



401 Clematis Street  
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[www.wpb.org](http://www.wpb.org)

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

City Administrator Faye W. Johnson  
City Attorney Kimberly Rothenburg  
City Clerk Hazeline Carson

**City of West Palm Beach  
Special City Commission  
PASS/FAIL Agenda  
Monday, December 6, 2021  
10:00 AM**

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. PRESENTATION-**PRESENTED**

3.1. Presentations to the City Commission by the six (6) short-listed proposers and selection of up to three (3) finalists under Invitation to Negotiate (ITN) No. 20-21-503 for the purchase or lease and development of property located at 8111 South Dixie Highway.

**Top 3 proposers: Kaufman Lynn and Falcone Group;  
Blueway Partners; and Flagler Realty & Development**

**Originating Department:**  
Housing and Community Development

**Ordinance/Resolution:**

N/A

**Staff Recommended Motion:**

Staff recommends that the City Commission hear presentations from the six (6) short-listed respondents, select three (3) finalists and direct staff to begin negotiations for the purchase or lease and development of property located at 8111 South Dixie Highway.

**Background Information:**

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 and the City received a total of ten (10) proposals.

In accordance with the process detailed in the solicitation document, the Internal Review Committee and the Citizen Review Committee reviewed and ranked the solicitations. The rankings of the two (2) Review Committees was presented to the City Commission by City staff on September 13, 2021. As a result, the City Commission short-listed the following six (6) proposals to continue in the process (in alphabetical order):

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. Flagler Realty & Development, Inc - team with Woodfield Development
4. Gilbane Development Company – “The Palm South”
5. Hyperion Development Group – “Blueway Park”
6. Kaufman Lynn and Falcone Group (KL- Falcone) – “South End”

The short-listed proposals underwent further due diligence and were posted online for review and comment by the general public.

As detailed in the solicitation document, 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. Staff will negotiate with the finalists and the negotiated offers/final terms will be brought back to the City Commission for consideration and final selection.

Commission District 5: Commissioner Christina Lambert.

#### 4. **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 2.) written communications shall be placed in the record; and 3) site visits, investigations, etc. shall be disclosed.

NOTICE: If any person decides to appeal any decision made by the City Commission at this meeting, that person will need a record of the proceedings, and that, for such purposes, may need to ensure that a verbatim records of the proceedings be made, which record includes the testimony and evidence upon which the appeal is based. The City of West Palm Beach does not prepare or provide such record.