



# PALM BEACH COUNTY ZONING APPLICATION STAFF REPORT

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ZONING COMMISSION, FEBRUARY 6, 2025

## A. Application Summary

### I. General

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**Application Name:** Celtic Multifamily, CA-2024-00609  
**Control Name:** Celtic Apartments (2017-00009)  
**Applicant:** Housing Partnership, Inc.  
**Owner:** Housing Partnership, Inc.  
CP 4489 Davis, LLC  
**Agent:** WGINC – Yoan Machado  
**Project Manager:** Michael Birchland, Site Planner II

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**Title:** a Class A Conditional Use **Request:** to allow a combined density increase greater than 2 units per acre through the Workforce Housing (17 units) and Transfer of Development Rights (10 units) programs (total increase of 26 units) on 2.46 acres

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**Summary:** The application is for the proposed Celtic Apartments. The site has no previous approvals by the Board of County Commissioners (BCC). The subject site includes three parcels. The northernmost parcel consists of 8 multifamily units built in 1981, and the other two parcels are vacant.

The application proposes a Class A Conditional Use to allow a combined density increase greater than 2 units per acre through the Workforce Housing (16 units) and Transfer of Development Rights (10 units) Programs for an increase of 26 bonus units for a total of 46 units Multifamily units. The Preliminary Site Plan (PSP) indicates two 3 story multifamily structures, a recreation area, and water retention with a total of 93 parking spaces. Access will be from Davis Road.

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### II. Site Data

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**Acres:** 2.46 acres  
**Location:** Northeast corner of the Melaleuca Lane and Davis Road  
**Parcel Control:** 00-43-44-30-01-089-0041; 00-43-44-30-01-089-0042;  
00-43-44-30-01-089-0030  
**Future Land Use:** High Residential, 8 units per acre (HR-8)  
**Zoning District:** Multi-Family Residential (Medium Density) District (RM)  
**Tier:** Urban/Suburban  
**Utility Service:** Palm Beach County Water Utilities  
**Overlay/Study:** RRIO  
**Neighborhood Plan:** N/A  
**CCRT Area:** Serafica Road CCRT Area  
**Comm. District:** 3, Commissioner Joel Flores

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### III. Staff Assessment & Recommendation

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**ASSESSMENT:** Staff has evaluated the standards listed under Article 2.B. and Article. 5.G.1, and determined that the requests meet the standards of the ULDC subject to Conditions of Approval as indicated in Exhibit C.

**STAFF RECOMMENDATION:** Staff recommends approval of the request, subject to the Conditions of Approval as indicated in Exhibit C.

**PUBLIC COMMENT SUMMARY:** At the time of publication, Staff had received no contacts from the public regarding this application.

## IV. Hearing History

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**ZONING COMMISSION:** *Scheduled for February 6, 2024*

**BCC HEARING:** *Scheduled 27, 2024*

## B. Data & Analysis

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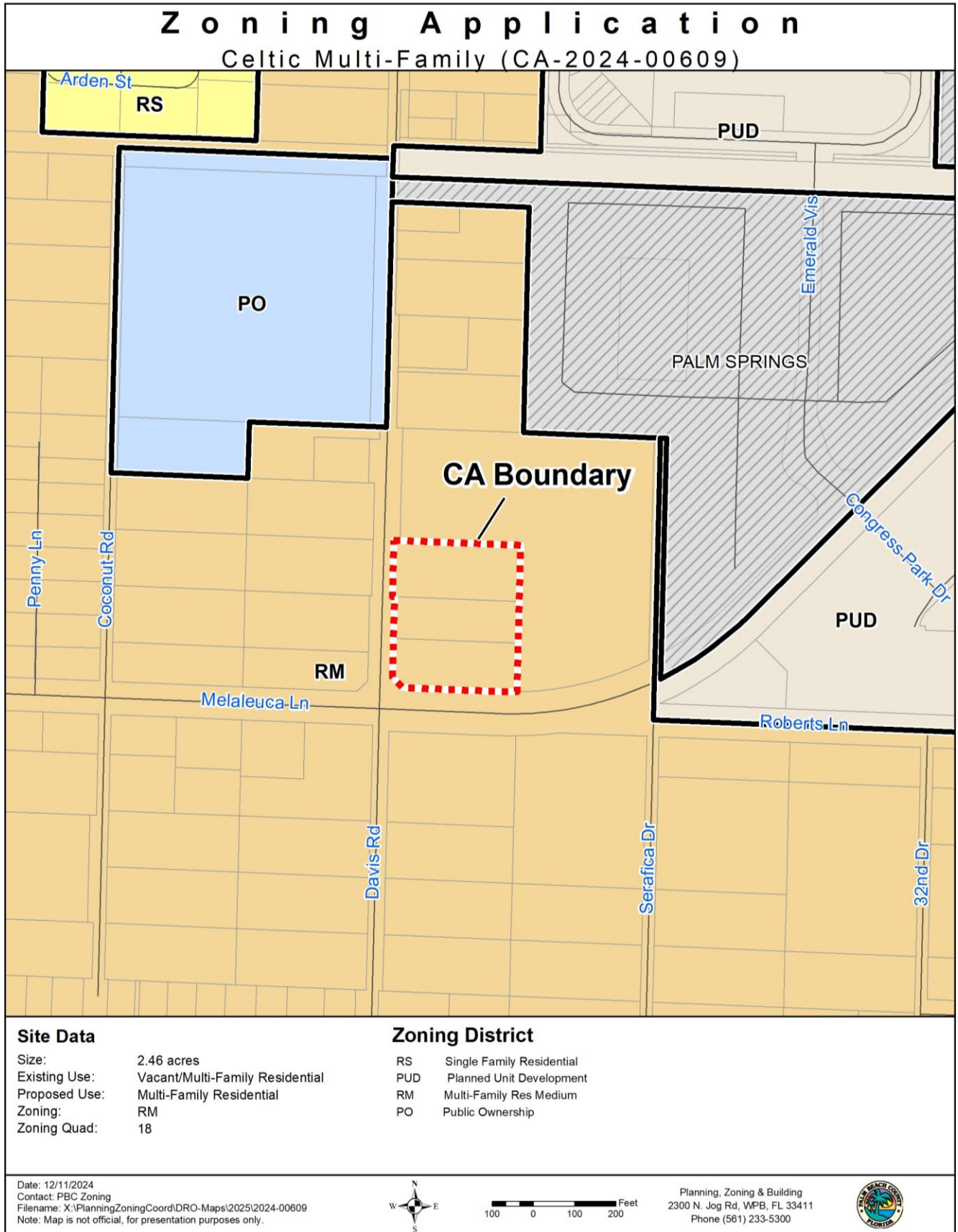
The supporting data and analysis is provided within the following Exhibits.

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# Exhibit A - Future Land Use Map



# Exhibit A - Zoning Map



## Exhibit B - Standards Analysis & Findings

### FINDINGS:

#### Conditional Uses, Official Zoning Map Amendment to a PDD or TDD and Development Order Amendment:

Article 2.B.7.B, Standards for Rezoning to a PDD or a TDD, a Conditional Use, or a Development Order Amendment are indicated below with Staff Analysis. Conditional Use requests for Density Bonus pursuant to Art. 5.G.1, Workforce Housing Program (WHP) are subject to these Standards. A request that fails to meet any of these Standards shall be deemed adverse to the public interest and shall not be approved by the Commission.

**a. Consistency with the Plan** - *The proposed use or amendment is consistent with the purposes, goals, objectives and policies of the Plan, including standards for building and structural intensities and densities, and intensities of use.*

○ *Consistency with the Comprehensive Plan:* The proposed use is consistent with the Goals, Objectives and Policies of the Comprehensive Plan, including previous Land Use Amendments, densities and intensities of use.

○ *Relevant Comprehensive Plan Policies:* The subject site is located within the Urban/Suburban Tier and has a Future Land Use (FLU) designation of High Residential, 8 units per acre (HR-8) and the Multifamily Residential (RM) Zoning District. Pursuant to FLUE Table 2.2.1-j.1, Residential Future Land Use - Zoning Consistency, the HR-8 FLU and RM Zoning are consistent.

