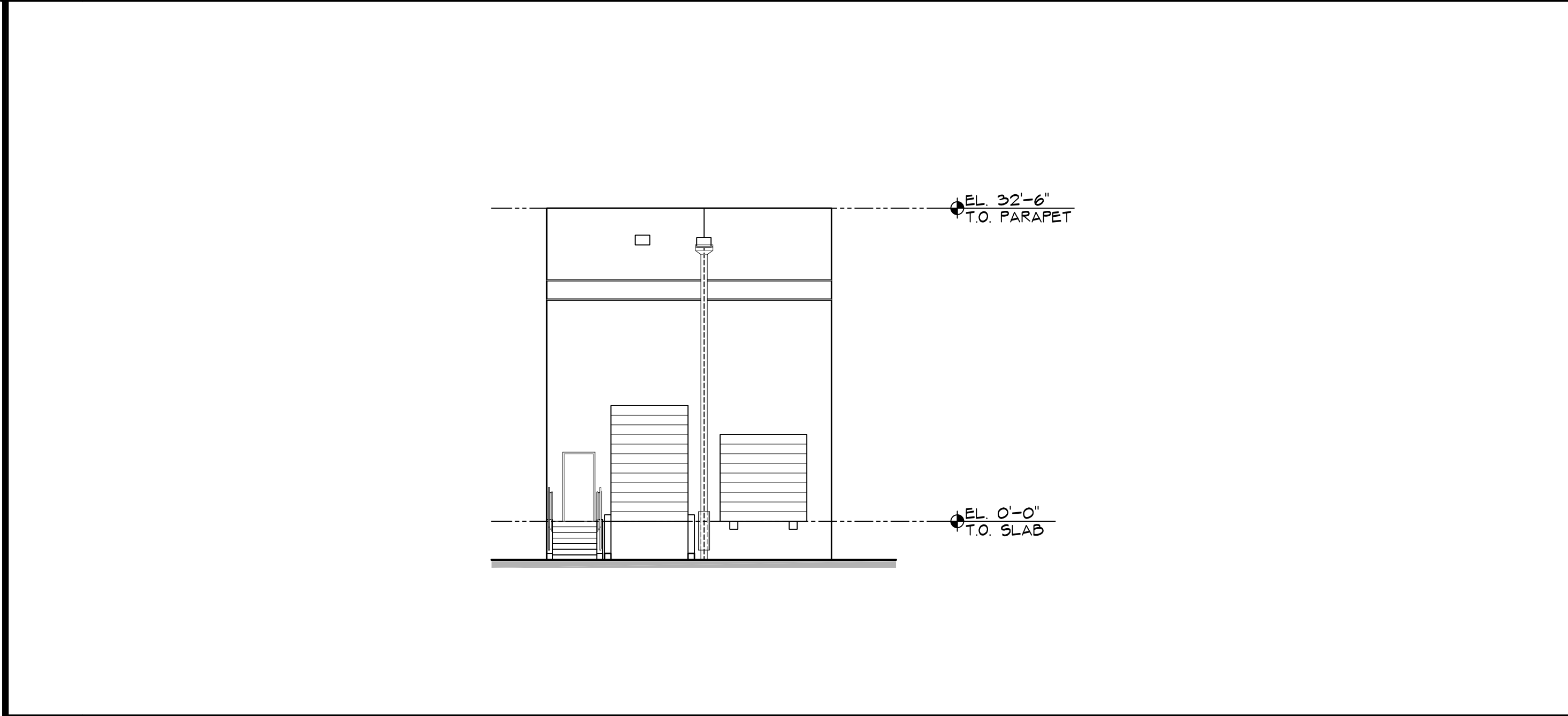
1  
3/32"=1'-0"

WEST ELEVATION



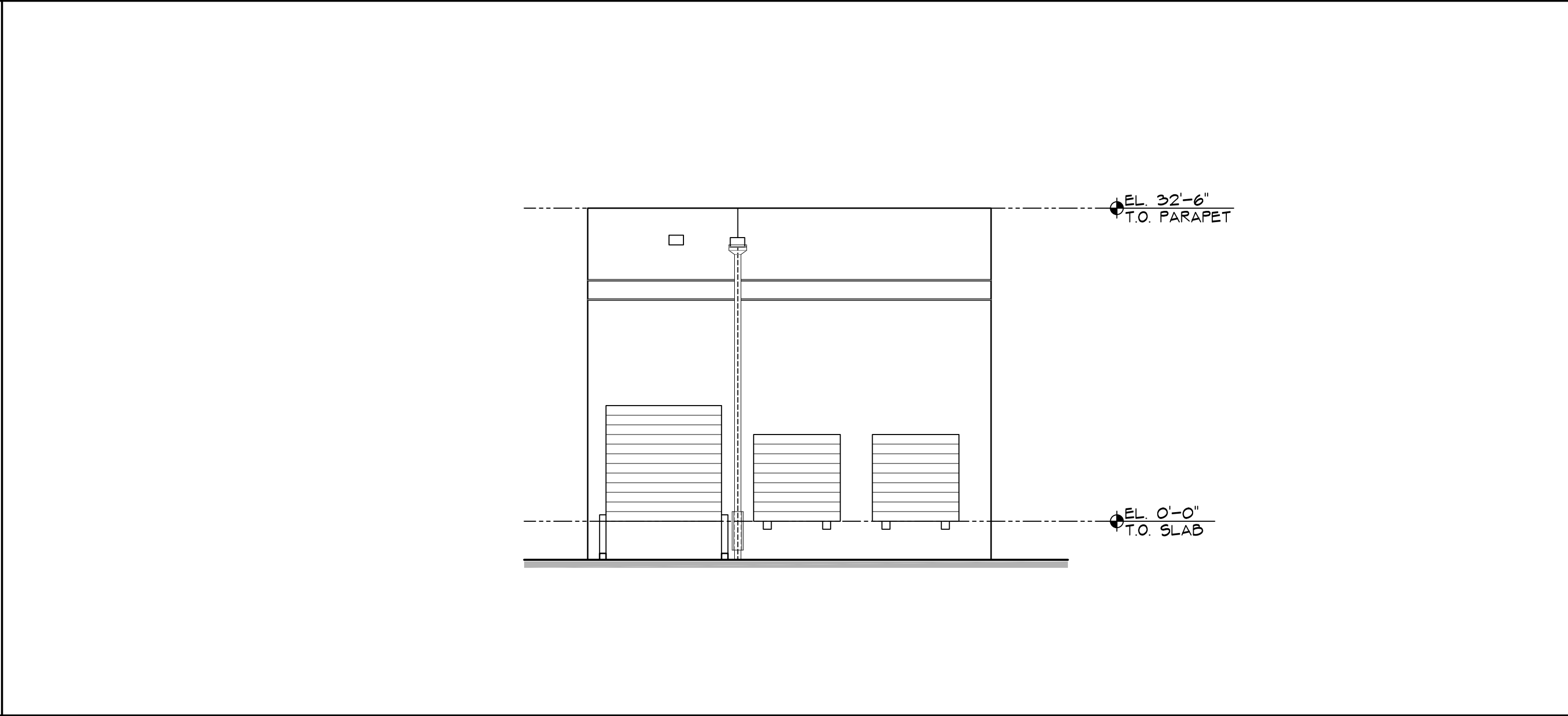
2  
3/32"=1'-0"

EAST ELEVATION



3  
3/32"=1'-0"

NORTH ELEVATION - OVERHEAD DOOR TYPE 1



4  
3/32"=1'-0"

NORTH ELEVATION - OVERHEAD DOOR TYPE 2

Greene Industrial

Speculative Office/Industrial Flex Building

1501 N Florida Mango Drive

City of West Palm Beach in

Palm Beach County, Florida

NO.	DATE	REVISION
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<div>HNM</div> <div>ARCHITECTURE</div> <div>3705 North Federal Highway • Delray Beach, Florida 33483 • T. 561.733.2225</div> <div>info@hnm-architecture.com • A-00000720 • www.hnm-architecture.com</div>		
<div><div>STATE OF FLORIDA</div><div>MICHAEL W. HANLON</div><div>— ★ —</div><div>AR 0017270</div><div>REGISTERED ARCHITECT</div></div> <div>MICHAEL W. HANLON</div> <div>FLORIDA REGISTERED ARCHITECT • REG. NUMBER: AR0017270</div> <div>ELECTRONIC SIGNATURE SERIAL NUMBER:</div>		
HNM PROJECT NUMBER:		20-041
ISSUED DATE:		2021-01-28
SCALE:		AS NOTED
TITLE:		
PROPOSED ELEVATION		
DRAWING NUMBER:		
A-4.2		

December 13, 2021

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

**Re: Greene Industrial - #PTC21-060**

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 62,572 SF of warehouse use with ancillary office in Westgate. The site is within the Westgate Transportation Concurrency Exception Area (TCEA) and is located on the west side of Florida Mango Road between Okeechobee Road and Belvedere Road as shown on Attachment 1. The Parcel Control Numbers (PCN) is: 00-43-43-29-00-000-3710. The buildout of this project is projected to be 2024.

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

Driveway volumes are shown on Attachment 3.

Please contact me by phone or at [atroutman@pindertroutman.com](mailto:atroutman@pindertroutman.com) if you need any additional information or have any questions.

Sincerely,

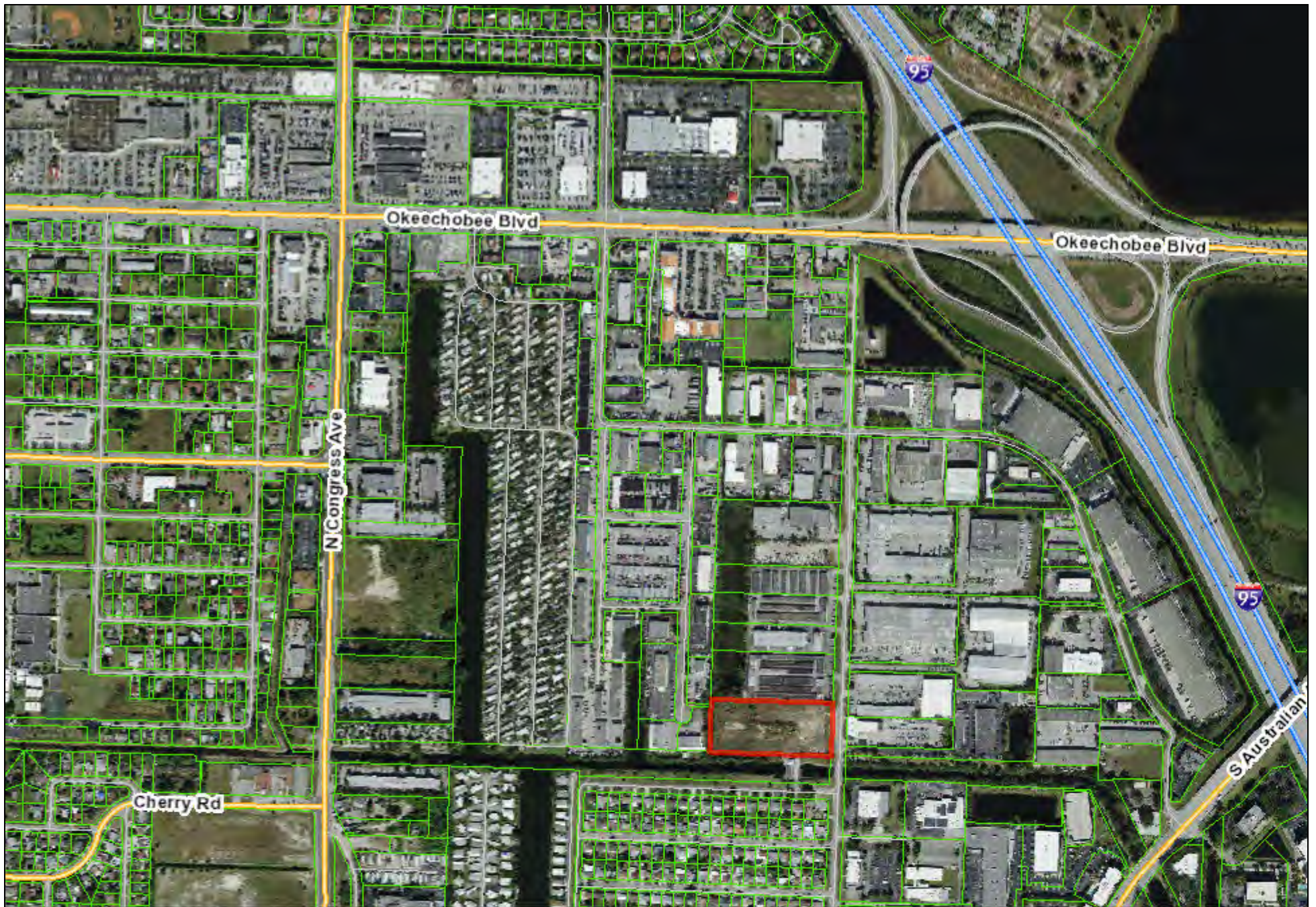
Andrea M. Troutman, P.E.  
President

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 12/13/21 using a Digital Signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

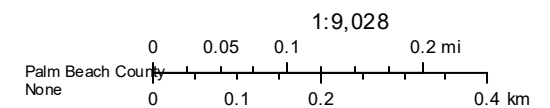




Created by: Palm Beach County

December 8, 2021

## Attachment 1 Project Location





## Attachment 2 Greene Industrial Trip Generation

### DAILY

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips	Pass-by Trips (1)	New Trips
Warehouse	150	62,572 SF	1.74 / 1000 SF	50%	109	11 10%	98
<b>TOTAL</b>					109	11	98

