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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)

City Administrator Faye W. Johnson  
City Attorney Kimberly Rothenburg  
City Clerk Shaquita Edwards

**City of West Palm Beach**  
**City Commission**  
**DRAFT Agenda**  
**Monday, November 24, 2025**  
**5:00 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**

**2. MOMENT OF SILENCE**

**3. PLEDGE OF ALLEGIANCE**

**4. 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.

## 5. ADDITIONS / DELETIONS / REORGANIZATION OF AGENDA

## 6. APPOINTMENTS

- 6.1. City Commission approval is requested for the Mayor's reappointment of Polly Daugherty to the Sustainability Advisory Committee for a term of two (2) years to expire on August 25, 2027. Ms. Daugherty has served over the maximum allowed number of terms (3), and it is required that the City Commission confirms her reappointment.

**Originating Department:**

Mayor's Office

**Staff Recommended Motion:**

Approve the reappointment of Polly Daugherty to the Sustainability Advisory Committee for a term of two (2) years to expire on August 25, 2027.

**Background Information:**

Ms. Daugherty has a professional background and institutional knowledge that enhance the capabilities of the committee.

- 6.2. City Commission approval is requested for the Mayor's reappointment of Bennet Evans Greene to the Civil Service Board for a term of three (3) years to expire on December 5, 2028. Mr. Greene has served over the maximum allowed number of terms (3), and it is required that the City Commission confirms his reappointment.

**Originating Department:**

Mayor's Office

**Staff Recommended Motion:**

Approve the reappointment of Bennet Evans Greene to the Civil Service Board for a term of three (3) years to expire on December 5, 2028.

**Background Information:**

Mr. Greene has professional knowledge and background that enhance the capabilities of the committee.

- 6.3. City Commission approval is requested for the Mayor's reappointment of Harriett M. Sacher to the Water Advisory Board for a term of two (2) years to expire on October 18, 2027. Ms. Sacher has served over the maximum number of allowed number of terms (3), and it is required that the City Commission confirms her reappointment.

**Originating Department:**

Mayor's Office

**Staff Recommended Motion:**

Approve the reappointment of Harriett M. Sacher to the Water Advisory Board for a term of two (2) years to expire on October 18, 2027.

**Background Information:**

Ms. Sacher is dedicated, fair minded and understands the importance and duties of the Board, which will enable her to continue to serve in this capacity.

- 6.4. City Commission approval is requested for the Mayor's reappointment of Patricia Sned to the Parks and Recreation Advisory Committee for a term of two (2) years to expire on November 1, 2027. Ms. Sned has served over the maximum allowed number of terms (3), and it is required that the City Commission confirms her reappointment.

**Originating Department:**

Mayor's Office

**Staff Recommended Motion:**

Approve the reappointment of Patricia Sned to the Parks and Recreation Advisory Committee for a term of two (2) years to expire on November 1, 2027.

**Background Information:**

Ms. Sned's outstanding service as Chair of the Committee is reflected in her love and commitment to the Parks.

## 7. CONSENT CALENDAR

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 Special City Commission Meeting of September 24, 2025.

**Originating Department:**

Mayor's Office

- 7.2. Minutes of the September 29, 2025, Regular City Commission Meeting.

**Originating Department:**

Mayor's Office

- 7.3. Minutes of the October 14, 2025, Regular City Commission Meeting.

**Originating Department:**

Mayor's Office

- 7.4. Minutes of the October 27, 2025, Regular City Commission Meeting.

**Originating Department:**

Mayor's Office

- 7.5. Resolution No. 257-25 authorizing the assessment of City liens in the total amount of \$20,903.97 for unpaid water service, sewer service, and stormwater service for the month of July 2025.

