



WEST PALM BEACH

**City of West Palm Beach
Special City Commission**

PASS/FAIL AGENDA

**September 13, 2021
10:00 A.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 JOSEPH A. PEDUZZI**

**COMMISSIONER KELLY SHOAF
COMMISSIONER CHRISTY FOX**

**COMMISSIONER SHALONDA WARREN
COMMISSIONER CHRISTINA LAMBERT**

**ADMINISTRATION
ADMINISTRATOR, FAYE W. JOHNSON
CITY ATTORNEY, KIMBERLY ROTHENBURG
CITY CLERK, HAZELINE CARSON**

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.
1. **Review and short-listing of proposals received under Invitation to Negotiate (ITN) No. 20-21-503 for the purchase or lease and development of property located at 8111 South Dixie Highway. PRESENTED**

SHORTLIST: Affiliated Development, LLC; Blueway Partners; Flagler Realty & Development, Inc.; Gilbane Development Company; Hyperion Development Group; and Kaufman Lynn and Falcone Group.
Agenda Cover Memorandum No.: 23482

Staff Recommended Motion:

Short list and identify six (6) proposers for further consideration.

Background:

On October 5, 2020, by Resolution No. 220-20, the City Commission made a determination of surplus of property located at 8111 South Dixie Highway and authorized City staff to develop an invitation to negotiate proposals for the purchase or lease and development of the property. Subsequently, on December 14, 2020, by Resolution No. 355-20, the City Commission authorized issuance of an Invitation to Negotiate ("ITN").

A solicitation (ITN No. 20-21-503) was re-issued on May 21, 2021 and closed on July 8th, 2021. The following ten (10) proposals were received:

1. Affiliated Development, LLC – “The Green”
2. Blueway Partners (the “JV”) - a joint venture between L&M Development Partners, Inc., MSquared and Coconut Properties LLC
3. D.R. Horton, Inc. – “Palm Landing Residential Subdivision”
4. FCI Residential Corporation (FCI) – subsidiary of Florida Crystals Corp.
5. Flagler Realty & Development, Inc - team with Woodfield Development
6. Gilbane Development Company – “The Palm South”
7. Hyperion Development Group – “Blueway Park”

8. Kaufman Lynn and Falcone Group (KL- Falcone) – “South End”
9. T & G Corporation – “The Gateway”
10. Two Roads Development LLC

In accordance with the process detailed in the solicitation document, the Internal Review Committee and the Citizen Review Committee have reviewed and ranked the solicitations. The rankings of the two (2) Review Committees will be presented to the City Commission by City staff.

The City Commission will short-list six (6) proposals to continue in the process. The short-listed proposals will undergo further due diligence, financial statement review, and will be posted online for review and comment by the general public.

Thereafter, a Special Commission Meeting will be scheduled at which the short-listed proposers will make presentations to the City Commission. The City Commission will then consider all information obtained, along with the presentations, and may select two or three proposers for negotiation of best offers and final development terms. The best offers/final terms will be brought back to the City Commission for consideration.

Commission District: The subject property is located within Commission District No. 5: Commissioner Christina Lambert.

Fiscal Note:

No fiscal impact.

ADJOURNMENT:

***Pursuant to Resolution No. 179-95, adopted according to the provisions of Section 286.0115, Florida Statutes, members of the Commission shall disclose on the record: 1) ex-parte communications - verbal or written and written communications shall be placed in the record; and 2) site visits, investigations, etc.**

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.