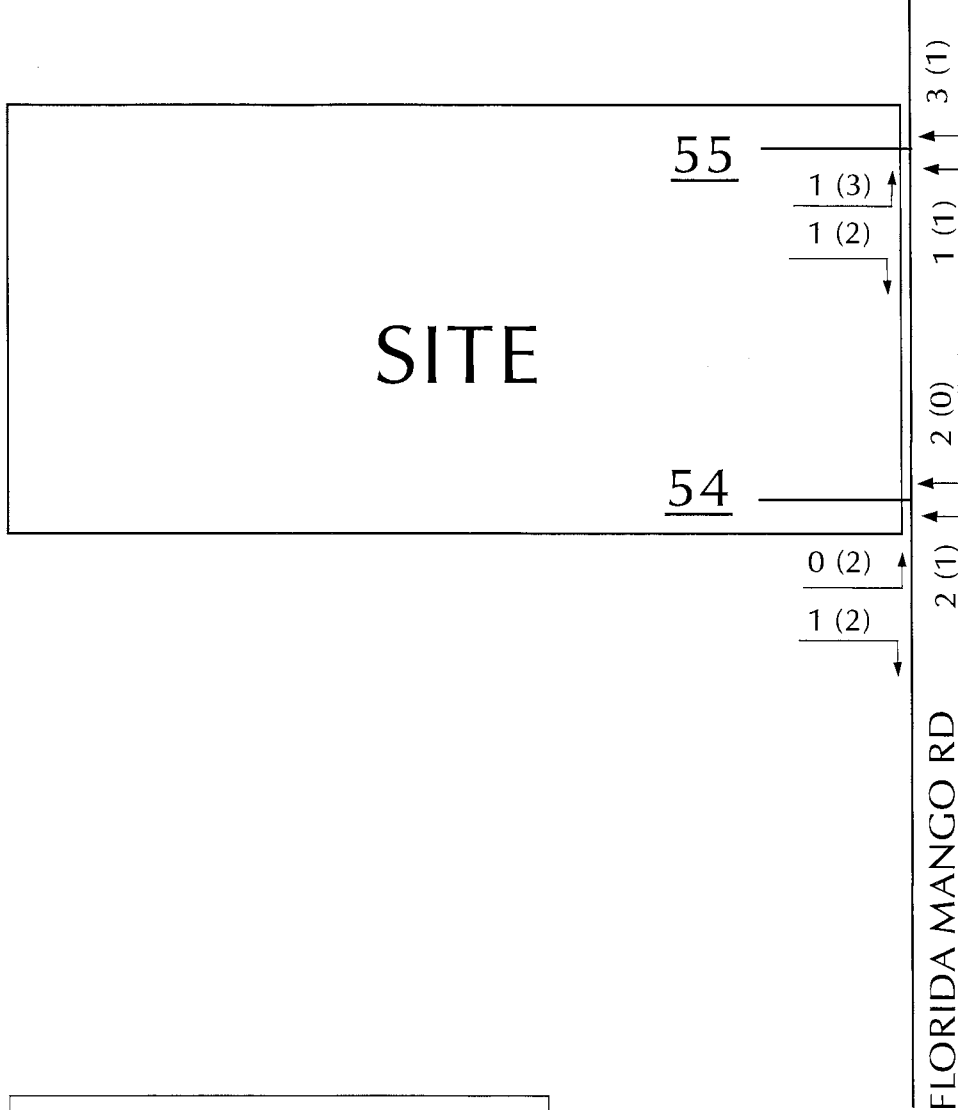
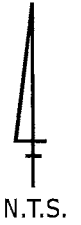
### AM PEAK HOUR

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips			Pass-by Trips (1)	New Trips		
					In	Out	Trips		In	Out	Trips
Warehouse	150	62,572 SF	0.17 / 1000 SF	77%	8	3	11	1 10%	7	3	10
<b>TOTAL</b>					8	3	11	1	7	3	10

### PM PEAK HOUR

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips			Pass-by Trips (1)	New Trips		
					In	Out	Trips		In	Out	Trips
Warehouse	150	62,572 SF	0.19 / 1000 SF	27%	3	9	12	1 10%	3	8	11
<b>TOTAL</b>					3	9	12	1	3	8	11

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



### LEGEND

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

12/6/21  
21-060

GREENE  
INDUSTRIAL

ATTACHMENT 3  
PROJECT DRIVEWAY VOLUMES

63

**PTC**



April 13, 2022

Re: **Drainage Statement for Greene Industrial**  
1501 N. Florida Mango Road  
West Palm Beach, Florida 33406  
SEC 29, TWP 43S, RGE 43E  
PCN: 00434329000003710

**LDi Project No. 21-078**

This drainage statement is prepared for the Greene Industrial site located at 1501 N. Florida Mango Drive West Palm Beach, Florida 33406, which consists of approximately 4.10 acres of existing vacant land.

The proposed improvements consist of a single light industrial warehouse building approximately 62,011 s.f. in size. The site includes associated sidewalks and paved parking, and pervious open green space area.

Onsite stormwater management for this project is accomplished with a combination of exfiltration trench, interconnected culvert pipes and drainage inlets that provide for the water quality runoff volume and onsite stormwater runoff storage. The site is bounded to the north and west by existing light industrial use, to the east by Florida Mango Road, and to the south by the PBC L-2 Canal. There are no off-site inflows to the site.

The site is situated in the South Florida Water Management District (SFWMD) C-51 Basin, Sub-basin 39, with a 100-year flood stage of 13.5 NGVD; and will be designed to meet C-51 Basin requirements. Offsite discharge will be accomplished through a proposed discharge control structure which shall direct runoff to the PBC L-2 Canal and will serve as the site's point of Legal Positive Outfall.

The property owner recognizes that all development of the existing property must be in accordance with applicable regulatory requirements in place at the time of submission including, but not limited to, Palm Beach County, NPDES and SFWMD including C-51 East Basin compensating storage requirements.

---

Ronald W. Last, P.E.  
FL Reg. No. 38707  
EB# 9889

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY RONALD W.  
LAST, P.E. ON 04/13/2022.  
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED  
AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY  
ELECTRONIC COPIES.

EXHIBIT 1-A

ARTICLE 3 – USE REGULATIONS AND ZONING DISTRICTS  
WCRAO, WESTGATE COMMUNITY REDEVELOPMENT AREA  
OVERLAY

CR-2022-0002  
(Updated 4/24/2022)

- 1
- 2
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- 18
- Part 1. ULDC Art. 3.B.14.B, Overlays and Zoning Districts, Overlays, WCRAO, General Development Standards (page 41, Supplement 30), is hereby amended as follows:
- CHAPTER B OVERLAYS
- Section 14 WCRAO, Westgate Community Redevelopment Area Overlay
- B. General Development Standards
1. Non-Conformities
- Non-conforming uses, structures, and lots shall be allowed to continue subject to the provisions of [Art. 1.F, Non-Conformities](#) and the following: [Ord. 2006-004] [Ord. 2010-022]
- ....
- ....
2. Exemptions
- All properties in the PO district or any publicly-owned properties developed to serve a public use shall be exempt from the requirements of this Section. [Ord. 2006-004]
3. Conflicts
- If a conflict exists between the WCRAO Overlay and other Chapters or Articles in this Code, the provisions of this Overlay shall apply to the extent of this conflict unless the WCRA Board authorizes the Zoning Director to apply the other Chapter or Articles of the Code.
- .....

U:\Zoning\CODEREV\Code Amendments\2022\02- LDRAB\05-May 25 2022\1- Prior Round Table (SP Pre-comments)

**Notes:**  
Underlined indicates **new** text.  
~~Stricken~~ indicates text to be ~~deleted~~. ~~Stricken and italicized~~ means text to be totally or partially relocated.  
If being relocated destination is noted in bolded brackets **[Relocated to: ]**.  
*Italicized* indicates text to be relocated. Source is noted in bolded brackets **[Relocated from: ]**.  
.... A series of four bolded ellipses indicates language omitted to save space.

# PROPOSAL / CONTRACT



Licensed • Bonded • Insured  
www.danielsfence.com

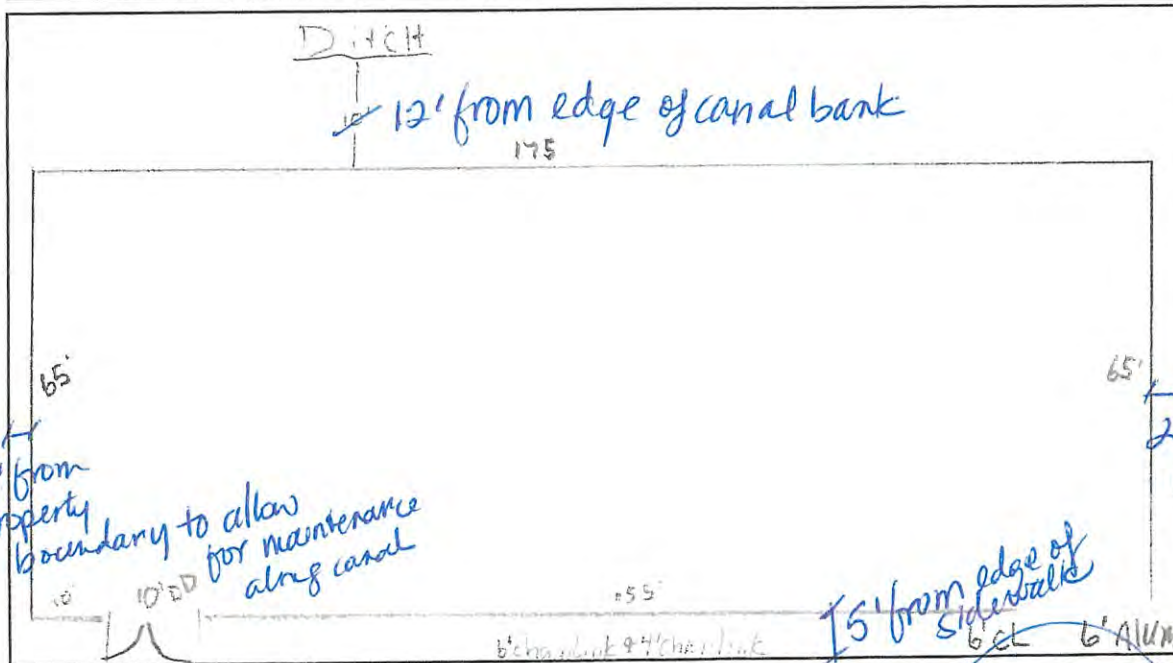
**Daniels Fence**  
CORP  
2700 SE Market Place • Stuart, FL 34997

Phone: 772-283-2383  
561-747-3771  
Fax: 772-283-2565

Date: 4/7/22

Name: West Gate CIA Denise Pennell  
Street: OSwego  
City: WPB State: \_\_\_\_\_ Zip: \_\_\_\_\_ Home Phone: 561-640-8181  
Bus. Phone: \_\_\_\_\_ Cell: \_\_\_\_\_ Email: DPennell@PBCGOV.org  
Fence Installed At: \_\_\_\_\_ HOA: Yes No

Wood		Chainlink		Aluminum		PVC		Installer Info.	
Overall Length	Overall Height	Overall Length	Overall Height	Overall Length	Overall Height	Overall Length	Overall Height	Rt. Front Pin	Lt. Front Pin
		305/175	6/4	175	4				
Fence Style	Post Inc.	Gauge C/L Wire	Fabric Color	Style	Picket Size	Style	Picket Size	Rt. Rear Pin	Lt. Rear Pin
		9	Black	AIMO	3/4				
Good Side In	Good Side Out	K Up	B Up	Picket Spacing	Line/Term Post	Picket Spacing	Line/Term Post	Fence Line Cleared	Electric
		X		24	2				
1 x 2 Strips	2 x 2 Strips	Term/Corner Post	Line Posts	Post Spacing	Walk Gate	Post Spacing	Walk Gate		Shoot Ons
In Out	In Out	2 1/2	2	< 6	NA				
Board Size	Board Spacing	Line Post Space	Top Rail	W. Gate Post	Fence Color	W. Gate Post	Fence Color	Wall Mounts	Asphalt
		< 10	1 1/2	NA	Black				
Dog Eared	P.T. Posts	Walk Gate	Bias Gate	Roll Gate	Drive Gate	Roll Gate	Drive Gate	Concrete	Core Drill
Yes No			no		10 DD				
Post Spacing	P.T. Stringers	DD/Roll Gate	Gate Post	DD Gate Post		DD Gate Post		Concrete Footings	Tear Down
			HEAVY	HEAVY					
Steel Gate Fl.	Walk Gates	Wall/Mount	Seafans	<b>Pool Information</b> Screened Pool Yes No Temporary Fence Yes No Self Closing Gate Latch Yes No Other				Haul Away	Haul To Street
Galv / Vinyl								Type / Footage	Spread Dirt
DD Gates	W. Gate Post	Tension Wire	Frame Color					Self Closers	Dirt Removed
DD Gate Posts	Other	YEL	Black						



Notes: clearing By others  all post in concrete	Option A	Proposal/Contract Price	Option B
	\$13,678	Contract Price	\$22,804.00
	+	Permit	+
		Total	
		Less Deposit	
	Balance Upon Completion		

Approved and Accepted: Date: 4/11/22 Customer Signature: [Signature]  
Proposal Valid for: 7 Days Sales Rep Signature: Richard

[illegible][illegible]

More, should CUSTOMER seek to modify any terms of CUSTOMER's order following the execution of this Contract, it shall be deemed to have accepted the additional charges and penalties set forth in § 3 above, and shall be deemed to have agreed to pay the increased costs, if any, of such modification. If CUSTOMER fails to make a selection within 100 days after the DFC's request, DFC may, in its sole discretion, select same on CUSTOMER's behalf, without further notice, and such selection shall be binding on CUSTOMER. If the cost of any particular item or service is increased as a result of any reason set forth in § 3 above, then CUSTOMER shall be solely responsible for paying the increased costs thereof.

[illegible]

8. **BINDING AGREEMENT** This Agreement shall be binding upon and inure to the benefit of the parties hereto and their officers, directors, employees, subsidiaries, affiliates, legal and personal representatives, successors and/or assigns.

A. In the event CUSTOMER fails to perform this Agreement, then, at the election of DFC, DFC shall (check on / one of the following):

ii. may proceed to enforce DFC's rights under this Agreement and initiate all actions available under governing law, including the seeking of appropriate damages, relating to CUSTOMER's failure of performance. CUSTOMER grants to the SELLER a security interest in all material furnished under this Agreement to secure any debts payable by SELLER to DFC arising out of this Agreement. CUSTOMER agrees that the material provided under this Agreement shall continue to be classified as "consumer goods" rather than "luxuries" as such are defined under Florida law. In the event of default by the CUSTOMER, any payments due under this Agreement, DFC shall have the right to retake possession of the material in such quantities as will satisfy the remaining debt. CUSTOMER will be required to provide access to the premises for purposes of removal or to assemble the material and make it available to DFC at its place of business.

B. In the event DFC fails to perform this Agreement or if a dispute arises as to whether FPG has supplied the information needed for this Agreement in a good and workmanlike manner, or if any other dispute arises between the parties, then, at the election of DFC, DFC may elect to refund CUSTOMER'S Deposit and, upon such refund, this Agreement shall be null and void, and DFC shall not be liable for any other damages or be subject to any claim or action, including an action for breach of Agreement or specific performance.

10. **ASSIGNMENT** Neither this agreement nor any of its contents may be assigned, sold, transferred, or otherwise disposed of by either party. DFC expressly agrees that neither party, which consent may be arbitrarily withheld, DFC may, without notifying CUSTOMER, sell, assign or transfer the rights under this Agreement, and CUSTOMER agrees that DFC, within 30 days of transfer of this Agreement, the new owner will take over all of DFC's rights, but it will not be subject to any claim, defense or set-off that CUSTOMER asserts against DFC or any other party.

19. **ENTIRE AGREEMENT/MODIFICATION** This Agreement represents the entire agreement between the parties with respect to the subject matter hereof and supersedes any agreements previously entered into relating to the subject matter hereof. If either party signs a written or oral "Side Letter Agreement" on or after the date of this Agreement, it shall be deemed to be a part of this Agreement, modified or terminated verbally. Any change, modification, termination or claimed waiver of any provision of this Agreement shall be effective only if it is in writing signed by the party to be bound.

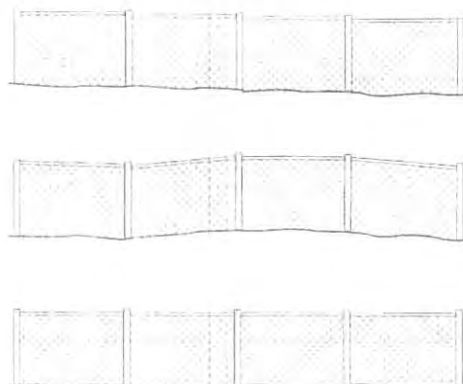
12. **PROVISIONAL VALIDITY.** If any provision in this Agreement is held by a court of competent jurisdiction to be unenforceable or invalid for any reason, the remaining provisions shall nevertheless continue in full force without being impaired or invalidated in any way.

