

RESOLUTION NO. 244-23

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, DECLARING THAT CERTAIN CITY AND COMMUNITY REDEVELOPMENT AGENCY OWNED PROPERTIES ARE SUITABLE FOR AFFORDABLE HOUSING AS REQUIRED BY FLORIDA STATUTE 166.0451; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, as required by Florida Statute 166.04151, the City of West Palm Beach must prepare an inventory list of all real property which the City or any dependent special district within its boundaries hold fee simple title and which are appropriate for use of affordable housing; and

WHEREAS, dependent special districts within West Palm Beach include the West Palm Beach Community Redevelopment Agency (CRA); and

WHEREAS, the statute further requires that the City make the inventory list publicly available on its website to encourage the development of affordable housing; and

WHEREAS, the City and CRA staff reviewed the list of City- and CRA-owned properties to determine the best use of the parcels, taking into consideration whether they are needed for public purposes and/or economic development, site characteristics, environmental and other relevant factors; and

WHEREAS, City and CRA staff also assessed the history of each property to determine whether the parcels are subject to deed restrictions or other circumstances or conditions which may prohibit, restrict, or otherwise affect the disposition of the properties; and

WHEREAS, the City Commission hereby desires to identify those properties determined to be suitable for affordable housing purposes;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, that:

SECTION 1: The City Commission hereby finds and determines that that the parcels of land, as described in **Exhibit A** (“the Property Inventory List”), are suitable for affordable housing purposes, as required by Florida Statute 166.04151:

SECTION 2: The City Commission directs that the Property Inventory List be posted on the City’s website as soon as feasible, to encourage the development of affordable housing.

SECTION 3: This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 2ND DAY OF OCTOBER, 2023.



ATTEST:

X *Shaquita Edwards*

CITY CLERK
Signed by: Shaquita Lasheae Edwards

**CITY OF WEST PALM BEACH BY
ITS CITY COMMISSION:**

X *Keith A. James*

PRESIDING OFFICER
Signed by: Keith A. James

**APPROVED AS TO FORM AND
LEGALITY:**

10/3/2023

X *Nancy Urcheck*

CITY ATTORNEY
Signed by: Nancy DeSimone Urcheck

Exhibit A

Owner: City of West Palm Beach						
Address	Parcel Control Number	Legal Description	Assessed Property Value	Vacant or Improved	Commission District	Staff Recommendation
2803 Broadway	74-43-43-09-05-045-0050	Lot 5, Block 45, Northwood Addition to West Palm Beach Plat No. 4, according to the Plat thereof on file in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, recorded in Plat Book 9, Page 47, Public Records of Palm Beach County, Florida	\$62,500	Vacant	District 1-Cathleen Ward	ITN - As per Mayor's Directive
2813 Broadway	74-43-43-09-05-045-0040	Lot 4, Block 45, Northwood Addition to West Palm Beach Plat No. 4, according to the Plat thereof on file in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, recorded in Plat Book 9, Page 47 of the Public Records of Palm Beach County, Florida	\$47,266	Vacant	District 1-Cathleen Ward	ITN - As per Mayor's Directive
2815 Broadway	74-43-43-09-05-045-0030	Lot 3, Block 45, Northwood Addition to West Palm Beach Plat No. 4, according to the Plat thereof on file in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, recorded in Plat Book 9, Page 47 of the Public Records of Palm Beach County, Florida	\$47,266	Vacant	District 1-Cathleen Ward	ITN - As per Mayor's Directive
601 27 th Street	74-43-43-09-05-045-0060	Lot 6, Block 45, Northwood Addition to West Palm Beach Plat No. 4, according to the Plat thereof on file in the	\$47,266	Vacant	District 1-Cathleen Ward	ITN - As per Mayor's Directive

		Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, recorded in Plat Book 9, Page 47 of the Public Records of Palm Beach County, Florida				
611 27 th Street	74-43-43-09-05-045-0200	Lot 20, Block 45, Northwood Addition to the City of West Palm Beach, Florida, according to the Plat thereof on file in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, recorded in Plat Book 9, Page 47 of the Public Records of Palm Beach County Florida	\$29,894	Vacant	District 1- Cathleen Ward	ITN - As per Mayor's Directive
600 14 th Street	74-43-43-16-02-032-0010	Lot 1, Block 32, Amended Plat of 11 th Avenue and 12 th Avenue to Freshwater Addition, according to the map or plat thereof as recorded in Plat Book 8, Page(s) 22 of the Public Records of Palm Beach County Florida	\$39,930	Vacant	District 1- Cathleen Ward	Proposed: Under Housing Assistance Incentives /Potential Conveyance to UL
3100 N. Australian Ave	74-43-43-05-01-033-0010	Parcel 1, Block 33, Westfield at West Palm Beach, recorded in Plat Book 25, Page 246, as recorded in the Public Records of Palm Beach County, Florida	\$552,081	Vacant	District 1- Cathleen Ward	Proposed: TBD – Pending discussion with Mayor
1014 10 th Street	74-43-43-16-01-015-0040	Lot 4, Block 15, Amended Plat of Freshwater Addition, according to the map or plat thereof, as recorded in Plat Book 7, Page (s) 84 of the Public Records of Palm Beach County, Florida	\$28,296	Vacant	District 3 – Christy Fox	Proposed: Under Housing Assistance Incentives / RFP

