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## **WESTGATE/BELVEDERE HOMES COMMUNITY REDEVELOPMENT AGENCY**

**Monday August 08, 2022 Board Meeting**

**1280 N. Congress Ave. Suite 215**

**West Palm Beach FL 33409**

**NOTE: Agenda Summary (Pages 3-6)  
Staff Report (Pages 7-13)**

- 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 14 - 17)**
- IV. PUBLIC COMMENTS**
- V. DISCLOSURES**
- Vi. CONSENT AGENDA**
- VII. REGULAR AGENDA**
  - 1. Adoption of Budget for FY 2022-2023 (Page 18 – 21)**
  - 2. Approval of Site Development Assistance Program Grant for Nestor Martin Real Estate Holding (NMREH) LLC. on Saranac Ave. (Pages 22 - 54)**
  - 3. Approval of Additional Funding for the Design of the Cherry Road Transportation Planning Agency Funded Project (Pages 55-57)**



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## **VIII. REPORTS**

### **A. Staff Reports**

**Correspondence**

**Attorney's Report**

### **B. Committee Reports and Board Comments**

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

## **IX. ADJOURNMENT**

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

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

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



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**AGENDA ITEMS**  
**Westgate/Belvedere Homes CRA Board Meeting**  
**In Person and Via Zoom**  
**August 08, 2022**

**REGULAR AGENDA**

**1. Adoption of FY 2022-2023 Budget**

- A. **Background and Summary:** This is the first reading of the Budget. This year CRA Budget includes four parts, the Redevelopment Trust Fund, the Capital Improvement Project, the Transportation Enhancement grants and the Sinking Fund. The Redevelopment Trust Fund presents in a line-by-line format all the items funded by the tax increment revenues and rental income. The total amount projected for the Trust fund is \$3,706,219. This part details the administrative and the programmatic expenses. The preliminary tax roll value shows that the TIF might increase by 15.2% this year (an increase of \$530,142 to last year's TIF); The final tax is computed at the end of the year. The Palm Beach County Board of County Commissioners have reduced the millage at the July 12 meeting. The general fund millage went from 4.7815 to 4.7150. The BCC will adopt the final budget in September. A decrease not an increase is allowed by law at the September adoption meeting.

The Capital Improvement Project portion provides funding from the trust fund and grants to complete infrastructure improvement projects and acquire properties for redevelopment. Grants and loans are included in this portion of the Budget. The Total amount projected for Capital Improvement is \$13,000,000. The CRA is seeking a loan of almost \$11 Million to fund the major infrastructure improvement on Westgate Avenue and Seminole Blvd. The loan proceed is included in the total capital improvement fund.



The Transportation Enhancement part shows the grants received from the Transportation Planning Agency and the Department of Transportation. These grants are being managed by the Palm Beach County Engineering Department, but they were awarded to the CRA through grant applications submitted by CRA Staff. These funding is provided on a reimbursement basis. This information is being shared with the Board to show the TPA grant activities and timeline. These funding are not administered by the CRA. The TPA grants are administered on a reimbursement basis.

The Debt Service Fund shows how fund will be used to pay off debt.

**A. Staff Recommendation:** Adopt the FY 2022-2023 Budget and approved a resolution to forward the budget to the Board of County Commissioners for final approval.

**2. Approval of Site Development Assistance Program Grant for Nestor Martin Real Estate Holding (NMREH) LLC. on Saranac Ave.**

**A. Background and Summary:** The CRA created the Site Development Assistance (SDA) Program to encourage developers to improve the physical appearance of their development with the goal of stimulating revitalization throughout the CRA communities. The SDA Program was revised in 2018 to include residential and industrial development, with provisions for funding assistance for existing and new smaller multifamily duplex and triplex development. Previously, the program only offered site development assistance to existing and new commercial and mixed-use projects particularly within focus redevelopment areas.

NMREH LLC is a housing development corporation operating in Palm Beach County since 2012. The company has acquired and rehabbed several properties in West Palm Beach and build six housing units in the Westgate CRA. This application is for a





reimbursement-based grant to develop three Westgate single family alternative homes on 25-foot wide lots on Saranac Avenue, in the South Westgate Estates Neighborhood. These houses will have 1,175 SF under air, and a total of 1,274 SF under roof including covered porch and patio. The developer will 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.

The LLC has requested a grant of \$5,000 for each home for a total of \$15,000 from the CRA's Site Development Assistance Program (SDAP). The funds will 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.

The applicant's request for funding is consistent with the objectives of the SDA program and the economic development and housing goals of CRA's Community Redevelopment Plan. The smaller housing units will contribute in the solution of the workforce housing shortage the County is experiencing.

The SDAP is a reimbursement-based grant. It provides the funding after the project is completed and certificate of occupancy is received.

- B. Recommendation:** Staff recommends approval of a reimbursement grant of \$15,000 from the Site Development Assistance Grant Program for NMREH LLC for the three single family homes located at 2833 Saranac Avenue, 2835 Saranac Avenue, and 2837 Saranac Avenue.



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### 3. Approval of Additional Funding for the Design of the Cherry Road Transportation Planning Agency Funded Project

**A. Background and Summary:** 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.

In accordance with an interlocal agreement executed in March 2022, the County agrees to design and construct the project according to the approved design section included in the grant application. The County has selected the contractors to design the project.

The total design cost is now estimated at \$328,550 (\$34,950 original task; \$99,500 Subtotal Supp. #1; \$138,400 Subtotal Supp. #2; \$35,70000 contingency).

In March 2022, the CRA provided a check in the amount \$208,538 for the project. Another check for \$120,012 is being requested to cover all the design costs.

**B. Staff Recommendation:** Authorize staff to provide additional funds not to exceed \$120,012 to the Engineering Department to fund the design of the Cherry Road Streetscape project.

**WESTGATE/BELVEDERE HOMES CRA BOARD MEETING**  
**August 8, 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:** At their July 2022 meeting, the BCC adopted an amendment to the WCRAO which allows the following pertaining to the WCRAO Use Regulations table:

**"The Zoning Director may apply the provisions of Art. 4.B, Use Classification for the underlying zoning district, subject to mutual agreement and approval by the WCRA Board".**

**Background:** The Zoning Division is moving forward with 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 worked with Zoning to revise Overlay language to 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.

**Update:** The following amendments are being targeted to move forward in the 2022 calendar year. Staff will present a draft to the Board once the amendments are fully vetted by the County:

- create a waiver table to provide relief from certain PDRs, supplementary standards and architectural guidelines through an administrative waiver process rather than variances
- dilute Parks & Recreation requirements for open space in the WCRAO, particularly as it applies to the construction of 4 or more single family homes
- clarify that on where formal on street parking is available (ie. Westgate Ave.), it shall be allowed to count towards required parking ratios
- amend Flex Space language to restrict the percentage of industrial uses and increase the percentage of commercial uses allowed where projects with a CH FLU utilize flex space

**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.

**FY21 TCRPC Brownfields Site Assessment Grant (IN PROCESS)**

**Update:** Cardno has completed a supplementary soils testing and is preparing a final report for CRA review and/or action. Results are targeted to be presented to the CRA Board at their September meeting. Testing indicates a high concentration of Benzoapyrene (BaP) in the northwest corner of the property. Cardno will determine whether remedial action is warranted.

Cardno conducted a Phase II assessment in early December. Findings indicate trace amounts of contamination (arsenic & BaP) in the soil; the groundwater is said to be clear. CRA Staff is pursuing a more thorough soils study through funding available through TCRPC prior to issuing an RFP.

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

On August 25, 2021, CRA staff submitted an application for funding from the TCRPC (Treasure Coast Regional Planning Council) Brownfields Program for a Phase I Environmental Assessment for the 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 (COMPLETED)**

**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.

The CRA hired BG Group for the demolition. The County is currently processing the permits. Contractor is waiting for a tree barricade permit.

**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.

### **Community Garden/Greenmarket (ONGOING)**

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

### **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 with travel lanes for traffic calming, new sidewalks on the south side of Cherry Rd east and west of the bridge to the intersection of Country Club Rd., a new 12' shared multi-use path on the north side of the corridor, new crosswalks, pedestrian scale lighting, and shade trees where allowed. The total project cost is \$1.96 million. The grant reimburses \$1 million. The application was submitted to the TPA on February 28, 2020.

#### **FY19 and Seminole Blvd. Complete Streets (FUNDED/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 (ON TEMPORARY HOLD)**

Update: Staff is consulting with bond counsel through the Florida League of Cities to acquire a loan for

the Westgate Avenue and Seminole Blvd. projects. Bond counsel is requiring that the Agency receive approval from its governing body (BCC) to secure the loan. Staff is working with County Administration to process an agenda item for the September BCC meeting. The schedule laid out in the LAP agreement between County Engineering and FDOT has now been impacted due to the delay incurred to secure upfront financing. A request has been made to FDOT through the PBC TPA for a time extension. We await a response.

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 (PHII BH STREETLIGHTS & SIDEWALKS IN PROCESS & WATER MAINS & DRAINAGE COMPLETE)**

Update: The contractor has completed construction of Phase II of the water mains and drainage project. Phase II of the TPA sidewalks and streetlights project began in the spring of 2022 and is



nearing completion.

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 (COMPLETE)**

Update: The water main and drainage work is complete. Phase I of the TPA grant project for sidewalks and streetlights project is COMPLETE. 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.

### Private Redevelopment Projects

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

Projects	Address	Status
Westgate Terrace (Danza Group)	2636 Westgate Ave	<ul style="list-style-type: none"> <li>targeting August 2022 Board meeting</li> <li>4 stories, 44 units – professional office/medical office use on ground floor</li> <li>CRA-owned parcels, developed with NMTC fed grant in partnership with CRA/PBD DHED</li> </ul>
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>
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>In permitting</li> <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>In permitting with SFWMD</li> <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 (formerly KFC/Jack’s)	2200 Okeechobee Blvd.	<ul style="list-style-type: none"> <li>In construction</li> <li>DRO Approval &amp; 6 variances required</li> </ul>



Duplex development	1115 Osceola	<ul style="list-style-type: none"><li>▪ In construction</li><li>▪ Utilizing 1 WCRA density bonus unit, non-conforming lot</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>

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

**July 11, 2022**

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

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

**Present:** Ronald L. Daniels  
Joanne Rufty  
Ralph Lewis  
Ruth Haggerty

**Absent:** Enol Gilles  
Joseph Kirby  
Yeraldi Benitez

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

**Others Present:** Dorritt Miller, Assistant County Administrator, Deputy George Gomez, Deputy Adam Robinson, Lilliana Vega, PE, Engenuity Group, CRA Engineer, (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 Ms. Haggerty to adopt the Agenda.  
Motion carried (4-0)

### **III. ADOPTION OF W/BH CRA MINUTES**

- **It was moved by Ms. Haggerty and seconded by Ms. Rufty to adopt the June 13, 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.

### **V. DISCLOSURES**

- No Disclosures

### **VI. CONSENT AGENDA**

**Nothing on Consent**

### **VII. REGULAR AGENDA**

#### **1. Draft Budget for FY 2022-2023**

Mr. Michel introduced the item. This is the first reading of the Budget. This year CRA Budget includes four parts, the Redevelopment Trust Fund, the Capital Improvement Project, the Transportation Enhancement grants and the Sinking Fund. The Redevelopment Trust Fund presents in a line-by-line format all the items funded by the tax increment revenues and rental income. The total amount projected for the Trust fund is \$3,734,539. This part details the administrative and the programmatic expenses. The preliminary tax roll value shows that the TIF might increase by 19% this year (an increase of \$558,462 to last year's TIF); The final tax is computed at the end of the year. The projected amount will change if the millage is modified. We won't have a final number until March 2023.