13. **GOVERNING LAW/VENUE/ATTORNEYS' FEES.** This Agreement shall be governed by and construed in accordance with the laws of the State of Florida. The sole venue for any action or proceeding relating to this Agreement shall be Palm Beach County, Florida. If any legal action is necessary to enforce the terms of this Agreement, the prevailing party shall be entitled to recover attorneys' fees and costs at every level, including the appellate level and Bankruptcy proceedings, if any.

**14. PERSONAL GUARANTY.** Should CUSTOMER be a corporation or any other type of entity, each individual who is a director, officer, partner, member, proprietor, or joint venturer of the entity, shall execute and deliver a separate personal guaranty of the obligations of CUSTOMER under this Agreement. The individual executing this Agreement on CUSTOMER's behalf is an officer, director, partner, member, proprietor, or joint venturer of the entity, has the authority to bind the entity and shall also be personally liable for the obligations of CUSTOMER under this Agreement.

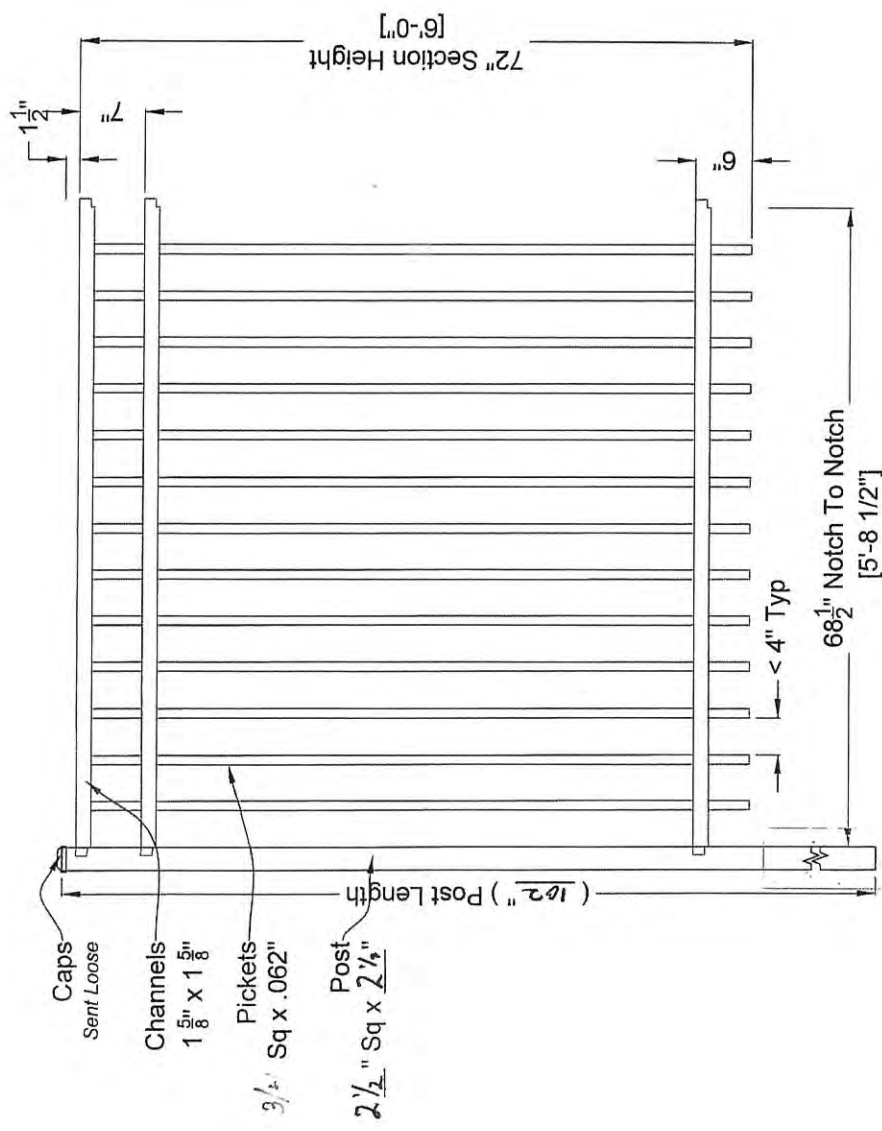
(Select Appropriate Method) Mark each page individually

- ☐ AIRLINE FENCE TO FOLLOW SLOPE OF GROUND  
TOP OF FENCE TO BE STRAIGHT (CUSTOMER WILL  
FILL IN LOW SPOTS UPON COMPLETION)
- ☐ FENCE TO FOLLOW/ CONTOUR OF GROUND (BOTTOM  
TOP OF FENCE TO BE CONTACT WITH GROUND WHEN  
EVER POSSIBLE. (CUSTOMER WILL FILL IN LOW SPOTS  
UPON COMPLETION)
- ☐ FENCE TO LEVEL AND SPLIT THE GRADE (TRENCHING  
IN HIGH SPOTS - CUSTOMER WILL FILL IN LOW SPOTS  
UPON COMPLETION)



Customer initials \_\_\_\_\_ Date \_\_\_\_\_





# **DRAWING NOTES:**

DO NOT SCALE DRAWING.  
FOR DIMENSIONS NOT SHOWN  
CONTACT PLAN COORDINATOR FOR  
CLARIFICATION

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3200 Parker Drive  
St Augustine, FL 32084  
Phone: 904.417.6400  
Fax: 877.226.4469

72" Wx4500 Long  
Islander3005/2721.dwg

Quote / MST #: CAD Resource  
Drawn Date: 24-May-18

Checked By:  
Drawn By:

Customer Signature:

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**DRAFT**



## Request for Proposals

**Tax-Exempt Fixed Rate Loan  
in an amount up to \$10,600,000  
for the Westgate/Belvedere Homes  
Community Redevelopment Agency  
(Palm Beach County, Florida)**



**RFP Issue Date:**

**Thursday, May 5, 2022**

**Responses Due:**

**Thursday, May 19, 2022 (3pm ET)**



## Table of Contents

Section	Page
Introduction	1
Description of the Westgate/Belvedere Homes Community Redevelopment Agency (Palm Beach County, Florida)	1
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Loan Request Terms	3
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Appendix A: Historical Tax Increment Revenues	7
Appendix B: Preliminary Loan Principal Amortizations	8



**Request for Proposals to  
Provide Tax-Exempt Fixed Rate Bank Loan  
Westgate/Belvedere Homes Community Redevelopment Agency (Palm Beach County, FL)**

**Introduction**

Public Resources Advisory Group ("PRAG"), working as advisor to the Westgate/Belvedere Homes Community Redevelopment Agency (the "Agency" or the "Westgate CRA"), is seeking proposals from banks to make a fixed rate, tax-exempt loan (the "2022 Loan") in an amount up to **\$10,600,000** to the Agency. The Agency will use the 2022 Loan proceeds to (i) fund various road improvements within the Westgate CRA redevelopment area (*see Section III.*) and (ii) fund cost of issuance related to the 2022 Loan. The 2022 Loan will be secured solely by a lien on the tax increment revenues generated by the Westgate CRA.

**I. Description of the Westgate CRA**

The Agency is centrally located in Palm Beach County, Florida, in close proximity to the Palm Beach International Airport, I-95, Florida's Turnpike, US Hwy 1, and downtown West Palm Beach. Pursuant to the Community Development Act of 1969, FS 163, Part III, the Westgate CRA, a dependent special district, was created on May 9, 1989 by the Palm Beach County Board of County Commissioners. The Westgate CRA will sunset in 2049. The Westgate CRA is the only Community Redevelopment Agency in the unincorporated Palm Beach County. The redevelopment area is approximately 1,300 acres or 2 square miles bounded by Okeechobee Blvd. to the north, Florida Mango Rd. to the east, Belvedere Rd. to the south, and N. Military Trail to the west. Westgate CRA Board is comprised of seven (7) members each appointed to four-year terms by the Palm Beach County Board of County Commissioners. The Agency's ongoing mission is to eliminate blighted conditions and increase the tax base through economic opportunity, new housing availability, community enhancement, and improvements to public transportation infrastructure.

**Financial Information**

Copies of the Agency's redevelopment plans, Annual Reports, Annual Budgets, and Annual Audits for the most recent fiscal years are available on the Agency's website at:

<https://www.westgatecra.org/plans-and-studies/>

The Agency's FY2021 Annual Report can be accessed at the following URL:

<https://www.westgatecra.org/wp-content/uploads/2022/03/Westgate-CRA-FY21-Annual-Report-FINAL.pdf>

The Agency's Taxpayer Identification Number ("TIN") is [ - ]

**II. Description of the Pledged Revenues**

The 2022 Loan will be a limited obligation of the Agency payable solely from a lien on the tax increment revenues generated by the Westgate CRA. The Agency receives annual tax increment revenue from





Palm Beach County based on incremental increases in property values. This revenue can be used for any project or program outlined in the Westgate CRA’s Community Redevelopment Plan.

The taxable assessed value of the Westgate CRA in 2021 was \$565,094,312; the base year assessed value is \$190,169,267, providing an increment value of more than \$374.9 million.

Tax increment revenues are payable by each contributing government no later than each December 31. In FY 2021, the Westgate CRA generated TIF revenues of approximately \$2.9 million.

The Agency currently has no outstanding debt obligations.

### III. Description of the Project

The Agency expects to fund a portion of various road improvement projects within the Westgate CRA redevelopment area including the Westgate Avenue from Wabasso Drive to Congress Avenue project, the Seminole Boulevard project, and the Cherry Road from Military Trail to Quail Drive project. These projects are being coordinated with the Palm Beach County Engineering Department, the Palm Beach Transportation Planning Agency, and the Florida Department of Transportation (“FDOT”).

Palm Beach County (the “County”) entered a Local Agency Program (“LAP”) Agreement with FDOT on January 25, 2022 in connection with the Westgate Avenue project. As project costs are incurred, the County will submit, on a monthly basis, for reimbursement from FDOT for eligible costs. In accordance with the LAP Agreement, FDOT will reimburse the County who will in turn reimburse the Agency for eligible costs incurred. Project cost estimates have increased since the LAP Agreement was entered between the parties; however, at the time the LAP agreement was entered, the parties estimated that \$2,324,351 in costs were to be eligible for reimbursement. The Westgate Avenue project design work has been completed and once the Agency obtains proceeds from the 2022 Loan, the County will release a Request for Bids from construction firms. The Westgate Avenue project is expected to be completed in December 2023 and its project cost is estimated at approximately \$7.47 million.

The Seminole Boulevard project design work has been completed. Once the Agency obtains proceeds from the 2022 Loan, the Agency expects the County will execute a similar reimbursement-based LAP Agreement with FDOT in connection with the Seminole Boulevard project. The Seminole Boulevard project is estimated to cost \$3 million.

Design for the Cherry Road project was initiated in the second week of April 2022. The design process will be completed within one year, followed by expected LAP Agreement execution, and construction is expected to be authorized in July 2023. The Cherry Road project is estimated to cost \$1 million.

### IV. Loan Request Terms

<b>Loan Amount</b>	Up to <b>\$10,600,000.</b>
--------------------	----------------------------





<b>Purpose</b>	To fund a portion of the Project and costs of issuance related to the 2022 Loan.
<b>Term</b>	15-year term (final maturity May 1, 2037, estimated 8.6 year average life)
<b>Rate</b>	Tax-Exempt, Fixed Rate
<b>Amortization</b>	Preliminary loan principal amortization is shown in Appendix A.
<b>Issuance of Additional Obligations</b>	The prior two-year fiscal year average amount of tax increment revenues received by the Agency are equal to no less than 1.25x of Aggregate Maximum Annual Debt Service. Note: The Agency has no current debt obligations.
<b>Denomination</b>	Single denomination equal to the principal amount outstanding.
<b>Repayment Provisions</b>	Principal payable annually on May 1, beginning May 1, 2023. Interest payable beginning May 1, 2023; interest payment frequency may be monthly, quarterly or semiannually.
<b>Optional Prepayment</b>	Options for prepayment in whole, or in part, for a 5-year par call and any other alternatives proposed by bidder.
<b>Extraordinary Prepayment</b>	The Agency requires the ability to prepay the 2022 Loan in part upon with state, local or federal grants and reimbursements via Local Agency Program agreements with the Florida Department of Transportation. Extraordinary Prepayment will not exceed 50% of the original 2022 Loan amount.
<b>Security</b>	Lien on the tax increment revenues generated by the Westgate CRA.
<b>Not Bank Qualified</b>	Loan will not be “bank-qualified” under Section 265(b)(3) of IRS code

## V. Documentation and Other Matters

Documentation for the 2022 Loan will be provided by Bryant Miller Olive P.A. (“BMO”), bond counsel to the Florida Municipal Loan Council, and their fees will be paid by the Agency. PRAG is acting as financial advisor to the Agency in connection with this loan and is not acting as a placement agent for the 2022 Loan.

The successful bidder will be required to deliver certain certificates at closing including:

- That it is a qualified institutional investor having knowledge and experience in financial and business matters and is capable of evaluating the merits and risks of lending funds to the Agency;
- That it has had access to and has reviewed such information concerning the Agency as it has deemed necessary;
- That it understands the 2022 Loan is not a general obligation of the Agency, but is payable solely by the revenues described in the 2022 Loan agreement;
- That it is not relying on disclosures from the Agency and that it is making the 2022 Loan for its own accounts and not with a view to resale or redistribution.

The 2022 Loan may be transferred in whole but not in part and only to qualified institutional investors who will provide the same certification at the time of transfer. The successful bidder must fund the 2022 Loan from its own capital and must agree not to place the 2022 Loan in any type of trust or other derivative financial product. The 2022 Loan will not be rated. No CUSIP numbers will be obtained and the 2022 Loan will be evidenced by a certificated promissory note registered in the successful bidder's legal name (i.e., no "street name" and no book-entry registration or registration to "Cede & Co.").

## **VI. Terms and Conditions of Bank Proposals**

Please provide a proposal which includes the terms and conditions of each of the proposed bank loans. All proposals must include, but are not limited to, the information listed below:

1. The Bank's name, address, telephone number and fax number
2. Primary contact(s) concerning your proposal
3. Not to exceed loan amount
4. Loan Terms
  - a. Proposed interest rates and prepayment options
  - b. Rate Lock Period
  - c. Formula for determining rate if closing extends beyond Rate Lock Period
5. Debt service schedules
6. Covenants
7. Proposed upfront and annual fees
8. Bank's current long and short-term ratings, including outlooks
9. Please list your proposed Bank Counsel, including firm and attorney, and a not-to-exceed amount for their fees. Borrower's Counsel will prepare loan documentation.
10. Maximum time allowed between date of proposal and loan closing date.

Only proposals including fixed interest rates will be considered. Terms requiring principal acceleration, depository requirements, regulatory fee reimbursement, yield protection for reasons other than for taxable events, will not be considered. Any gross up provision for taxable events must include a statement of the maximum taxable rate that would be charged.



