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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
Agenda
Monday, September 15, 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. PROCLAMATION

- 6.1. Proclaiming September 15 through October 15, 2025, as National Hispanic Heritage Month, and Recognition of the 2025 Heritage Honorees:

Caroline Villanueva:	Mayor James
Claudia Mendoza:	Commissioner Lambert
Estrella Parada:	Commissioner Ward
Father Frank O'Loughlin:	Commissioner Warren
Michelle Oyola McGovern:	Commissioner Fox
Rick Gonzalez:	Commissioner Peduzzi

Originating Department:
Mayor's Office

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. Resolution No. 191-25 updating the Comprehensive Fee Schedule for the City of West Palm Beach for Fiscal Year 2025/2026.

Originating Department:
Finance

Ordinance/Resolution:

RESOLUTION NO. 191-25: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, ESTABLISHING THE COMPREHENSIVE FEE SCHEDULE FOR FISCAL YEAR 2025/2026; AMENDING AND REPLACING ALL PRIOR FEE SCHEDULES; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Background Information:

In 2013/2014, the first Comprehensive Fee Schedule was created formally with Resolution No. 290-13. The rationale behind creating a comprehensive fee schedule is to provide efficiency, transparency, consistency, and revenue assurance/enhancement.

Annually, the City undertakes a process whereby Department Directors and Division Managers review current fees and any suggested proposed fee changes for the upcoming fiscal year. The final version of this information, as reviewed and updated by City Departments, is in Exhibit A. Items highlighted in green are new items or fees, and the items highlighted in pink are changed fees or descriptions.

Below is a summary breakdown by fee category of the changes.

There are no proposed fee changes relating to:

Building Permits, Business Tax Receipts, Business Registration, Certificate of Use, Code and Chronic Nuisance, City Attorney, City Clerk, Finance, Fire Inspections, Housing and Community Development (HCD), Industrial Pre-Treatment and Sewer Use, Library, and Procurement.

A comparison of the fees in Exhibit A with the fee schedule for fiscal year 2024/2025 reveals fee changes or description changes for:

Engineering, Fire and EMS, Grassy Waters, Parks and Recreation, Parking, Planning and Zoning, Sanitation/Solid Waste, and Special Events.

New fees included in Exhibit A include fees in:

Parking, Parks and Recreation, Police Services, and Special Events.

The action of this Comprehensive Fee Schedule consolidates and codifies the fees across City departments. Resolution No. 191-25 will approve the proposed Comprehensive Fee Schedule for fiscal year 2025/2026 as aligned with the fiscal year 2025/2026 Budget.

Fiscal Note:

The estimated revenue impact is reflected in the proposed FY2026 Budget.

- 7.2. Resolution No. 201-25 approving the submittal of an application to the Federal Emergency Management Agency (FEMA) for a grant in the amount of \$6,063,135 under the 2024 Staffing for Adequate Fire and Emergency Response (SAFER) Program for the hiring of Firefighters.

Originating Department:

Fire

Ordinance/Resolution:

RESOLUTION NO. 201-25: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, AUTHORIZING THE SUBMITTAL OF AN APPLICATION TO THE DEPARTMENT OF HOMELAND SECURITY, FEDERAL EMERGENCY MANAGEMENT AGENCY, FOR A GRANT UNDER THE STAFFING FOR ADEQUATE FIRE AND EMERGENCY RESPONSE PROGRAM IN THE AMOUNT OF \$6,063,135 TO FUND SEVENTEEN FIREFIGHTER POSITIONS; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER

PURPOSES.

Background Information:

The SAFER (Staffing for Adequate Fire and Emergency Response) program, administered by the Federal Emergency Management Agency (FEMA), is designed to improve or restore local fire departments' staffing and deployment capabilities, enabling them to respond more effectively to emergencies.

With increased staffing, grantees are expected to experience reduced response times and a greater number of trained personnel available at the incident scene. Grant funds are available under two (2) categories:

- Hiring Firefighters
- Recruitment and Retention of Volunteer Firefighters

To ensure compliance with NFPA Standard 1710, the West Palm Beach Fire Department intends to utilize these funds to hire seventeen (17) firefighters.

