

PALM BEACH COUNTY  
BOARD OF COUNTY COMMISSIONERS  
AGENDA ITEM SUMMARY

Meeting Date: September 19, 2023 [ ] Consent [ ] Regular  
[ ] Ordinance [X] Public Hearing

Department: Facilities Development & Operations

I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to:

- 1) Approve the Inventory List (pursuant to Section 125.379, Florida Statutes) of all real property to which the County and its dependent special districts hold fee simple title which is appropriate for use as affordable housing; and
- 2) Adopt a resolution recognizing the approval of the Inventory List.

**Summary:** Pursuant to Section 125.379, Florida Statutes, as recently amended by SB 102, the County is required 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. The Inventory List is to be reviewed by the Board of County Commissioners (Board) at a public hearing and the Board may revise the Inventory List at the conclusion of same. Following the public hearing, the Board is required to adopt a resolution that includes the Inventory List. The County is further required to make the inventory list publicly available on its website to encourage potential development. On September 12, 2023, County staff provided the Board an overview of County-owned real property and the Board approved the approximately 6.34-acre property located at 5741 Okeechobee Boulevard (property control number 00-42-43-23-00-000-7120) for inclusion in the Inventory List. The County has seven (7) dependent special districts all of which were contacted by County staff. No properties under the control of the dependent special districts were identified for inclusion in the Inventory List. See attachments 2 and 3 to this agenda item. This agenda item carries no fiscal impact. (Property & Real Estate Management) District 2/Countywide (HJF)

**Background & Policy Issues:** Recent changes to Florida Law (under SB 102) require the County to prepare an Inventory List by October 1, 2023, and every three years thereafter. In compliance with the requirements set forth in Section 125.379, Florida Statutes once approved by the Board the Inventory List will be made publicly available on the Facilities Development and Operations Department, Property and Real Estate Management Division's website.

**Attachments:**

- 1. Inventory List
- 2. List of dependent special districts within the County's boundaries
- 3. Email communications with dependent special districts
- 4. Resolution

Recommended By: [Signature] Department Director Date: 9/8/23

Approved By: [Signature] County Administrator Date: 9/13/2023

**II. FISCAL IMPACT ANALYSIS**

**A. Five Year Summary of Fiscal Impact:**

Fiscal Years	2023	2024	2025	2026	2027
Capital Expenditures	_____	_____	_____	_____	_____
Operating Costs	_____	_____	_____	_____	_____
External Revenues	_____	_____	_____	_____	_____
In-Kind Match (County)	_____	_____	_____	_____	_____
<b>NET FISCAL IMPACT*</b>	_____	_____	_____	_____	_____
<b># ADDITIONAL FTE POSITIONS (Cumulative)</b>	_____	_____	_____	_____	_____
Is Item Included in Current Budget:	Yes _____	No _____			
Does this items include use of federal funds?	Yes _____	No _____			
Budget Account No:	Fund _____	Dept _____	Unit _____	Object _____	Program _____

**B. Recommended Sources of Funds/Summary of Fiscal Impact:**

\*This item has no fiscal impact.

