

# HOMELESS RESOURCE CENTER 2



**Palm Beach County  
COMMUNITY  
SERVICES**

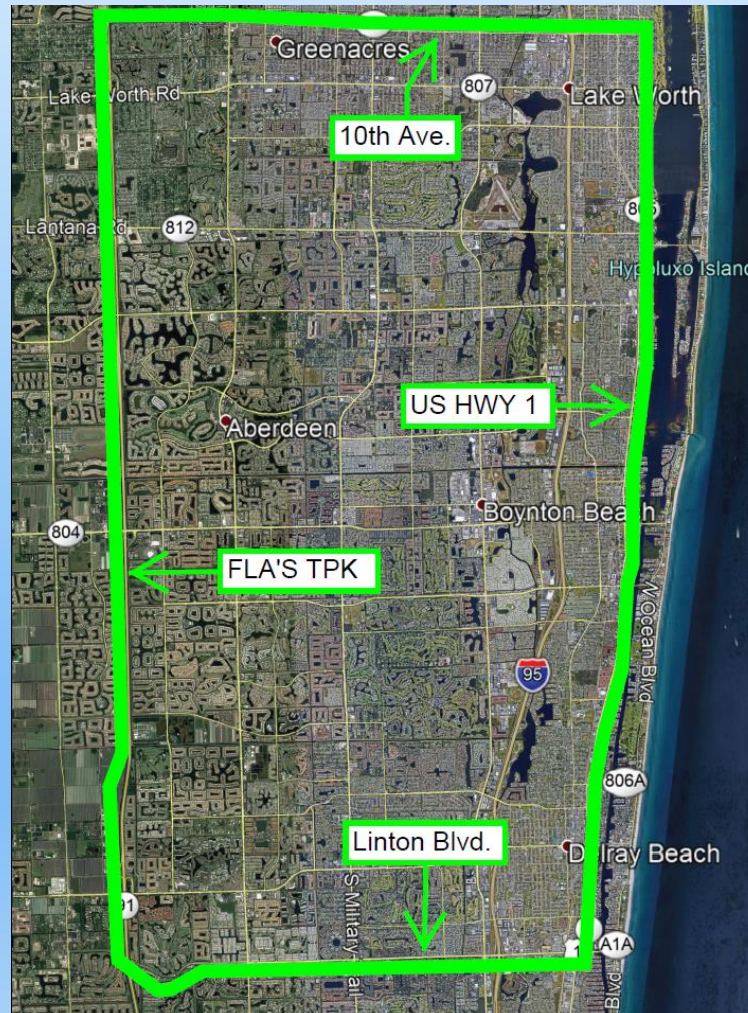
**Helping People Build Better Communities**

*in collaboration with*  
**FACILITIES DEVELOPMENT & OPERATIONS DEPARTMENT (FD&O)**  
and  
**COUNTY ADMINISTRATION**

IST Independent Citizen Oversight Committee  
August 20, 2020

# HOMELESS RESOURCE CENTER 2

## SEARCH AREA



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## **SITE IDENTIFICATION PROCESS**

- 1. County Owned Land/Buildings**
- 2. Private Real Estate**
  - **LoopNet**
  - **Field Reconnaissance**
  - **Contact w/ Broker/Owner**
- 3. Limited Due Diligence**
  - ✓ **Site Visit (as applicable)**
  - ✓ **Regulatory Evaluation**
- 4. Shortlist**
- 5. Rank Order**