The Capital Improvement Project portion provides funding from the trust fund and grants to complete infrastructure improvement projects and acquire properties for redevelopment. Grants and loans are included in this portion of the Budget. The Total amount projected for Capital Improvement is \$12,410,559.

The Transportation Enhancement part shows the grants received from the Transportation Planning Agency and the Department of Transportation. These grants are being managed by the Palm Beach County Engineering Department, but they were awarded to the CRA through grant applications submitted by CRA Staff. These funding is provided on a reimbursement basis. This information is being shared with the Board

to show the TPA grant activities and timeline. These funding are not administered by the CRA.

The Sinking Fund shows how fund will be used to pay off debt.

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

Ms. Haggerty noted that the increase/decrease column on the capital improvement fund sheet and was completed. She also noted that the numbers in the 2022 approved budget in the TPA grants were not correct.

Mr. Michel will double check the numbers and revise them appropriately for the next budget meeting.

Mr. Michel also added that the TIF amount may change as the Board of County Commissioners are contemplating reducing the general fund millage.

**No Motion is Needed**

**2. Westgate Approval of Ward & Company, P.A., Engagement Letter for FY 2022 Audit Services.**

Mr. Michel introduced the item. The CRA is seeking the service of Ward & Company to audit the financial records of the CRA for fiscal year 2022. The auditors will be responsible to test the accounting records of the Westgate CRA and perform other procedures considered necessary to prepare a comprehensive report in accordance with the standards for financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States. It is estimated that a single audit will not be needed this year. Ward and Company has submitted a proposal for the work. The company proposes to complete the audit for an amount not to exceed \$24,000.

Staff recommends that the Board authorizes staff to engage Ward and Company, P.A. to provide auditing services for fiscal year ending in September 2022.

**It was moved by Ms. Rufty and seconded by Mr. Lewis to authorize staff to engage Ward and Company to provide auditing services. The motion passed unanimously (4-0)**

**VIII. STAFF REPORTS**

The Belvedere Heights Phase I & Phase II is progressing well. Structures for streetlights are being installed. Drainage has been completed.

The Greene Apartment is making good progress.

“Backpacking At The Park” at Oswego Oaks Park is on August 5, 2022 from 5:00 to 9:00p.m.

Ribbon Cutting for Dog Park is on August 16, 2022 at 9:30a.m.

## **IX. AJOURNMENT**

**It was moved by Ms. Rufty and seconded by Mr. Lewis to adjourn the meeting. The meeting adjourned at 5:40p.m.**

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

**REDEVELOPMENT TRUST FUND**

	<b>APPROVED BUDGET FY2022</b>	<b>PROPOSED BUDGET FY2023</b>	<b>INCREASE/ (DECREASE)</b>
<b>REVENUE:</b>			
Balance Brought Forward	2,000,000	200,000	-1,800,000
Ad Valorem Taxes (TIF)	2,950,477	3,480,619	530,142
Rental Income	76,623	25,000	-51,623
Interest	1,000	600	-400
<b>TOTAL REVENUE</b>	<b>5,028,100</b>	<b>3,706,219</b>	<b>-1,321,881</b>
<b>EXPENSES:</b>			
<b>Employee Expenditures:</b>			
Salaries & Wages	424,000	449,440	25,440
Retirement	38,200	53,528	15,328
Insurance - Health/Dental	74,000	79,730	5,730
Payroll Taxes	33,000	34,382	1,382
<b>Total Payroll Expenditures</b>	<b>569,200</b>	<b>617,080</b>	<b>47,880</b>
<b>Professional Expenditures</b>			
Eng. & Const. Coordination	400,000	400,000	0
Technical Assistance	200,000	100,000	-100,000
Audit Fees	25,000	25,000	0
Legal Fees	50,000	50,000	0
<b>Total Professional Expenditure</b>	<b>675,000</b>	<b>575,000</b>	<b>-100,000</b>
<b>Other Expenditures</b>			
Government Fees & Services	300	300	0
Insurance/Property/Liability	25,000	25,000	0
Landscape & Prop. Maintenance	140,000	140,000	0
Property Management	30,000	30,000	0
Streetlights/Utilities	65,000	70,000	5,000
Office Rent/Utilities	75,000	78,000	3,000
Advertising	10,000	10,000	0
Community Garden	100,000	100,000	0
Community Activities	100,000	100,000	0
PR & Marketing	60,000	60,000	0
Public Art	75,000	0	-75,000
Bank Fees & Charges	2,200	2,439	239
Neighborhood Preserv. Grant	80,000	80,000	0
COVID-19 SBA Program	0	0	0
Tenant Buildout Asst.	100,000	0	-100,000
Rent Asst. program	100,000	0	-100,000
Site Develop. Asst. Program	225,000	150,000	-75,000
Commun /Mailouts	6,500	6,500	0
Dues & Subscriptions	2,500	2,500	0
Housing & Economic Devel.	370,000	350,000	-20,000
Staff & Board Development	15,000	17,000	2,000
Office Equipment/Supplies	20,000	20,000	0
Miscellaneous	22,400	22,400	0
Transfer to Sinking Fund	0	1,100,000	1,100,000
Transfer to Capital Improv.	2,160,000	150,000	-2,010,000
<b>Total Other Expenditures</b>	<b>3,783,900</b>	<b>2,514,139</b>	<b>-1,269,761</b>
<b>Total Expenditures</b>	<b>5,028,100</b>	<b>3,706,219</b>	<b>-1,321,881</b>

**CAPITAL IMPROVEMENT FUND**

	<b>APPROVED FY2022</b>	<b>PROPOSED FY2023</b>	<b>INCREASE/ DECREASE</b>
<b>REVENUES:</b>			
Loan Proceed	0	10,600,000	10,600,000
Balance Brought Forward	91,000	0	-91,000
Solid Waste Authority	91,000	0	-91,000
Transferred from Trust Fund	2,160,000	150,000	-2,010,000
USDA Grant	150,000	0	-150,000
TPA Grant Proceed		2,000,000	2,000,000
Other Grants	237,000	250,000	13,000
<b>Total Revenue</b>	<b>2,729,000</b>	<b>13,000,000</b>	<b>10,271,000</b>
<b>EXPENDITURES:</b>			
<b>Construction Projects</b>			
Property Acquisition	800,000	2,000,000	1,200,000
BH Infrastructure Improvement	1,130,000	0	-1,130,000
Dog Park	149,000	0	-149,000
USDA Community Garden	150,000	0	-150,000
Cherry and Other Infrastructure	0	400,000	400,000
Seminole Blvd		3,000,000	3,000,000
Westgate Avenue	500,000	7,600,000	7,100,000
<b>Total Expenditures</b>	<b>2,729,000</b>	<b>13,000,000</b>	<b>10,271,000</b>

## Transportation Planning Agency Fund

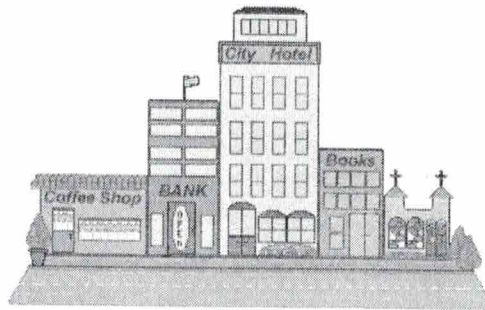
	APPROVED FY2022	PROPOSED FY2023	INCREASE/ DECREASE	CONSTRUCTION
<b>REVENUES:</b>				
Balance Brought Forward	6,354,982	5,354,982	-1,000,000	
Belvedere Heights Phase 1	0	0	0	
Belvedere Heights Phase 2	0	0	0	
Westgate Ave Streetscape	0	0	0	
Seminole Boulevard	0	0	0	
Cherry Road	0	0	0	
<b>Total Revenue</b>	<b>6,354,982</b>	<b>5,354,982</b>	<b>-1,000,000</b>	
<b>EXPENDITURES:</b>				
<b>Construction Projects</b>				
Belvedere Heights Phase 1	1,104,000	0	-1,104,000	2021
Belvedere Heights Phase 2	956,000	60,000	-896,000	2022
Westgate Ave Streetscape	2,407,000	3,407,000	1,000,000	2023
Seminole Boulevard	887,982	887,982	0	2023
Cherry Road	1,000,000	1,000,000	0	2024
<b>Total Expenditures</b>	<b>6,354,982</b>	<b>5,354,982</b>	<b>-1,000,000</b>	



DEBT SERVICE FUND

	APPROVED FY2022	PROPOSED FY2023	INCREASE/ DECREASE
REVENUES:			
Balance Brought Forward	0	0	0
Accumulated Interest	0	0	0
Transfer from Operating Fund	0	1,100,000	1,100,000
Transfer from Reserve Fund	0	0	0
<b>Total Revenues</b>	<b>270,255</b>	<b>1,100,000</b>	<b>829,745</b>
			0
EXPENDITURES:			0
Debt Service:			0
Interest	0	500,000	500,000
Principal	0	500,000	500,000
Bank Fees	0	0	0
Paying Agent Fees	0	0	0
Reserve-Future Debt Service	0	100,000	100,000
<b>Total Expenditures</b>	<b>0</b>	<b>1,100,000</b>	<b>1,100,000</b>

# **SITE DEVELOPMENT ASSISTANCE PROGRAM**



**AN INVESTMENT PARTNERSHIP**

**BETWEEN**

**THE WESTGATE/BELVEDERE HOMES  
COMMUNITY REDEVELOPMENT AGENCY**

**AND**

**THE BUSINESS AND DEVELOPMENT COMMUNITY**



1280 N. Congress Avenue, Suite 215  
West Palm Beach, FL 33409  
Phone (561) 640-8181 • Fax (561) 640-8080  
[www.westgatecra.org](http://www.westgatecra.org)

The **SITE DEVELOPMENT ASSISTANCE PROGRAM** is available to new residential, and new and existing commercial and industrial development within the Westgate CRA redevelopment area. The program is established to encourage developers and property owners to improve in the external appearance of their properties and/or invest in their operations. The result will eliminate blighted influences, stabilize property values, and facilitate redevelopment activity in the target area in accordance with the CRA's Community Redevelopment Plan. The Site Development Assistance grant provides funding assistance to help defray or leverage the cost of exterior improvements and project related engineering, architectural, and permitting costs associated with new construction, building expansion, and renovations.

### **REVIEW CRITERIA**

Criteria that will be considered in the review of an application include, but are not limited to:

1. The visual impact of the project on the area;
2. The impact the project will have on property values in the area;
3. The project's probability of success;
4. The number of new jobs that the business will create, particularly for area residents;
5. The amount of private funding being invested into the project; and,
6. The ability of the project to further the goals and objectives of the CRA's Community Redevelopment Plan.

### **FUNDING**

The total amount of funding is allocated annually for specific prioritized areas. Funding is dispersed on a reimbursement basis only, and is awarded on a first come first serve basis. Assistance from this program may, at the sole discretion of the CRA, be combined with assistance from other programs, or discontinued. Program eligibility and guidelines are subject to change by the CRA. All applications are subject to approval by the CRA Board.