With the assistance of SAFER funding and the tiered match structure, the total cost of these additional personnel over the three (3)-year period is approximately \$6,063,135 or \$2,021,045 per year. If awarded, the City will be required to contribute 25 percent (25%) of actual costs incurred in each of the first and second years of the grant, and 65 percent (65%) of actual costs incurred in the third year. However, in many cases, the cost share requirement may be reduced or waived; the actual match will be confirmed upon award.

This grant will provide critical funding to enhance firefighter staffing, ensure compliance with national safety standards, and strengthen emergency response capabilities for the residents of West Palm Beach.

Resolution No. 201-25 authorizes the after the fact approval for submission of the grant application to the Department of Homeland Security on July 3, 2025. If awarded, the grant agreement and a corresponding resolution will be brought back to the City Commission for approval. FEMA estimates award notification to occur beginning August 18, 2025, and continuing thereafter until all FY 2024 SAFER Program grant awards are issued (but no later than September 30, 2025).

Fiscal Note:

No fiscal impact at this time.

- 7.3. Resolution No. 212-25 approving a Mobility Improvement Assistance Agreement among WPB Mobility Coalition, Inc., the City of West Palm Beach, and the West Palm Beach Community Redevelopment Agency (CRA) commencing October 1, 2026, in the amount of \$335,000 for three (3) years.

Originating Department:

Engineering

Ordinance/Resolution:

RESOLUTION NO. 212-25: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH APPROVING A MOBILITY IMPROVEMENT AGREEMENT AMONG THE CITY OF WEST PALM BEACH, THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY, AND THE WPB MOBILITY COALITION, INC. IN THE AMOUNT OF \$335,000 FOR THREE (3) YEARS; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Background Information:

The City Commission approved Resolution No. 97-24 authorizing the execution of a Mobility Improvement Assistance Agreement with WPB MOBILITY COALITION, INC., a Florida non-profit public-private partnership of community leaders addressing the challenge of reducing traffic impacts and improving mobility to, from, within, and around downtown West Palm Beach to enable economic growth.

The West Palm Beach Community Redevelopment Agency (CRA) approved Resolution No. 25-40 on September 2, 2025, which approved this agreement by the CRA.

WPBgo has successfully advanced or completed the following initiatives since 2024:

1. Assisted in the development of a Transportation Demand Management (TDM) pilot program with downtown employers.
2. Reviewed the effectiveness and made recommendations regarding the current on-demand transportation system (currently operated by Circuit) using data-driven methods and best practices to optimize the system for efficiency, cost effectiveness and rider experience, as measured by riders per hour, cost per rider, and customer wait times within service standards.
3. Piloted a transit app to provide visitors, residents, and employees with mobility information that integrates most or all non-car mobility options.
4. Coordinated with the Florida Atlantic University Engineering Research Center –Smart and Connected Streetscapes, including

system development, data sharing and community engagement.

5. Supported the City's community engagement efforts as it relates to mobility.
6. Evaluated various types of transit vehicles to be considered for future use in the City.
7. Led monthly meetings between members of the mobility coalition to inform and collaborate on various mobility initiatives.

WPBgo has been an excellent resource in support of the City's Mobility initiatives, and its efforts are aligned with the City's 2022-2027 five-year strategic plan.

BUILT ENVIRONMENT PRIORITY INITIATIVES

- A. Supported the adoption and implementation of a mobility fee.
- B. Developed partnerships that advanced transportation and transit opportunities along key city arterials and routes.
- C. Addressed and improve transportation, mobility, and traffic challenges.
- D. Supported expansion of mass transit service to solve traffic problems.

Resolution No. 212-25 approves this agreement on behalf of the City.

Fiscal Note:

The CRA is funding a total of \$335,000. The City is funding a total of \$150,000 in funding over three (3) years.

The first year funding by the City of \$50,000 will be funded by Account No. 135.042200.539.500310.00000000.

- 7.4. Resolution No. 215-25 approving submittal to the State of Florida Department of Environmental Protection multiple applications to the Resilient Florida Grant Program.

