



WESTGATE/BELVEDERE HOMES COMMUNITY REDEVELOPMENT AGENCY

Monday January 9, 2023 Board Meeting

1280 N. Congress Ave. Suite 215

West Palm Beach FL 33409

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

I. CALL TO ORDER / ROLL CALL

II. AGENDA APPROVAL

1. Additions, Deletions, Substitutions to Agenda

2. Adoption of Agenda

III. ADOPTION OF W/BH MARCH CRA MINUTES (Pages 14 - 19)

IV. PUBLIC COMMENTS

V. DISCLOSURES

Vi. CONSENT AGENDA

VII. REGULAR AGENDA

- 1. CRA Recommendation for DRO Approval of a 38-unit Multifamily Rental Development (Airport Apartments) located at 1699-1705 N. Congress Avenue (Page 20 - 58)**
- 2. Authorization to Issue a Request for Proposals (RFP) for the Redevelopment of CRA-Owned Parcels at 2557 Westgate Avenue & Cherokee Avenue (Pages 59)**
- 3. Approval of 2023 Westgate CRA Board Meeting Calendar (Page 60)**

VIII. REPORTS



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- A. Staff Reports**
 - Correspondence (61 – 64)**
 - 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 January 9, 2023

REGULAR AGENDA

1. CRA Recommendation for DRO Approval of a 38-unit Multifamily Rental Development (Airport Apartments) located at 1699-1705 N. Congress Avenue.

A. Background and Summary: E&M Realty Corp, based in Jupiter, is the property owner and developer. The Airport Apartments is a 38-unit multifamily market rate rental development comprised of 6 efficiency units, 9 1-bedroom, 18 2-bedroom, and 5 3-bedroom units in a 4-story building, for a total GFA of 48,042 sf under air. A combined 2nd floor indoor/outdoor recreation space, as well as a ground floor recreation area, are also included as a project amenity. To streamline entitlements, avoid tripping the development and public hearing approvals thresholds, and to achieve the desired density, the applicant is requesting 27 WCRAO density bonus units. These additional units may be approved by the DRO if the increase does not exceed 22 dwelling units per acre; this project is requesting an additional density of 19.2 du/ac.

The +/- 1.4-acre site is located on the west side of Congress Avenue south of Westgate Avenue and to the north of Cherry Rd. The site consists of 4 contiguous parcels bordered by the LWDD L-2 canal to the south and the LWDD E-3 ½ canal to the west. The site is zoned Commercial General (CG), with a Commercial High with an underlying residential future land use designation of 8 du/acre (CH/8), and is vacant with no current or previous entitlements. The site is located within the boundaries of the Urban General (UG) Sub-area of the WCRAO, and is within the U/S Tier as well as in the Revitalization and Redevelopment Infill Overlay (RRIO), Urban Redevelopment Area Overlay (URAO), and the CCRT area. While the total gross site area is 1.4-acres, the buildable area is reduced to 1.25-acres due to canal ROW dedication requirements by LWDD including the entire southernmost parcel which is 33 ft. in width, as well as a 19 ft. wide exclusive easement along the entire western portion of the site. Palm Beach County roadway requires a 20 ft. ROW dedication along Congress Avenue.

The applicant proposes to develop a 38-unit multifamily rental development on a +/- 1.4-acre site located at 1699-1705 N. Congress Ave. The subject application requests a recommendation of approval from the Westgate CRA Board for the proposed development pursuant to include the following:

1. An allocation of 27 units from the unit pool of WCRAO Density Bonus Program, provided the project demonstrates that the criteria for obtaining WCRAO density bonus units has been met;
2. An allocation of 256 trips per day, 15 am peak hour trips and 19 pm peak hour trip from the WCRAO Transportation Concurrency Exception Area (TCEA) trips pool; and,
3. DRO Site Plan approval.

The Housing Element of the Comprehensive Plan sets aside 1,300 bonus density units for the Westgate CRA area. To date, 337 units have been utilized or pledged to projects entitled, built or in construction. To achieve the 38 units needed for this project, 27 units from the CRA's density bonus pool are requested to be allocated. The 1.4-acre site has a permitted future land use density of only 8 dwelling units per acre which is a total of 11 units by right. Additional residential density from the CRA's bonus pool increases the density by 27 dwelling units 27 to du/acre. The WCRA DBP allows for a maximum of 150 additional units per acre to be utilized for projects in the UG Sub-area.

With a total of 38 units, the Airport Apartments project is required to set aside 7.6 or 8 units to meet this requirement. The following breaks down the WCRAO DBP workforce income category requirements:

- a minimum of 10%, up to a maximum of 40%, of units are required to be restricted at the **WHP Low Income** category (60%-80% MFI) – *the developer will opt to set aside at least 1 unit in this category*
- a minimum of 10% are required to be restricted at the **WHP Moderate 1 Income** category (>80-100% MFI) – *the developer will opt to set aside at least 1 unit in this category*

The remaining units may be set aside as either low income (no more than 40% of project total), Mod 1, Mod 2, or Middle based on the developers' desired market mix

The UG sub-area is envisioned as an area that allows for mixed use development with more intense commercial and residential uses, including multi-story towers where

feasible. Mixed use is preferred in the UG sub-area but it is not required. The Airport Apartments is the latest multifamily residential project along the Congress Avenue corridor: Greene Apartments, a 198-unit market rate rental project is nearing construction completion, and Autumn Ridge, a 106-unit LTC seniors rental project is fully funded, permitted, and set to break ground soon. Airport Apartments will target market rate tenants, with the exception of those units required to remain affordable under the WCRAO Density Bonus Program (DBP). When all three projects are fully entitled and built, a total of 342 new multifamily residential units will come online in the district. It is anticipated that investor interest in the redevelopment area will continue in supporting commercial uses, and in residential development, despite some indications that the housing market is softening. All three projects will utilize additional density from the WCRAO DBP. On average, these projects have been able to achieve a density of 27 units per acre between the units allowed by the future land use and the additional density afforded by the WCRAO DBP, commensurate with the vision of the CRA's Redevelopment Plan, and the intent of the UG Sub-area for 'intense residential uses in multi-story towers'.

The proposed use and site plan is consistent with the CRA's Redevelopment Plan, the WCRA Zoning Overlay, and with the 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 Congress Avenue corridor by developing vacant land, and will provide much needed workforce housing units.

B. Recommendation: CRA Staff recommends **approval** of a 38-unit multifamily rental development on a +/- 1.4-acre site located at 1699-1705 N. Congress Ave. The subject application requests a recommendation of approval from the Westgate CRA Board for the proposed development pursuant to include the following:

1. An allocation of 27 units from the unit pool of WCRAO Density Bonus Program, provided the project demonstrates that the criteria for obtaining WCRAO density bonus units has been met;
2. An allocation of 256 trips per day, 15 am peak hour trips and 19 pm peak hour trip from the WCRAO Transportation Concurrency Exception Area (TCEA) trips pool; and,
3. DRO Site Plan approval.

2. Authorization to Issue a Request for Proposals (RFP) for the Redevelopment of CRA-Owned Parcels at 2557 Westgate Avenue & Cherokee Avenue

A. Background and Summary: The CRA purchased two parcels located at 2557 Westgate Avenue in 2004 to hold for redevelopment. These parcels are immediately adjacent to the Santos C-Store located on the corner of Westgate Avenue and Osceola Drive. A third parcel, located on Cherokee Avenue was purchased by the CRA in 2021. Two other parcels, not owned by the CRA, complete the redevelopment assemblage. All five parcels are currently vacant.

Interest in developing the land for residential and commercial uses has been robust. Staff requests Board approval to make a public offering by issuing an RFP for the redevelopment of the parcels commensurate with the vision of the Westgate Avenue corridor to encourage mixed use. Staff anticipates that the RFP will be issued within the first two months of 2023. Following the closure of the RFP response window, Staff will assess responses and recommend a redevelopment project to the Board for approval.

B. Recommendation: Recommendation to authorize staff to prepare and issue a Request for Proposals for the redevelopment of CRA-owned parcels at 2557 Westgate Avenue & Cherokee Avenue.

3. Approval of 2023 Westgate CRA Board Meeting Calendar

A. Background and Summary: The 2023 CRA Board Meeting calendar is submitted for approval. There is a holiday on October 9, 2023. The October meeting can be moved to October 2, 2023.

B. Recommendation: Recommendation to approve the 2023 CRA Board Meeting calendar.

**WESTGATE/BELVEDERE HOMES CRA
BOARD MEETING
January 9, 2023**

Staff Update on In-House Projects

2023-B Solid Waste Authority Blighted & Distressed Properties Grant Application (SUBMITTED)

Background: CRA Staff has submitted a grant application to the SWA through its Blighted & Distressed Properties Clean-Up Grant Program for funding to demolish the structure at 1304 Seminole Blvd. The Program has been modified and will now only cover costs associated with demolition. Lot clearing and vegetation removal must be covered by the Agency. The SWA Governing Board will vote to approve funding at their February meeting.

Website & CRA Logo Redesign/Re-Branding

Update: the CRA's new logo is finalized. Staff will begin to use on letterhead and reports. The new website structure is built and the creation of new content is underway; it will be launched by the end of January 2023.

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 (IN PROCESS)

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: Staff met with Vice-Mayor Weiss, assistant County administrators, and PZB staff on October 26th to discuss ways in which the WCRAO may be streamlined to be made more efficient and flexible to use, while remaining true to intent. A path forward includes a Comprehensive Plan amendment to be initiated early in the new year to better define policies for open space and land development, followed by amendments to the WCRAO/ULDC.

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

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

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

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

Community Garden/Greenmarket (ONGOING)

Update: The Plat is recorded and corner clip dedications are complete. CRA staff 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, DESIGNED)

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

The Cherry Road project received approval for funding by the TPA Governing Board in July, 2020. The CRA engaged consultants, WGI to refine the Cherry Rd. improvements project for TPA TAP grant application submittal in the 2020 cycle. CRA Staff and WGI worked with Engineering on improving the proposed typical sections. The project proposes reduced travel lanes for traffic calming, new sidewalks on the south side of Cherry Rd east and west of the bridge to the intersection of Country Club Rd., a new 12' shared multi-use path on the north side of the corridor, new crosswalks, pedestrian scale lighting, and shade trees where allowed. The total project cost is \$1.96 million. The grant reimburses \$1 million. The application was submitted to the TPA on February 28, 2020.

FY19 and Seminole Blvd. Complete Streets (FUNDED/INITIATED)

Update: 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 (FUNDING SECURED, PROJECT TO PROCEED)

Update: Following an RFP process, a loan has been secured.

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. The BCC adopted a Resolution on September 13, 2022, to authorize an \$11,000,000 loan. Five banks have submitted a proposal to the bond counsel to provide the funding. 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 was 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 95% 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 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
Airport Apartments	1699-1705 N. Congress Ave	<ul style="list-style-type: none"> December 2022 Board meeting 4-stories, 38-unit market rate MF rental development
Westgate Terrace (Danza Group)	2636 Westgate Ave	<ul style="list-style-type: none"> October 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
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 construction 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 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**

November 14, 2022

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

Mr. Daniels, the Board Chair, called the meeting to order at 5:06p.m. The roll was called by Ms. Bui.

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

Absent: Joseph Kirby
Enol Gilles
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: Deputy George Gomez, Deputy Adam Robinson, Mickey Johnston
(All Virtually Via Zoom)

II. AGENDA APPROVAL

1. Additions, Deletions, Substitutions to Agenda

- Add Agenda Item #4: Approval of Debt Forgiveness for Jim Auto Sale.

