

**PALM BEACH COUNTY  
BOARD OF COUNTY COMMISSIONERS**

**AGENDA ITEM SUMMARY**

**Meeting Date:** May 6, 2025

☐ Consent  
☐ Ordinance

☒ Regular  
☐ Public Hearing

**Department:** Housing and Economic Development

**I. EXECUTIVE BRIEF**

**Motion and Title:** Staff recommends motion to:


- A) approve** Housing Initiative Program (HIP) allocation of \$27,900 to PFCF Bentbrook, LLC for the construction of the IDDeal Place (Project);
- B) delegate authority** to the County Administrator, or designee, to execute the Agreement, amendments thereto, and all other documents necessary for project implementation that do not substantially change the scope of work, terms, or conditions of the Agreement; and
- C) approve** a Budget Transfer of \$27,900 within the HIP Fund to recognize the allocation of HIP funds to the Project.

**Summary:** The Project is a non-profit, philanthropic housing initiative between The IDDeal Foundation and the Pulte Family Charitable Foundation. PFCF Bentbrook, LLC is an affiliate of the Pulte Family Charitable Foundation. The Project will be an independent living community for adults with Intellectual and Developmental Disabilities (I/DD) located on a 3.27 acre site in unincorporated Lake Worth Beach. The Project will consist of two (2) residential buildings accommodating 22 medium- to high-functioning adults with I/DD, overnight staffing, and a director's residence. The total Project cost is \$10,379,600. Funding sources include a \$1,000,000 grant from the Florida Department of Commerce, a contribution of \$3,848,363 from the Pulte Family Foundation, \$727,356 in secured philanthropic donations, and additional anticipated philanthropic contributions of \$4,803,881. The Project has already obtained building permits and paid impact fees. The Department of Housing and Economic Development (DHED) is seeking approval to reimburse PFCF Bentbrook, LLC a total of \$27,900 paid for Roads (\$17,993.25), Parks (\$8,205.91), and Public Building (\$1,701.54) impact fees. The Impact Fee Affordable Housing Assistance Program (IFAHAP) does not allow for reimbursement of fees already paid; therefore, staff proposes allocation of HIP funds to assist the construction of the Project. The property will be restricted to remain affordable to individuals with incomes at or below 110% Area Median Income (2024 Multifamily Income Limit & Rent for a Household of 1 is \$82,500 and \$2,063 respectively) for no less than 50 years. The rent per unit will not exceed 30% of the total individual income. **These are Ad Valorem funds, which require no local match.** District 3 (HJF)

**Background and Policy Issues:** In October 2021, the BCC began allocating Ad Valorem funding for the HIP. These funds are allocated to viable affordable/workforce housing projects that do not meet criteria for other funding sources.

**Attachments:**

- 1. Location Map
- 2. Budget Transfer

**Recommended By:**  4-11-25  
Department Director Date

**Approved By:**  4/21/25  
Assistant County Administrator Date

## II. FISCAL IMPACT ANALYSIS

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

Fiscal Years	2025	2026	2027	2028	2029
Capital Expenditures					
Operating Costs	\$27,900				
External Revenues					
Program Income					
In-Kind Match (County)					
NET FISCAL IMPACT	\$27,900				

# ADDITIONAL FTE POSITIONS (Cumulative)	-0-				
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Is Item included in Current Budget? Yes X No       
Does this Item include the use of Federal funds? Yes      No X  
Does this Item include the use of State funds? Yes      No X

Budget Account No.:

Fund 1116 Dept. 143 Unit 1477 Object 8201 :\$27,900

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

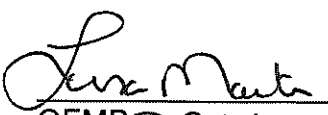
Approval of this agenda item will appropriate \$27,900 in Housing Initiative Program (HIP) funds to PFCF Bentbrook, LLC for construction of the IDDeal Place.

### C. Departmental Fiscal Review:

  
Valerie Alleyne, Division Director II  
Finance and Administrative Services, DHED

## III. REVIEW COMMENTS

### A. OFMB Fiscal and/or Contract Development and Control Comments:

  
OFMB DA 4/14 4/15/2025

  
Contract Development and Control  
20 4.15.25 4/16/25

### B. Legal Sufficiency:

  
4/17/25  
Chief Assistant County Attorney

### C. Other Department Review:

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

(THIS SUMMARY IS NOT TO BE USED AS A BASIS FOR PAYMENT)

25-0659

**BOARD OF COUNTY COMMISSIONERS  
PALM BEACH COUNTY, FLORIDA  
EXPENDITURE BUDGET TRANSFER**

**BGEX** 040225\*1135

**FUND 1116 HOUSING INITIATIVE FUND**

ACCOUNT NUMBER	ACCOUNT NAME	UNIT NAME	ORIGINAL BUDGET	CURRENT BUDGET	INCREASE	DECREASE	ADJUSTED BUDGET	EXPENDED/ ENCUMBERED as of 04/02/2025	REMAINING BALANCE
<b><u>EXPENDITURES</u></b>									
143-1477-8201	Contributions-Non-Govts Agnces	Housing Initiative	52,119,086	37,203,235	0	27,900	37,175,335	2,170	37,173,165
143-1704-8201	Contributions-Non-Govts Agnces	PFCF Bentbrook, LLC	0	0	27,900	0	27,900	0	27,900
<b>Total Expenditures</b>					<b>27,900</b>	<b>27,900</b>			

## SIGNATURES

# Valerie Alleyn



Digitally signed by Valerie Alleyne  
 DN: c=org, DC=pubgov, OU=Enterprise, OU=HED, OU=
 CN=Valerie Alleyne, E=Valleyne@pubgov
 I am the author of this document  
 Date: 2025.04.07 10:15:23-0400  
 Foxit PDF Editor Version: 12.1.0

## DATES

Initiating Department/Division

*Lara M. [Signature]*  
Administration/Budget Department An

Administration/Budget Department Approval

44512025

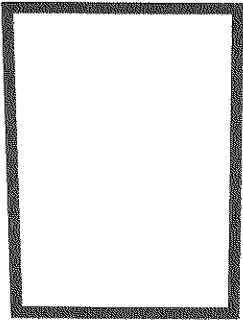
**OFMB Department - Posted**

BY BOARD OF COUNTY COMMISSIONERS

At Meeting of: 5/6/2025

**Deputy Clerk to the  
Board of County Commissioners**

LOCATION MAP



The IDDeal Place  
(3.27 acre near intersection of Lantana Road  
and Bentbrook Blvd, Lake Worth Beach, FL  
33467)

North ↑