**Originating Department:**

City Attorney's Office

**Ordinance/Resolution:**

RESOLUTION NO. 257-25: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, APPROVING AND AUTHORIZING AN ASSESSMENT OF CITY LIENS FOR UNPAID WATER SERVICE, SEWER SERVICE, AND STORMWATER SERVICE CHARGES FOR THE MONTH OF JULY 2025; PROVIDING THAT SAID LIENS SHALL BE PRIOR IN DIGNITY TO ALL OTHER LIENS AGAINST THE ASSESSED PROPERTIES, SAVE AND EXCEPT A LIEN FOR TAXES; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

**Background Information:**

In accordance with the Code of Ordinances of the City of West Palm Beach, Florida, 2003, Sections 90-4 and 90-5, the City imposes liens on private real property for delinquent payments due for utility services.

The liens to be assessed by Resolution No. 257-25 are for unpaid water service, sewer service, and stormwater service charges for the month of July 2025.

The list of properties to be assessed and the associated charges totaling \$20,903.97 are provided in Resolution No. 257-25 as EXHIBIT A - Utility Lien List - July 2025.

**Fiscal Note:**

No fiscal impact.

- 7.6. Resolution No. 275-25 approves a Settlement Agreement totaling \$55,000 in the matter of Matthew Bessette, Employee/Claimant.

**Originating Department:**

City Attorney's Office

**Ordinance/Resolution:**

RESOLUTION NO. 275-25: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, APPROVING A SETTLEMENT AGREEMENT IN THE AMOUNT OF \$55,000; IN THE MATTER OF MATTHEW BESSETTE, EMPLOYEE/CLAIMANT V. THE CITY OF WEST PALM BEACH AND CORVEL CORPORATION IN THE STATE OF FLORIDA, DIVISION OF ADMINISTRATIVE HEARINGS, OFFICE OF JUDGE OF COMPENSATION, CLAIM NUMBERS 23-002143TAH AND 24-004721TAH; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER

PURPOSES.

**Background Information:**

Matthew Bessette (employee/claimant) brought a workers' compensation claim that stems from an accident and/or occupational disease. The claimant contends he was injured in the course and scope of his employment on or about December 13, 2021, and January 30, 2023.

The City has reached a settlement agreement at mediation held September 22, 2025, with Matthew Bessette (employee/claimant) and his attorney to resolve the matter for a total of \$55,000; in exchange for a general release of all workers' compensation claims, attorney's fees, and any and all employment claims, and authorizes the appropriate officials to execute the necessary settlement documentation.

Section 2-268(g)(4) of the Code of Ordinances of the City of West Palm Beach, Florida, provides that the authority for settlement of all claims in excess of \$30,000 shall require approval of the City Commission by formal resolution.

Resolution No. 275-25 approves the Settlement Agreement.

**Fiscal Note:**

Settlements are paid out of the Risk Annual Budget.

- 7.7. Resolution No. 276-25 approves a Settlement Agreement totaling \$95,000 in the matter of Matthew Bessette, Employee/Claimant.

**Originating Department:**

City Attorney's Office

**Ordinance/Resolution:**

RESOLUTION NO. 276-25: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, APPROVING A SETTLEMENT AGREEMENT IN THE AMOUNT OF \$95,000, IN THE MATTER OF MATTHEW BESSETTE, EMPLOYEE/CLAIMANT V. THE CITY OF WEST PALM BEACH AND CORVEL CORPORATION IN THE STATE OF FLORIDA, DIVISION OF ADMINISTRATIVE HEARINGS, OFFICE OF JUDGE OF COMPENSATION, CLAIM NUMBER: 14-019877TAH; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

**Background Information:**

Matthew Bessette (employee/claimant) brought a workers' compensation claim that stems from an accident and/or occupational disease. The claimant contends he was injured in the course and scope of his employment on or about May 8, 2013.

The City has reached a settlement agreement at mediation held September 22, 2025, with Matthew Bessette (employee/claimant) and his attorney to resolve the matter for a total of \$95,000; in exchange for a general release of all workers' compensation claims, attorney's fees, and any and all employment claims, and authorizes the appropriate officials to execute the necessary settlement documentation.

