



WESTGATE/BELVEDERE HOMES COMMUNITY REDEVELOPMENT AGENCY

Monday September 12, 2022 Board Meeting

1280 N. Congress Ave. Suite 215

West Palm Beach FL 33409

**NOTE: Agenda Summary (Pages 3-9)
Staff Report (Pages 10-17)**

- 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 18 - 23)**
- IV. PUBLIC COMMENTS**
- V. DISCLOSURES**
- Vi. CONSENT AGENDA**
- VII. REGULAR AGENDA**
 - 1. Approval of Use of Compensating Storage Mitigation Credits from SFWMD Westgate Central Lake Improvements to the Autumn Ridge Apartment Complex (Page 24)**
 - 2. Approval of DRO Application for the Westgate Terrace 46-Unit Mixed-Use Development and Concurrent Type 2 Variance & Type 1 Waiver (Pages 25 -60)**
 - 3. Authorization to Use Loan Proceeds and Grant Reimbursement to Pay for Projects Started or Completed Before or After the Approval of the Loan**
 - 4. CRA Logo Redesign - Working Proofs for Board Discussion Only (Page 61)**



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.



AGENDA ITEMS
Westgate/Belvedere Homes CRA Board Meeting
In Person and Via Zoom
September 12, 2022

REGULAR AGENDA

1. Approval of Use of Compensating Storage Mitigation Credits from the Westgate Central Lake Improvements to the Autumn Ridge Apartment Complex

A. Background and Summary: The Autumn Ridge development has been approved by Beach County Zoning Division to build 106 apartments, 1,100 square feet of retail and 171 parking spaces at 1610 Congress Avenue. Autumn Ridge will include 32 workforce housing units to meet the requirements of the Westgate CRA density bonus pool. The development needs assistance meeting its compensating flood plain storage requirement. Compensatory storage is area needed to offset any loss of flood storage capacity when new buildings or fill disturb historical flood storage areas. A large amount of storage is needed due to the low elevation and historical flood storage in the area. Some storage will be provided on site in plastic storm tanks that will be located under the parking areas. Yet six acre-feet of additional storage will be needed to meet all the storage required by the South Florida Management District. The developer is seeking assistance from the CRA to offset the deficit.



This is the second time the CRA has received an official request for compensating flood plain storage credits. The CRA had retained the services of Higgins Engineering to request South Florida Water Management District (SFWMD) to restore compensating storage credits for excavation works created by the CRA over the past few years. SFWMD had agreed to restore 30 acre-feet of storage capacity that the CRA can bank for other projects.

The CRA has already pledged 8 acre-feet to the Greene Apartment. The Autumn Ridge Apartment is requesting another 6 acre-feet of storage.

B. Recommendation: Approve the use of 6 acre-feet of compensating storage to the Autumn Ridge Apartments from the Westgate CRA's mitigation credits bank.

2. Approval of DRO Application for Westgate Terrace 46-Unit Mixed-Use Development and Concurrent Type 2 Variance & Type 1 Waiver

A. Background and Summary: The +/-2-acre site is located on the southeast corner of Westgate Avenue at Seminole Boulevard. The land assemblage consists of 7 contiguous parcels, six of which were purchased by the CRA. All parcels are zoned General Commercial (CG) and have a Commercial High with an underlying residential future land use (FLU) designation of 8 du/acre (CH/8). Located within the boundaries of the Neighborhood Commercial (NC) Sub-area of the WCRAO zoning overlay, the site is at the heart of the Agency's focal redevelopment corridor. The site is in the U/S Tier as well as in the Revitalization and Redevelopment Infill Overlay (RRIO), Urban Redevelopment (URA) Planning Study Area, and the Westgate CCRT area. There are no prior development approvals on record.



The site is bounded by Westgate Avenue to the north, Seminole Boulevard to the west, and Nokomis Avenue to the south. The newly completed Mi Pais Express mixed-use project, zoned CG with a CH/8 FLU is directly across Westgate Avenue to the north. Immediately adjacent to the site to the east is a longtime existing commercial use, South Florida Choppers (zoned CG with a CH/8 FLU), as well as a vacant commercially zoned lot; to the south, across Nokomis Avenue are single family residential homes; and, to the west, across Seminole Boulevard is a commercial vehicle sales and rental use on a site currently owned by the CRA, now set aside for the future construction of a County fire station.

Westgate Terrace by Danza Group of Westgate, LLC is a culmination of years of CRA land acquisition efforts, comprehensive plan and zoning code implementation, and an intergovernmental partnership with the County's Department of Housing & Economic Development to realize the kind of dense mixed use infill redevelopment envisioned for Westgate Avenue in the CRA's Redevelopment Plan. The project components and design is meant to inspire investor interest, as well as create a template for future mixed use development along the corridor. The 46-unit mixed-use project is comprised of 26 two-bedroom, and 20 three-bedroom multifamily rental units on three upper floors, which includes 2 two-bedroom ADA units and 2 three-bedroom units proposed for the ground floor, for a total residential GFA of 55,178 sf. Ground floor professional and medical office space totals 12,339 sf., with 622 sf. set aside for rental offices and the building lobby. The building footprint is proposed at 19,002 sf.; total building square footage is proposed at 76,011 sf.

Mixed use is both permitted by WCRAO code, and preferred and encouraged by the Agency in the NC Sub-area, and multifamily residential is permitted by right in non-residential zoning districts where mixed use is permitted in the WCRAO. Since both professional and medical office are permitted by right uses, the trigger for DRO review is the request for additional density. The site has a FLU of 8 du/acre which allows for 16 units permitted by right. To achieve the desired density, the applicant is requesting 30 units, or 15 additional units per



acre, from the WCRA Density Bonus Program (DBP) pool; ten (10) of the 30 WCRAO DBP units are required to be deed restricted as workforce housing. A density increase of up to 50 bonus units per acre is allowed in the NC Sub-area by the Program. The additional units needed may be approved by the DRO if the increase does not exceed 22 du/acre; this project remains within the administrative review threshold with a request for additional density of 15 du/acre. The project has been designed with the form-based, urban massing provisions of the NC Sub-area of the WCRAO, which requires a front and side street build to line, a building frontage of 80%, and a minimum two-story height. Vehicular access to parking is from Seminole Boulevard and Nokomis Avenue as required when available; a subdivision variance from Land Development is necessary to allow access to a commercial use from a roadway with a ROW width of less than 80 ft., and Nokomis Avenue has a ROW width of 40 ft. as do many local roads in North and South Westgate Estates. Pedestrian access is from a primary entrance on the Westgate Avenue elevation. An outdoor recreation amenity is located in the east side of the building and on the northeast side of the property.

In 2018, the Danza Group, LLC a New Jersey based developer entered into an option agreement with the CRA to purchase the land assemblage at Westgate Avenue at Seminole Boulevard for the development of a mixed use project. The CRA had begun acquiring parcels at this intersection in 2005, recognizing the potential for redevelopment along Westgate Avenue at the corner of Seminole Boulevard which acts as a primary interior north-south connector roadway in the district, running from Okeechobee Boulevard to Troy Boulevard, one block north of Belvedere Road. Following the execution of the option agreement, the developer began working with the County's Department of Housing & Economic Development to obtain federal financing for the project from the Department of Housing and Urban Development (HUD). In 2021, the CRA was able to acquire a 6th property on Nokomis Avenue to square off the land assemblage using CDBG funding provided by DHED from the County's annual allocations. The final missing property on Westgate Avenue was purchased by the developer directly in 2022. In late 2021, the developer secured the funding necessary to move forward



with design and entitlements. The option agreement provides that the control of the land is held by the CRA until entitlements are obtained. All but the CRA-owned units are now vacant. Once entitlements are secured, the CRA will begin the process of relocating its tenants, allowing the structures to be demolished to make way for the proposed project.

Westgate Terrace will receive 30 units from the CRA bonus density pool and will need to set aside 20% of the total unit count for affordable housing for 30 years as follows:

- 10 units at a maximum of 40%, or a minimum of 10% = **4 units** restricted at **WHP Low Income** category (60%-80% MFI) or **1 unit** restricted at **WHP Low Income** category (60%-80% MFI). The developer has chosen to satisfy the minimum requirement with **1 unit** at **WHP Low Income** category, appropriate for the project income mix.
- 10 units at 10% = **1 unit** restricted at **WHP Moderate 1 Income** category (>80-100% MFI)
- The remaining **8 units** (8) restricted as **WHP Moderate 1 Income** category (>80-100% MFI)

Summary of Request:

The subject application requests a recommendation of approval from the Westgate CRA Board for the proposed development to include the following:

1. DRO approval for an allocation of 30 dwelling units (an increase of 15 dwelling units per acre) from the WCRAO Density Bonus Program unit pool;
2. Approval of a Concurrent Type 2 Variance for a reduction in the minimum gallery width per Figure 3.B.14.G – WCRAO Arcade and Gallery Standards, where a 12 ft. wide gallery is required, and an 8 ft. wide gallery is provided;
3. Approval of a Type 1 Waiver allowing a maximum 15% reduction in the required number of parking spaces (Art. 6.C.1.A.1.a);
4. An allocation of 396 trips per day and 31 pm peak hour trips from the WCRA Transportation Concurrence Exception Area (TCEA) pool; and,



5. Final DRO Site Plan approval.

B. Recommendation: Staff recommends approval of **approval** of the applicant's proposal to develop a 76,011 sf. 4-story 46-unit mixed use multifamily rental development with ground floor commercial uses on a 2-acre site located at the southeast corner of Westgate Avenue and Seminole Boulevard to include the following:

1. DRO approval for an allocation of 30 dwelling units (an increase of 15 dwelling units per acre) from the WCRAO Density Bonus Program unit pool;
2. Approval of a Concurrent Type 2 Variance for a reduction in the minimum gallery width per Figure 3.B.14.G – WCRAO Arcade and Gallery Standards, where a 12 ft. wide gallery is required, and an 8 ft. wide gallery is provided;
3. Approval of a Type 1 Waiver allowing a maximum 15% reduction in the required number of parking spaces (Art. 6.C.1.A.1.a);
4. An allocation of 396 trips per day and 31 pm peak hour trips from the WCRA Transportation Concurrency Exception Area (TCEA) pool; and,
5. Final DRO Site Plan approval.

3. Authorization to Use Loan Proceeds and Grant Reimbursement to Pay for Projects Started or Completed Before or After the Approval of the Loan

A. Background and Summary: Staff is negotiating an \$11,000,000 loan to pay for infrastructure improvement on Westgate Avenue, Seminole Blvd and Cherry Road. Since these projects are partially funded by the Transportation Planning Agency (TPA) and the Florida Department of Transportation (FDOT), staff is seeking authorization to use the grant reimbursements to fund other projects such as land assembly, drainage, housing and other projects.



B. Staff Recommendation: Authorize staff to use the loan proceed and/or grant reimbursement to pay for other projects started or completed before or after the loan was approved.

WESTGATE/BELVEDERE HOMES CRA BOARD MEETING September 12, 2022

Staff Update on In-House Projects

Website & CRA Logo Redesign/Re-branding

Background: the 2017 CRA Redevelopment Plan identified Market Positioning, specifically a “Re-brand & Re-boot Westgate” campaign, as a necessary focus area to implement the goals & objectives of the Agency. An updated, modern and more functional website, along with a re-branded logo will set the stage for a push toward economic development. CRA staff is working with Dang Good Graphics, the Agency’s current website administrator/designer on a new website and logo. Staff will seek Board input on the working logo proof at the September Board meeting.

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

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 Benzo(a)pyrene (BaP) in the northwest corner of the property. Cardno will determine whether remedial action is warranted.

Cardno conducted a Phase II assessment in early December. Findings indicate trace amounts of contamination (arsenic & BaP) in the soil; the groundwater is said to be clear. CRA Staff is pursuing a more thorough soils study through funding available through TCRPC prior to issuing an RFP. Phase I ESA findings indicate the need to conduct further assessment of the site to determine if historical adjacent uses have negatively impacted the site. The CRA was approved by the TCRPC for a Phase I Environmental Assessment on September 9, 2021. Brownfields environmental consultants Cardno, completed the Phase I assessment in mid-October 2021.

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

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

Demolition of CRA-Properties (COMPLETED)

Update: The structures have been demolished!

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

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

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

The DHES contractor will acquire all necessary permits and complete the work. The CRA will likely plant grass following site clearance. The demolition is anticipated to cost \$60-80,000.

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. CRA staff 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: The project is fully designed, with the LAP agreement on hold until February 2023 pending funding.

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 18th meeting. The Seminole project was ranked #1. Staff and WGI presented the projects to FDOT and BTPAC in early April; Seminole was ranked #1 and Cherry Rd was #4. The Board recommended that the Seminole Blvd project should be prioritized since it ranked higher and is a larger project.

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

Seminole Blvd Complete Streets 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 20th. Bid opening is scheduled for March 29th.

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: Phase II of the streetlights & sidewalks project is 80% complete. 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.

The BCC is considering an agenda item on June 16th for the design of this second phase. The TPA Governing Board voted to adopt the TPA List of Priority Projects for the LRTP FY 2020-2024 at their September 20, 2018 meeting. Projects that met TPA and FDOT eligibility requirements were ranked by internal advisory boards, committees and TPA Staff to be forwarded 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 (95% COMPLETE)

Update: The water main and drainage work is complete. Phase I of the TPA grant project for sidewalks and streetlights project is 95% complete. The streetlights are not lit pending installation of a transformer. 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 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 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"> September 2022 Board meeting 4 stories, 44 units – professional office/medical office use on ground floor CRA-owned parcels, developed with NMTC fed grant in partnership with CRA/PBD DHED
Greene Industrial (aka McDonald Industrial)	1501 N. Florida Mango Rd.	<ul style="list-style-type: none"> 5/9/22 CRA Board meeting 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
The Hangar & Airfield Business Park	1050 N. Congress Ave. (former PBKC collateral property)	<ul style="list-style-type: none"> BCC approval in August 2022 2/14/22 CRA Board meeting 60,000+ sf of privately owned warehouse units (The Hangar) with collocated additional warehouse, vehicle sales/repair, community and assembly membership non-profit space
EZ Express Carwash	1098 N. Military Trail (Walmart MUPD)	<ul style="list-style-type: none"> In Zoning – review for ABN of restaurant use & DRO approval for a 2,700 sf automatic carwash
Cherry Road Plaza MUPD	Cherry Rd	<ul style="list-style-type: none"> ZC approval in March In Zoning – review for ABN, DOA, Variances, DRO approval for a 161,000 sf (phased) self-service storage facility
Broward Motorsports	2300 Okeechobee Blvd	<ul style="list-style-type: none"> Certified for PH – DOA to address phased plan, additional square footage for storage/retail, access
Murphy Express Gas Station/C-store	1010 Military Trail (Walmart MUPD)	<ul style="list-style-type: none"> DROE approval February demolish vacant Walgreens, relocate/ expand existing Murphy Express/add c-store
Palm Key Apartments	Cherokee Ave	<ul style="list-style-type: none"> DRO approval in March 7 townhome-style multifamily units on .46 ac – utilizing CRA density bonus units
Museo Vault self-service storage (now Uovo Art)	4200 Westgate Ave	<ul style="list-style-type: none"> In permitting BCC approval of ABN- Sept. '21 meeting proposing a 4-story, 50,000 sf fine art and antique storage facility
Autumn Ridge LITC mixed use	Congress Ave	<ul style="list-style-type: none"> In permitting with SFWMD DRO approval – LITC funded, will move forward with permitting 106 units by Landmark Construction, 90% of units at or below 60% of AMI – 77 DBP units, TCEA and rezoning from RM to CG
Soapy Shark Car Wash (formerly KFC/Jack's)	2200 Okeechobee Blvd.	<ul style="list-style-type: none"> In construction DRO Approval & 6 variances required
Duplex development	1115 Osceola	<ul style="list-style-type: none"> In construction Utilizing 1 WCRA density bonus unit, non-conforming lot
Congress Avenue - Greene Apartments	1710 N. Congress Ave	<ul style="list-style-type: none"> In construction 198 units (138 density bonus units from WCRA pool; 55 income restricted) SFWMD permit utilizes available acre feet from the Preserve

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

August 08, 2022

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

Mr. Daniels, the Board Chair, called the meeting to order at 5:01p.m. The roll was called by Ms. Bui.

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

Absent: 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 (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 (5-0)

III. ADOPTION OF W/BH CRA MINUTES

- It was moved by Ms. Haggerty and seconded by Ms. Rufty to adopt the July 11, 2022 minutes. Motion carried (5-0)

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. Adoption of FY 2022-2023 Budget

Mr. Michel presented the item. This is the second 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 and include a 6% County recommended raise for all employees and reclassification for Mai Bui. 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. This funding is

provided on a reimbursement basis. This information is being shared with the Board to show the TPA grant activities and timeline. These funds are not administered by the CRA. The TPA grants are administered on a reimbursement basis.

