



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  
Deputy City Clerk Jacqueline Mobley

**City of West Palm Beach  
Community Redevelopment Agency  
Agenda  
Monday, August 8, 2022  
3:00 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.

**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. PRESENTATIONS

- 6.1. Recap Presentation of the BBQ, Brews & Blues Event

**Originating Department:**

Community Redevelopment Agency

**Background Information:**

Recap presentation of the CRA's BBQ, Brews & Blues event held on July 2, 2022.

- 6.2. FY 2023 Budget Work Session

**Originating Department:**

Community Redevelopment Agency

## 7. CONSENT CALENDAR

All items listed under the consent calendar are considered routine and will be enacted by one motion. There will be no separate discussion of these items.

- 7.1. Minutes of the Community Redevelopment Agency Meeting of July 11, 2022

**Originating Department:**

Mayor's Office

## 8. RESOLUTIONS

- 8.1. Resolution No. 22-37 authorizing the CRA to lease the property located at 610 23rd Street Unit A, West Palm Beach, FL 33407 to Jalicia Anderson pursuant to the Lot 23 residential lease agreement.

**Originating Department:**

Community Redevelopment Agency

**Ordinance/Resolution:**

RESOLUTION NO. 22-37: A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY AUTHORIZING THE CRA TO LEASE THE PROPERTY LOCATED AT 610 23RD STREET, UNIT A, WEST PALM BEACH, FLORIDA, 33407, TO JALICIA ANDERSON, PURSUANT TO THE LOT 23, RESIDENTIAL LEASE AGREEMENT; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

**Staff Recommended Motion:**

Approve Resolution No. 22-37.

**Background Information:**

The Community Redevelopment Agency owns 608 and 610 23rd Street which was previously rented under the CRA's Artists in Residence Program. The leases executed under the program expired on June of 2021, and the units were vacated.

The CRA began marketing 610 23rd Street for lease on November 8, 2021. The marketing material advertised how to locate the leasing application which is on the CRA website. Marketing flyers were mailed to 5,567 households in the north end of the City.

The applicants for these properties were chosen on a first come-first serve qualified basis. Qualified applicants are applicants that submit complete applications along with ID, proof of citizenship, approved income verification and Social Security Cards. They have no felonies and have no previous evictions.

The proposed rental rates are based on the Florida Housing Finance Corporation for Multi Family Rental Programs schedule by Palm Beach County, which sets a maximum rental rate that is allowed to be charged. Based on the income levels, household members and number of bedrooms the maximum rate for the tenants was \$963/mo.

The CRA decided to use \$850/month (\$10,200 per year) as the rental rate for these units. The leases are twelve month leases. Income Limits per the Florida Housing Finance Corporation for Multi Family Rental Programs for a single occupier is \$48,000 per year, 2 occupiers is \$54,800 per year this is based on 80% AMI.

Jalicia Anderson was one of the initial responders to the advertisement. Due to serious unforeseen plumbing issues we were delayed in leasing. We are now resuming the leasing process for 610 23rd Street and Jalicia Anderson expressed interest.

Payment proceeds will be credited to revenue account 107.014500.362101.10383618.

Commission District 1: Commissioner Cathleen Ward.

**Fiscal Note:**

Payment proceeds will be credited to revenue account: 107.014500.362101.10383618.

- 8.2. Resolution No. 22-38 granting a six-month extension to Immocorp Ventures to obtain site plan approval for the Northwood Commons Project at the Anchor Site.

**Originating Department:**

Community Redevelopment Agency

**Ordinance/Resolution:**

RESOLUTION NO. 22-38: A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY APPROVING THE SECOND AMENDMENT TO THE PROPERTY DEVELOPMENT AGREEMENT AND GROUND LEASE WITH IMMOCORP VENTURES, LLC, FOR THE DEVELOPMENT OF PROPERTY KNOWN AS THE "ANCHOR SITE"; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

**Staff Recommended Motion:**

Approve Resolution No. 22-38.