### **ELIGIBLE EXPENSES**

- Pre-Development Expenses (site design, architecture, engineering, entitlements, permitting)
- Landscaping Expenses (design fees, installation, material purchases, irrigation)
- Exterior Repair, Stucco, Repainting
- Exterior Awnings or Marquees
- Roof Repair or Replacement
- Exterior Window Upgrades
- All costs associated with the Installation and Improvement of Parking Areas, Driveways, Sidewalks
- Exterior Lighting and related Electrical Work
- Exterior Signage
- Any other exterior improvements approved by the CRA

### **INELIGIBLE EXPENSES**

- Any and all interior repairs or improvements
- Interior Painting
- Purchase of equipment, inventory, furnishings, decorations, or supplies
- Purchase of real property
- Rent, lease, or mortgage payments
- HVAC repair and/or replacement
- Security system repair and/or replacement

### **REIMBURSEMENT PROCESS**

- Funds are dispersed for eligible and pre-approved expenses only;
- No funds shall be dispersed prior to the receipt of a Certificate of Occupancy or the necessary satisfactory inspection notices;

- Grantees must submit a detailed work invoice with proof of payment in the form of a cancelled check, credit card statement, or vendor certification of payment;
- CRA can impose conditions of approval it deems appropriate to protect the assets of the organization, with regards to funding and reimbursement.
- Mixed use or commercial projects fronting on Westgate Avenue may receive reimbursement for 25% of their eligible project costs, up to a maximum of \$50,000.
- All other areas of the CRA district may receive reimbursement of 10% of their eligible project costs up to a maximum of \$25,000 for mixed use, commercial or industrial projects.
- Multifamily residential projects fronting on Westgate Avenue may receive reimbursement of 20% of their eligible project costs, up to a maximum of \$40,000.
- All other areas of the CRA district may receive reimbursement of 10% of their eligible project costs, up to a maximum of \$25,000 for multifamily projects with 5 units or more.
- \$5,000 per unit for eligible project costs may be reimbursed for multifamily projects with up to 5 units, to a maximum of \$15,000.
- \$5,000 per unit for eligible project costs may be reimbursed for new single family projects with up to 5 units on contiguous sites, to a maximum of \$15,000, and to a maximum of \$40,000 for new single family projects with more than 5 units on contiguous sites.

### **GENERAL ELIGIBILITY REQUIREMENTS & GRANT TERMS**

- Grantees under this program agree to complete the project that the funding was awarded for, according to the scope of work presented in the application. All work must be done in compliance with Palm Beach County ordinances and regulations. It is the responsibility of the applicant to obtain all necessary zoning approvals and permits.
- The property owner or developer must complete the project, obtain a Certificate of Occupancy/Completion from Palm Beach County and submit to the CRA for reimbursement within 180 days of the issuance date of the permit for the project.
- The program may only be used one time in any five-year period for any one property. Properties may reapply for additional grants any time after five years from previous grant approval.
- Applicants are encouraged to schedule a pre-application conference to assess project eligibility for reimbursement under the program prior to submitting an application.
- Existing Single family homes are not eligible for the Site Development Assistance Grant. Applicants wishing to improve existing single family dwellings within the CRA boundaries are encouraged to consult the CRA's Neighborhood Preservation Program for eligibility requirements and grant terms.
- The following *new* developments are automatically considered ineligible for assistance under the program:
  - A development/use that is considered a non-conforming use as determined by the Palm Beach County's ULDC;
  - Use types that are prohibited uses within the WCRAO or certain sub-areas of the WCRAO within the Palm Beach County ULDC including adult entertainment, convenience store, employment agencies, gas and fuel sales, light and heavy repair and maintenance, self-service storage, light and heavy vehicle sales and rental, heavy vehicle or equipment sales and rental, office-warehouse, and contractor storage yard;
  - Development that does not further the redevelopment goals of the Westgate CRA Community Redevelopment Plan including but not limited to firearm sales, check cashing stores, adult arcades, pawn shops, Type I restaurants, liquor stores, smoke shops, and tattoo shops;
  - Home-based businesses unless relocating to a commercial space; and,
  - Not for profit organizations.
- Grantees shall allow the CRA the rights and use of photos and project application materials.



**SITE DEVELOPMENT ASSISTANCE PROGRAM APPLICATION**

Applicant Name: NESTOR MARTIN

Business Name: NESTOR MARTIN REAL ESTATE HOLDINGS LLC.

Business Address: 15380 MEADOW WOOD DR, WELLINGTON, FL 33414

Mailing Address (if different than above): \_\_\_\_\_ (same) \_\_\_\_\_

Phone: 561-346-4270

Email: nestor111@yahoo.com

Website: \_\_\_\_\_

Property Control Number (PCN#): 00-43-43-30-03-050-0370

EIN#: 85-4355172

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

☒ Owned ☐ Leased

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

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

**Project Budget:**

1. Interior Renovations/Improvements: \$ 104,600
2. Exterior Renovations/Improvements: \$ 110,400
3. Pre-development/Permitting: \$ 10,000
4. Total Project Budget: \$ 225,000

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

If so, what other programs are you applying for: \_\_\_\_\_

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

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

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

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

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

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

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



Applicant's Signature

NESTOR MARTIN

Printed Name

07-21-2022

Date

### APPLICATION CHECKLIST

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

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

## SITE DEVELOPMENT ASSISTANCE PROGRAM APPLICATION

Applicant Name: NESTOR MARTIN

Business Name: NESTOR MARTIN REAL ESTATE HOLDINGS LLC.

Business Address: 15380 MEADOW WOOD DR, WELLINGTON, FL 33414

Mailing Address (if different than above): \_\_\_\_\_ (same) \_\_\_\_\_

Phone: 561-346-4270

Email: nestor111@yahoo.com

Website: \_\_\_\_\_

Property Control Number (PCN#): 00-43-43-30-03-050-0360

EIN#: 85-4355172

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

☒ Owned ☐ Leased

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

- |   |   |  |
|---|---|--|
| <input type="checkbox"/> Exterior Lighting                            | <input type="checkbox"/> Landscaping      | <input type="checkbox"/> Roof Repair                 |
| <input type="checkbox"/> Commercial Parking                           | <input type="checkbox"/> Exterior Signage | <input checked="" type="checkbox"/> New Construction |
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Project Budget:

1. Interior Renovations/Improvements: \$ 104,600
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4. Total Project Budget: \$ 225,000

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

If so, what other programs are you applying for: \_\_\_\_\_

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



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

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

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

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

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

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



Applicant's Signature

NESTOR MARTIN

Printed Name

07-21-2022

Date

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- ☒ Narrative description of entire project, broken down into interior and exterior improvements and/or renovations, including financing sources
- ☒ Detailed breakdown of exterior renovations and improvements for which reimbursement is being requested under the grant program.



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Property Control Number (PCN#): 00-43-43-30-03-050-0350

EIN#: 85-4355172

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

☒ Owned ☐ Leased

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

- |   |   |  |
|---|---|--|
| <input type="checkbox"/> Exterior Lighting                            | <input type="checkbox"/> Landscaping      | <input type="checkbox"/> Roof Repair                 |
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| <input type="checkbox"/> Expansion/Renovation of an existing building |   |  |

Project Budget:

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3. Pre-development/Permitting: \$ 10,000
4. Total Project Budget: \$ 225,000

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

If so, what other programs are you applying for: \_\_\_\_\_

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

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

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

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

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

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

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



Applicant's Signature

NESTOR MARTIN

Printed Name

07-21-2022

Date

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- ☒ Narrative description of entire project, broken down into interior and exterior improvements and/or renovations, including financing sources
- ☒ Detailed breakdown of exterior renovations and improvements for which reimbursement is being requested under the grant program.

**1) Signed and completed application form**--Provided in this Application for:

2833 Saranac Avenue WPB, Fl 33409 Parcel # 00-43-43-30-03-050-0370

2835 Saranac Avenue WPB, Fl 33409 Parcel # 00-43-43-30-03-050-0360

2837 Saranac Avenue WPB, Fl 33409 Parcel # 00-43-43-30-03-050-0350

**2) Business Plan or Executive Summary, including a narrative describing the business, its operations, and its business principles**

**INM Real Estate - Business Plan**

INM Real Estate LLC, is a family owned company, its members are Nestor Martin and Isabel Martin-- husband and wife. The company was established in 2014, even though we were buying and selling houses while working as Real Estate Sales Agents since 2012.

**Vision Statement**

Our vision is to build new structures and/or fix up distress properties and later sell them at affordable prices while creating jobs and improving the neighborhood at the same time.

**Mission Statement**

Our mission and values are to work closely with the community, building departments, CRA, historic departments, contractors and buyers, while creating an end product that complies with the required community standards.

**The Business**

As investors in the Real Estate business, one of the factors to succeed is to have the capital base and a steady cash flow necessary to cover all planned and unplanned expenses. Ever since we started investing in the real estate market we have generated enough Capital to mostly finance our real estate projects ourselves. Moreover, throughout the years we have closely worked and have outstanding business relationship with a private lender that have support us with the capital needed to acquire the distress properties for our flipping trade and rental properties. Nowadays, we currently owned several properties throughout Palm Beach County and planned to keep on growing in the real estate market.

**Operations and Principles**

Besides the daily business operations, we also invest in our rental properties and like to maintain our assets in prestige conditions. In addition of the renovations, we have also re-build one of our formerly rental properties located at 729 North F St. **(Exhibit A)**. This was a frame house built in the 1920's, and we completely restored it from the ground up.

We have also worked with the City of West Palm Beach, the CRA and the Historic Department to build a replica of a Historic House in the Northwood Area. The property is located at 715 4th St. **(Exhibit B)**. We were very excited to be part of this project and once again to contribute to this neighborhood and its surroundings.

At the moment we have another project with the City of West Palm Beach located at 923 Selkirk St, West Palm Beach, Fl 33405. **(Exhibit C)**. We purchased a Triplex that consists of one single family home and a two story building with two apartments. The two story building caught on fire and the city let us demolish the building and re-build an exact replica.

**3) Detailed 3-year budget projections of revenues and expenses**

<b>INM REAL ESTATE LLC. Projected Income Statement</b>			
	<b>2022</b>	<b>2023</b>	<b>2024</b>
<b>Revenues</b>	\$780,000	\$858,000	\$943,800
<b>Cost of Goods Sold</b>	\$615,000	\$676,500	\$744,150
<b>Operating expenses</b>	\$75,000	\$82,500	\$90,750
<b>NET INCOME</b>	\$90,000	\$99,000	\$108,900

**4) Historical Financials for the past three years, in a sealed envelope (existing business only)**

Please, refer to the attached Individual Income Tax Return for Nestor Martin and Isabel Martin & Income Tax Return for the Company INM Real Estate, LLC for the past 3 years

**5) Copy of multi-year lease (including expressed permission from landlord to make changes as outlined in the project) or copy of Warranty Deed showing property ownership-- Copy of Warranty Deed provided in this application**

**6) Narrative description of entire project, broken down into interior and exterior improvements and/or renovations, including financing sources**

**Description of the Westgate Project**

It has come to our attention that the Westgate Area is growing at a fast rate, allowing small projects like ours to flourish. Moreover, to accomplish this vision, we made some financial decisions and supplied funds to invest in this area by purchasing 1 lot to build 3 Single Family Homes. **(Exhibit E)**

2833 Saranac Avenue WPB, Fl 33409

2835 Saranac Avenue WPB, Fl 33409

2837 Saranac Avenue WPB, Fl 33409

We decided to meet several times with Elizee Michel and Denise Pennell before submitting any plans to the Palm Beach County Building Department. Our main goal was to build new Single Family Homes that enhance the surroundings as well as to increase the property values of the West Gate neighborhood.

At this moment, the constructions of the three Single Family Homes are on its final phase. We are on the stage of completing the interior designs, exterior fixtures and the landscaping. Our goal is to put these Single Family Homes for

rent and give the opportunity to a nice working family to live in a brand new house. We, as landlords, regularly inspect our rental properties to ensure that they are all well maintained.

### **Financing Sources**

We plan on investing a total of \$ 675,000 from our own capital to complete these 3 projects (\$ 215,000 per house as per General Contractor-Contract Proposal, plus \$ 10,000 in permitting process per house. Totaling \$ 225,000 per house)

Please, refer to the "General Contractor-Contract Proposal" **(Exhibit D)** for the detail of the projected expenses for these 3 projects.

