



401 Clematis Street  
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[www.wpb.org](http://www.wpb.org)

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**  
**Pass/Fail Agenda**  
**Monday, July 7, 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- 4:09 PM**

**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- **PRESENTED**

- 6.1. Presentation of proposals received for Notice of Disposition issued April 20, 2025, for affordable housing for properties located at 401 Division Avenue, 639 4th Street, 631 6th Street, and 519 L A Kirksey.

**Originating Department:**

Community Redevelopment Agency

**Background Information:**

On April 20, 2025, the West Palm Beach Community Redevelopment Agency issued a Notice of Disposal to dispose of the following properties for development as affordable housing:

- 401 Division Avenue
- 639 4th Street
- 631 6th Street
- 519 L A Kirksey

The notice was published in the Palm Beach Post. All proposals were due by 5:00 p.m. on May 20, 2025.

Proposals were received from:

Habitat for Humanity

House: Single Family; 2, 3, & 4 Bedroom / 1 & 2.5 baths

Sales Price: \$280,000 - \$343,000; Owner to provide sweat equity

Build Time: 18 Months

Action Construction Group

House: Single Family; 4 & 5 Bedroom; 1,640 - 1,667 square feet

Sales Price: \$460,000

Build Time: 22 Months

Elite Design and Construction

House: Single Family; 1,4800 - 1,600 square feet  
2 Bedrooms & Accessory Dwelling Unit (ADU)  
Sales Price: \$450,000 - \$500,000  
Build Time: 12 Months

Atlantic Construction Engineers

House: Single Family; 3 Bedroom  
Sales Price: \$650,000 - \$750,000  
Build Time: 24 Months

Rosh Equities

House: Multi-Family; 2 Units / 3 Bedroom; 1 Bath  
Sales Price: Build-to-rent a Single Family Home (SFH); \$2,785 per month  
Build Time: 20 - 22 Months

Sanya Simmons, Kimberly Simmons & Tanya Reid

House: Unknown; Goal to mirror historical family home  
Sales Price: To become a Homestead; CRA to negotiate a price  
Build Time: Unknown

Based on the information submitted by the proposers and the information per CRA staff's request, CRA staff is requesting guidance from the CRA board on moving toward negotiations. Staff will be providing a presentation summary of all proposals.

CRA District: Downtown/City Center CRA District and Northwood/Pleasant City CRA District.

Commission District 1: Commissioner Cathleen Ward.

Commission District 3: Commissioner Christy Fox.

**Fiscal Note:**

No fiscal impact.

**7. CONSENT CALENDAR- ALL ITEMS WERE 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.

- 7.1. Minutes of the Community Redevelopment Agency Meeting of June 23, 2025.

**Originating Department:**

Mayor's Office

- 7.2. Resolution No. 25-31 approving the appointment of Will Davis to the Community Redevelopment Agency Advisory Board for the Northwood / Pleasant City CRA.

**Originating Department:**

Community Redevelopment Agency

**Ordinance/Resolution:**

RESOLUTION NO. 25-31: A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY AUTHORIZING THE RE-APPOINTMENT OF WILL DAVIS TO THE COMMUNITY REDEVELOPMENT AREA ADVISORY BOARD; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

**Background Information:**

The West Palm Beach Community Redevelopment Agency Advisory Board (CRAAB) for the Northwood / Pleasant City District is governed by Resolution No. 20-70. The CRAAB is made up of eleven (11) voting members representing the following groups and organizations:

1. One (1) member who is the owner of a business located in the Northwood/Pleasant City District: Currently vacant;
2. Two (2) at-large members from the Northwood/Pleasant City District: Currently filled by Kevin Harris and vacant;
3. One (1) member representing the Chamber of Commerce of the Palm Beaches: Currently filled by John Carpenter;
4. One (1) member representing a 501(c)(3) non-profit community-focused organization located in the Northwood/Pleasant City District: Currently vacant;
5. One (1) member representing a financial institution with an office in the City of West Palm Beach: Currently filled by Thais Sullivan;
6. One (1) property owner from the Northwood area of the Northwood/Pleasant District: Currently filled by Angela Ogburn;
7. One (1) property owner from the Pleasant City area of the Northwood/Pleasant District: Position filled by Alyassia Taylor;
8. One (1) member who is an architect, landscape architect, planner, or engineer: Currently filled by Michael Howe;
9. One (1) member with a legal background: Currently filled by William Holland; and

10. One (1) member who is a general contractor or who has private sector development-related experience: Currently filled by Robin Galanti.

The purpose of the CRAAB is to assist and advise the CRA in preparing and implementing the Northwood / Pleasant City CRA District Strategic Finance Plan, including recommending projects consistent with the Community Redevelopment Plan and Florida Community Redevelopment Act, and to recommend amendments or modifications to the Northwood / Pleasant City Strategic Finance Plan.

Will Davis is currently the owner of Day by Day, a retail business located in the Northwood Village Target Area of the Northwood Pleasant City CRA District. This will be Mr. Davis's first term under CRAAB Resolution No. 20-70, which allows for a maximum of three (3) consecutive terms. Mr. Davis will serve in the capacity of representing the owner of a business located in the Northwood/Pleasant City District. Mr. Davis's appointment was reviewed and recommended by the Nominating Committee.

CRA District: Northwood / Pleasant City / Broadway.

Commission District 1: Commissioner Cathleen Ward.

**Fiscal Note:**

No fiscal impact.

## 8. ADJOURNMENT- 4:32 PM

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.