The Agency reserves the right, in its sole discretion, to accept or reject any and all proposals, to waive any irregularities or informalities in any proposal or in the proposal process, and to accept or reject any items or combination of items. If the Agency determines to move forward with the 2022 Loan and select a bank financing proposal, the award will be to the financial institution whose proposal best complies with the requirements set forth in this RFP and whose proposal, in the opinion of the Agency and PRAG is best, taking into consideration all aspects of the offeror's response.

Changes to this RFP may be made by, and at the sole discretion of, the Agency.

## **VII. Submission of Proposal**

Written responses are due via e-mail no later than Thursday, May 19, 2022, at 3PM ET. Please e-mail proposal to:

**Mickey Johnston**  
Managing Director  
PRAG

mjohnston@pragadvisors.com  
727-822-3339

**Rodney Walton**  
Account Exec. – Financial Services  
Florida League of Cities, Inc.  
rwalton@flcities.com  
813-340-7545

All questions and requests for additional information should be directed to Mickey Johnston or Rodney Walton at the email addresses or phone numbers shown above.



## VIII. Tentative Timeline\*

Date	Action
Thursday, May 5	Distribute RFP for Bank Loan to Lenders
<b>Thursday, May 19</b>	<b>Written Proposals due from Lenders</b>
Friday, May 20	Select Lender; Begin document negotiation
Monday, June 6	Agenda deadline for documents
Monday, June 13	CRA Board Meeting; Approval of Lender and Resolution; pre-closing (tentative)
Thursday, June 16	Closing (tentative)

*\*Preliminary, subject to change*

## Appendix A

### Historical Tax Increment Revenues of the Westgate CRA

Calendar Year	Taxable Value	Taxable Value Increment	County Millage	Fire Rescue Millage	Tax Revenue	Statutory Reduction	Final Tax Increment	Changes	Percent Changes
1988	190,169,267	Base Year							
2005	329,749,687	139,580,420	0.0045000	0.0031990	1,074,630	0.950	1,020,898		
2006	390,996,979	200,827,712	0.0044500	0.0030990	1,516,048	0.950	1,440,246	419,348	41%
2007	512,487,263	322,317,996	0.0042800	0.0029800	2,340,029	0.950	2,223,027	782,781	54%
2008	544,306,595	354,137,328	0.0037811	0.0027794	2,323,318	0.950	2,207,152	(15,875)	(1%)
2009	556,004,505	365,835,238	0.0037811	0.0029500	2,462,474	0.950	2,339,350	132,198	6%
2010	462,927,140	272,757,873	0.0043440	0.0034581	2,128,084	0.950	2,021,680	(317,670)	(14%)
2011	365,451,066	175,281,799	0.0047500	0.0034581	1,438,731	0.950	1,366,794	(654,886)	(32%)
2012	341,996,623	151,827,356	0.0047815	0.0034581	1,250,997	0.950	1,188,447	(178,347)	(13%)
2013	345,390,869	155,221,602	0.0047815	0.0034581	1,278,964	0.950	1,215,016	26,569	2%
2014	367,146,237	176,976,970	0.0047815	0.0034581	1,458,219	0.950	1,385,308	170,293	14%
2015	344,771,209	154,601,942	0.0047815	0.0034581	1,273,858	0.950	1,210,165	(175,143)	(13%)
2016	395,436,502	205,267,235	0.0047815	0.0034581	1,691,320	0.950	1,606,754	396,589	33%
2017	434,152,267	243,983,000	0.0047815	0.0034581	2,010,323	0.950	1,909,806	303,052	19%
2018	465,303,909	275,134,642	0.0047815	0.0034581	2,266,999	0.950	2,153,649	243,843	12.7%
2019	489,710,927	299,541,660	0.0047815	0.0034581	2,468,103	0.950	2,344,698	191,049	9%
2020	537,943,577	347,774,310	0.0047815	0.0034581	2,865,521	0.950	2,722,245	377,548	16%
*2021	565,094,312	374,925,045	0.0047815	0.0034581	3,089,232	0.950	2,934,771	212,525	7.8%

\*Annual peak increment revenue

Source: Westgate CRA 2021 Annual Report for the Fiscal Year Ending September 30, 2021





## Appendix B

### Preliminary Principal Amortization\*

05/01/2023	\$ 574,850
05/01/2024	545,114
05/01/2025	566,918
05/01/2026	589,595
05/01/2027	613,179
05/01/2028	637,706
05/01/2029	663,214
05/01/2030	689,743
05/01/2031	717,333
05/01/2032	746,026
05/01/2033	775,867
05/01/2034	806,902
05/01/2035	839,178
05/01/2036	872,745
05/01/2037	<u>907,655</u>
	<u>\$ 10,546,025</u>
Est. Avg. Life	8.6 years

*\*Preliminary, subject to change.*



**WESTGATE/BELVEDERE HOMES COMMUNITY REDEVELOPMENT AGENCY  
IMPROVEMENT REVENUE NOTE, SERIES 2022**

**Distribution List  
(As of May 3, 2022)**

**FACILITATOR**

**Florida League of Cities**

301 Bronough Street  
Tallahassee, FL 32301  
Fax: 850-222-3806

	Title	Phone	Email
Paul Shamoun	Director of Financial Services	850-701-3648	ptshamoun@flcities.com
Rodney Walton	Account Executive, Financial Services	813-340-7545	rwalton@flcities.com
Molly Button	Assistant to the Comptroller	850-701-3681	mbutton@flcities.com
David Cruz	Deputy General Counsel	850-701-3676	dcruz@flcities.com
Dana Bucklin	Investment Analyst	850-701-3601	dbucklin@flcities.com

**BORROWER**

**Westgate/Belvedere Homes Community Redevelopment Agency**

1280 Old Congress Ave.  
West Palm Beach, FL 33409

	Title	Phone	Email
Elizée Michel	Executive Director	561-640-8181	<a href="mailto:emichel@pbcgov.org">emichel@pbcgov.org</a>
Ronald L. Daniels	CRA Board Chair		

**BORROWER'S COUNSEL**

**Jones Foster**

4741 Military Trail, Suite 200  
Jupiter, FL 33458

	Title	Phone	Email
Thomas J. Baird		561-650-8233	<a href="mailto:tbaird@jonesfoster.com">tbaird@jonesfoster.com</a>

**FINANCIAL ADVISOR**

**Public Resources Advisory Group**

150 Second Avenue North, Suite 400  
St. Petersburg, Florida 33701

	Title	Phone	Email
Wendell Gaertner	Senior Managing Director	(727) 822-3339	wgaertner@pragadvisors.com
Marianne Edmonds	Senior Managing Director	(727) 822-3339	medmonds@pragadvisors.com
Mickey Johnston	Managing Director	(727) 822-3339	mjohnston@pragadvisors.com

**BOND COUNSEL**

**Bryant Miller Olive P.A.**

1545 Raymond Diehl Rd., Ste. 300  
Tallahassee, FL 32308

	Phone	Email
Jason Breth	850-222-8611	jbreth@bmolaw.com
Chris Roe	850-222-8611	<a href="mailto:croe@bmolaw.com">croe@bmolaw.com</a>

1 S.E. 3rd Avenue, Ste. 2200  
Miami, FL 33131

JoLinda Herring	305-374-7349	jherring@bmolaw.com
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WESTGATE/BELVEDERE HOMES COMMUNITY REDEVELOPMENT AGENCY  
IMPROVEMENT REVENUE NOTE, SERIES 2022

Distribution List  
(As of May 3, 2022)

TBD LENDER

Title Phone Email

TBD LENDER'S COUNSEL

Title Phone Email

WESTGATE/BELVEDERE HOMES COMMUNITY REDEVELOPMENT AGENCY  
IMPROVEMENT REVENUE NOTE, SERIES 2022

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Distribution List  
(As of May 3, 2022)

---

Email Distribution List

ptshamoun@flicities.com; rwalton@flicities.com; mbutton@flicities.com; dcruz@flicities.com; dbucklin@flicities.com; emichel@pbcgov.org; tbaird@jonesfoster.com;  
wgaertner@pragadvisors.com; medmonds@pragadvisors.com; mjohnston@pragadvisors.com; jbreth@bmolaw.com; croe@bmolaw.com; jherring@bmolaw.com;

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ygaliano@pinecrest-fl.gov;  
marteaga@pinecrest-fl.gov;

lsmith-lalla@wsh-law.com;

wgaertner@pragadvisors.com;  
medmonds@pragadvisors.com;  
mjohnston@pragadvisors.com;



jbreth@bmolaw.com;

jherring@bmolaw.com;

**\$10,600,000\***  
**WESTGATE/BELVEDERE HOMES COMMUNITY REDEVELOPMENT AGENCY**  
**Improvement Revenue Note, Series 2022**

**TIMETABLE / TASK LIST**

May 2, 2022

May 2022						
S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

June 2022						
S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

Date	Action	Responsibility	Status
<b>Monday, May 2</b>	Circulate draft RFP, timetable, and distribution list	FA	<b>X</b>
<b>Thursday, May 5 (12pm)</b>	Comments on RFP by noon	FA, FMLC, CRA	
<b>Thursday, May 5</b>	Circulate RFP to banks	FA	
<b>Monday, May 9</b>	CRA Board Meeting (no action)	CRA	
<b>Thursday, May 19</b>	RFP Responses Due	Lender	
<b>Friday, May 20</b>	Conference Call to Discuss RFP Results and Timeline; Notify Lender	BC, FMLC, FA, CRA	
<b>Thursday, May 26</b>	Circulate draft Award Resolution and Loan Agreement for comments	BC	
<b>Monday, May 30</b>	<i>Memorial Day Holiday</i>	<i>All</i>	
<b>Thursday, June 2</b>	Comments due re: Award Resolution/Loan Agreement	FA, FMLC, CRA	
<b>Monday, June 6</b>	Agenda Materials available for CRA Board Meeting (Resolution, Loan Agreement)	BC	
<b>Monday, June 13</b>	CRA Board Meeting; approval of loan agreement and resolution; Pre-closing prior to CRA Meeting	CRA	
<b>Thursday, June 16</b>	Closing via Email	All	

**Key:**

BC: Bryant Miller Olive, Bond Counsel

FA: Public Resources Advisory Group, Financial Advisor

FMLC: Florida Municipal Loan Council, Facilitator

Lender: TBD

CRA: Westgate CRA

**Bold** = Westgate CRA Meeting Dates

\*Preliminary, subject to change

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**PUBLIC RESOURCES ADVISORY GROUP**

April 13, 2022

Elizée Michel  
Executive Director  
Westgate/Belvedere Homes Community Redevelopment Agency  
1280 N. Congress Avenue, Suite 215  
West Palm Beach, FL 33409

Re: Municipal Advisory Services

Dear Mr. Michel:

The purpose of this engagement letter (the "Agreement") is to document the relationship between Public Resources Advisory Group, Inc. ("PRAG") and the Westgate/Belvedere Community Redevelopment Agency (the "Westgate CRA" or the "Agency"). The Agency desires to utilize the services of PRAG as an independent registered municipal advisor to assist with financing the Agency's capital improvement projects which may include the Westgate Avenue from Wabasso Drive to Congress Avenue project, the Seminole Boulevard project, and the Cherry Road project (collectively, the "Project"). We understand that part of the Project will be funded with reimbursements from the Florida Department of Transportation ("FDOT") in accordance with a Local Agency Program Agreement between FDOT and Palm Beach County. It is also our understanding that the Agency intends to use the FMLC's financing programs. PRAG does serve as an independent registered municipal advisor to the Florida League of Cities ("FLC") and the FMLC. At this time we are not aware of any divergence of interest between the Agency and the FLC or FMLC.

**Compensation**

PRAG's compensation will be based on the Compensation Schedule attached hereto as Attachment I. At this time, it is expected that the borrowing will be either in the form of a fixed rate bank loan and/or line of credit evidenced by a note. Expenses shall include, but are not limited to, reasonable and necessary travel-related expenses (reimbursed pursuant to Section 112.061, Florida Statutes). In no event will expenses exceed \$500 without the approval of the Agency.

**Scope of Services**

PRAG's services to the Agency will include the following:

- a. Review the Agency's most recent financial statements;
- b. Review the Local Agency Program Agreement(s) between Palm Beach County and FDOT related to the Project;
- c. Evaluate the viability of financing the Project with a fixed rate bank loan and/or line of credit;
- d. Develop a timetable and task list assigned to the working group;
- e. Assist in the development of a request for bank proposals;
- f. Summarize any bank proposals indicating key terms of each;
- g. Assist the Agency in negotiating final terms and pricing of the debt;
- h. Assist in the development and preparation of financing documents; and,
- i. Perform functions to facilitate the closing of the financing.

**Term**

We understand that our engagement will end upon settlement of the transaction anticipated by this Agreement.



### Required Disclosures

MSRB Rule G-42 requires that municipal advisors provide to their clients certain disclosures of legal events or disciplinary history material to its client's evaluation of the municipal advisor or the integrity of the municipal advisor's management or advisory personnel. MSRB Rule 10 requires municipal advisors to provide certain written information to their clients. Accordingly, PRAG has provided Attachment II attached hereto which includes the required disclosures.

We look forward to working with you on this project.

Sincerely,

PUBLIC RESOURCES ADVISORY GROUP

A handwritten signature in blue ink that reads "Wendell G. Gaertner".

---

Wendell G. Gaertner  
Senior Managing Director

Accepted by:

---

Westgate CRA  
Elizée Michel, Executive Director

Date: \_\_\_\_\_



ATTACHMENT I

COMPENSATION SCHEDULE

PRAG Transaction Fees for Single Borrower Transactions through the Florida Municipal Loan Council			
<u>Public Offering/Private Placement</u>		<u>Bank Loan</u>	
<u>Par Range</u>	<u>Fee</u>	<u>Par Range</u>	<u>Fee</u>
First \$50 million	\$1.00 per \$1,000	Up to \$30 million	\$0.60 per \$1,000
Above \$50 million	\$0.75 per \$1,000	Above \$30 million	\$0.25 per \$1,000
Minimum	\$20,000	Minimum	\$12,500
Maximum	\$75,000	Maximum	\$20,000





## ATTACHMENT II

### REQUIRED DISCLOSURES

#### **Required Disclosure Pursuant to MSRB Rule G-42**

The Westgate CRA (the “Agency”) is participating as a Borrower in the Florida Municipal Loan Council Financing Program (the “FMLC Program” or the “Program”) and has retained Public Resources Advisory Group (“PRAG”) as an independent registered municipal advisor to assist with the financing pursuant to the letter agreement dated April 13, 2022 and attached hereto. These activities qualify as municipal advisory activities pursuant to Section 15B of the Securities Exchange Act of 1934. As a registered municipal advisor, PRAG is required to have written documentation of its agreement with you and must provide certain information to you. This letter will serve as the written documentation required under MSRB Rule G-42 of certain specific terms, disclosures and other items of information relating to our municipal advisory relationship as of the date this letter is signed by PRAG.

#### **1. Scope of Services**

*(a) Services to be provided:* The scope of services with respect to PRAG’s engagement with the Agency (the “Scope of Services”) are as described in the attached Agreement.

