



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

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

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

**City of West Palm Beach  
Community Redevelopment Agency  
DRAFT Agenda  
Monday, May 2, 2022  
9:00 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.

## **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. COMMENTS FROM THE PUBLIC**

Public comments are limited to 3 (three) minutes. Anyone wishing to address the Commission should complete a "Comments by the Public" card and present it to the City Clerk prior to the Public Comments. When you are called to speak, please go to the podium and state your name and address for the record prior to addressing Commission. The Commission will not discuss the matter nor respond to the comment this evening. Comments made will become part of the record and may be addressed at a later date.

## **4. COMMENTS BY THE MAYOR AND CITY COMMISSIONERS**

## 5. ADDITIONS / DELETIONS / REORGANIZATION OF AGENDA

## 6. PRESENTATION

### 6.1. Styx Promenade Presentations

**Originating Department:**

Community Redevelopment Agency

**Ordinance/Resolution:**

Not Applicable

**Staff Recommended Motion:**

Authorize the CRA to commence Negotiations with selected Proposers.

**Background Information:**

The Styx Promenade is comprised of four (4) properties with an access road at the rear of each site known as the Promenade. Each Property contains two (2) new structures; one structure is a replica of an original “shotgun” home facing 7th Street, that once stood in this location and the second structure is a modern adaptation, which faces the Promenade.

It is the objective of the Agency to sell each of the four (4) properties to qualified owner-occupied buyers that will locate one or two small businesses on the property. The intention is the shotgun style structure facing 7th Street be used for retail or restaurant use, while the more modern structure facing the Promenade be used as ancillary office or retail use.

ITN 21-22-500 was issued inviting interested parties to submit proposals to purchase each of the four (4) sites within the Styx Promenade Project. The ITN (Intent to Negotiate) was advertised in the Palm Beach Post, on the City website and posted via Demandstar. Eight (8) proposals were submitted and evaluated by the technical review committee on April 15th. The committee evaluated each proposal and ranked based the evaluation criteria outline in the ITN. The Proposers are as follows:

- Bella Paloma, Inc.
- Camile's Flower & Gifts
- Eat N' Cake, LLC
- PCMB Enterprises, Inc d/b/a A Better Way Home Care
- TG Law PLLC
- Rose Trolley
- The Museum of Content
- Boss Cut, Inc.

The CRA Board will be asked to review the proposals, hear brief presentations from the proposers, and select four (4) proposers for negotiation of purchase and sale agreements.

Commission District 3: Commissioner Christy Fox.

## **7. 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