### **7) Detailed breakdown of exterior renovations and improvements for which reimbursement is being requested under the grant program**

Under the Site Development Assistance Program--General Requirements--we are categorized under the "residential projects" that qualify for a reimbursement of \$5,000 per unit, for a Total of \$15,000 for this grant application. We will use these funds to ease the Landscaping/Irrigation expenses as well as the Exterior Lighting and related electrical work. Please, refer to the "General Contractor-Contract Proposal" **(Exhibit D)**

Once more, we are very excited to have the opportunity to invest in this area, and the advice and support of the Westgate CRA Department has been essential to achieve these projects.

### **Professional References:**

- Elize Michel, West Gate/Belvedere Homes CRA Executive Director,  
Phone (561) 640-8181 ext 102
- Denise Pennell, West Gate/Belvedere Homes CRA Senior Planner/Project Manager,  
Phone (561) 640-8181 ext 105
- Elly Luechauer, Loan Originator at EquityMax , Phone: (954) 267-9103
- Friederike H. Mittner, City of West Palm Beach Historic Preservation Planner, Phone: (561) 822-1457
- Genia Baker, CRA Northwest Project Manager, Phone (561) 822-1437
- Alfonso Hernandez, Architect, Phone: (561) 766-1254

### **APPLIATION CHECKLIST**

- 1) Signed and completed application form--Provided 3 Applications
- 2) Business Plan or Executive Summary, including a narrative describing the business, its operations, and its business principles--Provided in this Application
- 3) Detailed 3-year budget projections of revenues and expenses—Provided in this Application
- 4) Historical Financials for the past three years, in a sealed envelope (existing business only)--Provided in this Application
- 5) Copy of multi-year lease (including expressed permission from landlord to make changes as outlined in the project) or copy of Warranty Deed showing property ownership—Copy of Warranty Deed provided in this application
- 6) Narrative description of entire project, broken down into interior and exterior improvements and/or renovations, including financing sources--Provided in this Application
- 7) Detailed breakdown of exterior renovations and improvements for which reimbursement is being requested under the grant program--Provided in this Application



Exhibit C





Exhibit E



## Exhibit D

### General Contractor - CONTRACT PROPOSAL

Address: 2833 Saranac Ave, West Palm Beach, Fl 33409

Dear Mr. Martin

It was nice meeting with you and I appreciate the opportunity. As a highly skilled General Contractor, my experience aligns well with the qualifications you are seeking for the New Construction at 2833 Saranac Ave, West Palm Beach, Fl 33409. This project was priced based on the plans and specifications.

#### Description

	Total Price
<b>SHELL CONSTRUCTION</b>	
PROVIDE AND INSTALL ALL MATERIALS NEEDED FOR THE SHELL CONSTRUCTION OF 2833 SARANAC AVE AS PER PLANS	
	<u>\$55,000</u>
<b>TOTAL</b>	<b>\$55,000</b>
<b>CABINETS &amp; TOPS</b>	
CABINETS & VANITIES	
	<u>\$10,600</u>
<b>TOTAL</b>	<b>10,600</b>
<b>ELECTRICAL</b>	
ELECTRICAL (INCLUDING FIXTURES)	
	<u>\$20,700</u>
<b>TOTAL</b>	<b>\$20,700</b>
<b>EXTERIOR DOORS &amp; WINDOWS</b>	
FRONT DOOR/ EXTERIOR STEEL DOOR	\$4,000
NEW IMPACT SINGLE WINDOW (SEE WINDOW SCHEDULE).	<u>\$8,850</u>
<b>TOTAL</b>	<b>\$12,850</b>



**FRAMING & DRYWALL**

NEW ALUMINUM FRAMING, INSULATION & DRYWALL INSTALLATION & FINISH \$ 11,000

**TOTAL** **\$11,000**

**FLOORING & TILE**

PROVIDE CERAMIC TILE AT BATHROOM FLOORS AND AT WALLS \$6,200

NEW FLOORING FINISH AS SELECTED BY OWNER \$12,500

**TOTAL** **\$18,700**

**ROOFING**

NEW SHINGLE ROOF AS PER PLANS \$12,500

**TOTAL** **\$12,500**

**GUTTERS & DOWNSPOUTS**

NEW ALUMINUM OVERFLOW SCUPPERS AND LEADERS WHERE INDICATED \$550

**TOTAL** **\$550**

**HVAC SYSTEM**

HVAC SYSTEM \$8,500

DUCT WORK 6,500

**TOTAL** **\$15,000**

**LANDSCAPING**

PROVIDE & INSTALL NEW GRASS \$6,800

PROVIDE & INSTALL NEW TREES AND PLANTS \$4,500

**TOTAL** **\$11,300**

**PAINTING**

INTERIOR PAINTING \$3,800

EXTERIOR PAINTING \$2,600

**TOTAL** **\$6,400**

**STUCCO**

NEW STUCCO FOR NEW DUPLEX CONSTRUCTION \$8,000

**TOTAL** **\$8,000**

**CONCRETE**

NEW CONCRETE WALKWAY OVER COMPACTED FIELD

\$10,200**TOTAL****\$10,200****PLUMBING & PLUMBING FIXTURES**

PLUMBING &amp; FIXTURES

\$12,500**TOTAL****\$12,500****TRASH AND DEBRIS REMOVAL**

DUMPSTER

\$2,400**TOTAL****\$2,400****TRIM & TRIM MATERIALS**

ALL INTERIOR CASING &amp; BASE

\$3,500

ALL INTERIOR DOORS

\$3,800**TOTAL****\$7,300****TOTAL PRICE****\$ 215,000**

Any alteration or deviation from the above specifications involving extra cost of material or labor will only be executed upon written orders for same, and will become an extra charge over the sum mentioned on this contract. All agreements must be made in writing.

**Carlos  
Gonzalez**

Digitally signed by Carlos  
Gonzalez  
DN: cn=Carlos Gonzalez, o,  
ou=CGC-022735,  
email=gcarlossr@aol.com, c=US  
Date: 2022.07.21 08:57:59 -04'00'

Carlos Gonzalez (General Contractor)

Lic. # CGC - 022735



Nestor Martin (Home owner)

## Exhibit D

### General Contractor - CONTRACT PROPOSAL

Address: 2835 Saranac Ave, West Palm Beach, Fl 33409

Dear Mr. Martin

It was nice meeting with you and I appreciate the opportunity. As a highly skilled General Contractor, my experience aligns well with the qualifications you are seeking for the New Construction at 2835 Saranac Ave, West Palm Beach, Fl 33409. This project was priced based on the plans and specifications.

#### Description

	Total Price
<b>SHELL CONSTRUCTION</b>	
PROVIDE AND INSTALL ALL MATERIALS NEEDED FOR THE SHELL CONSTRUCTION OF 2835 SARANAC AVE AS PER PLANS	
	<u>\$55,000</u>
<b>TOTAL</b>	<b>\$55,000</b>
<b>CABINETS &amp; TOPS</b>	
CABINETS & VANITIES	
	<u>\$10,600</u>
<b>TOTAL</b>	<b>10,600</b>
<b>ELECTRICAL</b>	
ELECTRICAL (INCLUDING FIXTURES)	
	<u>\$20,700</u>
<b>TOTAL</b>	<b>\$20,700</b>
<b>EXTERIOR DOORS &amp; WINDOWS</b>	
FRONT DOOR/ EXTERIOR STEEL DOOR	\$4,000
NEW IMPACT SINGLE WINDOW (SEE WINDOW SCHEDULE).	<u>\$8,850</u>
<b>TOTAL</b>	<b>\$12,850</b>

**FRAMING & DRYWALL**

NEW ALUMINUM FRAMING, INSULATION & DRYWALL INSTALLATION & FINISH \$ 11,000

**TOTAL** **\$11,000**

**FLOORING & TILE**

PROVIDE CERAMIC TILE AT BATHROOM FLOORS AND AT WALLS \$6,200

NEW FLOORING FINISH AS SELECTED BY OWNER \$12,500

**TOTAL** **\$18,700**

**ROOFING**

NEW SHINGLE ROOF AS PER PLANS \$12,500

**TOTAL** **\$12,500**

**GUTTERS & DOWNSPOUTS**

NEW ALUMINUM OVERFLOW SCUPPERS AND LEADERS WHERE INDICATED \$550

**TOTAL** **\$550**

**HVAC SYSTEM**

HVAC SYSTEM \$8,500

DUCT WORK 6,500

**TOTAL** **\$15,000**

**LANDSCAPING**

PROVIDE & INSTALL NEW GRASS \$6,800

PROVIDE & INSTALL NEW TREES AND PLANTS \$4,500

**TOTAL** **\$11,300**

**PAINTING**

INTERIOR PAINTING \$3,800

EXTERIOR PAINTING \$2,600

**TOTAL** **\$6,400**

**STUCCO**

NEW STUCCO FOR NEW DUPLEX CONSTRUCTION \$8,000

**TOTAL** **\$8,000**

**CONCRETE**

NEW CONCRETE WALKWAY OVER COMPACTED FIELD

\$10,200**TOTAL****\$10,200****PLUMBING & PLUMBING FIXTURES**

PLUMBING &amp; FIXTURES

\$12,500**TOTAL****\$12,500****TRASH AND DEBRIS REMOVAL**

DUMPSTER

\$2,400**TOTAL****\$2,400****TRIM & TRIM MATERIALS**

ALL INTERIOR CASING &amp; BASE

\$3,500

ALL INTERIOR DOORS

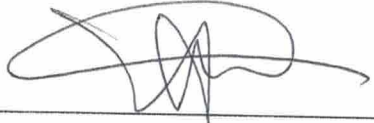
\$3,800**TOTAL****\$7,300****TOTAL PRICE****\$ 215,000**

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---

Carlos Gonzalez (General Contractor)

Lic. # CGC - 022735

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Nestor Martin (Home owner)

## Exhibit D

### General Contractor - CONTRACT PROPOSAL

Address: 2837 Saranac Ave, West Palm Beach, Fl 33409

Dear Mr. Martin

It was nice meeting with you and I appreciate the opportunity. As a highly skilled General Contractor, my experience aligns well with the qualifications you are seeking for the New Construction at 2837 Saranac Ave, West Palm Beach, Fl 33409. This project was priced based on the plans and specifications.

#### Description

	Total Price
<b>SHELL CONSTRUCTION</b>	
PROVIDE AND INSTALL ALL MATERIALS NEEDED FOR THE SHELL CONSTRUCTION OF 2837 SARANAC AVE AS PER PLANS	
	<u>\$55,000</u>
<b>TOTAL</b>	<b>\$55,000</b>
<b>CABINETS &amp; TOPS</b>	
CABINETS & VANITIES	
	<u>\$10,600</u>
<b>TOTAL</b>	<b>10,600</b>
<b>ELECTRICAL</b>	
ELECTRICAL (INCLUDING FIXTURES)	
	<u>\$20,700</u>
<b>TOTAL</b>	<b>\$20,700</b>
<b>EXTERIOR DOORS &amp; WINDOWS</b>	
FRONT DOOR/ EXTERIOR STEEL DOOR	\$4,000
NEW IMPACT SINGLE WINDOW (SEE WINDOW SCHEDULE).	<u>\$8,850</u>
<b>TOTAL</b>	<b>\$12,850</b>

**FRAMING & DRYWALL**

NEW ALUMINUM FRAMING, INSULATION & DRYWALL INSTALLATION & FINISH \$ 11,000

**TOTAL** **\$11,000**

**FLOORING & TILE**

PROVIDE CERAMIC TILE AT BATHROOM FLOORS AND AT WALLS \$6,200

NEW FLOORING FINISH AS SELECTED BY OWNER \$12,500

**TOTAL** **\$18,700**

**ROOFING**

NEW SHINGLE ROOF AS PER PLANS \$12,500

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**TOTAL** **\$550**

**HVAC SYSTEM**

HVAC SYSTEM \$8,500

DUCT WORK 6,500

**TOTAL** **\$15,000**

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**TOTAL** **\$8,000**

**CONCRETE**

NEW CONCRETE WALKWAY OVER COMPACTED FIELD

\$10,200**TOTAL****\$10,200****PLUMBING & PLUMBING FIXTURES**

PLUMBING &amp; FIXTURES

\$12,500**TOTAL****\$12,500****TRASH AND DEBRIS REMOVAL**

DUMPSTER

\$2,400**TOTAL****\$2,400****TRIM & TRIM MATERIALS**

ALL INTERIOR CASING &amp; BASE

\$3,500

ALL INTERIOR DOORS

\$3,800**TOTAL****\$7,300****TOTAL PRICE****\$ 215,000**

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Carlos Gonzalez (General Contractor)

Lic. # CGC - 022735



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Nestor Martin (Home owner)






Reviewer	Agency	Date
Costa, Peggy	Permit Tech	09/28/2021
Reviewed for compliance		

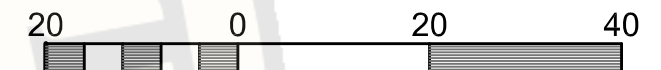
**B-2021-042551-0000**

REVISIONS:

08/25/2021 Added site plan information.