**2. Term.** We understand that our engagement will end upon settlement of the transaction anticipated by this Agreement. In addition, we understand that our engagement may be terminated with or without cause by either party. In case of any termination, we believe that the terminating party should endeavor to provide reasonable notice of such termination to the other party so as to permit an orderly transition.

**3. Municipal Advisor’s Regulatory Duties When Servicing the Agency.** MSRB Rule G-42 requires that PRAG make a reasonable inquiry as to the facts that are relevant to the Agency’s determination whether to proceed with a course of action or that form the basis for the advice provided by PRAG to the Agency with respect to municipal financial products or the issuance of municipal securities, including with respect to the structure, timing, terms, and other similar matters concerning such financial products or issues, based on all the facts and circumstances. The rule also requires that PRAG undertake a reasonable investigation to determine that it is not basing any recommendation on materially inaccurate or incomplete information. PRAG is also required under the rule to use reasonable diligence to know the essential facts about the Agency and the authority of each person acting on the Agency’s behalf.

Accordingly, PRAG will seek the Agency’s assistance and cooperation, and the assistance and cooperation of the Agency’s agents, with the carrying of these regulatory duties, including providing PRAG with accurate and complete information and reasonable access to relevant documents, other information and personnel needed to fulfill such duties. In addition, if the Agency provides direction to PRAG to review a recommendation made by a third party, PRAG requests that the Agency provide any information it has received from such third party relating to its recommendation.

**4. Compensation.** The form and basis of compensation for PRAG’s services as municipal advisor are as provided in this Agreement.

**5. Disclosures of Conflicts of Interest.** MSRB Rule G-42 requires that municipal advisors provide to their clients disclosures relating to any actual or potential material conflicts of interest, including certain categories of potential conflicts of interest identified in Rule G-42, if applicable. Accordingly, PRAG makes the following disclosures with respect to material conflicts of interest in connection with the Scope of Services under this Agreement, together with explanations of how PRAG addresses or intends to manage or mitigate each conflict.

With respect to all of the conflicts disclosed below, PRAG mitigates such conflicts through its adherence to its fiduciary duty to the Agency, which includes a duty of loyalty to the Agency in performing all municipal advisory activities for the Agency. This duty of loyalty obligates PRAG to deal honestly and with the utmost good faith with the Agency and to act in the Agency’s best interests without regard to PRAG’s financial or other interests.

*(a) Compensation-Based Conflicts:* The fees due under this Agreement will be contingent upon the successful closing of a transaction and is based on the size of a transaction. While this form of compensation is customary in the municipal securities market, this may present a potential conflict of interest because it could create an incentive for PRAG to recommend unnecessary financings or financings that are disadvantageous to the Agency or to advise the Agency to increase the size of the issue.

*(b) Other Municipal Advisor Relationships:* PRAG serves a wide variety of other clients that may from time to time have interests that could have a direct or indirect impact on the interests of the Agency. For example, PRAG serves as municipal advisor to other municipal advisory clients and, in such cases, owes a regulatory duty to such other clients just as it does to the Agency under this Agreement. These other clients may, from time to time and depending on the specific circumstances, have competing interests. In acting in the interests of its various clients, PRAG could potentially face a conflict of interest arising from these competing client interests. PRAG currently serves as an independent registered municipal advisor to the Florida League of Cities (“FLC”) and the FMLC. At this time we are not aware of any divergence of interest between the Agency and the FLC or FMLC and, as such, we have no conflicts in connection with providing services to the Agency.

**6. Disclosures of Information Regarding Legal Events and Disciplinary History.** MSRB Rule G-42 requires that municipal advisors provide to their clients certain disclosures of legal events or disciplinary history material to its client’s evaluation of the municipal advisor or



the integrity of the municipal advisor's management or advisory personnel. Accordingly, PRAG sets out below required disclosures and related information in connection with such disclosures.

There are no legal events or disciplinary history that are material to the Agency's evaluation of PRAG or the integrity of PRAG's management or advisory personnel disclosed, or that should be disclosed, on any Form MA and Form MA-I filed with the SEC. The Agency may electronically access PRAG's most recent Form MA and each of our most recent Form MA-I filed with the SEC at the following website: [www.sec.gov/edgar/searchedgar/companysearch.html](http://www.sec.gov/edgar/searchedgar/companysearch.html).

PRAG has not made any material, legal or disciplinary event disclosures on Form MA or any Form MA-I filed with the SEC.

**7. Future Supplemental Disclosures.** As required by MSRB Rule G-42, this letter may be supplemented or amended, from time to time as necessary, to reflect changed circumstances resulting in new conflicts of interest or changes in the conflicts of interest described above, or to provide updated information with regard to any legal or disciplinary events of PRAG. PRAG will provide the Agency with any such supplement or amendment as it becomes available throughout the term of the Agreement.

**Required Disclosure Pursuant to MSRB Rule G-10**

Public Resources Advisory Group, Inc. is currently registered as a Municipal Advisor with the U.S. Securities and Exchange Commission and the Municipal Securities Rulemaking Board ("MSRB").

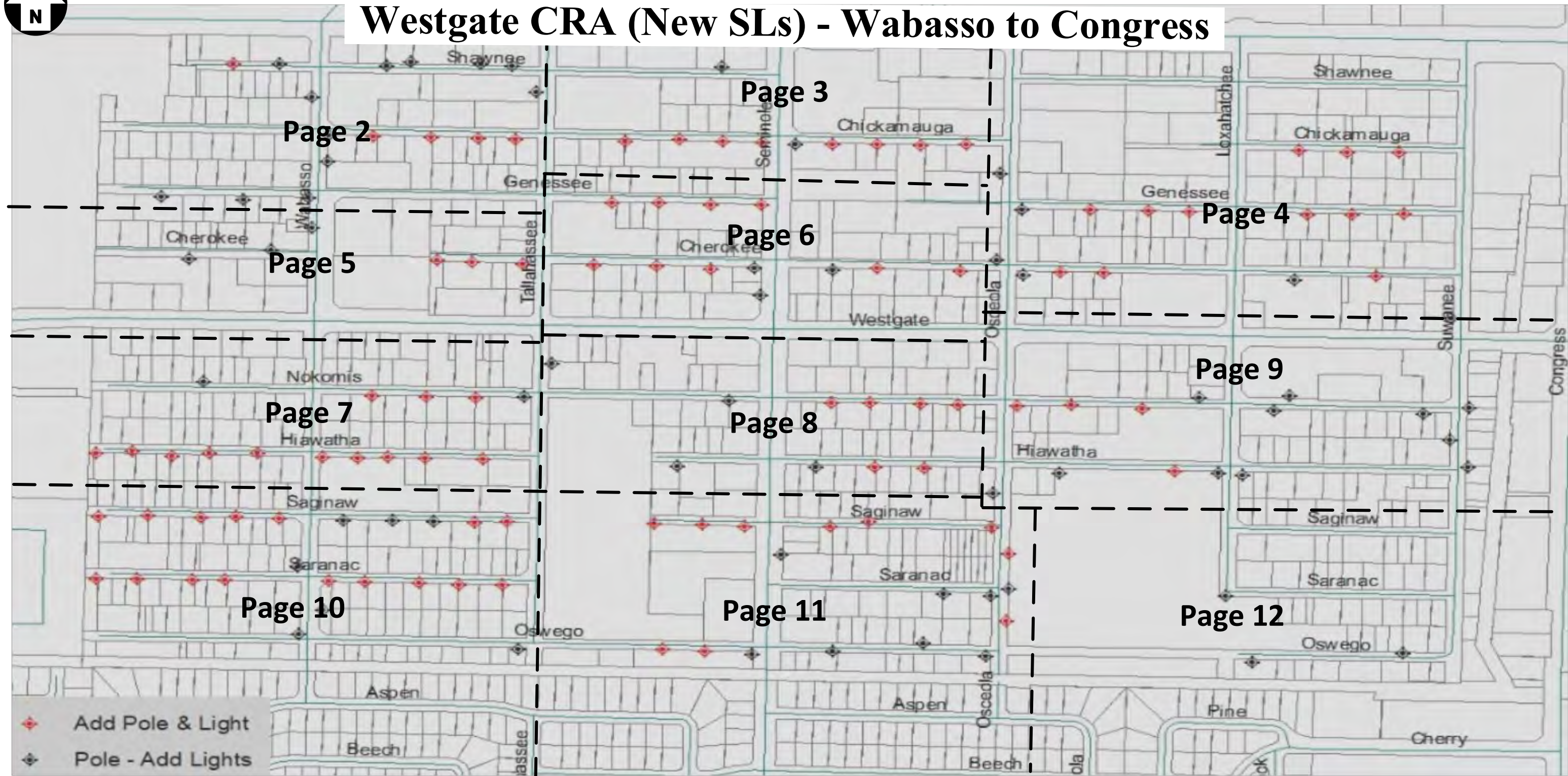
As a Municipal Advisor, we are required to provide the following written information to our municipal entity and obligated person clients in accordance with MSRB Rule G-10:

The MSRB website at [www.msrb.org](http://www.msrb.org), includes the Municipal Advisory client brochure that describes the protections that may be provided by the MSRB Rules and how to file a complaint with an appropriate regulatory authority.





# Westgate CRA (New SLs) - Wabasso to Congress



**Permit needed with West Palm Beach**

**-Total OH Footage: 13,380ft**

**- Install 86 New Street Lights, Brackets & Wood Poles**

**- Install 50 New Street Lights on Existing Distribution Poles**

**- Install 12 In-Line Street Lights Poles (If a light is installed on each pole, there is no upfront cost).**

AS-BUILT CREW PRINT				ALL REQUIRED GROUND RODS HAVE BEEN DRIVEN & VERIFIED TO BE WITHIN FPL STANDARDS. VALUES ARE SHOWN AT ALL LOCATIONS.				JOB CERTIFIED COMPLETED AS SHOWN ON THIS AS-BUILT PRINT. MATERIAL CHANGES SHOWN ON ROS.				AS-BUILT COPY			
FOREMAN'S SIGNATURE _____ DATE _____				FOREMAN'S SIGNATURE _____ DATE _____				SUPERVISOR'S SIGNATURE _____ DATE _____				INITIALS _____ CERT. DATE _____			
Easement?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		Survey/Stake?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		Work with SMO?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		<b>FPL</b> Westgate CRA – Wabasso to Congress Install 136 New Street Lights, V/O 3868 Shawnee Ave West Palm Beach, FL 33409			
Tree Work?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		Designer/Stake?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		CT/Special Mtr?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>					
PERMIT REQ'D	City	X	County Rd.	County Air	State Road	FAA	Tele. Attachment Per _____ Telephone Co. Job No. _____								
	WMD		RR Xing	DR. Dist.	Transm.										
	Requested Tel. Co. Set Poles ? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>														
Requested Tel. Co. Transfer ? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>						Request CAVT Transfer? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>						Designed by: Jorge H Cruz Gotay Date: 04/27/22			
POLE LINE FEET 0'						DUCT BANK FT. 0'						Drawn by: JHCG Check by: Dwg No. 1 OF 12			
POLE LINE FT. ON TRANSM. POLES 0'						TRENCH FT. 0'						Rural Location Sec. xx TWP. xx S, RGE. xx E.			
TLM/LDS MODEL No. -						Map Posting? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> Posted by:						SCALE: N.T.S St. Lt MAP No. MAP# Pri Map No. xxxxxx			
						WR xxxxxx						91 xx			





☐ INACCESSIBLE

☒ 13 kV

☐ FUTURE 23 kV

☐ 23 kV

☐ SALT SPRAY



See Page 3

Construction Notes: ( FPL contractor installing conduit)

Loc. 1, 9 - 12: Install AEL ATBS 47W 4000K LED with 6ft bracket on NEW 40ft Standard Concrete pole and install 17in hand hole.  
Loc. 2 - 8, 13 - 17: Install new AEL ATBS 120W 3000K LED with 6ft bracket on existing distribution poles.  
Loc. 9: Install a down guy and anchor.  
\*All lights in this page are being fed overhead.  
‘CHECK VOLTAGE – CONVERT 480V to 120V or 240V’ On 480V circuits, change the relay prior to installing the lights. Verify the source and amount of lights on that relay. Contact the FPL PL to assist with this process.  
Cable to be used is #6 DPX. Poles on this page to be installed in R/W.  
- Customer responsible for any restoration required. All hand-holes to be 24” unless noted.

Sales Rep: Marlon Barrios

See Page 5

Permit needed with West Palm Beach

AS-BUILT CREW PRINT				ALL REQUIRED GROUND RODS HAVE BEEN DRIVEN & VERIFIED TO BE WITHIN FPL STANDARDS. VALUES ARE SHOWN AT ALL LOCATIONS.				JOB CERTIFIED COMPLETE AS SHOWN ON THIS AS-BUILT PRINT. MATERIAL CHANGES SHOWN ON ROS.				AS-BUILT COPY																			
FOREMAN'S SIGNATURE _____				DATE _____				FOREMAN'S SIGNATURE _____				DATE _____				SUPERVISOR'S SIGNATURE _____				DATE _____				INITIALS _____				CERT. DATE _____			
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Tree Work? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				Designer/Stake? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				CT/Special Mtr? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>																							
PERMIT REQ'D				City <input checked="" type="checkbox"/> WMD				County Rd. <input type="checkbox"/> RR Xing				County Air <input type="checkbox"/> DR. Dist.												State Road <input type="checkbox"/> Transm.				FAA <input type="checkbox"/>			
Requested Tel. Co. Set Poles ? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>				Requested Tel. Co. Transfer ? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>				Request CAVT Transfer? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>				Tele. Attachment Per _____				Telephone Co. Job No. _____				Designed by: Jorge H Cruz Gotay				Date: 04/27/22							
POLE LINE FEET 0'				DUCT BANK FT. 0'				POLE LINE FT. ON TRANSM. POLES 0'				TRENCH FT. 0'				Rural Location Sec. xx TWP. xx S, RGE. xx E.				Drawn by: JHCG				Check by: Dwg No. 2 OF 12							
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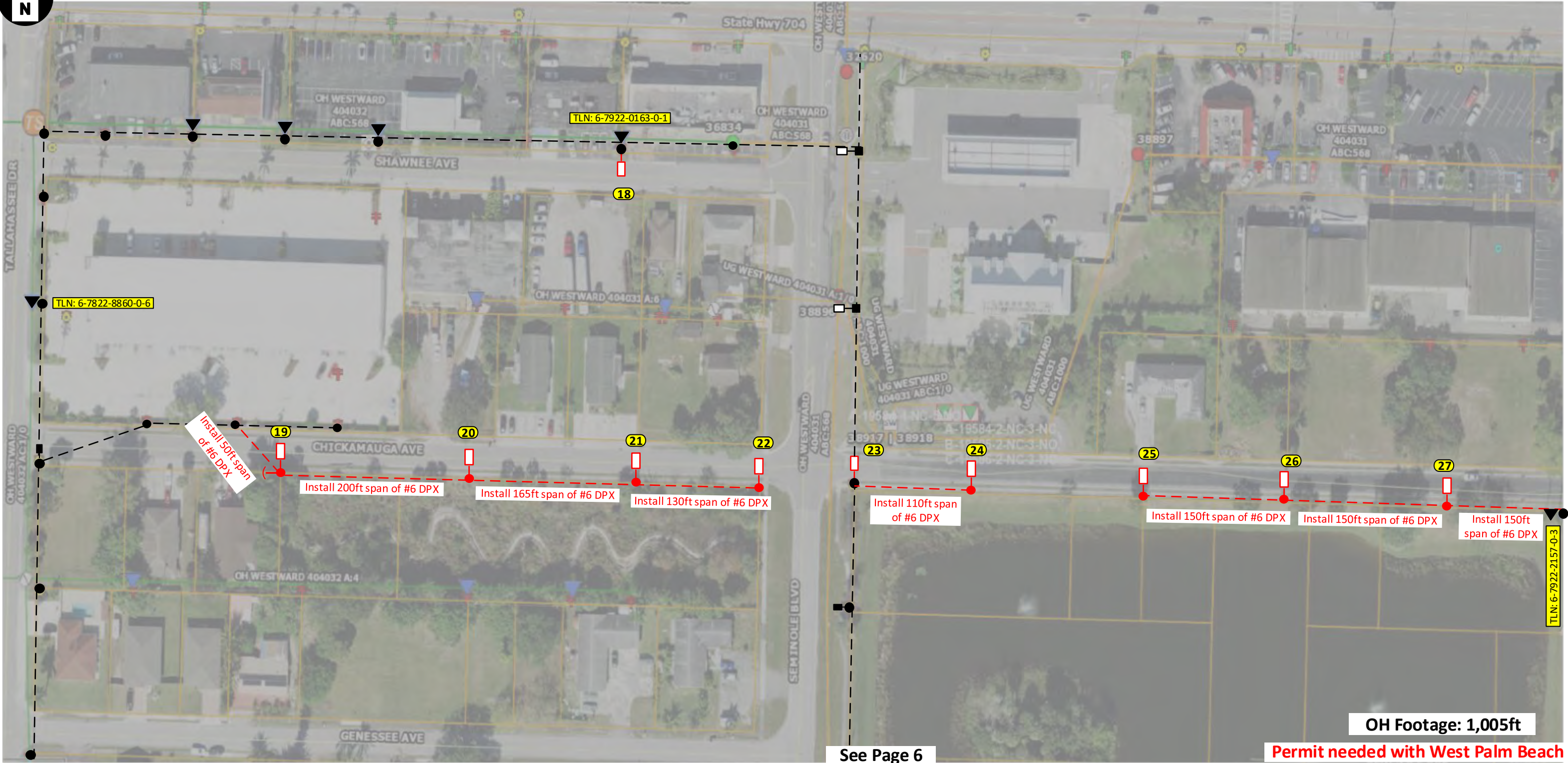
☐ INACCESSIBLE