1109 Henrietta Ave	74-43-43-16-01-020-0123	The North 58.5 feet of Lot 12, Block 20, Amended Plat of FRESHWATER Addition to the Town of West Palm Beach, Florida according to the Plat recorded in Plat Book 6, Page(s) 29 & Plat Book 7 Page 84, as recorded in the Public Records of Palm Beach County, Florida	\$20,044	Vacant	District 3 – Christy Fox	Proposed: Under Housing Assistance Incentives / RFP Note: Transfer Deed in process
613 10th Street	74-43-43-16-01-020-0121	The South 88.5 feet of Lot 12, Block 20, Amended Plat of FRESHWATER Addition, according to the Plat thereof on file in the office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, in Plat Book 6, Page 29	\$25,939	Vacant	District 3 – Christy Fox	Proposed: Under Housing Assistance Incentives / RFP Note: Transfer Deed from CRA in process.
621 10th Street	74-43-43-16-01-020-0110	Lot 11 Block 20, FRESHWATER Addition to the City of West Palm Beach, Florida, according to the plat thereof on file in the office of the Clerk in and for Palm Beach County, Florida, filed in Plat Book 6, Page 29	\$41,263	Vacant	District 3 – Christy Fox	Proposed: Under Housing Assistance Incentives / RFP Note: Transfer Deed in process.
427 Macy Street	74-43-44-09-05-000-0330	Lot 33 and 34, Forest Ridge Park, according to the map or plat thereof, as recorded in Plat Book 11, Page (s) 58, of the Public Records of Palm Beach County, Florida	\$227,943	Improved	District 5 - Christina Lambert	Proposed: Under Housing Assistance Incentives / RFP
Total Assessed Property Value:				\$		

Owner: Community Redevelopment Agency

Address	Parcel Control Number	Legal Description	Assessed Property Value	Vacant or Improved	Commission District	Comments
919 N. Tamarind	74-43-43-16-01-006-0011	The North 80 feet of Lot 1, Block 6, amended plat freshwater addition to the town of West Palm Beach, according to the plat recorded in plat book 6, pages 29 as recorded in the public records of Palm Beach County.	\$12,191.00	Vacant	3- Christy Fox	
9 th Street	74-43-43-16-01-006-0023	South 45 feet of Lot 1 of Block 6, of the West Palm Beach Development Corporation Freshwater addition to the city of West Palm Beach, Florida according to the plat of said addition on file in the office of the clerk of the circuit court in and for Palm Beach County, Florida less the North 80 feet thereof, which was recorded in Plat Book 6, page 26.	\$ 4,165.00	Vacant	3- Christy Fox	
9 th Street	74-43-43-16-01-006-0024	South 70 feet of the East 26 feet, Lot 2, Block 6 amended plat freshwater addition to the town of West Palm Beach, according to the plat recorded in plat book 6, pages 29 as recorded in the public records of Palm Beach County.	\$ 5,336.00	Vacant	3- Christy Fox	
1006 9 th Street	74-43-43-16-01-006-0021	FRESHWATER ADD TO WPB AMNDED IN PB 6 P 29 & PB 7 P 84	\$ 8,711.00	Vacant	3- Christy Fox	