○ *Density and Workforce Housing Program (WHP):* The Planning Division reviewed the request for 46 dwelling units on 2.46 acres. The site has High Residential, 8 units per acre (HR-8) future land use designation which would permit a maximum of 20 units (HR-8 x 2.46ac = 19.68 or 20, rounded up). The Applicant is utilizing an 80% WHP Full Incentive Density Bonus (16 units) and purchasing 10 Transfer of Development Rights (TDR) in order to achieve the requested 46 units. Per Future Land Use Element Policy 2.4-g, which addresses bonus densities in the County's TDR Program, specifically provision #3 indicates that "in the Revitalization and Redevelopment Overlay, up to 4 du/acre additional" units may be applied (2.46 acres x 4 DU/ac. = 9.84 or 10 TDRs, rounded up). The total units and subsequent WHP obligation was achieved as follows:

Standard, Max & Bonus Density:	Workforce Housing (WHP):
14.76 Standard Units	0.74 WHP units (5%)
4.92 Maximum Units	0.79 WHP units (16%)
16 (80%) WHP Bonus Units	5.44 WHP units (34%)
<u>10 TDR WHP RRIO units</u>	<u>10 WHP units (100%)</u>
46 units total	16.97 or 17 required WHP (rounded up)

The Applicant has indicated that all 17 of the required WHP units are to be provided as on-site rental units. Seven of the WHP obligated units are derived from land use and the 80% density bonus, and 10 WHP units are derived from the purchase of TDRs. The 10 TDR units will be purchased at the RRIO WHP multifamily price, and therefore the WHP obligation resulting from the TDRs is 100% (10 units) and are to be provided on-site. The Applicant has further advised that they are "seeking funding from an unknown source at this time, which may incur additional deed restrictions on the 29 non-County WHP units." The Applicant has been advised that the WHP obligation on 17 of the total units cannot be further restricted.

○ *Workforce Housing (WHP) Program:* The WHP requires that a percentage of units in new residential developments of 10 or more units are to be provided as workforce housing, affordable to income qualified households having 60 to 140% of area Median Family Income (MFI). The program also requires that 34% of TDRs used be provided as WHP units. The program is applicable in the Urban/Suburban Tier of the unincorporated County, and in other Tiers as may be required by conditions of approval.

The subject request was deemed sufficient May 1, 2024, when the 2023 price schedule was in effect. In Palm Beach County, the 2023 area Median Family Income (MFI) is \$98,300 for a family of four (per HUD). The following are the current sales and rental prices per income category for 2023 in Palm Beach County. The income categories are the same for both programs. These homes cannot be sold or rented at a higher rate than the designated price, as adjusted annually. For all WHP Sales and rental pricing information, please visit:

<https://discover.pbcgov.org/pzb/planning/Projects-Programs/WorkforceHousingProgram.aspx>

While the subject request is a for-rent project, the figures below show price ranges for both For Rent and For Sale projects.

○ *WHP Sales Prices:* The sales prices are based on HUD annual median income figure.

WHP Income Category			2023 (WHP) Sales Prices
Low	60 -80% of MFI	\$58,980 - \$78,640	\$206,430
Moderate 1	>80 -100% of MFI	>\$78,640 - \$98,300	\$265,410
Moderate 2	>100 -120% of MFI	>\$98,300 - \$117,960	\$324,390
Middle*	>120 -140% of MFI	>\$117,960 - \$137,620	\$383,370

\*Does not apply to WHP units in projects approved under WHP Code adopted 8/22/2019.

○ **WHP Rental Prices:** The WHP rents are based on the annual Florida Housing Finance Corporation (FHFC) Multi-Family Rental Figures, adjusted for number of bedrooms and any Utility Allowances are applied against gross maximum rent. WHP prices are set annually, based on the provisions of Article 5.G.1.A.3.c.2 of the Unified Land Development Code and the following:

2023 WHP Income Category		Studio	1 BR	2 BR	3BR	4BR	
Low	60-70% of MFI	\$58,980 - \$68,810	\$ 1,023 - \$1,193	\$1,096 - \$1,279	\$1,315 - \$1,534	\$1,519 - \$1,772	\$1,695 - \$1,977
	>70-80% of MFI	>\$68,810 - \$78,640	\$1,193 - \$1,364	\$1,279 - \$1,462	\$1,534 - \$1,754	\$1,772 - \$2,026	\$1,977 - \$2,260
Moderate 1	>80-90% of MFI	>\$78,640 - \$88,470	\$1,364 - \$1,535	\$1,462 - \$1,645	\$1,754 - \$1,974	\$2,026 - \$2,280	\$2,260 - \$2,543
	>90-100% of MFI	>\$88,470 - \$98,300	\$1,535 - \$1,705	\$1,645 - \$1,828	\$1,974 - \$2,193	\$2,280 - \$2,533	\$2,543 - \$2,825
Moderate 2	>100-110% of MFI	>\$98,300 - \$108,130	\$1,705 - \$1,876	\$1,828 - \$2,011	\$2,193 - \$2,412	\$2,533 - \$2,786	\$2,825 - \$3,108
	>110-120% of MFI	>\$108,130 - \$117,960	\$1,876 - \$2,046	\$2,011 - \$2,193	\$2,412 - \$2,631	\$2,786 - \$3,039	\$3,108 - \$3,390
Middle	>120-130% of MFI	>\$117,960 - \$127,790	\$2,046 - \$2,217	\$2,193 - \$2,376	\$2,631 - \$2,850	\$3,039 - \$3,292	\$3,390 - \$3,673
	>130-140% of MFI	>\$127,790 - \$137,620	\$2,217 - \$2,387	\$2,376 - \$2,558	\$2,850 - \$3,069	\$3,292 - \$3,545	\$3,673 - \$3,955

○ **Special Overlay District/Neighborhood Plan/Planning Study Area:** The request is located within Urban Redevelopment Area (URA) Study Area, Revitalization, Redevelopment and Infill Overlay (RRIO), and the Serafica Road CCRT Area #70. All three of these special planning areas encourage infill and redevelopment and for the availability of affordable housing options. The Office of Community Revitalization (OCR) administers the Countywide Community Revitalization Team (CCRT) areas. The Applicant advised that they met with OCR Staff on May 24, 2024 to discuss the proposed project and that no concerns were expressed. No issues or letters have been received by Staff to date.

○ **Planning Conditions of Approval:** The Planning Division has proposed Conditions of Approval to implement the requirements of the Workforce Housing Program (WHP).

**b. Consistency with the Code -** *The proposed amendment is not in conflict with any portion of this Code, and is consistent with the stated purpose and intent of this Code.*

○ **Property Development Regulations (PDR):** The proposed development complies with the minimum lot dimensions, density, maximum FAR, maximum building coverage, and minimum setbacks indicated in Table 3.D.1.A for the RM Zoning District. The site has frontage on Davis Road and Melaleuca Lane and has access from Davis Road. A condition has been provided to combine the existing three parcels into a single lot as shown in Exhibit C.

○ **Overlays:** The subject site is located within the Redevelopment, Revitalization, and Infill Overlay (RRIO). There are no specific land development regulations for this location.

○ **Use Specific Criteria – Multifamily:** The Applicant is requesting 46 multifamily units in the RM Zoning District with an HR-8 FLU Designation. Per ULDC Art. 4.B.1.C.5.d.2).b) and Table 4.A.9.A, the requested number of units is subject to DRO approval. The request for Class A Conditional Use approval is for the proposed density bonus of 27 units. Additionally, the site is not located within an existing exclusively Single Family Subdivision and ULDC Art. 4.B.1.C.5.d.2).d) does not apply.

○ **Architectural Review:** Per Art. 5.C.1.B.1.c, the proposed request is subject to the Architectural Guidelines. Preliminary Architectural Elevations (PAE) were submitted for review in order to establish compliance with the requirements of Art. 5.C. A Visual Impact Analysis (VIA) compliant with Article 5.C.1.G was provided by the Applicant. Staff has analyzed the provided elevations and have determined that they are in compliance with Article 5.C.

- *Dumpsters:* The Preliminary Site Plan (PSP) indicates a dumpster in compliance with Art. 5.B.1.A.8, including a 10 ft. by 14 ft. storage area and 4 ft. landscape screening.
  - *Outdoor Recreation Amenities:* A 0.28 acre recreation area is indicated on the PSP. The Applicant has not indicated any specific recreation amenities. All outdoor recreation amenities provided on site will meet minimum standards provided in Art. 5.
  - *Parking:* Pursuant to Table 6.B.1.B, Minimum Parking and Loading requirements, Multifamily developments are required to provide 1 space per efficiency unit; 1.75 spaces per unit (1 bedroom or more); plus 1 guest parking space per 4 units within a common parking area. Based on these standards, 93 parking spaces will be required. The proposed development will not have any efficiency units and thus the parking is based on 1.75 per bedroom and the guest spaces. The PSP indicates a total of 93 parking spaces within a shared parking lot.
  - *Landscape/Buffering:* The PSP indicates a 15 ft. ROW buffer along the eastern and southern property line with a 5 ft overlap with existing utility easements. A 7.5 ft. Type 2 Incompatibility Buffer is indicated along the north and west property lines adjacent to the existing Charter School. The proposed Incompatibility Buffer is reduced by 50% in compliance with Art. 7.C.2.C.2.a, which allows a reduction in required buffer width when adjacent to a property with an incompatible use if the same type of buffer exists on that property. The approved Final Site Plan for the adjacent property (Control 2002-0006) indicates a Type 2 Incompatibility Buffer that is currently being maintained on the site. Additionally, there is no easement overlap along the length of the reduced 7.5 ft. buffer on the PSP provided by the Applicant.
  - *Signs:* The PSP indicates a proposed Monument sign adjacent to the access on Davis Rd. The Preliminary Regulating Plan (PRP) indicates that the proposed sign will meet the standards in Art. 8.G.2 for Ground-Mounted Signs and will not exceed 10 ft. in height or 200 sq. ft. in sign face area.
- c. Compatibility with Surrounding Uses - *The proposed use or amendment is compatible and generally consistent with the uses and character of the land surrounding and in the vicinity of the land proposed for development.***

The proposed Multifamily development is compatible with the surrounding uses on Davis Rd. and Melaleuca Ln. Properties directly west and south are developed with existing multifamily uses. Additional mid-rise Multifamily projects exist to the east on Melaleuca Lane. The proposed is consistent with the density of the multifamily developments of the area. The site is bordered by an existing Charter School to the north and east. The recreation area has been located adjacent to a similar recreation area and pool in the adjacent Charter School. As previously indicated, a Type 2 Incompatibility Buffer is provided between the two projects to minimize impacts.