☒ 13 kV

☐ FUTURE 23 kV

☐ 23 kV

☐ SALT SPRAY



**Construction Notes: ( FPL contractor installing conduit)**

Loc. 19 – 22, 24 - 27: Install AEL ATBS 47W 4000K LED with 6ft bracket on NEW 40ft Standard Concrete pole and install 17in hand hole.  
Loc. 18, 23: Install new AEL ATBS 120W 3000K LED with 6ft bracket on existing distribution poles.

Loc. 19: Install a down guy and anchor.

\*All lights in this page are being fed overhead.

‘CHECK VOLTAGE – CONVERT 480V to 120V or 240V’ On 480V circuits, change the relay prior to installing the lights. Verify the source and amount of lights on that relay. Contact the FPL PL to assist with this process.

Cable to be used is #6 DPX. Poles on this page to be installed in R/W.

- Customer responsible for any restoration required. All hand-holes to be 24”unless noted.

**Sales Rep: Marlon Barrios**

AS-BUILT CREW PRINT				ALL REQUIRED GROUND RODS HAVE BEEN DRIVEN & VERIFIED TO BE WITHIN FPL STANDARDS. VALUES ARE SHOWN AT ALL LOCATIONS.				JOB CERTIFIED COMPLETE AS SHOWN ON THIS AS-BUILT PRINT. MATERIAL CHANGES SHOWN IN RED.				AS-BUILT COPY																			
FOREMAN'S SIGNATURE _____				DATE _____				FOREMAN'S SIGNATURE _____				DATE _____				SUPERVISOR'S SIGNATURE _____				DATE _____				INITIALS _____				CERT. DATE _____			
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Tree Work? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				Designer/Stake? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				CT/Special Mtr? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>																							
PERMIT REQ'D		City X		County Rd.		County Air		State Road		FAA																					
WMD		RR Xing		DR. Dist.		Transm.																									
Requested Tel. Co. Set Poles ? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>				Requested Tel. Co. Transfer ? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>				Request CAVT Transfer? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>				Tele. Attachment Per _____				Designed by: Jorge H Cruz Gotay				Date: 04/27/22											
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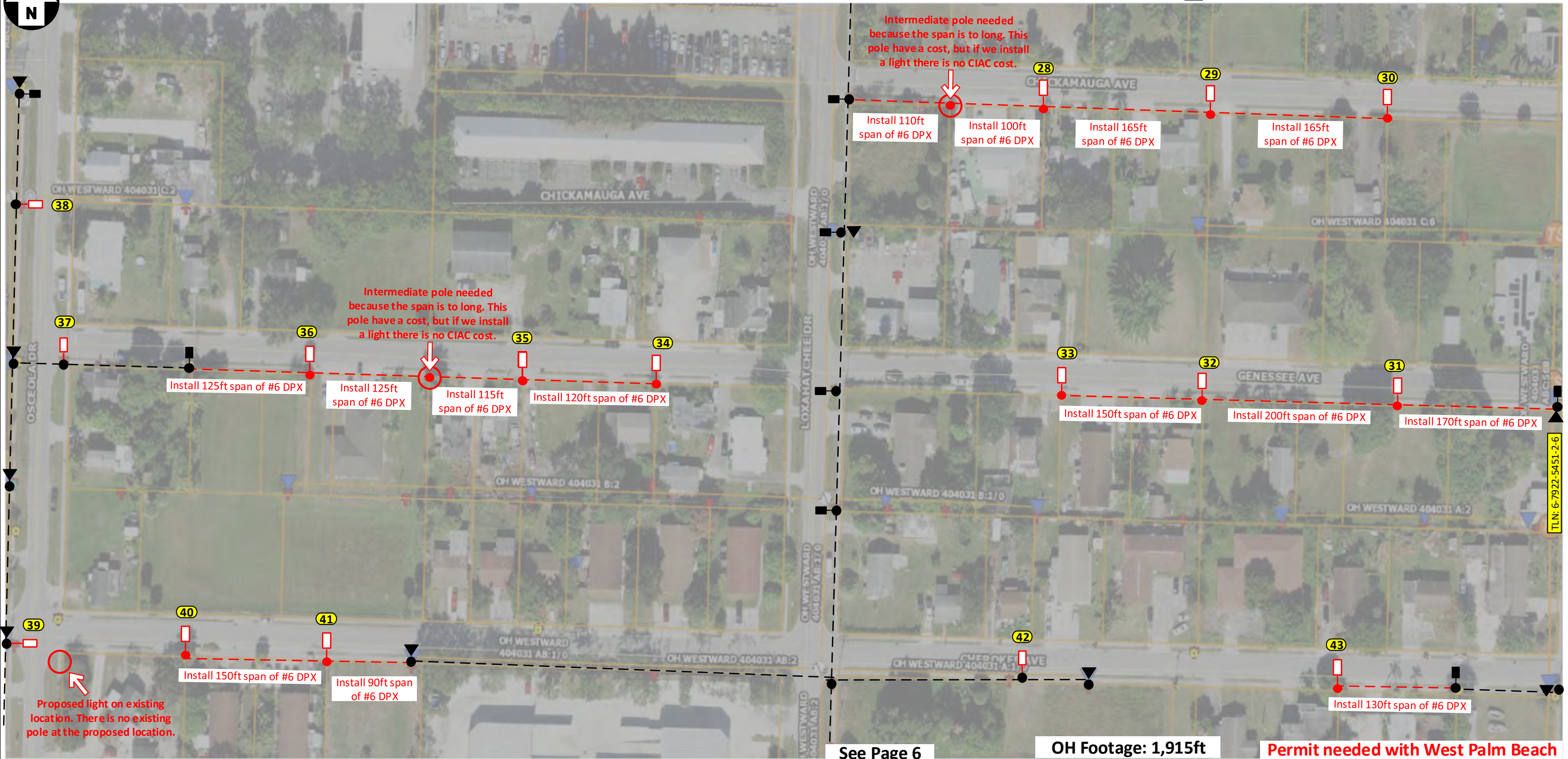
☐ INACCESSIBLE

☒ 13 kV

☐ FUTURE 23 kV

☐ 23 kV

☐ SALT SPRAY



Construction Notes: ( FPL contractor installing conduit)

Loc. 28 – 36, 40 – 41, 43: Install AEL ATBS 47W 4000K LED with 6ft bracket on NEW 40ft Standard Concrete pole and install 17in hand hole.

Loc. 37 – 39, 42: Install new AEL ATBS 120W 3000K LED with 6ft bracket on existing distribution poles.

\*All lights in this page are being fed overhead.

‘CHECK VOLTAGE – CONVERT 480V to 120V or 240V’ On 480V circuits, change the relay prior to installing the lights. Verify the source and amount of lights on that relay. Contact the FPL PL to assist with this process.

Cable to be used is #6 DPX. Poles on this page to be installed in R/W.

- Customer responsible for any restoration required. All hand-holes to be 24”unless noted.

Sales Rep: Marlon Barrios

AS-BUILT CREW PRINT		ALL REQUIRED GROUND RODS HAVE BEEN DRIVEN & VERIFIED TO BE WITHIN FPL STANDARDS. VALUES ARE SHOWN AT ALL LOCATIONS.		JOB CERTIFIED COMPLETE AS SHOWN ON THIS AS-BUILT PRINT. MATERIAL CHANGES SHOWN ON ROS.		AS-BUILT COPY	
FOREMAN'S SIGNATURE _____ DATE _____		FOREMAN'S SIGNATURE _____ DATE _____		SUPERVISOR'S SIGNATURE _____ DATE _____		INITIALS _____ CERT. DATE _____	
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PERMIT REQ'D	City <input checked="" type="checkbox"/> WMD	County Rd. <input checked="" type="checkbox"/> RR Xing	County Air <input checked="" type="checkbox"/> DR. Dist.	State Road <input checked="" type="checkbox"/> Transm.	FAA <input checked="" type="checkbox"/>		
Requested Tel. Co. Set Poles ? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Requested Tel. Co. Transfer ? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Request CAVT Transfer? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Tele. Attachment Per _____ Telephone Co. Job No. _____	
POLE LINE FEET 0'		DUCT BANK FT. 0'		Rural Location Sec. xx TWP. xx S, RGE. xx E.		Designed by: Jorge H Cruz Gotay Date: 04/27/22	
POLE LINE FT. ON TRANSM. POLES 0'		TRENCH FT. 0'		SCALE: N.T.S		Drawn by: JHCG Check by: Dwg No. 4 OF 12	
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See Page 3



INACCESSIBLE



13 kV



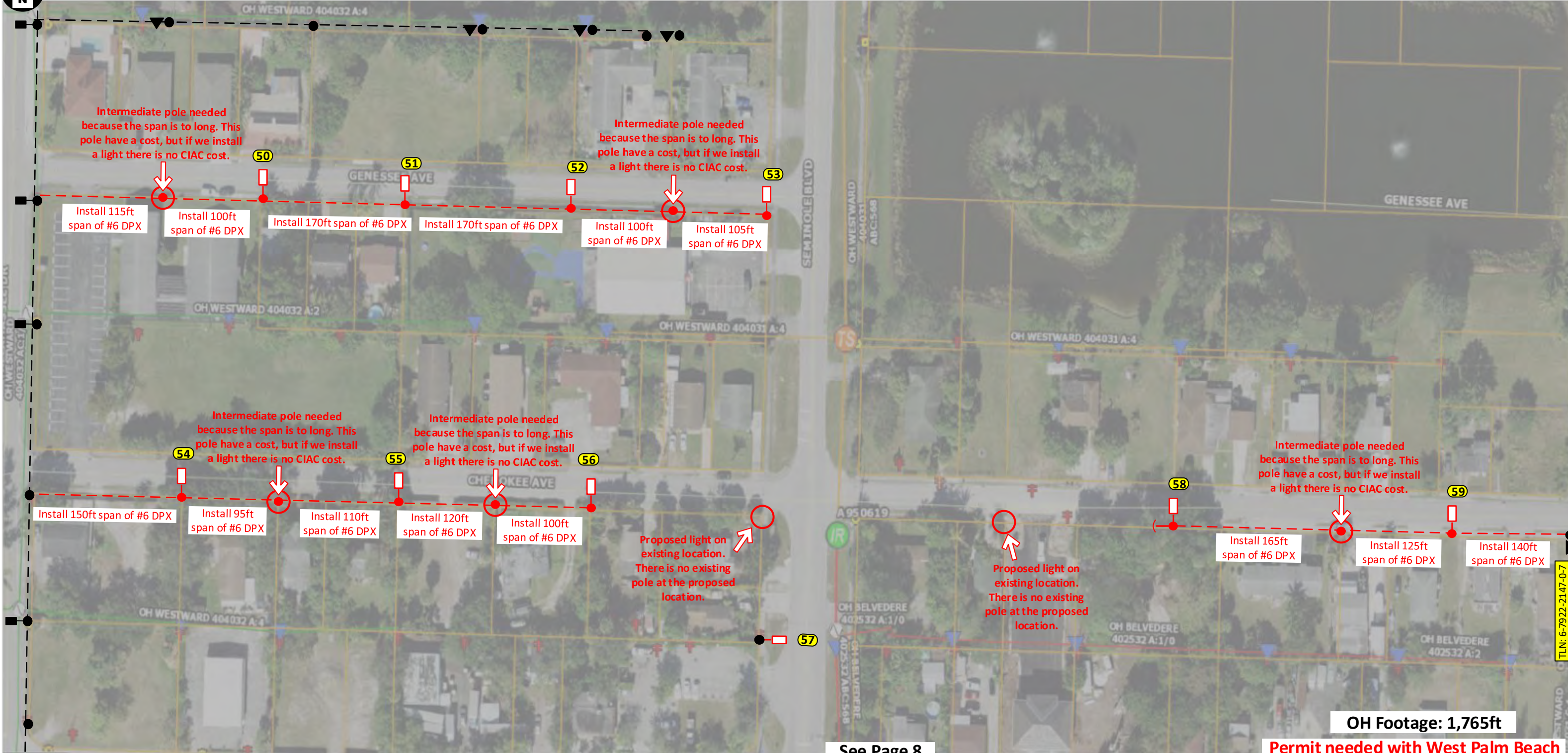
FUTURE 23 kV



23 kV



SALT SPRAY



**Construction Notes: ( FPL contractor installing conduit)**

Loc. 50 – 56, 58, 59: Install AEL ATBS 47W 4000K LED with 6ft bracket on NEW 40ft Standard Concrete pole and install 17in hand hole.  
Loc. 57: Install new AEL ATBS 120W 3000K LED with 6ft bracket on existing distribution poles.

Loc. 58: Install a down guy and anchor.

\*All lights in this page are being fed overhead.

