

The Pineapple Press

Serving the residents of Historic El Cid

Fall 2023

A note from our presidents...

Thank you for attending the recent community outreach meetings held by the Frisbie Group (FG) regarding the redevelopment of 319 Belvedere Plaza. We appreciated the opportunity to hear the FG's plans and give feedback. As the meetings progressed, we sensed their willingness to incorporate our community's thoughts and concerns into their design and we are grateful for that collaborative attitude. We believe that we are on the way towards agreeing on a plan that might satisfy both the developers needs and the neighborhood's, with two primary exceptions - height and density. At each meeting, residents of our neighborhood voiced concerns, in addition to others, that the height and density was too much for such a small parcel in the middle of our historic residential neighborhood.



HISTORIC
**EL
CID**
founded 1920

The El Cid Historic Neighborhood Association Board believes The Frisbie Group (FG), the El Cid neighborhood and the City of West Palm Beach have an opportunity to work together to approve a profitable project which can enhance the neighborhood. During these exciting times of economic growth, we understand change is healthy and things cannot always stay as they once were. We believe it is reasonable to obtain a Commercial East land use designation as it enables some residential to be built. However, we are concerned about the FG's additional request for a Commercial Planned Development (CPD) zoning change if their intention remains to max out the FAR on such a small lot without consideration for our historic neighborhood.

Our objective is not to be obstructionist, we believe there is a solid middle ground. In fact, on May 20, 2022, at our first meeting about the 319 Belvedere project, all the ideas were thoughtful and considerate of our historic neighborhood and the challenges of the small and narrow lot size. The members of the E Cid Board left that meeting with no concerns and were frankly excited for the FG to develop the project. Those plans have completely changed since that first meeting and while we recognise that economic circumstances sometimes influence change, we hope they consider our feedback as they redesign the project.

To read the letter of suggestions that the El Cid Neighborhood Association Board recommended to The Frisbie Group, please visit our website at elcidhistoric.org/newsletter.

We understand that Charles Cohen has submitted a new plan for The Carefree 6. We just received the records today and we will provide the neighborhood with more information on these plans at the Quarterly El Cid Neighborhood meeting held this coming **Wednesday, November 8th at 6pm at The Redeemer Lutheran Church, 2300 S. Dixie Highway in the basement.**

-Karen Steele + Jon Low



Important Update on the Carefree Development Project: Your Voice Matters

The El Cid Historic Neighborhood Association Board has been actively involved in discussions with the Carefree 6 development team regarding the project proposed at 2000 South Dixie Hwy. Based on the latest plans we have seen, here is what we know:

- The project's size, scale, inadequate parking, and increased traffic will have a detrimental impact on the El Cid neighborhood and residents and businesses along the South Dixie corridor.
- The Carefree Development proposal includes six movie theaters with up to 600 seats, which the developer has been unwilling to reduce.
- It also includes 58 rental apartments and over 15,000 square feet of restaurant and commercial space that will overwhelm the neighborhood.
- Additionally, proposed public safety measures ignore our community's needs.

The Time to Act is Now!

As the project undergoes further review by city officials, your voice becomes paramount in preserving our vibrant community's essence. **We expect this project to be reviewed by City Boards and the City Commission within the next few months.** Here is how you can join our coalition in opposition to The Carefree as it is currently proposed:

Sign a Petition and Letter of Opposition

We urge you to join us in making your voice heard through the following steps:

1. **Sign the Petition:** Join our collective stand to "Stop the Carefree." Add your name to the petition at <https://bit.ly/3Qo6UOX>.
2. **Write an Email or Letter:** Address your opposition to the current Carefree development proposal. Please send your email or letter to StopTheCarefree@gmail.com, and we'll ensure it's submitted on your behalf. You may use this sample correspondence you may use to formulate your own letter: <https://bit.ly/3FPJrkx>.

Sample Letter/ Email in Opposition to The Carefree

Dear Mayor James and West Palm Beach City Commissioners,

I am writing to you as a resident of El Cid Historic Neighborhood to share my strong opposition to the proposed Carefree 6 Project, which currently includes the construction of a five-story development at 2000 S. Dixie Highway, West Palm Beach. As currently outlined, the plan contains six movie theaters with a capacity of up to 600-seats, over 15,000 square feet of commercial space, 59 rental apartments, and an underground 378-car parking garage, all on a 1.8-acre site. The project is just too big and too massive. While future development on the site is important to a vibrant South Dixie, the proposed project, as currently submitted, would result in significant increases in traffic and noise pollution, multiply the parking challenges on South Dixie, cause additional safety concerns and negatively impact the quality of life for residents in the area. Simply put, this proposed development does not match the character of the historic homes in El Cid and other South Dixie neighborhoods. As such, I strongly urge you to oppose the Carefree 6 development.