Section 2-268(g)(4) of the Code of Ordinances of the City of West Palm Beach, Florida, provides that the authority for settlement of all claims in excess of \$30,000 shall require approval of the City Commission by formal resolution.

Resolution No. 276-25 approves the Settlement Agreement.

**Fiscal Note:**

Settlements are paid out of the Risk Annual Budget.

- 7.8. Resolution No. 277-25 approves a Settlement Agreement totaling \$60,000 in the matter of Troy Marchese, Employee/Claimant.

**Originating Department:**

City Attorney's Office

**Ordinance/Resolution:**

RESOLUTION NO. 277-25: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, APPROVING A SETTLEMENT AGREEMENT FOR \$60,000; IN THE MATTER OF TROY MARCHESE, EMPLOYEE/CLAIMANT V. THE CITY OF WEST PALM BEACH AND CORVEL CORPORATION, IN THE STATE OF FLORIDA, DIVISION OF ADMINISTRATIVE HEARINGS, OFFICE OF JUDGE OF COMPENSATION, CLAIM NO. 22-007804GJJ; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

**Background Information:**

Troy Marchese (employee/claimant) brought a workers' compensation claim that stems from an accident and/or occupational disease. The claimant contends he was injured in the course and scope of his employment on or about December 21, 2021.

The City has reached a settlement agreement at mediation held September 23, 2025, with Troy Marchese (employee/claimant) and his attorney to resolve the matter for a total of \$60,000; in exchange for a general release of all workers' compensation claims, attorney's fees, and any and all employment claims, and authorizes the appropriate officials to execute the necessary settlement documentation.

Section 2-268(g)(4) of the Code of Ordinances of the City of West Palm Beach, Florida, provides that the authority for settlement of all claims in excess of \$30,000 shall require approval of the City Commission by

formal resolution.

Resolution No. 277-25 approves the Settlement Agreement.

**Fiscal Note:**

Settlements are paid out of the Risk Annual Budget.

- 7.9. Resolution No. 263-25(F) authorizes amending the General Fund and various other fund budgets for changes in estimated revenues and expenditures for Fiscal Year 2024/2025 ending September 30, 2025.

**Originating Department:**

Finance

**Ordinance/Resolution:**

RESOLUTION NO. 263-25(F): A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, AUTHORIZING THE APPROPRIATION OR TRANSFER OF CITY FUNDS IN FISCAL YEAR 2024/2025 IN ACCORDANCE WITH SECTION 4.03 OF THE CITY CHARTER OF THE CITY OF WEST PALM BEACH, FLORIDA, FOR THE PURPOSE OF AMENDING THE GENERAL FUND AND VARIOUS OTHER FUNDS BUDGETS TO PROVIDE APPROPRIATIONS FOR CHANGES IN ESTIMATES FOR REVENUES AND EXPENDITURES; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

**Background Information:**

Section 166.241, F.S. (Municipalities) provides specific requirements for local governments to follow when adopting annual budgets, and one of the requirements allows for budget amendments, also known as "clean-up," to occur up to sixty (60) days after the fiscal year ends.

It states: "The adopted budget may be amended at any time during the fiscal year or within sixty (60) days following the end of the fiscal year. If the amendment increases the total amount of expenditures by fund or department, the budget amendment must be adopted in the same manner as the original budget unless otherwise specified in the local government's charter."

This is an annual resolution that authorizes changes to budget appropriations within the fiscal year to recognize additional budget allocations from revenues received, additional expenditures that have occurred, and for any transfers for accounting purposes.

**GENERAL FUND**

Due to increasing costs, the General Fund absorbed grant expenditures during the year, and the Grants Programs Special Revenue Fund is

replenishing the Fund from revenues received.