‘CHECK VOLTAGE – CONVERT 480V to 120V or 240V’ On 480V circuits, change the relay prior to installing the lights. Verify the source and amount of lights on that relay. Contact the FPL PL to assist with this process.

Cable to be used is #6 DPX. Poles on this page to be installed in R/W.

- Customer responsible for any restoration required. All hand-holes to be 24”unless noted.

**Sales Rep: Marlon Barrios**

See Page 8

AS-BUILT CREW PRINT				ALL REQUIRED GROUND RODS HAVE BEEN DRIVEN & VERIFIED TO BE WITHIN FPL STANDARDS. VALUES ARE SHOWN AT ALL LOCATIONS.				JOB CERTIFIED COMPLETE AS SHOWN ON THIS AS-BUILT PRINT. MATERIAL CHANGES SHOWN ON ROS.				AS-BUILT COPY																			
FOREMAN'S SIGNATURE _____				DATE _____				FOREMAN'S SIGNATURE _____				DATE _____				SUPERVISOR'S SIGNATURE _____				DATE _____				INITIALS _____				CERT. DATE _____			
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Tree Work? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				Designer/Stake? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				CT/Special Mtr? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>																							
PERMIT REQ'D				City <input checked="" type="checkbox"/> WMD				County Rd. <input type="checkbox"/> RR Xing				County Air <input type="checkbox"/> DR. Dist.												State Road <input type="checkbox"/> Transm.				FAA <input type="checkbox"/>			
Requested Tel. Co. Set Poles ? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>				Requested Tel. Co. Transfer ? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>				Request CAVT Transfer? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>				Tele. Attachment Per _____				Telephone Co. Job No. _____				Designed by: Jorge H Cruz Gotay				Date: 04/27/22							
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See Page 5

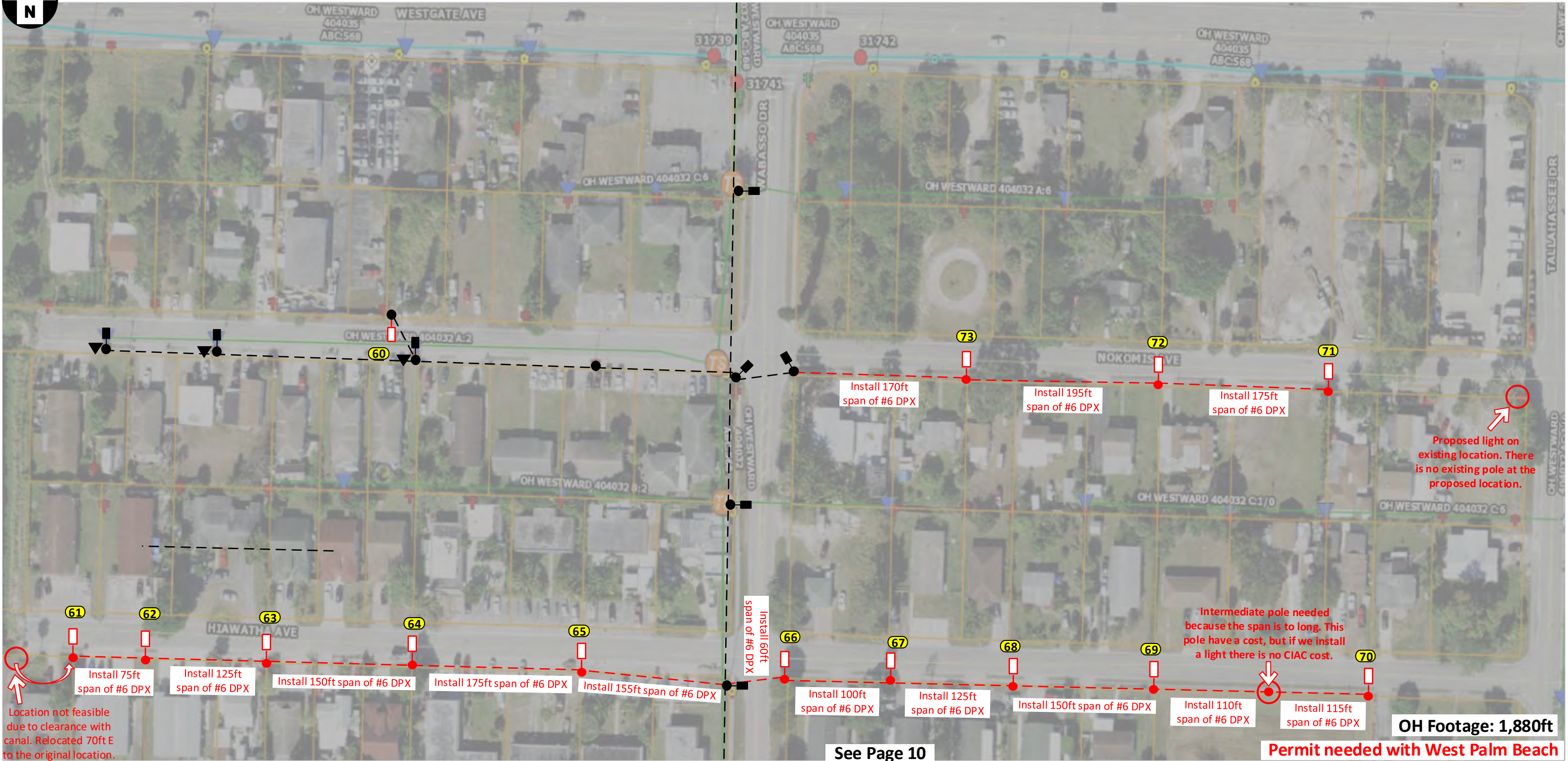
☐ INACCESSIBLE

☒ 13 kV

☐ FUTURE 23 kV

☐ 23 kV

☐ SALT SPRAY



See Page 8

**Construction Notes: ( FPL contractor installing conduit)**

Loc. 60 – 73: Install AEL ATBS 47W 4000K LED with 6ft bracket on NEW 40ft Standard Concrete pole and install 17in hand hole.

Loc. 60: Install new AEL ATBS 120W 3000K LED with 6ft bracket on existing distribution poles..

\*All lights in this page are being fed overhead.

‘CHECK VOLTAGE – CONVERT 480V to 120V or 240V’ On 480V circuits, change the relay prior to installing the lights. Verify the source and amount of lights on that relay. Contact the FPL PL to assist with this process.

Cable to be used is #6 DPX. Poles on this page to be installed in R/W.

- Customer responsible for any restoration required. All hand-holes to be 24” unless noted.

**Sales Rep: Marlon Barrios**

See Page 10

**Permit needed with West Palm Beach**

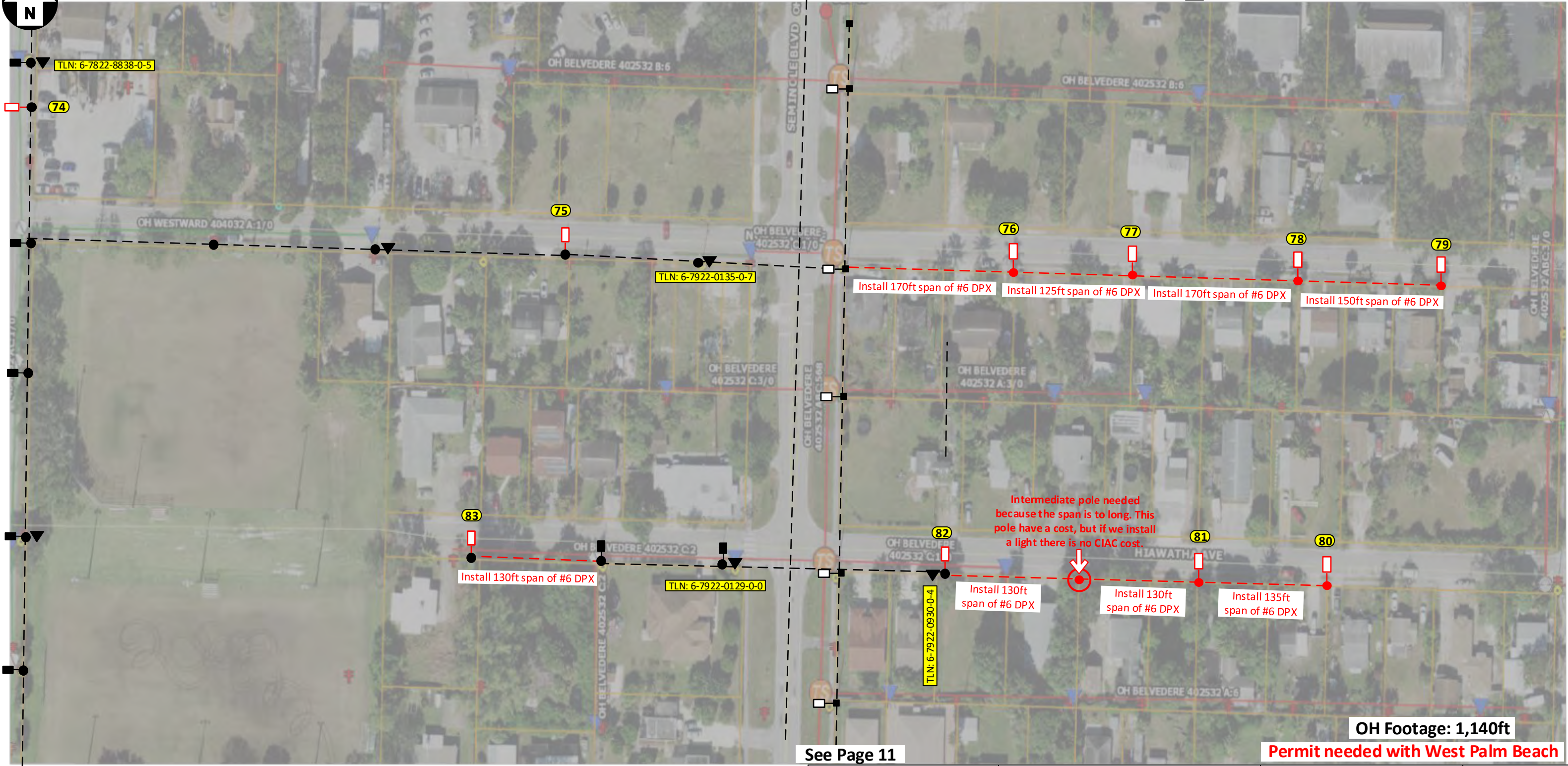
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FOREMAN'S SIGNATURE _____ DATE _____				FOREMAN'S SIGNATURE _____ DATE _____				SUPERVISOR'S SIGNATURE _____ DATE _____				INITIALS _____ CERT. DATE _____			
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PERMIT REQ'D		City <b>X</b>		County Rd.		County Air								State Road	
WMD		RR Xing		DR. Dist.		Transm.									
Requested Tel. Co. Set Poles? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>				Requested Tel. Co. Transfer? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>				Request CAVT Transfer? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>				Tele. Attachment Per _____ Telephone Co. Job No. _____			
POLE LINE FEET 0'				DUCT BANK FT. 0'				Designed by: Jorge H Cruz Gotay				Date: 04/27/22			
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See Page 6

☐ INACCESSIBLE ☒ 13 kV ☐ FUTURE 23 kV ☐ 23 kV ☐ SALT SPRAY ☐



Construction Notes: ( FPL contractor installing conduit)

Loc. 76 – 76 - 81: Install AEL ATBS 47W 4000K LED with 6ft bracket on NEW 40ft Standard Concrete pole and install 17in hand hole.  
Loc. 74 – 75, 82 - 83: Install new AEL ATBS 120W 3000K LED with 6ft bracket on existing distribution poles..  
\*All lights in this page are being fed overhead.  
‘CHECK VOLTAGE – CONVERT 480V to 120V or 240V’ On 480V circuits, change the relay prior to installing the lights. Verify the source and amount of lights on that relay. Contact the FPL PL to assist with this process.  
Cable to be used is #6 DPX. Poles on this page to be installed in R/W.  
- Customer responsible for any restoration required. All hand-holes to be 24” unless noted.

Sales Rep: Marlon Barrios

AS-BUILT CREW PRINT				ALL REQUIRED GROUND RODS HAVE BEEN DRIVEN & VERIFIED TO BE WITHIN FPL STANDARDS. VALUES ARE SHOWN AT ALL LOCATIONS.				JOB CERTIFIED COMPLETE AS SHOWN ON THIS AS-BUILT PRINT. MATERIAL CHANGES SHOWN ON ROS.				AS-BUILT COPY			
FOREMAN'S SIGNATURE _____ DATE _____				FOREMAN'S SIGNATURE _____ DATE _____				SUPERVISOR'S SIGNATURE _____ DATE _____				INITIALS _____ CERT. DATE _____			
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Tree Work? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		Designer/Stake? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		CT/Special Mtr? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>											
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WMD		RR Xing		DR. Dist.		Transm.									
Requested Tel. Co. Set Poles ? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>				Requested Tel. Co. Transfer ? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>				Request CAVT Transfer? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>				Tele. Attachment Per _____ Telephone Co. Job No. _____			
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See Page 4

☐ INACCESSIBLE

☒ 13 kV

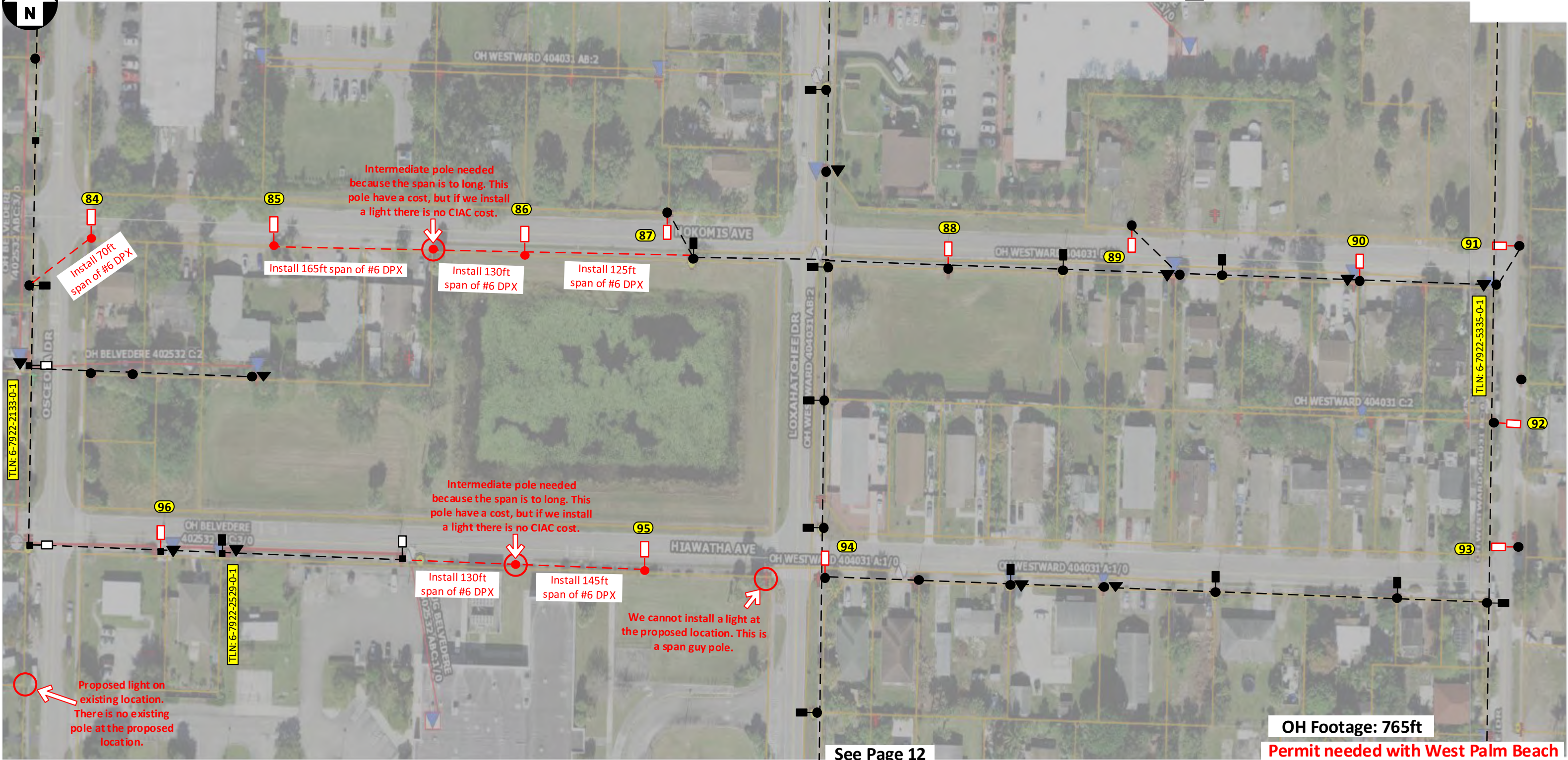
☐ FUTURE 23 kV

☐ 23 kV

☐ SALT SPRAY

☐

See Page 8



See Page 12

**Construction Notes: ( FPL contractor installing conduit)**

Loc. 84 – 86, 95: Install AEL ATBS 47W 4000K LED with 6ft bracket on NEW 40ft Standard Concrete pole and install 17in hand hole.

