



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

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

**City of West Palm Beach  
Community Redevelopment Agency  
Agenda  
Monday, December 8, 2025  
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. PRESENTATION

- 6.1. Mayor's Staff Recognitions: Historic Sunset Lounge Grand Opening

**Originating Department:**

Mayor's Office

### 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 November 10, 2025, Community Redevelopment Agency Meeting.

**Originating Department:**

Mayor's Office

- 7.2. Resolution No. 25-52 authorizing publication of a 30-day Notice of Intent to Dispose of Community Redevelopment Agency (CRA) properties at 5817 Broadway Boulevard, 5811 Broadway Boulevard, 5800 Broadway Boulevard, 5701 Broadway Boulevard, 5706 Broadway Boulevard, and 607 57th Street, as required by Section 163.380(3)(a), Florida Statutes, seeking proposals for development of a mixed-use project on the property.

**Originating Department:**

Community Redevelopment Agency

**Ordinance/Resolution:**

RESOLUTION NO. 25-52: A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY AUTHORIZING THE DISPOSITION OF CRA-OWNED PROPERTY LOCATED AT 5817 BROADWAY BOULEVARD, 5811 BROADWAY BOULEVARD, 5800 BROADWAY BOULEVARD, 5701 BROADWAY BOULEVARD, 5706 BROADWAY

BOULEVARD, AND 607 57TH STREET FOR A MIXED-USE PROJECT; AUTHORIZING NOTICE AND INVITING PROPOSALS FOR COMPETITIVE OFFERS; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

**Background Information:**

The development of Community Redevelopment Agency (CRA)-owned land along the Broadway Corridor for a mixed-use project that demonstrates the application of the newly implemented Broadway Mixed-Use District (BMUD) zoning regulations is a strategic priority of the West Palm Beach CRA, as established in the Strategic Finance Plan for Northwood/Pleasant City, Amendment No. 21.

The following CRA-owned properties will be included in the forthcoming Notice of Intent to Dispose:

- 5817 Broadway: PCN # 74-43-43-04-08-065-0010
- 607 57th: PCN # 74-43-43-04-08-065-0052
- 5811 Broadway: PCN # 74-43-43-04-08-065-0051
- 5800 Broadway: PCN # 74-43-43-04-06-049-0120
- 5701 Broadway: PCN # 74-43-43-04-08-064-0010
- 5706 Broadway: PCN # 74-43-43-04-06-050-0070

All properties are vacant except for 5706 Broadway, on which an obsolete car wash facility and administrative building sit.

Pursuant to Section 163.380(3)(a), Florida Statutes, the CRA is required to publish a Notice of Disposition to inform the public of its intent to sell these properties and to provide an opportunity for the submission of competing proposals.

In conjunction with the Notice of Intent to Dispose, the CRA will also publish an Intent to Negotiate (ITN). The ITN will outline all relevant information regarding the subject parcels—including allowable uses, development objectives, applicable BMUD zoning considerations, and evaluation criteria—and will establish the guidelines and requirements for submitting development proposals. Once issued, it is strongly suggested all proposers refer to this ITN for a comprehensive understanding of the solicitation.

The competitive proposal process will be conducted in two steps, by which proposers will be pre-qualified by their financial capacity to undertake the project, and following, will be required to submit a conceptual development plan.

Resolution No. 25-52 authorizes the disposition of CRA-owned properties along the Broadway Corridor and the publication of a notice inviting competing proposals.

CRA District: Broadway Corridor.

Commission District 1: Commissioner Cathleen Ward.

**Fiscal Note:**

No fiscal impact.

- 7.3. Resolution No. 25-53(F) authorizing the receipt of bond proceeds from the issuance of a Tax Increment Revenue Bond, Taxable Series 2025 for the lease acquisition of property from Navarro Lowrey Waterfront, LLC.

**Originating Department:**

Community Redevelopment Agency

**Ordinance/Resolution:**

RESOLUTION NO. 25-53(F): A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY AUTHORIZING THE APPROPRIATION OF CRA FUNDS IN FISCAL YEAR 2025/2026 FOR THE PURPOSE OF AMENDING THE COMMUNITY REDEVELOPMENT AGENCY FUND BUDGET TO REFLECT THE ISSUANCE OF SERIES 2025 BONDS FOR THE LEASE ACQUISITION OF PROPERTY (NAVARRO LOWREY WATERFRONT, LLC) AND ASSOCIATED TRANSACTION COSTS, PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

**Background Information:**

The West Palm Beach CRA owns two (2) parcels: 255 N. Flagler Drive and 185 Banyan Boulevard, collectively known as the Helen Wilkes Site, acquired in 2009 for \$6 million.