2. Adoption of Agenda

- It was moved by Ms. Rufty and seconded by Ms. Haggerty to adopt the Agenda. Motion carried (4-0)

III. ADOPTION OF W/BH CRA MINUTES

- It was moved by Ms. Haggerty and seconded by Ms. Rufty to adopt the October 3, 2022 minutes. Motion carried (4-0)

IV. PUBLIC COMMENT

- PBSO Deputy Gomez and Deputy Robinson gave a brief report to the Board about police activities in the Westgate CRA area for the previous month.

V. DISCLOSURES

- No Disclosures

VI. CONSENT AGENDA

- Approval of Site Development Assistance Program Grant for Yasmani Trujilo Leon on Saranac Ave.
- **It was moved by Ms. Rufty and seconded by Ms. Haggerty. The motion passed unanimously (4-0)**

VII. REGULAR AGENDA

1. Approval of a Resolution Authorizing an Infrastructure Improvement Loan Agreement from Truist Bank in an Aggregate Amount of \$11,000,000 for the Purpose of Financing the Cost of Certain Redevelopment Projects Located Within the Westgate CRA

Mr. Michel, Mr. Christopher Roe, bond counsel from Bryant Miller Olive P.A. Law Firm, Mr. Baird and Mr. Mickey Johnston, financial advisor with League of Cities presented the item to the Board.

Mr. Michel reminded the Board that this funding was sought to prepay the construction of Westgate Avenue, Seminole Boulevard and Cherry Road streetscapes. Three projects partially funded with FDOT reimbursement funds through interlocal agreements with the Palm Beach County Engineering Department. Construction for Westgate Avenue is estimated at \$7.5 Million.

Mr. Roe outlined the process that was used to secure the loan. A Resolution is needed from the Board to close the loan. An RFP process was used to receive proposals. Submittals were received from several banks. Truist had the most favorable terms including a lower interest rate of 4.1%. The firm has prepared a loan agreement, a contract, that includes all the terms including required tax exemption clauses. The loan is a tax-exempt loan issued to a local government for public improvement, as such the lender does not have to pay taxes on the interest it earns for making the loan. In exchange the lender can give the public entity an interest rate lower than what you would receive from a commercial bank. The Truist loan has a 4.1% interest rate and a

term of 15 years. It has payment due to the bank once a year, every May 1st, through its maturity of 2037. The loan is secured by the Tax Increment that the Agency has deposited to the Trust Fund every year. A bank typically takes a security interest when a mortgage is obtained, but in a government loan, the bank takes security interest in a particular source of revenue. In the case of Community Redevelopment Agency, the source is the Tax Increment Financing. The Loan Agreement pledges the Tax Increment to repay the loan over time. The Loan is evidenced by a Promissory Note. The Promissory Note is essentially a bond. It evidences the obligation to repay the loan over time according to the terms set forth in the Promissory Note and the Loan Agreement. The loan has very good terms. The interest rates have crept up lately. The rate is very favorable. If the Resolution is approved by the CRA Board, the closing will happen on Thursday, November 17 (2022). At that point, the money will be deposited in the CRA account on that same morning. If the Agency receive reimbursements from the County or FDOT, it has the option of using the reimbursement to pay down the loan if allowed or use the reimbursement to finance other public improvement projects. If the Resolution is approved, Mr. Roe planned to gather all the required signatures after the Board meeting.

Mr. Johnston reiterated that the terms received from Truist were favorable to the Agency. Some of the other proposals had offered a rate north of 5%. The prepayment provision, where prepayment can be made once a year, is also a favorable term from the Truist proposal. A provision that can help the CRA receives more debt service savings.

Mr. Baird stated that his firm had reviewed the documents that they are legally sufficient and that Bryant Miller Olive Law Firm was easy to work with.

Board members stated that their questions were answered by the presenters.

It was moved by Ms. Rufty and seconded by Ms. Haggerty to authorize to adopt a resolution to authorize the issuance of the revenue note in the amount of \$11,000,000 and to authorize the negotiated sale of such note to Truist Bank, pursuant to the terms and conditions of a loan agreement by and among the Westgate Belvedere Homes Community Redevelopment Agency, the Florida Municipal, Loan Council, and Truist Bank. The motion passed unanimously (4-0)

- 2. Approval of Agreement with Higgins Engineering to Provide Water Management Services and Environmental Resource Permit (ERP) Application to Establish Compensating Storage Credits for the Westgate CRA**

Mr. Michel introduced the item. Higgins Engineering has worked with the South Florida Water Management District (SFWMD) over the last two years to recapture compensating storage credits created by the many ponds and lake built by the CRA within the C-51 Canal Basin that were never memorialized by the District. The new task is to submit a new Environmental Resource Permit to SFWMD that will provide for the management and assignment of the storage credits to developments which meet criteria as deemed desirable by the CRA provided that these projects meet certain minimum storm water management criteria on site such as water quality treatment and discharge management.

To accomplish this goal, Higgins Engineering, Inc. will have a pre-application meeting with SFWMD, evaluate the 100-year flood elevations in light of the CRA projects. Higgins will submit the ERP application to SFWMD and provide additional information as requested. After the permit is issued, the firm will assist staff interpret the permit criteria as it relates to "Secondary Storm water System Design and Performance."

Additionally, Higgins Engineering Inc. will research all the previous ERP issued to the CRA for the South Westgate and the North Westgate by SFWMD as they relate to surface water management to determine if projects planned for these two areas meet by virtue of their location the "Secondary Storm water System Design and Performance" required by Palm Beach County in Art. 11.E.4.F.

Higgins Engineering, Inc., has proposed to complete these tasks for an amount not to exceed an additional \$10,000.00.

Staff recommends that the Board approve an agreement with Higgins Engineering to provide the above additional water management services to for an amount not to exceed \$10,000.00.

It was moved by Ms. Rufty and seconded by Ms. Haggerty to approve an agreement with Higgins Engineering to provide the above additional water management services to for an amount not to exceed \$10,000.00. The motion passed unanimously (4-0)

3. Consideration of New Logo for the Westgate CRA

Ms. Pennell introduced the item. Staff is seeking input from the Board to update the CRA Logo.

Staff request to receive input from the Board.

Ms. Rufty: Very Nice. Looks very fresh and clean.

Ms. Haggerty: Good Job.

No Motions Needed

4. Approval of Debt forgiveness for Jim Auto Sale

Mr. Michel introduced the item. Jim Auto Sale was renting 2700 Westgate Avenue. He had to move because the CRA was donating the property to Palm Beach County to build a Fire Rescue Station. The owner of the business claimed that he couldn't sell any cars because he was in the process of moving and couldn't use the address. He couldn't pay rent for November – January of the 2022 fiscal year. The total owed is \$11,080.83.

Staff recommends that the Board write off the total amount owed by Jim Auto Sales.

Mr. Rufty stated that she knows from driving pass his location that he didn't have any car on the property. She understands why he was not generating any revenues during that time. She stated that she didn't have a problem with writing it off.

Ms. Haggerty concurred. She can imagine with that kind of uncertainty, an owner would not be able to make the business work.

It was moved by Ms. Rufty and seconded by Ms. Haggerty to approve the Board to write off the total amount owed by Jim Auto Sales. The motion passed unanimously (4-0)

VIII. STAFF REPORTS

Staff priority for the last few months has been the redevelopment loan.

Several developers have expressed some interest in the Palm Beach Kennel Club property. The Kennel Club is entertaining of selling a portion of the property. Staff has met with two different groups. The proposed plans look very good. They are in line with the vision of the WCRA.

Airport Apartments project was pulled at the last minute. It is a 38-unit residential project with four stories.

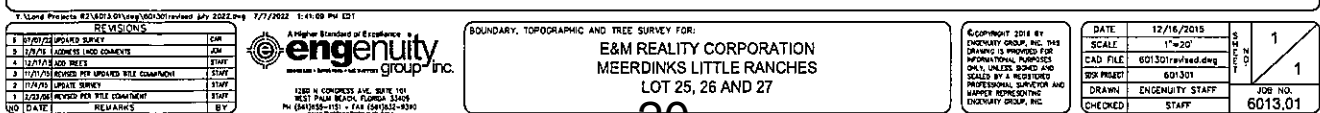
Hoops for Tukey will take place at Parks and Recreation on 11/17/2022 from 5:00p.m. to 9:00p.m.

Santa At The Park is on 12/9/22 from 5:00p.m. to 9:00p.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





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 reconfigure Plan(s) ☐ Master ☐ Site ☐ Subdivision

☐ Landscape ☐ Regulating ☐ Sign Plan

☐ To add and/or delete square footage;

☐ Other: _____

☐ To add and/or delete land area;

☐ To add and/or delete units;

☐ To add, delete, or modify Uses;

☐ To add access points;
- ☐ 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 CRA Board Meeting
January 9, 2023

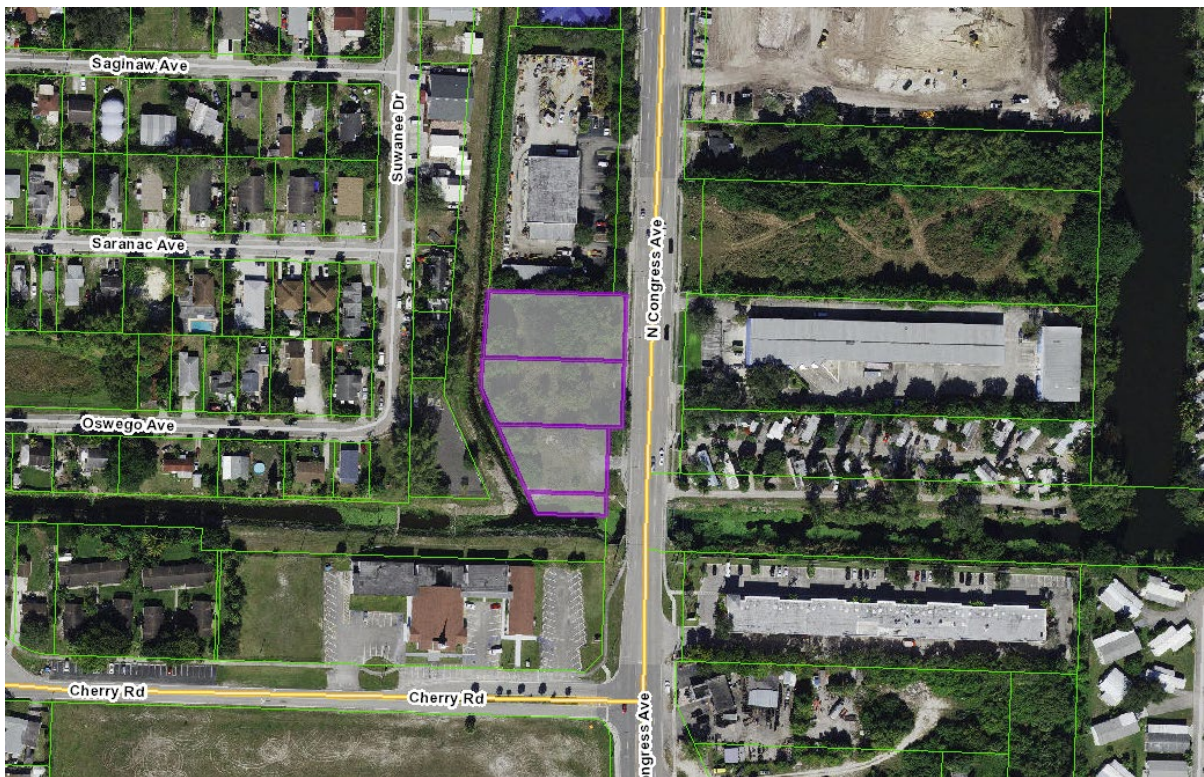
AGENDA ITEM SUMMARY

Airport Apartments

1699-1705 N. Congress Avenue

PCNs 00-43-43-30-12-000-0250; 0260; 0271; 0272

WCRAO Density Bonus Program & WCRAO TCEA Recommendation
for a 38-Unit Multifamily Development



Location Map



Project Overview:

The +/- 1.4-acre site is located on the west side of Congress Avenue south of Westgate Avenue and to the north of Cherry Rd. The site consists of 4 contiguous parcels bordered by the LWDD L-2 canal to the south and the LWDD E-3 ½ canal to the west. The site is zoned Commercial General (CG), with a Commercial High with an underlying residential future land use designation of 8 du/acre (CH/8), and is vacant with no current or previous entitlements. The site is located within the boundaries of the Urban General (UG) Sub-area of the WCRAO, and is within the U/S Tier as well as in the Revitalization and Redevelopment Infill Overlay (RRIO), Urban Redevelopment Area Overlay (URAO), and the CCRT area. To the north of the site is Aldrich Tool Rental (zoned CG with a CH/8 FLU). To the south is the Belvedere Baptist Church, a longstanding institution in the community (zoned RM with a FLU of INST/8). Directly to the east of the site are an office warehouse development and mobile home park both zoned CG with a CH/8 FLU. Single family, multifamily and some vacant lots, all zoned CG with a CH/8 FLU, are located beyond the E-3 ½ canal to the west of the site on Suwanee Drive. While the total gross site area is 1.4-acres, the buildable area is reduced to 1.25-acres due to canal ROW dedication requirements by LWDD including the entire southernmost parcel which is 33 ft. in width, as well as a 19 ft. wide exclusive easement along the entire western portion of the site. Palm Beach County roadway requires a 20 ft. ROW dedication along Congress Avenue.