*FAMO verified only the Asset # MO6534. A. D. ... FAMO, OFMB 9/17/23*

**C. Departmental Fiscal Review:**

*Robert Eric ...*

**III. REVIEW COMMENTS**

**A. OFMB Fiscal and/or Contract Development Comments:**

*[Signatures and dates: 9/11/2023, 9/12/23]*

**B. Legal Sufficiency:**

*[Signature]*  
Assistant County Attorney 9/13/23

**C. Other Department Review:**

\_\_\_\_\_  
Department Director

**ATTACHMENT 1**

**Inventory List**

<b>Address</b>	<b>Legal Description</b>	<b>Condition</b>
<p>5741 Okeechobee Boulevard, West Palm Beach, FL</p> <p>PCN: 00-42-43-23-00-000-7120</p>	<p>The South 73.50 feet of the North 308.50 feet of the South 661.00 feet of the West 9.17 feet of the East 1,962.17 feet of the Southwest One-Quarter (SW 1/4) of Section 23, Township 43 South, Range 42 East, Palm Beach County, Florida;</p> <p>AND:</p> <p>The West 853.00 feet of the South 661.00 feet of the East 1,953.00 feet of the Southwest One-Quarter (SW 1/4) of Section 23, Township 43 South, Range 42 East, Palm Beach County, Florida;</p> <p>LESS:</p> <p>The North 260.00 feet of the South 341.00 feet of the West 238.00 feet of the East 1,338.50 feet of the Southwest One-Quarter (SW 1/4) of Section 23, Township 43 South, Range 42 East, Palm Beach County, Florida;</p> <p>ALSO LESS:</p> <p>The West 384.50 feet of the East 1,953.00 feet of the North 271.50 feet of the South 352.50 feet of the Southwest One-Quarter (SW 1/4) of Section 23, Township 43 South, Range 42 East, Palm Beach County, Florida;</p> <p>ALSO LESS:</p> <p>The South 81.00 feet of the West 853.00 feet of the East 1,953.00 feet of the Southwest One-Quarter (SW 1/4) of Section 23, Township 43 South, Range 42 East, Palm Beach County, Florida;</p> <p>ALSO LESS:</p> <p>The North 235.00 feet of the South 661.00 feet of the West 225.00 feet of the East 1,953.00 feet of the Southwest One-Quarter (SW 1/4) of Section 23, Township 43 South , Range 42 East, Palm Beach County, Florida.</p>	<p>Vacant</p>

## **ATTACHMENT 2**

### **List of Dependent Special Districts within the County's Boundaries**

1. Captain's Key Dependent District
2. Housing Finance Authority of Palm Beach County
3. Palm Beach County Educational Facilities Authority
4. Palm Beach County Health Facilities Authority
5. Palm Beach County Library District
6. Solid Waste Authority of Palm Beach County
7. Westgate/Belvedere Homes Community Redevelopment Agency

**ATTACHMENT 3**

**Email Communications with Dependent Special Districts**

Shawn Bobo

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**From:** Jason Pierman <JPierman@sdsinc.org>  
**Sent:** Thursday, August 31, 2023 12:25 PM  
**To:** Isami Ayala-Collazo  
**Cc:** Dorritt M. Miller; Purvi Bhogaita  
**Subject:** RE: Palm Beach County - Request for List of Properties Under Live Local Act (SB 102)

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Isami,

The Captain's Key DD only owns the entrance gate and roads (and drainage). There is no DD-owned land that would be eligible for housing. Do you need information on the entrance gate and roads, or is this email sufficient?

Thank you,

Jason Pierman  
Management Director  
Special District Services, Inc.  
(561) 630-4922  
[www.sdsinc.org](http://www.sdsinc.org)

**From:** Isami Ayala-Collazo <IAyalaCollazo@pbcgov.org>  
**Sent:** Thursday, August 31, 2023 10:54 AM  
**To:** Jason Pierman <JPierman@sdsinc.org>  
**Cc:** Dorritt M. Miller <DMiller@pbcgov.org>; Purvi Bhogaita <PBhogaita@pbcgov.org>  
**Subject:** Palm Beach County - Request for List of Properties Under Live Local Act (SB 102)

Good morning District Manager Pierman,

Recent changes to Florida law (under SB 102) require 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. See highlighted text on page 7 of the attached PDF. The Captain's Key Dependent District (CKDD) is one of the dependent special districts the County must include in the list it is required to prepare. County Staff is currently working on the required agenda item which is to be included as part of the Board of County Commissioners agenda for its September 19, 2023 regular meeting. To finalize our item, we require from the CKDD the list of all real property within its jurisdiction (if any) to which it holds fee simple title and which is appropriate for use as affordable housing. Please provide us this information no later than **Tuesday, September 5, 2023**.

Cordially,

**Isami C. Ayala-Collazo** (*pronouns: she/her/hers*)  
Director  
Facilities Development & Operations  
2633 Vista Parkway  
West Palm Beach, FL 33411

Shawn Bobo

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**From:** David Brandt  
**Sent:** Thursday, August 31, 2023 11:33 AM  
**To:** Isami Ayala-Collazo  
**Cc:** Dorritt M. Miller; Purvi Bhogaita; Skip Miller; Jennifer Hamilton  
**Subject:** RE: Palm Beach County - Request for List of Properties Under Live Local Act (SB 102)

Morning Isami:

While there is nothing in the Florida Statute that allows for creation of housing finance authorities that would prohibit ownership of real property, the HFA of PBC has never nor does it contemplate owning an interest in real property.

