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Mayor Keith A. James
Commission President Cathleen Ward (District 1)
Commissioner Shalonda Warren (District 2)
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, May 13, 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. ADDITIONS / DELETIONS / REORGANIZATION OF AGENDA

4. 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.

5. COMMENTS BY THE MAYOR AND CITY COMMISSIONERS

6. RESOLUTIONS

- 6.1. Resolution No. 24-17 approving an amendment for an extension to the agreement for a conveyance of real property located at 520 Northwood Road.

Originating Department:

Community Redevelopment Agency

Ordinance/Resolution:

RESOLUTION NO. 24-17: A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY APPROVING AN AMENDMENT FOR AN EXTENSION TO THE AGREEMENT FOR CONVEYANCE OF REAL PROPERTY AT 520 NORTHWOOD ROAD FOR THE NORTHWOOD/PLEASANT CITY/CRA DISTRICT; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Staff Recommended Motion:

Approve Resolution No. 24-17.

Background Information:

Via original Resolution No. 20-56, the West Palm Beach Community Redevelopment Agency (CRA) conveyed real property located at 520 Northwood Road to Skunkworks, LLC for a brewery renovation.

Stephen Karlson, the owner of the original Skunkworks location at 525 Northwood Road, entered into a conveyance of real property agreement with the West Palm Beach CRA for the address at 520 Northwood Road. The contract took effect on February 9, 2021. This extension would allow Skunkworks to expand the brewery by adding a tap room on the south side of Northwood Road.

Multiple delays caused the original agreement to lapse. Title to the property was not in the owner's name when application for permitting was submitted, and during this time, the design was changed from a one-story to a three-story concept. Feedback from the contractor indicated that this

would extend the project by years, and so the design reverted back to a one-story concept. Once the design was settled and permitting had been completed, the agreement had expired.

Stephen Karlson provided a timeline for a ten (10) to twelve (12) month project completion. The agreement states that the deadline for permitting must be submitted by June 3rd, which is three (3) weeks after Board approval. Structural and roof work must be completed within six (6) weeks after permits have been approved. Mechanical, electrical, and plumbing work will take four (4) months. The remaining two (2) months will be reserved for inspections, licenses, and Certificate of Occupancy issuance.

Commission District 1: Commissioner Cathleen Ward.

Northwood/Pleasant City District.

Fiscal Note:

No fiscal impact.

- 6.2. Resolution No. 24-18 approving an agreement among the City, the Community Redevelopment Agency (CRA), and 300 Banyan LLC for the construction of improvements along Banyan Boulevard on the north side to the 300 Banyan Boulevard project.

Originating Department:

Community Redevelopment Agency

Ordinance/Resolution:

RESOLUTION NO. 24-18: A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY APPROVING AN AGREEMENT AMONG THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY, THE CITY OF WEST PALM BEACH, AND 300 BANYAN LLC, REGARDING FUNDING IN THE AMOUNT OF \$249,154 FOR CITY IMPROVEMENTS IN THE 300 BLOCK OF BANYAN BOULEVARD; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Staff Recommended Motion:

Approve Resolution No. 24-18

Background Information:

Last year, the City and the CRA completed the construction of the Phase I improvements to Banyan Boulevard proving much needed landscaping upgrades, a bike lane, and new lighting. Phase II of the Banyan Boulevard streetscape improvement was originally scheduled by the City and the CRA for this year, but cost increases necessitated a reevaluation of the project, and Phase II will not start for the next six (6) months.

The streetscape improvements delay will impact the completion of the streetscape and utility improvements originally scheduled adjacent to the new office building currently being completed at 300 Banyan Boulevard. To avoid a negative impact on the completion of the office building, staff is proposing an agreement with the project Developer (300 Banyan LLC) to allow the required utility improvements to be performed by the building contractor.

If utility improvements are not completed now, the Developer will complete their code required improvements, and the City will have to demolish those improvements when the streetscape project moves ahead in the near future.

It is in the best interest of the City and the CRA to contract 300 Banyan LLC to make the improvements for the City.

Scope of work to be performed by 300 Banyan LLC on behalf of the City for a total amount of \$407,135 includes utility work and asphalt paving and stripping.

Companion Resolution No. 87-24 is being presented for approval by the City Commission.

CRA District - Downtown / City Center District.

The proposed project is located within Commission District 3: Commissioner Christy Fox.

Fiscal Note:

Funding is provided from CRA bonds.

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