- d. Design Minimizes Adverse Impact – *The design of the proposed use minimizes adverse effects, including visual impact and intensity of the proposed use on adjacent lands.***

The site design proposed on the PSP minimizes adverse impacts. Building 2 is situated to the south of the parcel and is in line with buildings located to the south and west. The proposed recreation area is situated away from other residential uses. The building locations are similar to other Multifamily projects located east on Melaleuca Ln, and the building heights are comparable to the Charter School and Multifamily projects. In order to mitigate the impact the proposed development on the adjacent sites the Applicant has is proposing increase the required setbacks to 28 feet to the north here 15 is required and 65 feet to the east where 15 feet is required.

- e. Design Minimizes Environmental Impact – *The proposed use and design minimizes environmental impacts, including, but not limited to, water, air, stormwater management, wildlife, vegetation, wetlands and the natural functioning of the environment.***

**ENVIRONMENTAL RESOURCE MANAGEMENT COMMENTS:**

- *Vegetation Protection:* The site is heavily vegetated with native species (e.g., Strangler Figs, Mahogany, Laurel Oaks, Live Oaks, Gumbo Limbo, and Sabal Palms). Most of the vegetation will be preserved and relocated on site.
- *Wellfield Protection Zone:* This property is not located within Wellfield Protection Zone.
- *Irrigation Conservation Concerns And Surface Water:* All new installations of automatic irrigation systems shall be equipped with a water-sensing device that will automatically discontinue irrigation during periods of rainfall pursuant to the Palm Beach County Mandatory Year-Round Landscape Irrigation Conservation Measures Ordinance, Ordinance No. 2022-007. Any non-stormwater discharge or the maintenance or use of a connection that results in a non-stormwater discharge to the stormwater system is prohibited pursuant to Palm Beach County Stormwater Pollution Prevention Ordinance No. 93-15.

o *Environmental Impacts*: There are no significant environmental issues associated with this petition beyond compliance with ULDC requirements.

f. **Development Patterns** – *The proposed amendment will result in a logical, orderly, and timely development pattern.*

The proposed development will result in logical, orderly, and timely development patterns. The site includes existing multifamily units along with vacant parcels. The request proposes infill and redevelopment and will incorporate workforce housing and market rate units that will provide additional housing at a density that is consistent with the area. Additionally, infill development is consistent with the policies of the URA.

g. **Adequate Public Facilities** – *The proposed amendment complies with Art. 2.F, Concurrency (Adequate Public Facility Standards).*

#### TRAFFIC DIVISION:

The Department of Engineering and Public Works Traffic Division provided comments throughout the review of this application and requested modification have been incorporated by the Applicant.

The proposed multi-family residential development is expected to generate 256 additional net daily trips, 15 additional net AM peak trips, and 19 additional net PM peak hour trips. Overall, the proposed development is expected to generate 310 net daily trips, 18 net AM peak hour trips, and 23 net PM peak hour trips. The build out of the project is assumed to be by 2026.

The project meets PBC Traffic Performance Standards (TPS) without the need for any roadway improvements.

#### MASS TRANSIT:

Palm Tran review Staff have no comments on this application

#### LAND DEVELOPMENT:

The Department of Engineering and Public Works Land Development Division provided comments throughout the review of this application. The Property Owner will construct onsite drainage facilities, including dry detention swales and exfiltration trench to accommodate the impervious area being added by this application. The property associated with the application was found to comply with the regulations and code requirements of the ULDC under the authority of the Land Development Division, subject to the following conditions of approval: The Property Owner shall submit a drainage study that identifies historical flows that currently enter the site prior to the Final Site Plan approved by the DRO. The Property Owner shall configure the property into a legal lot of record. The Property Owner shall dedicate right-of-way for Davis Road, 40-feet from the centerline, including a corner clip at Melaleuca Ln and Davis Road.

#### DRAINAGE DISTRICT:

The overall development is located within the Lake Worth Drainage District (LWDD). The LWDD reviewed the application and have no staff report comments. Land Development Division provided comments throughout the review of this application. The Applicant's engineer provided a Drainage Statement, Exhibit E-5, stating, "*This project is within the South Florida Water Management District (SFWMD) C-16 Drainage Basin and the LWDD jurisdictions. The subject pierce of land has a Zone X designation on FEMA and Palm Beach County's Flood Maps.*

*The proposed improvements include a residential subdivision of forty-six (46) multifamily units with a supporting parking lot, sidewalk, drainage inlets, and an underground retention system. No SFWMD permit exists for this property currently as the existing improvements were below any permit threshold when originally developed.*

*Water quality will be provided in exfiltration trench. Water attenuation for the 5-year - 1-day, and 25-year - 3- day storm events will be met using exfiltration and dry detention areas prior to discharge through a control structure. A berm will be constructed to retain the routed 25-year – 3-day storm event on-site. Legal positive outfall will connect to Davis Road via an existing structure at the southwest corner of the property."*

Prior to the issuance of any building permits, the Applicant is responsible for obtaining required permits and approvals for the Districts.

#### WATER AND WASTEWATER:

The subject site is currently connected and within the boundaries of the Palm Beach County Water Utilities Department (PBCWUD). PBCWUD review Staff provided comments throughout the review of this application that have been addressed by the Applicant. PBCWUD provided a Concurrency Reservation for the proposed residential development as see in Exhibit E-6.

Prior to the issuance of any building permits, the Applicant is responsible to obtaining the required permits and enter into a Development Agreement with PBCWUD.

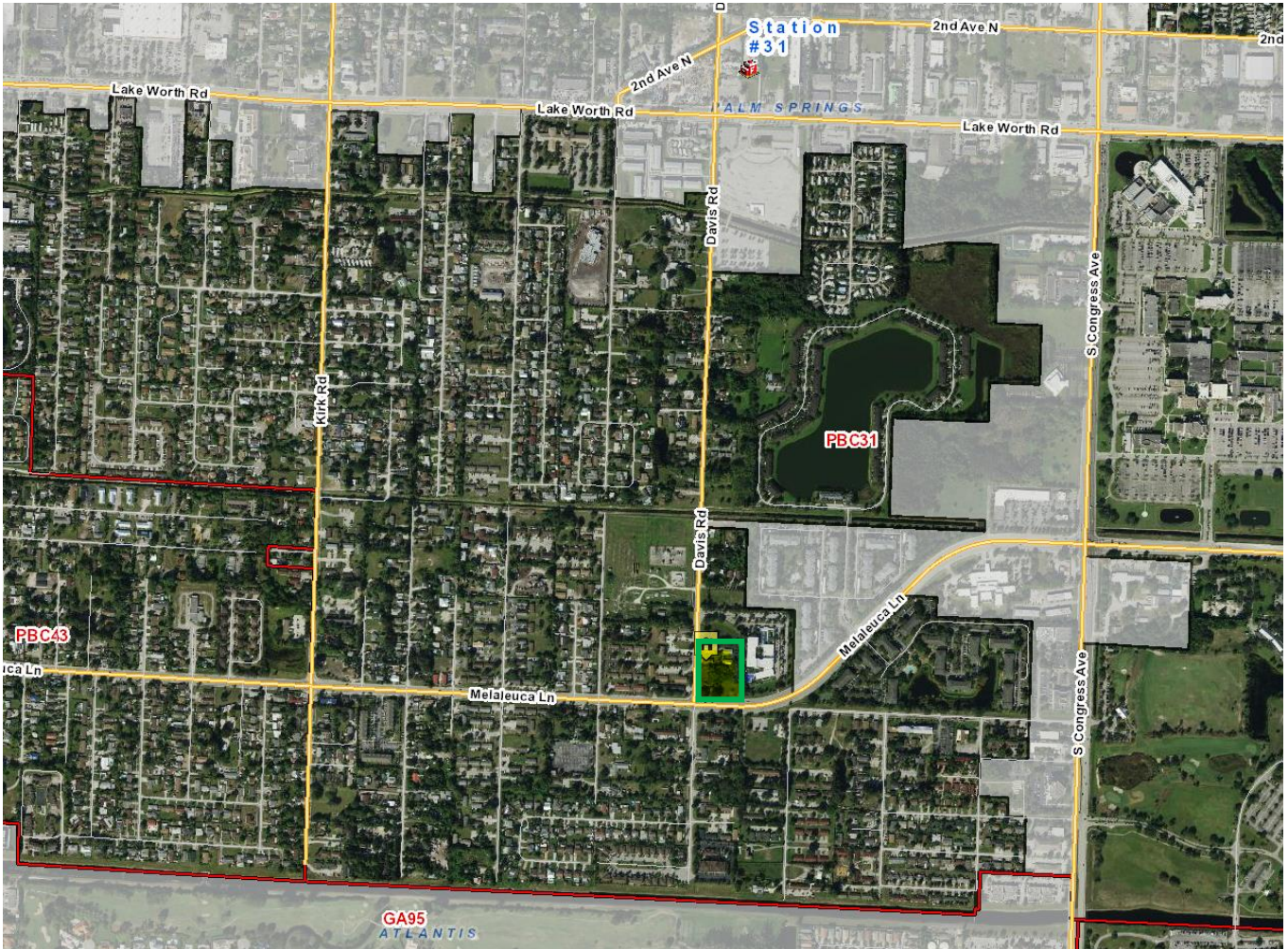


PALM BEACH COUNTY HEALTH DEPARTMENT:

The Florida Department of Health review staff have no comments on this application.