David Brandt  
Executive Director  
Housing Finance Authority of Palm Beach County  
100 Australian Avenue, Suite 410  
West Palm Beach, FL 33406  
T: 561 233-3652  
[www.pbchfa.org](http://www.pbchfa.org)

**From:** Isami Ayala-Collazo <IAyalaCollazo@pbcgov.org>  
**Sent:** Thursday, August 31, 2023 10:50 AM  
**To:** David Brandt <Dbrandt@pbcgov.org>; Jennifer Hamilton <Jhamilto@pbcgov.org>  
**Cc:** Dorritt M. Miller <DMiller@pbcgov.org>; Purvi Bhogaita <PBhogaita@pbcgov.org>  
**Subject:** Palm Beach County - Request for List of Properties Under Live Local Act (SB 102)

Good morning Executive Director Brandt,

Recent changes to Florida law (under SB 102) require 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. See highlighted text on page 7 of the attached PDF. The Housing Finance Authority of Palm Beach County (HFA) is one of the dependent special districts the County must include in the list it is required to prepare. County Staff is currently working on the required agenda item which is to be included as part of the Board of County Commissioners agenda for its September 19, 2023 regular meeting. To finalize our item, we require from the HFA the list of all real property within its jurisdiction (if any) to which it holds fee simple title and which is appropriate for use as affordable housing. Please provide us this information no later than **Tuesday, September 5, 2023.**

Cordially,

**Isami C. Ayala-Collazo** (*pronouns: she/her/hers*)  
Director  
Facilities Development & Operations  
2633 Vista Parkway  
West Palm Beach, FL 33411  
Ph. 561-233-1447  
[iayalacollazo@pbcgov.org](mailto:iayalacollazo@pbcgov.org)

Shawn Bobo

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**From:** Scott Rhine <Scott@rhinecpa.com>  
**Sent:** Thursday, August 31, 2023 11:02 AM  
**To:** Isami Ayala-Collazo  
**Cc:** Dorritt M. Miller; Purvi Bhogaita  
**Subject:** RE: Palm Beach County - Request for List of Properties Under Live Local Act (SB 102)

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**This Message Is From an External Sender**

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Good morning, Isami.

The Palm Beach County Educational Facilities Authority owns no real or personal property.

Scott Rhine  
Executive Director

Scott T. Rhine, CPA  
**Hinkle, Richter & Rhine, LLP**  
525 N.E. Third Avenue, Suite 102  
Delray Beach, FL 33444  
Phone: (561) 314-2201, Fax: (561) 314-2204  
Cell: (561) 289-4136, Email: scott@rhinecpa.com

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**From:** Isami Ayala-Collazo <IAyalaCollazo@pbcgov.org>  
**Sent:** Thursday, August 31, 2023 10:47 AM  
**To:** Scott Rhine <Scott@rhinecpa.com>  
**Cc:** Dorritt M. Miller <DMiller@pbcgov.org>; Purvi Bhogaita <PBhogaita@pbcgov.org>  
**Subject:** Palm Beach County - Request for List of Properties Under Live Local Act (SB 102)

Good morning Mr. Rhine,

Recent changes to Florida law (under SB 102) require 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. See highlighted text on page 7 of the attached PDF. The Palm Beach County Educational Facilities Authority (PBCEFA) is one of the dependent special districts the County must include in the list it is required to prepare. County Staff is currently working on the required agenda item which is to be included as part of the Board of County Commissioners agenda for its September 19, 2023 regular meeting. To finalize our item, we require from the PBCEFA the list of all real property within



its jurisdiction (if any) to which it holds fee simple title and which is appropriate for use as affordable housing. Please provide us this information no later than **Tuesday, September 5, 2023.**

Cordially,

**Isamí C. Ayala-Collazo** (pronouns: she/her/hers)

Director

Facilities Development & Operations

2633 Vista Parkway

West Palm Beach, FL 33411

Ph. 561-233-1447

[iayalacollazo@pbcgov.org](mailto:iayalacollazo@pbcgov.org)

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Shawn Bobo

**From:** John F. Flanigan <JFlanigan@nasonyeager.com>  
**Sent:** Thursday, August 31, 2023 10:55 AM  
**To:** Isami Ayala-Collazo  
**Cc:** Dorritt M. Miller; Purvi Bhogaita; Antoinette Seloi-Leger  
**Subject:** RE: Palm Beach County - Request for List of Properties Under Live Local Act (SB 102)

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**This Message Is From an External Sender**

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The Palm Beach County Health Facilities Authority does not own any real property in Palm Beach County (or anywhere else).