Thank you for your consideration.

Sincerely,

[Your Name]



PROTECT OUR NEIGHBORHOODS

STOP THE CAREFREE

I, the undersigned, strongly oppose the proposed Carefree 6 Project, a five-story complex located at 2000 South Dixie Highway, West Palm Beach.

The current plan violates zoning requirements for height and scale, containing auditoriums, inadequate parking, rental units, and restaurant and retail space that is too big and does not fit with the character of the surrounding neighborhood.

The development will create too much traffic, noise, and air pollution, significantly impacting the quality of life for residents in the area, creating safety issues, and setting a bad precedent for large-scale development in our single-family home neighborhoods.

I urge the Mayor and all our City Commissioners to stand with our local residents and oppose the proposal for the Carefree 6 Project as currently configured.

Please print:

Name: _____

SIGNATURE [required] _____

Community/Neighborhood: _____

Address: _____

Statement of opposition (optional): _____

Phone: _____

Email: _____

Return Petition to: StoptheCarefree@gmail.com

Personal phone and email information is for our coalition to contact you about project updates and will not be shared with the city or any other outside parties.
Sponsored by the El Cid Neighborhood Association

Important Upcoming Meetings

- **November 8th at 6pm:** Quarterly El Cid Neighborhood Meeting at the Redeemer Lutheran Church, 2300 South Dixie Highway in the basement.
- **November 13th at 5pm:** The next City Commission Meeting will be on Monday, November 13th in City Hall at 5:00pm. The future land use amendment change for 319 Belvedere Rd. is on the agenda. We urge neighbors who want to voice their concerns to attend in-person and do so. If you are not receiving Commissioner Lambert’s newsletters that include updates on development/engineering projects, park improvements, and much more, please sign up by scanning the QR code below to access a number of helpful tools and information about the City.



<https://linktr.ee/wpbd5>

Neighborhood Beautification

Doug Taylor has graciously offered to continue organizing and helping to fund the palm tree planting program in our neighborhood. If you are interested in having a palm tree planted in your swale, please email Doug directly at douglastaylor1075@icloud.com. The Belvedere monument is currently under construction and will be completed soon!

29th Annual GreenMarket Is Back

Just a reminder that the award-winning West Palm Beach GreenMarket has returned and will be held downtown on the Great Lawn every Saturday through April 20th, 2024. It opens at 9:00am and runs until 1:00pm.

Tax Season is Here

There is not much of a chill in the air here in South Florida as November rolls upon us, but one thing is for certain... it’s property tax season. November 1 marks the mailing of property tax bills here in Palm Beach County, so watch your mailboxes in early November. Your taxes are due by March 31, 2024, but they offer several discounts for paying early, with the maximum discount of 4% offered if taxes are paid by November 30. Then the discount drops to 3% in December, 2% in January and 1% in February. There is no discount if you wait and pay your taxes in March.

Once you receive your bill, you can visit www.pbctax.com to take advantage of their convenient online payment portal. Visit their website for complete details about your property taxes as well as information for enrolling in their Installment Payment Plan for future tax year payments. Please contact Dorothy Jacks’s office for specific questions.

El Cid Holiday Party

The Holidays are quickly approaching and that means it’s time to plan our annual holiday party! We are looking for a neighbor willing to host at their house this year. The date is flexible but normally held the first two weeks of December.

The El Cid Historic Neighborhood Association organizes and pays for all of the logistics. If interested, please reach out to one our board members or email board@elcidhistoric.org

Safety + Security

- See Something, Say Something!
- The next South End Police Chiefs Meeting is January 17th, 2024 at 6:00 p.m. at the Cox Science Center STEM Building - 4800 Dreher Trail North. This is an opportunity for residents to meet the Police Chief, Community Officer and Code Enforcement.
- Camera registry program: Share your location with the WPB Police to keep our neighborhood safe by going to <https://wpb.registry.cam>
- If you observe suspicious activity, such as an unknown person looking into car windows, entering yards, knocking on doors, please call the police immediately.
- If the individual has left the area, please call the WPBPD non-emergency number, 561-822-1900. If you observe a crime in progress, please call 911.
- Stay alert and stay safe this season!