FIRE-RESCUE:

Fire Rescue review Staff have no comments on this application The development is within the service boundary of Palm Beach County Fire Rescue Station #31.



PARKS AND RECREATION:

The Parks and Recreation Department review Staff provided comments during the review of this application that have been addressed by the Applicant. The PSP indicates a 0.28 acre recreation area that is approximately 172 feet by 70.4 feet that meets the Parks and Recreation requirements of the ULDC.

SCHOOL IMPACTS:

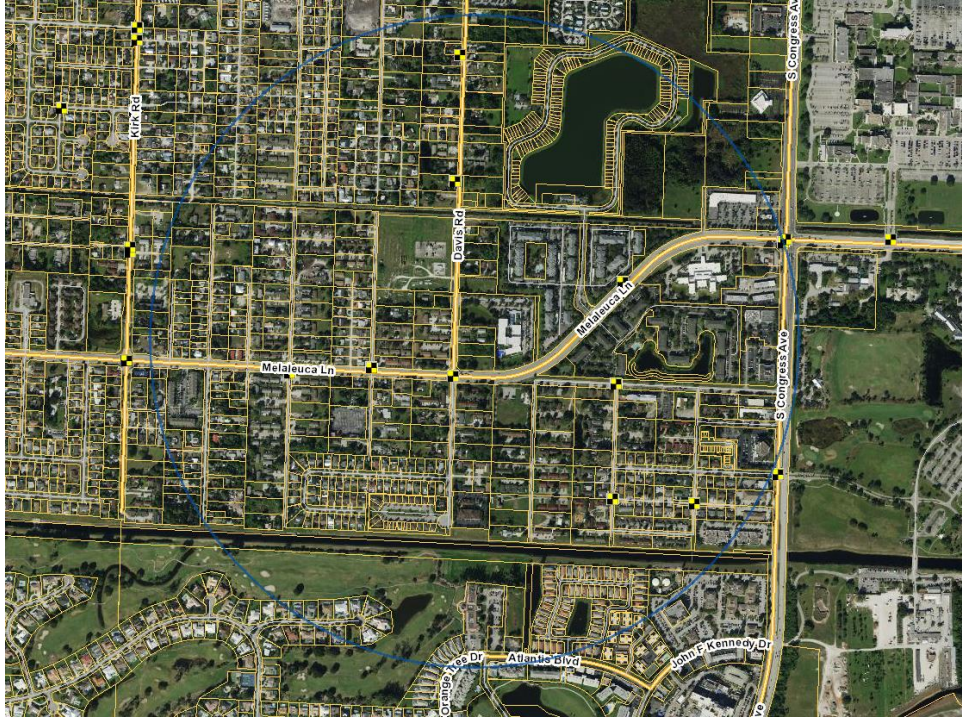
In accordance with the adopted Coordinated Planning Interlocal Agreement, a School Capacity Availability Determination (SCAD) for 46 apartment units had been approved on July 2, 2024 (SCAD Case #24060601D) (Exhibit E-7). The subject property is located in SAC 210C.

This project is estimated to generate approximately seventeen (17) public school students. The schools currently serving this project area are Palm Springs Elementary School, Lake Worth Middle School and Lake Worth Community High School.

The School Capacity Availability Determination (SCAD) analysis for this application has determined that the proposal would exacerbate capacity deficiencies at the elementary school level. The additional eight (8) elementary school students generated by this proposal will increase the utilization percentage of Palm Springs Elementary School to 112%.

The revised Preliminary Site Plan (dated 04/17/24) shows one (1) 12' by 15' public school bus shelter location. A bus shelter condition of approval has been applied to this request due to the size of the project.

There are approximately 9 school bus stop locations within a ½ mile of the subject property not inclusive of the proposed bus shelter.



- h. Changed Conditions or Circumstances –** *There are demonstrated changed site conditions or circumstances provided by the Applicant’s Justification Statement that necessitate the amendment.*

The Applicant’s Justification Statement indicates the following justification for their changed conditions of circumstances: *“The property owner seeks to redevelop the property to provide higher density multifamily units than what currently exists, aiming to maximize the development potential of the property while remaining within a compatible density.”*

## Exhibit B - Standards Analysis & Findings

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### FINDINGS:

#### Conditional Uses, Official Zoning Map Amendment to a PDD or TDD and Development Order Amendment:

ULDC Article 2.B.7.B.3 states, When considering a DO application for a Conditional Use request for Density Bonus pursuant to Art. 5.G.1, Workforce Housing Program (WHP), the BCC shall utilize the Standards indicated in Art. 5.G.1.B.2.e.2b), Factors for Consideration as follows:

### FACTORS FOR CONSIDERATION:

- (1) The extent of which the proposed WHP units further County objectives:
  - a. The intent to provide the workforce housing units on site.
  - b. The intent to provide Single Family and for-sale workforce housing units.
  - c. The proximity of the location where the WHP Units are to be provided to employment centers. d. The concentration of households with incomes in the WH income categories, in the location where the WHP units are to be provided.
- (2) The potential impact of the proposed density bonus:
  - a. The total number of units proposed, including any Transfer of Development Rights.
  - b. The compatibility with the character of the adjacent and surrounding area in the location of the subject development

The above factors were considered when addressing the request for 80% Workforce Housing Density Bonus as indicated in the Planning Density and Workforce Housing letter dated November 18, 2024. The project furthers the objectives of providing workforce housing units on site, in a location proximate to employment centers. The potential impact of the total number of units, including the density bonus and transfer of development rights, was considered and determined to be compatible with the character of the surrounding area.

## Exhibit C - Conditions of Approval

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### Class A Conditional Use

#### ALL PETITIONS

1. The approved Preliminary Site Plan is dated December 12, 2024. Modifications to the Development Order inconsistent with the Conditions of Approval, or changes to the uses or site design beyond the authority of the Development Review Officer as established in the Unified Land Development Code, must be approved by the Board of County Commissioners. (ONGOING: ZONING - Zoning)

#### ENGINEERING

1. No Building Permits for the site may be issued after December 31, 2026, or as amended. A time extension for this condition may be approved by the County Engineer based upon an approved Traffic Study which complies with Mandatory Traffic Performance Standards in place at the time of the request. This extension request shall be made pursuant to the requirements of Art. 2.E of the Unified Land Development Code. (DATE: MONITORING - Engineering)

2. Prior to the issuance of the first building permit, the Property Owner shall configure the property into a legal lot of record in accordance with provisions of Article 11 of the Unified Land Development Code. (BLDGPM: MONITORING - Engineering)

3. The Property Owner shall provide to the Palm Beach County Right of Way Section of Roadway Production Division a warranty deed for Davis Road right-of-way and all associated documents as required by the County Engineer for 40 feet, measured from the centerline of the proposed right-of-way, including a 40-foot corner clip at the intersection of Melaleuca Lane and Davis Road.

