



**West Palm Beach
Community Redevelopment Agency**

**DRAFT
AGENDA**

**January 14, 2019
4:00 P.M.**

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, FLORIDA 33401, (561) 822-1210}

**MAYOR
CHAIR
GERALDINE MUOIO**

CITY COMMISSION

PRESIDENT PAULA RYAN

COMMISSIONER KELLY SHOAF

COMMISSIONER CORY NEERING

COMMISSIONER KEITH JAMES

COMMISSIONER CHRISTINA LAMBERT

**CRA EXECUTIVE DIRECTOR, JON WARD
CITY ATTORNEY, KIMBERLY ROTHENBURG
TREASURER, MARK A. PARKS
CITY CLERK, HAZELINE CARSON**

1. ROLL CALL

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.

COMMENTS FROM THE PUBLIC FOR NON-AGENDA ITEMS:

COMMENTS FROM THE BOARD:

ADDITIONS / DELETIONS / REORGANIZATION OF AGENDA:

CONSENT (2-4):

2. **Minutes of the Community Redevelopment Agency Meeting of November 19, 2018.**
[Agenda Cover Memorandum No.: 21986](#)

Staff Recommended Motion:

Approve the Minutes of the Community Redevelopment Agency Meeting held on November 19, 2018.

3. **Minutes of the Special Community Redevelopment Agency Meeting of November 26, 2018.**
[Agenda Cover Memorandum No.: 21987](#)

Staff Recommended Motion:

Approve the Minutes of the Special Community Redevelopment Agency Meeting held on November 26, 2018.

4. **Minutes of the Community Redevelopment Agency Meeting of December 3, 2018.**
[Agenda Cover Memorandum No.: 21988](#)

Staff Recommended Motion:

Approve the Minutes of the Community Redevelopment Agency Meeting held on December 3, 2018.

RESOLUTIONS (5-6):

5. **Resolution No. 19-4 granting Owner's Consent for submittal by Cohen Brothers Realty of an application for planning and zoning development approvals for the Tent Site at 801 S. Dixie Highway.**

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY GRANTING OWNER'S

CONSENT FOR SUBMITTAL BY COHEN BROTHERS REALTY OF AN APPLICATION FOR PLANNING AND ZONING DEVELOPMENT APPROVALS FOR THE TENT SITE AT 801 S. DIXIE HIGHWAY; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

[Agenda Cover Memorandum No.: 21990](#)

Staff Recommended Motion:

Approve Resolution No. 19-4.

Background:

As the Board is aware, the CRA Board has previously selected Cohen Brothers Realty for the negotiation of terms and a development agreement for the Tent Site. While negotiation of a term sheet is ongoing, Cohen Brothers Realty is desirous of submitting preliminary site plans to the City's Planning Division to begin the initial evaluation of the project as part of the normal review process.

The West Palm Beach Community Development Agency is the property owner of the Tent Site at 801 S. Dixie Highway, West Palm Beach.

The application for Planning & Zoning development approvals requires consent of the property owner to the use of the property for the purposes described in the application and to all conditions which may be agreed to and which may be imposed by the City Commission in both its proprietary and regulatory capacity. The details of the preliminary site plan and building size specifications will be detailed in the application.

Resolution No. 19-4 consents to the submittal of the application for Planning & Zoning approvals by Cohen Brothers Realty.

Note that this action does not approve the submittals themselves, but merely allowing Cohen Brothers to continue with the normal City review process in an effort to expedite the development of the Tent Site.

Fiscal Note:

There is no fiscal impact from this item.

- 6. Resolution No. 19-2 authorizing the submittal of a grant application to the National Trust for Historic Preservation for the Sunset Lounge Project.**

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY AUTHORIZING THE SUBMITTAL OF A GRANT APPLICATION TO THE NATIONAL TRUST FOR HISTORIC PRESERVATION REQUESTING A GRANT OF \$150,000 UNDER THE AFRICAN AMERICAN CULTURAL HERITAGE FUND FOR FUNDING TOWARD THE SUNSET LOUNGE PROJECT; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

[Agenda Cover Memorandum No.: 21989](#)

Staff Recommended Motion:

Approve Resolution No. 19-2.

Background:

The National Trust for Historic Preservation has created a grant program specifically targeted at historic assets focused on African American cultural heritage. Grants are available from \$50,000-150,000 and range in areas from historic preservation to organizational capacity building. The initial step in applying for the 2019 grant series is the submission of a Letter of Interest to the National Trust. The deadline for the submission of the LOI is January 15, 2019.

Staff has completed the acquisition and design phases of the Sunset Lounge project and are now focusing on the operational phase. Staff proposes to apply for an African American Cultural Heritage Action Fund grant in the amount of \$150,000 in the category of organizational capacity building. The goal of the grant is to support the hiring of staff that will be responsible for the creation and development of the Historic Northwest Sunset Foundation, which will be responsible for the programming, operation and sustainability of the facility.

Fiscal Note:

No fiscal impact.

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.