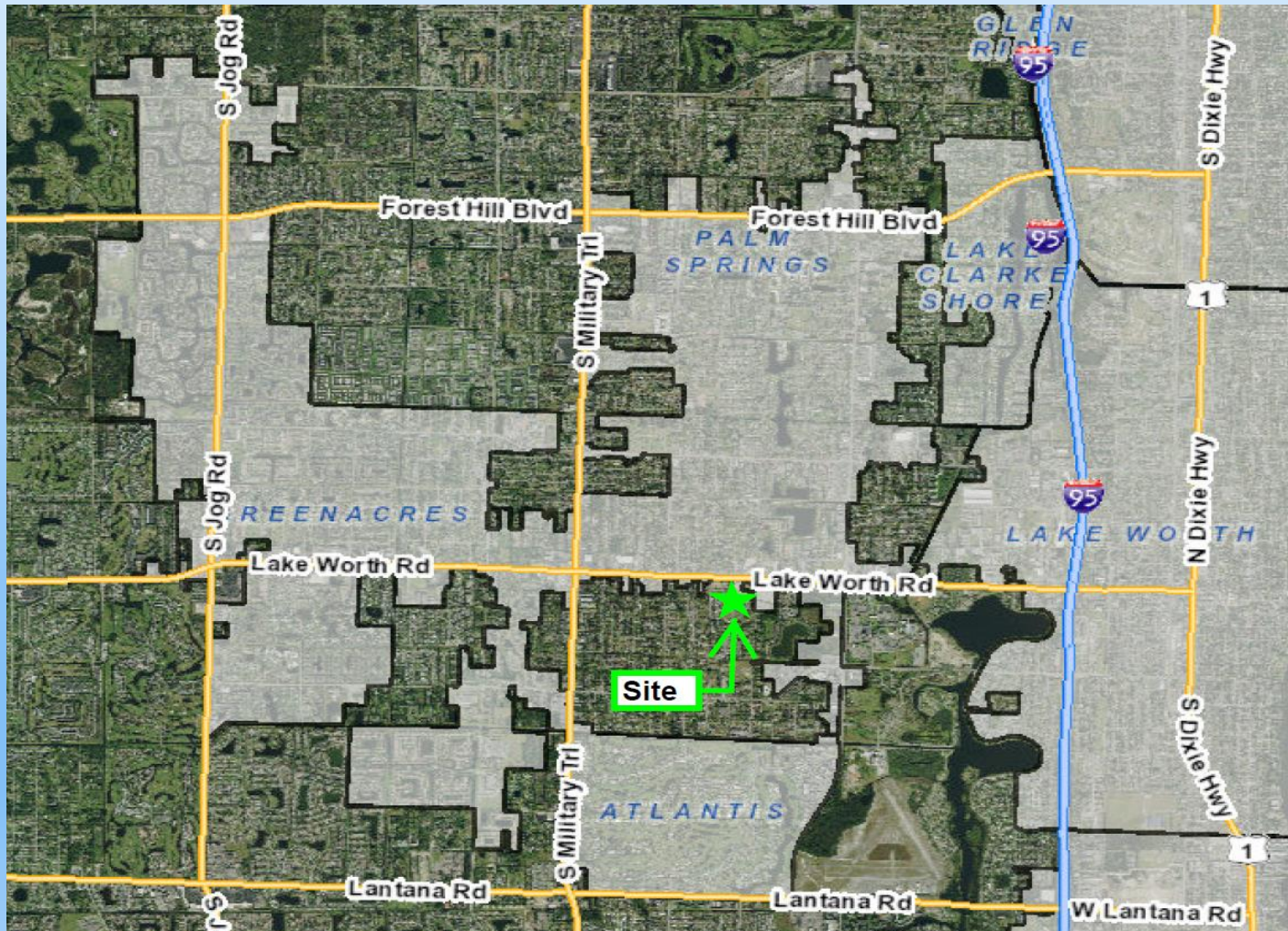
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## **KEY SITING CONSIDERATIONS**

- ✓ **Sufficient Land Area (~2 AC) / Building Square Footage (~16K SF)**
- ✓ **Construction / Renovation Capability**
- ✓ **Availability**
- ✓ **Financial Feasibility**
- ✓ **Regulatory Feasibility**
- ✓ **Accessibility**
- ✓ **Visibility**
- ✓ **Compatibility / Suitability of Surroundings**
- ✓ **Tax Roll Status**