**SURVEY NOTES:**

- 1.) Lands shown hereon were not abstracted for easements and/or rights-of-way of record by this office.
- 2.) Area of subject property = 2,875 square feet (0.0660 acres).
- 3.) Elevations shown hereon are based on North American Vertical Datum of 1988 (NAVD 88).
  - a) Originating benchmark = Leica Global Positioning System.
  - b)  = existing elevation (NAVD 88 typical).
  - c)  = proposed elevation.
  - d)  = drainage flow.
- 4.) No underground improvements located.
- 5.) Bearings shown hereon are State Plane Grid (NAD 83/90 ADJUSTMENT, FLORIDA EAST ZONE). The basis of bearing is the centerline of Saranac Ave., having a bearing of N.88°52'44"W.
- 6.) This firm's "Certificate of Authorization" number is "LB 6838".



Scale 1" = 20'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S88°52'44"E	25.00'
L2	N88°52'44"W	25.00'

**SITE SPECIFIC LEGEND:**  
 = WATER SPICKET

**CERTIFIED TO:** Nestor Martin Real Estate Holdings, LLC

**PROPERTY ADDRESS:** Lot 37, Saranac Ave. West Palm Beach, FL 33409


**FLOOD ZONE: X (FIRM**  
120192-12099C0578F 10/05/2017)

**DESCRIPTION:** (PCN:  
00-43-43-30-03-050-0370)

Lot 37, Block 50, of WEST GATE ESTATES (NORTH SECTION), according to the map or plat thereof as recorded in Plat Book 8, Page 38, of the Public Records of Palm Beach County, Florida.

# SITE PLAN / BOUNDARY SURVEY

This survey is not valid without embossed surveyor's seal and/or an authenticated electronic signature and authentication seal. Digitally signed by


 Digitally signed by  
 Michael J Miller  
 Date: 2021.08.25  
 16:23:36 -04'00'  
 Registered Land Surveyor, Florida Certificate No.  
 MICHAEL J. MILLER #4034

CRD. FILE	Y210950
-----------	---------









REF: P94/14

PREV.	
JOB NO'S.	

JOB NO. Y210950-C

S - 49,169

**LEGEND:**

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

SCALE: 1" = 20'

DRAWN BY: PICARD

FIELD WK: M.M. / B.M.

DATE: 08/03/2021

# MILLER LAND SURVEYING

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



Reviewer	Agency	Date
KIZIKI, Murat	PE-B	10/05/2021
Reviewed for compliance		

PROPOSED RESIDENCE LOT 37  
3-YEAR 1 DAY STORM WATER MANAGEMENT CALCULATIONS

1) SITE PLAN DATA:

Total Lot Area = 2,875 sq.ft. ± (0.066 acres ±)

A) IMPERVIOUS AREAS (Per various plans in CADD with area takeoffs):

ITEM	EXISTING/PROPOSED
Buildings/Driveways	1,725 sq.ft.
IMPERVIOUS (total):	1,725 sq.ft.

Note: square footage has been rounded upward in some instances for estimating purposes; assumes pavers as impervious and includes roof overhangs.

B) PERVIOUS AREAS:

TOTAL = (2,875 sq.ft. - 1,725 sq.ft.) (1 acre/43,560 sq.ft.) = 1,150 sq.ft. or 0.026 acres

2) SFWMD CRITERIA/DATA:

3 Year, 1 Day Storm = 5.50" (refer to SFWMD rainfall map)

Soil Storage Factor (S)

S<sub>DEVELOPED</sub> = 10.9" assumes:  
flat woods compacted soils condition  
maximum 4' depth to water table

3) ESTIMATED RUNOFF RATE

SFWMD Formula:  $Q = \frac{(P-0.2S)^2}{P+0.8S}$

Where Q = Runoff rate in inches  
S = Soil storage factor (see soil factor calculations)  
P = Rainfall = 5.50" (3 year, 1 day storm)

S<sub>DEVELOPED</sub> =  $\frac{10.9" \times 0.026 \text{ acres}}{0.066 \text{ acres}} = 4.29"$

Q<sub>DEVELOPED</sub> =  $\frac{[5.50" - 0.2(4.29")]^2}{5.50" + 0.8(4.29")} = 2.41"$

4) ESTIMATED RUNOFF VOLUME FOR 3 YEAR, 1 DAY STORM:

Runoff Volume = Runoff Rate x Proposed Addition Area

(Runoff Volume)<sub>DEVELOPED</sub> =  $2.41" \times 0.066 \text{ acres} \times \frac{43,560 \text{ sq.ft.}}{12 \text{ in.}} = 0.013 \text{ acre-ft}$

ZERO Discharge stage corresponding to 0.013 acre-ft = 13.01 NAVD  
6" Swale to be provided in certain areas to maintain 13.01 NAVD boundary around site. (Please see site plan)

Cascade 2001 Version 1.0  
File: 3YR-1DAY Date: September 22, 2021 Page 1

Project Name: 2833 Saranac Ave  
Reviewer: ANDRE WEBSTER, P.E.  
Project Number: 21-086  
Period Begin: Jan 01, 2000;0000 hr End: Jan 04, 2000;0000 hr Duration: 72 hr  
Time Step: 0.2 hr, Iterations: 10

Basin 1: ON-SITE

Method: Santa Barbara Unit Hydrograph  
Rainfall Distribution: SFWMD - 24 hr  
Design Frequency: 3 year  
1 Day Rainfall: 5 inches  
Area: 0.066 acres  
Ground Storage: 4.29 inches  
Time of Concentration: 1 hours  
Initial Stage: 12 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
12.00	0.00
12.50	0.00
13.00	0.01
13.50	0.03
14.00	0.04
14.50	0.07
15.00	0.10

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

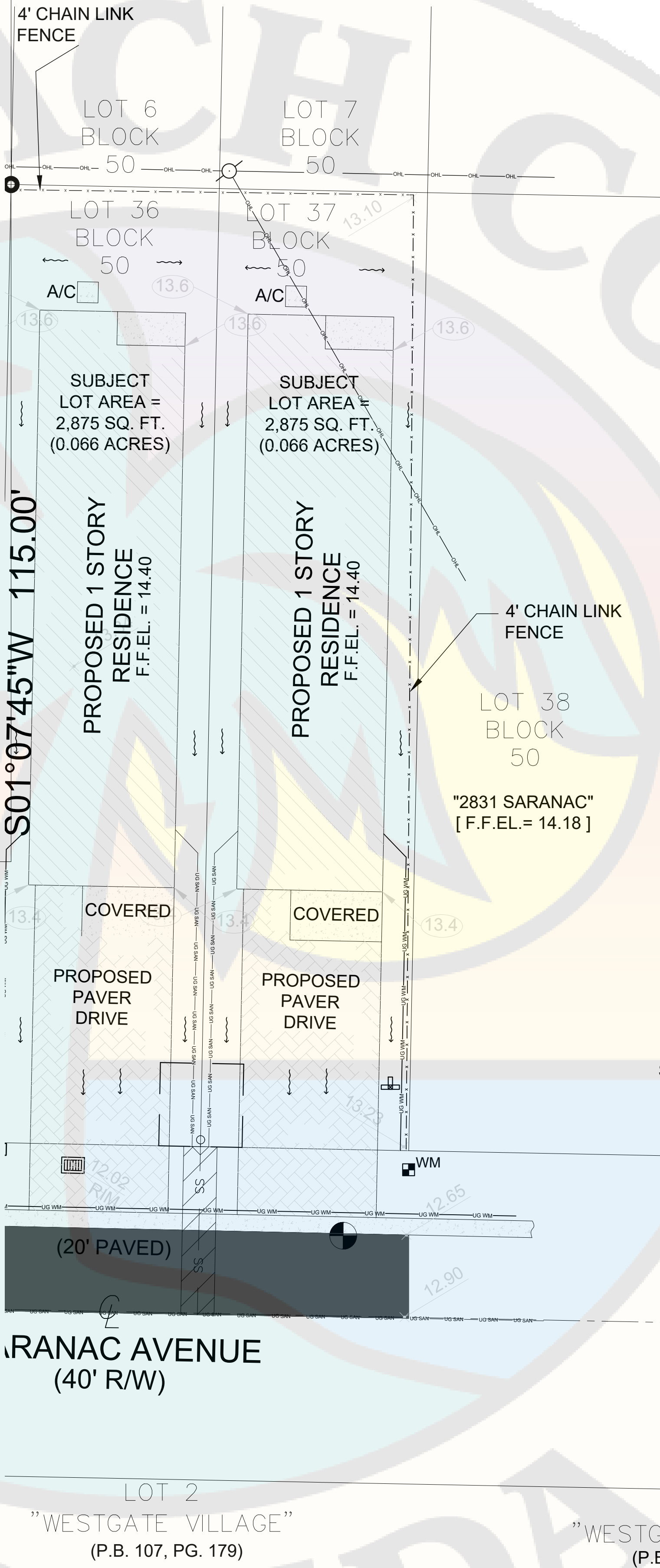
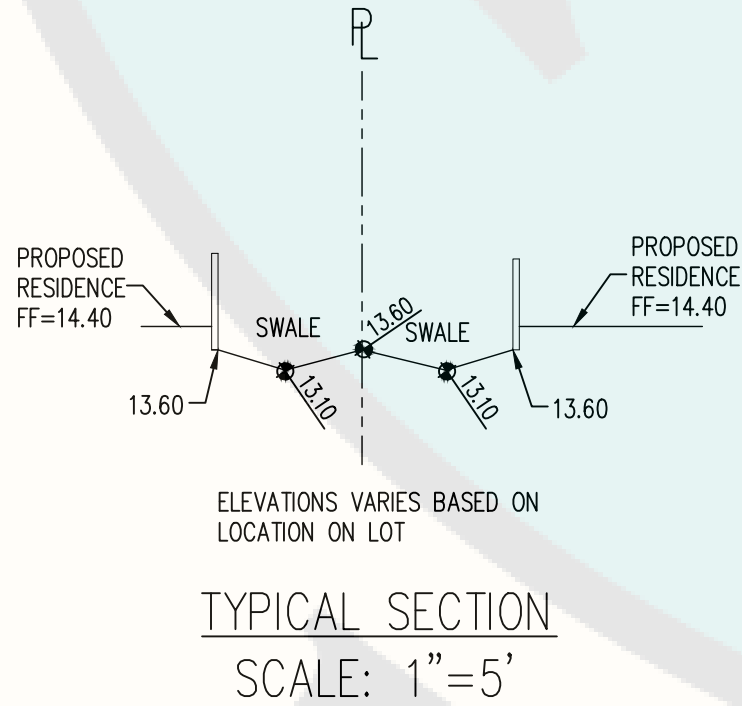
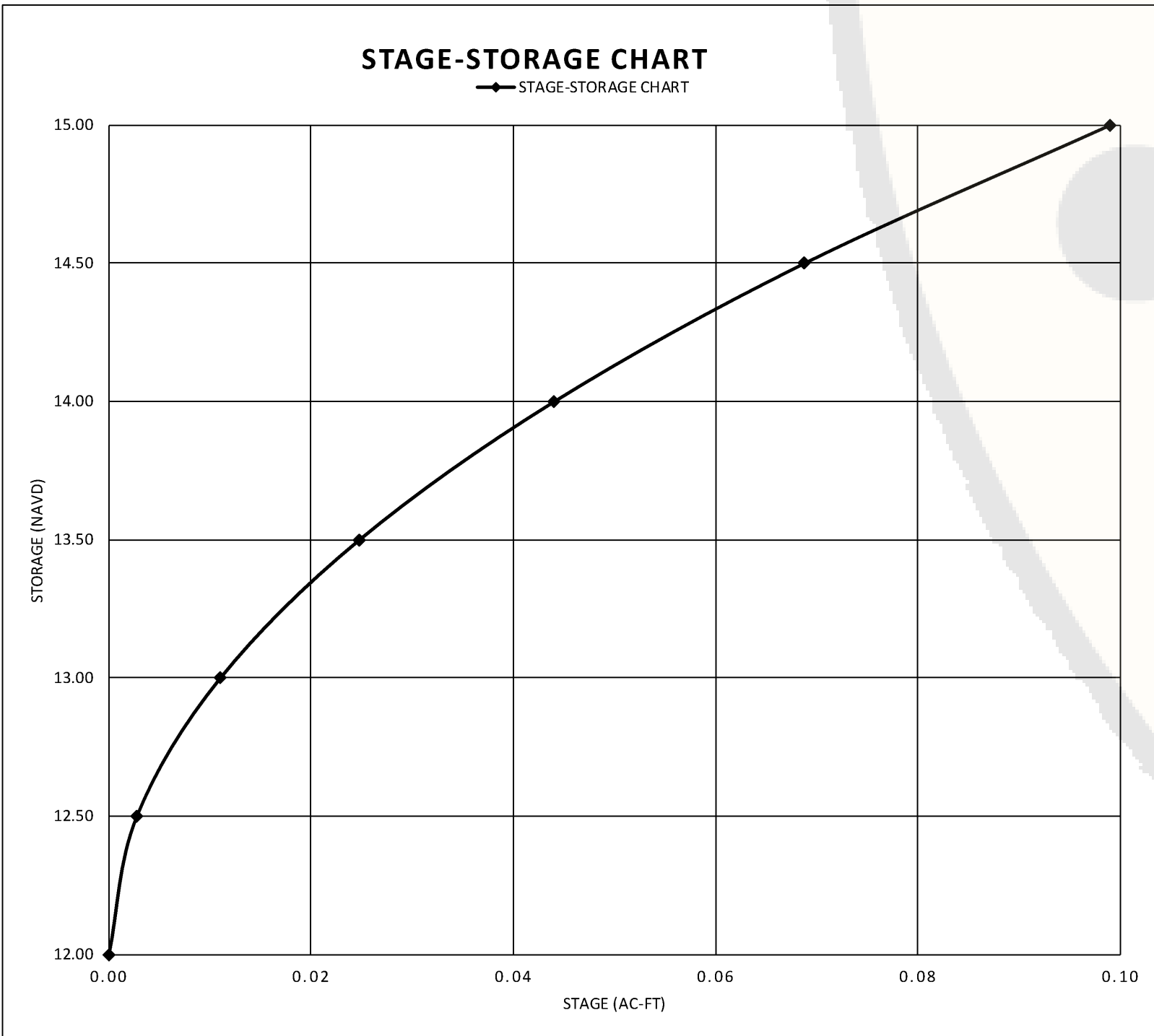
Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
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BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
ON-SITE	13.01	34.60	12.00	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
ON-SITE	0.01	0.00	0.00	0.00	0.01	0.00