All warranty deed(s) and associated documents, including a title policy naming Palm Beach County as an insured, shall be provided and approved prior to the issuance of the first building permit or within ninety (90) days of a request by the County Engineer, whichever shall occur first. Right of way conveyance shall be along the entire frontage and shall be free and clear of all encroachments and encumbrances. Property Owner shall provide Palm Beach County with sufficient documentation acceptable to the Right of Way Section to ensure that the property is free of all encumbrances and encroachments, including a topographic survey. The Property Owner must further warrant that the property being conveyed to Palm Beach County meets all appropriate and applicable environmental agency requirements. In the event of a determination of contamination which requires remediation or clean up on the property now owned by the Property Owner, the Property Owner agrees to hold the County harmless and shall be responsible for all costs of such clean up, including but not limited to, all applicable permit fees, engineering or other expert witness fees including attorney's fees as well as the actual cost of the clean up. Thoroughfare Plan Road right of way conveyances shall be consistent with Palm Beach County's Thoroughfare Right of Way Identification Map and shall include, where appropriate as determined by the County Engineer, additional right of way for Expanded Intersections and Corner Clips. The Property Owner shall not record these required deeds or related documents. The Property Owner shall provide to the Right of Way Section a tax pro-ration. A check, made payable to the Tax Collector's Office, shall be submitted by the Property Owner for the pro-rated taxes. After final acceptance, Palm Beach County shall record all appropriate deeds and documents. (BLDGPM/ONGOING: MONITORING - Engineering)

4. Prior to the approval of the Final Site Plan by the Development Review Officer, the Property Owner shall remove the proposed 20 foot drainage easement at the southwest corner of the property. (DRO: ENGINEERING - Engineering)

6. The Property Owner shall provide an acceptable drainage study identifying any historical drainage from offsite parcels, including proposed grading cross sections. The project's stormwater management system shall be designed to address any historical drainage. The Property Owner shall provide drainage easements, as required, to accommodate offsite drainage.

a. Drainage study shall be provided to the Land Development Division prior to final approval of the Site Plan by the DRO. (DRO: ENGINEERING - Engineering)

b. Any required drainage easements shall be dedicated in conjunction with any required lot combination or recorded prior to issuance of the first building permit, whichever shall occur first. (BLDGPM/PLAT: MONITORING - Engineering)

#### PLANNING

1. The subject Development Order for 46 multifamily units with a 17 unit Workforce Housing Program (WHP) obligation was calculated based on the Full Incentive Development Option and purchase of 10 WHP TDR Units. The WHP units will be provided on-site and for-rent. An 80% WHP Density Bonus, or 16 units, and 10 TDRs were utilized. Should a reduction in overall units occur, the WHP obligation may be reduced subject to a new analysis, and the timing mechanisms adjusted administratively as needed. (ONGOING: PLANNING - Planning)

2. Prior to the issuance of the first residential Building Permit, the Property Owner shall record in the public records of Palm Beach County a Declaration of Restrictive Covenants for the Workforce Housing Program, in a form acceptable to the Palm Beach County Attorney. (BLDGPM: MONITORING - Planning)
3. Prior to the issuance of the first residential Building Permit, the Property Owner shall provide documentation for the Workforce Housing Program, such as an affidavit on a form provided by the County, demonstrating compliance with the required design standards including compatible exteriors and the provision of a model. (BLDGPM: PLANNING - Planning)
4. The Developer shall notify the Planning Division at the commencement of leasing. (ONGOING: PLANNING - Planning)
5. Prior to the issuance of eighty-five percent (second building) of the residential Building Permits, all WHP units (17) must receive Certificate of Occupancy (CO). (BLDGPM: MONITORING - Planning)
6. Should both of the Residential Building Permits be issued simultaneously, then the initial Certificates of Occupancy (CO) that are released shall be attributable to the WHP obligation. (ONGOING: PLANNING - Planning)

### **SCHOOL BOARD**

1. The property owner shall post a notice of annual boundary school assignments for students from this development. A sign 11" X 17" shall be posted in a clear and visible location in all sales offices and models with the following:

"NOTICE TO PARENTS OF SCHOOL AGE CHILDREN"

School age children may not necessarily be assigned to the public school closest to their residences. Students in Palm Beach County are assigned annually to schools under the authority of the School Board and, by direction of the Superintendent, public school attendance zones are subject to change. Please contact the Palm Beach County School District Boundary Office at (561) 434-8100 for the most current school assignment(s).

(ONGOING: SCHOOL BOARD - School Board)

2. Prior to the issuance of the first Certificate of Occupancy (CO), the 10' by 15' school bus shelter shall be constructed by the Property Owner in a location and manner acceptable to the Palm Beach County School Board. Provisions for the bus shelter shall include, at a minimum, a covered area, continuous paved pedestrian and bicycle access from the subject property or use to the shelter. Maintenance of the bus shelter shall be the responsibility of the residential Property Owner. (CO: MONITORING - School Board)

### **TRANSFER OF DEVELOPMENT RIGHTS**

1. Prior to Final Approval by the Development Review Officer, the Property Owner shall submit a Contract for Sale and Purchase of Transfer of Development of Rights (TDRs) in a manner and form approved by the County Attorney, signed by the Developer and/or Property Owner, in order that it is signed by the Executive Director of Planning, Zoning and Building Department.

The Contract for Sale and Purchase of TDRs shall accommodate a maximum of 10 TDR units at a total selling price of \$4,130.00 (10 TDR units to be purchased at the RRIO, Multi-family Workforce rate of \$413.00 per unit (\$4,130.00).

Upon execution, the Property Owner shall submit the Contract to the Palm Beach County Clerk of Court for recordation, and a copy of the recorded Contract shall be provided to the Zoning Division. (DRO: ZONING - Planning)

2. Prior to Final Approval by the Development Review Officer, the Property Owner shall submit the Transfer of Development Rights Deed in a manner and form approved by the County Attorney, signed by the Developer and/or Property Owner, in order that it is signed by the Executive Director of Planning, Zoning and Building Department. (DRO: ZONING - Zoning)

3. Prior to Technical Compliance of the plat, or issuance of the first Building Permit, whichever occurs first, the Property Owner shall pay one hundred (100) percent of the Funds, pursuant to the recorded Contract for Sale and Purchase of TDRs, to the Board of County Commissioners, through the Zoning Division. (BLDGPM/TC: ZONING - Zoning)

4. Prior to the issuance of the first Building Permit, except Sales Models or temporary Real Estate Sales and Management Offices, the Zoning Division provides the Developer and/or Property Owner the executed Transfer of Development Rights Deed, in order for the Property Owner to submit the TDR Deed to the Palm Beach County Clerk of Court for recordation, and a copy of the recorded TDR Deed shall be provided to the Zoning Division. (BLDGPM: ZONING - Zoning)

**COMPLIANCE**

1. In Granting this Approval, the Board of County Commissioners relied upon the oral and written representations of the Property Owner/Applicant both on the record and as part of the application process. Deviations from or violation of these representations shall cause the Approval to be presented to the Board of County Commissioners for review under the Compliance Condition of this Approval. (ONGOING: MONITORING - Zoning)

2. Failure to comply with any of the Conditions of Approval for the subject property at any time may result in:

- a. The Issuance of a Stop Work Order; the Issuance of a Cease and Desist Order; the Denial or Revocation of a Building Permit; the Denial or Revocation of a Certificate of Occupancy; the Denial of any other Permit, License or Approval to any developer, owner, lessee, or user of the subject property; the Revocation of any other permit, license or approval from any developer, owner, lessee, or user of the subject property; the Revocation of any concurrency; and/or
- b. The Revocation of the Official Map Amendment, Conditional Use, Requested Use, Development Order Amendment, and/or any other zoning approval; and/or
- c. A requirement of the development to conform with the standards of the Unified Land Development Code at the time of the finding of non-compliance, or the addition or modification of conditions reasonably related to the failure to comply with existing Conditions of Approval; and/or
- d. Referral to Code Enforcement; and/or
- e. Imposition of entitlement density or intensity.

Staff may be directed by the Executive Director of PZ&B or the Code Enforcement Special Master to schedule a Status Report before the body which approved the Official Zoning Map Amendment, Conditional Use, Requested Use, Development Order Amendment, and/or other zoning approval, in accordance with the provisions of Section 2.E of the ULDC, in response to any flagrant violation and/or continued violation of any Condition of Approval. (ONGOING: MONITORING - Zoning) (ONGOING: ZONING - Zoning)

**DISCLOSURE**

1. All applicable state or federal permits shall be obtained before commencement of the development authorized by this Development Permit.

## Exhibit D - Project History

---

This site has an existing 8 unit Multifamily residence and does not have any prior approvals by the Board of County Commissioners.