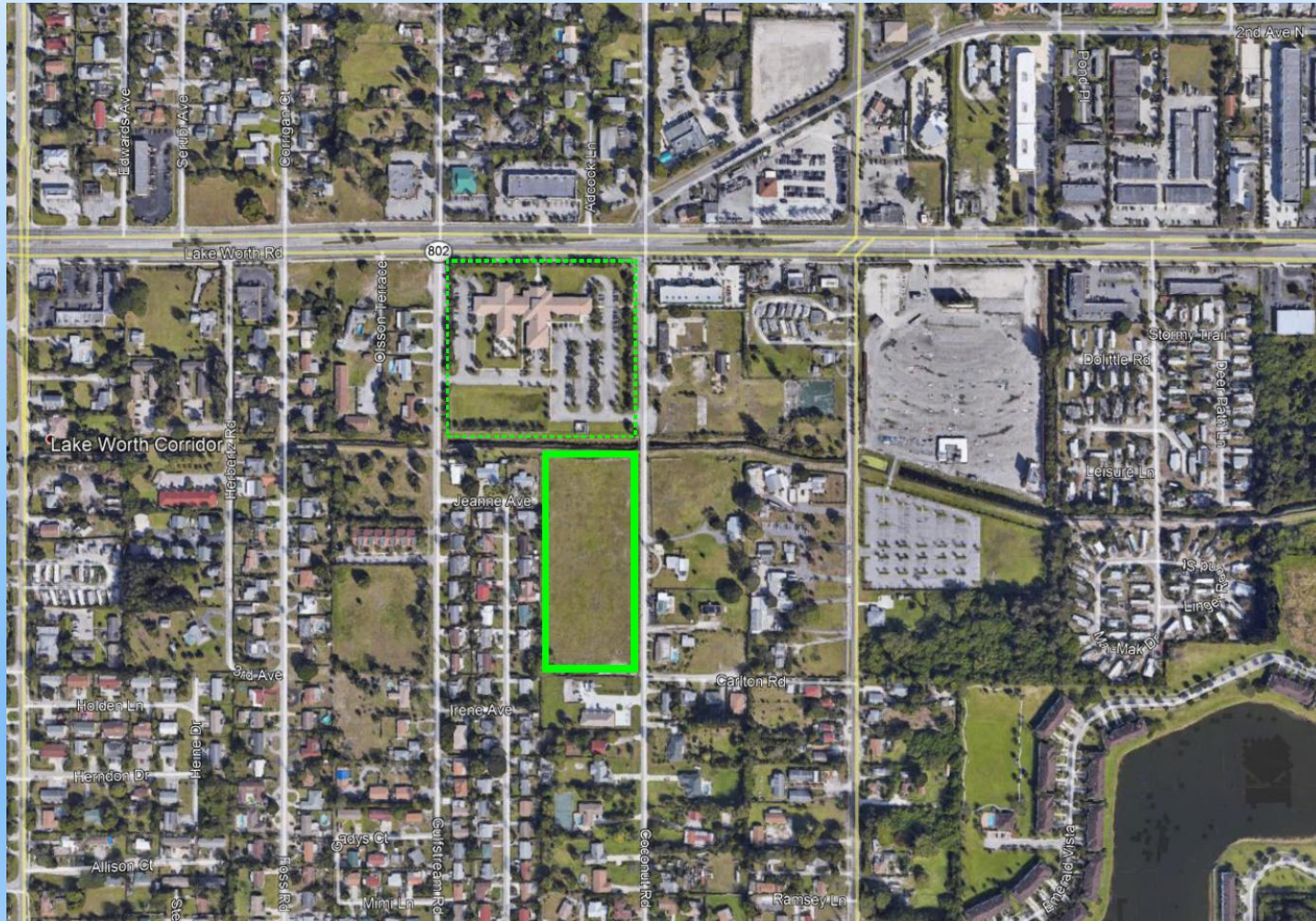


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## **SITE BACKGROUND**

- Purchased by PBC in October 2002
- ~12.88 acre site (~5.43 acres undeveloped)
- 635' fronting Lake Worth Rd (120' ROW) x 1,293' fronting Coconut Rd (60-80' ROW) (679.5' undeveloped) x 545' fronting Gulfstream Rd (60' ROW)
- Public Ownership (PO) Zoning and CH/5 Future Land Use
- 26,538 square foot Senior Center completed December 2007
- 25,000 square foot Head Start Admin./114 Child Daycare approved
- Vehicular access to Coconut Road and Gulfstream Road
- 165 parking spaces; 6 drop-off spaces

