

WEST PALM BEACH

EST. 1894

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Mayor Keith A. James
Commission President Joseph A. Peduzzi (District 4)
Commissioner Cathleen Ward (District 1)
Commissioner Shalonda Warren (District 2)
Commissioner Christy Fox (District 3)
Commissioner Stephen Sylvester (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, June 8, 2026
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 May 11, 2026, Community Redevelopment Agency Meeting.

Originating Department:

Mayor's Office

- 6.2. Resolution No. 26-13 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. 26-13: A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY AUTHORIZING THE SALE OF TRANSFER DEVELOPMENT RIGHTS (TDRS); 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.

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 12,065 square feet of 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 12,569 square feet of 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.

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 TDRs from the WPB CRA at a market rate of \$17 per square foot, totaling \$418,778.

Resolution No. 26-13 authorizes the sale of 24,634 square feet of TDRs to Hibiscus Acquisitions.

The Downtown Action Committee approved the TDR transfer on November 12, 2025.

CRA District: Downtown / City Center.

Commission District 3: Commissioner Christy Fox.

Fiscal Note:

Incoming	Net	Revenue:	\$418,778.
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7. RESOLUTIONS

- 7.1. Resolution No. 26-9 authorizing the sale and conveyance of real property located at 907 7th Street, West Palm Beach, Florida to Alisha Winn for the amount of \$235,000.

Originating Department:

Community Redevelopment Agency

Ordinance/Resolution:

RESOLUTION NO. 26-9: A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY AUTHORIZING THE SALE AND CONVEYANCE OF REAL PROPERTY LOCATED AT 907 7TH STREET, WEST PALM BEACH, FLORIDA, TO ALISHA WINN, FOR A PURCHASE PRICE OF \$235,000 APPROVING THE AGREEMENT FOR SALE AND PURCHASE OF REAL PROPERTY WITH ALISHA WINN; PROVIDING FOR A RETROACTIVE RENT CREDIT; AUTHORIZING THE EXECUTION OF A DECLARATION OF RESTRICTIVE COVENANTS; AUTHORIZING THE CHAIR TO EXECUTE ALL NECESSARY DOCUMENTS; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Staff Recommended Motion:

Approve Resolution No. 26-9.

Background Information:

The West Palm Beach Community Redevelopment Agency (CRA) acquired the parcel located at 907 7th Street in 2013 for \$12,500 as part of its ongoing neighborhood revitalization and housing stabilization efforts. In 2017, following the issuance of a Notice of Intent to Dispose on November 23, 2016, Alisha Winn was awarded a lease for the property and has since maintained tenancy through a series of lease renewals, with the current lease term extending through September 30, 2026.

The property has undergone substantial improvements through two (2) separate renovation efforts. The first renovation, completed at a cost of approximately \$133,000; was undertaken to restore the residence to a habitable condition before tenancy. A second round of improvements was completed in 2025 at a total cost of \$64,651 to further prepare the property for purchase. Based upon a post-improvement appraisal, the current purchase price for the property has been established at \$235,000.

Resolution No. 26-9 will authorize the sale and conveyance of real property located at 907 7th Street, West Palm Beach, Florida, to Alisha Winn in the amount of \$235,000.

Downtown/City Center District or Northwood/Pleasant City District.

Commission District 3: Commissioner Christy Fox.

Fiscal Note:

Additional Revenue: \$235,000.

- 7.2. Resolution No. 26-11 approving a Second Amendment to the Agreement for Lease and Purchase and Sale of 314 Clematis Street with 314 Clematis Owners LLC.

Originating Department:

Community Redevelopment Agency

Ordinance/Resolution:

RESOLUTION NO. 26-11: A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY APPROVING A SECOND AMENDMENT TO THE AGREEMENT FOR LEASE AND PURCHASE AND SALE OF PROPERTY LOCATED AT 314 CLEMATIS STREET WITH 314 CLEMATIS OWNERS, LLC; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Staff Recommended Motion:

Approve Resolution No. 26-11.

Background Information:

Amendment No. 19 to the Strategic Finance Plan for the Downtown / City Center District sets the redevelopment or sale of 314 Clematis Street as a goal for the Downtown target area.

The CRA Board approved Resolution No. 22-20, authorizing staff to seek proposals for the purchase of 314 Clematis Street. A statutory notice of disposition was published on October 27, 2023.

By Resolution No. 24-25, at the June 2024 meeting, the CRA Board approved an Agreement for Lease and Sale and Purchase of 314 Clematis Street with 314 Clematis Owner, LLC ("Purchaser"), a joint venture consisting of Blue Water Advisors LP and Brand Atlantic Real Estate Partners, LP. The joint venture subsequently formed 314 Clematis Owners LLC. Under the agreement, the Purchaser will renovate, operate, and maintain the property pursuant to a lease-to-own structure. In return, the Purchaser will provide the CRA with \$5.6 million over five (5) years, with the majority of the payment due at the end of the term.