E&M Realty Corp, based in Jupiter, is the property owner and developer. The Airport Apartments is a 38-unit multifamily market rate rental development comprised of 6 efficiency units, 9 1-bedroom, 18 2-bedroom, and 5 3-bedroom units in a 4-story building, for a total GFA of 48,042 sf under air. A combined 2nd floor indoor/outdoor recreation space, as well as a ground floor recreation area, are also included as a project amenity. To streamline entitlements, avoid tripping the development and public hearing approvals thresholds, and to achieve the desired density, the applicant is requesting 27 WCRAO density bonus units. These additional units may be approved by the DRO if the increase does not exceed 22 dwelling units per acre; this project is requesting an additional density of 19.2 du/ac.

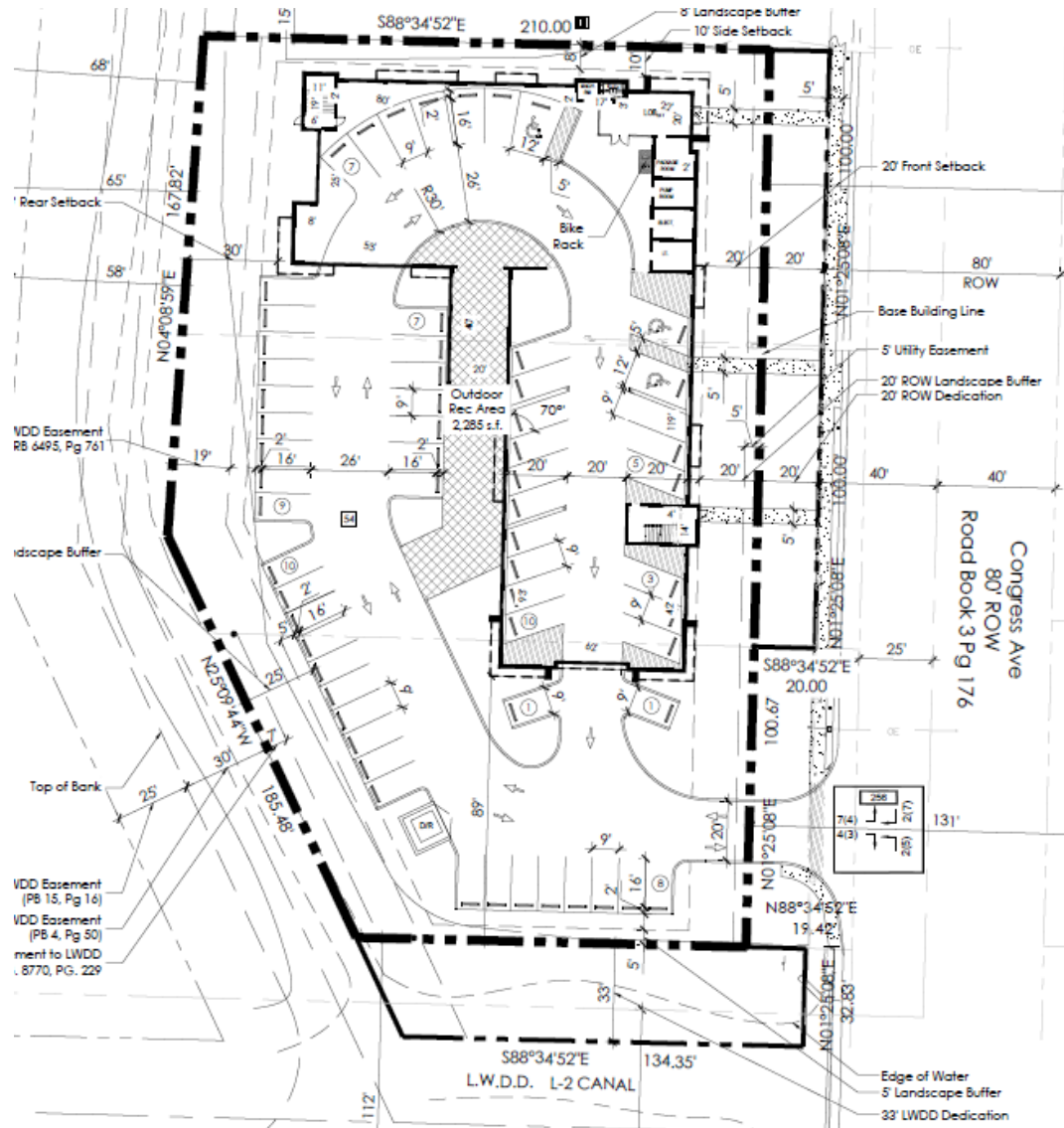
Summary of Request:

The applicant proposes to develop a 38-unit multifamily rental development on a +/- 1.4-acre site located at 1699-1705 N. Congress Ave. The subject application requests a recommendation of approval from the Westgate CRA Board for the proposed development pursuant to include the following:

1. An allocation of 27 units from the unit pool of WCRAO Density Bonus Program, provided the project demonstrates that the criteria for obtaining WCRAO density bonus units has been met;



2. An allocation of 256 trips per day, 15 am peak hour trips and 19 pm peak hour trip from the WCRAO Transportation Concurrency Exception Area (TCEA) trips pool; and,
3. 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 CRA 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 Redevelopment Plan and the County's Comprehensive Plan. The UG sub-area is envisioned as an area that allows for mixed use development with more intense commercial and residential uses, including multi-story towers where feasible. Mixed use is preferred in the UG sub-area but it is not required. The Airport Apartments is the latest multifamily residential project along the Congress Avenue corridor: Greene Apartments, a 198-unit market rate rental project is nearing construction completion, and Autumn Ridge, a 106-unit LITC seniors rental project is fully funded, permitted, and set to break ground soon. Airport Apartments will target market rate tenants, with the exception of those units required to remain affordable under the WCRAO Density Bonus Program (DBP). When all three projects are fully entitled and built, a total of 342 new multifamily residential units will come online in the district. It is anticipated that investor interest in the redevelopment area will continue in supporting commercial uses, and in residential development, despite some indications that the housing market is softening. All three projects will utilize additional density from the WCRAO DBP. On average, these projects have been able to achieve a density of 27 units per acre between the units allowed by the future land use and the additional density afforded by the WCRAO DBP, commensurate with the vision of the CRA's Redevelopment Plan, and the intent of the UG Sub-area for 'intense residential uses in multi-story towers'.

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, 337 units have been utilized or pledged to projects entitled, built or in construction. To achieve the 38 units needed for this project, 27 units from the CRA's density bonus pool are



requested to be allocated. The 1.4-acre site has a permitted future land use density of only 8 dwelling units per acre which is a total of 11 units by right. Additional residential density from the CRA's bonus pool increases the density by 27 dwelling units 27 to du/acre. The WCRA DBP allows for a maximum of 150 additional units per acre to be utilized for projects in the UG 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 38 units, the Airport Apartments project is required to set aside 7.6 or 8 units to meet this requirement. The following breaks down the WCRAO DBP workforce income category requirements:

- a minimum of 10%, up to a maximum of 40%, of units are required to be restricted at the **WHP Low Income** category (60%-80% MFI) – *the developer will opt to set aside at least 1 unit in this category*
- a minimum of 10% are required to be restricted at the **WHP Moderate 1 Income** category (>80-100% MFI) – *the developer will opt to set aside at least 1 unit in this category*
- the remaining units may be set aside as either low income (no more than 40% of project total), Mod 1, Mod 2, or Middle based on the developers' desired market mix

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.



Preliminary architectural renderings – Congress Ave. view from south & north





Preliminary architectural renderings – view from rear of site & above



WCRAO Property Development Regulations

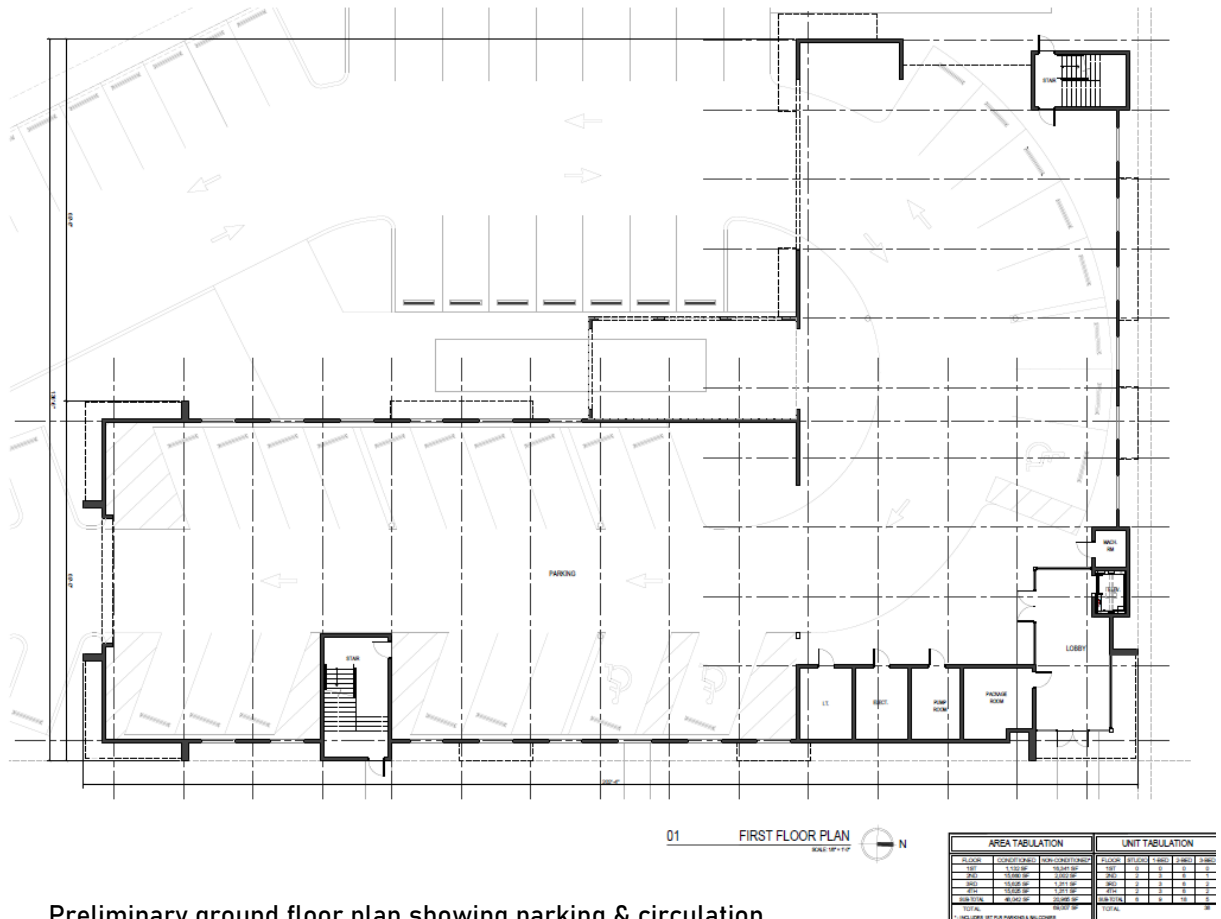
Individually the parcels have a relatively small frontage, however combined the frontage of the site is 333 linear feet. The UG has a 60% building frontage requirement and, allowing for required site elements such as setbacks, access, sidewalks, buffer widths, the frontage must be on the build to line; the project proposes a building frontage of exactly 60%; the building spans 202.4 ft. of the 333.5 ft. lot/site width. Generally, despite the expanded setback from the ROW, the frontage provided provides good massing and street presence with connectivity to the public sidewalk. A minimum depth of 30 ft. is required in the UG; the building is 60 ft. in depth. The maximum building height in the UG is 240 ft. or 20 stories; the Airport Apartments is proposed at 4 stories in height. A build to line of 10 ft. to 25 ft. is required and a 20 ft. building setback has been provided. A north side setback of 10 ft. is provided where 10 ft. is the minimum, and a rear setback of 30 ft. is proposed where a minimum of 25 ft. is required. The building covers approximately 29% of the site, where a maximum building coverage of 40% is allowed. 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. The applicant utilized a WCRAO provision to reduce the recreational open space required by the Parks and Recreation Department; 4,945 sf. of recreation Most WCRAO landscape deviations do not apply in the UG, but side 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.