816 3 rd Street	74-43-43-21-06-033-0040	Lot 4, Block 33, W.S Clows addition to the town of West Palm Beach, according to map of plat thereof as recorded in Plat Book 1, Page 60 of the public records of Palm Beach County, FL	\$ 39,930.00	Vacant	3- Christy Fox	
639 4 th Street	74-43-43-21-06-017-0120	Lot 12, Block 7, W.S Clows addition to the town of West Palm Beach, according to map of plat thereof as recorded in Plat Book 1, Page 60 of the public records of Palm Beach County, FL	\$ 33,674.00	Vacant	3- Christy Fox	
607 9 th Street	74-43-43-16-13-003-0042	The South ½ of Lot 4, Block 3, Rosemary addition, according to the plat book 6, page 72 as recorded in the public records of Palm Beach County.	\$ 20,044.00	Vacant	3- Christy Fox	
612 21 st Street	74-43-43-16-15-007-0030	Pleasant City Lot 3, Block 7, Plat Book 1, pages 1 and 57 in Orb 18602, page 1062 in the public records of Palm Beach County, FL.	\$ 15,618.00	Vacant	1- Cathleen Ward	
2101 A E Isaacs Ave	74-43-43-16-15-007-0050	Lot 5, Block 7, Pleasant City, according to the Plat thereof, as recorded in Plat Book 1, pages 1 of the Public Records of Palm Beach County, FL.	\$ 33,674.00	Vacant	1- Cathleen Ward	
641 20 th Street	74-43-43-16-15-007-0040	Lot 4, Block 7, Pleasant City, according to the Plat thereof, as recorded in Plat Book 1, pages 1 of the Public Records of Palm Beach County, FL.	\$ 33,674.00	Vacant	1- Cathleen Ward	
642 20 th Street	74-43-43-16-15-007-0070	Lot 7, Block 7, Pleasant City, according to the Plat thereof, as recorded in Plat Book 1, pages 1 of the Public Records of Palm Beach County, FL.	\$ 26,939.00	Vacant	1- Cathleen Ward	

519 LA Kirksey Street/15 th Street	74-43-43-16-17-001-0170	Lot 17, Block 1, Palm Beach North, according to the Plat thereof, as recorded in Plat Book 1, pages 127 of the Public Records of Palm Beach County, FL.	\$ 26,016.00	Vacant	1- Cathleen Ward	
1030 N. Sapodilla	74-43-43-16-01-011-0051	The South 57 feet of lot 1, Block 3 of Rosemary addition to the City of West Palm Beach, according to the plat thereof, recorded at Plat Book 6, Page 72, Public Records of Palm Beach County, FL.	\$61,386.00	Vacant	3- Christy Fox	
N Rosemary Ave	74-43-43-16-13-003-0012	The South 57 feet of lot 1, Block 3 of Rosemary addition to the City of West Palm Beach, according to the plat thereof, recorded at Plat Book 6, Page 72, Public Records of Palm Beach County, FL.	\$ 20,871.00	Vacant	3- Christy Fox	
10 th Street	74-43-43-16-13-003-0022	The North ½ of lot 2, Block 3, addition to the City of West Palm Beach, according to the plat thereof, recorded at Plat Book 6, Page 72, Public Records of Palm Beach County, FL. and the South ½ of Lot 2 Block 3.	\$ 11,979.00	Vacant	3- Christy Fox	
604 10 th Street	74-43-43-16-13-003-0021	The North ½ of lot 2, Block 3, addition to the City of West Palm Beach, according to the plat thereof, recorded at Plat Book 6, Page 72, Public Records of Palm Beach County, FL. and the South ½ of Lot 2 Block 3.	\$ 23,958.00	Vacant	3- Christy Fox	
1010 N Sapodilla	74-43-43-16-01-011-0061	The South 57 feet of lot 1, Block 3 of Rosemary addition to the City of West Palm	\$ 5,302.00	Vacant	3- Christy Fox	

		Beach, according to the plat thereof, recorded at Plat Book 6, Page 72, Public Records of Palm Beach County, FL.				
1020 N Sapodilla	74-43-43-16-01-011-0052	The South 57 feet of lot 1, Block 3 of Rosemary addition to the City of West Palm Beach, according to the plat thereof, recorded at Plat Book 6, Page 72, Public Records of Palm Beach County, FL.	\$ 13,310.00	Vacant	3- Christy Fox	
630 10 th Street	74-43-43-16-01-011-0040	Lot 4, Block 11 of amended Plat of Freshwater addition, according to the plat thereof, recorded at Plat Book 6, Page 29, Public Records of Palm Beach County, FL.	\$ 110,469.00	Improved	3- Christy Fox	
N Sapodilla	74-43-43-16-01-012-0021	The North 81 feet of lot 2, Block 12 of Freshwater addition to the City of West Palm Beach, according to the plat thereof, recorded at Plat Book 6, Page 29, Public Records of Palm Beach County, FL.	\$ 20,871.00	Vacant	3- Christy Fox	
1114 Henrietta	74-43-43-16-13-002-0040	Lot 4, Block 2 of Rosemary addition to the City of West Palm Beach, according to the plat thereof, recorded at Plat Book 6, Page 72, Public Records of Palm Beach County, FL.	\$ 42,969.00	Vacant	3- Christy Fox	
19th Street	74-43-43-16-15-003-0151	N/A	\$ 8,419.00	Vacant	1- Cathleen Ward	Small lot, no parcel ID
Total Assessed Property Value:				\$		