

The Pineapple Press

Serving the residents of Historic El Cid

Winter 2025

A note from our presidents...

Dear Neighbors,

A huge thank you to everyone who joined us for our holiday party and a special shoutout to our amazing hosts, Fred and Laure Tanne, for making the evening so memorable. It was truly a magical way to wrap up the year!

As we kick off the new year, we're entering the ECHNA board election season, and we'd love to have more neighbors involved. If you've ever thought about joining the board, now's your chance! Just follow the instructions on the Google nomination form (linked below). The deadline for nominations is February 15th, and the election will take place during our annual meeting on March 3rd at the Redeemer Lutheran Church located at 2300 S Dixie Highway.

We also have decided to delay the Home Tour until Spring of 2026. We're excited to take the time needed to make it truly special, and we'll keep you updated as we plan! We are in need of a co-chair for this event, if you are interested please let us know!

Thank you again for being such a big part of what makes our neighborhood such a welcoming and wonderful place to live. Here's to another great year ahead!

-Mackey Reed Shaw and Meg Coffey



2025 Neighborhood Development Watchlist

319 Belvedere Road

The applicant submitted responses to the city staff's prior questions and comments from November in mid-January. There are still many questions and comments that are not satisfied to staff's standards and city code, per the city's responses. To view city comments in real time, and review the latest proposed plans, please click the links below. The plans are very similar to what we have seen before. It is approximately 65,000 square feet of FAR (floor-area-ratio). The majority of the first floor is an enclosed parking garage that is **not counted** in the allowed amount of FAR. That is additional square footage, making the total project closer to 85,000+ square feet.

More recently, we are hearing that the project is being sold, and this time the transaction is moving forward and has a higher likelihood of closing. When we know more, we will inform the neighborhood.

Thank you to those of you who provided feedback on the project. Five percent of you had a very positive view of the project, ten percent were neutral, and eight-five percent had a negative or very negative view of the project. To view all anonymous responses, please click the link to the survey results below.

Update on The Carefree

The applicant resubmitted on 12/10/24 approaching a city deadline, then appeared before PPRC on 1/9/25. The plans are very similar to what we have seen before. The city has responded to submissions and the project still has numerous hurdles to clear, including parking, traffic, setbacks, commercial space requirements, and landscape buffers. To review the latest proposed plans and all staff comments, please click the links below.

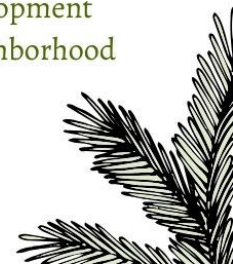
Thank you to those of you who responded to our survey regarding the project. Five percent had a positive view of the project, fifteen percent were neutral, ten percent were negative, and seventy percent had a very negative view of the project. To view all anonymous responses, please click the link to the survey results below.

Update on Palm Beach Post Development

A board member had a conversation with one of the principals and one of the owners of Pebb Capital. Pebb expressed a desire to "take the project one step further" and make continued improvements to the project. The final space in the Joseph's building is leased to a fitness operator and that building is fully leased other than some potential office space above Joseph's.

In The Press office building, they are looking to put a restaurant in the tenant lounge space on the first floor, a restaurant on the rooftop and potentially a 3rd restaurant that will be discussed at the PPRC meeting on February 13th. The prior owners had approval to build a parking deck on the east side of the property, and ownership is considering this option. The west lot (over the train tracks) is open to the public, and ownership expects to require employees to have decals on their cars and park in the west lot. Future plans for the west side of the property include multifamily units and a parking garage. They are open to discussing adding a traffic light and crosswalks, possibly on Monceaux, as part of the future development.

Pebb is very interested in engaging with the neighborhoods and understand the desire to keep development "smart," and not overdone. Obviously plans can and will change over time. We expect a future neighborhood meeting will feature a discussion with ownership. Please let us know if you have any questions.



Update on Join It and New Website

We are excited to announce that we have streamlined the process for members to join and stay up to date with our association. You can now easily update your household information and pay your dues for 2025 using our new platform, Jointit. You will need to make a new account on Jointit. Make sure you add each email you want included in distribution. This new platform will be our new email distribution list as well! By using this platform, you will ensure that your email information is accurate, and you'll receive a notification when your membership is nearing expiration. We believe this new system will make managing your membership easier and more efficient. If you have any trouble, don't hesitate to e-mail board@elchidhistoric.org

We are also in the process of updating our website to make it more user friendly and simplified!

Update on the residential parking program

The ECHNA board has invested significant time and effort in shaping a permit parking program that works for us and for the city. However, without clear execution details from the City, we risk implementing a flawed system that creates more problems than it solves. From the answers we have received on the program so far, it seems to greatly inconvenience El Cid residents rather than deter non-residents from parking on our streets. We hope to have some detailed answers to the questions outlined in the letter to ensure a well-structured and effective program. Read the letter from the ECHNA board to Christina Lambert and the city's parking administrators that was sent on Tuesday, February 4th, outlining the last two years of efforts that we have made, the current status, current problems and missing details needed at the link below.

WPB Bike Master Plan Update



Building on the 2018 Bicycle Master Plan, the city of West Palm Beach is updating its Bike Master Plan to enhance bike infrastructure and safety in the city and they want your input! They will be holding five neighborhood meetings for each district. Our neighborhood's meeting is on January 16th from 6pm to 8pm. Please see more information on the hyperlink project overview below.

Datebook

January 9th: PPRC Meeting for 319 Belvedere

January 27th : Board meeting

February 13th: PPRC Meeting 2751 S. Dixie Highway

February 15th: Board Meeting

February 15th: Board Nomination Deadline

March TBD: Wine Dinner at Kitchen, details to follow

March 3: Annual ECHNA Meeting

May TBD: Spring social, more details to come

Neighborhood Beautification



Did you know the U.S. Fish and Wildlife Service is proposing to add the monarch butterfly to the nation's list of threatened and endangered species? You can "save this majestic species by joining forces to plant native milkweed and nectar plants" said Collin O'Mara, president of the National Wildlife Federation, which has chapters in Southwest Florida. Full article linked below.

Interested in having a palm tree planted in your swale? Douglas Taylor has graciously offered to continue organizing and helping fund the palm tree planting program in our neighborhood. Please reach out to him directly at douglastaylor1075@icloud.com

Reminder: 2025 Association Membership

Please note our annual dues have increased to \$150 for individual membership and \$250 for business merchants. Please create an account with Jointit at the link below and then pay your annual dues if you haven't done so already. Jointit will automatically e-mail you when your membership needs to be renewed and will automatically collect your dues every year on December 31st with the credit card we have on file. 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.

If you prefer to pay by check, you still may do so:

El Cid Historic Neighborhood Assn.
PO Box 414
West Palm Beach, FL 33402

Be sure to include your address, and what the payment is for in the notes.

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, ability to take out ad space in The Pineapple Press, 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.

Please visit our newly updated website for more information:

<https://www.elcidhistoric.org/join/>