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

Staff recommends that the Board adopts the FY 2022-2023 Budget and approve a resolution to forward the budget to the Board of County Commissioners for final approval.

It was moved by Ms. Haggerty and seconded by Ms. Rufty to authorize to adopt the FY 2022-2023 Budget and approve a resolution. The motion passed unanimously (5-0)

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

Mr. Michel presented the item. 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 built 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.

Staff recommends that the Board authorizes 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.

It was moved by Ms. Rufty and seconded by Mr. Gilles to authorize approval of reimbursement grant of \$15,000 from the Site Development Assistance Grant Program. The motion passed unanimously (5-0)

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

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

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

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.

Staff recommends that the Board authorizes staff to provide additional funds not to exceed \$120,012 to the Engineering Department to fund the design of the Cherry Road Streetscape project.

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

VIII. STAFF REPORTS

Westgate Avenue waiting for a loan. The project cost has increased from the time it was conceived to today. Prices have doubled from 2018 to 2022. A request for extension, while we wait for the loan, was submitted to FDOT. The issuance of the loan needs Board of County Commissioners (BCC) authorization. Ms. Dorritt Miller, Assistant County Administrator, reported that though the Ordinance that created the CRA does not require additional approval from the BCC for issuance of loan, the State Statutes require a BCC approval for issuance of bond or loans by the CRA. She also stated that the County is seeing a price increase on all the projects that they are starting now. Mr. Lewis added that the projects need to move faster because they can become cost prohibitive after a while.

Belvedere Heights Streetlight and sidewalks are nearing completion. Water mains replacement, installation of drainage system and swell project have been completed.

Streetlights for Westgate Estates are in the works. All the lights were replaced with LED. The design to add lights has been completed. Supplies have been ordered. Construction for the additional light poles will start within four months.

The Greene Apartment is making good progress.

Oswego Oaks neighborhood park signs was installed in July.

Cameras has been installed at Oswego Oaks Park. The camera will cover the park and the dog park across the street.

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

IX. AJOURNMENT

It was moved by Ms. Rufty and seconded by Mr. Lewis to adjourn the meeting. The meeting adjourned at 5:53p.m.

Mai Bui Administrative Assistant, Westgate CRA



August 16, 2022

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

Attention: Elizee Michel, Executive Director

Regarding: Autumn Ridge – C-51 Compensating Floodplain Storage Request

Ladies and Gentlemen,

Please accept this letter as our request to be placed on the September 12 Board agenda to discuss assignment of some of the CRA's compensating floodplain storage credits to the Autumn Ridge project.

As with The Greene Apartments, we'd like to ask for the board to give authority to staff to provide the necessary credits.

We believe that out of the approximately 30 acre-feet in your account, this project will need about 6 acre-feet.

Please advise should you have any questions or need additional information.

Best regards,

Richard V Reikenis, PE
President

cc: Justin Gilbert, Landmark Development

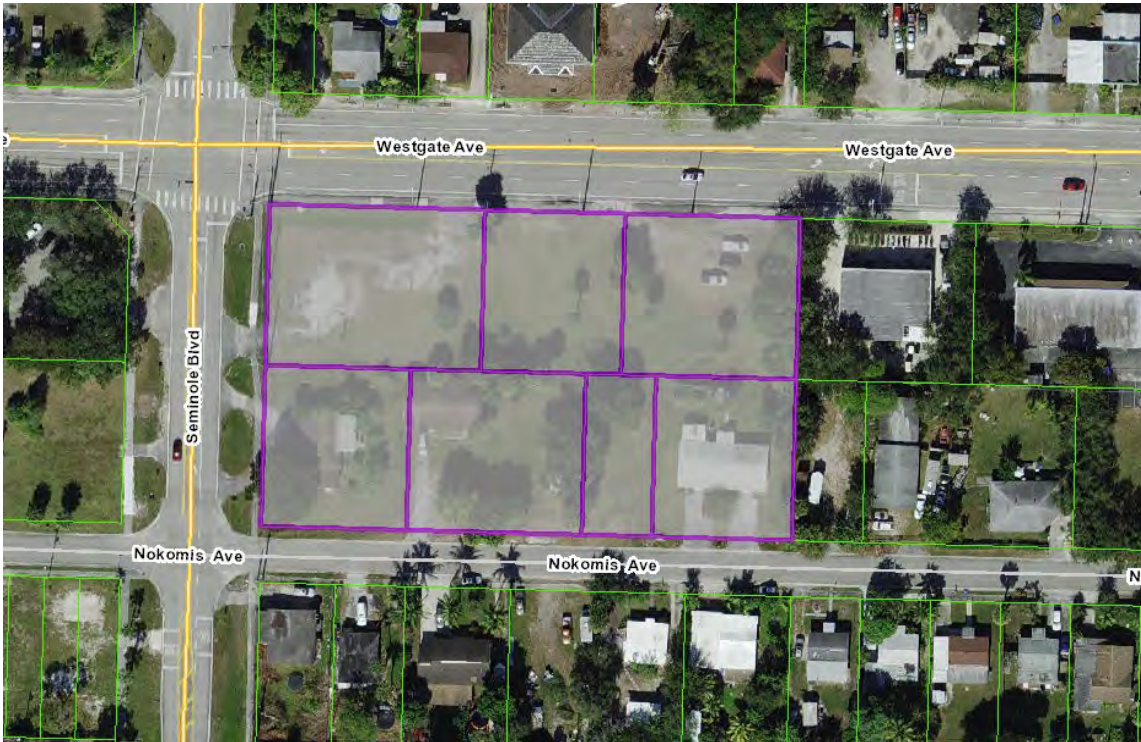


Westgate CRA Board Meeting
September 12, 2022

AGENDA ITEM SUMMARY

Westgate Terrace
2636 Westgate Avenue
Control No. 1994-00094

**DRO Approval for a 46-Unit Mixed-Use Development
Concurrent Type 2 Variance & Type 1 Waiver**



Location Map

Project Overview & History:

The +/-2-acre site is located on the southeast corner of Westgate Avenue at Seminole Boulevard. The land assemblage consists of 7 contiguous parcels, six of which are CRA-owned. All parcels are zoned General Commercial (CG) and have a Commercial High with an underlying residential future land use

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Westgate CRA Board Meeting
September 12, 2022



(FLU) designation of 8 du/acre (CH/8). Located within the boundaries of the Neighborhood Commercial (NC) Sub-area of the WCRAO zoning overlay, the site is at the heart of the Agency's focal redevelopment corridor. The site is in the U/S Tier as well as in the Revitalization and Redevelopment Infill Overlay (RRIO), Urban Redevelopment (URA) Planning Study Area, and the Westgate CCRT area. There are no prior development approvals on record.

Four of seven lots are now vacant; the remaining three parcels are developed with duplex and triplex dwelling units. The site is bounded by Westgate Avenue to the north, Seminole Boulevard to the west, and Nokomis Avenue to the south. The newly completed Mi Pais Express mixed-use project, zoned CG with a CH/8 FLU is directly across Westgate Avenue to the north. Immediately adjacent to the site to the east is a longtime existing commercial use, South Florida Choppers (zoned CG with a CH/8 FLU), as well as a vacant commercially zoned lot; to the south, across Nokomis Avenue are single family residential homes; and, to the west, across Seminole Boulevard is a commercial vehicle sales and rental use on a site currently owned by the CRA, now set aside for the future construction of a County fire station.

Westgate Terrace by Danza Group of Westgate, LLC is a culmination of years of CRA land acquisition efforts, comprehensive plan and zoning code implementation, and an intergovernmental partnership with the County's Department of Housing & Economic Development to realize the kind of dense mixed use infill redevelopment envisioned for Westgate Avenue in the CRA's Redevelopment Plan. The project components and design is meant to inspire investor interest, as well as a create a template for future mixed use development along the corridor. The 46-unit mixed-use project is comprised of 26 two-bedroom, and 20 three-bedroom multifamily rental units on three upper floors, which includes 2 two-bedroom ADA units and 2 three-bedroom units proposed for the ground floor, for a total residential GFA of 55,178 sf. Ground floor professional and medical office space totals 12,339 sf., with 622 sf. set aside for rental offices and the building lobby. The building footprint is proposed at 19,002 sf.; total building square footage is proposed at 76,011 sf.

Mixed use is both permitted by WCRAO code, and preferred and encouraged by the Agency in the NC Sub-area, and multifamily residential is permitted by right in non-residential zoning districts where mixed use is permitted in the WCRAO. Since both professional and medical office are permitted by right uses, the trigger for DRO review is the request for additional density. The site has a FLU of 8 du/acre which allows for 16 units permitted by right. To achieve the desired density, the applicant is requesting 30 units, or 15 additional units per acre, from the WCRA Density Bonus Program (DBP) pool; ten (10) of the 30 WCRAO DBP units are required to be deed restricted as workforce housing. A density increase of



up to 50 bonus units per acre is allowed in the NC Sub-area by the Program. The additional units needed may be approved by the DRO if the increase does not exceed 22 du/acre; this project remains within the administrative review threshold with a request for additional density of 15 du/acre. The project has been designed with the form-based, urban massing provisions of the NC Sub-area of the WCRAO, which requires a front and side street build to line, a building frontage of 80%, and a minimum two-story height. Vehicular access to parking is from Seminole Boulevard and Nokomis Avenue as required when available; a subdivision variance from Land Development is necessary to allow access to a commercial use from a roadway with a ROW width of less than 80 ft., and Nokomis Avenue has a ROW width of 40 ft. as do many local roads in North and South Westgate Estates. Pedestrian access is from a primary entrance on the Westgate Avenue elevation. An outdoor recreation amenity is located in the east side of the building and on the northeast side of the property.

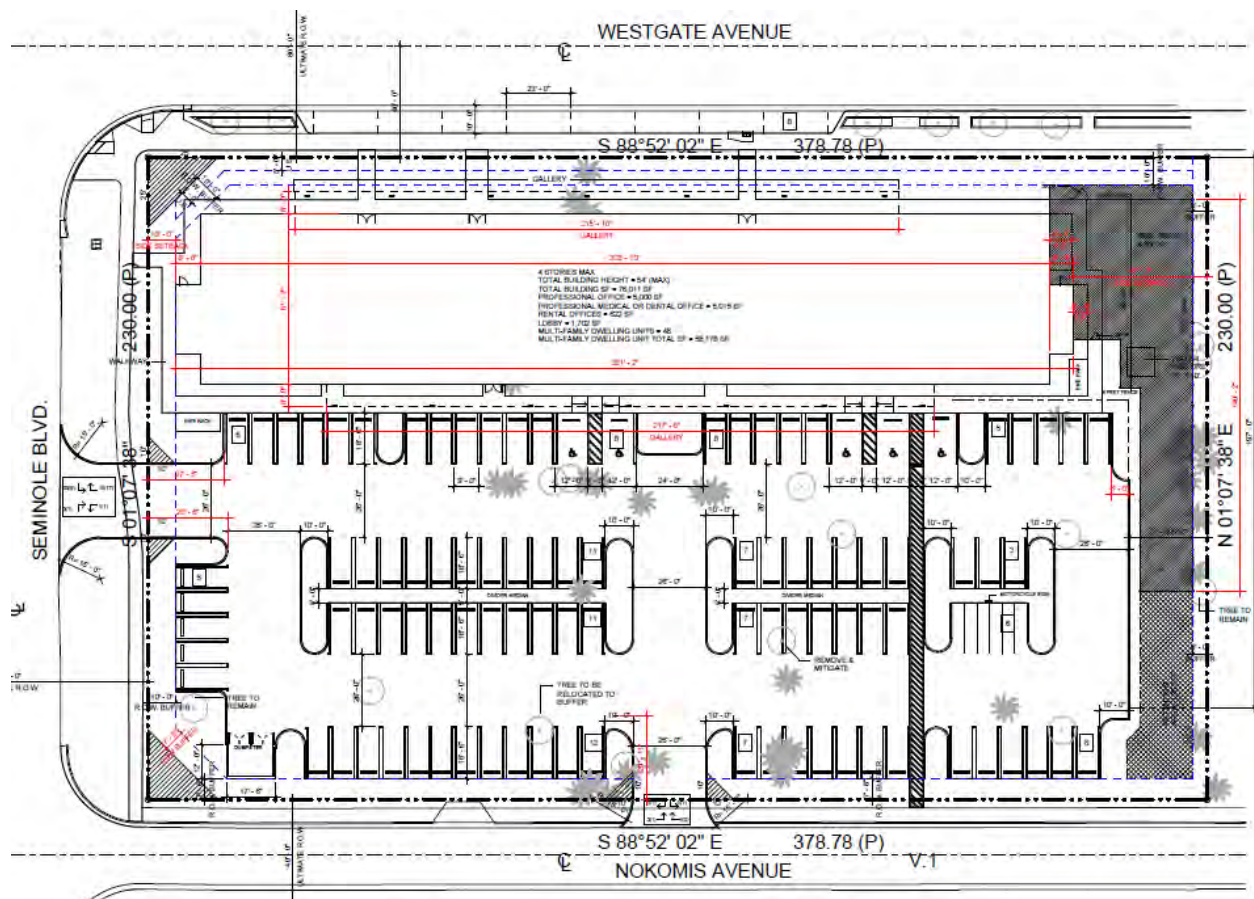
In 2018, the Danza Group, LLC a New Jersey based developer entered into an option agreement with the CRA to purchase the land assemblage at Westgate Avenue at Seminole Boulevard for the development of a mixed use project. The CRA had begun acquiring parcels at this intersection in 2005, recognizing the potential for redevelopment along Westgate Avenue at the corner of Seminole Boulevard which acts as a primary interior north-south connector roadway in the district, running from Okeechobee Boulevard to Troy Boulevard, one block north of Belvedere Road. Following the execution of the option agreement, the developer began working with the County's Department of Housing & Economic Development to obtain federal financing for the project from the Department of Housing and Urban Development (HUD). In 2021, the CRA was able to acquire a 6th property on Nokomis Avenue to square off the land assemblage using CDBG funding provided by DHED from the County's annual allocations. The final missing property on Westgate Avenue was purchased by the developer directly in 2022. In late 2021, the developer secured the funding necessary to move forward with design and entitlements. The option agreement provides that the control of the land is held by the CRA until entitlements are obtained. All but the CRA-owned units are now vacant. Once entitlements are secured, the CRA will begin the process of relocating its tenants, allowing the structures to be demolished to make way for the proposed project.

Summary of Request:

The applicant proposes to develop a 76,011 sf. 4-story 46-unit mixed use multifamily rental development with ground floor commercial uses on a 2-acre site located at the southeast corner of Westgate Avenue and Seminole Boulevard. The subject application requests a recommendation of approval from the Westgate CRA Board for the proposed development to include the following:



1. DRO approval for an allocation of 30 dwelling units (an increase of 15 dwelling units per acre) from the WCRAO Density Bonus Program unit pool;
2. Approval of a Concurrent Type 2 Variance for a reduction in the minimum gallery width per Figure 3.B.14.G – WCRAO Arcade and Gallery Standards, where a 12 ft. wide gallery is required, and an 8 ft. wide gallery is provided;
3. Approval of a Type 1 Waiver allowing a maximum 15% reduction in the required number of parking spaces (Art. 6.C.1.A.1.a);
4. An allocation of 396 trips per day and 31 pm peak hour trips from the WCRA Transportation Concurrency Exception Area (TCEA) pool; and,
5. Final DRO Site Plan approval.



Preliminary Site Plan



Staff Analysis:

A development application is reviewed by the CRA for general conformity to WCRAO Sub-area use regulations, PDR's, design guidelines, and other Art. 3.B.14. standards. The Agency's review and comments occur in advance of a separate, more extensive review of the site plan and related application documents by the Zoning Division and other County departments once a project enters the entitlements process. A primary objective of the CRA's review is to consider appropriateness of use and consistency with the intent, goals, and visions of the CRA Redevelopment Plan. Staff must also contemplate projects in the redevelopment district in a way that facilitates economic development, and investor interest, with a critical eye that considers how a project will impact the community over the long term.

Consistency with the WCRA Redevelopment Plan & and the WCRA Zoning Overlay

WCRAO property development regulations were established to encourage a pedestrian friendly environment, street presence, and mixed use developments that reinforce the smart growth principles of the CRA's Redevelopment Plan and the County's Comprehensive Plan. The NC Sub-area is intended to be the key focal point of the redevelopment area, with provisions to encourage and incentivize mixed-use development. The potential for this project to be a catalyst for infill development and redevelopment along the Westgate Avenue corridor cannot be understated. Medical office is a much needed community amenity; the developer has identified the area as underserved in this use with no convenient access to walk-in clinic or urgent care services. New mixed income housing stock that rents at market rate, with opportunities for the workforce, will increase the middle income population in the CRA and ultimately the demand for supporting commercial, retail or personal services will also increase.