- FEMA SAFER Grant 2019: \$227,760
- FEMA Assistance for Firefighters Grant 2018: \$65,242
- 2020 COPS Hiring Program: \$815,780
- USDA Forest Service Grant: \$67,500
- Citywide Tree Program: \$8,616

#### GRANT CAPITAL PROJECT FUND

Executing the approved transfer from Resolution No. 24-22(F) to the Grant Capital Revenue Fund from the Community Development Fund.

#### OTHER DEBT SERVICE FUND & GO BOND DEBT SERVICE FUND

Reporting net neutral Arbitrage Rebate between funds.

#### AMERICAN RESCUE PLAN ACT CAPITAL GRANT FUND

Recognition of investment earnings to support overrun expenses.

#### **Fiscal Note:**

Approval of this item will provide appropriations for grant clean-up, budget overruns, and other changes in estimated revenues and expenditures.

- 7.10. Resolution No. 279-25 approving the Inflation Reduction Act (IRA) Commercial Clean Vehicle Tax Credit under Section 45W of the Internal Revenue Code; and

Resolution No. 278-25(F) approval of budget appropriations for revenue from tax credits received from the Department of Treasury for the Inflation Reduction Act (IRA).

#### **Originating Department:**

Finance

#### **Ordinance/Resolution:**

RESOLUTION NO. 279-25: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, ACCEPTING A TAX CREDIT FROM THE INTERNAL REVENUE SERVICE FOR REIMBURSEMENT OF COMMERCIAL CLEAN VEHICLE; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

RESOLUTION NO. 278-25(F): A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, AUTHORIZING THE APPROPRIATION OR TRANSFER OF FUNDS IN

FISCAL YEAR 2025/2026 IN ACCORDANCE WITH SECTION 4.03 OF THE CITY CHARTER OF THE CITY OF WEST PALM BEACH, FLORIDA, FOR THE PURPOSE OF AMENDING THE GENERAL FUND BUDGET TO PROVIDE FOR THE RECEIPT OF INFLATION REDUCTION ACT (IRA) COMMERCIAL CLEAN VEHICLE TAX CREDIT; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

**Background Information:**

The Inflation Reduction Act (IRA) of 2022 created the Commercial Clean Vehicle Credit (Internal Revenue Code §45W) to encourage businesses and tax-exempt entities to adopt electric and other clean vehicles. The credit applies to vehicles placed in service after December 31, 2022, that are used primarily for business (not resale) and are powered by an electric motor drawing from a rechargeable battery. Qualifying vehicles must be manufactured by an approved producer and used or leased for business purposes.

The credit amount equals the lesser of 15% of the vehicle's cost (30% if not powered by gas or diesel) or the vehicle's incremental cost with a cap of \$7,500 for vehicles under 14,000 lbs. and \$40,000 for heavier vehicles. This credit helps offset the higher upfront costs of these vehicles, supports emissions-reduction goals, and promotes the transition to electric transportation.

The IRA has allowed tax-exempt entities, like local and state governments, to take advantage of clean energy tax credits through elective pay. The credit is treated like a payment of tax, and any overpayment will result in a refund. This credit can be applied for yearly, as new vehicles placed in service and ended on September 30, 2025.

The City filed an eligible 2023 990-T tax return to claim the clean energy tax credits for three (3) electric buses, placed in service by the Parks and Recreation department. The return was accepted, and the City received a tax credit from the Department of the Treasury, Internal Revenue Service in the amount of \$84,431. The received credit will go back to the Parks and Recreation budget to facilitate the ongoing maintenance of the electric buses.

- 7.11. Resolution No. 287-25(F) accepting and appropriating funding in the amount of \$2,000 from The Breakers Palm Beach for the annual Share A Supper Thanksgiving Dinner.