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**John F. Flanigan**  
Attorney at Law

Email: [JFlanigan@nasonyeager.com](mailto:JFlanigan@nasonyeager.com)  
Tel: 561-686-3307 | Fax: 561-686-5442  
Direct Dial: 561-627-8166

[Profile \[nasonyeager.com\]](#) [vCard \[nasonyeager.com\]](#)



GERSON HARRIS & FLIMERO, P.A.  
ATTORNEYS AT LAW Est. 1960

3001 PGA Blvd., Suite 305 | Palm Beach Gardens | FL |  
[www.nasonyeager.com](http://www.nasonyeager.com) [[nasonyeager.com](mailto:nasonyeager.com)]

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**From:** Isami Ayala-Collazo <IAyalaCollazo@pbcgov.org>  
**Sent:** Thursday, August 31, 2023 10:44 AM  
**To:** John F. Flanigan <JFlanigan@nasonyeager.com>  
**Cc:** Dorritt M. Miller <DMiller@pbcgov.org>; Purvi Bhogaita <PBhogaita@pbcgov.org>  
**Subject:** Palm Beach County - Request for List of Properties Under Live Local Act (SB 102)

Good morning Mr. Flanigan,

Recent changes to Florida law (under SB 102) require 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. See highlighted text on page 7 of the attached PDF. The Palm Beach County Health Facilities Authority (PBCHFA) is one of the dependent special districts the County must include in the list it is required to prepare. County Staff is currently working on the required agenda item which is to be included as part of the Board of County Commissioners agenda for its September 19, 2023 regular meeting. To finalize our item, we require from the PBCHFA the list of all real property

within its jurisdiction (if any) to which it holds fee simple title and which is appropriate for use as affordable housing. Please provide us this information no later than **Tuesday, September 5, 2023**.

Cordially,

**Isami C. Ayala-Collazo** (pronouns: she/her/hers)

Director

Facilities Development & Operations

2633 Vista Parkway

West Palm Beach, FL 33411

Ph. 561-233-1447

[iayalacollazo@pbcgov.org](mailto:iayalacollazo@pbcgov.org)

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Shawn Bobo

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**From:** Douglas Crane  
**Sent:** Thursday, August 31, 2023 11:25 AM  
**To:** Isami Ayala-Collazo  
**Cc:** Dorritt M. Miller; Purvi Bhogaita; Aurora Arthay; Alicia Garrow; Todd J. Bonlarron  
**Subject:** RE: Palm Beach County - Request for List of Properties Under Live Local Act (SB 102)

Hi Isami,

I agree that no library surplus property exists for placement on this list.

Sincerely,

Douglas Crane – Director  
Palm Beach County Library System

**From:** Isami Ayala-Collazo  
**Sent:** Thursday, August 31, 2023 10:42 AM  
**To:** Douglas Crane <CraneD@pbclibrary.org>  
**Cc:** Dorritt M. Miller <DMiller@pbcgov.org>; Purvi Bhogaita <PBhogaita@pbcgov.org>  
**Subject:** Palm Beach County - Request for List of Properties Under Live Local Act (SB 102)

Good morning Doug,

Recent changes to Florida law (under SB 102) require 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. See highlighted text on page 7 of the attached PDF. The Palm Beach County Library District is one of the dependent special districts the County must include in the list it is required to prepare. County Staff is currently working on the required agenda item which is to be included as part of the Board of County Commissioners agenda for its September 19, 2023 regular meeting. I have been reaching out to all the dependent special districts to have them confirm the list of real property (if any) they have available as required under SB102. The PBC Library District presents a special circumstance. As you know, FDO handles all real estate matters for your operations. However, you are the Registered Agent for the PBC Library District. Therefore, for consistency, I wanted to reach out to you as well and confirm that we are in agreement: FDO's position (as the real estate agent for PBC Library District) is that no surplus property exists to be included on the list. Would you please confirm we are in agreement? I would greatly appreciate to have your response no later than **Tuesday, September 5, 2023.**