Architecture & Design

The applicant has provided conceptual architectural elevations and floor plans for the building design. The entire structure has been elevated to allow the project to be parked on the ground floor under the building. Access is from one point at the south end of the site and flows north in a circular manner under the south end of the structure through to the north. The WCRAO stipulates that the primary entrance orientation be from the street. A secondary access has been provided along the south of the frontage to access a stairwell, and a third access is located at the rear adjacent to parking. A porch or balcony for all units on each floor of a multi-family development, and regardless of the project's rental demographic, must be provided per WCRAO standards, and has been. The architecture incorporates a modern aesthetic with recesses and projections in contrasting colors for architectural interest. The main building color is white with brown and blue accents. A clean, neutral color schematic is increasingly popular in newer downtown West Palm Beach construction. The proposed design is complementary to the architecture of the Greene Apartments to the north, and the Autumn Ridge project.



Preliminary architectural elevations (east faces Congress Ave.) & GFA/Unit Data



Preliminary ground floor plan showing parking & circulation

Parking

WCRA overlay regulations provide a substantial reduction from residential parking requirements. Article 6 requires two (2) parking spaces per unit (one bedroom or more), plus 1 space per 4 guests for multi-family developments. WCRAO parking deviations for residential projects (Table 3.B.14.I.) allow the required number of parking spaces to be reduced to 62 including guest spaces; 62 spaces are provided. Bike rack parking areas have been provided and ADA compliant spaces have been provided directly adjacent to the building.



Drainage & Traffic Considerations

Development interest in this segment of Congress Avenue has fluctuated over time. Many developers have become discouraged as due diligence progresses due to issues with storm water storage and compensating floodplain storage in this low lying area of the district. The Airport Apartments site has its own unique challenges as it abuts LWDD drainage canals on two sides. The applicant is utilizing all available land to allow the site to function with the number of units necessary to meet their pro forma. To ensure a successful outcome, storm water management through the use of exfiltration piping will be used to meet retention requirements. A drainage statement has been included with the application and indicates that legal positive outfall is to the L-2 canal directly adjacent.

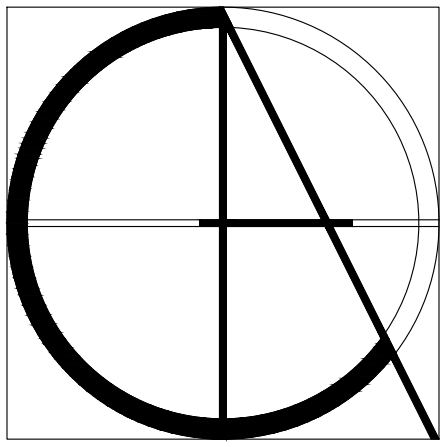
A traffic statement requests an allocation of 256 trips per day to and from one access driveway; 15 am peak hour trips and 19 pm peak hour trips, from the WCRA's Traffic Concurrency Exception Area (TCEA) pool. The statement also indicates that project build-out is anticipated in 2026. It should be noted that the applicant may have to provide a mass transit easement on Congress Avenue should it be required by Palm Tran. Future cross access between sites is a requirement of the URAO and may be applicable to this project.

Staff Recommendation:

The proposed use and site plan is consistent with the CRA's Redevelopment Plan, the WCRA Zoning Overlay, and with the 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 Congress Avenue corridor by developing vacant land, and will provide much needed workforce housing units.

CRA Staff recommends **approval** of a 38-unit multifamily rental development on a +/- 1.4-acre site located at 1699-1705 N. Congress Ave. The subject application requests a recommendation of approval from the Westgate CRA Board for the proposed development pursuant to include the following:

1. An allocation of 27 units from the unit pool of WCRAO Density Bonus Program, provided the project demonstrates that the criteria for obtaining WCRAO density bonus units has been met;
2. An allocation of 256 trips per day, 15 am peak hour trips and 19 pm peak hour trip from the WCRAO Transportation Concurrency Exception Area (TCEA) trips pool; and,
3. DRO Site Plan approval.



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New Building:
Westgate Apartments

N Congress Ave
West Palm Beach, Florida



PROJECT # 21-054

DATE 9-2-2022

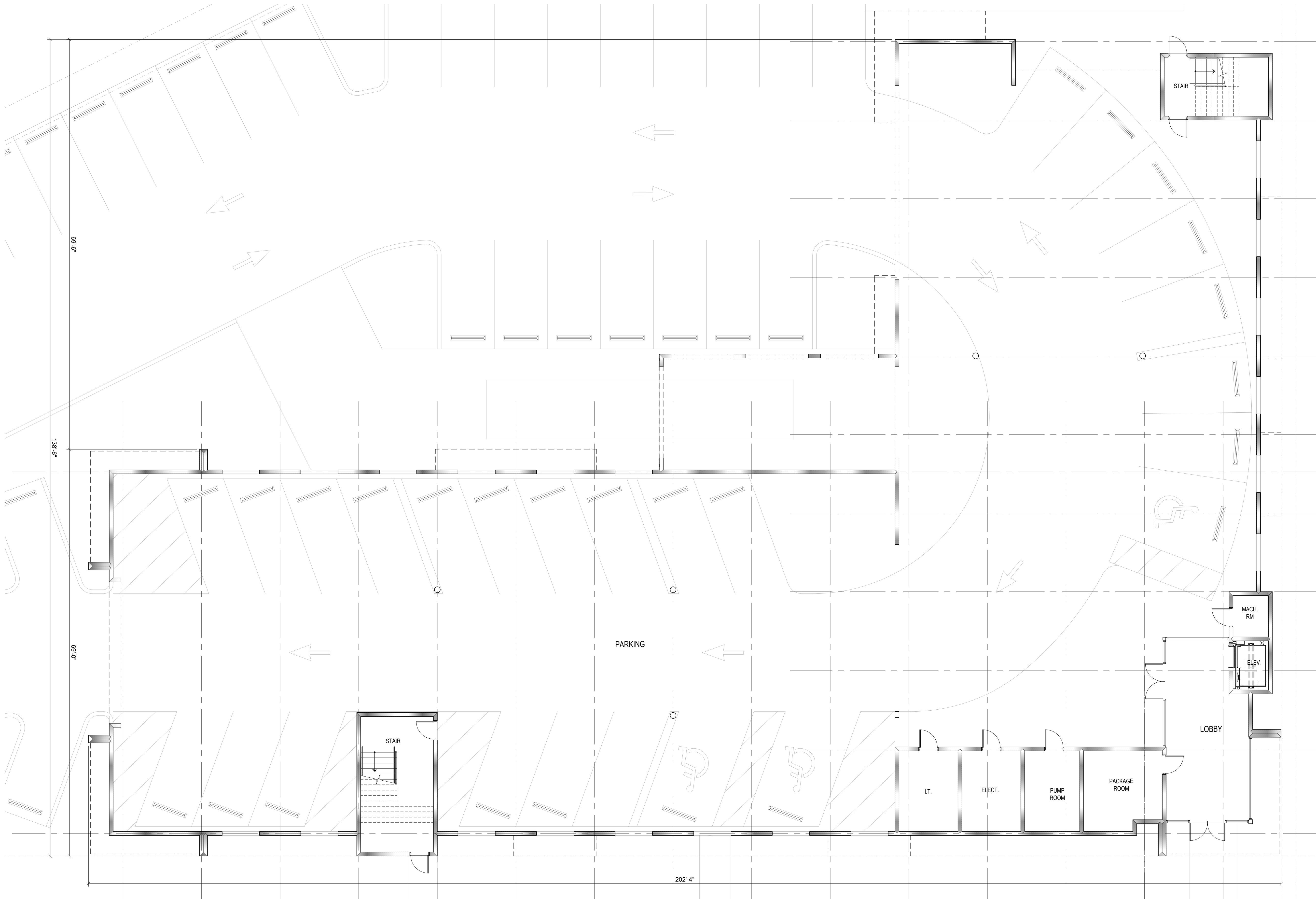
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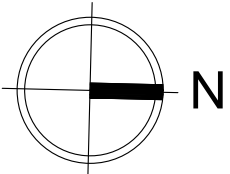
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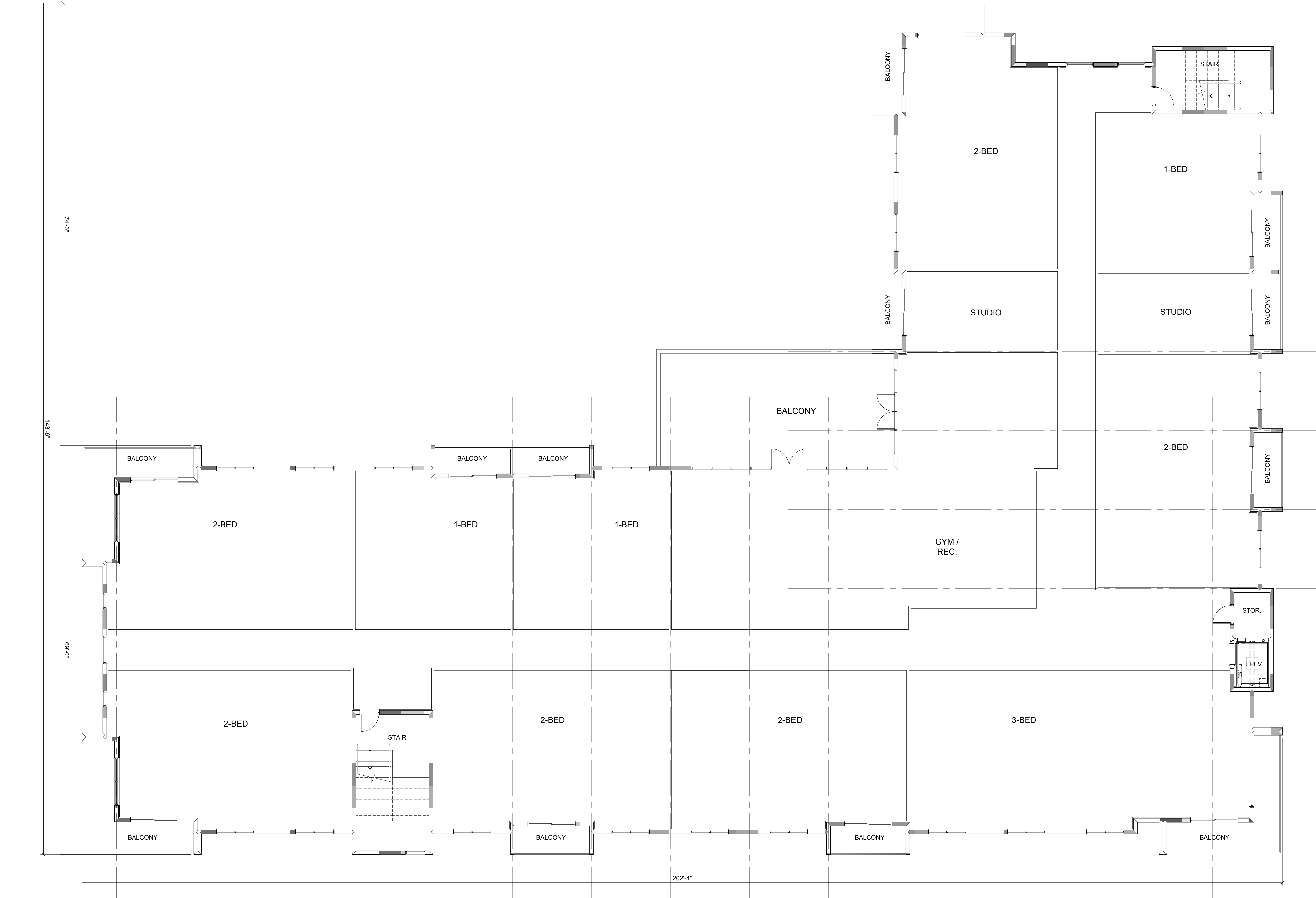
FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"



