

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
Pass/Fail Agenda
Monday, May 11, 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

4:00 p.m.

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

Request to postpone Item 7.1 to June 8, 2026.

6. CONSENT CALENDAR -**APPROVED**

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 April 13, 2026, Community Redevelopment Agency Meeting.

Originating Department:

Mayor's Office

7. RESOLUTIONS – **POSTPONED TO THE JUNE 8, 2026, CRA MEETING**

7.1. 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 its 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.

8. ADJOURNMENT – 4:10 P.M.

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.