Cordially,

**Isami C. Ayala-Collazo** (pronouns: she/her/hers)  
Director  
Facilities Development & Operations  
2633 Vista Parkway  
West Palm Beach, FL 33411  
Ph. 561-233-1447  
[iayalacollazo@pbcgov.org](mailto:iayalacollazo@pbcgov.org)

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Shawn Bobo

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**From:** Ramana Kari <rkari@swa.org>  
**Sent:** Friday, September 1, 2023 1:05 PM  
**To:** Isami Ayala-Collazo  
**Cc:** Dan Pellowitz  
**Subject:** RE: Palm Beach County - Request for List of Properties Under Live Local Act (SB 102)  
**Attachments:** SWA\_Properties\_TableToExcel.xlsx

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Good afternoon Isami,

Per your request, please find attached the list of properties owned by SWA. This data was compiled using the information from the PBC PAPA database. Based on our review, there are no properties available that are suitable for affordable housing.

Thanks,  
Ramana

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**Ramana P. Kari, P.E., BCEE**  
*Chief Engineer*  
**Solid Waste Authority of Palm Beach County**  
7501 N. Jog Road, West Palm Beach, FL 33412  
561-640-4000 Ext. 4610  
561-373-3286 (Mobile)  
[rkari@swa.org](mailto:rkari@swa.org)  
[www.swa.org](http://www.swa.org) [[swa.org](http://www.swa.org)]

**From:** Isami Ayala-Collazo <[IAyalaCollazo@pbccgov.org](mailto:IAyalaCollazo@pbccgov.org)>  
**Sent:** Thursday, August 31, 2023 10:24 AM  
**To:** Steven Parris <[sparris@swa.org](mailto:sparris@swa.org)>; Sandra Vassalotti <[svassalotti@swa.org](mailto:svassalotti@swa.org)>; Dan Pellowitz <[dpellowitz@swa.org](mailto:dpellowitz@swa.org)>; Paul Dumars <[pdumars@swa.org](mailto:pdumars@swa.org)>  
**Cc:** Dorritt M. Miller <[DMiller@pbccgov.org](mailto:DMiller@pbccgov.org)>; Purvi Bhogaita <[PBhogaita@pbccgov.org](mailto:PBhogaita@pbccgov.org)>; SWA Legal Counsel <[mjones@pbccgov.org](mailto:mjones@pbccgov.org)>  
**Subject:** Palm Beach County - Request for List of Properties Under Live Local Act (SB 102)

Good morning Executive Director Pellowitz,

Recent changes to Florida law (under SB 102) require 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. See highlighted text on page 7 of the attached PDF. The Solid Waste Authority of Palm Beach County is one of the dependent special districts the County must include in the list it is required to prepare. County Staff is currently working on the required agenda item which is to be included as part of the Board of County Commissioners agenda for its September 19, 2023 regular meeting. To finalize our item, we require from the SWA the list of all real property within its jurisdiction (if any)

to which it holds fee simple title and which is appropriate for use as affordable housing. Please provide us this information no later than **Tuesday, September 5, 2023**.

Cordially,

**Isamí C. Ayala-Collazo** (*pronouns: she/her/hers*)  
Director  
Facilities Development & Operations  
2633 Vista Parkway  
West Palm Beach, FL 33411  
Ph. 561-233-1447  
[iayalacollazo@pbccgov.org](mailto:iayalacollazo@pbccgov.org)

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*Please note: Florida has a very broad public records law. Most communications to or from the Solid Waste Authority are considered to be public records and will be made available to the public and the media upon request. Therefore, your e-mail message may be subject to public disclosure.*

*Please note: Florida has a very broad public records law. Most communications to or from the Solid Waste Authority are considered to be public records and will be made available to the public and the media upon request. Therefore, your e-mail message may be subject to public disclosure.*

**From:** Elizee Michel <[EMichel@pbcgov.org](mailto:EMichel@pbcgov.org)>  
**Sent:** Thursday, September 7, 2023 5:06 PM  
**To:** Isami Ayala-Collazo <[IAyalaCollazo@pbcgov.org](mailto:IAyalaCollazo@pbcgov.org)>; Dorritt M. Miller <[DMiller@pbcgov.org](mailto:DMiller@pbcgov.org)>  
**Cc:** Purvi Bhogaita <[PBhogaita@pbcgov.org](mailto:PBhogaita@pbcgov.org)>; Howard J. Falcon III <[HFalcon@pbcgov.org](mailto:HFalcon@pbcgov.org)>  
**Subject:** Re: Palm Beach County - Request for List of Properties Under Live Local Act (SB 102)

Good Afternoon Isami,

Yes. The CRA has a plan for all the properties in the list. We don't have any true surplus.

