



**West Palm Beach
Community Redevelopment Agency**

AGENDA

**August 10, 2020
3:00 P.M.**

IN ACCORDANCE WITH THE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT (ADA), PERSONS IN NEED OF A SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING SHALL, WITHIN THREE DAYS PRIOR TO ANY PROCEEDING, CONTACT THE CITY CLERK'S OFFICE, 401 CLEMATIS STREET, WEST PALM BEACH, FLORIDA 33401, {(561) 822-1210}

**MAYOR
KEITH A. JAMES**

**CITY COMMISSION
PRESIDENT KELLY SHOAF**

**COMMISSIONER CHRISTINA LAMBERT
COMMISSIONER CHRISTY FOX**

**COMMISSIONER CORY NEERING
COMMISSIONER JOSEPH A. PEDUZZI**

**ADMINISTRATION
CRA EXECUTIVE DIRECTOR, CHRISTOPHER ROOG
CITY ATTORNEY, KIMBERLY ROTHENBURG
TREASURER, MARK A. PARKS
CITY CLERK, HAZELINE CARSON**

1. ROLL CALL

CIVILITY AND DECORUM: The City of West Palm Beach is committed to civility and decorum by its officials, employees and members of the public who attend this meeting. The City Code, Secs. 2-31(8), 2-31(18) and 2-31(22), provides in pertinent part:

- Officials shall be recognized by the Chair and shall not interrupt a speaker.
- Public comment shall be addressed to the City Commission as a whole and not to any individual on the dais or in the audience.
- Displays of anger, rudeness, ridicule, impatience, lack of respect and personal attacks are strictly prohibited.
- Unauthorized remarks from the audience, stamping of feet, whistles, yells and similar demonstrations shall not be permitted.
- Offenders may be removed from the meeting.

COMMENTS FROM THE PUBLIC FOR NON-AGENDA ITEMS:

COMMENTS FROM THE BOARD:

ADDITIONS / DELETIONS / REORGANIZATION OF AGENDA:

CONSENT CALENDAR (2-4):

2. **Minutes of the Special Community Redevelopment Agency Meeting of July 2, 2020.**
Agenda Cover Memorandum No.: 22113

Staff Recommended Motion:

Approve the Minutes of the Special Community Redevelopment Agency Meeting of July 2, 2020.

3. **Minutes of the Community Redevelopment Agency Meeting of July 13, 2020.**
Agenda Cover Memorandum No.: 22114

Staff Recommended Motion:

Approve the Minutes of the Community Redevelopment Agency Meeting of July 13, 2020.

4. **Minutes of the Special Community Redevelopment Agency Meeting of July 27, 2020.**
Agenda Cover Memorandum No.: 22115

Staff Recommended Motion:

Approve the Minutes of the Special Community Redevelopment Agency Meeting of July 27, 2020.

RESOLUTIONS (5-6):

5. **Resolution No. 20-44 approving the concept plan for the Tent Site development by Cohen Brothers Realty Corporation, LLC.**

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY APPROVING THE CONCEPT PLAN FOR THE PROPERTY KNOWN AS THE "TENT SITE" LOCATED AT 801 S. DIXIE HIGHWAY SUBMITTED BY COHEN BROTHERS REALTY CORPORATION, LLC; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Agenda Cover Memorandum No.: 22117

Staff Recommended Motion:

Approve Resolution No. 20-44.

Background:

On May 25, 2020 via Resolution 20-24, the CRA Board approved the Ground Lease with Cohen Brothers Realty Corporation, LLC for the lease of the property located at 801 S. Dixie, known as the "Tent Site."

As part of the lease, the developer was required to present a concept plan to the CRA Board for approval within three (3) months of the lease signing. The concept plan was received by CRA staff on July 1, 2020.

Section 4.4 (b) states: CRA Approval. Prior to submittal for Governmental Approvals, Developer shall submit to CRA for approval by the CRA Board as landlord, the conceptual plan ("Concept Plan") for the Developer Improvements. The Concept Plan shall include, without limitation, conceptual drawings, architectural renderings, exterior elevation and facade renderings, parking plan, preliminary site and landscaping plans and a narrative description of the design and materials proposed for the exterior finishes and appearances. The Concept Plan shall promptly be submitted to the CRA Board for review in accordance with the Schedule of Performance.

Once approval is given by the CRA Board, Cohen Brothers Realty will move onto the next phase in the development process. Phase 2 approvals (Government Approvals Application) will be required within six (6) months of this Concept Plan approval, and any modifications to such plan. This includes submittal of all documents required for Government approvals for the development of the Tent Site.

Commission District 3: Commissioner Christy Fox.