**Originating Department:**

Parks and Recreation

**Ordinance/Resolution:**

RESOLUTION NO. 287-25(F): A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, AUTHORIZING THE APPROPRIATION OR TRANSFER OF CITY

FUNDS IN FISCAL YEAR 2025-2026 IN ACCORDANCE WITH SECTION 4.03 OF THE CITY CHARTER OF THE CITY OF WEST PALM BEACH, FLORIDA FOR THE PURPOSE OF AMENDING THE DONATION FUND TO RECOGNIZE THE DONATION OF \$2,000 FROM THE BREAKERS PALM BEACH FOR THE ANNUAL SHARE A SUPPER THANKSGIVING DINNER; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

**Background Information:**

The Breakers Palm Beach and Pleasant City Community Center share a longstanding relationship with The Breakers, generously supporting Share A Supper for over ten (10) years. This partnership has been instrumental in bringing joy to the Pleasant City community each Thanksgiving season. Their ongoing contributions highlight a strong commitment to community support and well-being. The Breakers Palm Beach is generously donating \$2,000 to this year's event.

Thanksgiving meals are served to families from the community. It's with the support of all of those who have contributed that the City can fulfill its mission and bring a touch of joy to the Pleasant City community during the Thanksgiving holiday.

Resolution No. 287-25(F) authorizes the appropriation of funds donated by The Breakers Palm Beach for the 2025 Thanksgiving Share A Supper event held at the Pleasant City Community Center.

Commission District 1: Commissioner Cathleen Ward.

**Fiscal Note:**

Approval will recognize donations proceeds and provide appropriations for the Share A Supper Thanksgiving Dinner.

- 7.12. Resolution No. 289-25(F) accepting and appropriating funding in the amount of \$5,000 donated by The Walter & Adi Blum Foundation, Inc. for the Department of Parks and Recreation to purchase presents for school-aged children who attend schools and programs that serve the Pleasant City community.

**Originating Department:**

Parks and Recreation

**Ordinance/Resolution:**

RESOLUTION NO. 289-25(F): A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, AUTHORIZING THE APPROPRIATION OR TRANSFER OF CITY FUNDS IN FISCAL YEAR 2025/2026 IN ACCORDANCE WITH SECTION 4.03 OF THE CITY CHARTER OF THE CITY OF WEST PALM BEACH, FLORIDA, FOR THE PURPOSE OF AMENDING THE GENERAL FUND BUDGET TO RECOGNIZE THE DONATION OF

\$5,000 FROM THE WALTER & ADI BLUM FOUNDATION, INC. FOR THE PURCHASE OF PRESENTS IN 2025 FOR CHILDREN AT THE PLEASANT CITY COMMUNITY YOUTH EMPOWERMENT CENTER, PLEASANT CITY ELEMENTARY, AND NEIGHBORHOOD DAYCARES; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

**Background Information:**

The Walter & Adi Blum Foundation, Inc. has generously donated \$5,000 to the Department of Parks and Recreation Youth Empowerment Center for the purchase of presents for school-aged children who attend the local elementary, middle, and high schools, aftercare, and childcare programs that serve the Pleasant City community. Programs include Tyson's Tiny Tots and Pleasant City Youth Empowerment Center.

The Foundation's generosity has brought joy to the children in the Pleasant City community for over fifteen (15) years.

Resolution No. 289-25(F) authorizes the appropriation of donated funds in the amount of \$5,000 for the purchase of presents this 2025 holiday season.

Commission District 1: Commissioner Cathleen Ward.

**Fiscal Note:**

Approval of this item will provide \$5,000 of reimbursable funds that were used to purchase presents for school-aged children who attend schools and programs that serve the Pleasant City Community.

- 7.13. Resolution No. 290-25(F) authorizing the use of the 2020 General Obligation Parks Bond funds in the amount of \$210,000 to fully fund the renovations of Village Paws dog park at a total cost of \$403,000.