AREA TABULATION			UNIT TABULATION				
FLOOR	CONDITIONED	NON-CONDITIONED*	FLOOR	STUDIO	1-BED	2-BED	3-BED
1ST	1,132 SF	16,341 SF	1ST	0	0	0	0
2ND	15,660 SF	2,002 SF	2ND	2	3	6	1
3RD	15,625 SF	1,311 SF	3RD	2	3	6	2
4TH	15,625 SF	1,311 SF	4TH	2	3	6	2
SUB-TOTAL	48,042 SF	20,965 SF	SUB-TOTAL	6	9	18	5
TOTAL	69,007 SF		TOTAL	38			

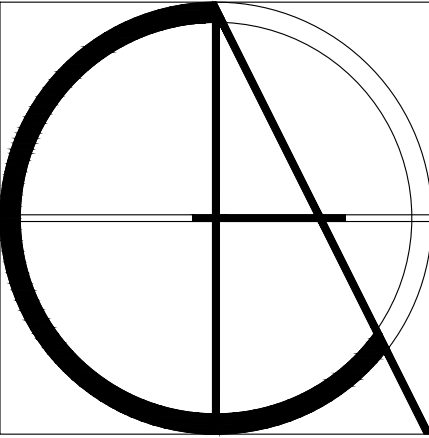
* - INCLUDES 1ST FLR PARKING & BALCONIES



01 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

AREA TABULATION			UNIT TABULATION				
FLOOR	CONDITIONED	NON-CONDITIONED*	FLOOR	STUDIO	1-BED	2-BED	3-BED
1ST	1,132 SF	16,341 SF	1ST	0	0	0	0
2ND	15,660 SF	2,002 SF	2ND	2	3	6	1
3RD	15,625 SF	1,311 SF	3RD	2	3	6	2
4TH	15,625 SF	1,311 SF	4TH	2	3	6	2
SUB-TOTAL	48,042 SF	20,965 SF	SUB-TOTAL	6	9	18	5
TOTAL	69,007 SF		TOTAL	38			

* - INCLUDES 1ST FLR PARKING & BALCONIES



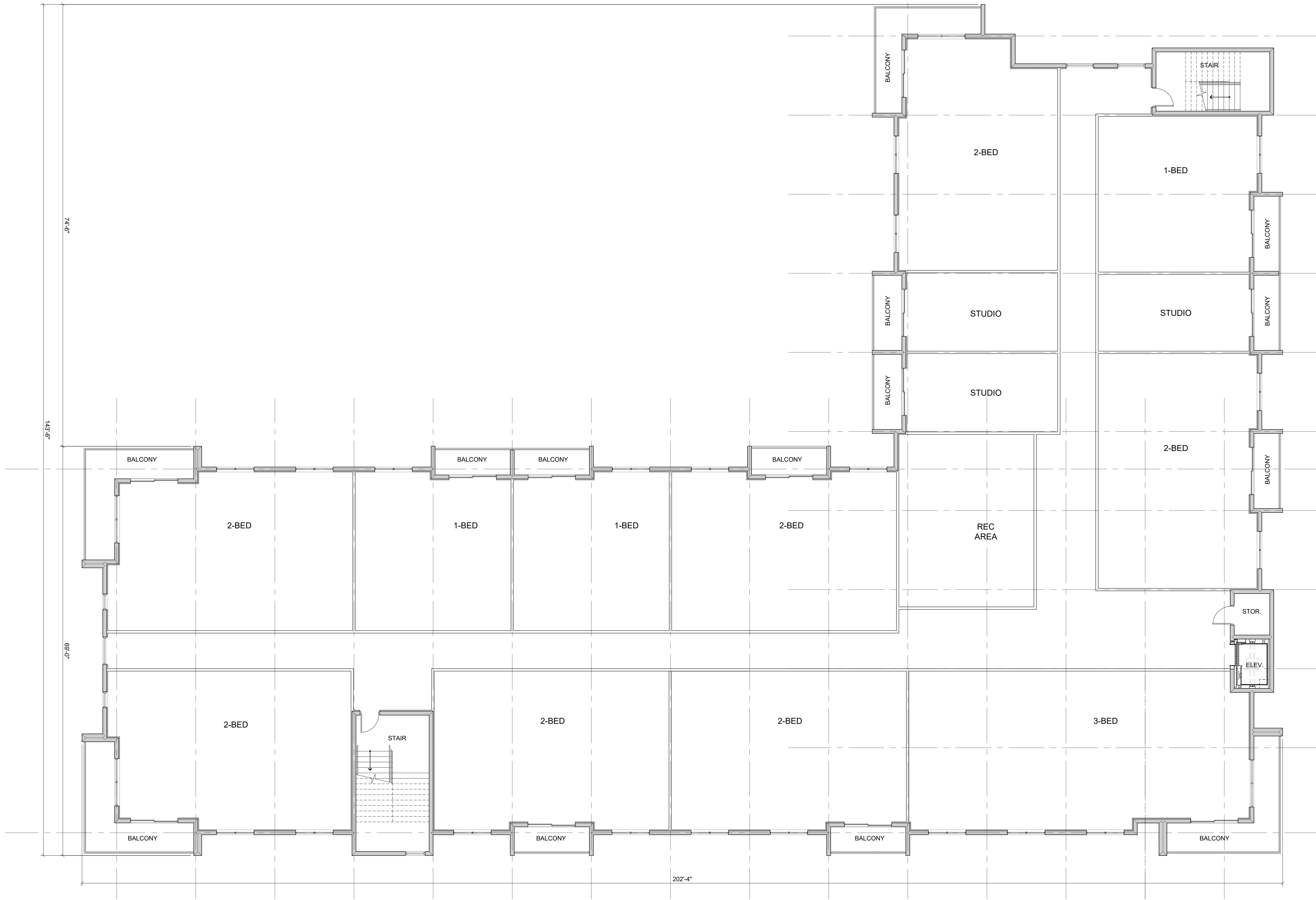
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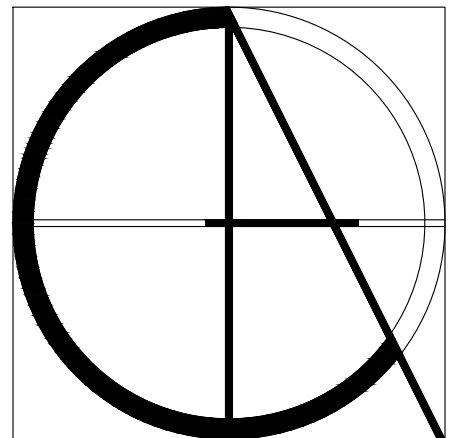
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01 THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"

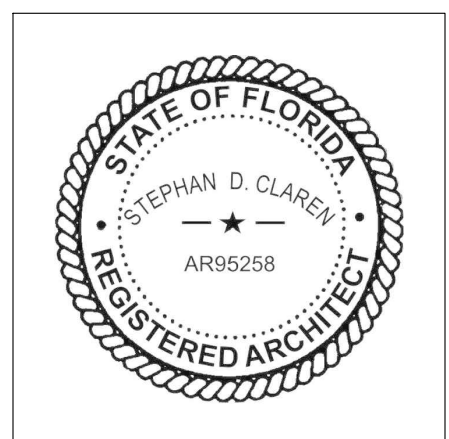
AREA TABULATION			UNIT TABULATION				
FLOOR	CONDITIONED	NON-CONDITIONED*	FLOOR	STUDIO	1-BED	2-BED	3-BED
1ST	1,132 SF	16,341 SF	1ST	0	0	0	0
2ND	15,660 SF	2,002 SF	2ND	2	3	6	1
3RD	15,625 SF	1,311 SF	3RD	2	3	6	2
4TH	15,625 SF	1,311 SF	4TH	2	3	6	2
SUB-TOTAL	48,042 SF	20,965 SF	SUB-TOTAL	6	9	18	5
TOTAL	69,007 SF		TOTAL	38			

* - INCLUDES 1ST FLR PARKING & BALCONIES



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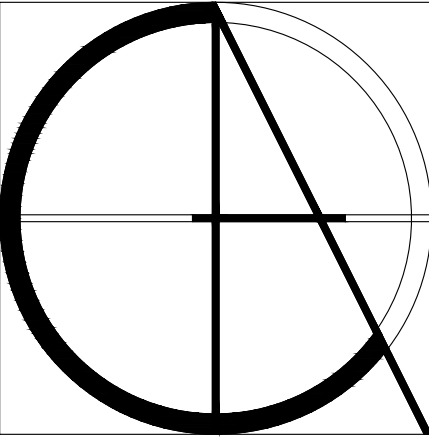
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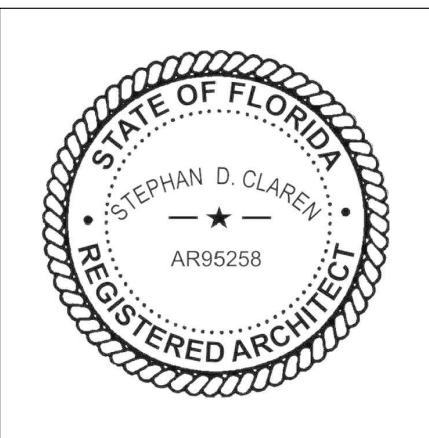
01 FOURTH FLOOR PLAN
SCALE: 1/8" = 1'-0"

