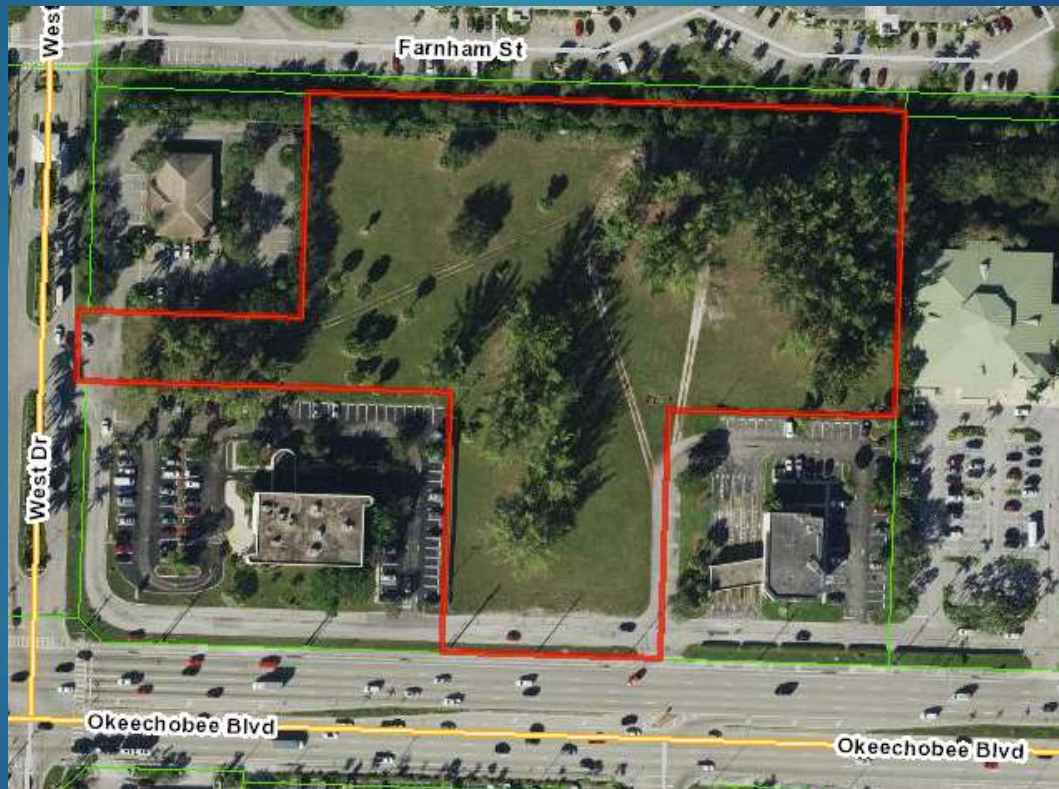




Palm Beach County 5741 Okeechobee Blvd. West Palm Beach

1



Community Outreach Meeting
May 3, 2024



Palm Beach County 5741 Okeechobee Blvd. West Palm Beach

2

Project Team



ISAMÍ C. AYALA-COLLAZO,
ACA & FDO DIRECTOR

ERIC MCCLELLAN, DIRECTOR
STRATEGIC PLANNING DIVISION

PURVI BHOGAITA, DIRECTOR
PROPERTY AND REAL ESTATE MANAGEMENT DIVISION

PH. 561-233-0221



Palm Beach County

5741 Okeechobee Blvd.

West Palm Beach

3

Background Information

- +/-6.3 acres, acquired by the County in 2002, abuts the County's Okeechobee Boulevard Branch Library, remains vacant
- In 2023, changes to Florida law (under SB 102, Live Local Act) required the County to prepare by October 1, 2023, and every three years thereafter, an inventory list of all real property within its jurisdiction to which the County or any dependent special district within its boundaries holds fee simple title which is appropriate for use as affordable housing



Palm Beach County

5741 Okeechobee Blvd.

West Palm Beach

4

Background Information (cont.)

- To comply with the requirements under SB 102, County staff completed a thorough review of all County-owned real estate (CORE)
- On September 12, 2023, staff presented the results of its analysis to the Board of County Commissioners (Board)
- At the time, CORE amounted to 2,595 property control numbers (PCNs)



Palm Beach County

5741 Okeechobee Blvd.

West Palm Beach

5

Background Information (cont.)

- Out of the total PCNs, only 179 were vacant
- Out of the vacant PCNs only one (i.e., 5741 Okeechobee Blvd.) did not have an assigned use
- As a result, staff recommended the same be made available for development of affordable and/or workforce housing (WFH)
- The Board approved staff's recommendation subject to several conditions



Palm Beach County

5741 Okeechobee Blvd.

West Palm Beach

6

Background Information (cont.)