WCRAO Property Development Regulations

The Westgate Terrace project is among the first large-scale development to be fully designed utilizing the form-based provisions of the NC Sub-area of the WCRAO, and to that end it acts as a test of the applicability and functionality of those provisions. The site exceeds the minimum lot dimensions required for mixed use development in the NC Sub-area. FAR is 87% and building coverage is 24% where 40% is allowed; the building bulk is vertical, the large parking footprint, recreation and onsite retention requirements, setbacks and buffers consumes the remaining buildable land. The combined frontage of the site is 378 LF. The NC Sub-area has an 80% building frontage requirement. The building width is at 303 LF, excluding setback stairwells on either side, providing the required 80% building frontage. A building length of 300 LF is the maximum length allowed in the Sub-area. Unfortunately, given the site dimensions, in meeting one standard, another is compromised, and a variance may be required. The



maximum building height in the NC is 72 ft. or 6 stories; the structure is 4 stories or 54 ft. Min building depth is 20 ft. and 60 ft. has been provided.

The project has been designed to address the Westgate Avenue/Seminole Boulevard intersection, so the structure is placed into the northwest corner of the side. A front and side street build to line of 10 ft. is required in the NC Sub-area. A 21 ft. front setback has been provided to allow for a 5 ft. utility easement (UE), a reduced ROW landscape buffer at 7.5 ft. and the projection of the structure's gallery feature at a depth of 10 ft. Standard code prohibits any structure to encroach into a setback. A perimeter 5 ft. walkway is also provided, placed 1 ft. off the structure under the gallery. WCRAO code allows a build to line to be adjusted by the DRO to accommodate site development requirements such as buffers, utility easements and corner clips. A side street setback of 10 ft. has been provided, where 10 ft. is required, however, the dimension is from the outer edge of the exterior stairwell not the building. No utility easement is required along Seminole Boulevard, but a 10 ft. reduced ROW buffer is required, and the proposed 5 ft. walkway does run along the side elevation to the rear to allow access to the rear building entrances. A 25 ft. corner clip dedication will be required by County Land Development. The interior side setback is 48 ft., where a zero side setback is allowed. The rear setback is 149 ft. where a minimum of 25 ft. is required.

WCRAO Density Bonus Program

The Housing Element of the Comprehensive Plan sets aside 1,300 bonus density units for the Westgate CRA area. To date, 291 units have been utilized or pledged to projects entitled, built or in construction. To achieve the 46 units needed for this project, 30 units from the CRA's density bonus pool are requested to be allocated. The 2-acre site has a permitted future land use density of only 8 dwelling units per acre which is 16 units by right. Additional residential density from the CRA's bonus pool increases the density by 15 dwelling units per acre to 23 du/acre. The WCRA DBP allows for a maximum of 50 additional units per acre to be utilized for projects in the NC Sub-area.

In early 2021, a CRA-initiated amendment to the WCRA Density Bonus Program (DBP) to address design, compliance, and enforcement was adopted into the WCRAO by the BCC. All projects proposing to utilize WCRAO DBP are not obligated to provide units for the County's Workforce Housing Program (WHP), but WHP income categories, design standards, delivery and enforcement do apply. The County's Planning Division will require the execution and recording of a master covenant for all deed restricted units in the project. Affordability on rental units must be maintained for a period of 30 years. For projects with 10 or more units, the WCRAO DBP requires 20% of the total unit count to be set aside as on site affordable or



workforce housing units. With a total of 46 units, the Westgate Terrace project is required to set aside 9.2 or 10 units to meet this requirement. The following breaks down the WCRAO DBP income category requirements:

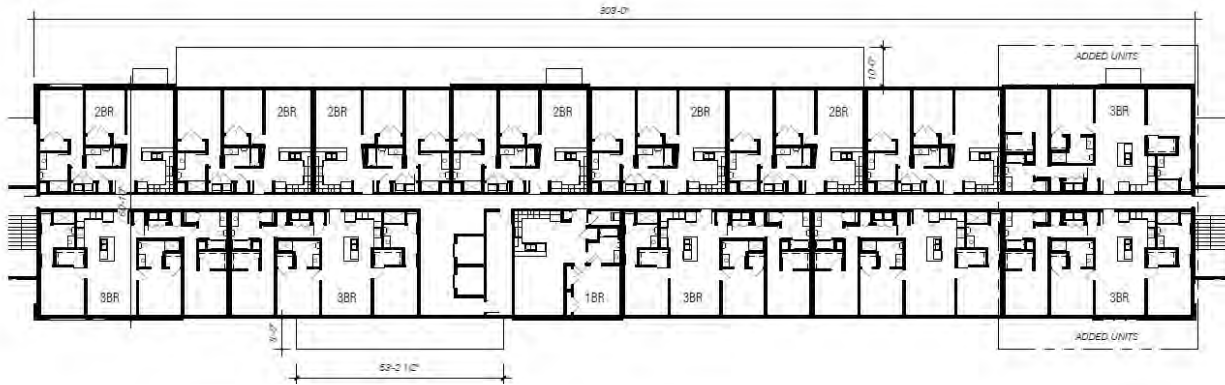
- 10 units at a maximum of 40%, or a minimum of 10% = **4 units** restricted at **WHP Low Income** category (60%-80% MFI) or **1 unit** restricted at **WHP Low Income** category (60%-80% MFI). *The developer has chosen to satisfy the minimum requirement with 1 unit at WHP Low Income category, appropriate for the project income mix.*
- 10 units at 10% = **1 unit** restricted at **WHP Moderate 1 Income** category (>80-100% MFI)
- The remaining **8 units** (8) restricted as **WHP Moderate 1 Income** category (>80-100% MFI)

Workforce housing targets households earning 60% - 140% of the County's published AMI (average median income) for any given year. The workforce sector (teachers, nurses, police officers, firefighters) have been chronically overlooked throughout Palm Beach County in the past, leading to the adoption of inclusionary housing policies. The need to provide workforce housing has never been greater than now. Workforce housing which targets 80%-100% of AMI should not be confused with affordable or low income housing, which targets an AMI of 60%-80%; very low is 30% of AMI. The Westgate CRA area has a very large concentration of households which are low and very low income; projects that provide a mix of incomes skewed to more middle incomes can offset other strictly low income projects already built or entitled in the CRA district. To receive a positive recommendation for a project the project must: meet affordability requirements as outlined above; facilitate the development of diverse, quality housing stock the addresses a mix of income levels pursuant to the CRA's Redevelopment Plan and the WCRAO in the Comp Plan; meet the corresponding WCRAO Sub-area PDR table; and, provide a minimum of 5% of the project total residential square footage as outdoor space for recreational use. This requirement may be met by providing individual balconies and useable open space for onsite common outdoor amenities, and is provided on the site plan through the County's recreation requirement.

Architecture & Design



Westgate Avenue (north) facing elevation - front



2nd, 3rd & 4th Floor Plan

All mixed use projects in the WCRAO must be reviewed for compliance with the architectural standards in Art. 5, as well as the architectural guidelines and supplementary standards of the WCRAO. The project is fortunate to have Zyscovich Architects on the development team. Headquartered in Miami, the firm is nationally and internationally renowned for a distinctive modern style. Its many projects in South Florida include the Brightline stations, Miami Beach Convention Center, and the Wynwood Quarters. The applicant has provided architectural elevations and a ground and 2nd, 3rd & 4th floor plan for the building design. At building permit, compliance with the standards of Article 5 will be required. The architecture incorporates a modern aesthetic with graphic elements, angular design features, a modern flat roof line, and recesses and projections in contrasting colors for architectural interest. The building color is white with grey accents. Primary colors emphasize the façade, adding a playfulness and whimsy. The gallery column design echoes the design aesthetic used at the WPB Brightline Station. A clean lined neutral color schematic is increasingly popular in newer downtown South Florida construction. In concert with building placement, the design will make a dramatic, transformative impact on the character of the Westgate Avenue corridor.

No fencing has been proposed along the Westgate/Seminole frontages to allow for direct access to the ground floor commercial spaces and main entrance. Fences and walls are prohibited in the front or side street setbacks for mixed use development in the NC Sub-area. A decorative aluminum fence with shrubs could be placed outside of the setback to provide security for the recreation area. WCRAO building entrance orientation standards stipulate that the main entrance be from the primary frontage street; based on the architectural elevations provided three main entries have been provided on the Westgate Avenue facing elevation; one for each of the commercial bays, and one for access to the



residential lobby. These entries are mirrored on the south facing or rear elevation. Functionally, each of the commercial spaces have an individual entrance either at the front or rear of the building, so that residential activity is somewhat internally separated from commercial activities.

A minimum 2-story requirement for all projects in the NC Sub-area is met. The height of the ground floor is required to be a minimum of 12 ft. to offer a commercial storefront, with minimum glazing requirements required at a pedestrian scale on the first floor frontage or side street frontage. 12 ft. high triple stacked fenestration runs almost the entire length of the Westgate Avenue frontage, more than meeting the standard, however, the fenestration does not wrap the building on the Seminole Boulevard frontage. An arcade or gallery is a required architectural element for all projects on Westgate Avenue in the NC Sub-area. An 8 ft. wide gallery spanning 215 ft. across a 303 ft. frontage is provided. However, WCRAO code prevents a gallery from exceeding 50% of the frontage; the proposed gallery spans 70% of the frontage. This standard is confounding, and CRA staff is working to amend certain WCRAO standards by adding the ability to waive or deviate from regulations that are difficult to achieve. But, until an amendment is adopted, a variance may need to be requested to accommodate. Balconies are provided on 20% of the units but not on the total number of multifamily units on each floor, as is required by WCRAO supplementary standards. The architecture will need to be reconfigured to add more balconies to meet the standard, or a variance sought. The CRA will work with the developer and the architect on the inclusion of some fenestration on the Seminole facing elevation.

A landscape plan has not been provided but must be at building permit. ROW and incompatibility buffer widths are indicated on the site plan and do comply with code. WCRAO landscape deviations available to mixed use projects in the NC Sub-area have been applied, allowing a 50% reduction in the perimeter buffer widths. Required foundation planting may be eliminated and relocated on site where a build to line is required pursuant to approval of an ALP by the DRO. Foundation planting is provided along 50% of the east facing elevation per Art. 7. The applicant is utilizing a WCRAO provision to reduce the recreational open space required by the Parks and Recreation Department by 50%; 4,500 sf is provided at the east of the site. This outdoor recreation space will be connected to an interior recreation space/fitness room on the ground floor to fully meet the requirement. The architect has provided some landscape reference images for a children's play area, gazebo, splash pad and benches.

Parking & Vehicular Access

WCRA overlay regulations provide a substantial reduction from residential and commercial parking requirements. Article 6 requires 2 parking spaces per unit (one bedroom or more), plus 1 space per 4



guests for multi-family developments. Based on these regulations the parking required is impossible to reach and a variance request would be necessary. WCRAO parking deviations for residential projects (Table 3.B.14.I.) allowed the required number of parking spaces to be reduced. 110 parking spaces have been provided, where 117 spaces are required. The parking counts includes 8 on street parking spaces based on the design of the upcoming Westgate Avenue streetscape project. Bike rack parking areas have been provided and ADA compliant spaces have been provided directly adjacent to the building. Article 6 offers an option to waive a maximum 15% of the required number of parking spaces through a Type 1 Waiver process. The applicant will request the waiver to reduce parking by 17 spaces. Art. 6 requires one loading zone at 12 ft. wide x 18.5 ft. long for projects with over 10,000 sf of commercial, but the provision also allows the use of parking spaces and the drive aisle in lieu of providing a designated loading space during off- business hours.

A 5 ft. perimeter walkway runs immediately adjacent to the building on 3 sides: front, west elevation, and rear, providing pedestrian connectivity to entrances on both the front and rear. Access to the site is from Seminole Boulevard and Nokomis Avenue. Parking and access is required at the rear of a site where available in the NC Sub-area. Land Development will require the applicant to process a standalone subdivision variance for the Nokomis Avenue access due to the 40 ft. ROW width and commercial use type. It should be noted that the applicant may have to provide a cross access between sites as a requirement of the URA which may be applicable to this project.

Traffic & Drainage Considerations

A traffic statement requests an allocation of 396 trips per day and 31 pm peak hour trips, from the WCRA's Traffic Concurrency Exception Area (TCEA) pool. The statement also indicates that project build-out is anticipated in 2023.

A drainage statement has been included with the application and indicates that legal positive outfall is available by way of the Westgate Avenue drainage system. Storm water management through the use of exfiltration piping, structures, and catch basins will be used as necessary to convey the site runoff which will be held on site in a 1,352 sf. retention area proposed along the eastern property boundary to meet retention requirements.

Staff Recommendation:

The proposed use and site plan is consistent with the purposes, goals, objectives and policies of the Comprehensive Plan, particularly the Provision of Affordable Housing outlined in the Housing Element.



The project will be beneficial to the community, will enhance the character of the Westgate Avenue corridor, and will provide much needed market rate and affordable workforce housing units for moderate to middle income households. This project comes at a time when the housing market is seeing a lack of supply of rental units that could be considered affordable by a large percentage of the population coupled with increasingly inflated sales and rental rates across the County. An increase of moderate to middle income households could have a very powerful economic impact on the CRA and could lead to a shift in how development or redevelopment is perceived and initiated in the CRA. Similarly, a new medical office use that offers a community-centered family practice and walk-in clinic care would be a fill a critical need in the redevelopment area. If designed well and constructed in a timely manner, Westgate Terrace represents a significant opportunity to attract other residential, commercial or mixed use developers to the CRA area in the near future.

Staff supports a Westgate CRA Board recommendation of **approval** of the applicant's proposal to develop a 76,011 sf. 4-story 46-unit mixed use multifamily rental development with ground floor commercial uses on a 2-acre site located at the southeast corner of Westgate Avenue and Seminole Boulevard to include the following:

1. DRO approval for an allocation of 30 dwelling units (an increase of 15 dwelling units per acre) from the WCRAO Density Bonus Program unit pool;
2. Approval of a Concurrent Type 2 Variance for a reduction in the minimum gallery width per Figure 3.B.14.G – WCRAO Arcade and Gallery Standards, where a 12 ft. wide gallery is required, and an 8 ft. wide gallery is provided;
4. Approval of a Type 1 Waiver allowing a maximum 15% reduction in the required number of parking spaces (Art. 6.C.1.A.1.a);
5. An allocation of 396 trips per day and 31 pm peak hour trips from the WCRA Transportation Concurrency Exception Area (TCEA) pool; and,
6. Final DRO Site Plan approval.

JUSTIFICATION STATEMENT

Westgate Terrace

May 31, 2022

Revised August 30, 2022

REQUEST:

On behalf Danza of Westgate and the Westgate Belvedere Homes CRA, Arc Development Global, LLC (Agent) has prepared this application for a **76,011 SF** Mixed-Use project located in at the southeast corner of the intersection of Westgate Ave. and Seminole Blvd. within the Westgate Corridor Overlay. The property owners are more specifically requesting a Development Review (DRO) approval of the proposed Final Site Plan and Final Regulating Plans provided to Zoning Staff. The proposed project will be a **46-Unit** residential Multi-Family (Rental) development, with **5,000 SF** of Professional Offices (Future Westgate CRA Office) and **5,015SF** of Professional Medical or Dental Office. The project will consist of one (1) 4-story buildings with a Total building footprint of **19,002 SF**. We have been working closely with the Westgate CRA, Palm Beach County Department of Housing and Economic Development, and HUD to plan and development a project that will not only comply with the Land Development Code requirements, but also bring much needed economic stimulus to the Westgate Corridor.

PROJECT DESCRIPTION:

The project consists of seven (7) separate, but contiguous lots totally 2ac. The property is Zoned General Commercial (CG) with a Future Land Use (FLU) of CH/8. There are no previous Zoning Site Plan approvals or Resolutions any of the properties. The subject property is located within the Westgate Corridor Overlay, Westgate CCRT Area, and is located within the Urban Redevelopment (URA) Planning Study Area. Currently four (4) of the seven (7) lots are vacant and the remaining three (3) lots have residential dwellings, which will be demolished upon construction of the proposed Mixed-Use project. The 2ac site is surrounded by Right-of-Ways on three (3) sides; Westgate Avenue (North), Seminole Blvd. (West), and Nokomis Ave. (South). On the east, the property abuts one (1) existing commercial Use and one (1) vacant lot. (See Below.)



Westgate Terrace – Project Boundary

SURROUNDING EXISTING LAND USES:

<u>Direction</u>	<u>Adjacent Use</u>	<u>Zoning Designation</u>	<u>Future Land Use</u>
North	Commercial	General Commercial (CG)	Commercial High (CH/8)
South	Residential (Single Family Dwelling)	General Commercial (CG)	Commercial High (CH/8)
East	Residential (Single Family Dwelling)	General Commercial (CG)	Commercial High (CH/8)
West	Commercial	General Commercial (CG)	Commercial High (CH/8)

DENSITY AND WORKFORCE HOUSING:

The proposed Mixed-Use project will consist of 38 residential multi-Family residential units. The 38 units were calculated as follows:

FLU Density

Acreage for all 7 parcels = 2 acres.

