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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  
Pass/Fail Agenda  
Monday, January 5, 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

### 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 December 8, 2025, Community Redevelopment Agency Meeting.

**Originating Department:**  
Mayor's Office

### 7. PRESENTATIONS- **ALL ITEMS WERE PRESENTED.**

- 7.1. Presentation and update of the Center for Smart Streetscapes by Florida Atlantic University.

**Originating Department:**  
Community Redevelopment Agency

**Background Information:**

The Center for Smart Streetscapes (CS3) is a National Science Foundation (NSF) Engineering Research Center, launched in 2022 and led by Columbia University in partnership with Florida Atlantic University (FAU), Rutgers University, and Lehman College. CS3 is a pioneering initiative aimed at transforming urban streetscapes into smart, responsive, and inclusive environments through advanced technologies and community-driven design.

MISSION & GOALS

CS3's mission is to advance livable, safe, and inclusive communities by integrating real-time, hyper-local data and intelligent systems into public spaces. The center focuses on five (5) key application areas:

1. Road Safety & Traffic Efficiency
2. Public Safety
3. Assistive Technologies
4. Future of Outdoor Work
5. Hyper-Local Environments

### FLORIDA ATLANTIC UNIVERSITY'S ROLE

Florida Atlantic University (FAU) plays a central role in CS3 through its Institute for Sensing and Embedded Network Systems Engineering (I-SENSE) and the College of Engineering and Computer Science. FAU leads the West Palm Beach Mobility Intelligence Project, which laid the groundwork for CS3's local deployment.

### KEY CONTRIBUTIONS BY FAU

**Smart City Research Leadership:** FAU co-leads research in sensing technologies, AI, wireless communication, and urban simulation.

**Community Engagement:** FAU works closely with West Palm Beach residents and City officials to ensure that smart streetscape solutions reflect local needs and values.

**Student Involvement:** FAU students are actively engaged in CS3 research, including internships, data analysis, and public outreach.

**Privacy-Respecting Technology:** FAU emphasizes anonymized data collection and no facial recognition, ensuring ethical and community-trusted deployment.

### IMPACT IN WEST PALM BEACH

West Palm Beach is one of CS3's three pilot cities, alongside Harlem (NYC) and New Brunswick (NJ). The CRA district is a focal point for smart streetscape applications, including:

**Mobility Pattern Analysis:** Understanding pedestrian and vehicle flow to improve safety and efficiency.

**Environmental Monitoring:** Tracking air quality and noise levels to guide sustainability efforts.

**Community Feedback Tools:** Empowering residents to shape public space improvements.

**Resource Optimization:** Using data to reduce waste and improve City services.

### BENEFITS TO THE CRA DISTRICT

Enhanced Public Safety through predictive analytics and responsive infrastructure.

Improved Urban Mobility via real-time data insights.

Sustainable Development with smarter resource management.

Inclusive Planning through participatory design and community engagement.

- 7.2. NORA presentation and discussion regarding Master Plan and Funding for the area between 7th and 11th Street along Railroad Avenue and portions of Brelsford Park.

**Originating Department:**

Community Redevelopment Agency

**Background Information:**

Representatives from NORA Holdings LLC have been in discussions with the Agency regarding future development initiatives within the boundary of the NORA District. The Developer intends to undertake various public-oriented Strategic Initiatives within the NORA District to include portions of Brelsford Park. The initiatives are intended to support the long-term development of the area and will enhance mobility, connectivity, public safety infrastructure, affordability, resilience, and the public realm. These strategic initiatives are intended to support the future residential and commercial uses previously approved for the district.

Developer Initiatives will include, but not be limited to, the following:

- **Affordability:** Construction of affordable housing within the district utilizing the WPB Affordable Housing Workforce Housing ordinance.
- **Streets and Mobility:** Surface improvements, sidewalk widening, pedestrian crossings, signage and wayfinding, and traffic lights, circles, and other applicable traffic calming mechanisms.
- **Public Parking-A:** Construction of a public parking facility to accommodate approximately 155 spaces underground; to be integrated into the NORA Multi-Family Project. These spaces will serve the neighborhood's retail, hotel, and office visitors.
- **Public Parking-B:** Construction of a parking facility of approximately 250 public parking spaces above grade.

- 6th Street - 9th Street: Infrastructure Improvements consistent with the anticipated mixture of commercial and residential uses within future development of the adjacent private parcels. This initiative will include assisting the CRA/City with an elevated pedestrian crossing at 7th Street and the FEC R/R, which will enhance connectivity within the district.
- 10th and 11th Street, Spruce, Madeira Court, and N. Dixie Highway: Infrastructure Improvements to include surface improvements, sidewalk widening, pedestrian upgrades, lighting, traffic calming, landscaping, and utility relocations.

The presentation will discuss "hard cost" projections and financial assistance through the use of Tax Increment Financing and Grant Distribution, utilizing the REDA Grant Program offered by the Agency.

Commission District 3: Commissioner Christy Fox.

## **8. ADJOURNMENT- 5:00 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.