Thank you.

Elizée Michel, FRA-RA, HDFP, AICP, Executive Director  
Westgate CRA  
1280 N Congress Ave. Suite 215  
West Palm Beach FL 33409  
561-640-8181



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**From:** Isami Ayala-Collazo  
**Sent:** Thursday, September 7, 2023 11:13:36 AM  
**To:** Dorritt M. Miller  
**Cc:** Elizee Michel; Purvi Bhogaita; Howard J. Falcon III  
**Subject:** RE: Palm Beach County - Request for List of Properties Under Live Local Act (SB 102)

Thank you. We will report that CRA has no properties for inclusion.

*Isami*

**From:** Dorritt M. Miller <[DMiller@pbcgov.org](mailto:DMiller@pbcgov.org)>  
**Sent:** Thursday, September 7, 2023 11:13 AM  
**To:** Isami Ayala-Collazo <[IAyalaCollazo@pbcgov.org](mailto:IAyalaCollazo@pbcgov.org)>  
**Cc:** Elizee Michel <[EMichel@pbcgov.org](mailto:EMichel@pbcgov.org)>; Purvi Bhogaita <[PBhogaita@pbcgov.org](mailto:PBhogaita@pbcgov.org)>; Howard J. Falcon III <[HFalcon@pbcgov.org](mailto:HFalcon@pbcgov.org)>  
**Subject:** Re: Palm Beach County - Request for List of Properties Under Live Local Act (SB 102)

Hi Isami

I'm with Elizee- remove these from the list  
Dorritt

On Sep 6, 2023, at 6:56 PM, Isami Ayala-Collazo <[IAyalaCollazo@pbcgov.org](mailto:IAyalaCollazo@pbcgov.org)> wrote:

Good evening Elizee,  
Thank you for sending us a response.

We need some additional clarification as to the properties included in the list. The six shown below appear to have planned uses other than housing, would the CRA still want us to include said properties in the Inventory List? Please advise.

00-43-43-30-03-012-0460	Dec-12	2429 & 2433 Chickamauga Ave	Community Garden
00-43-43-30-03-014-0310	Dec-12	1130 Wabasso Dr	Community Garden
00-43-43-30-03-064-0200	Feb-12	2620 Oswego Ave	Canal Expansion / Open Space
00-43-43-30-03-024-0220	Aug-99	2416 Genessee Ave	Drainage (CRA/PBC)
00-43-43-30-03-018-0510	Aug-99	Genessee Ave	Drainage (CRA/PBC)
00-43-43-30-03-018-0410		2437 Genessee Ave	Drainage (CRA/PBC)

As for the following properties, it seems the CRA already has development plans for them. Just trying to confirm that the intent is to include them in the Inventory List which would then signal to developers that the properties are available for development and the CRA is willing to dispose of same. Please advise.

00-43-43-30-03-028-0010	Dec-11	1304 Seminole Blvd	Mixed Use Development
00-43-43-30-05-000-0050	Aug-06	2471 Westgate Ave (aka 1348 Loxahatchee)	Commercial or Mixed Use Development
00-43-43-30-03-029-0350	Dec-04	2557 Westgate Ave	Commercial or Mixed Use Development
00-43-43-30-03-029-0390	Dec-04	Westgate Avenue	Commercial or Mixed Use Development
00-43-43-30-03-030-0160	Jun-19	2426 Cherokee Ave	Commercial or Mixed Use Development
00-43-43-30-03-030-0490	Jan-18	2423 Westgate Ave	Commercial or Mixed Use Development
00-43-43-30-03-01-00-490	12/6/2019	2607 Chickamauga	Housing, Commercial or Mixed Use
00-43-43-30-03-01-00-460	12/6/2019	2627 Chickamauga	Housing, Commercial or Mixed Use
00-43-43-30-03-01-00-410	12/6/2019	2631 Chicamauga	Housing, Commercial or Mixed Use
00-43-43-30-03-028-0400	Jun-19	Westgate Avenue	Commercial or Mixed Use Development
00-43-43-30-03-028-0100	Jun-19	Cherokee Avenue	Commercial or Mixed Use Development
00-43-43-30-03-029-0120	4/1/2021	Cherokee Avenue	Commercial or Mixed Use Development