**Originating Department:**

Parks and Recreation

**Ordinance/Resolution:**

RESOLUTION NO. 290-25(F): A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, AUTHORIZING THE APPROPRIATION OR TRANSFER OF CITY FUNDS IN FISCAL YEAR 2025/2026 IN ACCORDANCE WITH SECTION 4.03 OF THE CITY CHARTER OF THE CITY OF WEST PALM BEACH, FLORIDA, FOR THE PURPOSE OF AMENDING THE SERIES 2020 GENERAL OBLIGATION BOND FUND TO PROVIDE APPROPRIATIONS FOR IMPROVEMENTS AT VILLAGE PAWS DOG PARK; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

**Background Information:**

The Village Paws dog park, located on Saratoga Road in the Villages of Palm Beach Lakes, is undergoing renovations funded through the 2020 General Obligation (GO) Park Bond Fund. The park's proximity to the FPL power substation requires gating off the existing FPL access road, necessitating the construction of a new parking lot for park patrons.

Additional improvements include ADA (Americans with Disabilities Act) accessibility upgrades, drainage and flooding corrections, replacement of drinking fountains, installation of park safety lighting, and enhanced accessible connectivity within fenced dog play areas.

The original Park Bond-funded budget for this project was \$200,000. The current construction cost (after design) is \$405,000, requiring an additional \$210,000.

Funding for the additional amount will be provided through the Series 2020 GO Park Bond Fund reserves, which currently totals \$787,892. Upon approval, the remaining reserve balance will be \$577,892.

Resolution No. 290-25(F) authorizes the allocation of \$210,000 from the Series 2020 GO Park Bond Fund reserves to complete the Village Paws dog park improvements.

Commission District 2: Commissioner Shalonda Warren.

**Fiscal Note:**

Approval will provide funding in the amount \$210,000 for improvements to Village Paws dog park.

**8. PUBLIC HEARING**

- 8.1. Public Hearing and Second Reading of Ordinance No. 5146-25: A City-initiated text amendment to Article XI Subdivision design standards and specifications and Article XIX Definitions of Chapter 94 Zoning and Land Development Regulations to provide clarity and consistency in the subdivision design standards and specifications, between the City and state statutes.

**Originating Department:**

Development Services

**Ordinance/Resolution:**

ORDINANCE NO. 5146-25: AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, AMENDING THE CODE OF ORDINANCES OF THE CITY OF WEST PALM BEACH, FLORIDA, AT CHAPTER 94, ZONING AND LAND DEVELOPMENT REGULATIONS; TO AMEND, REMOVE, AND ADD

REGULATIONS; AMENDING ARTICLE XI – SUBDIVISION DESIGN STANDARDS AND SPECIFICATIONS, SECTION 94-341 (INTENT, CONFLICTING REGULATIONS, AND SCOPE), SECTION 94-342 (GENERAL DESIGN STANDARDS), SECTION 94-343 (MINIMUM STREET PAVING AND SPECIFICATIONS), AND SECTION 94-344 (REQUIREMENTS FOR UNPLATTED SUBDIVISIONS); AND ARTICLE XIX – DEFINITIONS, SECTION 94-611 (DEFINITIONS) REMOVING AND MODIFYING DEFINITIONS; DECLARING THESE AMENDMENTS TO BE CONSISTENT WITH THE COMPREHENSIVE PLAN OF THE CITY; PROVIDING A CONFLICTS CLAUSE, A CODIFICATION CLAUSE, AND A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

**Staff Recommended Motion:**

Approve Ordinance No. 5146-25.

This motion is based upon the factual testimony presented, the staff report, the recommendation of the Planning Board, and the findings that the proposed amendment complies with all the amendment standards found in Section 94-32 of the City's Zoning and Land Development Regulations.

**Background Information:**

Currently, the City regulates design standards and specifications for all subdivisions through Article XI of the zoning regulations. Over time, amendments to Chapter 177 of the Florida State Statutes have necessitated corresponding updates to the City's Zoning and Land Development Regulations in order to maintain consistency with state law. In response to these statutory changes, staff have reviewed and updated the subdivision requirement to ensure compliance and alignment. With the proposed text amendment, staff is recommending changes to the Zoning and Land Development Regulations (ZLDR), as outlined in segment I (Request) of the staff report, to provide clarity and consistency in the subdivision design standards and specifications between City and state statutes.

