



**West Palm Beach  
Community Redevelopment Agency**

**PASS/FAIL AGENDA**

**October 5, 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 (2-3): APPROVED**

2. **Minutes of the Community Redevelopment Agency Meeting of September 8, 2020.**  
*Agenda Cover Memorandum No.: 22125*

**Staff Recommended Motion:**

Approve the Minutes of the Community Redevelopment Agency Meeting of September 8, 2020.

3. **Minutes of the Special Community Redevelopment Agency Meeting of September 21, 2020.**  
*Agenda Cover Memorandum No.: 22131*

**Staff Recommended Motion:**

Approve the Minutes of the Special Community Redevelopment Agency Meeting of September 21, 2020.

**PRESENTATION (4):**

- Presentation of the strategic marketing plans of the Historic Northwest and Northwood Village districts within the CRA's Downtown/City Center and Northwood/Pleasant City areas. PRESENTED**  
*Agenda Cover Memorandum No.: 22130*

**Background:**

The plans presented will form the basis for the annual strategic marketing plan to ensure appropriate allocation of marketing dollars for the Historic Northwest Target Area and Northwood/Pleasant City CRA. The presentation will also include an overview of the marketing efforts and accomplishments of the 19/20 fiscal year.

**Fiscal Note:**

No fiscal impact.

**RESOLUTIONS (5-8):**

- Resolution No. 20-46 APPROVED** authorizing a grant application to the Florida Department of Economic Opportunity for the Rebuild Florida Infrastructure Repair Program for assistance in funding in the amount of \$20,864,610 for the shoreline protection and storm water improvement portions of the proposed Currie Park Enhancement Project.

**A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY APPROVING SUBMITTAL OF A GRANT APPLICATION TO THE FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY FOR A GRANT IN THE AMOUNT OF \$20,864,610 FROM THE REBUILD FLORIDA INFRASTRUCTURE REPAIR PROGRAM FOR EFFORTS TO MITIGATE THE EFFECTS OF KING TIDES AND SEA LEVEL RISE IN THE CURRIE PARK AREA; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.**

*Agenda Cover Memorandum No.: 22126*

**Staff Recommended Motion:**

Approve Resolution No. 20-46.

**Background:**

The US Department of Housing and Urban Development (HUD) announced in 2018 that the State of Florida would receive \$633,485,000 in funding to support long-term mitigation efforts following Hurricanes Hermine, Matthew, and Irma through HUD's Community Development Block Grant-Mitigation (CDBG-MIT) Program. This funding is intended to ensure the State of Florida is more resilient to future natural disasters. The Florida Department of Economic Opportunity (FDEO) allocated CDBG-MIT funds to the State,

which launched the Rebuild Florida General Infrastructure Program to provide funding to units of local government, state agencies, non-profits, and non-governmental organizations to implement mitigation activities that reduce hazard risks such as flooding, severe storms, tropical cyclones, coastal erosion, and wildfires.

The City of West Palm Beach and the West Palm Beach Community Redevelopment Agency (CRA) are developing an application for the Florida Department of Economic Opportunity Community Development Block Grant (CDBG-MIT) Rebuild Florida General Infrastructure Program. The City is applying for approximately \$20,864,610 in funding to mitigate the risks to the surrounding park, street and neighborhood by creating a living shoreline, resilient seawall, raising the site elevation, improving the storm water capacity, adding pedestrian walkways, landscaping and site lighting, and establishing a resilience hub – all elements that serve to mitigate the effects of coastal storms and flooding from severe rainfall, king tides and sea level rise. This project is part of a larger effort to redevelop the existing 13.6-acre park to increase the environmental resilience, public engagement and education, connectivity through public promenades and playscapes, and preserve the cultural and historic legacies of the area. The funding will mitigate risks to the protected Community Lifelines of Safety & Security, Food, Water and Shelter, Energy, Communications, and Transportation. The application was submitted to the FDEO by the deadline of September 14, 2020.

Project: Envision Currie Park:

The CRA in coordination with the City of West Palm Beach has identified a major redevelopment project within the CRA boundaries with the goal to enhance a public asset and provide substantial public benefit to the health, welfare and economic vitality to the surrounding area. Currie Park is located at 2400 N. Flagler Drive adjacent to the Intracoastal Waterway. The waterfront park consists of approximately 13.6 acres of public open space which currently includes boat ramps and trailer parking, tennis courts, fishing pier, playground, a landmark memorial to commemorate the late Dr. Martin Luther King Jr., covered pavilions and restroom facilities.

In order to apply for this grant, a conceptual project image for this project was required, which includes the larger overall design elements that will be carved out more specifically during the future public engagement process. The design of the park will rely heavily on public feedback. Although the CRA has not reached the public outreach phase for the redesign of the park, overall the project may include elements and features such as (but are not limited to) the below. The proposed park elements associated with this grant application are indicated with an asterisk (\*) in the list and amount to approximately \$20,864,610.