Cordially,

*Isami*

**From:** Elizee Michel <EMichel@pbcgov.org>  
**Sent:** Wednesday, September 6, 2023 10:12 AM



**To:** Isami Ayala-Collazo <[IAyalaCollazo@pbcgov.org](mailto:IAyalaCollazo@pbcgov.org)>  
**Cc:** Dorritt M. Miller <[DMiller@pbcgov.org](mailto:DMiller@pbcgov.org)>; Purvi Bhogaita <[PBhogaita@pbcgov.org](mailto:PBhogaita@pbcgov.org)>  
**Subject:** Re: Palm Beach County - Request for List of Properties Under Live Local Act (SB 102)

Good Morning Isami,

Please find attached a list of developable vacant properties owned by the CRA. As indicated in the spreadsheet, there are three properties that the County bought in 1999 for the CRA for Drainage with CDBG funds that have not been transferred to the CRA. There are still in Palm Beach County's name. The CRA will make a request in the future for the transfer like the one that was done in 2019.

The CRA owns other vacant properties, but they are used for drainage and flood mitigation. Let me know if more information is needed.

Thank you.

Elizée Michel, FRA-RA, HDFP, AICP, Executive Director  
Westgate CRA  
1280 N Congress Ave. Suite 215  
West Palm Beach FL. 33409  
561-640-8181  
<image001.png>

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**From:** Isami Ayala-Collazo  
**Sent:** Tuesday, September 5, 2023 5:12:42 PM  
**To:** Elizee Michel  
**Cc:** Dorritt M. Miller; Purvi Bhogaita  
**Subject:** RE: Palm Beach County - Request for List of Properties Under Live Local Act (SB 102)

Hi Elizee,  
Just a brief note to follow up on the email that precedes. Would you please send me the list of real property (if any)?

Cordially,

*Isami*

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**From:** Isami Ayala-Collazo  
**Sent:** Thursday, August 31, 2023 9:40 AM  
**To:** Elizee Michel <[EMichel@pbcgov.org](mailto:EMichel@pbcgov.org)>  
**Cc:** Dorritt M. Miller <[DMiller@pbcgov.org](mailto:DMiller@pbcgov.org)>; Purvi Bhogaita <[PBhogaita@pbcgov.org](mailto:PBhogaita@pbcgov.org)>  
**Subject:** Palm Beach County - Request for List of Properties Under Live Local Act (SB 102)  
**Importance:** High

Good morning Elizee,

Recent changes to Florida law (under SB 102, see page ) require 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. See highlighted text on page 7 of the attached PDF. The Westgate/Belvedere Homes Community Redevelopment Agency is one of the dependent special districts the County must include in the list it is required to prepare. County Staff is currently working on the required agenda item which is to be included as part of the Board of County Commissioners agenda for its September 19, 2023 regular meeting. To finalize our item, we require from the Westgate CRA the list of

all real property within its jurisdiction to which it holds fee simple title and which is appropriate for use as affordable housing. Please provide us this information no later than Tuesday, September 5, 2023.

Cordially,

**Isamí C. Ayala-Collazo** (pronouns: she/her/hers)  
Director  
Facilities Development & Operations  
2633 Vista Parkway  
West Palm Beach, FL 33411  
Ph. 561-233-1447  
[iavalacollazo@pbcgov.org](mailto:iavalacollazo@pbcgov.org)

*"Together, always ready to serve! Always the best!"*

**ATTACHMENT 4**

**Resolution**

**RESOLUTION NO. 2023-**

**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, AUTHORIZING AN INVENTORY LIST OF REAL PROPERTY PURSUANT TO FLORIDA STATUTES, SECTION 125.379 AND PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, Section 125.379, Florida Statutes requires 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; and

WHEREAS, Section 125.379, Florida Statutes provides that the Inventory List is to be reviewed by the Board of County Commissioners at a public hearing; and

WHEREAS, Section 125.379, Florida Statutes requires that following the public hearing the Board of County Commissioners adopts a resolution that includes the Inventory List; and

WHEREAS, the Board of County Commissioners reviewed and approved the Inventory List during a public hearing held on the date of approval of this Resolution.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, that:**

**Section 1. Recitals**

The foregoing recitals are true and correct and incorporated herein by reference.