By Resolution No. 24-47, the CRA Board approved a First Amendment to the Agreement for Lease and Sale and Purchase of 314 Clematis Street, which deferred the insurance requirements for property insurance until a building permit is issued; redefined the commencement of construction as the work that begins post-demolition; and revised the title representations regarding the Bank of America ATM lease.

314 Clematis Owners LLC is now requesting a second amendment to the agreement. The amendment affirms that all payments and project obligations are currently in compliance. In addition, the Second Amendment approves the following:

- Replacing Blue Water Advisors LLC with Armata Holdings LLC as a development partner and controlling party of the Developer, 314 Clematis Owner LLC.
- Confirms that the Developer has met all preconstruction requirements.
- Confirms that all installment payments due to date from the Developer have been paid.
- Establishes the commencement date of construction.
- Authorizes an affiliate of the Developer or controlling party to fund the project as a leasehold mortgagee provided that: 1) the aggregate of all leasehold mortgages shall not exceed forty-nine percent (49%) of the project costs, estimated at \$10 million; and 2) such private leasehold mortgage, and any amendment, modification or extension thereof, receives the written approval of the CRA Executive Director, the CRA Treasurer and the Chair of the CRA Board, after review and determination that such private leasehold mortgage terms are commercially reasonable.
- Represents that there are no known defaults under the Agreement.

The Second Amendment preserves the original scope of the project and terms of the sale while adding resources intended to enhance project execution and strengthen the likelihood of activating and revitalizing this section of Clematis Street.

Resolution No. 26-11 approves the Second Amendment and authorizes the Chair to execute all associated documents.

CRA District: Downtown City Center.

Commission District 3: Commissioner Christy Fox.

Fiscal Note:

There is no fiscal impact to this agenda item.

- 7.3. Resolution No. 26-12 approving a Relocation and Development Assistance Incentive Program Grant for 212 Bagel LLC in an amount not to exceed \$67,642 and authorizing the chair to execute a Relocation and Development Assistance Incentive Program Grant Agreement with 212 Bagel LLC.

Originating Department:

Community Redevelopment Agency

Ordinance/Resolution:

RESOLUTION NO. 26-12: A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY APPROVING A RELOCATION AND DEVELOPMENT GRANT IN THE AMOUNT OF \$67,642 TO 212 BAGEL LLC., FOR IMPROVEMENTS TO THE PROPERTY LOCATED 527 CLEMATIS STREET, WEST PALM BEACH, FLORIDA 33401; APPROVING AND AUTHORIZING THE CHAIR TO EXECUTE A RELOCATION AND DEVELOPMENT ASSISTANCE GRANT AGREEMENT WITH 212 BAGEL LLC; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Staff Recommended Motion:

Approve Resolution No. 26-12.

Background Information:

By Resolution No. 17-42, the CRA Board of Commissioners approved an incentive program named the Relocation and Development Assistance Incentive Program (RADA). The Board determined that RADA supports difficult and/or unique redevelopment projects that could not be accommodated under other CRA programs.

Since all redevelopment obstacles cannot be anticipated, this program allows the CRA Board flexibility to facilitate projects that would not happen without assistance at some level. This incentive program ensures property development continues by rehabilitating existing structures, removing blight, allowing businesses to relocate to more suitable locations, and re-merchandising vacated space.

212 Bagels is a transformed expansion of "Baked in Brooklyn", a family-owned bagel shop in Brooklyn, New York that has successfully operated for nearly fifteen (15) years. Originally established as an 800-square-foot retail location, the bagel establishment is looking to expand its updated concept into diversified regions, while utilizing the same retail-front, wholesale-back operational model. 212 Bagels, rooted in decades of family experience in food production, has been modernized and tailored specifically for the South Florida market.

The RADA grant for 212 Bagels aims to assist the business in the buildout of a fully operational restaurant and kitchen. Construction includes, but is not limited to, professional interior buildout, installation of commercial kitchen equipment, permitting, FFE, etc.

This establishment is expected to positively impact the local community by creating jobs, demonstrating economic vitality for the neighborhood, attracting private investment, and promoting further tourism to the City.

The proposed grant supports the strategic plan for Economic Development and accomplishes major goals: (1.5) Attracting talent to West Palm Beach; (2.1) Creating a business-friendly regulatory environment; and (5) Providing additional resources to help entrepreneurs.

Approval of Resolution No. 26-12 authorizes the execution of the grant agreement with 212 Bagel LLC in an amount not to exceed \$67,642.

CRA District: Downtown Core.

Commission District 3: Commissioner Christy Fox.

Fiscal Note:

Budgeted.

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.