The Helen Wilkes Site was leased to Navarro Lowery for development of public open space and commercial activation north of Banyan Boulevard. Navarro Lowery subleased the commercial building at 185 Banyan Boulevard to Big Time Restaurant Group (Elisabetta's), University of Miami Health, and Bar Capri. The Ben Hotel also utilizes the open space for seasonal programming.

Navarro Lowery submitted a first right of offer to purchase the leasehold interest on the CRA-owned property. After evaluation and negotiation, the CRA agreed to a \$25.5 million purchase of the lease.

The CRA Board, under Resolution No. 25-44, authorized the issuance of Series 2025 bonds, not to exceed \$29 million, to finance the lease buyout for 185 Banyan Boulevard and 255 N. Flagler Drive. Debt service will be

repaid through lease revenues, supplemented as needed by CRA funds. As tenant revenues increase, the CRA's annual obligation will decrease accordingly.

The bonds closing has occurred. Resolution No. 25-53(F) amends the Downtown City Center budget to account for the issuance of Series 2025 bonds, not to exceed \$29 million, to finance the acquisition of the leasehold interest for CRA-owned property at 185 Banyan Boulevard and 255 N. Flagler Drive (Helen Wilkes Site). The adjustment reflects the bond proceeds and corresponding debt service obligations associated with purchasing the lease from Navarro Lowrey Waterfront, LLC. These accounts provide financial transparency and seamless reporting of all property operation activities.

Project Location: Downtown City Center CRA District.

Commission District 3: Commissioner Christy Fox.

- 7.4. Resolution No. 25-54(F) amending the Community Redevelopment Agency Fund budget to recognize lease payments acquired from Navarro Lowrey Waterfront, LLC, and to appropriate reserves for the funding of operational expenses related to the property.

**Originating Department:**

Community Redevelopment Agency

**Ordinance/Resolution:**

RESOLUTION NO. 25-54(F): A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY AUTHORIZING THE APPROPRIATION OR TRANSFER OF CRA FUNDS IN FISCAL YEAR 2025/2026 FOR THE PURPOSE OF AMENDING THE CITY CENTER COMMUNITY REDEVELOPMENT AGENCY FUND BUDGET TO RECLASSIFY FUNDING FOR OPERATIONAL MANAGEMENT OF LEASE AGREEMENTS RELATED TO THE NAVARRO LOWREY WATERFRONT, LLC, PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

**Background Information:**

The West Palm Beach Community Redevelopment Agency (CRA) owns two (2) parcels: 255 N. Flagler Drive and 185 Banyan Boulevard, collectively known as the Helen Wilkes Site, acquired in 2009 for \$6 million.

In 2015, the CRA partnered with the City to redevelop the Helen Wilkes Site and former City Hall property (201 Banyan Boulevard). The Helen Wilkes Site was leased to Navarro Lowrey for the development of public open space and commercial activation north of Banyan Boulevard. Redevelopment was completed, and Navarro Lowrey subleased the

commercial building at 185 Banyan Boulevard to Big Time Restaurant Group (Elisabetta's), University of Miami Health, and Bar Capri. The Ben Hotel also utilizes the open space for seasonal programming.

Navarro Lowery submitted a first right of offer to purchase the leasehold interest on the CRA-owned property. After evaluation and negotiation, the CRA agreed to purchase the lease.

The CRA Board, by Resolution No. 25-44, authorized the issuance of Series 2025 bonds, not to exceed \$29 million, to finance the lease buyout for 185 Banyan Boulevard and 255 N. Flagler Drive.

Resolution No. 25-54(F) amends the Downtown City Center Budget to create accounts for the receipt of subtenant rents and to be applied toward debt service and the operation of the properties. These accounts provide financial transparency and seamless reporting of all property operation activities.

Project Location: Downtown City Center CRA District.

Commission District 3: Commissioner Christy Fox.

## 8. RESOLUTIONS

- 8.1. Resolution No. 25-50 approving the first amendment to the development agreement with Colonnade Clematis LLC, renewing the term of the agreement for an additional five years, increasing the parking charge to \$360,000 annually, amending the parking rates schedule and amending the notice provision.

**Originating Department:**

Community Redevelopment Agency

**Ordinance/Resolution:**

RESOLUTION NO. 25-50: A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY APPROVING THE FIRST AMENDMENT TO THE DEVELOPMENT AGREEMENT WITH COLONNADE CLEMATIS LLC., WHICH PROVIDED FOR ADDITIONAL PUBLIC PARKING IN THE DOWNTOWN CRA AREA; RENEWING THE TERM OF THE AGREEMENT FOR AN ADDITIONAL FIVE YEARS; INCREASING THE PARKING CHARGE TO \$360,000 ANNUALLY; AMENDING THE PARKING RATES SCHEDULE; AMENDING THE NOTICE PROVISION; PROVIDING AN EFFECTIVE DATE AND FOR OTHER PURPOSES.