LOCATION MAP

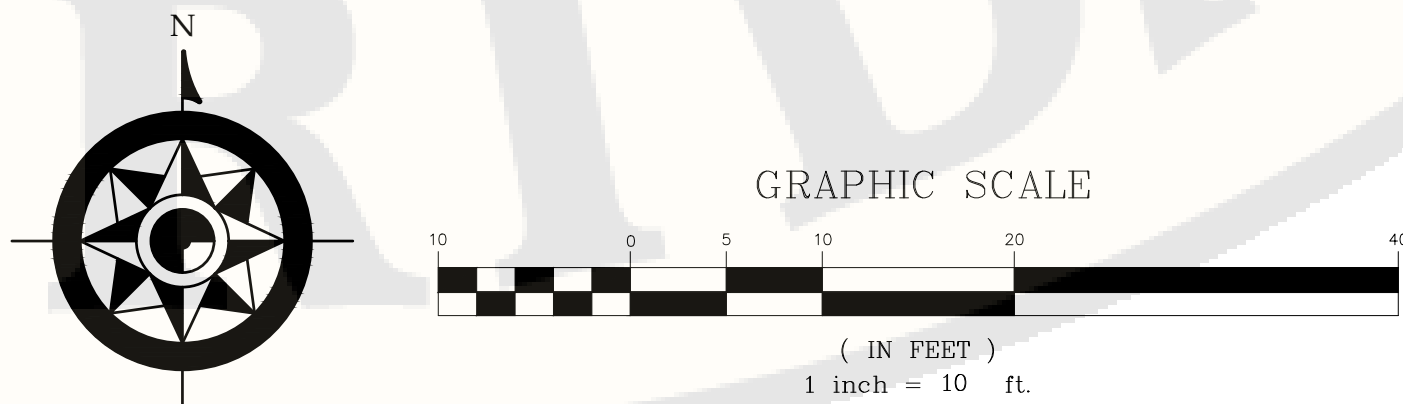
PROJECT SITE

LEGEND

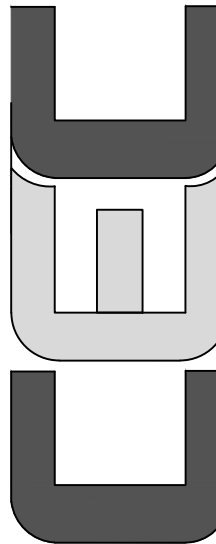
- 5.08' x 14.50' EXISTING ELEVATION PER LANDTEC SURVEYING (NAVD)
- PROPOSED ELEVATION CONTOUR
- FLOW DIRECTION
- PROPOSED GRADE (NAVD)

NOTE:

- MOST GRADES AROUND THE BOUNDARY ARE AT OR ABOVE 13.01 NAVD WHICH IS THE REQUIRED ELEVATION TO RETAIN ALL STORMWATER RUNOFF ON-SITE.



Know what's below.  
Call before you dig.



CIVIL ENGINEERING CONSULTING, INC.  
CERTIFICATE OF AUTHORIZATION #33369  
8195 WHITE ROCK CIRCLE  
BOYNTON BEACH, FL 33436  
Phone: 561-847-0398  
www.cec-fl.com

No: Revisions: Date:

No:	Revisions:	Date:

DRAINAGE PLAN FOR:  
**PROPOSED RESIDENCE**  
2833 SARANAC AVE. LOT 37  
WEST PALM BEACH, FL

Project #: 21-086  
Issue Date: 09/12/21  
Drawn By: AMW  
Chkd By: AMW  
Scale: As Shown

ANDRE M. WEBSTER  
No. 87358  
Florida P.E. # 87358  
SHEET TITLE

DRAINAGE &  
GRADING PLAN

SHEET NUMBER:

C1



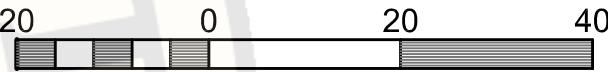
Reviewer	Agency	Date
Costa, Peggy	Permit Tech	09/23/2021
Reviewed for compliance		

B-2021-042549-0000

REVISIONS:
08/25/2021 Added site plan information.

**SURVEY NOTES:**

- 1.) Lands shown hereon were not abstracted for easements and/or rights-of-way of record by this office.
- 2.) Area of subject property = 2,875 square feet (0.0660 acres).
- 3.) Elevations shown hereon are based on North American Vertical Datum of 1988 (NAVD 88).
  - a) Originating benchmark = Leica Global Positioning System.
  - b)  $\begin{matrix} \nearrow \\ +00.00 \end{matrix}$  = existing elevation (NAVD 88 typical).
  - c)  $\begin{matrix} \nearrow \\ \textcircled{0.0} \end{matrix}$  = proposed elevation.
  - d)  $\begin{matrix} \nearrow \\ \text{---} \end{matrix}$  = drainage flow.
- 4.) No underground improvements located.
- 5.) Bearings shown hereon are State Plane Grid (NAD 83/90 ADJUSTMENT, FLORIDA EAST ZONE). The basis of bearing is the centerline of Saranac Ave., having a bearing of N.88°52'44"W.
- 6.) This firm's "Certificate of Authorization" number is "LB 6838".



Scale 1" = 20'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S88°52'44"E	25.00'
L2	N88°52'44"W	25.00'

SITE SPECIFIC LEGEND:  
WM = WATER SPICKET

**CERTIFIED TO:** Nestor Martin Real Estate Holdings, LLC  
**PROPERTY ADDRESS:** Lot 36, Saranac Ave, West Palm Beach, FL 33409  
**FLOOD ZONE:** X (FIRM 120192-12099C0578F 10/05/2017)  
**DESCRIPTION:** (PCN: 00-43-43-30-03-050-0360)  
Lot 36, Block 50, of WEST GATE ESTATES (NORTH SECTION), according to the map or plat thereof as recorded in Plat Book 8, Page 38, of the Public Records of Palm Beach County, Florida.

**SITE PLAN / BOUNDARY SURVEY**

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

Digitally signed by  
**Michael J Miller**  
Date: 2021.08.25 16:20:59 -04'00'  
Surveyor, Florida Certificate No. MICHAEL J. MILLER #4034

CRD. FILE Y210950

**LEGEND:**

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

SCALE:	1" = 20'
DRAWN BY:	PICARD
FIELD WK:	M.M. / B.M.
DATE:	08/03/2021

**MILLER LAND SURVEYING**

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

REF:	P94/14
PREV. JOB NO'S.	Y210950-B
JOB NO.	Y210950-B-siteplan
S - 49,168 - A	



Reviewer	Agency	Date
KIZIKI, Murat	PE-B	10/05/2021
Reviewed for compliance		

PROPOSED RESIDENCE LOT 36  
3-YEAR 1 DAY STORM WATER MANAGEMENT CALCULATIONS

1) SITE PLAN DATA:

Total Lot Area = 2,875 sq.ft. ± (0.066 acres ±)

A) IMPERVIOUS AREAS (Per various plans in CADD with area takeoffs):

ITEM	EXISTING/PROPOSED
Buildings/Driveways	1,725 sq.ft.
IMPERVIOUS (total):	1,725 sq.ft.

Note: square footage has been rounded upward in some instances for estimating purposes; assumes pavers as impervious and includes roof overhangs.

