



401 Clematis Street  
West Palm Beach, Florida 33401  
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[www.wpb.org](http://www.wpb.org)

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)

CRA Executive Director Christopher Roog  
City Attorney Kimberly Rothenburg  
City Clerk Shaquita Edwards

**City of West Palm Beach**  
**Community Redevelopment Agency**  
**DRAFT Agenda**  
**Monday, January 8, 2024**  
**4:00 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.
- 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. COMMENTS FROM THE PUBLIC

Public comments are limited to three (3) 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. 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.

- 6.1. Minutes of the Community Redevelopment Agency Meeting of December 11, 2023.

**Originating Department:**  
Mayor's Office

### 7. RESOLUTIONS

- 7.1. Resolution No. 23-42 approving an amendment to the interlocal agreement between the West Palm Beach Community Redevelopment Agency, the City of West Palm Beach, and the Downtown Development Authority.

**Originating Department:**  
Community Redevelopment Agency

**Ordinance/Resolution:**  
RESOLUTION NO. 23-42: A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY APPROVING A SECOND AMENDMENT TO THE INTERLOCAL AGREEMENT AMONG THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY, THE CITY OF WEST PALM BEACH, AND THE WEST PALM BEACH DOWNTOWN DEVELOPMENT AUTHORITY REGARDING THE DDA WORK PLAN; EXEMPTION FOR THE TAX INCREMENT PORTION OF THE 2ND MILL OF AD VALOREM TAX AND OPERATION OF THE TROLLEY SYSTEM AND DOWNTOWN EXTERIOR MAINTENANCE FOR FISCAL YEARS 2020-2024; TO PROVIDE FOR SPECIFIC MAINTENANCE SERVICES; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

**Staff Recommended Motion:**  
Approve Resolution No. 23-42.

**Background Information:**

The West Palm Beach Community Redevelopment Agency (CRA), the West Palm Beach Downtown Development Authority (DDA), and City of West Palm Beach (City) established an interlocal agreement in 2020 that identified specific services for the Trolley System and Downtown Exterior Maintenance for fiscal years 2020-2024 that would be coordinated between the three (3) entities. This include such services as:

- Homelessness Services
- Street Cleaning Services
- Landscaping Services
- Pressure Washing
- Sanitation
- Trolley Services

The amendment to the interlocal provides additional clarity and detail on the services outlined above including costs allocations and responsibilities for services.

The City Commission companion item is Resolution No. 330-23.

Located in the Downtown/City Center CRA District.

Commission District 3: Commissioner Christy Fox.

**Fiscal Note:**

The total cost is over the life of the interlocal to the DDA.

- 7.2. Resolution No. 24-1 authorizing the purchase of Transfer Development Rights (TDRs) from KWA Properties, LLC related to 1020-1028 N. Tamarind Avenue and approving execution of a TDR purchase and sales agreement between the West Palm Beach Community Redevelopment Agency and KWA Properties, LLC.

**Originating Department:**

Community Redevelopment Agency

**Ordinance/Resolution:**

RESOLUTION NO. 24-1: A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY AUTHORIZING THE PURCHASE OF TRANSFER DEVELOPMENT RIGHTS (TDR); APPROVING EXECUTION OF A TDR PURCHASE AND SALE AGREEMENT BETWEEN THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY AND KWA PROPERTIES, LLC; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

**Staff Recommended Motion:**

Approve Resolution No. 24-1.

**Background Information:**

Kenneth Allen who is the owner of KWA Properties, LLC and Hamburger Haven previously had a Transfer Development Rights (TDR) agreement to sell his TDRs. The Developer backed out of the contract due to market conditions, leaving Mr. Allen in need of a new buyer. Since this time, the TDR market has dried up with no new buyers. The WPB Community Redevelopment Agency has stepped in and will be the buyer for the TDRs. Mr. Allen is depending on these funds to pay for his construction costs for his new building and restaurant.

TDR purchase details are 13,125 square feet of TDRs X \$17.50/square feet = \$229,687.50.

The WPB CRA will bank these TDRs and will be selling them as soon as a buyer can be found.

PROPERTY DETAILS

- 1020 N. Tamarind Avenue, West Palm Beach, Florida PCN No. 74-43-43-16-01-014-0062 South 85 feet of the West 6 inches of Lot 6 and the South 82 feet of Lot 7, Block 14, of the AMENDED PLAT OF FRESH WATER ADDITION to West Palm Beach, according to the Plat thereof recorded in Plat Book 6, Page 29, and Plat Book 7, Page 84, with the Clerk of the Circuit Court in and for Palm Beach County, Florida.
- 1028 N. Tamarind Avenue, West Palm Beach, Florida PCN No. 74-43-43-16-01-014-0071 North 65 feet of Lot 7, Block 14, of the AMENDED PLAT OF FRESH WATER ADDITION to West Palm Beach, according to the Plat thereof recorded in Plat Book 6, Page 29, and Plat Book 7, Page 84, with the Clerk of the Circuit Court in and for Palm Beach County, Florida.

CRA District: Downtown/City Center.

Commission District 3: Commissioner Christy Fox.

- 7.3. Resolution No. 24-2 authorizing the CRA to lease the property located at 608 23rd Street, Unit B, West Palm Beach, Florida, 33407, to Shonda Boler.

**Originating Department:**

Community Redevelopment Agency

**Ordinance/Resolution:**

RESOLUTION NO. 24-2: A RESOLUTION OF THE BOARD OF

COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY AUTHORIZING THE CRA TO LEASE THE PROPERTY LOCATED AT 608 23RD STREET, UNIT B, WEST PALM BEACH, FLORIDA, 33407, TO SHONDA BOLER, PURSUANT TO THE LOT 23, RESIDENTIAL LEASE AGREEMENT; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

**Staff Recommended Motion:**

Approve Resolution No. 24-2.

**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 in June 2021, and the units were vacated.

The CRA began marketing 608 and 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 scheduled by Palm Beach County, which sets a maximum rental rate that is allowed to be charged.

The CRA decided to use \$850/month (\$10,200 per year) as the rental rate for these units. The leases are twelve (12) month leases. Income limits per the Florida Housing Finance Corporation for Multi Family Rental Programs for a single occupier is \$54,560 per year, two (2) occupiers is \$62,400 per year this is based on 80% AMI.

Shonda Boler was one of the initial responders to the advertisement.

Commission District 1: Commissioner Cathleen Ward.

**Fiscal Note:**

Payment proceeds will be credited to revenue account: 107.014500.000.362101.00000000.

## **8. 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