The FLU is CH/8. (2ac x 8 = 16 units). 0 WHP obligation for these 16 units.

WCRAO DBP Units

Upon WCRA approval of 30 units, per Article 3, 20% of total project required as on site affordable and WHP units, 46 units x 20% = 9.2 or 10 units.

- ❖ 10 units x a maximum of 40% or a minimum of 10% = 4 units restricted at **WHP Low Income** category (60%-80% MFI) **1 unit** restricted at **WHP Low Income** category (60%-80% MFI) dependent upon project income mix.
- ❖ 10 units x 10% = **1 unit** restricted at **WHP Moderate 1 Income** category (>80-100% MFI)
- ❖ The remaining **4 units** restricted as **WHP Moderate 1 Income** category (>80-100% MFI)

Refer to ULDC Art.3.B.14.H for WCRAO Density Bonus Pool Limits and Density Bonus Pool Approval

PERIMETER BUFFERS

The Chart below outlines the required perimeter buffers based on the adjacent property and/or use.

	<u>Direction</u>	<u>Adjacent Property</u>	<u>Perimeter Buffer Type Provided</u>
1	North	80' ROW (Westgate Ave.)	7.5' ROW Buffer
2	West	100' ROW (Seminole Blvd.)	10' ROW Buffer
3	East	Commercial	5' Compatibility Buffer
4	South	40' ROW (Nokomis)	7.5' Incompatibility Buffer

FOUNDATION PLANTING:

In accordance with ULDC Art.3.B.14.J, “Required Foundation Planting along any façade with a required build-to-line may be deleted. Since the project is located in the Urban Suburban tier, at the intersection of Westgate Avenue and Seminole Blvd., which are both build-to-lines, Foundation Planting is not required for the North or the West façade of the building (See Below). The only building façade required to provide Foundation Planting is the east façade (Side Interior). The minimum width of 8’ has been provided for 50% of the east building façade. Although, there is no requirement to provide Foundation Planting along the rear (South) façade of the building, a 3’ wide Foundation Planting strip will be provided to provide additional landscape aesthetic to the project from the parking area.

Mixed-Use – Foundation Planting Percentage per Each Facade

<u>Direction</u>	<u>Facade</u>	<u>Required</u>	<u>Provided</u>	<u>Percentage</u>
North	Front	0’	0’	0%
East	Side Interior	8’	8’	50%
West	Side-Street	0’	8’	10%
South	Rear	0’	3’	95%

RECREATION AREA:

The proposed Mixed-Use project consists on 38 resident dwelling units and the ULDC requires a Recreation Area to be a minimum of 75’ x 100’ (7,500SF). However, this project is located within the Westgate Corridor and in the NC Sub-Area is as such is permitted to utilize the 50% reduction provision. Based on communication with Jean Matthews in the Parks and Recreation Division, she has provided the minimum Recreation Area for this project to be no less than 4,500 SF. See email correspondence provided to Zoning Staff as part of the application submittal. Originally, the project provided more than 5,000 SF of Outdoor Recreation Area located at the northeastern portion of the building. However, in order to comply with the WCRAO minimum 80’ Frontage requirement for façade of the building abutting Westgate Avenue, the Recreation Area had to be reduced to accommodate the increased expansion of the building.

PARKING

In accordance with ULDC Table 3.B.14.I , required parking for Mixed-Use and Residential Parking is as follows:

<u>Mixed-Use Parking Breakdown</u>		
<u>Category</u>	<u>Required</u>	<u>Provided</u>
Multi-Family Residential (1.5 Parking Space/2-Bed Unit (x23)	39	39
Multi-Family Residential (2 Parking Space/3-Bed Unit (x3)	40	40
Multi-Family Residential (1 Guest Space per 4 Units (38/4)	12	5
Professional Office and Professional Medical/Dental Office (2.5 Spaces per 1000 SF)	26	26
<i>Total</i>	<i>117</i>	<i>110</i>

Note: A concurrent Type II Variance is being requested for a deviation of (-7) parking stalls. Traffic Statement provided by Atlantic Engineering Services shows that the Peak Hour Traffic Trips for the Office Uses and the Residential are at varying times, such that the parking needed for the Offices will be used during normal business hours and the Parking for the Residences will be early morning and evening hours.

DUMPSTER AREA:

A dumpster enclosure has been added to the Final Site Plan at the southwestern portion of the property toward the intersection of Seminole Blvd. and Nokomis Blvd. The Dumpster enclosure has been located in a manner to flow with the natural circulation pattern of the internal flow of vehicular traffic. The dumpster will be screened in accordance with ULDC Art.5.

MONUMENT SIGN

No Monument Signs will be provided for this project. Only Wall Signs. All Wall Signs to comply with Sign provision in ULDC Art.8.

DEVELOPMENT REVIEW CRITERIA

CONSISTENCY WITH THE PLAN

The proposed Development has a Future Land Use of Commercial High (CH-8) and a Zoning Designation of Medium Residential (CG). In accordance with the Unified Land Development Code and Comprehensive Plan, the Zoning Designation and Future Land Use are compatible. the property owner's request for the Mixed-Use project consisting of 46 residential Multi-Family Units with Professional Office and Professional Medical or Dental Office is in compliance with the maximum density limitations as outlined by both the Comprehensive Plan and the ULDC. Refer to the Planning Density Determination Letter provided by the Palm Beach County Planning Division.

CONSISTENCY WITH THE CODE

The subject site does have some existing Residential Dwellings that will be demolished at time of construction of the proposed 46-Unit Multi-Family Development. The site is zoned CG and located in the NC Sub-area within the Westgate Corridor Redevelopment Area Overlay (WCRAO). In accordance with ULDC Art.3.B.14.E, the proposed 46-Unit Multi-Family Mixed-Use Development adheres to the provision and guidelines stipulated therein. There are no prohibitions for the Profession Office Use, the Professional Medical/Dental Office Use, or the Multi-Family Use. The 46 Residential Multi-Family Units exceeds the standard 16 residential density allowed. Therefore, the additional 30 residential multi-family units will come from the WCRAO Density Bonus Pool. The requested additional density of 30 (15-Units per ac) exceeds the threshold to be Permitted-By-Right. In accordance with ULDC Art.3.B.14.H , this request is required to be processed through the Zoning Development Review (DRO) for approval. (See Below)

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

Approval Process Required (1)	Range of Bonus Units per ac. (3)
Permitted by Right (2)	0.1-4
DRO Approval	4.01-22
BCC Approval	≥ 22.01
[Ord. 2006-004] [Ord. 2007-013] [Ord. 2021-006]	
Notes:	
1.	The transfer of density to a PDD or TDD requires approval as a Class A Conditional Use. [Ord. 2006-004] [Ord. 2018-002]
2.	Up to one unit may be Permitted by Right for projects less than one acre in size. [Ord. 2006-004]
3.	Additional units may be acquired through the County's TDR Program. [Ord. 2021-006]

ADEQUATE PUBLIC FACILITIES

The proposed residential development is a medium demand facility with regards to the use of public utilities. There are a numerous residential and commercial uses of various densities and intensities which receive Public Facility Services along Westgate Avenue corridor. Due to the currently existing residential dwellings to be demolished and the previous residential dwellings that were on site, Potable water and other public utilities are already in place but will be upgraded to accommodate the Mixed-Use Development.

CONCLUSION

Based on the information provided herein, and the information on the Final Site Plan (FSP) and Final Regulating Plan (FRP) provided to the Zoning Division, the proposed Mixed-Use Development is in compliance with all provisions of the ULDC. There are no Variances requested as part of this application. On Behalf of the property owners (Danza of Westgate and the Westgate Belvedere Homes CRA), we look forward to Zoning staff's review and approval of the 38-Unit Multi-Family Mixed-Use Development.

Exhibit: A

Type II Variance Justification Statement

Request:

On behalf Danza of Westgate and the Westgate Belvedere Homes CRA we are requesting Type II Variance approvals for the following:

- ❖ Minimum Gallery Width
- ❖ Minimum Required Parking

Type II Variance Request:

<u>Variance Chart</u>				
	<u>ULDC CODE SECTION</u>	<u>REQUIRED</u>	<u>PROVIDED</u>	<u>VARIANCE</u>
V1	ULDC Art.3.B.14.G (Gallery Width)	12' Wide Gallery	8' Wide Gallery	4'
V2	ULDC Art.3.B.14.1 (WCRAO – Parking)	117	110	7

Seven Criteria

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

V.1 – Yes,
V.2 – Yes,

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

V.1 – Yes, Refer to Variance Criteria #1. In addition, The size and configuration of the subject parcel of land does not have the option of increasing in size to accommodate all Code requirements. Which is typical for any Infill project. The property consists of seven (7) individual contiguous lots
V.2 – Yes,

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

V.1 – Yes,
V.2 – Yes,

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

V.1 – Yes,

V.2 – Yes,

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

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

V.1 – Yes,

V.2 – Yes,

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

V.1 – Yes,

V.2 – Yes,

In accordance with the provisions in Unified Land Development Code Art.2, (Type II Variances) all seven variance criteria must be met. On behalf Danza of Westgate and the Westgate Belvedere Homes CRA, we respectfully request Zoning staff's support and approval of the Two (2) variance requests listed above.

September 1, 2022

DRAINAGE STATEMENT

Westgate Terrace
2636 Westgate Ave
West Palm Beach, FL 33049

The referenced property is a 2.00-acre property located at 2636 Westgate Ave, West Palm Beach, Florida on the southeast corner of Westgate Ave. and Seminole Blvd., West Palm Beach.

The property is located in the C-51 drainage basin within Palm Beach County. The proposed mixed use development will consist of one 4-story mixed-use building with 12,339 SF office space on the 1st floor and 46 apartments on the 1st, 2nd, 3rd, and 4th floors. There will be a single building on the project site.

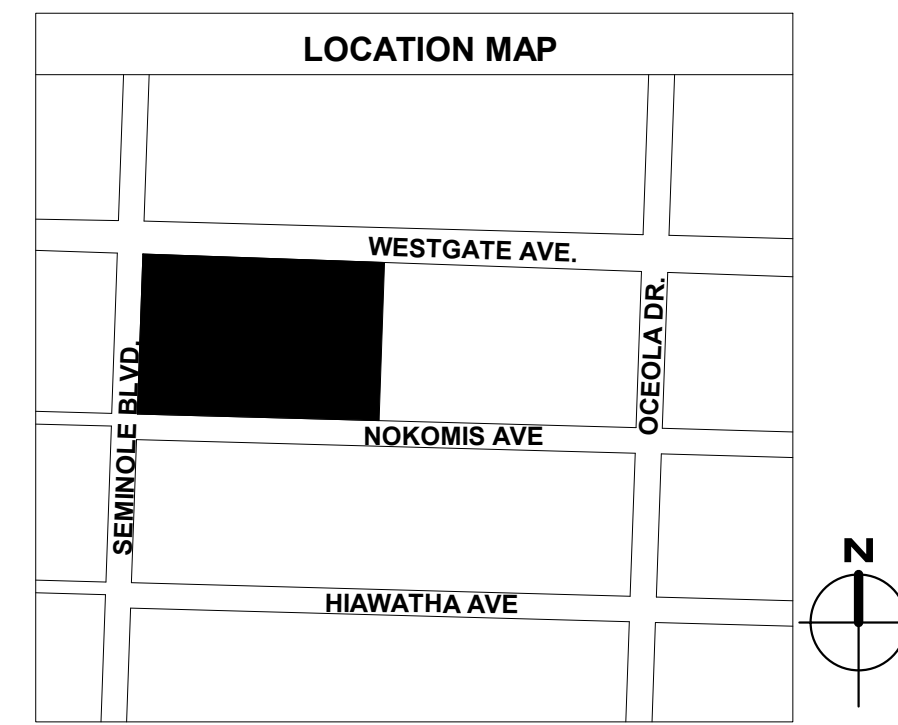
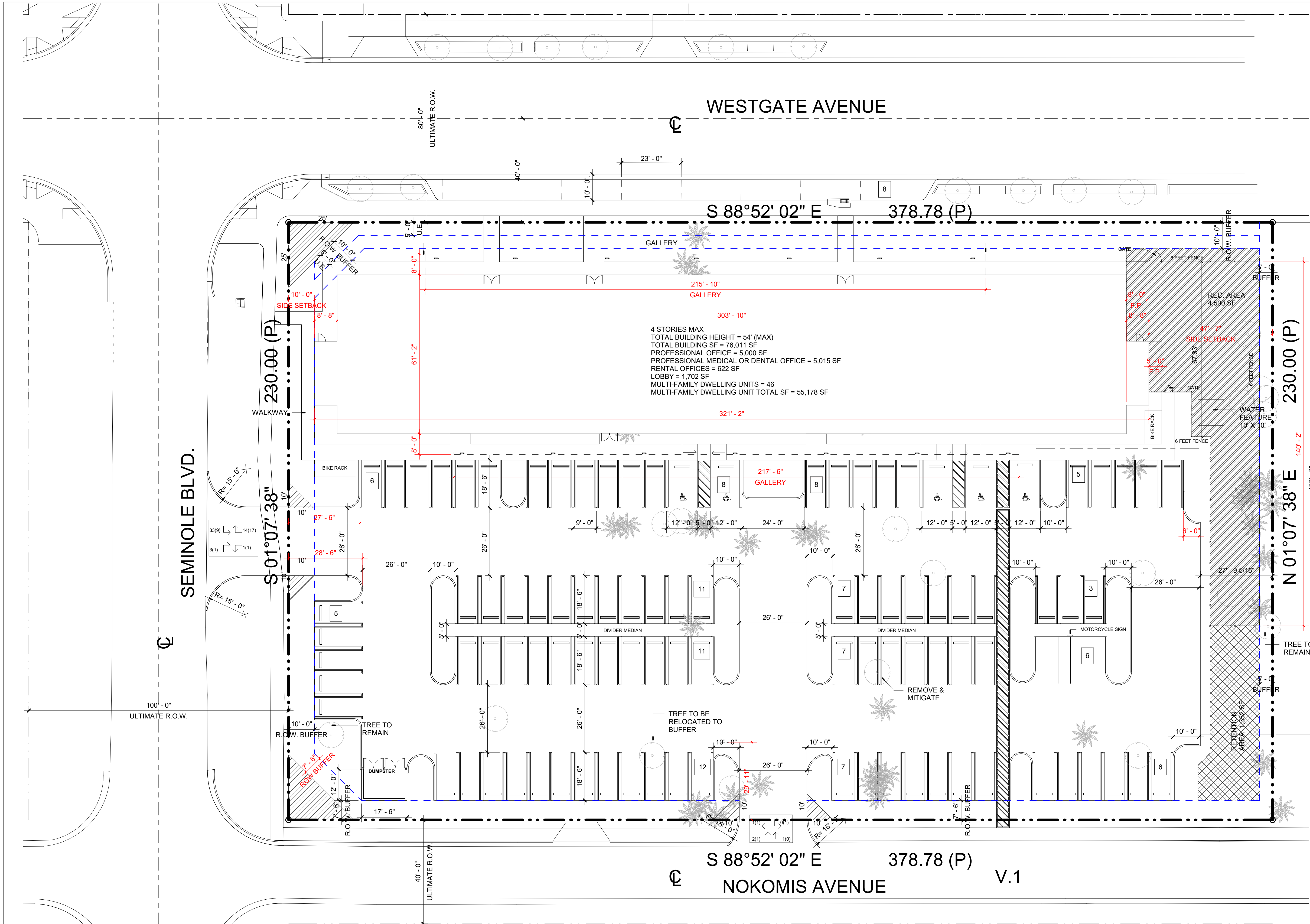
Drainage facilities for the proposed development will be designed according to the requirements of Lake Worth Drainage District (LWDD), South Florida Water Management District (SFWMD), Palm Beach County, and all other applicable State, Local and Federal agencies. A network of pipes, structures, catch basins, and manholes will be used as necessary to convey the site runoff and will be held onsite via control structure.

Legal positive outfall will be piped to the ROW either to a ditch or a storm drain system.

Minimum parking lot elevation shall be set at or above the 5-year, 1-day storm event.

Minimum finished floor elevation shall be set at or above the 100-year, 3-day peak stage.