B) PERVIOUS AREAS:

TOTAL = (2,875 sq.ft. - 1,725 sq.ft.) (1 acre/43,560 sq.ft.) = 1,150 sq.ft. or 0.026 acres

2) SFWMD CRITERIA/DATA:

3 Year, 1 Day Storm = 5.50" (refer to SFWMD rainfall map)

Soil Storage Factor (S)

S<sub>DEVELOPED</sub> = 10.9" assumes:  
flat woods compacted soils condition  
maximum 4' depth to water table

3) ESTIMATED RUNOFF RATE

SFWMD Formula:  $Q = \frac{(P-0.2S)^2}{P+0.8S}$

Where Q = Runoff rate in inches  
S = Soil storage factor (see soil factor calculations)  
P = Rainfall = 5.50" (3 year, 1 day storm)

S<sub>DEVELOPED</sub> =  $\frac{10.9" \times 0.026 \text{ acres}}{0.066 \text{ acres}} = 4.29"$

Q<sub>DEVELOPED</sub> =  $\frac{[5.50" - 0.2(4.29")]^2}{5.50" + 0.8(4.29")} = 2.41"$

4) ESTIMATED RUNOFF VOLUME FOR 3 YEAR, 1 DAY STORM:

Runoff Volume = Runoff Rate x Proposed Addition Area

(Runoff Volume)<sub>DEVELOPED</sub> =  $2.41" \times 0.066 \text{ acres} \times \frac{\text{ft}}{12 \text{ in.}} = 0.013 \text{ acre-ft}$

ZERO Discharge stage corresponding to 0.013 acre-ft = 13.01 NAVD  
6" Swale to be provided in certain areas to maintain 13.01 NAVD boundary around site. (Please see site plan)

Cascade 2001 Version 1.0  
File: 3YR-1DAY Date: September 22, 2021 Page 1

Project Name: 2833 Saranac Ave  
Reviewer: ANDRE WEBSTER, P.E.  
Project Number: 21-086  
Period Begin: Jan 01, 2000;0000 hr End: Jan 04, 2000;0000 hr Duration: 72 hr  
Time Step: 0.2 hr, Iterations: 10

Basin 1: ON-SITE

Method: Santa Barbara Unit Hydrograph  
Rainfall Distribution: SFWMD - 24 hr  
Design Frequency: 3 year  
1 Day Rainfall: 5 inches  
Area: 0.066 acres  
Ground Storage: 4.29 inches  
Time of Concentration: 1 hours  
Initial Stage: 12 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
12.00	0.00
12.50	0.00
13.00	0.01
13.50	0.03
14.00	0.04
14.50	0.07
15.00	0.10

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

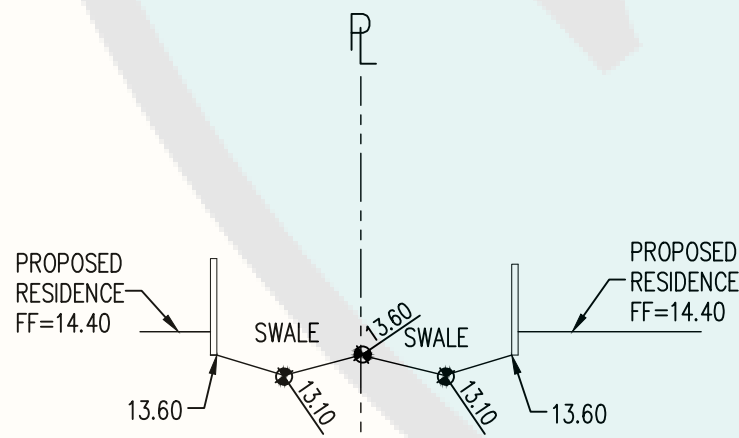
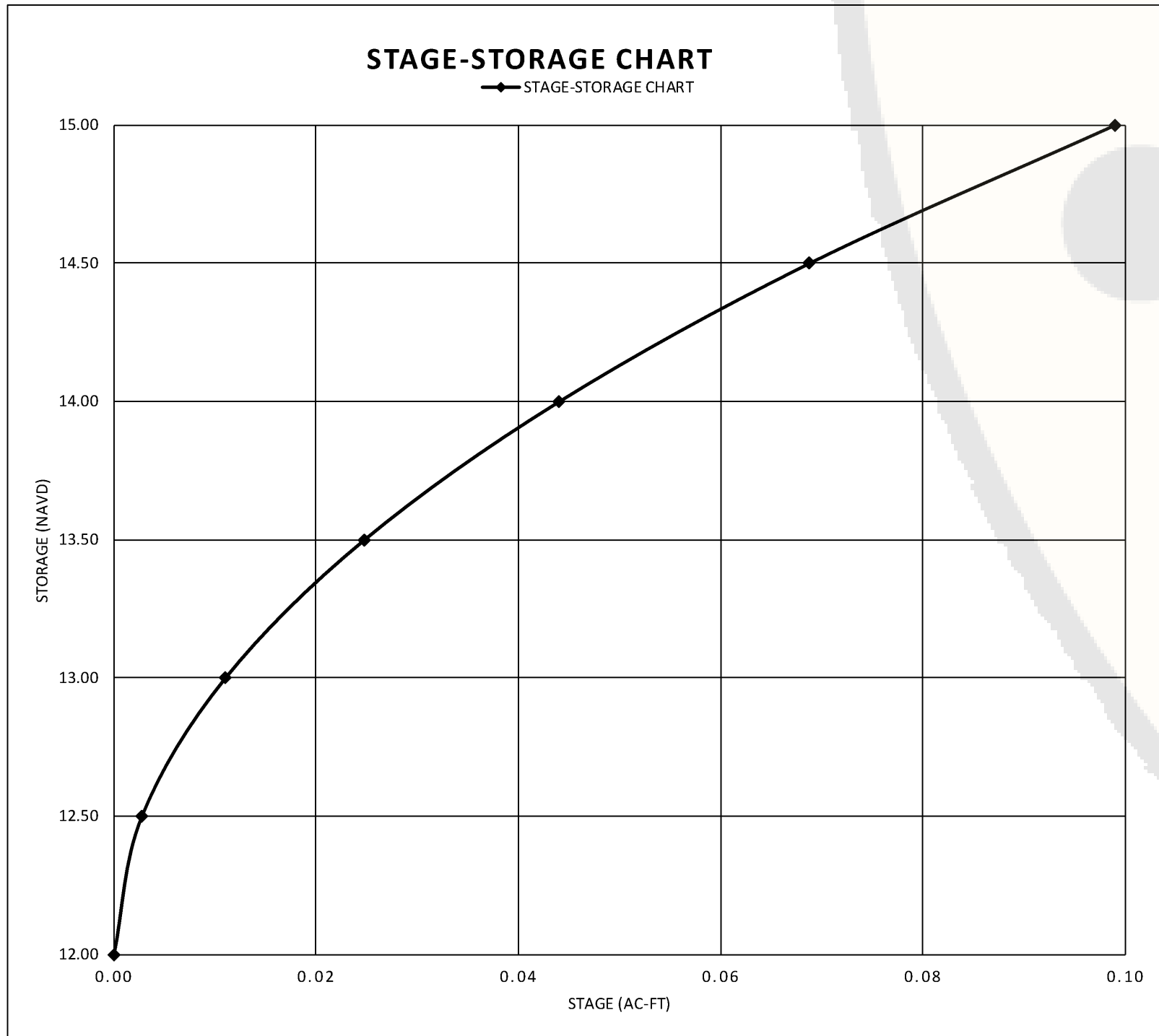
Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
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BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
ON-SITE	13.01	34.60	12.00	0.00

BASIN WATER BUDGETS (all units in acre-ft)

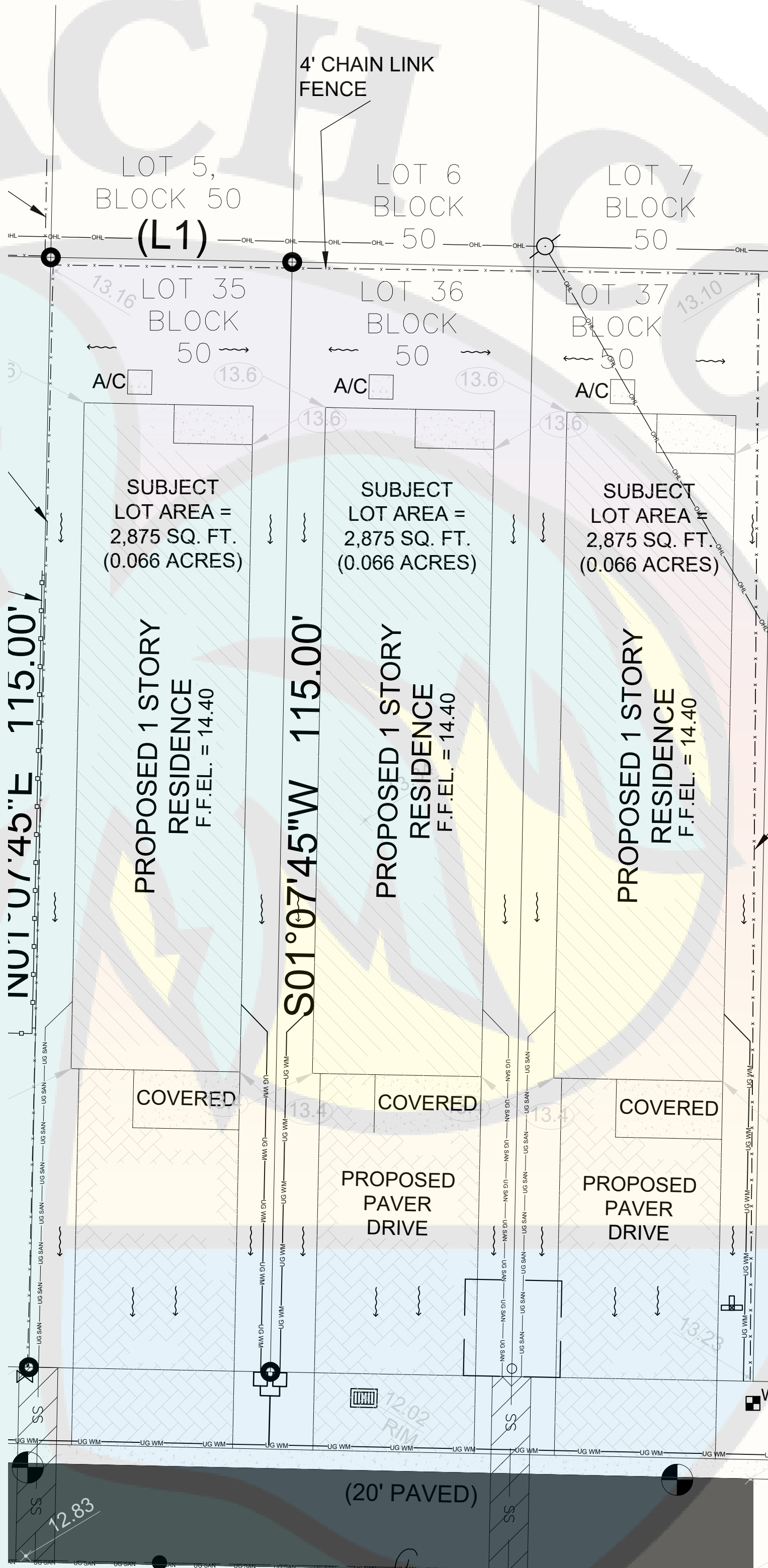
Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
ON-SITE	0.01	0.00	0.00	0.00	0.01	0.00



ELEVATIONS VARIES BASED ON LOCATION ON LOT

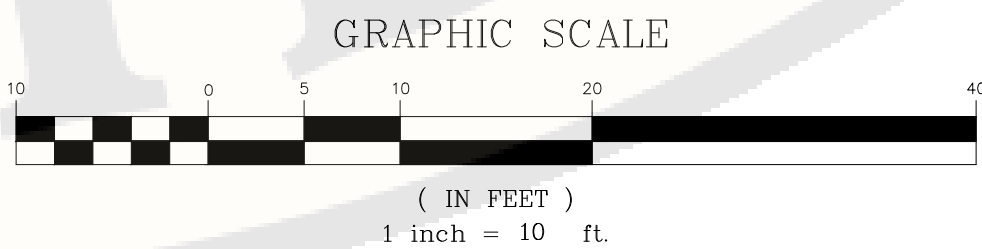
TYPICAL SECTION

SCALE: 1"=5'



SARANAC AVENUE  
(40' R/W)

LOT 2  
"WESTGATE VILLAGE"  
(P.B. 107, PG. 179)



Know what's below.  
Call before you dig.