- Raising the Site / Raising the Seawall\*
- Living Shoreline Mangrove Planters\*
- Beach Element / Splash Pad\*
- Pedestrian Hardscaping\*
- Landscaping & Lighting\*

- Resilience Hub\*
- Rehabilitation of North Storm Water Pipe\*
- Kayak Launch
- Playground
- Pedestrian Pier
- Tennis Courts / Pickle Ball Courts
- Park Furniture / Signage

Resolution No. 20-46 approves the submittal of the grant application for approximately \$20,864,610 in funding for projects in Currie Park to mitigate the risks from king tide and sea level rise.

CRA District: Northwood/Pleasant City CRA District.

Commission District: Currie Park falls under District 1: Commissioner Shoaf.

6. **Resolution No. 20-51 APPROVED authorizing an interlocal agreement between the City of West Palm Beach and the West Palm Beach Community Redevelopment Agency for the funding of Nancy M. Graham dedication signs in an amount not to exceed \$16,729.**

**A RESOLUTION OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY APPROVING A PROJECT FUNDING INTERLOCAL AGREEMENT BETWEEN THE CITY OF WEST PALM BEACH AND THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY FOR THE FUNDING OF NANCY M. GRAHAM CENTENNIAL SQUARE DEDICATION SIGNS FOR AN AMOUNT NOT TO EXCEED \$16,729; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.**

*Agenda Cover Memorandum No.: 22127*

**Staff Recommended Motion:**

Approve Resolution No. 20-51.

**Background:**

In February 1999, the City Commission recognized Mayor Nancy M. Graham's service and dedication to the City of West Palm Beach (the "City") and its residents by naming the plaza and fountain area located at Clematis and Narcissus Streets as the "Nancy M. Graham Centennial Plaza" with the erection of a monument sign.

The West Palm Beach Community Redevelopment Agency's ("CRA") Strategic Finance Plan for the Downtown/City Center CRA District, Amendment No. 13, (the "Plan") identifies the downtown core as a target area with focus on Clematis Street. The Plan states that the success of Clematis Street, the historic core of the City, is important to the overall vitality of the City and stresses the importance of positioning Clematis Street as a 24-hour, live-work-play environment. The Plan specifically states that funding will be provided to

design and beautify Clematis Street. The City previously issued Request for Proposal No. 17-18-208, for Centennial Fountain Renovation. As part of the Centennial Fountain's renovation construction at the Plaza, the "Nancy M. Graham" dedication signs need to be reproduced and reinstalled.

Planter letters spelling "NANCY M. GRAHAM CENTENNIAL SQUARE" will be placed along the planter bed at the entrance to the plaza, and a monument approximately five and a half feet (5-1/2') in height will be placed in the vicinity of the fountain.

The CRA wishes to fund the Nancy M. Graham dedication signs located in the Centennial Plaza in an amount not to exceed \$16,729.

There will be a companion item on the City Commission Agenda as Resolution No. 257-20.

Commission District 3: Commissioner Christy Fox.

**Fiscal Note:**

Funding is budgeted in Wayfinding Signage account.

7. **Resolution No. 20-52 APPROVED approving a Restrictive Covenant to restrict the construction of occupied structures within the CRA-owned linear property adjacent to the north property line of the Flagler Station project.**

**A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY GRANTING A RESTRICTIVE COVENANT TO RESTRICT THE CONSTRUCTION OF OCCUPIED STRUCTURES ON A PORTION OF CRA PROPERTY ADJACENT TO THE NORTH PROPERTY LINE OF 951 BANYAN BOULEVARD; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.**

*Agenda Cover Memorandum No.: 22128*

**Staff Recommended Motion:**

Approve Resolution No. 20-52.

**Background:**

On December 10, 2019, WGI Inc., on behalf of HTG Banyan, LLC ("Developer"), submitted a site plan application for an 8-story, 94 unit affordable housing residential building at the northeast corner of Banyan Boulevard and Tamarind Avenue. The building has received site plan approval and the applicant is expected to submit for construction permits within the next few months.

The project site is fairly narrow in depth between Banyan Boulevard and the rear property line resulting in challenges for the design of the structure to meet the setback requirements from both Banyan Boulevard and from the rear property line, while meeting other Downtown Master Plan (DMP) active use requirements. The Flagler Station project is directly south, and adjacent to a 34-foot wide linear property that is owned by the City's Community Redevelopment Agency (CRA). The linear property extends from Tamarind Avenue to Sapodilla Avenue and is envisioned by the CRA to be a future linear park. The CRA and Developer of the Flagler Station project are working together to design the linear park, which will be subject to separate site plan approval through the Plans and Plat Review Committee, and subject to approval by both the CRA Board and the Downtown Action Committee.

Due to the narrow depth, the project requested and was approved for variances from both the Banyan Boulevard setback and the rear setback. The project requested a variance of 3 - 5 feet from the rear setback; the variation is based on the structure's architectural design along this facade.

Setbacks that are required from side-interior and rear property lines serve a purpose to ensure that Fire Code and Building Code requirements are met between two adjacent building facades for structural and fire protection between two neighboring properties. The Building Code limits the percentage of openings (including windows, doors, open-air openings, etc.) that can be on facing building facades between two properties.