The text amendments shown below only amend the sections of the ZLDR (Sections 94-341, 94-342, 94-343, 94-344, and 94-611) for consistency with the state statutes and to review and approve subdivisions that are pursuant to Chapter XI, which will apply throughout the City of West Palm Beach. The titles of the sections are provided below, which are subject to the text amendment.

- Section 94-341: **Intent, conflicting regulations and scope**
- Section 94-342: **General design standards**
- Section 94-343: **Minimum street paving and specifications**
- Section 94-344: **Requirements for unplatted subdivisions**
- Section 94-611: **Definitions**

Additionally, updates that were made to Article XIX (Definitions) aid with further clarity for subdivision definitions.

The Planning Board recommended approval with conditions (7-0) of this request to the City Commission after a Public Hearing on September 16, 2025, based on the testimony presented at the hearing, along with the application submitted and the Staff Report that the request complies with the standards for text amendments.

**Fiscal Note:**

No fiscal impact.

8.2. CONTINUATION OF RESOLUTION NO. 274-25 TO THE DECEMBER 8, 2025, CITY COMMISSION MEETING.

Public Hearing of Resolution No. 274-25 regarding a major amendment of the development regulations and conditions of approval for the Residential Planned Development (RPD) and the granting of waivers from the Zoning and Land Development Regulations for the redevelopment of the Family Church Residential Planned Development, which consists of the Family Church Campus, Multifamily Residential Towers, and Commercial use, located at 1101 South Flagler Drive.

The above-referenced requests are being made by David Harrison, agent of Related Company, and Tyler Woolsey, agent of Urban Design Studio, on behalf of Family Church 1, LLC (the Owner).

**Originating Department:**

Development Services

**Ordinance/Resolution:**

RESOLUTION NO. 274-25: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, AMENDING THE DEVELOPMENT REGULATIONS, INCLUDING SITE, LANDSCAPE, ARCHITECTURAL, AND CIVIL PLANS, FOR THE REDEVELOPMENT OF THE FAMILY CHURCH RESIDENTIAL PLANNED DEVELOPMENT, WHICH CONSISTS OF THE FAMILY CHURCH CAMPUS, MULTIFAMILY RESIDENTIAL TOWERS, AND COMMERCIAL USE, LOCATED GENERALLY AT 1101 SOUTH FLAGLER DRIVE; GRANTING WAIVERS TO THE ZONING AND LAND DEVELOPMENT REGULATIONS; DECLARING THIS MAJOR AMENDMENT CONSISTENT WITH THE COMPREHENSIVE PLAN OF THE CITY; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

**Staff Recommended Motion:**

I move to continue consideration of Resolution No. 274-25 to the commission meeting scheduled to begin at 5:00 p.m. on December 8, 2025, at the City of West Palm Beach City Hall Commission Chambers, 401 Clematis Street, West Palm Beach, Florida 33401.

**9. 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.

**10. COMMENTS BY THE MAYOR AND CITY COMMISSIONERS**

**11. ADJOURNMENT**

\*Pursuant to Resolution No. 179-95, adopted according to the provisions of Section 286.0115, Florida Statutes, members of the Commission shall disclose on the record: 1) ex-parte communications - verbal or written; 2.) written communications shall be placed in the record; and 3) site visits, investigations, etc. shall be disclosed.

NOTICE: If any person decides to appeal any decision made by the City Commission at this meeting, that person will need a record of the proceedings, and that, for such purposes, may need to ensure that a verbatim records of the proceedings be made, which record includes the testimony and evidence upon which the appeal is based. The City of West Palm Beach does not prepare or provide such record.