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

City Administrator Faye W. Johnson  
City Attorney Kimberly Rothenburg  
City Clerk Shaquita Edwards

**City of West Palm Beach  
Special City Commission  
Agenda  
Monday, June 5, 2023  
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.
- Any person desiring to address the Commission **shall** file a written request with the city clerk prior to consideration of the matter by the Commission or prior to the public comment portion of a meeting. The person wishing to speak **shall** complete a comment card for each agenda item the person wishes to address, which **shall** include the person's full name, address, and the numbered agenda item. The person will not be recognized if the comment card is not completed.

### 3. OTHER BUSINESS

- 3.1. Special meeting of the City Commission to hear presentations arising from the unsolicited proposal for the development of a marina in Lake Worth between Palm Harbor Marina and the South Cove Islands to determine whether the City intends to move forward with the development of the project and, if so, to select a proposer for negotiations.

**Originating Department:**

Procurement

**Background Information:**

Unsolicited Proposal

On June 30, 2021, the City of West Palm Beach received an unsolicited proposal from a private entity pursuant to Section 255.065, Florida Statutes, for the development of a City marina in Lake Worth, between Palm Harbor Marina and the South Cove Islands, along the downtown waterfront.

On August 9, 2021, the City Commission adopted Resolution No. 210-21, which provided that the City Commission:

- Determined a City marina (the “Project”) could constitute a qualifying project pursuant to Section 255.065, Florida Statutes, in that the Project would serve a public purpose as a recreational facility that would be used by the public at large, and;
- Determined to accept other proposals for the same Project.

Accordingly, in accordance with statute, the City published notice in the Florida Administrative Register on August 12, 2021, and in the Palm Beach Post from August 14-21, 2021, that the City will accept competing proposals. On or before October 13, 2021, the City received two (2) additional proposals.

Proposals

There are three (3) proposals for the development of a marina received from:

1. City Harbor LLC
2. Leisure Resorts LLC c/o Chase Enterprises
3. Safe Harbor Marinas.

### Consultant Review

The City retained CBRE and Taylor Engineering to review the three (3) proposals. Taylor Engineering reviewed the key engineering design features as described in each of the proposals and provided an initial assessment of facility characteristics, design and environmental permitting feasibility. CBRE analysis included an overview of each proposal by way of a Strength, Challenges, Opportunities and Threats matrix associated with each proposal as well as a financial analysis of each proposal and the proposed returns to the City. City staff also reviewed the proposals.

### Special Meeting

Each of the Proposers have been invited to present their vision for the development of a marina to the City Commission.

The following presentations to the City Commission will determine:

1. Whether the City intends to move forward with the development of the Project ; or
2. Rank the proposers to determine a proposer with whom to negotiate.

### Evaluation Criteria

The proposals are to be evaluated based on:

- Proposer's experience and qualification in developing/operating marinas;
- Project design;
- Type of public use;
- Parking plan;
- Financial plan; and
- Requirements for City participation

#### **Fiscal Note:**

No fiscal impact.

## **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.