Imtiaz Ahmed, P.E.
Florida License No. 46102



SITE TABULAR DATA	
APPLICATION NAME	WESTGATE TERRACE
CONTROL NUMBER	TBD
APPLICATION NUMBER	TBD
TIER	U/S
EXISTING FUTURE LAND USE DESIGNATION	CH/8
EXISTING ZONING DISTRICT	CG
OVERLAY	WCRAO
SECTION, TOWNSHIP, RANGE	30, 43, 43
PROPERTY CONTROL NUMBERS	
EXISTING USE	VACANT
PROPOSED USE	MIXED-USE (OFFICES & RESIDENTIAL)
TOTAL GROSS SITE AREA	2ac
TOTAL NET SITE AREA	2ac
TOTAL NUMBER OF DWELING UNITS	46 DU
2 BD: UNITS	23 DU
3 BD: UNITS	20 DU
UNITS FROM FUTURE LAND USE	16
WCRAO DENSITY BONUS POOL UNITS	30
TOTAL REQUIRED WHP	10
WHP REQUIRED/PROVIDED FROM FUTURE LAND USE	0
LIMITED, ONSITE, RENTAL: WHP PER WCRAO	10
TOTAL PROPOSED WHP	10
TOTAL GROSS FLOOR AREA	19,002 SF
TOTAL BUILDING SF	76,001 SF
RESIDENTIAL	55,178 SF
PROFESSIONAL OFFICE/MEDICAL & DENTAL OFFICE & LOBBY	12,339 SF
TOTAL FLOOR AREA RATIO	87%
TOTAL BUILDING COVERAGE	24%
PERVIOUS	24%
BUILDING HEIGHT	54'
NUMBER OF STORIES	4
TOTAL OPEN SPACE REQUIRED	4,356 SF MIN.
WCRAO: % OF SF AC	4,356 SF (5% x87,120 SF)
TOTAL OPEN SPACE PROPOSED	11,454 SF
WCRAO PARKING REQUIRED	117
MULTIFAMILY RESIDENTIAL - 1.5 SPACES/ 2BD UNIT (23)	39 SPACES
MULTIFAMILY RESIDENTIAL - 2 SPACES/ 3BD UNIT (8)	40 SPACES
MULTIFAMILY RESIDENTIAL - 1 GUEST/ 4 UNITS	12 SPACES
PROFESSIONAL OFFICE, MEDICAL OR DENTAL OFFICE - 2.5 SPACES/ 1,000 SF	26 SPACES
PROPOSED PARKING	110
HANDICAP SPACES REQUIRED	5
HANDICAP SPACES PROPOSED	5
BICYCLE RACKS REQUIRED	2
BICYCLE RACKS PROPOSED	2
REQUIRED RECREATION AREA	7,500 SF
PROPOSED RECREATION AREA	4,500 SF
TRAFFIC ANALYSIS ZONE	912

ARC Development Global

ARC DEVELOPMENT GLOBAL LLC

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REVISIONS		
No.	DESCRIPTION	DATE
REVIEW SET NOT FOR CONSTRUCTION THIS DRAWING IS NOT FOR CONSTRUCTION, IT HAS BEEN ISSUED FOR PRELIMINARY REVIEW ONLY.		

WESTGATE TERRACE

2636 WESTGATE AVE
WEST PALM BEACH, FL

PROPERTY DEVELOPMENT REQUIREMENTS											
ZONING DISTRICT	MINIMUM LOT DIMENSIONS				F.A.R.	DENSITY (MAX)	MAX BLDG COVER	SETBACKS/SEPARATIONS (WCRAO-SUB AREA: NC)			
	SIZE	WIDTH	FRONTAGE	DEPTH				FRONT BUILD-TO-LINE	SIDE STREET	SIDE INTERIOR	REAR
REQ	7,500 SF	75'	75'	100'	N/A	116 DU	40%	10'	10'	15'	25'
PROP	87,120 SF	378'	378'	230'	N/A	46 DU	24%	20' - 0"	10' - 0"	47' - 7"	149' - 1"

SUBDIVISION VARIANCE CHART (SV-2022-0847)					
	ULDC CODE SECTION	REQUIRED	PROPOSED	VARIANCE	APPROVAL DATE
SDV1	11E.2.A-2	80-FOOT-WIDE ROW WITH GUTTERS AND SIDEWALKS	40-FOOT-WIDE ROW (NOKOMIS AVE), WITH 370 FEET OF SIDEWALK ALONG THE NORTH PORTION OF NOKOMIS AVE., NO CURB OR GUTTERS	40-FOOT ROW, WITH NO CURB OR GUTTER ON THE NORTH PORTION OF NOKOMIS AVE AND THE SOUTH PORTION OF NOKOMIS AVE	TBD

VARIANCE CHART				
	CODE SECTION	REQUIRED	PROPOSED	VARIANCE
V1	SECTION: 3.B.14.G (GALLERY WIDTH)	12' WIDE GALLERY	8' WIDE GALLERY	4'
V2	SECTION: 3.B.14.I (WCRAO PARKING)	117	110	7

CONCURRENCY APPROVAL	
PROFESSIONAL OFFICES-	5,600 SF
DOCTOR'S OFFICE	5,015 SF
MULTI-FAMILY (46 DU)	55,178 SF

AMENDMENT STAMP

ZONING STAMP

SITE PLAN

Client Name
WESTGATE TERRACE

Project number
22-012

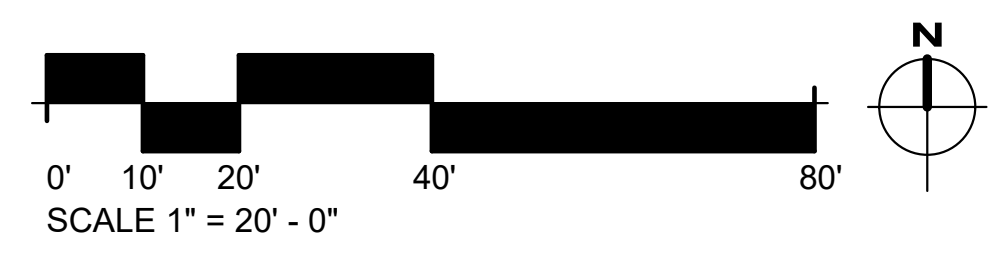
Date
09-01-2022

Project Manager
AT

Drawn By
AB

FSP

Scale
As indicated





CHILDREN'S PLAY AREA



GAZEBO



SPLASH PAD WITH WATER FEATURE



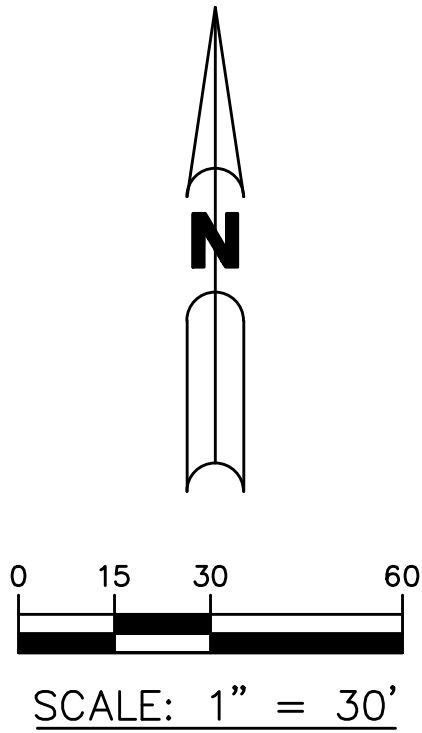
PARK BENCH

All measurements are subject to change. Not for construction.

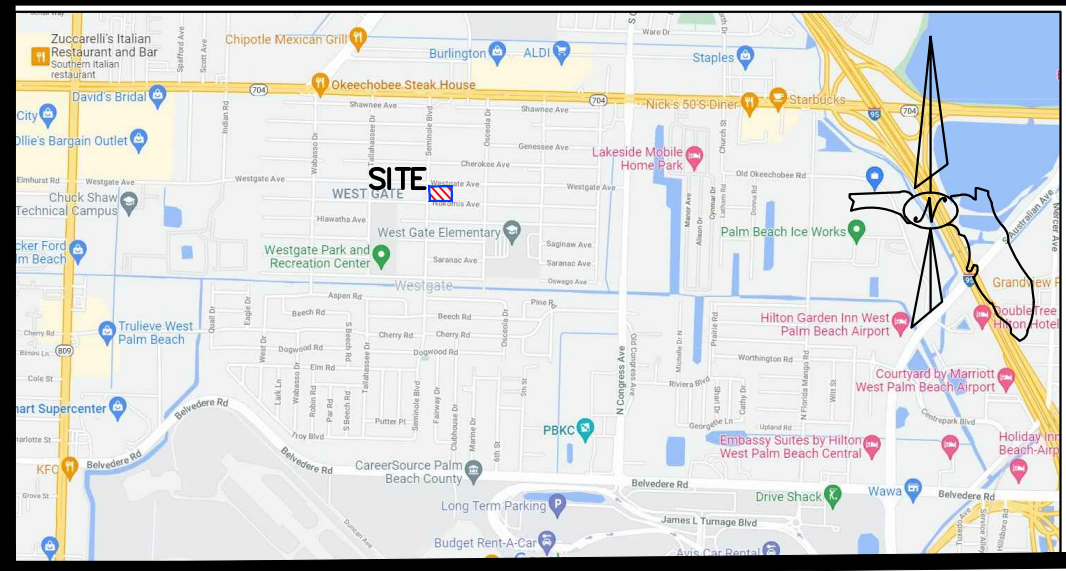
2221ORWM - WESTGATE

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LEGEND			
SET IR/C "BROWN & PHILLIPS"	●	MAILBOX	☐
BENCHMARK	⊕	SIGN	▲
BOLLARD	⦿	WATER METER	Ⓜ
CATCH BASIN	Ⓢ	WATER VALVE	ⓧ
CURB INLET @ LOW POINT	Ⓢ	WOOD POWER POLE	⚡
CLEANOUT	Ⓢ	MAHOGANY TREE	⊗
CONCRETE LIGHT POLE	Ⓢ	PALM TREE	✱
FIRE HYDRANT	Ⓢ	UNKNOWN TREE	⊙
GUY ANCHOR	←	ASPHALT	▨
MANHOLE DRAINAGE	Ⓢ	BUILDING	▨
MANHOLE SANITARY	Ⓢ	CONCRETE	▨



ABBREVIATIONS:
P.O.C. - POINT OF COMMENCEMENT P.O.B.
- POINT OF BEGINNING
P.B. - PLAT BOOK
ORB - OFFICIAL RECORD BOOK
D.B. - DEED BOOK
P.C. - PAGE
R/W - RIGHT-OF-WAY
R - RADIUS
A - ARC LENGTH
U.E. - UTILITY EASEMENT
D.E. - DRAINAGE EASEMENT
(P) - PLAT DIMENSION
U/C - UNDER CONSTRUCTION
WM - WATER MAIN
GPS - GLOBAL POSITIONING SYSTEM
RTK - REAL TIME KINEMATIC
TOW - TOP OF WALL
INV - INVERT
(D) - DEED DIMENSION
(M) - MEASURED DIMENSION
C - CENTERLINE
IR - IRON ROD
IRC - IRON ROD WITH CAP AS NOTED
C.M. - 4"x4" CONCRETE MONUMENT
PRM - PERMANENT REFERENCE MONUMENT PCP
- PERMANENT CONTROL POINT
NTT - NAIL & TIN TAB
MNTT - MAG NAIL & TIN TAB
PK - PARKER KALOK
NAD - NORTH AMERICAN DATUM
LB - LICENSED BUSINESS
DIP - DUCTILE IRON PIPE
PVC - POLYVINYL CHLORIDE PIPE
CMP - CORRUGATED METAL PIPE
RCP - REINFORCED CONCRETE PIPE
HDPE - HIGH DENSITY POLYETHYLENE PIPE
EL - ELEVATION



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION:

LOTS 1 ,2, 3, 4, 5 AND 6, BLOCK 34, WEST GATE ESTATES (NORTHERN SECTION), ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 8, PAGE 38.

TOGETHER WITH:

LOTS 7, 8, 9 AND 10, BLOCK 34, WEST GATE ESTATES (NORTHERN SECTION), ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 8, PAGE 38.

TOGETHER WITH:

LOTS 11, 12, 13, 14 AND 15, BLOCK 34, WEST GATE ESTATES (NORTHERN SECTION), ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 8, PAGE 38.

TOGETHER WITH:

LOTS 31, 32, 33, 34' 35, 36, 37, 38 AND 39, BLOCK 34, WEST GATE ESTATES (NORTHERN SECTION), ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 8, PAGE 38.

TOGETHER WITH:

LOTS 40, 41, 42, 43, 44 AND 45, BLOCK 34, WEST GATE ESTATES (NORTHERN SECTION), ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 8, PAGE 38.

SURVEY REPORT:

- THIS IS A BOUNDARY & TOPOGRAPHIC SURVEY, PREPARED IN ACCORDANCE WITH THE APPLICABLE PORTIONS OF THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17.051 THROUGH 5J-17.053, FLORIDA ADMINISTRATIVE CODE.
THE FIELD WORK WAS COMPLETED ON FEBRUARY 3, 2022.
- THE SURVEY WAS BASED ON THE PLAT OF WESTGATE ESTATES (NORTHERN SECTION), PLAT BOOK 8, PAGE 38 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- BEARINGS ARE BASED ON S88°52'02"E (ASSUMED) ALONG THE SOUTH RIGHT-OF-WAY OF WESTGATE AVENUE.
- THE LEGAL DESCRIPTION IS RECORDED IN OFFICIAL RECORD BOOK 19061, PAGE 695, OFFICIAL RECORD BOOK 33216, PAGE 711 OFFICIAL RECORD BOOK 1845 OFFICIAL RECORD BOOK 20817, PAGE 1731 AND OFFICIAL RECORD BOOK 22146, PAGE 1087.
- AREA = 87,120 SQUARE FEET (2.00 ACRES), MORE OR LESS.
- EASEMENTS, RESTRICTIONS AND ITEMS OF RECORD ARE PER SOUTHEAST GUARANTY & TITLE, INC. OWNERSHIP & ENCUMBRANCE REPORT, FILE NO.: 202202002, SOUTHEAST GUARANTY & TITLE, INC. OWNERSHIP & ENCUMBRANCE REPORT, FILE NO.: 202202003, SOUTHEAST GUARANTY & TITLE, INC. OWNERSHIP & ENCUMBRANCE REPORT, FILE NO.: 202202004, SOUTHEAST GUARANTY & TITLE, INC. OWNERSHIP & ENCUMBRANCE REPORT, FILE NO.: 202202005 AND SOUTHEAST GUARANTY & TITLE, INC. OWNERSHIP & ENCUMBRANCE REPORT, FILE NO.: 202202006, ALL DATED JANUARY 29, 2022 AT 8:00 A.M.

NO SEARCH OF THE PUBLIC RECORDS HAS BEEN PERFORMED BY BROWN & PHILLIPS, INC.

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

7. ALL DISTANCES ARE MEASURED UNLESS NOTED OTHERWISE.

ALL FIELD-MEASURED DIMENSIONS ALONG THE BOUNDARY WERE IN SIGNIFICANT AGREEMENT WITH THE PLAT, DEED, AND/OR CALCULATED VALUES.

8. ALL FIELD-MEASURED CONTROL MEASUREMENTS EXCEEDED THE ACCURACY REQUIREMENTS OF 1:10,000 REQUIRED BY PALM BEACH COUNTY.

9. THE EXPECTED HORIZONTAL AND VERTICAL PRECISION OF ITEMS SHOWN ON THIS SURVEY ARE AS FOLLOWS:

- BOUNDARY LINES - 0.08'
- TOPOGRAPHIC FEATURES - 0.20'
- ELEVATIONS ON CONSTRUCTED HARD SURFACES (PAVEMENT, CONCRETE, ETC.) - 0.05'
- ELEVATIONS ON NATURAL SURFACES (GROUND, DIRT, ETC.) - 0.10'

10. THE SUBJECT PROPERTY IS CURRENTLY OCCUPIED.

11. THE CONTRACTED PURPOSE OF THIS SURVEY IS FOR ZONING APPROVAL.

THIS SURVEY IS NOT VALID FOR ANY OTHER USE.

12. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

13. THIS SURVEY WAS PREPARED FOR THE PARTIES LISTED BELOW AND IS NOT ASSIGNABLE:
-ARC DEVELOPMENT GLOBAL, LLC

14. THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1"=30', ON A 24"x 36" SHEET.

15. SOME TOPOGRAPHIC FEATURES MAY BE EXAGGERATED IN SCALE FOR CLARITY. THE CENTER OF THE SYMBOL OF SUCH FEATURES IS THE CORRECT LOCATION.