6. **Resolution No. 20-31 authorizing conveyance of CRA owned property located at 525 Lilac Court to NRH Homes, LLC for the development of single-family housing and authorizing the Chair to execute all documents necessary to carry out the conveyance.**

RESOLUTION NO. 20-31: A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY APPROVING A CONVEYANCE AND DEVELOPMENT AGREEMENT BETWEEN THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY AND NRH HOMES, LLC TO CONVEY THE CRA OWNED PROPERTY LOCATED AT 525 LILAC COURT TO NRH HOMES, LLC; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Agenda Cover Memorandum No.: 22116

Staff Recommended Motion:

Approve Resolution No. 20-31.

Background:

The CRA owns the vacant parcel of land located at 525 Lilac Court, in the Northwood/Pleasant City Community Redevelopment area. In early March 2020, the CRA received an unsolicited proposal from NRH Homes for the conveyance of 525 Lilac. In order to consider the proposal, in accordance with the requirements of Florida Statute Section 163.380, on March 12, 2020, the Agency published a 30-day notice in the Palm Beach Post of its intent to dispose of the property and invited proposals. No other proposals were received.

NRH Homes, LLC, based in Palm Beach County, is a full-service real estate company specializing in development and building with extensive experience in creating economic development opportunities in West Palm Beach, Delray Beach, Riviera Beach and Lake Worth. NRH currently owns the majority of properties surrounding 525 Lilac CT: 509, 512, 515 and 519 Lilac CT, with plans on building a single-family home on each parcel. 525 Lilac consists of Lot 20 and the western 1/2 of Lot 19. NRH Homes owns Lot 18 and the eastern 1/2 of Lot 19. The acquisition of 525 Lilac would enable NRH to replat the properties and combine the CRA 1/2 of Lot 19 with the NRH owned 1/2 of Lot 19, thereby allowing NRH to build three homes on the current two lot configuration. The acquisition of 525 Lilac would allow NRH to construct a total of six new single-family homes versus the four that NRH could currently build.

The CRA obtained an appraisal from Anderson & Carr, Inc. dated May 4, 2020, and 525 Lilac was appraised at a market value of \$26,000. NRH has requested that the CRA convey 525 Lilac at no cost based on the following terms:

LOT 19:

On Lot 19, NRH proposes to build a single-family home. As security to ensure timely construction, the CRA will hold a promissory note and mortgage on the property in the amount of \$6,000. The mortgage will be forgiven upon construction of a single-family home and issuance of a Certificate of Occupancy within 18 months of the effective date of the Conveyance and Development Agreement.

LOT 20:

On Lot 20 of 525 Lilac, NRH Homes proposes to build a one-story, three bedroom/two bathroom single-family home with custom cabinetry, impact windows, an appliance package and upgraded landscaping to the exterior. The project will be named "The Augustus House" to commemorate Augustus' legacy as the City of West Palm Beach's first African American architect. NRH Homes will submit for building permits within 30 days of conveyance of the property, with construction to be completed within 18 months of the effective date of the Conveyance and Development Agreement. The agreement also contains an affordability requirement. The affordability requirement requires the property to remain owner occupied and provides that the property may only be sold to a buyer who qualifies as an affordable housing household with income equal to or below 140% of the Area Median Income, for a period of 10 years. Should the property be transferred at any time during the affordability period, it must be transferred to an owner-occupied affordable housing qualified purchaser. The CRA will hold a promissory note and mortgage on the property in the amount of \$20,000. The mortgage will be forgiven if NRH meets the following terms: timely construction of a single-family home that complies with the plans in the agreement, timely issuance of a Certificate of Occupancy, and sale of the property to an owner-occupied affordable housing purchaser within 6 months of the Certificate of Occupancy.

The Lilac Court properties have remained vacant for many years, and the CRA has no existing plans for any other type of development on this parcel. The development of single-family housing complies with the community redevelopment plan, with increasing home-ownership outlined as a goal for Pleasant City. The Conveyance and Development Agreement will, among other things, provide for the conveyance of the property at no cost since the development of vacant properties assist in the arrest of slum and blight and serves the valid public purpose of providing affordable housing. The agreement requires completion of construction within 18 months and sale of the Lot 20 portion of the property to an affordable housing owner occupied purchaser within 6 months of construction completion.

Resolution No. 20-31 approves the conveyance property located at 525 Lilac Ct. to NRH Homes for construction of two single-family homes.

COMMISSION DISTRICT: District 1: Commissioner Kelly Shoaf.

Fiscal Note:

Conveyance of property will be at no cost to buyer, since the development of vacant properties assist in the public purpose of providing affordable housing.

ADJOURNMENT:

NOTICE: IF ANY PERSON DECIDES TO APPEAL ANY DECISION OF THE CITY COMMISSION AT THIS MEETING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND FOR THAT PURPOSE MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. THE CITY OF WEST PALM BEACH DOES NOT PREPARE OR PROVIDE SUCH A RECORD.