Loc. 87 – 94, 96: Install new AEL ATBS 120W 3000K LED with 6ft bracket on existing distribution poles..

\*All lights in this page are being fed overhead.

‘CHECK VOLTAGE – CONVERT 480V to 120V or 240V’ On 480V circuits, change the relay prior to installing the lights. Verify the source and amount of lights on that relay. Contact the FPL PL to assist with this process.

Cable to be used is #6 DPX. Poles on this page to be installed in R/W.

- Customer responsible for any restoration required. All hand-holes to be 24”unless noted.

**Sales Rep: Marlon Barrios**

AS-BUILT CREW PRINT		ALL REQUIRED GROUND RODS HAVE BEEN DRIVEN & VERIFIED TO BE WITHIN FPL STANDARDS. VALUES ARE SHOWN AT ALL LOCATIONS.		JOB CERTIFIED COMPLETE AS SHOWN ON THIS AS-BUILT PRINT. MATERIAL CHANGES SHOWN ON ROS.		AS-BUILT COPY	
FOREMAN'S SIGNATURE _____ DATE _____		FOREMAN'S SIGNATURE _____ DATE _____		SUPERVISOR'S SIGNATURE _____ DATE _____		INITIALS _____ CERT. DATE _____	
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Tree Work? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		Designer/Stake? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		CT/Special Mtr? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>			
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☐ INACCESSIBLE



13 kV



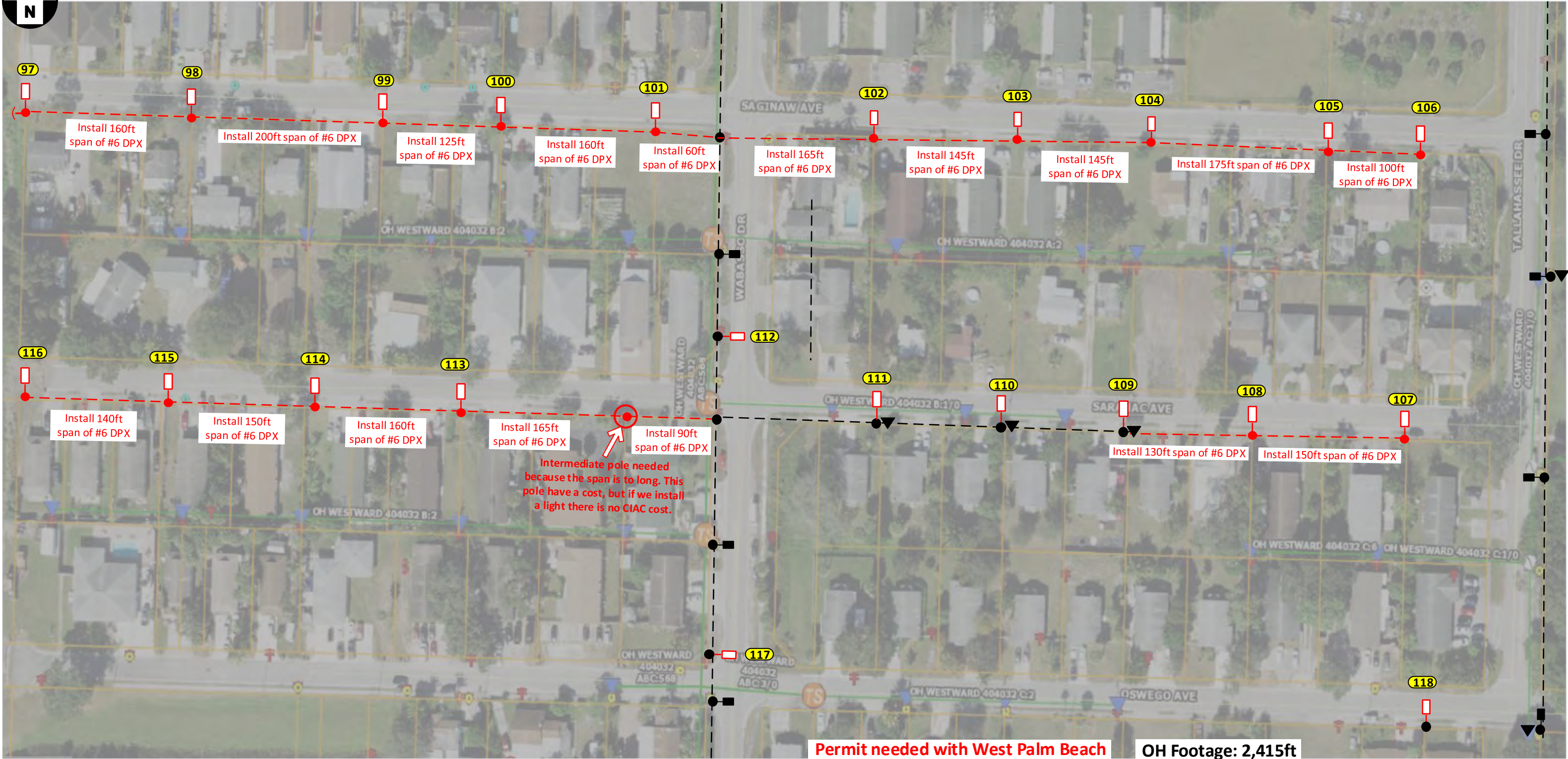
FUTURE 23 kV



23 kV



SALT SPRAY



See Page 11

**Construction Notes: ( FPL contractor installing conduit)**

Loc. 97 – 108, 113 - 116: Install AEL ATBS 47W 4000K LED with 6ft bracket on NEW 40ft Standard Concrete pole and install 17in hand hole.

Loc. 109 – 112, 117 - 118: Install new AEL ATBS 120W 3000K LED with 6ft bracket on existing distribution poles.

Loc. 97: Install a down guy and anchor.

\*All lights in this page are being fed overhead.

‘CHECK VOLTAGE – CONVERT 480V to 120V or 240V’ On 480V circuits, change the relay prior to installing the lights. Verify the source and amount of lights on that relay. Contact the FPL PL to assist with this process.

Cable to be used is #6 DPX. Poles on this page to be installed in R/W.

- Customer responsible for any restoration required. All hand-holes to be 24”unless noted.

**Sales Rep: Marlon Barrios**

AS-BUILT CREW PRINT				ALL REQUIRED GROUND RODS HAVE BEEN DRIVEN & VERIFIED TO BE WITHIN FPL STANDARDS. VALUES ARE SHOWN AT ALL LOCATIONS.				JOB CERTIFIED COMPLETE AS SHOWN ON THIS AS-BUILT PRINT. MATERIAL CHANGES SHOWN ON RDS.				AS-BUILT COPY			
FOREMAN'S SIGNATURE _____ DATE _____				FOREMAN'S SIGNATURE _____ DATE _____				SUPERVISOR'S SIGNATURE _____ DATE _____				INITIALS _____ CERT. DATE _____			
Easement? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		Survey/Stake? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		Work with SMO? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		FPL		Westgate CRA – Wabasso to Congress Install 136 New Street Lights, V/O 3868 Shawnee Ave West Palm Beach, FL 33409							
Tree Work? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		Designer/Stake? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		CT/Special Mtr? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>											
PERMIT REQ'D	City	X	County Rd.	County Air	State Road	FAA									
	WMD		RR Xing	DR. Dist.	Transm.										
Requested Tel. Co. Set Poles ?		YES	<input type="checkbox"/>	NO	<input checked="" type="checkbox"/>	Tele. Attachment Per		Designed by:		Jorge H Cruz Gotay		Date:		04/27/22	
Requested Tel. Co. Transfer ?		YES	<input type="checkbox"/>	NO	<input checked="" type="checkbox"/>	Telephone Co. Job No.		Drawn by:		JHCG		Check by:		Dwg No. 10 OF 12	
Request CAVT Transfer?		YES	<input type="checkbox"/>	NO	<input checked="" type="checkbox"/>			Rural Location Sec.		xx		TWP.		xx S, RGE. xx E.	
POLE LINE FEET		0'		DUCT BANK FT.		0'		SCALE:		N.T.S		St. Lt MAP No.		MAP#	
POLE LINE FT. ON TRANSM. POLES		0'		TRENCH FT.		0'		Pri Map No.		xxxxxx					
TLM/LDS MODEL No.		-		Map Posting?		YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		Posted by:		WR		xxxxxx		100 XX	





**Construction Notes: ( FPL contractor installing conduit)**

Loc. 119 – 125, 128, 132 - 133: Install AEL ATBS 47W 4000K LED with 6ft bracket on NEW 40ft Standard Concrete pole and install 17in hand hole.

Loc. 126 – 127, 129 - 131: Install new AEL ATBS 120W 3000K LED with 6ft bracket on existing distribution poles.

Loc. 119: Install a down guy and anchor.

\*All lights in this page are being fed overhead.

‘CHECK VOLTAGE – CONVERT 480V to 120V or 240V’ On 480V circuits, change the relay prior to installing the lights. Verify the source and amount of lights on that relay. Contact the FPL PL to assist with this process.

Cable to be used is #6 DPX. Poles on this page to be installed in R/W.

- Customer responsible for any restoration required. All hand-holes to be 24”unless noted.

**Sales Rep: Marlon Barrios**

AS-BUILT CREW PRINT				ALL REQUIRED GROUND RODS HAVE BEEN DRIVEN & VERIFIED TO BE WITHIN FPL STANDARDS. VALUES ARE SHOWN AT ALL LOCATIONS.				JOB CERTIFIED COMPLETE AS SHOWN ON THIS AS-BUILT PRINT. MATERIAL CHANGES SHOWN ON ROS.				AS-BUILT COPY			
FOREMAN'S SIGNATURE _____ DATE _____				FOREMAN'S SIGNATURE _____ DATE _____				SUPERVISOR'S SIGNATURE _____ DATE _____				INITIALS _____ CERT. DATE _____			
Easement? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		Survey/Stake? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		Work with SMO? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		FPL		Westgate CRA – Wabasso to Congress Install 136 New Street Lights, V/O 3868 Shawnee Ave West Palm Beach, FL 33409							
Tree Work? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		Designer/Stake? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		CT/Special Mtr? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>											
PERMIT REQ'D		City <input checked="" type="checkbox"/> WMD		County Rd. <input type="checkbox"/> RR Xing		County Air <input type="checkbox"/> DR. Dist.								State Road <input type="checkbox"/> Transm.	
Requested Tel. Co. Set Poles? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>				Tele. Attachment Per _____				Designed by: Jorge H Cruz Gotay				Date: 04/27/22			
Requested Tel. Co. Transfer? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>				Telephone Co. Job No. _____				Drawn by: JHCG				Check by: _____			
Request CAVT Transfer? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>								Rural Location Sec. xx				TWP. xx S, RGE. xx E.			
POLE LINE FEET 0'				DUCT BANK FT. 0'				SCALE: N.T.S				St. Lt MAP No. MAP#			
POLE LINE FT. ON TRANSM. POLES 0'				TRENCH FT. 0'				Pri Map No. xxxxxx							
TLM/LDS MODEL No. -				Map Posting? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> Posted by: _____				WR xxxxxx				101 XX			





Permit needed with West Palm Beach

OH Footage: 0ft

**Construction Notes: ( FPL contractor installing conduit)**

Loc. 134 - 136: Install new AEL ATBS 120W 3000K LED with 6ft bracket on existing distribution poles..

\*All lights in this page are being fed overhead.

‘CHECK VOLTAGE – CONVERT 480V to 120V or 240V’ On 480V circuits, change the relay prior to installing the lights. Verify the source and amount of lights on that relay. Contact the FPL PL to assist with this process.

Cable to be used is #6 DPX. Poles on this page to be installed in R/W.

- Customer responsible for any restoration required. All hand-holes to be 24" unless noted.

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FOREMAN'S SIGNATURE _____ DATE _____		FOREMAN'S SIGNATURE _____ DATE _____		SUPERVISOR'S SIGNATURE _____ DATE _____		INITIALS _____ CERT. DATE _____	
Easement? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		Survey/Stake? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		Work with SMO? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		<b>FPL</b> Westgate CRA – Wabasso to Congress Install 136 New Street Lights, V/O 3868 Shawnee Ave West Palm Beach, FL 33409	
Tree Work? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		Designer/Stake? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		CT/Special Mtr? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>			
PERMIT REQ'D	City <b>X</b>	County Rd.	County Air	State Road	FAA	Designed by: Jorge H Cruz Gotay Date: 04/27/22 Drawn by: JHCG Check by: Dwg No. 12 OF 12 Rural Location Sec. xx TWP. xx S, RGE. xx E. SCALE: N.T.S St. Lt MAP No. MAP# Pri Map No. xxxxxx WR xxxxxx	
	WMD	RR Xing	DR. Dist.	Transm.			
	Requested Tel. Co. Set Poles ?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Tele. Attachment Per				
	Requested Tel. Co. Transfer ?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Telephone Co. Job No.				
	Request CAVT Transfer?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>					
POLE LINE FEET		0'		DUCT BANK FT.		0'	
POLE LINE FT. ON TRANSM. POLES		0'		TRENCH FT.		0'	
TLM/LDS MODEL No.		-		Map Posting? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		Posted by: XX	