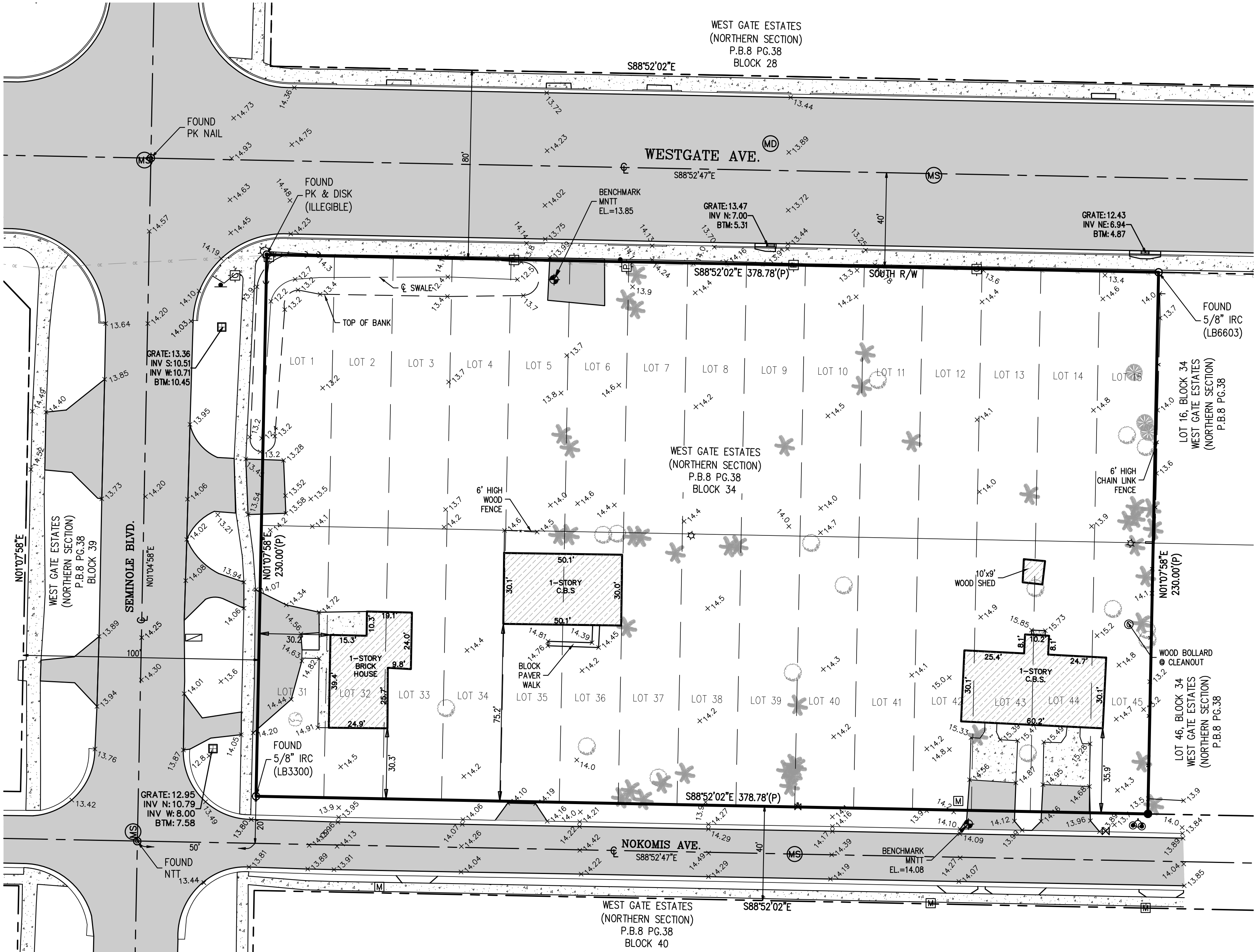
16. NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED AS PART OF THIS SURVEY.

17. ELEVATIONS SHOWN HEREON ARE IN NORTH AMERICAN VERTICAL DATUM OF 1988, AND ARE REFERENCED TO PALM BEACH COUNTY BENCHMARK "BOATWRIGHT", ELEVATION=19.19.

18. *⁸⁰ DENOTES SPOT ELEVATION, REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988.

19. FLOOD ZONE INFORMATION OBTAINED FROM PALM BEACH COUNTY WEBSITE:
"http://maps.co.palm-beach.fl.us/cwgis/?app=floodzones";
CURRENT FLOOD ZONE: X500

21. © COPYRIGHT 2022 BY BROWN & PHILLIPS, INC.
REPRODUCTIONS OF THIS SURVEY ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND STAMP, OR A DIGITALLY VERIFIED ELECTRONIC SIGNATURE AND SEAL, OF A FLORIDA LICENSED SURVEYOR AND MAPPER EMPLOYED BY BROWN & PHILLIPS, INC.



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

DATE	REVISIONS	#

SKETCH OF
BOUNDARY &
TOPOGRAPHIC
SURVEY

2636 WESTGATE AVE.
WEST PALM BEACH, FL.

DRAWN: DKN
CHECKED: JEP
F.B. WESTGATE
PAGES: 33-35

PROJ. No. 22-014
SCALE: 1"=30'
DATE: FEB. 2022
SHEET 1 OF 1

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



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

GENERAL APPLICATION
PUBLIC HEARING AND DRO ADMINISTRATIVE PROCESSES

1. REQUEST(S)

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

PUBLIC HEARING REQUESTS:

- ☐ **Official Zoning Map Amendment** from _____ Zoning District to _____ Zoning District
- ☐ With a **Concurrent Land Use Amendment** from _____ Land Use to _____ Land Use
- ☐ **Class A Conditional Use (CA)** for _____
- ☐ **Class B Conditional Use (CB)** for: _____
- ☐ **Development Order Abandonment (ABN)** of Resolution No: _____ which allowed _____
- ☐ **Expedited Application Consideration (EAC)** for: _____
- ☐ **Development Order Amendment (DOA)** to a previously approved:

☐ **COZ** ☐ **PDD/TDD** ☐ **Class A** ☐ **Class B** ☐ **Other:** _____

☐ To modify and/or delete Conditions of Approval;

☐ To add and/or delete land area;

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

☐ To add and/or delete units;

☐ Landscape ☐ Regulating ☐ Sign Plan

☐ To add, delete, or modify Uses;

☐ To add and/or delete square footage;

☐ To add access points;

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

DRO ADMINISTRATIVE REQUESTS:

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

2. APPLICANT INFORMATION

Current Property Owner(s) Name: _____

Address: _____

City: _____

State: _____

Zip: _____

Phone: _____

Cell Phone: _____

Email Address: _____

Applicant's name (if other than property owner(s): _____

Address: _____

City: _____

State: _____

Zip: _____

Phone: _____

Cell Phone: _____

Email Address: _____

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

Agent:* _____

Name of Firm: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____

Cell Phone #: _____

Email Address: _____

Agent:* _____

Name of Firm: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____

Cell Phone #: _____

Email Address: _____

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

3. PROPERTY INFORMATION (* Required Fields)

A. *Property Control Number (PCN): <i>(List additional PCN(s) on separate sheet)</i>	
B. *Control Number:	
C. *Control Name :	
D. Application Number:	
E. *Application Name:	
F. Project Number:	
G. *Gross Acreage:	
H. Gross Acreage of affected area:	
I. *Location of subject property: <i>(proximity to closest major intersection/ road)</i>	
J. *Address:	
K. *BCC District:	
L. Overlay (Special Study Area):	
M. Tier	<input type="checkbox"/> U/S <input type="checkbox"/> R/EX <input type="checkbox"/> AGR <input type="checkbox"/> GLADES

4. LAND USE AND ZONING INFORMATION

Current Future Land Use designation:		Proposed Future Land Use designation:	
Current Zoning District:		Proposed Zoning District:	
Existing Use(s):		Proposed Use(s):	
Existing Square Footage:		Proposed Square Footage:	
Existing Number of Units:		Proposed Number of Units:	

5. ARCHITECTURAL REVIEW

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

- ☐ Type 1 Projects Requiring BCC Approval
- ☐ Type 2 Projects Requiring ZC Approval
- ☐ Type 3 Projects Requiring DRO or Site Plan Approval
- ☐ Type 4 Projects Requiring Building Permit Approval

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

- ☐ Revise previously approved Elevations;
- ☐ Non-conforming structures that are subject to Article 5.C, Percentage of Renovations;
- ☐ Approval for Green Architecture (*Type 1 Waiver*, Art.5.C.1.E.3)
- ☐ Approval for Unique Structure (Art.5.C.1.E.2)

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

6. ADJACENT PROPERTIES								
Complete the chart below to identify the Use and Zoning information for the surrounding properties to the project.								
Adjacent Property	FLU	Zoning District	Existing Use (Res, Comm, Ind, etc.)	Approved Use (Res, Comm, Ind, etc.)	Existing Sq. ft. or DU/AC	Approved Sq. ft. or DU/AC	Control # (FKA Petition #)	Resolution # R _
EAST								
NORTH								
SOUTH								
WEST								

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

8. PROPOSED USE DETAILS					
Building Name	Use(s) (as per ULDC)	Square Footage	Number of Units	Phase Name	Outparcel

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

10. ENVIRONMENTAL ANALYSIS	
ENVIRONMENTAL RESOURCE MANAGEMENT (ERM) – Art. 14.B.8.C	
Is there Native Vegetation on Site?	<input type="checkbox"/> Yes <input type="checkbox"/> No If yes; a Pre-Application Appointment with ERM is required; Enter date of PAA meeting with ERM _____;
General Vegetation Statement:	
Existing and Proposed Grade/Elevation where existing Native Vegetation is to be preserved:	
Is site in a Wellfield protection zone?	<input type="checkbox"/> Yes <input type="checkbox"/> No If yes; submit Wellfield Protection Affidavit , available from ERM
HEALTH DEPARTMENT – Art.15	
In Justification Statement, under heading “Hazardous Material”, address type(s) and amount of: 1) all industrial, manufacturing, special or hazardous waste that may be generated; 2) airborne pollutants that may be generated (i.e. dust or other unconfined particulates such as NOx, SOx, CO, VOC’s, heavy metals, etc.); and, 3) any special handling of solid waste that may be required.	

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

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

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

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

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

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

WESTGATE										
Table 4.A.1- Non-Residential Design Elements										
ULDC Reference	ID1	ID2 Requirement Selection	North-Street Side		South-Parking Side		East-End		West-End	
Primary Roofline pursuant to Table 5.C.1.H - Primary Roof Design Element			Element	Compliance	Element	Compliance	Element	Compliance	Element	Compliance
One required element per façade: Or any combination of A,B,C	1	A. Articulated parapet walls, 30% of roofline with 100 max spacing between articulation	4-Parapet articulations in 300'. Average spacing 35'. Exceeds 30% of roof line	Complies	4-Parapet articulations in 300'. Average spacing 35'. Exceeds 30% of roof line	Complies	Stair mass forms an articulated 25' parapet in a 61' elevation. Stair element exceeds 30% or roof line	Complies	Stair mass forms an articulated 25' parapet in a 61' elevation. Stair element exceeds 30% or roof line	Complies
		B. Pitched roof with min. 12" overhanging eaves	X	X	X	X	X	X	X	X
		C. Two or more plane breaks/slopes per façade	11- Plane Breaks	Complies	11-Plane Breaks	Complies	5-Plane Breaks	Complies	5-Plane Breaks	Complies
Secondary Roofline pursuant to Table 5.C.1.H - Secondary Roof Design Element										
One required element per façade	2	A. Decorative roof details (i.e. cupolas, domers, exposed rafter tails, balconies, etc.)	X	X	X	X	X	X	X	X
		B. Cornices with decorative moldings	Contemporary Decorative cornice molding where shown	Complies	Contemporary Decorative cornice molding where shown	Complies	Contemporary Decorative cornice molding where shown	Complies	Contemporary Decorative cornice molding where shown	Complies
		C. Pediments, porticos, architectural features at entryways, or decorative towers	X	X			Stair entries feature entry canopy and decorative columns	Complies	Stair entries feature entry canopy and decorative columns	Complies
Façade - Recesses / Projections, Walls, and Storefronts pursuant to Art. 5.C.1.H.1.c.1.a)-c)			Element	Compliance	Element	Compliance	Element	Compliance	Element	Compliance
One required element per façade	3	A. Recesses/Projections: façades > 50' shall provide recess/projection a min. of 20% of total length of façade, max. of 100' between recesses/projections, depth min. 12"	6-12" deep projections are provided for approximately 50% of the elevation at varying widths. End caps are also projecting	Complies	6-12" deep projections are provided for approximately 50% of the elevation at varying widths. End caps are also projecting	Complies	2-12" projections from main façade and 1-8' projection at the stair are provided. Maximum distance 25'	Complies	2-12" projections from main façade and 1-8' projection at the stair are provided. Maximum distance 25'	Complies
		B. Walls: No blank walls exceeding 10' wide x 20' long, patterns to be 10' on center	There are no blank walls. All walls are articulated with fenestration, material and color changes, balconies	Complies	There are no blank walls. All walls are articulated with fenestration, material and color changes, balconies	Complies	All walls are articulated using recesses, color and varying cornices	Complies	All walls are articulated using recesses, color and varying cornices	Complies
		C. Storefronts: Display windows along 20% of façade length	Storefront display windows cover 70% of the ground floor façade	Complies	Storefront display windows cover 50% of the ground floor façade	Complies	X	X	X	X
Exterior Treatment and Fenestration Details pursuant to Art. 5.C.1.H.1.c.2.a)-b)			Element	Compliance	Element	Compliance	Element	Compliance	Element	Compliance
One additional element required	4	A. Exterior Treatment: 80% max. primary, 20% min. secondary treatments	Minimum of 2 materials required and provided	Complies	Minimum of 2 materials required and provided	Complies	Minimum of 2 materials required and provided	Complies	Minimum of 2 materials required and provided	Complies
		B. Fenestration Detail: Provide along min. 60% of façade length	Fenestration details not limited to storefront, windows, balconies, sliding glass doors and color variations are provided along greater than 70% of the façade	Complies	Fenestration details not limited to storefront, windows, balconies, sliding glass doors and color variations are provided along greater than 70% of the façade	Complies	X	X	X	X
Entries Pursuant to Table 5.C.1.H			Element	Compliance	Element	Compliance	Element	Compliance	Element	Compliance
One additional element required	5	A. Canopies, porte-cochere or porticos;	X	X	X	X	Canopy provided at Building entry	Complies	Canopy provided at Building entry	Complies
		B. Wall recess, or projection (min. 12" depth);	X	X	X	X	X	X	X	X
		C. Covered arcades (min. 8' clearwidth);	Covered arcade, 8' or greater in depth provided for greater than 50% of the length of the façade	Complies	Covered arcade, 8' or greater in depth provided for greater than 50% of the length of the façade	Complies		X	X	X
		D. Peaked roof forms;	X	X	X	X	X	X	X	X
		E. Arches, columns, pilasters	Decorative columns are used along the length of the arcade.	Complies	Decorative columns are used along the length of the arcade.	Complies	Decorative columns are used at entry porch canopies	Complies	Decorative columns are used at entry porch canopies	Complies
Entries Pursuant to Table 5.C.1.H			Element	Compliance	Element	Compliance	Element	Compliance	Element	Compliance
One design element is required per façade	6	A. Overhangs, cornices, and eaves;	X	X	X	X	X	X	X	X
		B. Decorative moldings or trims around windows and doors;	X	X	X	X	X	X	X	X
		C. Covered public outdoor patio/plaza incorporated w/entry area	X	X	X	X	Covered Patio under canopies at side entries	Complies	Covered Patio under canopies at side entries	Complies
		D. Special pavers, bricks, decorative concrete or other similar pavement treatment	X	X	X	X	X	X	X	X
		E. Architectural detailing (i.e. tile work, moldings)	Colored panel are strategically located along the first floor, between windows, above glass doors and as embellishment to the stair towers	Complies	Colored panel are strategically located along the first floor, between windows, above glass doors and as embellishment to the stair towers	Complies	Colored panel are strategically located along the first floor, between windows, above glass doors and as embellishment to the stair towers	Complies	Colored panel are strategically located along the first floor, between windows, above glass doors and as embellishment to the stair towers	Complies
Chapter C, Design Standards										
Article 5, 2. Multifamily Design Elements, b. Balconies & Patios										
Individual Balconies and/or Patios are provided for a minimum of 20% of the total number of Units within each building.										

1. Table 5.C.1.H - Primary Roof Element:
a. Articulated parapet 122' of 270' = 45% Articulated
2. Table 5.C.1.H - Secondary Roof Element:
b. Cornice with decorative moulding
3. Façade Required Design Elements:
a. Recessed projections of 12", minimum 20% - 12" projection provided
b. No blank walls
c. Storefronts 20' min required, provided 160' of 270' = 60%
4. C-2 Additional Design Requirements:
a. Exterior treatment, min. 2 materials required.
b. 3 provided: Painted stucco and cementitious siding and ceramic tile
5. Table 5.C.1.H - Entries:
a. Canopy
b. Wall recess 12"
c. Covered arcade, 10' clear
6. Table C.1.H - Secondary Decorative Treatment:
e. Architectural Colored Stucco Panels

(See Table 4.a.1-Non-Residential Design Elements for further description)



PRELIMINARY ARCHITECTURAL ELEVATION-NORTH-WESTGATE AVE

All measurements are subject to change. Not for construction.