- Conducting a Due Diligence analysis to evaluate feasibility of development and potential impacts (including traffic)
- No driveway connection to the site from West Drive
- Development of senior, affordable and/or workforce housing (rental or ownership)
 - WFH → 60%-140% of Area Median Income (AMI)
 - Affordable → 80% of the AMI



Palm Beach County

5741 Okeechobee Blvd.

West Palm Beach

7

Background Information (cont.)

- Deed restrictions to reflect the authorized use in perpetuity
- The development will not count towards meeting previously established commitments under any other municipal or county regulation and/or program requiring construction of affordable and/or workforce housing units
- Monetary consideration for disposition of the Property will be required



Palm Beach County 5741 Okeechobee Blvd. West Palm Beach

8

Background Information (cont.)

- Community outreach prior to issuance of a Request for Proposals (RFP)
- Why we are conducting this meeting?
 - To fulfill Board direction and gather community input to better inform the RFP
- What will occur after this meeting?
 - County staff will draft an RFP to dispose of the property for development of affordable and/or WFH



Palm Beach County 5741 Okeechobee Blvd. West Palm Beach

9

Due Diligence Report

- Prepared by Cotleur & Hearing Landscape Architecture, LLC
- No fatal flaws identified, main takeaways...
 - Zoning: General Commercial (CG)
 - Re-zoning will be required unless development proceeds under Live Local Act
 - Future Land Use (FLU): Commercial High with underlying High Residential 8 (CH/8) (maximum of 8 du/ac)



Palm Beach County 5741 Okeechobee Blvd. West Palm Beach

10

Due Diligence Report (cont.)

- Residential use deemed compatible with the site's surroundings
- Access available from the parallel service road along Okeechobee Boulevard
 - West Drive is a private street owned by United Civic Organization and subject to an Access Easement to PBC granting rights of ingress and egress
- Vegetative conditions to be assessed to determine if mitigation is needed; no protected species observed



Palm Beach County

5741 Okeechobee Blvd.

West Palm Beach

11

Due Diligence Report (cont.)

- Site is located within a wellfield protection zone; restrictions do not prohibit multifamily residential
- Preliminary traffic impact analysis points to traffic performance standards (TPS) being met with no significant traffic impacts resulting from the development
- Existing infrastructure (e.g., water, sewer, drainage, electric) able to sustain proposed development



Palm Beach County 5741 Okeechobee Blvd. West Palm Beach

12

Due Diligence Report (cont.)

- FEMA Zone X – minimal flood hazard
- Development Scenarios
 - *PBC Workforce Housing Program*
 - Current FLU Density and Rezoning – maximum 111 total units
 - FLU Amendment and Rezoning – maximum 156 total units
 - *PBC Affordable Housing Program* – maximum 120 total units
 - *Live Local Act (SB 102)* – maximum 95 total units



Palm Beach County 5741 Okeechobee Blvd. West Palm Beach

13

Due Diligence Report (cont.)

- It is important to note that the Due Diligence Report is the first step in the development process
- Through site planning, design and regulatory review, details will be refined
- Community engagement can continue throughout planning, design and development



Palm Beach County

5741 Okeechobee Blvd.

West Palm Beach

14

Community Input – Open Discussion

- Rules of engagement
 - Typical and customary decorum/respect is expected and required, County Staff is here to gather input, no decisions are to be made today, all input will be well-received
 - Each speaker will be given 3 minutes to speak
 - We will answer questions received, be it during the meeting or at a later time if information is not readily available



Palm Beach County 5741 Okeechobee Blvd. West Palm Beach

15

Community Input – Open Discussion

- What's the sentiment regarding the proposed use?
- What conditions/limitations regarding the development are of interest to the community?
- What concepts would the community like for County staff to consider while developing the RFP?



Palm Beach County 5741 Okeechobee Blvd. West Palm Beach

16

Information Resources

FDO Open Projects Web Page:

<https://discover.pbcgov.org/fdo/Pages/OpenProjects.aspx>

FDO Personnel:

Purvi Bhogaita, Director,

FDO Property and Real Estate Management Division

(561) 233-0221

Pbhogaita@pbc.gov



Palm Beach County 5741 Okeechobee Blvd. West Palm Beach

17





Palm Beach County 5741 Okeechobee Blvd. West Palm Beach

18



Community Outreach Meeting
May 3, 2024