**Staff Recommended Motion:**

Approve Resolution No. 25-50.

**Background Information:**

In 1998, the West Palm Beach Community Redevelopment Agency (CRA) entered into a development agreement with Renaissance Partners, a Florida general partnership, to support the construction of mixed-use structures located at 101 and 1 N. Clematis Street. These buildings, situated just north of the Great Lawn and south of Banyan Boulevard, were designed to enhance downtown West Palm Beach with residential, commercial, and office space.

A key component of the development was a 500-space parking garage serving:

- Residents of 101 Clematis;
- Ground-floor businesses at both 101 and 1 N. Clematis; and
- Commercial office tenants at 1 N. Clematis, including the corporate headquarters of Florida Crystals.

Under the original twenty-five-year agreement, the CRA committed to an annual contribution of \$180,000 in exchange for 200 public parking spaces within the garage. This 25-year agreement is set to expire on December 31, 2025, with the final payment scheduled for that month.

In September 2025, the current property owner, Colonnade Clematis, LLC, initiated discussions with the CRA regarding a potential renewal of the agreement. CRA staff responded by requesting parking demand data and usage analysis for the surrounding area.

Following a review of the submitted data, the City's Parking Administration recommends renewing the agreement to maintain public parking amenities in the downtown core. Colonnade Clematis, LLC has proposed adjusting the annual payment to reflect inflation, increasing the contribution from \$180,000 to \$360,000 based on 2025 dollar-value calculations by the U.S. Bureau of Labor Statistics.

The CRA recommends the following terms for the renewed agreement:

- Initial term: 5 years.
- Renewal options: Two additional five-year terms, subject to mutual written approval.
- Annual payment: \$360,000, with CPI-based adjustments at each renewal beginning December 2026.

- Public parking rates at 101 N. Clematis garage for the duration of the initial term as provided in the rates schedule attached to the amended agreement.

CRA staff supports the amendment and recommends approval, based on:

- Data provided by Colonnade Clematis, LLC.
- Parking demand analysis conducted by the Parking Administration.
- Anticipated growth and activation of the surrounding area.

Commission District 3: Commissioner Christy Fox.

**Fiscal Note:**

The annual fee will be paid beginning December 2026.

- 8.2. Resolution No. 25-51 authorizing the sale of Transfer Development Rights (TDRs) from the West Palm Beach Community Redevelopment Agency to 400 Hibiscus Acquisitions LLC for the property at 400 Hibiscus Street.

**Originating Department:**

Community Redevelopment Agency

**Ordinance/Resolution:**

RESOLUTION NO. 25-51: A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY AUTHORIZING THE SALE OF TRANSFER DEVELOPMENT RIGHTS; APPROVING EXECUTION OF A TDR PURCHASE AND SALE AGREEMENT BETWEEN THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY AND 400 HIBISCUS ACQUISITIONS, PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

**Staff Recommended Motion:**

Approve Resolution No. 25-51.

**Background Information:**

Section 94-132 of the City of West Palm Beach's Code of Ordinances provides for a Transfer of development rights program, which allows designated sending sites to transfer unused development rights to an eligible receiving site.

In 2024, the West Palm Beach Community Redevelopment Agency (WPB CRA) purchased Transfer Development Rights (TDRs) from KWA Properties, LLC at 1028 N. Tamarind Avenue to assist with funding the rehabilitation of the historic Hamburger Haven restaurant. These TDRs were then banked for future purposes.

In 2025, development was completed on 719 N. Sapodilla Avenue and leased to VFFWPB LLC, while the WPB CRA retained full ownership of the TDRs on this property.

Now, a viable buyer has presented an offer to purchase the total 24,634 square feet of unused TDRs from the WPB CRA at a market rate of \$17 per square foot.

400 Hibiscus Acquisitions, LLC, the Buyer, is in the process of redeveloping the real property located at 400 Hibiscus Street, West Palm Beach, Florida, and seeks the transfer of development rights for the redevelopment of the property. The buyer has presented an offer to purchase the total 24,634 square feet of unused TDRs from the WPB CRA at a market rate of \$17 per square foot, totaling \$418,778.

Resolution No. 25-51 authorizes the execution of this sales agreement.

Completion of the transfer is conditioned upon approval by the Downtown Action Committee.

CRA District: Downtown/City Center.

Commission District 3: Commissioner Christy Fox.

**Fiscal Note:**

Incoming Net Revenue = \$418,778.

## 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.