2221ORWM - WESTGATE

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Westgate Ave Elevation - 1/16" = 1'-0" 8/19/2022

Noted
ZYSKOVICH ARCHITECTS
250 S Park Ave., Suite 510
Winter Park, FL 32789
t. 407.674.1958
e. info@zyscovich.com
w. www.zyscovich.com

WESTGATE

Table 4.A.1- Non-Residential Design Elements										
ULDC Reference	ID1	ID2 Requirement Selection	North-Street Side		South-Parking Side		East-End		West-End	
Primary Roofline pursuant to Table 5.C.1.H - Primary Roof Design Element			Element	Compliance	Element	Compliance	Element	Compliance	Element	Compliance
One required element per façade: Or any combination of A,B,C	1	A. Articulated parapet walls, 30% of roof line with 100 max spacing between articulation	4-Parapet articulations in 300'. Average spacing 35'. Exceeds 30% of roof line	Complies	4-Parapet articulations in 300'. Average spacing 35'. Exceeds 30% of roof line	Complies	Stair mass forms an articulated 25' parapet in a 61' elevation. Stair element exceeds 30% of roof line	Complies	Stair mass forms an articulated 25' parapet in a 61' elevation. Stair element exceeds 30% of roof line	Complies
		B. Pitched roof with min. 12" overhanging eaves	X	X	X	X	X	X	X	X
		C. Two or more plane breaks/slopes per façade	11- Plane Breaks	Complies	11-Plane Breaks	Complies	5-Plane Breaks	Complies	5-Plane Breaks	Complies
Secondary Roofline pursuant to Table 5.C.1.h - Secondary Roof Design Element			Element	Compliance	Element	Compliance	Element	Compliance	Element	Compliance
One required element per façade	2	A. Decorative roof details (i.e. cupolas, domers, exposed rafter tails, balconies, etc.)	X	X	X	X	X	X	X	X
		B. Cornices with decorative moldings	Contemporary Decorative cornice molding where shown	Complies	Contemporary Decorative cornice molding where shown	Complies	Contemporary Decorative cornice molding where shown	Complies	Contemporary Decorative cornice molding where shown	Complies
		C. Pediments, porticos, architectural features at entryways, or decorative towers	X	X			Stair entries feature entry canopy and decorative columns	Complies	Stair entries feature entry canopy and decorative columns	Complies
Façade - Recesses / Projections, Walls, and Storefronts pursuant to Art. 5.C.1.H.1.c.1.a)-c)			Element	Compliance	Element	Compliance	Element	Compliance	Element	Compliance
One required element per façade	3	A. Recesses/Projections: façades > 50' shall provide recess/projection a min. of 20% of total length of façade, max. of 100' between recesses/projections, depth min. 12"	6-12" deep projections are provided for approximately 50% of the elevation at varying widths. End caps are also projecting	Complies	6-12" deep projections are provided for approximately 50% of the elevation at varying widths. End caps are also projecting	Complies	2-12" projections from main façade and 1-8' projection at the stair are provided. Maximum distance 25'	Complies	2-12" projections from main façade and 1-8' projection at the stair are provided. Maximum distance 25'	Complies
		B. Walls: No blank walls exceeding 10' wide x 20' long, patterns to be 10' on center	There are no blank walls. All walls are articulated with fenestration, material and color changes, balconies	Complies	There are no blank walls. All walls are articulated with fenestration, material and color changes, balconies	Complies	All walls are articulated using recesses, color and varying cornices	Complies	All walls are articulated using recesses, color and varying cornices	Complies
		C. Storefronts: Display windows along 20% of façade length	Storefront display windows cover 70% of the ground floor façade	Complies	Storefront display windows cover 50% of the ground floor façade	Complies	X	X	X	X
Exterior Treatment and Fenestration Details pursuant to Art. 5.C.1.H.1.c.2.a)-b)			Element	Compliance	Element	Compliance	Element	Compliance	Element	Compliance
One additional element required	4	A. Exterior Treatment: 80% max. primary, 20% min. secondary treatments	Minimum of 2 materials required and provided	Complies	Minimum of 2 materials required and provided	Complies	Minimum of 2 materials required and provided	Complies	Minimum of 2 materials required and provided	Complies
		B. Fenestration Detail: Provide along min. 60% of façade length	Fenestration details not limited to storefront, windows, balconies, sliding glass doors and color variations are provided along greater than 70% of the façade	Complies	Fenestration details not limited to storefront, windows, balconies, sliding glass doors and color variations are provided along greater than 70% of the façade	Complies	X	X	X	X
Entries Pursuant to Table 5.C.1.H			Element	Compliance	Element	Compliance	Element	Compliance	Element	Compliance
One additional element required	5	A. Canopies, porte-cochere or porticos	X	X	X	X	Canopy provided at Building entry	Complies	Canopy provided at Building entry	Complies
		B. Wall recess, or projection (min. 12" depth)	X	X	X	X	X	X	X	X
		C. Covered arcades (min. 8' clearwidth)	Covered arcade, 8' or greater in depth provided for greater than 50% of the length of the façade	Complies	Covered arcade, 8' or greater in depth provided for greater than 50% of the length of the façade	Complies	X	X	X	X
		D. Peaked roof forms	X	X	X	X	X	X	X	X
		E. Arches, columns, pilasters	Decorative columns are used along the length of the arcade.	Complies	Decorative columns are used along the length of the arcade.	Complies	Decorative columns are used at entry porch canopies	Complies	Decorative columns are used at entry porch canopies	Complies
Entries Pursuant to Table 5.C.1.H			Element	Compliance	Element	Compliance	Element	Compliance	Element	Compliance
One design element is required per façade	6	A. Overhangs, cornices, and eaves	X	X	X	X	X	X	X	X
		B. Decorative moldings or trims around windows and doors	X	X	X	X	X	X	X	X
		C. Covered public outdoor patio/plaza incorporated w/entry area	X	X	X	X	Covered Patio under canopies at side entries	Complies	Covered Patio under canopies at side entries	Complies
		D. Special pavers, bricks, decorative concrete or other similar pavement treatment	X	X	X	X	X	X	X	X
		E. Architectural detailing (i.e. tile work, moldings)	Colored panel are strategically located along the first floor, between windows, above glass doors and as embellishment to the stair towers	Complies	Colored panel are strategically located along the first floor, between windows, above glass doors and as embellishment to the stair towers	Complies	Colored panel are strategically located along the first floor, between windows, above glass doors and as embellishment to the stair towers	Complies	Colored panel are strategically located along the first floor, between windows, above glass doors and as embellishment to the stair towers	Complies
Chapter C. Design Standards										
Article 5, 2. Multifamily Design Elements, b. Balconies & Patios										
Individual Balconies and/or Patios are provided for a minimum of 20% of the total number of Units within each building										

1. Table 5.C.1.H - Primary Roof Element:
a. Articulated parapet 122' of 270' = 45% Articulated
2. Table 5.C.1.H - Secondary Roof Element:
b. Cornice with decorative moulding
3. Façade Required Design Elements:
a. Recessed projections of 12", minimum 20% - 12" projection provided
b. No blank walls
c. Storefronts 20' min required, provided 160' of 270' = 60%
4. C-2 Additional Design Requirements:
a. Exterior treatment, min. 2 materials required.
b. 3 provided: Painted stucco and cementitious siding and ceramic tile
5. Table 5.C.1.H - Entries:
a. Canopy
b. Wall recess 12"
c. Covered arcade, 10' clear
6. Table C.1.H - Secondary Decorative Treatment:
e. Architectural Colored Stucco Panels

(See Table 4.a.1-Non-Residential Design Elements for further description)



PRELIMINARY ARCHITECTURAL ELEVATION-SOUTH-PARKING

All measurements are subject to change. Not for construction.

2221ORWM - WESTGATE

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South Elevation - Facing

Parking

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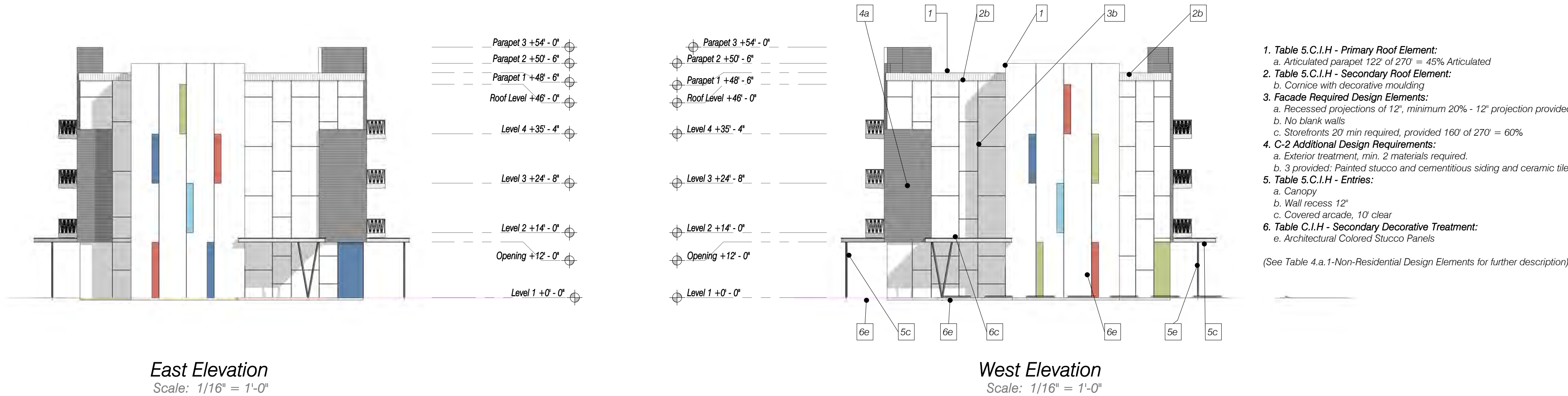
1/16" = 1'-0"

8/19/2022

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WESTGATE

Table 4.A.1- Non-Residential Design Elements										
ULDC Reference	ID1	ID2 Requirement Selection	North-Street Side		South-Parking Side		East-End		West-End	
Primary Roofline pursuant to Table 5.C.1.H - Primary Roof Design Element			Element	Compliance	Element	Compliance	Element	Compliance	Element	Compliance
One required element per façade: Or any combination of A,B,C	1	A. Articulated parapet walls, 30% of roof line with 100 max spacing between articulation	4-Parapet articulations in 300'. Average spacing 35'. Exceeds 30% of roof line	Complies	4-Parapet articulations in 300'. Average spacing 35'. Exceeds 30% of roof line	Complies	Stair mass forms an articulated 25' parapet in a 61' elevation. Stair element exceeds 30% of roof line	Complies	Stair mass forms an articulated 25' parapet in a 61' elevation. Stair element exceeds 30% of roof line	Complies
		B. Pitched roof with min. 12" overhanging eaves	X	X	X	X	X	X	X	X
		C. Two or more plane breaks/lopes per façade	11- Plane Breaks	Complies	11-Plane Breaks	Complies	5-Plane Breaks	Complies	5-Plane Breaks	Complies
Secondary Roofline pursuant to Table 5.C.1.h - Secondary Roof Design Element										
One required element per façade	2	A. Decorative roof details (i.e. cupolas, domers, exposed rafter tails, balconies, etc.)	X	X	X	X	X	X	X	X
		B. Cornices with decorative moldings	Contemporary Decorative cornice molding where shown	Complies	Contemporary Decorative cornice molding where shown	Complies	Contemporary Decorative cornice molding where shown	Complies	Contemporary Decorative cornice molding where shown	Complies
		C. Pediments, porticos, architectural features at entryways, or decorative towers	X	X			Stair entries feature entry canopy and decorative columns	Complies	Stair entries feature entry canopy and decorative columns	Complies
Façade - Recesses/ Projections, Walls, and Storefronts pursuant to Art. 5.C.1.H.1.c.1.a)-c)			Element	Compliance	Element	Compliance	Element	Compliance	Element	Compliance
One required element per façade	3	A. Recesses/Projections: façades > 50' shall provide recess/projection a min. of 20% of total length of façade, max. of 100' between recesses/projections, depth min. 12"	6-12" deep projections are provided for approximately 50% of the elevation at varying widths. End caps are also projecting	Complies	6-12" deep projections are provided for approximately 50% of the elevation at varying widths. End caps are also projecting	Complies	2-12" projections from main façade and 1-8' projection at the stair are provided. Maximum distance 25'	Complies	2-12" projections from main façade and 1-8' projection at the stair are provided. Maximum distance 25'	Complies
		B. Walls: No blank walls exceeding 10' wide x 20' long, patterns to be 10' on center	There are no blank walls. All walls are articulated with fenestration, material and color changes, balconies	Complies	There are no blank walls. All walls are articulated with fenestration, material and color changes, balconies	Complies	All walls are articulated using recesses, color and varying cornices	Complies	All walls are articulated using recesses, color and varying cornices	Complies
		C. Storefronts: Display windows along 20% of façade length	Storefront display windows cover 70% of the ground floor façade	Complies	Storefront display windows cover 50% of the ground floor façade	Complies	X	X	X	X
Exterior Treatment and Fenestration Details pursuant to Art. 5.C.1.H.1.c.2.a)-b)			Element	Compliance	Element	Compliance	Element	Compliance	Element	Compliance
One additional element required	4	A. Exterior Treatment: 80% max. primary, 20% min. secondary treatments	Minimum of 2 materials required and provided	Complies	Minimum of 2 materials required and provided	Complies	Minimum of 2 materials required and provided	Complies	Minimum of 2 materials required and provided	Complies
		B. Fenestration Detail: Provide along min. 60% of façade length	Fenestration details not limited to storefront, windows, balconies, sliding glass doors and color variations are provided along greater than 70% of the façade	Complies	Fenestration details not limited to storefront, windows, balconies, sliding glass doors and color variations are provided along greater than 70% of the façade	Complies	X	X	X	X
Entries Pursuant to Table 5.C.1.H			Element	Compliance	Element	Compliance	Element	Compliance	Element	Compliance
One additional element required	5	A. Canopies, porte-cochere or porticos;	X	X	X	X	Canopy provided at Building entry	Complies	Canopy provided at Building entry	Complies
		B. Wall recess, or projection (min. 12" depth);	X	X	X	X	X	X	X	X
		C. Covered arcades (min. 8' clearwidth);	Covered arcade, 8' or greater in depth provided for greater than 50% of the length of the façade	Complies	Covered arcade, 8' or greater in depth provided for greater than 50% of the length of the façade	Complies		X	X	X
		D. Peaked roof forms;	X	X	X	X	X	X	X	X
		E. Arches, columns, pilasters	Decorative columns are used along the length of the arcade.	Complies	Decorative columns are used along the length of the arcade.	Complies	Decorative columns are used at entry porch canopies	Complies	Decorative columns are used at entry porch canopies	Complies
Entries Pursuant to Table 5.C.1.H			Element	Compliance	Element	Compliance	Element	Compliance	Element	Compliance
One design element is required per façade	6	A. Overhangs, cornices, and eaves;	X	X	X	X	X	X	X	X
		B. Decorative moldings or trims around windows and doors;	X	X	X	X	X	X	X	X
		C. Covered public outdoor patio/plaza incorporated w/entry area	X	X	X	X	Covered Patio under canopies at side entries	Complies	Covered Patio under canopies at side entries	Complies
		D. Special pavers, bricks, decorative concrete or other similar pavement treatment	X	X	X	X	X	X	X	X
		E. Architectural detailing (i.e. tile work, moldings)	Colored panel are strategically located along the first floor, between windows, above glass doors and as embellishment to the stair towers	Complies	Colored panel are strategically located along the first floor, between windows, above glass doors and as embellishment to the stair towers	Complies	Colored panel are strategically located along the first floor, between windows, above glass doors and as embellishment to the stair towers	Complies	Colored panel are strategically located along the first floor, between windows, above glass doors and as embellishment to the stair towers	Complies
Chapter C, Design Standards										
Article 5, 2. Multifamily Design Elements, b. Balconies & Patios										
Individual Balconies and/or Patios are provided for a minimum of 20% of the total number of Units within each building										



PRELIMINARY ARCHITECTURAL ELEVATION-EAST & WEST

All measurements are subject to change. Not for construction.

2221ORWM - WESTGATE

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East & West Elevations

1/16" = 1'-0"

8/19/2022

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August 9, 2022

TRAFFIC STATEMENT

Westgate Terrace
2636 Westgate Ave
West Palm Beach, FL 33409

Project Description

This traffic statement is associated with the Site Plan application for the Westgate Terrace mixed-use project which is located at 2636 Westgate Ave in unincorporated Palm Beach County, Florida. Exhibit 1 is the project site plan along with a location map. The Parcel Control Number for this site is 00-43-43-30-03-034-0010. The project buildout is expected in December 2023. This development project will consist of one 4-story mixed-use building with office space on the first floor and a total of 46 apartments on the 1st, 2nd, 3rd, and 4th floors. Access to the proposed project is via one (1) driveway connection off Seminole Blvd and one (1) driveway connection off Nokomis Ave.