## Exhibit E-1 - Preliminary Site Plan

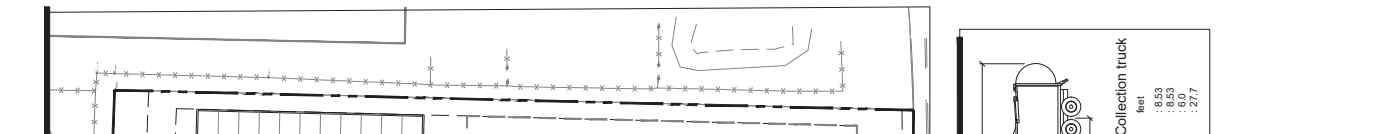
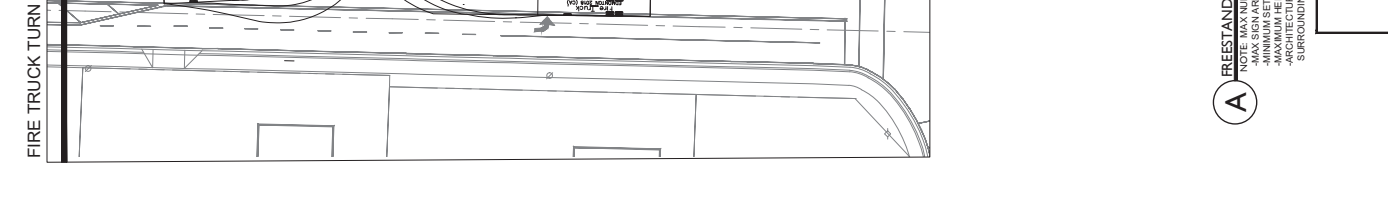
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## Exhibit E-2 - Preliminary Regulating Plan

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**VEHICLE**

Fire Truck

Width	: 8.53
Track	: 6.0
Lock to Lock Time	: 6.0
Steering Angle	: 32.0

AMENDMENTS

ZONING STAMP

PROJECT NAME

10' MAX. HT

**A** FREESTANDING SIGN  
 NOTE: MAX NUMBER OF SIGNS = 1  
 MAXIMUM HEIGHT = 10 FEET PER INDIVIDUAL SIGN  
 MINIMUM SETBACK = 5 FEET FROM SURROUNDING BUILDINGS  
 SIGN HEIGHTS TO BE CONSISTENT WITH SURROUNDING BUILDINGS

GARBAGE TRUCK TURN ANALYSIS



**VEHICLE**

Front Loading Collection truck

Width	: 8.53
Track	: 6.0
Lock to Lock Time	: 6.0
Steering Angle	: 27.7

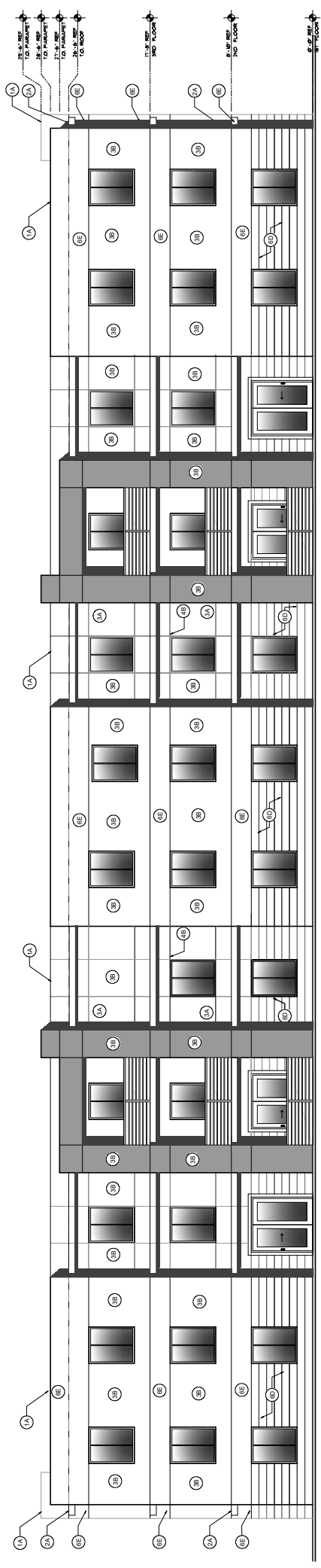
## Exhibit E-3 – Preliminary Architectural Elevations

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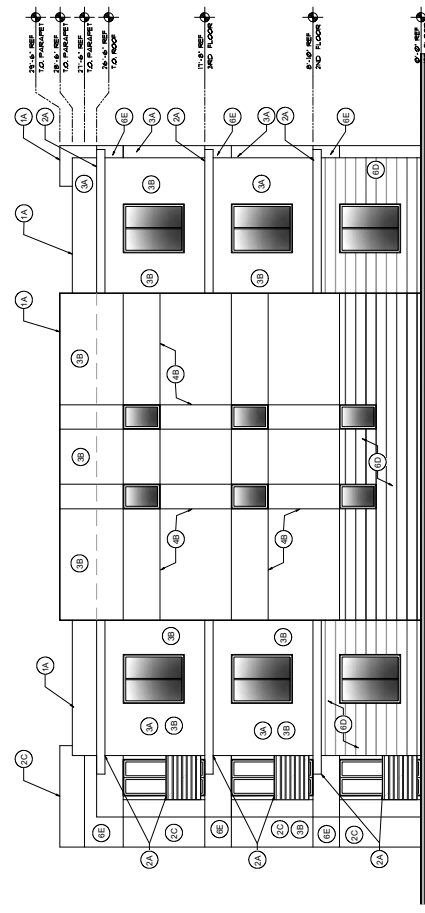








1 SOUTH ELEVATION BUILDING 2  
 SCALE: 3/16" = 1'-0"



1 WEST ELEVATION BUILDING 2  
 SCALE: 3/16" = 1'-0"

ULDC Reference	ID1 L102, A11, 40, R Architectural Submittal Nonresidential Projects	Rear (North)	Side (East)	Front (South)
Primary Elevation	Table 5.C.1.1 - Primary Elevation	Provided	Provided	Provided
Secondary Elevation	Table 5.C.1.1 - Secondary Elevation	Provided	Provided	Provided
Material	Table 5.C.1.1 - Material	Provided	Provided	Provided
Color	Table 5.C.1.1 - Color	Provided	Provided	Provided
Finish	Table 5.C.1.1 - Finish	Provided	Provided	Provided
Window	Table 5.C.1.1 - Window	Provided	Provided	Provided
Door	Table 5.C.1.1 - Door	Provided	Provided	Provided
Other	Table 5.C.1.1 - Other	Provided	Provided	Provided
Notes	Table 5.C.1.1 - Notes	Provided	Provided	Provided

ULDC Reference	ID1 L102, A11, 40, R Architectural Submittal Nonresidential Projects	Requirement Selection	Submittal Selection	Submittal Notes
Material	Table 5.C.1.1 - Material	Material	Material	Material
Color	Table 5.C.1.1 - Color	Color	Color	Color
Finish	Table 5.C.1.1 - Finish	Finish	Finish	Finish
Window	Table 5.C.1.1 - Window	Window	Window	Window
Door	Table 5.C.1.1 - Door	Door	Door	Door
Other	Table 5.C.1.1 - Other	Other	Other	Other

PBC ZONING STAMP

PBC AMENDMENTS



## Exhibit E-4 – Disclosure of Ownership

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**DISCLOSURE OF OWNERSHIP INTERESTS – PROPERTY**

*[TO BE COMPLETED AND EXECUTED BY THE PROPERTY OWNER(S) FOR EACH APPLICATION FOR COMPREHENSIVE PLAN AMENDMENT OR DEVELOPMENT ORDER]*

**TO:** PALM BEACH COUNTY PLANNING, ZONING AND BUILDING EXECUTIVE DIRECTOR, OR HIS OR HER OFFICIALLY DESIGNATED REPRESENTATIVE

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority, this day personally appeared Kelly Powell, hereinafter referred to as "Affiant," who being by me first duly sworn, under oath, deposes and states as follows:

1. Affiant is the [ ] individual or  CEO [position - e.g., president, partner, trustee] of Housing Partnership, Inc. [name and type of entity - e.g., ABC Corporation, XYZ Limited Partnership] that holds an ownership interest in real property legally described on the attached Exhibit "A" (the "Property"). The Property is the subject of an application for Comprehensive Plan amendment or Development Order approval with Palm Beach County.
2. Affiant's address is: 2001 W Blue Heron Blvd  
Riviera Beach, FL 33404
3. Attached hereto as Exhibit "B" is a complete listing of the names and addresses of every person or entity having a five percent or greater interest in the Property. Disclosure does not apply to an individual's or entity's interest in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, Florida Statutes, whose interest is for sale to the general public.
4. Affiant acknowledges that this Affidavit is given to comply with Palm Beach County policy, and will be relied upon by Palm Beach County in its review of application for Comprehensive Plan amendment or Development Order approval affecting the Property. Affiant further acknowledges that he or she is authorized to execute this Disclosure of Ownership Interests on behalf of any and all individuals or entities holding a five percent or greater interest in the Property.
5. Affiant further acknowledges that he or she shall by affidavit amend this disclosure to reflect any changes to ownership interests in the Property that may occur before the date of final public hearing on the application for Comprehensive Plan amendment or Development Order approval.
6. Affiant further states that Affiant is familiar with the nature of an oath and with the penalties provided by the laws of the State of Florida for falsely swearing to statements under oath.

7. Under penalty of perjury, Affiant declares that Affiant has examined this Affidavit and to the best of Affiant's knowledge and belief, it is true, correct, and complete.

FURTHER AFFIANT SAYETH NAUGHT.

[Signature]  
\_\_\_\_\_  
Kelly Powell, Affiant  
(Print Affiant Name)

NOTARY PUBLIC INFORMATION:

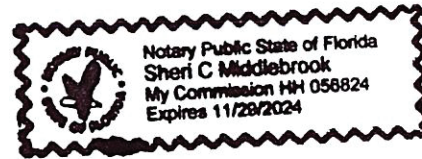
STATE OF FLORIDA  
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 7<sup>th</sup> day of March, 2024 by Kelly Powell (name of person acknowledging). He/she is personally known to me or has produced NA (type of identification) as identification and did not take an oath (circle correct response).