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## PUBLIC OUTREACH

PPM# FDO-S-004

*Municipal* meetings conducted February 28 and May 20, 2019

*Public* meetings conducted March 14 and April 24, 2019

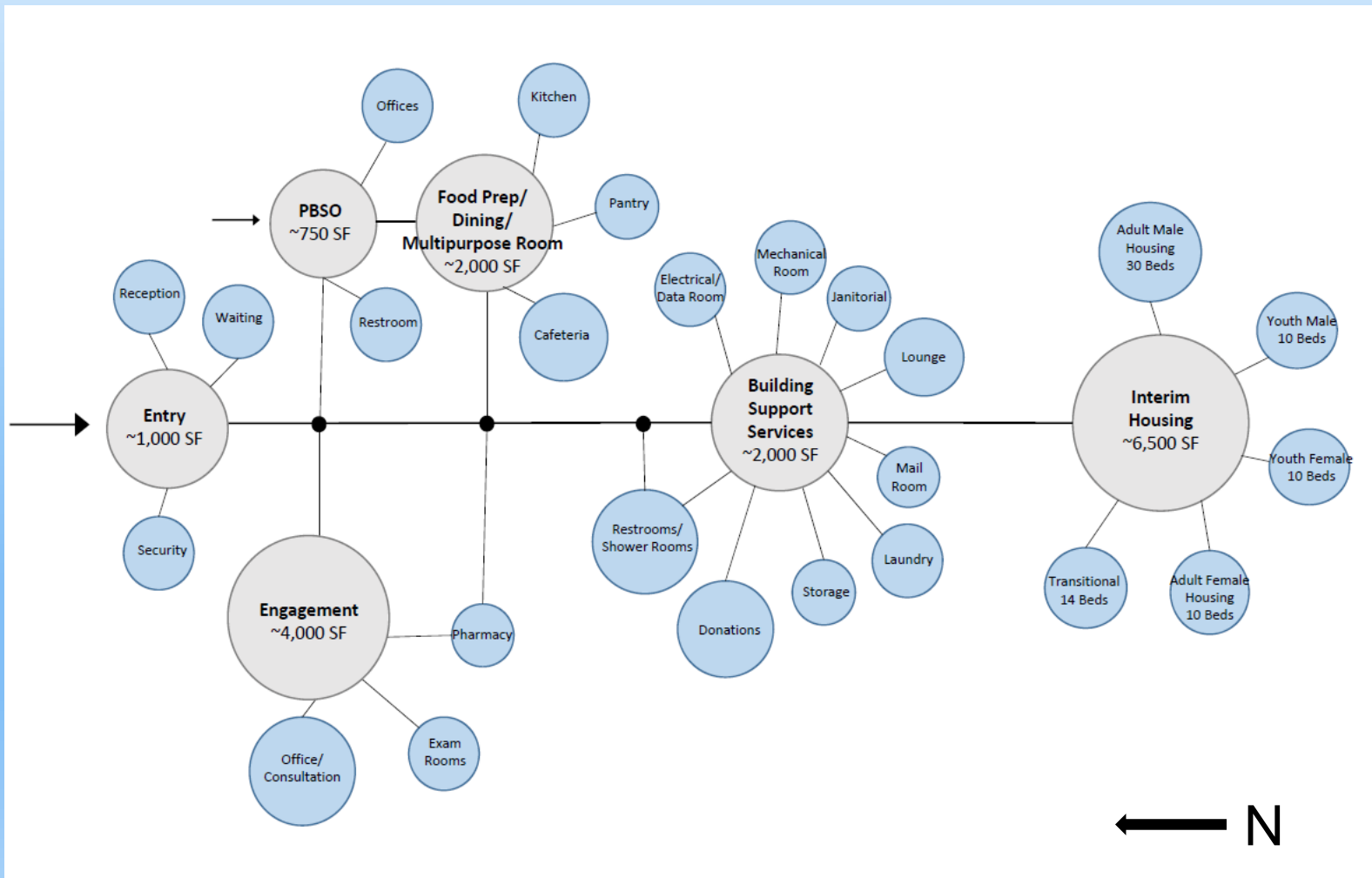
1. 3,900+ notices mailed to all addresses along local USPS carrier routes, in addition to 116 property owner mailings within 500 feet
2. March 14, 2019 meeting topics: Homelessness, Lewis Center, Programming, Site Selection, WPB Interlocal Agreement, Timeline
3. April 24, 2019 meeting topics: Responses to questions, Additional project details, Proposed Operating Provisions and Understanding





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## INTERIOR ORGANIZATION / FLOW



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## **TENTATIVE PROJECT TIMELINE**

*February 28 and May 20, 2019: Meetings with local municipalities*

*March 14 and April 24, 2019: Public information meetings*

*June 18, 2019: BCC siting decision*

*August 2019 – January 31 2020: Design services solicitation*

*October 2019 – August 2020: Construction manager solicitation*

*June 25, 2020: Plan Review Panel meeting*

*July 7, 2020: BCC design contract approval*



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## **TENTATIVE PROJECT TIMELINE (Cont.)**

*Week of August 17, 2020: Schematic Design submittal*

*September 2, 2020: Plan Review Panel SD meeting*

*Week of October 26, 2020: Design Development submittal*

*Week of November 9, 2020: Plan Review Panel DD meeting*

*Week of January 4, 2021: 50% Construction Documents submittal*

*Week of January 25, 2021: Plan Review Panel 50% CD meeting*

*Week of February 8, 2021: 95% CDs submittal*

*Week of March 8, 2021: Plan Review Panel 95% CDs*

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## **TENTATIVE PROJECT TIMELINE (Cont.)**

*January 2021 – April 2021: Zoning (Site Plan) approval*

*April 2021 – August 2021: LWDD Permits*

*July 2021 – December 2021: Plat Waiver*

July 2021 – December 2021: Permitting

January 2022 – March 2023: Construction

Week of March 6, 2023: Move in

**Week of March 20, 2023: OPENING DAY!**

# **HOMELESS RESOURCE CENTER 2**

## **CAPITAL FUNDING**

\$5.7M IST “Central County Housing Resource Center”

\$1,213,460 IST “Lake Worth West Substation”

\$1,424,843 CDBG

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**TOTAL to date = \$8,337,843**



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