Purpose of Study

This study will analyze the proposed project's impact on the surrounding roadways within the project's radius of development influence in accordance with Palm Beach County Unified Land Development Code (ULDC) Article 12, Section 2 of Traffic Performance Standards. No Project shall be approved for Site Specific Development Order unless it can be shown to satisfy the requirement of Parts One and Two of Test 1.

Part One requires analysis of Major Intersections, within or beyond the Radius of Development Influence, where a Project's traffic is significant on a Link within the Radius of Development of Influence. For purposes of this Part One, Major Intersections also includes intersections of a Major Thoroughfare and a non-thoroughfare road or other point of access where: (1) the intersection is signalized or where projected traffic volumes warrant a signal; and (2) the non-thoroughfare approach is projected to carry at least 200 two-way, peak hour trips; and (3) the non-thoroughfare approach represents 20 percent or more of the intersection critical sum volume. Additionally, a Project must address those Links within the Radius of Development Influence on which its Net Trips are greater than one percent of the LOS D of the Link affected on a peak hour peak direction basis AND those Links outside the Radius of Development Influence on which its Net Trips are greater than five percent of the LOS D of the Link affected on a peak hour peak direction basis.

Part Two requires analysis of Links and Major Intersections as necessary within or beyond the Radius of Development Influence, where a Project's traffic is significant on a Link within the Radius of Development Influence. The Total Traffic in the peak hour on the Link shall be compared to applicable thresholds in Table 12.B.2.C-1 1A, LOS D Link Service Volumes, Peak Hour Traffic; Peak Direction volume threshold.

For Test 2, a Project must address those Links within the Radius of Development Influence on which its Net Trips are greater than three percent of the LOS E of the Link affected on a peak hour peak direction basis up to the limits set forth in Table 12.B.2.C-4 2A, LOS E Link Service Volumes AND those Links outside the Radius of Development Influence on which its Net Trips are greater than five percent of the LOS E of the Link affected on a peak hour peak direction basis up to the limits set forth in Table 12.B.2.C-4 2A, LOS E Link Service Volumes.

This study will verify that the proposed development's traffic impact will meet the Palm Beach County Traffic Performance Standards.

Project Traffic

Daily and peak-hour vehicular trips generated by the subject development plan were estimated utilizing Palm Beach County approved trip generation rates as follows:

Trip Generation
Westgate Terrace
DAILY

Land Use	ITE Code	Intensity	Trip Generation Rate	Pass by %	Total Trips
Proposed Residential Apartments	221	46 DU	5.44 / DU	0%	250
General Office	710	5,622	$\ln(T) = 0.97 \ln(X) + 2.50$	10%	59
Medical Office	720	5,015	34.8 / 1000 SF	10%	157
Existing 8 Single Family Home Credit	210	7	10	0%	-70
Project Total					396

AM Peak Hour

Land Use	ITE Code	Intensity	Trip Generation Rate	Pass by %	Total Trips		
					In	Out	Total
Proposed Residential Apartments	221	46 DU	0.36	0%	4	13	17
General Office	710	5,622	$T = 0.94(X) + 26.49$	10%	25	4	29
Medical Office	720	5,015	2.78 / 1,000 SF	10%	11	3	14
Existing 8 Single Family Home Credit	210	7	0.74	0%	-1	-4	-5
Project Total					39	16	55

PM Peak Hour

Land Use	ITE Code	Intensity	Trip Generation Rate	Pass by %	Total Trips		
					In	Out	Total
Proposed Residential Apartments	221	46 DU	0.36	0%	10	7	17
General Office	710	5,622	1.15 / 1,000 SF	10%	1	5	6
Medical Office	720	5,015	3.46 / 1,000 SF	10%	5	11	16
Existing 8 Single Family Home Credit	210	7	$\text{Ln}(T) = 0.96 \text{ Ln}(X) + 0.20$	0%	-5	-3	-8
Project Total					11	20	31

Source: Institute of Transportation Engineers (ITE), Trip Generation, 10th Edition and PBC Trip Generation Rates dated March 2, 2020

As per the above trip generation analysis, based on the adopted trip generation rates, the proposed new construction will result in a net increase to the average daily trips of 396 trips, 55 trips during the AM peak hour, and 31 trips during the PM peak hour.

Project Traffic Assignment

Roadway	Link	Existing Lane	Class	Project Traffic			
				Project Traffic		Total Project Impact	LOS D Service Volume
				% Dist	Peak Hour Trips		
					2019		
Westgate Ave	Wabasso Drive to Seminole Blvd	5	Class I	35%	13	0.73%	1770
Westgate Ave	Seminole Blvd to Congress Ave	5	Class I	35%	13	0.73%	1770
Seminole Blvd	Westgate Ave to Okeechobee Blvd	2	Class I	15%	6	0.68%	880
Seminole Blvd	Westgate Ave to Cherry Rd	2	Class II	15%	6	0.74%	810

Based on the above traffic project assignment table, project peak hour trips on the surrounding roadways will be less than one percent (1%). Since the project traffic impact will be less than one percent (1%), it meets the thresholds as set up by the traffic performance standards for Test 1. Since we meet the Test 1 criteria, it is clear that this development has less than one percent (1%) impact of the adopted level of service, therefore no further analysis is required and the new development meets concurrency.

Access Analysis

Based on the trip generation of this site, it is our opinion that accessibility to the site is adequate and no improvements are needed.

Conclusions

Since the proposed development has less than one percent (1%) impact of the adopted level of service, the site will have an insignificant trip assignment and therefore meets the requirements of Palm Beach County performance standards.

Sincerely,

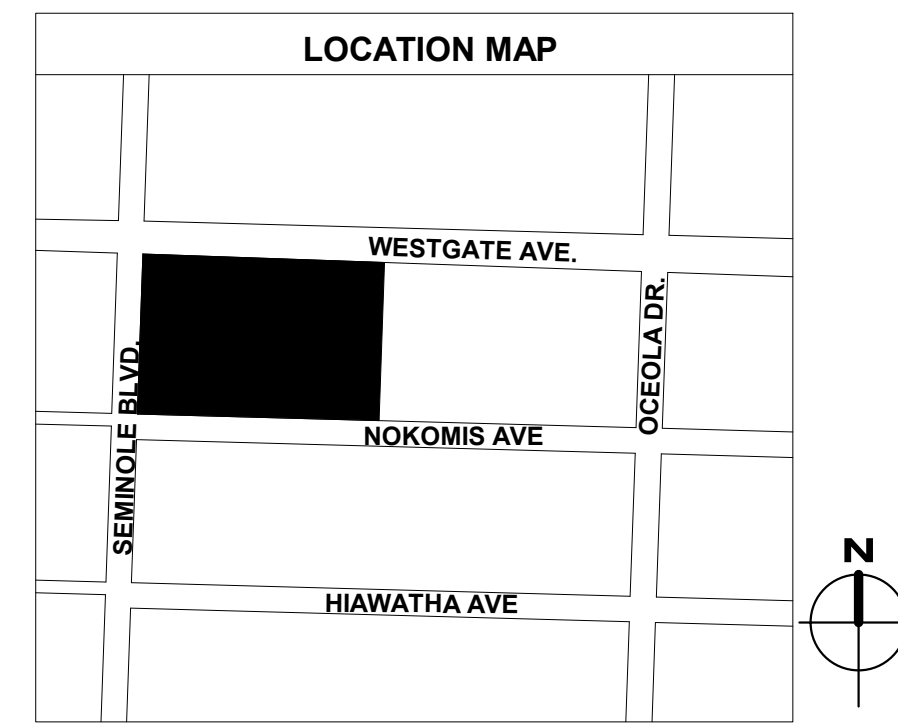
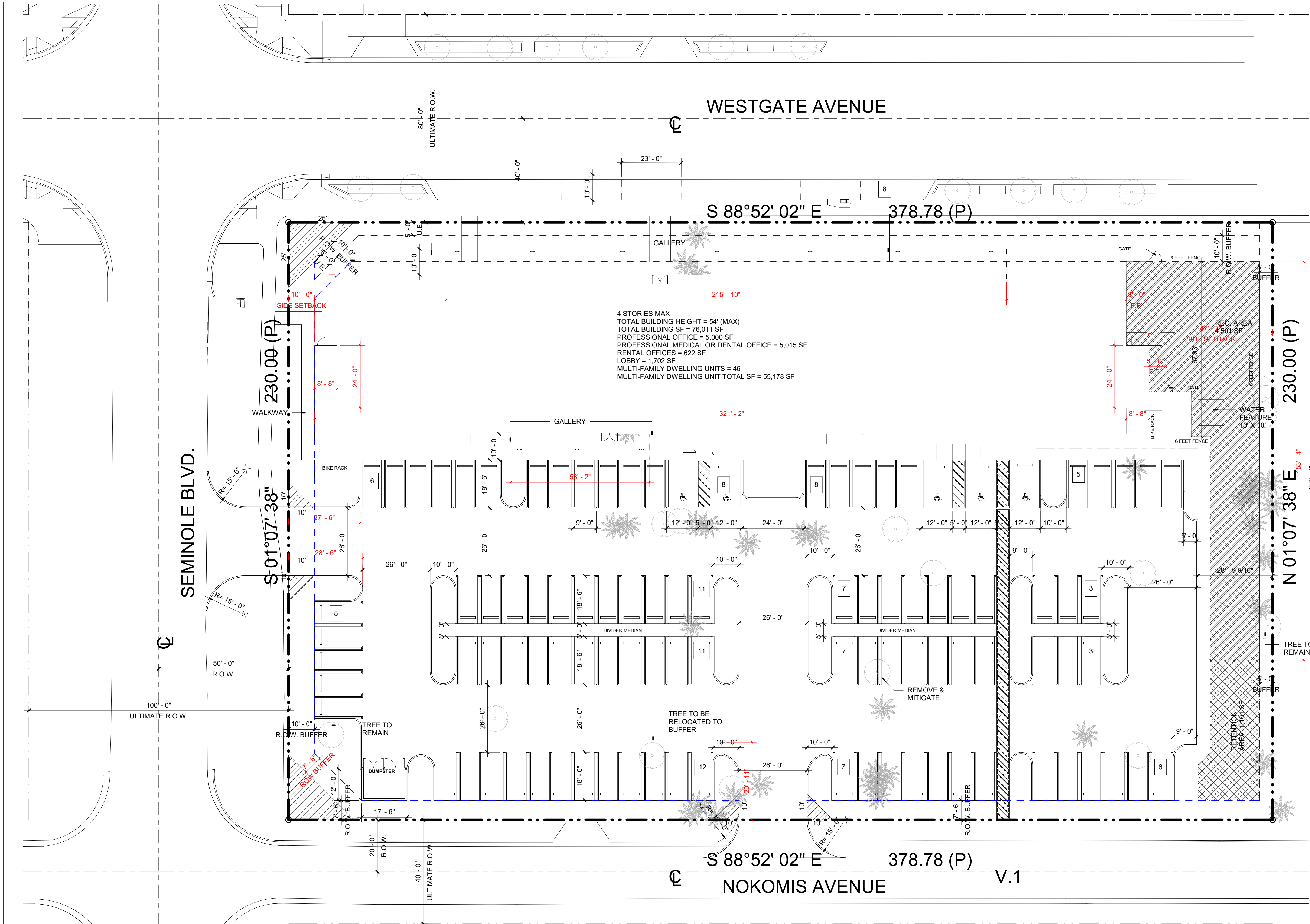
Imtiaz Ahmed, P.E.
FL License No.: 46102

Imtiaz Ahmed, State of Florida, Professional Engineer, License No. 46102

This item has been digitally signed and sealed by Imtiaz Ahmed on the date indicated here.

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

EXHIBIT 1
SITE PLAN



SITE TABULAR DATA	
APPLICATION NAME	WESTGATE TERRACE
CONTROL NUMBER	TBD
APPLICATION NUMBER	TBD
TIER	U/S
EXISTING FUTURE LAND USE DESIGNATION	CH/8
EXISTING ZONING DISTRICT	CG
OVERLAY	WCRAO
SECTION, TOWNSHIP, RANGE	30, 43, 43
PROPERTY CONTROL NUMBERS	
EXISTING USE	VACANT
PROPOSED USE	MIXED-USE (OFFICES & RESIDENTIAL)
TOTAL GROSS SITE AREA	2ac
TOTAL NET SITE AREA	2ac
TOTAL NUMBER OF DWELING UNITS	46 DU
2 BD: UNITS	23 DU
3 BD: UNITS	20 DU
UNITS FROM FUTURE LAND USE	16
WCRAO DENSITY BONUS POOL UNITS	30
TOTAL REQUIRED WHP	10
WHP REQUIRED/PROVIDED FROM FUTURE LAND USE	0
LIMITED: ONSITE, RENTAL: WHP PER WCRAO	10
TOTAL PROPOSED WHP	10
TOTAL GROSS FLOOR AREA	19,002 SF
TOTAL BUILDING SF	76,011 SF
RESIDENTIAL	55,178 SF
PROFESSIONAL OFFICE/MEDICAL & DENTAL OFFICE & LOBBY	12,339 SF
TOTAL FLOOR AREA RATIO	87%
TOTAL BUILDING COVERAGE	24%
PERVIOUS	24%
BUILDING HEIGHT	54'
NUMBER OF STORIES	4
TOTAL OPEN SPACE REQUIRED	4,356 SF MIN.
WCRAO: % OF SF AC	4,356 SF (5% x87,120 SF)
TOTAL OPEN SPACE PROPOSED	11,454 SF
WCRAO PARKING REQUIRED	117
MULTIFAMILY RESIDENTIAL - 1.5 SPACES/ 2BD UNIT (23)	39 SPACES
MULTIFAMILY RESIDENTIAL - 2 SPACES/ 3BD UNIT (8)	40 SPACES
MULTIFAMILY RESIDENTIAL - 1 GUEST/ 4 UNITS	12 SPACES
PROFESSIONAL OFFICE, MEDICAL OR DENTAL OFFICE - 2.5 SPACES/ 1,000 SF	26 SPACES
PROPOSED PARKING	107
HANDICAP SPACES REQUIRED	5
HANDICAP SPACES PROPOSED	5
BICYCLE RACKS REQUIRED	2
BICYCLE RACKS PROPOSED	2
REQUIRED RECREATION AREA	7,500 SF
PROPOSED RECREATION AREA	4,501 SF
TRAFFIC ANALYSIS ZONE	912

CONCURRENCY APPROVAL	
PROFESSIONAL OFFICES-	5,600 SF
DOCTOR'S OFFICE	5,015 SF
MULTI-FAMILY (46 DU)	55,178 SF

PROPERTY DEVELOPMENT REQUIREMENTS											
ZONING DISTRICT	MINIMUM LOT DIMENSIONS				F.A.R.	DENSITY (MAX)	MAX BLDG COVER	SETBACKS/SEPARATIONS (WCRAO-SUB AREA: NC)			
	SIZE	WIDTH	FRONTAGE	DEPTH				FRONT BUILD-TO-LINE	SIDE STREET	SIDE INTERIOR	REAR
REQ	7,500 SF	75'	75'	100'	N/A	116 DU	40%	10'	10'	15'	25'
PROP	87,120 SF	378'	378'	230'	N/A	46 DU	24%	20' - 0"	25' - 0"	47' - 7"	149' - 1"

SUBDIVISION VARIANCE CHART (SV-2022-0847)					
	ULDC CODE SECTION	REQUIRED	PROPOSED	VARIANCE	APPROVAL DATE
SDV1	11E.2.A-2	50-FOOT-WIDE ROW WITH GUTTERS AND SIDEWALKS	40-FOOT-WIDE ROW (NOKOMIS AVE), WITH 370 FEET OF SIDEWALK ALONG THE NORTH PORTION OF NOKOMIS AVE., NO CURB OR GUTTERS	10-FOOT ROW, WITH NO CURB OR GUTTER ON THE NORTH PORTION OF NOKOMIS AVE AND THE SOUTH PORTION OF NOKOMIS AVE	TBD

AMENDMENT STAMP

ZONING STAMP

SITE PLAN

Client Name
WESTGATE TERRACE

Project number
22-012

Date
06-02-2022

Project Manager
AT

Drawn By
AB

FSP

Scale
As indicated

ARC DEVELOPMENT GLOBAL LLC

AARON M. TAYLOR
PLANNING CONSULTANT
200 DR MARTIN LUTHER KING JR BLVD
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REVISIONS

No.	DESCRIPTION	DATE
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REVIEW SET
NOT FOR CONSTRUCTION
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IT HAS BEEN ISSUED FOR PRELIMINARY REVIEW ONLY.

WESTGATE TERRACE

2636 WESTGATE AVE
WEST PALM BEACH, FL