AREA TABULATION			UNIT TABULATION				
FLOOR	CONDITIONED	NON-CONDITIONED*	FLOOR	STUDIO	1-BED	2-BED	3-BED
1ST	1,132 SF	16,341 SF	1ST	0	0	0	0
2ND	15,660 SF	2,002 SF	2ND	2	3	6	1
3RD	15,625 SF	1,311 SF	3RD	2	3	6	2
4TH	15,625 SF	1,311 SF	4TH	2	3	6	2
SUB-TOTAL	48,042 SF	20,965 SF	SUB-TOTAL	6	9	18	5
TOTAL		69,007 SF	TOTAL				38
* - INCLUDES 1ST FLR PARKING & BALCONIES							



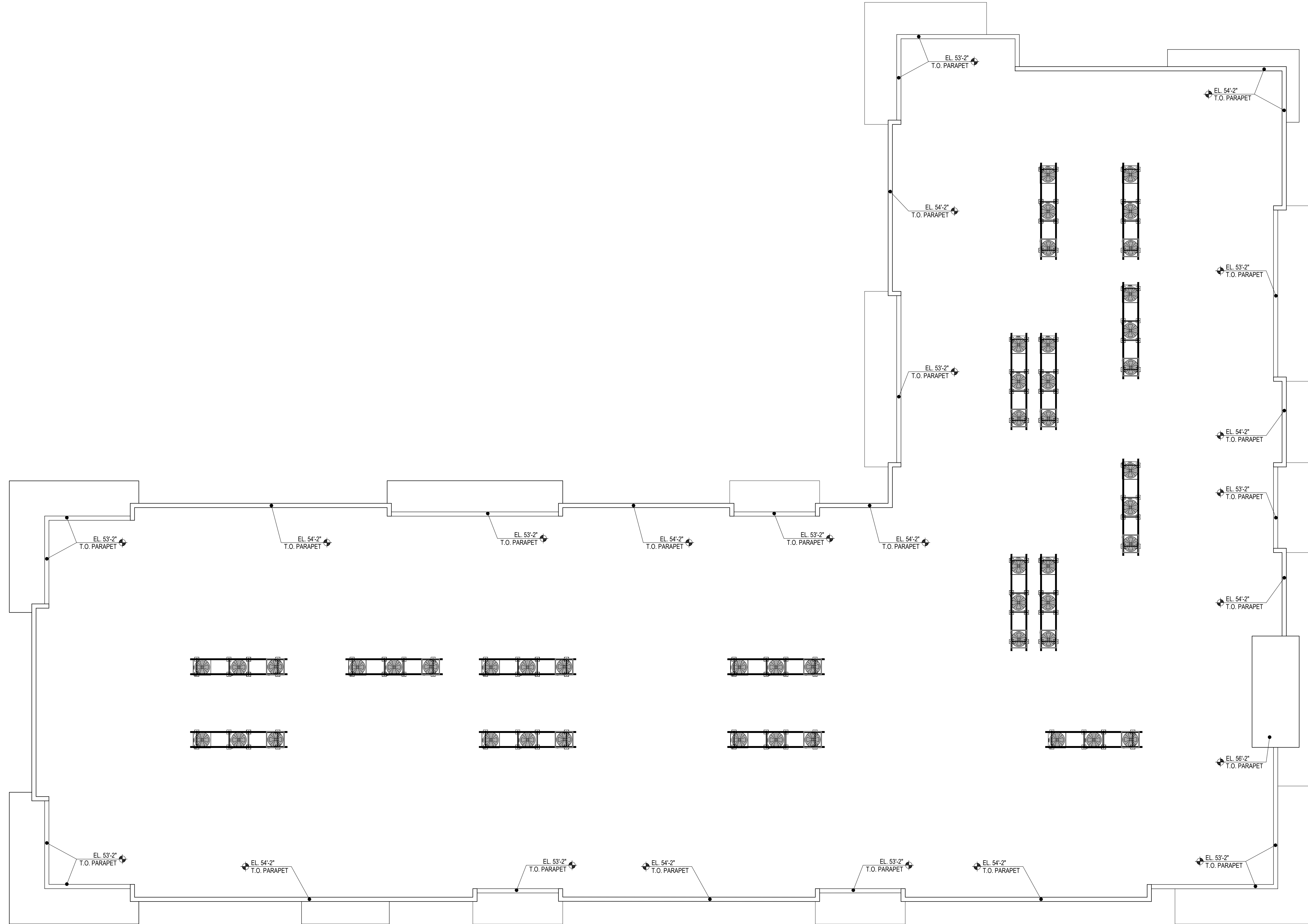
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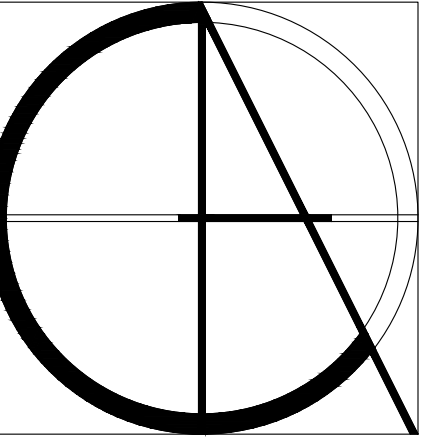
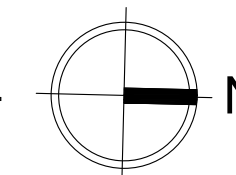
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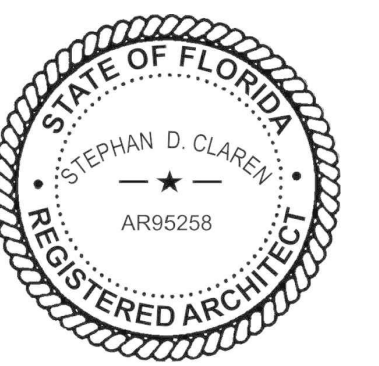
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ROOF PLAN
SCALE: 1/8" = 1'-0"



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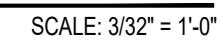
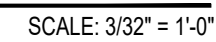
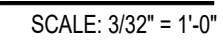
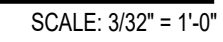
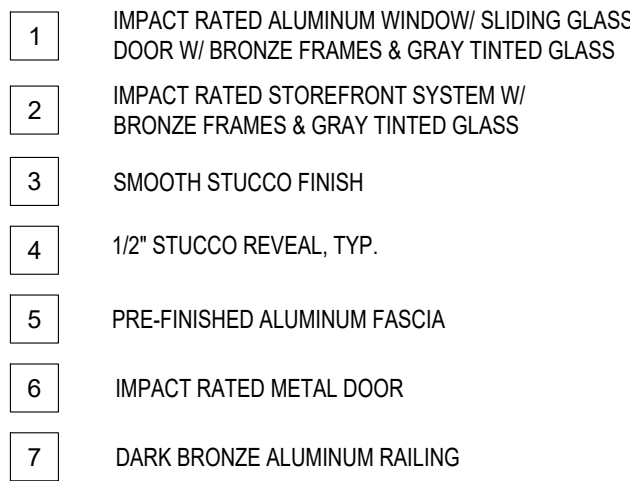
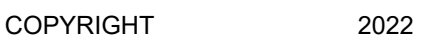
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N Congress Ave
West Palm Beach, Florida

















**Drainage Statement for:
1699, 1703, 1705, 1707 N. Congress Avenue
Palm Beach County**

August 31, 2022

Site Description

The project is located on approximately 0.94 acres on the west side of Congress Avenue, approximately halfway between Okeechobee Blvd and Belvedere Rd. The subject property lies in South Florida Water Management District's C-51 East drainage basin. The site is currently vacant, lightly vegetated with elevations ranging from approximately 8.0 NGVD to 10.0 NGVD. The site is located in the FEMA Flood Zone AE and has a BFE of 11.9 NAVD. The LWDD L-2 Canal lies along the southern boundary of the site.

Site Drainage

Stormwater will be collected via network of inlets and piping within the vehicular areas. Water Quality treatment and flood attenuation will be provided by exfiltration trench and underground detention systems. Direct legal positive outfall to the L-2 Canal is available along the southern property line. Drainage design will address the following criteria:

- Parking lot elevations set at or above the 5 year – 1 day flood stage
- No off-site discharge up to the 25 year – 3 day flood stage except through an approved control structure. The underground detention systems will have a bleeder for recovery.
- Legal Positive to the adjacent LWDD L-2 Canal.
- Building Finished Floor Elevations set at or above the 100 year – 3 day (zero discharge) flood stage
- Water Quality Treatment volume in accordance with SFWMD and PBC criteria
- Allowable discharge per the SFWMD C-51 Basin criteria
- The equivalent of 3.2 inches is allowed for storm water attenuation in exfiltration trench for large storm events. Additional attenuation will require open or chamber storage.
- Drainage permits will be obtained from SFWMD and Palm Beach County prior to construction
- Compensating storage in accordance with SFWMD C-51 Basin criteria

The property is bounded on the east by Congress Avenue.

If you have any question regarding this application, feel free to contact me at 561.818.5381 or Rick@Reikenis.com.

Sincerely,

Richard V. Reikenis, PE, NCEES, LEED AP
Florida Registration No. 26978 / CA 30827

**Justification Statement
Airport Apartments
Palm Beach County, FL
Westgate CRA Application
Original Submittal: October 24, 2022**

Project History

Schmidt Nichols (Agent), on behalf of E&M Realty Corporation (Owner/Applicant), respectfully requests your consideration of this application for DRO Use approval for the Airport Apartments project consisting of 38 multifamily dwelling units. The subject property consists of four parcels, totaling 1.40 acres located at 1699-1705 N Congress Avenue (PCNs:00-43-43-30-12-000-0250, 00-43-43-30-12-000-0260, 00-43-43-30-12-000-0271, 00-43-43-30-12-000-0272). The property is currently vacant and there are no previous development orders associated with this site.

The subject property is located within the Urban/Suburban Tier and currently supports a Future Land Use (FLU) designation of Commercial High, with underlying High Density Residential, 8 units per acre (CH/8). The subject property is also located within the General Commercial (CG) zoning district. The subject property is also located within the Westgate Community Redevelopment Area Overlay, more specifically the Urban General (UG) sub-area. This makes the subject site eligible to receive Westgate CRA Overlay Bonus Density Units.

Project Overview

The proposed project will consist of 38 total units, with parking situated beneath the building at ground level. The ground plan also includes an outdoor recreation area, which is part of a suite of recreational facilities provided throughout the building. The main lobby of the building is proposed at the northeast corner, facing N Congress Avenue, which provides an activated front façade. The subject site is unique in that it is located along two Lake Worth Drainage District maintained canals, located immediately adjacent to the south and west. Per discussions with Lake Worth Drainage District, the applicant proposes to dedicate portions of the site along these canals to the District for their use. This includes the entire southernmost parcel (PCN: 00-43-43-3012-000-0272) and an existing 19' exclusive easement located along the entire western site boundary. The proposed project will add to a corridor of new multifamily developments along N Congress Avenue, creating a new face for the Westgate region of Palm Beach County.

Below is a summary of the surrounding properties:

Adjacent Lands	FLU	Zoning	Uses

Subject Property (Proposed)	CH/8	CG	Multifamily Residential
North	CH/8	CG	Commercial
South	INST/8	RM	Institutional
East	CH/8	CG	Industrial/Mobile Homes
West	CH/8	CG	Vacant/Single Family/Multifamily

Parking

The applicant proposes to utilize the reduced parking requirements outlined in Table 3.B.14.I – WCRAO Mixed Use and Residential Parking Deviations. Based on this table, the parking is calculated below:

1 space / Efficiency unit @ 6 units = 6 spaces

1 spaces / 1 bedroom unit @ 9 units = 9 spaces

1.5 spaces/ 2 bedroom unit @ 18 units = 27 spaces

2 spaces/ 3 bedroom unit @ 5 units = 10 spaces

1 guest space / 4 units @ 38 units = 10 spaces

Total Required Parking: 62 spaces

Total Proposed Parking: 62 spaces

Workforce Housing

Per the requirements of Article 3.B.14.H.1.a.4), and as a condition of the requested WCRAO Density Bonus Units, the Applicant is required to reserve 20% of the total units for workforce housing. In this case, 8 of the 38 total units shall be reserved as workforce housing. These units are proposed to be allocated between the Low Income (>60%-80% of Area Median Income), Moderate 1 (>80%-100% of Area Median Income), Moderate 2 (>100%-120% of Area Median Income), and Middle (>120%-140% of Area Median Income) income categories, according to the regulations set forth in Article 3.B.14.H.1.a.4), specifically no more than 40% of the units shall be in the Low

Income Category, and no less than 10% of the units shall be in the Moderate 1 income category.