Originating Department:

Public Utilities

Ordinance/Resolution:

RESOLUTION NO. 215-25: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, APPROVING SUBMITTAL TO THE STATE OF FLORIDA

DEPARTMENT OF ENVIRONMENTAL PROTECTION OF MULTIPLE APPLICATIONS FOR IMPLEMENTATION GRANTS UNDER THE RESILIENT FLORIDA GRANT PROGRAM; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Background Information:

The Resilient Florida grant program provides opportunities for Florida municipal and related entities to address flooding impacts from sea level rise. The City of West Palm Beach historically participates in this grant program to improve resistance to sea level change induced flooding. To meet the September 1, 2025 deadline, the City submitted our applications on August 29, 2025, ahead of the City Commission meeting of September 15, 2025. Therefore, the requested approval of this City Commission represents an after-the fact action. According to information gathered from the Florida Department of Environmental Protection's website, the timeframe for announcing the awards appears to be during the month of March, but an exact date is unclear.

The Resilient Florida program includes various grants that are available to counties, municipalities, water management districts, flood control districts, and regional resilience entities. To effectively address the impacts of flooding and sea level rise facing the state, eligible applicants may apply to receive funding assistance to analyze and plan for vulnerabilities and implement adaptation and mitigation projects. Florida Statutes Section 380.093 provides more information on available grant programs and requirements.

Under the Resilient Florida program, two (2) types of grant applications are accepted by the State: (1) Planning grants, and (2) Implementation grants. Implementation grants require a fifty percent (50%) match.

Approval is requested for the City to submit three (3) implementation grant applications for the following potential projects:

- Flagler Drive Underground Hardening Phase 3: This request expands on the Resilient Florida grant awards for Phase 1 and Phase 2 and continues the work within the area. The estimated project cost is \$4,000,000, with the grant request being \$2,000,000. If selected, the Public Utilities Department will provide a 50% match (\$2,000,000).
- Stormwater Underground Hardening (30" Dia & Larger): The project includes pipe rehabilitation of approximately 200,000 LF of vitrified clay pipe (VCP) and corrugate metal pipe (CMP) storm pipe City-wide. These pipe segments have been identified to have a high likelihood of failure and a high consequence of failure. The estimated project cost is \$5,000,000 with the grant request being \$2,500,000. If awarded, the Public Utilities Department will provide

a 50% match (\$2,500,000).

- Lift Station 26 Rehabilitation: Lift stations are critical assets of a wastewater conveyance/transmission system. The work includes hardening modifications and retrofits. The estimated project cost is \$4,000,000 with the grant request being \$2,000,000. If awarded, the Public Utilities Department will provide a 50% match (\$2,000,000).

Resolution No. 215-25 authorizes the submittal of the three (3) grant applications via an online portal and commits that matching funds will be appropriated if the Implementation Grants are awarded.

Fiscal Note:

Matching funds of \$4,000,000 are required from Water/Sewer, and \$2,500,000 from Stormwater.

To be funded by Water/Sewer General Reserve Fund and Stormwater General Reserve Fund.

8. RESOLUTIONS

- 8.1. Resolution No. 193-25 approves the proposed public art works by Carolyn Salas and GT2P for the NORA District West Palm, commissioned by NORA Holdings, LLC to satisfy their public art requirement (1% escrow \$795,045).

Originating Department:

Mayor's Office

Ordinance/Resolution:

RESOLUTION NO. 193-25: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, APPROVING THE PROPOSED PUBLIC ART CONCEPTS BY CAROLYN SALAS AND GT2P FOR NORA WEST PALM COMMISSIONED BY NORA HOLDINGS, LLC IN COMPLIANCE WITH THE PUBLIC ART ORDINANCE; PROVIDING AN EFFECTIVE DATE; AND OTHER PURPOSES.

Staff Recommended Motion:

Approve Resolution No. 193-25.

This motion is based on the findings that the proposed artworks meet the criteria set forth in Section 78-125 of the City Code as reviewed by the ArtLife WPB Committee.

Background Information:

On Wednesday May 7, 2025, at their regularly scheduled meeting, the ArtLife committee voted unanimously to recommend to the City

Commission the public art proposal by Carolyn Salas and GT2P (Great Things to People) for the NORA District.

ABOUT NORA

"The Nora District plays a key role in preserving the area's history by safeguarding the 1920s and 1930s buildings along North Railroad Avenue, which runs parallel to the original FEC Railway. Through adaptive reuse, these historic buildings are preserved and reimagined to create a dynamic destination that honors both design and architectural character. The district celebrates the distinctive Florida architecture, seamlessly blending original elements with contemporary design to inform both the branding and new developments. In addition to preserving architectural heritage, significant improvements to infrastructure and the public realm are underway. Sidewalks have been designed to prioritize pedestrians, while streetscapes are enhanced with cobblestone pavement, lighting fixtures, and thoughtfully designed furnishings and landscaping. These architectural and infrastructure upgrades honor the site's history while positioning the Nora District as a forward-thinking urban space, poised to contribute to the future of West Palm Beach."

