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Mayor Keith A. James
Commission President Joseph A. Peduzzi (District 4)
Commissioner Kelly Shoaf (District 1)
Commissioner Sholanda Warren (District 2)
Commissioner Christy Fox (District 3)
Commissioner Christina Lambert (District 5)

CRA Executive Director Christopher Roog
City Attorney Kimberly Rothenburg
City Clerk Hazeline Carson

**City of West Palm Beach
Special Community Redevelopment Agency
Agenda
Monday, November 15, 2021
4:30 PM**

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, FL 33401, (561) 822-1210 (TTY) 800-955-8771.

1. CALL TO ORDER

2. 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.

3. RESOLUTION

- 3.1. Resolution No. 21-69 granting an extension of time for obtaining governmental approvals under the ground lease with Cohen Brothers Realty Corporation of Florida, LLC, regarding the development of the Tent Site, to be know as West Palm Point.

Originating Department:
Community Redevelopment Agency

Ordinance/Resolution:

RESOLUTION NO. 21-69: A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY GRANTING A SIX-MONTH EXTENSION OF TIME FOR THE DEVELOPER, COHEN BROTHERS REALTY CORPORATION OF FLORIDA, LLC, TO OBTAIN GOVERNMENTAL APPROVALS FOR DEVELOPMENT OF THE PROPERTY KNOWN AS THE "TENT SITE" LOCATED AT 801 S. DIXIE HIGHWAY; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Staff Recommended Motion:

Approve Resolution No. 21-69.

Background Information:

On May 25, 2020 via Resolution No. 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, as the property owner, for approval within three (3) months of the lease signing. The concept plan was received by CRA staff on July 1, 2020, and by Resolution No. 20-44, the CRA Board approved the original concept plan.

In order to comply with zoning and land development regulations, the developer revised the concept plan, particularly with respect to the parking garage. Section 4.4 of the Ground Lease provides that material changes to the concept plan after Board approval must be brought back to the CRA Board for approval as the property owner.

The CRA Board reviewed the revised concept plan for the parking garage and did not approve the design. CRA staff and City zoning staff are working to assist the Developer and its architect toward a revised concept plan for the parking garage for West Palm Point that may be acceptable to the CRA Board.

Pursuant to Exhibit C to the Ground Lease, the Developer has twelve months to obtain all Governmental Approvals for West Palm Point, which time will expire December 8, 2021. Exhibit C to the Ground Lease also provides that an extension of six-months may be granted to the Developer for obtaining the Governmental Approvals. The Developer has requested such six-month extension for obtaining Governmental Approvals in accordance with the terms of the Ground Lease.

Resolution No. 21-69 grants the Developer, Cohen Brothers Realty Corporation of Florida, LLC, an extension of time, not to exceed six (6) months, in which to obtain the Government Approvals for the development to be known as West Palm Point. The deadline for obtaining the Governmental Approvals will now be June 8, 2022.

CRA District: City Center / Downtown District.

Commission District 3: Commissioner Christy Fox.

Fiscal Note:

No fiscal impact

4. 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.