**Section 2. Inventory List**

The Board of County Commissioners of Palm Beach County hereby approves the Inventory List attached hereto as Exhibit "A".

**Section 3. Conflict with Federal or State Law or County Charter**

Any statutory or Charter provisions in conflict with this Resolution shall prevail.

**Section 4. Effective Date**

The provisions of this Resolution shall be effective immediately upon adoption

hereof.

The foregoing resolution was offered by Commissioner \_\_\_\_\_ who moved its adoption. The Motion was seconded by Commissioner \_\_\_\_\_, and upon being put to a vote, the vote was as follows:

- Commissioner Gregg K. Weiss, Mayor
- Commissioner Maria Sachs, Vice Mayor
- Commissioner Maria G. Marino
- Commissioner Michael A. Barnett
- Commissioner Marci Woodward
- Commissioner Sara Baxter
- Commissioner Mack Bernard

The Mayor thereupon declared the resolution duly passed and adopted this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

PALM BEACH COUNTY, a political subdivision of the State of Florida  
BOARD OF COUNTY COMMISSIONERS

JOSEPH ABRUZZO  
CLERK OF THE CIRCUIT COURT &  
COMPTROLLER

By: \_\_\_\_\_  
Deputy Clerk

APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY

APPROVED AS TO TERMS  
AND CONDITIONS

By:   
Assistant County Attorney

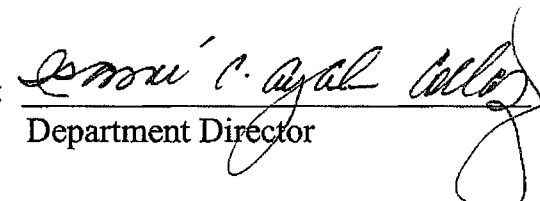
By:   
Department Director

EXHIBIT "A"

INVENTORY LIST

Address	Legal Description	Condition
<p>5741 Okeechobee Boulevard, West Palm Beach, FL</p> <p>PCN: 00-42-43-23-00-000-7120</p>	<p>The South 73.50 feet of the North 308.50 feet of the South 661.00 feet of the West 9.17 feet of the East 1,962.17 feet of the Southwest One-Quarter (SW 1/4) of Section 23, Township 43 South, Range 42 East, Palm Beach County, Florida;</p> <p>AND:</p> <p>The West 853.00 feet of the South 661.00 feet of the East 1,953.00 feet of the Southwest One-Quarter (SW 1/4) of Section 23, Township 43 South, Range 42 East, Palm Beach County, Florida;</p> <p>LESS:</p> <p>The North 260.00 feet of the South 341.00 feet of the West 238.00 feet of the East 1,338.50 feet of the Southwest One-Quarter (SW 1/4) of Section 23, Township 43 South, Range 42 East, Palm Beach County, Florida;</p> <p>ALSO LESS:</p> <p>The West 384.50 feet of the East 1,953.00 feet of the North 271.50 feet of the South 352.50 feet of the Southwest One-Quarter (SW 1/4) of Section 23, Township 43 South, Range 42 East, Palm Beach County, Florida;</p> <p>ALSO LESS:</p> <p>The South 81.00 feet of the West 853.00 feet of the East 1,953.00 feet of the Southwest One-Quarter (SW 1/4) of Section 23, Township 43 South, Range 42 East, Palm Beach County, Florida;</p> <p>ALSO LESS:</p> <p>The North 235.00 feet of the South 661.00 feet of the West 225.00 feet of the East 1,953.00 feet of the Southwest One-Quarter (SW 1/4) of Section 23, Township 43 South, Range 42 East, Palm Beach County, Florida.</p>	<p>Vacant</p>