Sheri C. Middlebrook [Signature]  
(Name - type, stamp or print clearly) (Signature)

My Commission Expires on: 11/29/2024

NOTARY'S SEAL OR STAMP



**EXHIBIT "A"**

**PROPERTY**

**EXHIBIT "B"**

**DISCLOSURE OF OWNERSHIP INTERESTS - PROPERTY**

Affiant must identify all entities and individuals owning five percent or more ownership interest in the Property. Affiant must identify individual owners. For example, if Affiant is an officer of a corporation or partnership that is wholly or partially owned by another entity, such as a corporation, Affiant must identify the other entity, its address, and the individual owners of the other entity. Disclosure does not apply to an individual's or entity's interest in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, Florida Statutes, whose interest is for sale to the general public.

**Name**

**Address**

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[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Florida Limited Liability Company  
CP 4489 DAVIS, LLC

### Filing Information

<b>Document Number</b>	L19000188814
<b>FEI/EIN Number</b>	84-2830131
<b>Date Filed</b>	08/02/2019
<b>State</b>	FL
<b>Status</b>	ACTIVE

### Principal Address

2001 W. BLUE HERON BLVD  
RIVIERA BEACH, FL 33404

### Mailing Address

2001 W. BLUE HERON BLVD  
RIVIERA BEACH, FL 33404

### Registered Agent Name & Address

Community Partners of South Florida  
2001 W. BLUE HERON BLVD  
RIVIERA BEACH, FL 33404

Name Changed: 04/23/2021

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

HOUSING PARTNERSHIP, INC  
2001 W. BLUE HERON BLVD  
RIVIERA BEACH, FL 33404

### Annual Reports

Report Year	Filed Date
2021	04/23/2021
2022	04/08/2022
2023	03/28/2023

### Document Images

**LEGAL DESCRIPTION: 4682 Davis Road**

THE NORTH 100 FEET OF LOT D, BLOCK 89, LESS THE WEST 15 FEET FOR ROAD RIGHT OF WAY, THE PALM BEACH FARMS CO., PLAT NO. 7, PLAT BOOK 5, PAGE 72, LESS LEGAL DESCRIBED IN RIGHT OF WAY DEED RECORDED IN O.R. BOOK 7074, PAGE 362, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

**LEGAL DESCRIPTION: 4724 Davis Road**

LOT D, BLOCK 89, LESS THE NORTH 100' THEREOF AND LESS THE WEST 15' THEREOF, AND LOT E, BLOCK 89, LESS THE SOUTH 53' THEREOF, LESS THE WEST 15' THEREOF AND LESS TRIANGULAR PARCEL CONVEYED FOR ROAD RIGHT-OF-WAY PURPOSE IN O.R. BOOK 7043, PAGE 1363, THE PALM BEACH FARMS CO. PLAT NO. 7 OF SECTION 30, TOWNSHIP 44

DISCLOSURE OF OWNERSHIP INTERESTS – PROPERTY

[TO BE COMPLETED AND EXECUTED BY THE PROPERTY OWNER(S) FOR EACH APPLICATION FOR COMPREHENSIVE PLAN AMENDMENT OR DEVELOPMENT ORDER]

TO: PALM BEACH COUNTY PLANNING, ZONING AND BUILDING EXECUTIVE DIRECTOR, OR HIS OR HER OFFICIALLY DESIGNATED REPRESENTATIVE

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority, this day personally appeared Kelly Powell, hereinafter referred to as "Affiant," who being by me first duly sworn, under oath, deposes and states as follows:

1. Affiant is the [x] individual or [ ] Chief Executive Officer (CEO) [position - e.g., president, partner, trustee] of Community Partners of South Florida (CPSFL), a not for profit organization [name and type of entity - e.g., ABC Corporation, XYZ Limited Partnership] that holds an ownership interest in real property legally described on the attached Exhibit "A" (the "Property"). The Property is the subject of an application for Comprehensive Plan amendment or Development Order approval with Palm Beach County.

2. Affiant's address is: 2001 W Blue Heron Blvd
Riviera Beach, FL 33404

3. Attached hereto as Exhibit "B" is a complete listing of the names and addresses of every person or entity having a five percent or greater interest in the Property. Disclosure does not apply to an individual's or entity's interest in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, Florida Statutes, whose interest is for sale to the general public.

4. Affiant acknowledges that this Affidavit is given to comply with Palm Beach County policy, and will be relied upon by Palm Beach County in its review of application for Comprehensive Plan amendment or Development Order approval affecting the Property. Affiant further acknowledges that he or she is authorized to execute this Disclosure of Ownership Interests on behalf of any and all individuals or entities holding a five percent or greater interest in the Property.

5. Affiant further acknowledges that he or she shall by affidavit amend this disclosure to reflect any changes to ownership interests in the Property that may occur before the date of final public hearing on the application for Comprehensive Plan amendment or Development Order approval.

6. Affiant further states that Affiant is familiar with the nature of an oath and with the penalties provided by the laws of the State of Florida for falsely swearing to statements under oath.



7. Under penalty of perjury, Affiant declares that Affiant has examined this Affidavit and to the best of Affiant's knowledge and belief, it is true, correct, and complete.

FURTHER AFFIANT SAYETH NAUGHT.

Kelly Powell, CEO, CPSFL  
[Signature] Affiant  
(Print Affiant Name)

NOTARY PUBLIC INFORMATION:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of [ x ] physical presence or [ ] online notarization, this 20th day of March, 2024 by Kelly Powell (name of person acknowledging). He/she is personally known to me or has produced N/A (type of identification) as identification and did/did not take an oath (circle correct response).

Sheri C. Middlebrook  
(Name - type, stamp or print clearly)

[Signature]  
(Signature)

My Commission Expires on: 11/29/2024

NOTARY'S SEAL OR STAMP



**EXHIBIT "A"**

**PROPERTY**

See attached legal description



**LEGAL DESCRIPTION: 4682 Davis Road**

THE NORTH 100 FEET OF LOT D, BLOCK 89, LESS THE WEST 15 FEET FOR ROAD RIGHT OF WAY, THE PALM BEACH FARMS CO., PLAT NO. 7, PLAT BOOK 5, PAGE 72, LESS LEGAL DESCRIBED IN RIGHT OF WAY DEED RECORDED IN O.R. BOOK 7074, PAGE 362, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

**LEGAL DESCRIPTION: 4724 Davis Road**

LOT D, BLOCK 89, LESS THE NORTH 100' THEREOF AND LESS THE WEST 15' THEREOF, AND LOT E, BLOCK 89, LESS THE SOUTH 53' THEREOF, LESS THE WEST 15' THEREOF AND LESS TRIANGULAR PARCEL CONVEYED FOR ROAD RIGHT-OF-WAY PURPOSE IN O.R. BOOK 7043, PAGE 1363, THE PALM BEACH FARMS CO. PLAT NO. 7 OF SECTION 30, TOWNSHIP 44



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Florida Not For Profit Corporation  
HOUSING PARTNERSHIP, INC.

### Filing Information

<b>Document Number</b>	N13117
<b>FEI/EIN Number</b>	59-2704597
<b>Date Filed</b>	01/23/1986
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	AMENDMENT
<b>Event Date Filed</b>	01/20/2006
<b>Event Effective Date</b>	NONE

### Principal Address

2001 W. BLUE HERON BLVD  
RIVIERA BEACH, FL 33404

Changed: 01/07/2009

### Mailing Address

2001 W. BLUE HERON BLVD  
RIVIERA BEACH, FL 33404

Changed: 02/27/2013

### Registered Agent Name & Address

Community Partners of South Florida  
2001 W. BLUE HERON BLVD.  
WEST PALM BEACH, FL 33404