Recreation

The proposed project is required by the ULDC to provide recreation space for residents. The WCRAO has a specific formula for calculating the required size of this recreation space which is equivalent to 1.25 acres of developed land per 1,000 people population, based on 2.39 people per proposed unit. At 38 units, the applicant is required to provide 4,945 s.f. of recreation area. This is provided using outdoor space on the ground floor, as well as multiple indoor recreation spaces which will include various recreational amenities and features.

Requests

Below is a detailed overview of the Applicant's request as part of this application:

Request 1: Density Bonus Request to allow for a density bonus of 27 units for a total of 38 multifamily residential units.

WCRA Density Bonus Request: Per Art. 3.B.14.H.1.a, any proposed project that includes a request from the Density Bonus Pool must obtain a recommendation for approval from the WCRA in accordance with the standards of Art. 3.B.14.D, Development Review Procedures consistent with the provisions below:

- 1) Facilitates the development of diverse, quality housing stock that addresses a mix of income levels pursuant to WCRA Community Redevelopment Plan Housing Policy Goal 3.1 and Objective 3.2;

Response: The proposed project provides multifamily dwelling units of various sizes and for various income level households. The site is located in a newly forming corridor of similar mixed income multifamily projects located along North Congress Avenue. As part of this request, the applicant proposes to provide 8 workforce housing designated units set aside for various income levels in accordance with the requirements of this code.

- 2) Meets the requirements of Table 3.B.14.E, WCRAO Minimum/Maximum Residential and Non-Residential Uses, Table 3.B.14.E, WCRAO Sub-area Use Regulations, Table 3.B.14.F, WCRAO Non-Residential and Mixed-Use Sub-area PDRs, and Table 3.B.14.F, WCRAO Residential PDRs, as applicable;

Response: The proposed development meets the requirements of these tables. Specifically, Table 3.B.14.E allows residential uses on all floors, which is what is proposed by the applicant for this project. Furthermore, the proposed site design meets the requirements of 3.B.14.F Residential PDRs as follows:

Minimum Frontage/Lot Width: 100'
Provided: 333.5'

Minimum Lot Depth: 100'
Provided: 215'

Max. Building Coverage: 40%
Provided: 29%

Build-to-Line: 10'-25'
Provided: 20'

Min. Side Interior Setback: 10'
Provided: 10'

Min. Rear Setback: 25'
Provided: 25'

Building Height: 2 Stories Min.
Provided: 4 Stories

- 3) Provides a minimum of five percent of the project residential square footage as outdoor space for resident use, which may include but not be limited to: individual unit porches, patios, and/or balconies; usable open space for on-site common outdoor amenities such as grilling areas and tot lots; or, neighborhood amenities such as pedestrian streetscapes with furnishings, landscaping, or hardscape elements; and,

Response: The proposed development meets this requirement for a minimum of 5% of outdoor space for resident use. Overall, 4,625 s.f. of outdoor space is provided which equates to approximately 10% of the project residential square footage. These outdoor spaces consist of private balconies for each unit, as well as a communal balcony on the second floor for all residents to enjoy.

- 4) For projects with ten or more units, provides a minimum of 20 percent of the total units in the project as on-site affordable and workforce housing units such that:
- a) A minimum of ten percent, with no more than 40 percent of the total project units qualify at or below the Workforce Housing Program Low-Income Category; and a minimum of ten percent of the total project units qualify as Workforce Housing Moderate 1 Income Category, as defined in Art. 5.G.1.A.3.b, Income Categories;
 - b) These units meet Art. 5.G.1.A.3.h, Design Standards; and,

- c) These units meet the provisions of Art. 5.G.1.D, Delivery of WHP Units and Art. 5.G.1.E, Enforcement.

Response: The applicant proposes 8 units to be designated as Workforce Housing units. This equates to 20% of the total 38 units proposed. Of these 8 units, at least 1 unit will be designated for the Moderate 1 Income category, and between 1 and 3 units will be designated for the Low Income category. All 8 units will mee the Design Standards set forth in Article 5.G.1.A.3.h and will also meet the provisions of Art. 5.G.1.D, and 5.G.1.E.

Request 2: Exception from Traffic Concurrency Standards

The proposed multifamily residential project is located within the Westgate Transportation Concurrency Exception Area being located on the west side of Congress Avenue and the south of Westgate Avenue. Therefore, the proposed project is eligible for an exception from the traffic concurrency standards. According to the Traffic Statement prepared by Pinder Troutman Transportation Consultants (included with application), the proposed development will produce 256 average daily trips, with fewer than 21 peak hour trips. Therefore, the impact is minimal and the applicant requests exception from the Palm Beach County Traffic Concurrency Standards.

On behalf of the E&M Realty Corporation (Owner/Applicant), Schmidt Nichols respectfully requests your consideration of approval of this request for Bonus Density Pool Units, and Traffic Concurrency Exemption for Airport Apartments.

October 11, 2022

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

Re: Westgate Congress Apartments - #PTC22-074

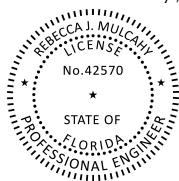
Dear Mr. Bari:

The purpose of this letter is to provide a traffic statement for the above referenced project to determine if the proposed development meets the requirements of the Palm Beach County Traffic Performance Standards. It is proposed to develop 38 low-rise apartment units in Westgate. The site is within the Westgate Transportation Concurrency Exception Area (TCEA) and is located on the west side of Congress Avenue south of Westgate Avenue, as shown on **Attachment 1**. The Parcel Control Numbers (PCNs) are: 00-43-43-30-12-000-0250, -0260, -0271, and -0272. The buildout of this project is projected to be 2026.

Attachment 2 provides the daily, AM and PM peak hour trip generation for the proposed project. Driveway volumes are shown on **Attachment 3**. Because the site is located within the Westgate TCEA, the development is allowed an exception from the traffic concurrency standards. Furthermore, this project generates fewer than 21 peak hour trips, and a traffic study is not required. Therefore, the proposed project is in compliance with the Countywide Traffic Performance Standards.

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

Sincerely,



Digitally signed by
Rebecca J Mulcahy
Date: 2022.10.11
12:53:15 -04'00'

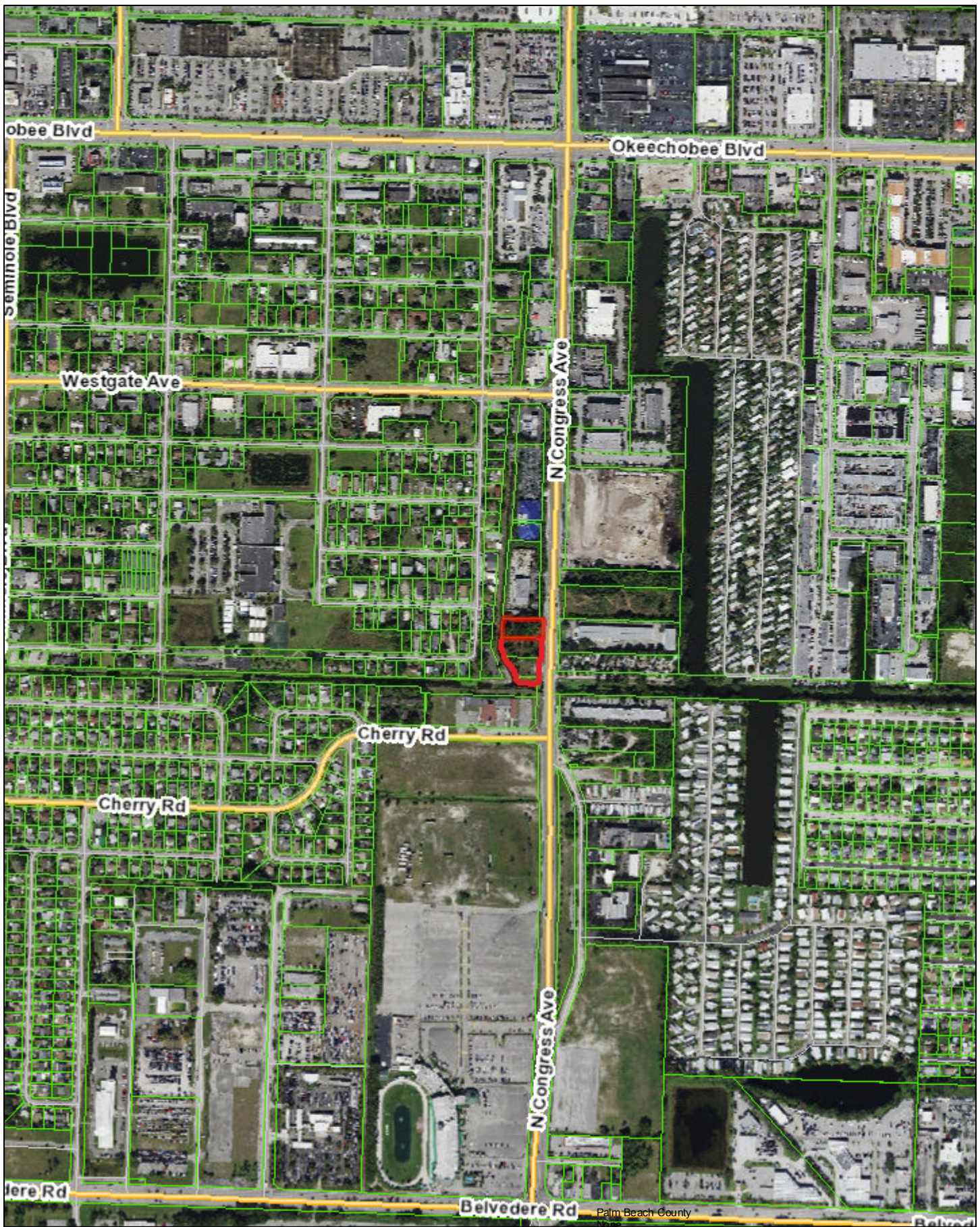
Rebecca J. Mulcahy, P.E.
Vice President

Attachments

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

This item has been electronically signed and sealed by Rebecca J. Mulcahy, P.E. on 10/11/22 using a Digital Signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Attachment 1 Project Location

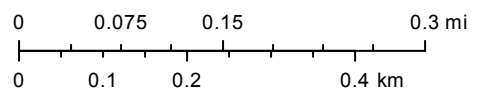


October 7, 2022

Westgate Congress Apartments

56

1:9,028



Attachment 2

Westgate Congress Apartments

Trip Generation - Proposed Uses

DAILY

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips	Pass-by Trips (1)		Total Trips
Resid. Multi Family LR	220	38 DUs	6.74 / DU	50%	256	-	0%	256
TOTAL					256	-		256

AM PEAK HOUR

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips			Pass-by Trips (1)	New Trips		
					In	Out	Trips		In	Out	Trips
Resid. Multi Family LR	220	38 DUs	0.40 / DU	24%	4	11	15	- 0%	4	11	15
TOTAL					4	11	15	-	4	11	15

PM PEAK HOUR

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips			Pass-by Trips (1)	New Trips		
					In	Out	Trips		In	Out	Trips
Resid. Multi Family LR	220	38 DUs	0.51 / DU	63%	12	7	19	- 0%	12	7	19
TOTAL					12	7	19	-	12	7	19