The purpose of this Restrictive Covenant is to permit the Flagler Station project to build up to the rear property line and still maintain façade openings by restricting the construction of occupied structures within this linear property. The exact amount of openings and calculations are subject to final review at the time of building permit by the Building Division.

Commission District: The subject Property is located in Commission District 3: Commissioner Christy Fox.

**Fiscal Note:**

No fiscal impact.

8. **Resolution No. 20-54 APPROVED ratifying the grant application to the National Endowments for the Arts Our Town Grant Program seeking a grant of \$150,000 to fund architectural services for the Center for Arts and Technology.**

**A RESOLUTION BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY RATIFYING THE SUBMITTAL OF A GRANT APPLICATION TO THE NATIONAL ENDOWMENTS FOR THE ARTS FOR A GRANT OF \$150,000 TO FUND ARCHITECTURAL SERVICES NECESSARY FOR THE CREATION OF A WEST PALM BEACH CENTER FOR ARTS AND TECHNOLOGY; PROVIDING FOR AN EFFECTIVE DATE; AND**

**FOR OTHER PURPOSES.**

*Agenda Cover Memorandum No.: 22129*

**Staff Recommended Motion:**

Approve Resolution No. 20-54.

**Background:**

The City of West Palm Beach and the West Palm Beach Community Redevelopment Agency has identified and prioritized the creation of a center associated with the Manchester-Bidwell National Center for Arts and Technology. The City of West Palm Beach has identified the project as an activity to achieve the economic development goal of creating more talent among residents. The Community Redevelopment Agency has earmarked \$5 million in bond funding for the construction of the center. The project was justified by a 2018 feasibility study that identified a skills gap and training need among residents. This proposed facility, West Palm Beach Center for Arts and Technology, is currently proposed to be built at 700 N. Rosemary Boulevard.

In order to move forward with construction, the WPB-CAT is currently fundraising, has developed renderings, and initiated programming. As part of the funding effort, the WPB-CAT and Florida Atlantic University (FAU) identified a grant opportunity from the National Endowment for the Arts (NEA). This grant opportunity is a place-based effort to integrate arts into economic development; however, strong applications are those that are submit by local government agencies. The CRA and FAU combined efforts to apply for the NEA grant with following project that will help make the WPB-CAT a reality.

Application Project Summary:

The City and the FAU School of Architecture with the WPB-CAT will envision a new state-of-the-art WPB-CAT campus that will develop a shared neighborhood public realm investment plan for streetscapes and architectural design for the arts and technology workforce training and development center within the Northwest Neighborhood. The WPB-CAT is intended to provide workforce resources and spaces for the arts and technology training and development within an historically underserved population that provides a culturally rich and diverse community located within one mile of the downtown core. Authentic neighborhoods are industries, and the Northwest Neighborhood provides a rich and diverse community to anchor the new WPB-CAT. As West Palm Beach's first historic district to be included on the National Register of Historic Places, the Northwest Neighborhood was first settled in 1894, when the black community was moved from the Styx in Palm Beach to West Palm Beach. Northwest remains a predominantly black community, and Tamarind and Rosemary Avenues were the commercial centers, but most commercial buildings have been demolished or remodeled, so the architecture is no longer significant.

As a larger community anchor, a nascent arts scene is re-emerging in the neighborhood, and the improvement plan will look at a broader neighborhood context and streetscapes to tie in historic assets like the Sunset Lounge and Hot Box Artist Residency projects



including connections with downtown to the south. Rosemary Avenue has recently been redeveloped through the downtown core. This streetscape includes public art, traffic calming, and ecological stormwater management. Continuing with these streetscape improvements into the Northwest Neighborhood, existing large-scale asphalt rights-of-way will be re-envisioned as shared streets with public art, stormwater gardens, traffic-calming devices, and much needed parking to serve the community. The project shall optimize neighborhood assets, plan for site upgrades on a 2.9-acre (vacant site) expansion to the Salvation Army Northwest Community Center. The project team will identify opportunities for community integration, identify intake processes that will have a positive impact on the local economy, and prepare a long-term vision that meets the needs of the City of West Palm Beach Economic Development Plan. The process shall include an inventory of existing conditions, a needs assessment and public involvement from current residents, partners, and other stakeholders through a survey, and one or more public workshops. As a catalyst and incubator space for WPB-CAT, the project will provide a formal site plan and architectural rendering as an initial step in the further design development and construction of the shared Center by WPB-CAT. The project will become a model of resilience where art and creative place building merge with technology and innovation.

Award announcements are expected in April 2021.

Resolution No. 20-54 ratifies the submittal of an application to the National Endowment for the Arts – Our Town Grant Program requesting grant funding in the amount of \$150,000 to assist in funding the architectural services necessary for the creation of a West Palm Beach Center for Arts and Technology.

CRA District: Downtown/City Center.

Project Location: District 3: Commissioner Christy Fox.

**Fiscal Note:**

Matching funds are required on a 50/50 basis. The funding match is covered through CRA FY20-21 staffing budget.

**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.**