LOCATION MAP

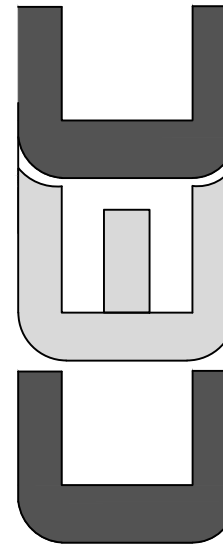
PROJECT SITE

LEGEND

- EXISTING ELEVATION PER LANDTEC SURVEYING (NAVD)
- PROPOSED ELEVATION CONTOUR
- FLOW DIRECTION
- PROPOSED GRADE (NAVD)

NOTE:

- MOST GRADES AROUND THE BOUNDARY ARE AT OR ABOVE 13.01 NAVD WHICH IS THE REQUIRED ELEVATION TO RETAIN ALL STORMWATER RUNOFF ON-SITE.



CIVIL ENGINEERING CONSULTING, INC.  
CERTIFICATE OF AUTHORIZATION #33369  
8195 WHITE ROCK CIRCLE  
BOYNTON BEACH, FL 33436  
Phone: 561-847-0398

www.cec-fl.com  
andre@cec-fl.com

No:	Revisions:	Date:

DRAINAGE PLAN FOR:  
**PROPOSED RESIDENCE**  
2833 SARANAC AVE. LOT 36  
WEST PALM BEACH, FL

Project #:	21-086
Issue Date:	09/12/21
Drawn By:	AMW
Chkd By:	AMW
Scale:	As Shown



SHEET TITLE

DRAINAGE &  
GRADING PLAN

SHEET NUMBER:

C1

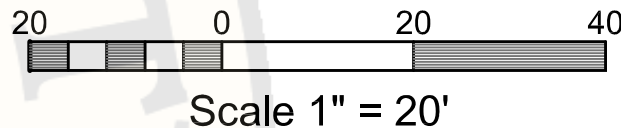


Reviewer	Agency	Date
Costa, Peggy	Permit Tech	09/23/2021
Reviewed for compliance		

B-2021-042545-0000

REVISIONS:
08/25/2021 Added site plan information.

- SURVEY NOTES:**
- 1.) Lands shown hereon were not abstracted for easements and/or rights-of-way of record by this office.
  - 2.) Area of subject property = 2,875 square feet (0.0660 acres).
  - 3.) Elevations shown hereon are based on North American Vertical Datum of 1988 (NAVD 88).
    - a) Originating benchmark = Leica Global Positioning System.
    - b)  $\times 00.00$  = existing elevation (NAVD 88 typical).
    - c)  $\odot 0.0$  = proposed elevation.
    - d)  $\rightarrow$  = drainage flow.
  - 4.) No underground improvements located.
  - 5.) Bearings shown hereon are State Plane Grid (NAD 83/90 ADJUSTMENT, FLORIDA EAST ZONE). The basis of bearing is the centerline of Saranac Ave., having a bearing of N.88°52'44"W.
  - 6.) This firm's "Certificate of Authorization" number is "LB 6838".



LINE TABLE		
LINE	BEARING	LENGTH
L1	S88°52'44"E	25.00'
L2	N88°52'44"W	25.00'

SITE SPECIFIC LEGEND:  
= WATER SPICKET

**CERTIFIED TO:** Nestor Martin Real Estate Holdings, LLC  
**PROPERTY ADDRESS:** Lot 35, Saranac Ave, West Palm Beach, FL 33409  
**FLOOD ZONE:** X (FIRM 120192-12099C0578F 10/05/2017)  
**DESCRIPTION:** (PCN: 00-43-43-30-03-050-0350)  
Lot 35, Block 50, of WEST GATE ESTATES (NORTH SECTION), according to the map or plat thereof as recorded in Plat Book 8, Page 38, of the Public Records of Palm Beach County, Florida.

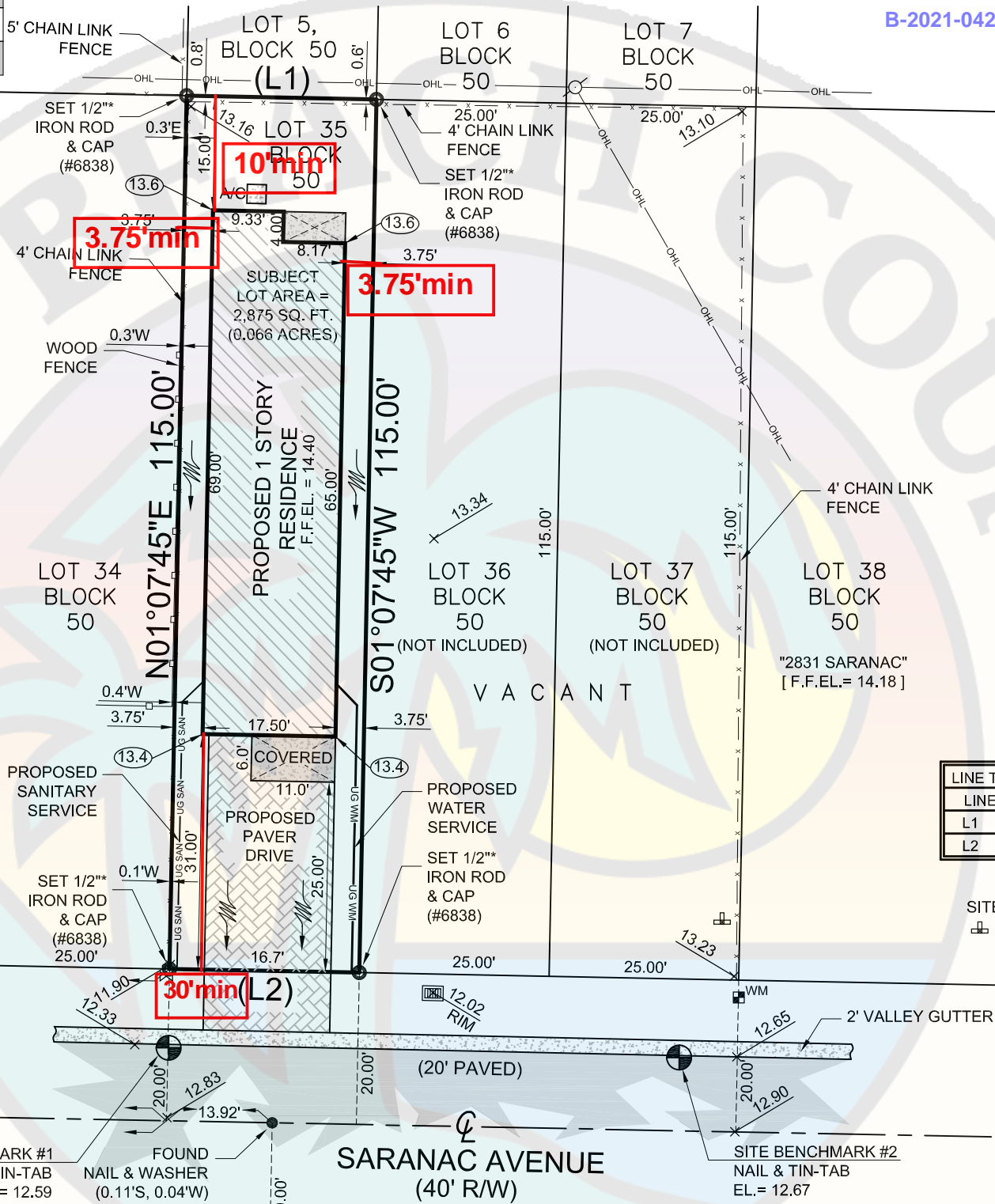
**SITE PLAN / BOUNDARY SURVEY**

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

Digitally signed by Michael J Miller  
Date: 2021.08.25  
16:18:19 -04'00'  
Surveyor, Florida Certificate No. MICHAEL J. MILLER #4034

CRD. FILE	Y210950
-----------	---------

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



SCALE:	1" = 20'
DRAWN BY:	PICARD
FIELD WK:	M.M. / B.M.
DATE:	08/03/2021

**MILLER LAND SURVEYING**

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

REF:	P94/14
PREV. JOB NO'S.	Y210950-A
JOB NO.	Y210950-A-siteplan
S - 49,167 - A	







This instrument prepared by & return to:  
Evan Miller  
Sunshine State Title LLC  
1665 Palm Beach Lakes Blvd.  
Suite #101  
West Palm Beach, FL 33401  
Consideration: \$102,000.00  
Tax ID No: 00-43-43-30-03-050-0350  
Our File: 200056

## Warranty Deed

Made this 9th day of April, 2021 by Dawn Riestenberg, as Personal Representative of the Estate of Brenda S. Henry, whose post office address is 8155 Woodland Ave, Stonewood, WV 26301, hereinafter called the grantor, to Nestor Martin Real Estate Holdings, LLC, a Florida Limited Liability Company, whose post office address is 15380 Meadow Wood Drive, Wellington, FL 33414 hereinafter called the grantee,

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

**WITNESSETH:** that the grantor for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00), and other variable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situated in Palm Beach County, Florida, viz:

Lot 35, 36, and 37, Block 50, of WEST GATE ESTATES (NORTH SECTION), according to the map or plat thereof, as recorded in Plat Book 8, Page 38, of the Public Records of Palm Beach County, Florida.

Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor nor any members of the household of Grantor reside thereon.

Parcel ID Number: 00-43-43-30-03-050-0350

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

**To Have and to Hold**, the same in fee simple forever.

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to the current year.

**In Witness Whereof**, the said grantor has signed and sealed these presents the day and year first above written.

*Signed, Sealed and Delivered in Our Presence:*

Melissa Morrison  
Witness  
Melissa Morrison  
Print Name

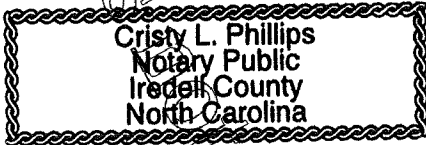
Shane Phillips  
Witness  
Shane Phillips  
Print Name

Dawn Riestenberg  
Dawn Riestenberg, Personal Representative  
Of the Estate of Brenda S. Henry

State of: North Carolina  
County of: Iredell

SWORN TO AND SUBSCRIBED before me, by means of ☒ physical presence or ☐ online notarization, this 7<sup>th</sup> day of April, 2021, by Dawn Riestenberg. She is ☐ personally known to me or ☒ produced Driver's License as identification (check one).

(Seal)



[Signature]  
NOTARY PUBLIC  
Print Name: Cristy L. Phillips  
My Commission Expires: May 7<sup>th</sup>, 2024

a certified copy



CONSTRUCTION PROGRESS PHOTOS OF 2833, 2835 & 2837 SARANAC AVE. – NESTOR MARTIN COTTAGE HOMES







# 2021025 Cherry Road - Check needed to fund Design Phase

Holly Knight

Tue 8/2/2022 2:40 PM

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

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

Elizee,

Please provide a second check for the 2021025 Cherry Road project in the amount of \$120,000.

This is necessary to fund the remainder of the design phase for the project.  
Please see below for a breakdown of costs.  
Please confirm receipt of this email and provide an estimated time to process the request.

Thank You,  
Holly

---

Initial check from CRA: \$208,538

Original task:	\$54,950 ( <i>executed</i> )
Subtotal Supp. #1:	\$99,500 ( <i>being processed for execution</i> )
Subtotal Supp. #2:	\$138,400 ( <i>on hold pending receipt of 2<sup>nd</sup> check</i> )
Add'l Contingency:	\$35,700

**Additional funds needed: \$120,000**

---

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