Right to Clean Water

The Right to Clean Water amendment creates a fundamental right to clean and healthy waters, clarifies prohibited actions and inactions that harm (or threaten to harm) waters, and defines important terms, such as what “clean and healthy waters” and “harm” mean specifically. The proposed amendment includes wetlands, and our fundamental right to clean and healthy wetlands would override the permitted rights of developers to cause them harm. Go to <https://www.floridarighttocleanwater.org/petition> to print and sign the petition before November 30th.



Tarpon Cove Updates:


The recent work of installing rocks to construct oyster and artificial reef habitats, the placement of sand to create seagrass habitat, and the installation of marine signs is complete. All of the major visible above-water components (mangrove islands, oyster reefs and bird nesting habitat) is also complete. Approximately 17,500 cubic yards of beneficially reusable sand from the Sawfish Island project has been placed and graded to create seagrass habitat. The sand and rock have created valuable oyster and shallow reef habitat surrounding the islands. The rock is already recruiting oyster, fish, and wading birds to the newly created habitat.



Reminder: 2023 Association Membership

Your membership and involvement in the El Cid Association is increasingly important as the business, residential, educational, and cultural activities in the South End of West Palm Beach continue to grow at a rapid rate – and clearly have had both a positive and negative impact on our community. Managing that growth is critical and the Association Board works tirelessly to preserve the character of our neighborhood and the security and safety of our families. Please join us in our efforts to protect this beautiful community that we call home.

-The Board of the El Cid Historic Neighborhood Association

 <p>HISTORIC EL CID FOUNDED 1920</p>	<p>EL CID NEIGHBORHOOD ASSOCIATION ANNUAL DUES/MEMBERSHIP APPLICATION - 2023 P.O. Box 414, West Palm Beach, FL 33402</p>
<p>NAME: _____</p> <p>ADDRESS: _____</p> <p>_____</p> <p>E-mail: _____</p> <p><input type="checkbox"/> Please check here to include my email in the El Cid Directory</p> <p>TELEPHONE: (____) _____</p> <p><input type="checkbox"/> Please check here to include the above phone # in the El Cid Directory</p>	<p>ANNUAL INVESTMENT LEVELS</p> <p><input type="checkbox"/> \$100 Household Membership</p> <p><input type="checkbox"/> \$100 Business Associate Membership</p> <p><input type="checkbox"/> \$_____ Donation to the Association</p> <hr/> <p>Make check payable to: El Cid Historic Neighborhood Assoc., Inc. Your payment may be tax deductible. Please check IRS guidelines.</p> <p>I am interested in volunteering from time to time in the following areas.</p> <p><input type="checkbox"/> Historic Preservation</p> <p><input type="checkbox"/> Special Events</p> <p><input type="checkbox"/> Ordinance & Zoning Issues</p> <p><input type="checkbox"/> Public Relations (El Cid Communications)</p> <p><input type="checkbox"/> Neighborhood Beautification</p> <p><input type="checkbox"/> Block Captain Team</p>

Have a local business?

1. El Cid neighbors are patrons of local businesses.
2. Becoming an El Cid member provides ad space in the El Cid directory, mention on the El Cid website and an opportunity to participate in neighborhood events.
3. El Cid membership connects businesses to the El Cid community and offers marketing opportunities to interested businesses.

How can I pay my dues?

If you prefer to pay by check, you may send it to:
 El Cid Historic Neighborhood Assn.
 PO Box 414
 West Palm Beach, FL 33402

You may also pay using **Venmo: @ElCidHistoric**
 Be sure to include a description of what your payment is for in the payment notes.

Update on Board Nominations:

Our purpose is to sponsor and support activities to educate residents, government officials, and other organizations on public issues related to our community. We welcome anyone who is interested in serving on the Board of Directors and ask that you consider giving your community the benefit of your talents and time. Interested? Please email board@elcidhistoric.org
<https://www.elcidhistoric.org/board-nominations/>

Please visit our newly updated website for more information: <https://www.elcidhistoric.org/join/>