CURATORIAL VISION

Form + Material + Hospitality drive the curatorial thesis for NORA. Architectural revitalization is central to the overarching design approach, with the intention that the public art be seamlessly integrated into the NORA environment. Materiality is key to NORA's identity as demonstrated in their approach to adaptive reuse of the historic warehouse, detail to craftsmanship, and the durability of NORA's built environment. Hospitality is reflected within the selected artworks by ensuring that the pieces embody welcoming public spaces for engagement, curiosity, and beauty throughout NORA.

ABOUT THE ARTIST

Carolyn Salas creates geometric abstract sculptures that appear to be paper cutouts of symbols and figurations, which she transforms into large aluminum sculptures. The influence of ancient Greek art is evident and adds visual layers of language, mythology, and history. Carolyn Salas earned a BFA in sculpture from the College of Santa Fe in New Mexico and an MFA from Hunter College in New York. Salas has exhibited nationally and internationally, including at The Hole Gallery in New York, NY; the Berkshire Museum in Berkshire, MA; the Torrance Art Museum in Torrance, CA; Ever Gold [Projects] in San Francisco, CA; Leo Konig Gallery, NYC and Kasey Kaplan Gallery, NYC and Towson University in Baltimore, MD; and Páramo Gallery in Guadalajara, Mexico, among others. She has attended residencies at the Abrons Art Center A.I.R. Space Program and The NARS Foundation in New York, NY; Blue

Mountain Center in Blue Mountain Lake, NY; the Vermont Studio Center in Johnson, VT; and the Santa Fe Art Institute in Santa Fe, NM. She has also been a Chashama Studio Space recipient and an Elizabeth Foundation Studio Program/Space awardee. Salas was born in Hollywood, CA, and lives and works in Brooklyn and Upstate NY.

ABOUT THE ARTIST

GT2P (Great Things to People) is a Santiago-based design and architecture collective working at the intersection of computational experimentation, craft, and public space. Their practice explores the tension between traditional materiality and contemporary digital processes — translating cultural references, natural phenomena, and mathematical algorithms into expressive, highly sculptural forms. Driven by a philosophy they call “parametric design as cultural agent,” GT2P challenges the boundaries of architecture, furniture, and art, using generative design tools to create one-of-a-kind works that are both precise and poetic. Their installations and public sculptures often take inspiration from natural gestures — a curling leaf, a splash of water, the twist of a pencil shaving — and extend those forms into spatial interventions that encourage interaction, wonder, and rest. Whether working in metal, concrete, or bio-based materials, their work is rooted in form-finding, structural clarity, and a belief that even the most complex geometries should feel effortless and welcoming. In the context of Nora, gt2P’s sculpture becomes a piece of functional infrastructure and an emblem of the district’s architectural imagination.

1% escrowed \$795,045.

Total budget \$950,170 - NORA - exceeds 1% overall budget allocation.

ABOUT THE DESIGN

Resolution No. 193-25 approves the proposed public artworks by Carolyn Salas and GT2P for the NORA District by NORA Holdings, LLC, to satisfy their public art requirement.

Commission District 3: Commissioner Christy Fox.

Fiscal Note:

No fiscal impact.

9. PUBLIC HEARING

- 9.1. Public Hearing and First Reading of Ordinance No. 5143-25 authorizing the sale of City-owned property located at 2410 N. Australian Avenue, in the amount of \$660,000, for the development of an employee-based workforce housing project.

Originating Department:

Housing and Community Development

Ordinance/Resolution:

ORDINANCE NO. 5143-25: AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, AUTHORIZING THE SALE OF CITY-OWNED PROPERTY LOCATED AT 2410 NORTH AUSTRALIAN AVENUE; APPROVING A SALE AND PURCHASE AGREEMENT, WORKFORCE HOUSING AGREEMENT, AND RELATED EASEMENTS BETWEEN VDG LAND CO., LLC AND THE CITY OF WEST PALM BEACH TO FACILITATE THE DEVELOPMENT OF AN EMPLOYEE-BASED WORKFORCE HOUSING PROJECT; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Staff Recommended Motion:

Approve Ordinance No. 5143-25 on First Reading and schedule Second Reading on September 29, 2025.