Name Changed: 04/23/2021

Address Changed: 06/29/2016

### Officer/Director Detail

#### **Name & Address**

Title CFO

O'HARA, NATALIE  
2001 W BLUE HERON BLVD  
RIVIERA BEACH, FL 33404

Title Chairman

Pelton, Charlotte  
2001 W. BLUE HERON BLVD  
RIVIERA BEACH, FL 33404

Title CEO

Powell, Kelly  
2001 W BLUE HERON BLVD  
RIVIERA BEACH, FL 33404

Title Director

Dukes-Chisholm, Cornesha  
2001 W. BLUE HERON BLVD  
RIVIERA BEACH, FL 33404

Title VC

Lynott, Brian  
2001 W. BLUE HERON BLVD  
RIVIERA BEACH, FL 33404

Title Director

Lowery, Charlyn  
2001 W. BLUE HERON BLVD  
RIVIERA BEACH, FL 33404

Title Director

Hansel, Gerald Scott  
2001 W. BLUE HERON BLVD  
RIVIERA BEACH, FL 33404

Title Director

Cook, James B  
2001 W. BLUE HERON BLVD  
RIVIERA BEACH, FL 33404

Title Treasurer

Petty, Ricky  
2001 W. BLUE HERON BLVD  
RIVIERA BEACH, FL 33404

Title Director

Wihbey, Jean A  
2001 W. BLUE HERON BLVD  
RIVIERA BEACH, FL 33404

Title Director

Walker, Whitney  
2001 Blue Heron Blvd W  
Riviera Beach, FL 33404

Title Other

Bradshaw, Jaime-Lee A  
2001 W. BLUE HERON BLVD  
RIVIERA BEACH, FL 33404

Title COO

Zhivkova, Tsvetomira  
2001 W. BLUE HERON BLVD  
RIVIERA BEACH, FL 33404

Title Director

Paredes, Yecenia  
2001 W. BLUE HERON BLVD  
RIVIERA BEACH, FL 33404

Title Director

Klein, Gary  
2001 W. BLUE HERON BLVD  
RIVIERA BEACH, FL 33404

Annual Reports

Report Year	Filed Date
2022	04/08/2022
2023	03/28/2023
2024	02/22/2024

Document Images

<a href="#">02/22/2024 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/28/2023 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/08/2022 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/23/2021 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/27/2020 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/23/2019 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/17/2018 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>

## Exhibit E-5 – Drainage Statement

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## REVISED ENGINEER'S DRAINAGE STATEMENT

### Celtic Multifamily

WGI No. 009735.00

October 28, 2024

The subject piece of land is located at 4680-4724 Davis Road in Unincorporated Palm Beach County. The property is part of Block 89 Lots C, D, and E of the Palm Beach Farms Plat No 7 located in Plat Book 5, Page 72. The site is approximately 2.39 Acres in size and includes three existing parcels with Parcel Control Nos 00-43-00-43-44-30-01-089-0030, 00-43-44-30-01-089-004, and 44-30-01-089-0042. The project area is located north of Melaleuca Lane and east of Davis Road.

The northern portion of the property at 4680 Davis Road is an existing public housing use with three existing structures (nine existing units) and supporting parking and drainage infrastructure. The site is adjacent to Somerset Academy DBK immediately east and north of the property, a K-8th grade public charter school. The south and west portions of the property are along Melaleuca Lane and Davis Road, respectively. Offsite run-on does not exist to this property as it's surrounded by a platted school improved with a perimeter berm. The adjacent roadways also do not flow onto the property and have their own drainage infrastructure.

This project is within the South Florida Water Management District (SFWMD) C-16 Drainage Basin and the LWDD jurisdictions. The subject piece of land has a Zone X designation on FEMA and Palm Beach County's Flood Maps.

The proposed improvements include a residential subdivision of forty-six (46) multifamily units with a supporting parking lot, sidewalk, drainage inlets, and an underground retention system. No SFWMD permit exists for this property currently as the existing improvements were below any permit threshold when originally developed.

Water quality will be provided in exfiltration trench. Water attenuation for the 5-year - 1-day, and 25-year - 3-day storm events will be met using exfiltration and dry detention areas prior to discharge through a control structure. A berm will be constructed to retain the routed 25-year - 3-day storm event on-site. Legal positive outfall will connect to Davis Road via an existing structure at the southwest corner of the property.

**WGI, Inc.**

Respectfully submitted,

ADAM W. SCHILDMEIER, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 69218

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY ADAM W. SCHILDMEIER, PE. ON THE DATE INDICATED HEREON USING A SHA-1 AUTHENTICATION CODE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SHA-1 AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Adam Schildmeier, P.E.

Florida License # 69218; Wantman Group, Inc. Cert. No. 6091

## Exhibit E-6 – Utility Letter

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Letter for  
Concurrency Reservation

To: Zoning Division  
PBC Planning, Zoning, & Building Department

From: Ebony M. Foreman, Director  
Finance and Administration  
PBC Water Utilities Department

Date: December 27, 2024 Control # 00251

Re: PZ&B Application #: CA-2024-00609  
Project Name – Celtic Multifamily

The Palm Beach County Water Utilities Department is willing and able to provide the following utility service(s) to the property identified below, and will reserve the indicated utility capacity, in Equivalent Residential Connections (ERCs), for a period not to exceed five (5) years from the date of this letter:

<u>Service Type</u>	<u>Capacity (in ERCs)</u>
Potable Water	<b>28.98</b>
Wastewater	<b>28.98</b>
Reclaimed Water	N/A

An Equivalent Residential Connection represents a system capacity equivalency unit that corresponds to the peak design demand of the 5/8 x 3/4 inch meter sub-category of customer usage. This system capacity equivalency unit is utilized to establish the system demand for various sized connections for the purpose of assessing fees and designing the capacity of capital facilities.

The above capacity is reserved for the following property:

**00-43-44-30-01-089-0030, 00-43-44-30-01-089-0041, 00-43-44-30-01-089-0042**

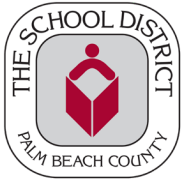
Before the five (5) year period expires, the Developer must pay all Service Initiation Fees and connect to the Department’s facilities, or for projects greater than 18.3 ERCs, enter into a Standard or Non-Standard Development Agreement to maintain this capacity reservation. This memorandum does not represent a contract for service, and the Developer remains obligated to meet all of the requirements of the Water Utilities Department prior to obtaining utility service.

Approved By: *Ebony Foreman*  
Director of Finance & Administration

Date: 27-Dec-24

**Exhibit E-7 - School Capacity Availability Determination (SCAD)**

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THE SCHOOL DISTRICT OF  
PALM BEACH COUNTY, FL

KRISTIN K. GARRISON, AICP  
DIRECTOR

MICHAEL J. BURKE  
SUPERINTENDENT

PLANNING & INTERGOVERNMENTAL RELATIONS  
3661 INTERSTATE PARK ROAD NORTH, 200  
RIVIERA BEACH, FL 33404

JOSEPH M. SANCHES, MBA  
CHIEF OPERATING OFFICER

PHONE: 561-434-8020 / FAX: 561- 434-8942  
[WWW.PALMBEACHSCHOOLS.ORG](http://WWW.PALMBEACHSCHOOLS.ORG)

## SCHOOL CAPACITY AVAILABILITY DETERMINATION (SCAD)

<b>Application</b>	<b>Submittal Date</b>	06/27/2024		
	<b>SCAD No.</b>	24060601D – D. O.		
	<b>FLU /Rezoning/D.O. No.</b>	CA-2024-00609 – Palm Beach County		
	<b>Property Control Number</b>	00-43-44-30-01-089-0042; 0041; 0030		
	<b>Development Name</b>	Celtic Multifamily		
	<b>Owner / Agent Name</b>	Housing Partnership, Inc.; CP 4489 DAVIS, LLC /Yoan Machado		
	<b>SAC No.</b>	210C		
	<b>Proposed D. O.</b>	46 Apartment Units		
<b>Impact Review</b>		<b>Palm Springs Elementary School</b>	<b>Lake Worth Middle School</b>	<b>Lake Worth High School</b>
	New Students Generated	8	4	5
	Capacity Available	-121	245	25
	Utilization Percentage	112%	83%	99%
<b>School District Staff's Recommendation</b>	<p>Based on the findings and evaluation of the proposed development, there will be a negative impact on the public-school system. Given the recent increases in school impact fees, effective January 1, 2023, much of these impacts will be mitigated. The impact fees, however, will not fully cover impacts to the school system. Therefore, if the proposed development is approved by Palm Beach County government and if the Developer voluntarily agrees, School District staff recommends the following condition to mitigate such impacts.</p> <p>In order to address the school capacity deficiency generated by this proposed development at the District <b>elementary school level</b>, the property owner shall contribute <b>\$14,520.00</b> to the School District of Palm Beach County prior to the issuance of first building permit.</p> <p>This voluntary school capacity contribution is intended to supplement the required school impact fee (impact fee credit has already been applied).</p> <p>Please note that the school impact fee credit is calculated based on the Net Impact Cost per Student, as calculated in the County's latest Impact Fee Ordinance, which was adopted on September 13, 2022.</p>			
<b>Validation Period</b>	<p>1) This determination is valid from <b>07/02/2024 to 07/01/2025</b> or the expiration date of the site-specific development order approved during the validation period.</p> <p>2) A copy of the approved D.O. must be submitted to the School District Planning Dept. prior to <b>07/01/2025</b> or this determination will expire automatically on <b>07/01/2025</b>.</p>			
<b>Notice</b>	<p>School age children may not necessarily be assigned to the public school closest to their residences. Students in Palm Beach County are assigned annually to schools under the authority of the School Board and by direction of the Superintendent, public school attendance zones are subject to change.</p>			

*Joyce Cai*

July 2, 2024

School District Representative Signature

Date

Joyce C. Cai, Senior Planner

joyce.cai@palmbeachschools.org

Print Name & Title

Email Address

CC: Vismary Dorta, Site Plan Technician, Palm Beach County  
Joyell Shaw, PIR Manager, School District of Palm Beach County

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