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



SITE

256

7 (4) ↑
4 (3) ↓

2 (7) ←

2 (5) →

Congress Ave

LEGEND

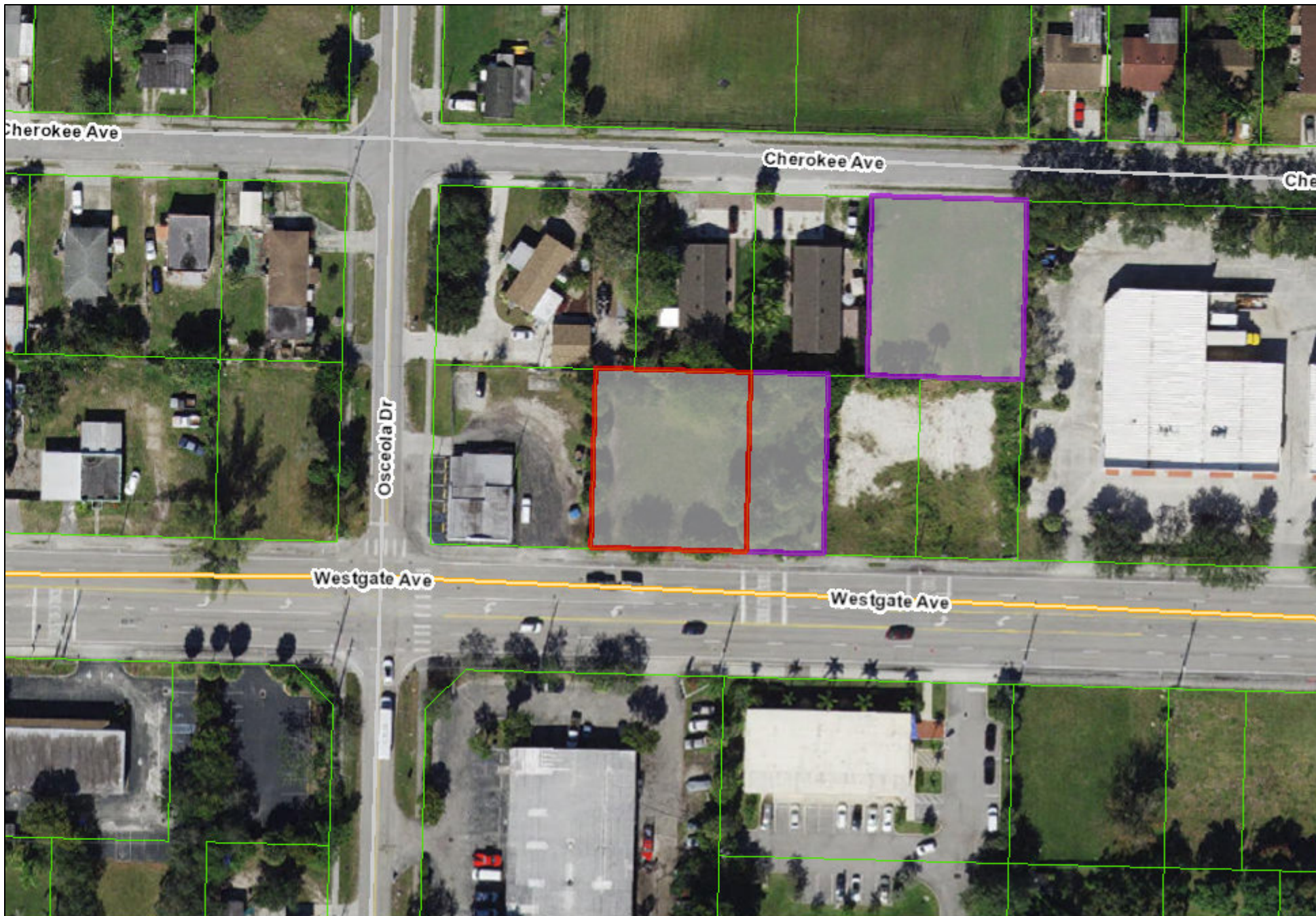
XX - AM PEAK HOUR
(XX) - PM PEAK HOUR
XXX - ADT

#22-074
10/7/22

WESTGATE CONGRESS
APARTMENTS

ATTACHMENT 3
PROJECT DRIVEWAY VOLUMES

PTC



00434330030290350

WESTGATE/BELVEDERE HOMES CRA 2023 MONTHLY BOARD MEETING DATES

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

JANUARY 09, 2023

FEBRUARY 13, 2023

MARCH 13, 2023

APRIL 10, 2023

MAY 08, 2023

JUNE 12, 2023

JULY 10, 2023

AUGUST 14, 2023

SEPTEMBER 11, 2023

OCTOBER 02, 2023*

NOVEMBER 13, 2023

DECEMBER 11, 2023

G:\Westgate CRA\CRA Board Yearly Meeting Schedule\2023Board Meeting Schedule

Member Services Exclusive: Westgate/Belvedere Homes CRA Uses FMLC's Bank Loan Program

Florida League of Cities <ebranchcomb@flcities.com>

Mon 12/19/2022 12:43 PM

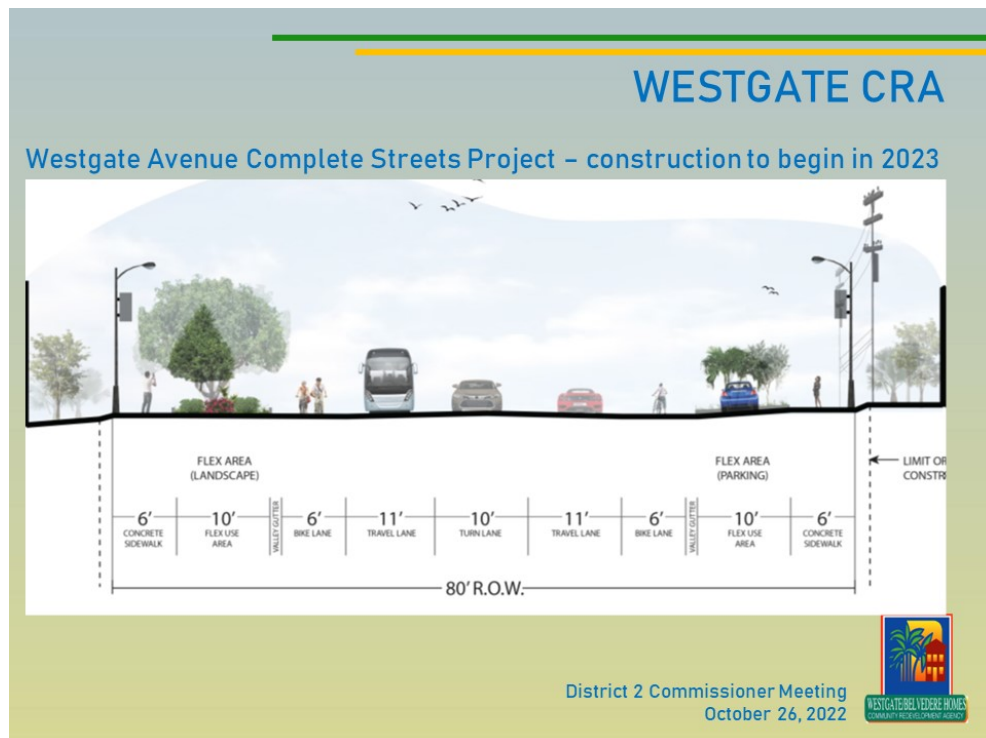
To: Elizee Michel <EMichel@pbcgov.org>;

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MEMBER SERVICES EXCLUSIVE

Insurance | Risk | Finance | Innovation



Westgate/Belvedere Homes CRA Uses FMLC's Bank Loan Program

by Rodney Walton

The **Westgate/Belvedere Homes Community Redevelopment Agency** (CRA) is utilizing the **Florida Municipal Loan Council** (FMLC) Bank Loan Program for an \$11 million bank loan to fund a portion of road improvement projects within the CRA redevelopment area.

The funded area includes the Westgate Avenue from Wabasso Drive to Congress Avenue project, the Seminole Boulevard project and the Cherry Road from Military Trail to Quail Drive project. These projects are coordinated with the **Palm Beach County Engineering Department**, the **Palm Beach Transportation Planning Agency** and the **Florida Department of Transportation** (FDOT).

The Bank Loan Program, administrated by the **Florida League of Cities** (FLC), assists municipal issuers with obtaining long-term financing. Program recipients can use the loan for projects such as capital improvements, renovations, fixed asset additions and refinancing existing debt. The FMLC, with its financial advisor and bond counsel, assists borrowers through the loan's closing with administrative services, including obtaining rate quotes, drafting loan documents and drafting resolutions/ordinances.

FMLC's bond counsel noted that the documents and records drafted by the Westgate/Belvedere Homes CRA for the loan were remarkable. **Elizée Michel, Executive Director** of the **Westgate/Belvedere Homes CRA**, attributed the success to the **Florida Redevelopment Association** (FRA) and the training he received through that organization. Michel is an active FRA member and has networked with other directors across the state at FRA workshops. He said that both the classes and networking workshops have helped him put the CRA in a better position.

Learn more about the FRA at [redvelopment.net \[r20.rs6.net\]](https://www.redevelopment.net/r20.rs6.net). For more information on the FMLC Bank Loan Program, visit [flcities.com/bank-loan-program \[r20.rs6.net\]](https://www.flcities.com/bank-loan-program/r20.rs6.net).

Rodney Walton is an Account Executive with the League and oversees the Bank Loan Program. For more information, please contact Rodney at rwalton@flcities.com or call 850.701.3620.

Florida League of Cities Recognized for Excellence in Driver Safety Training



by Ron Peters

The **Florida League of Cities** (FLC) received an Excellence in Driver Safety Training Center Award from the **National Safety Council** (NSC). The award recognizes instructors and training centers that have exemplified excellence in advancing progress on the road to zero deaths by delivering defensive driving programs.

According to NSC, more than 42,000 people died on U.S. roadways due to vehicle crashes last year. Recipients of the annual award are recognized for their outstanding performance, exemplary leadership and dedication to advancing NSC's mission of eliminating preventable deaths.

View the full list of award winners at bit.ly/3Xafi7b [r20.rs6.net].

Ron Peters is the Director of Risk and Safety at the Florida League of Cities and be reached at rpeters@flcities.com.

FLC Staff Share FMIT Resources with Cities



Florida League of Cities (FLC) staff attended the **Ridge League of Cities** Dinner and Marketplace Event hosted by the **City of Haines City** on December 8. More than 250 individuals, including 20 of the Ridge League's 24 member cities, attended the event. **Auburndale Mayor Dorothea Taylor Bogert**, President of the Ridge League, provided a legislative session update and spoke to attendees about the importance of Home Rule and staying in contact with your legislator.

FLC Account Executives Rodney Walton, Jessica Burt and Lyndsey Johannesen and Health Marketing Manager Lindsey

Larson networked with attendees during the marketplace event. As an

Associate Member of the Ridge League, the FLC was able to showcase its products and services at a booth. FLC staff shared information on its trusts, including the **Florida Municipal Insurance Trust (FMIT)**, the **Florida Municipal Investment Trust (FMIvT)**, the **Florida Municipal Loan Council (FMLC)** and the **Florida Municipal Pension Trust Fund (FMPTF)**.

For more information on the FLC's trusts, visit flcities.com [r20.rs6.net] and click the "services" tab.



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[\[r20.rs6.net\]](https://r20.rs6.net)

FMIT | FMLC | FMIvT | FMPTF

This information is provided by the [Florida Municipal Insurance Trust](#), [Florida Municipal Loan Council](#), [Florida Municipal Investment Trust](#) and [Florida Municipal Pension Trust Fund](#).

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