**Background Information:**

The West Palm Beach Community Redevelopment Agency ("CRA") is the owner of 12 parcels of real property, located in the Northwood Village neighborhood, at the terminus of Northwood Road, which collectively are referred to as the "Anchor Site". The Strategic Finance Plan for the Northwood/Pleasant City District, discuss the plan for a comprehensive development of these parcels as a means to "anchor" Northwood Village by providing additional merchandising mix, public parking, and open space.

By Resolution No. 20-53, the CRA Board approved the terms and the CRA and ImmoCorp Ventures, LLC, executed and entered into the Property Development and Lease Agreement for Anchor Site, dated September 22, 2020 (the "Agreement") for development of the Project called Northwood Commons. By Resolution No. 21-41, the CRA Board approved the terms and the CRA and ImmoCorp Ventures, LLC, executed the First Amendment to the Agreement which: 1) approved a change to the Developer's structure; 2) clarified timeframes for submittal of permit applications for Phase 2; and 3) clarified certain other provisions.

Section 7.1(c) of the Agreement provides that the Developer shall obtain all Governmental Approvals for Phase 1 within twelve (12) months after submitting its applications for Governmental Approvals; and the CRA may, in its reasonable discretion, extend the deadline up to an additional six (6) months upon written request by the Developer, including an explanation for the additional time required and specific steps to be taken to promptly obtain the Governmental Approvals, such time shall be extended until completion of all such challenges.

By letter dated June 27, 2022, the Developer has requested a six month extension in which to obtain all Governmental Approvals based on the delays as a result of issues with the Concept Plan that City zoning staff has identified, as well as the associated redesign.

Additionally, by Resolution No. 21-17, the CRA Board approved the concept plan for the Northwood Commons development.

Section 7.2 of the Agreement requires any material changes to the Concept Plan be approved by the CRA Board.

The Developer wishes to present to the Board the revisions to the site plan that have been incorporated to the project as a result of the site plan approval process and obtain approval for the revised conceptual plan. The man changes include:

- The abandonment of a portion of Northwood Road between Broadway and Pinewood.
- The addition of a new public open space between Broadway and Pinewood (on the abandoned portion of Northwood Road).
- The extension of Broadway (an access easement) to 23rd Street.
- The abandonment of Pinewood Avenue between 23rd and 25th Street.
- The creation of New Pinewood Avenue (an access easement) east of where Pinewood Avenue currently exist.
- The addition of residential units as liners to the parking garage along Broadway and Northwood.

Resolution No. 22-38, approves a six month extension for obtaining Governmental Approvals and authorizes execution of the Second Amendment to the Agreement documenting such approval, and approves a revised Concept Plan.

CRA District: Northwood/Pleasant City.

Commission District 1: Commissioner Kathleen Ward.

**Fiscal Note:**

No fiscal impact.

- 8.3. Resolution No. 22-41 approving the First Amendment to the "Tent Site" Ground Lease Cohen Brothers Realty Corporation of Florida, LLC.

**Originating Department:**

Community Redevelopment Agency

**Ordinance/Resolution:**

RESOLUTION NO. 22-41: A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY APPROVING THE FIRST AMENDMENT TO THE "TENT SITE" GROUND LEASE AGREEMENT WITH COHEN BROTHERS REALTY CORPORATION OF FLORIDA, LLC.

**Staff Recommended Motion:**

Approve Resolution No. 22-41.

**Background Information:**

In April of 2020, the West Palm Beach CRA entered into a ground lease with Cohen Brothers Realty Corporation of Florida, LLC (Cohen Brothers) with the goal of creating a 440,000 square foot Class A office building at a rental rate of \$1,028,000 per year.

Under the agreement, the development of the Tent Site was required to meet a strict timeline of benchmarks that included Concept Plan, Government Approvals Application, Government Approvals, Application for Building Permits, Outside Permission Date, Commencement of Construction, Commencement of Vertical Construction, and Construction Completion.

Cohen Brothers has requested an extension to the timeline for when a building permit is require by 12 months, which would require a building permit for the project be submitted by October 10, 2023. Due to complex nature of the building that is being proposed and anticipating the need for a thorough plan review of the construction plans, the extensions is justified.

CRA District: Downtown/ City Center.

Commission District 3: Commissioner Christy Fox.

**Fiscal Note:**

No fiscal impact

## 9. 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