(Note: Must be approved by 4/5ths of Commission at either First or Second Reading).

Background Information:

The City of West Palm Beach owns real property located at 2410 N. Australian Avenue, consisting of approximately 1.16 acres (50,365 square feet). The site is currently vacant and zoned Recreation Open Space. By Resolution No. 39-25, the City Commission determined that the property is not needed for City purposes, declared it surplus, and authorized negotiations with VDG Land Co., LLC, for the sale of the property to enable a workforce housing development.

The property, located between Palm Beach Lakes Boulevard and 36th Street, is bordered on the north by land already owned by VDG Land Co., LLC. The southern portion of the City's parcel contains underground utilities connected to a City-owned lift station, as well as overhead power lines. These encumbrances prohibit vertical construction on the southern third of the property, requiring permanent easements to be retained by the City for utility access and maintenance. These limitations reduce the development potential of the parcel and make assemblage with adjoining land essential for viable redevelopment.

VDG Land Co., LLC has proposed acquiring the City parcel and assembling it with three (3) adjoining parcels to develop the Breakers

Employee Housing Campus. This project will be the first employer-based workforce housing development in Palm Beach County. The development is planned for up to 155 residential units with amenities such as a community pool and surface parking.

In accordance with Section 2-31 of the City's Code of Ordinances, the sale of surplus real property must be supported by at least two (2) independent appraisals, and the purchase price may not be less than 85 percent (85%) of the average appraised value, unless otherwise approved by the City Commission. Two (2) appraisals were completed, yielding an average value of \$960,000 which established the baseline for negotiations with the Developer.

To facilitate the project, the applicant has submitted requests to amend the Future Land Use designation and zoning in accordance with the City's Affordable and Workforce Housing Overlay (AWHO) Program (Ordinance No. 5103-24). Such requests are seeking approval under Ordinance No. 5140-25 and Ordinance No. 5141-25, Item # 9.1 on this agenda. Pursuant to the Affordable and Workforce Housing Overlay (AWHO) Program, fifty percent (50%) of the additional bonus density units must be restricted as workforce housing during the affordability period. Based on the project's proposed density, this requirement equates to 39 restricted units. The Developer is receiving credit for these 39 restricted units as they are directly tied to the bonus density granted under the AWHO.

The City acknowledges that the required 39 restricted units satisfy the Workforce Housing Ordinance distribution of 25% of the restricted units at or below 80% AMI, 45% at 81–100% AMI, and 30% at 101–120% AMI. Beyond this baseline, the Developer has committed to provide 40 additional restricted units under a deeper affordability structure: 15% at or below 60% AMI, 30% at 61–80% AMI, 30% at 81–100% AMI, and 25% at 101–120% AMI. Incorporating these commitments, the total of 79 restricted units no longer mirrors the ordinance's standard distribution. Instead, the final mix represents an enhanced affordability profile, including the introduction of a 60% AMI tier—a level of affordability not otherwise required by ordinance but secured through negotiation.

The averaged appraised value of the property was \$960,000; however, in recognition of the additional workforce units and deeper affordability tiers and contribution toward utility infrastructure needs, a final negotiated sales price of \$660,000 is proposed. This amount incorporates: (i) an effective \$600,000 credit [\$15,000 per additional unit] in recognition of the 40 units provided beyond ordinance requirements, and (ii) a \$200,000 Public Utilities contribution toward odor control improvements at the adjacent City-owned lift station.

As part of the financial structure, \$300,000 of the \$660,000 sales price will be appropriated to the Public Utilities account to offset the

Developer's share of the odor control improvement. The remaining \$360,000 in land sale proceeds will be deposited into the City's Housing Trust Fund in accordance with Resolution No. 83-16, which requires revenues from the sale of City-owned property to be deposited into the Housing Trust Fund to support future housing projects.

The negotiated purchase price of \$660,000, together with the workforce housing commitments, utility cost-sharing, and closing conditions, is memorialized in the Purchase and Sale Agreement, Workforce Housing Agreement, and related easement agreements to protect City infrastructure. A unanimous waiver of the requirements of Sec. 2-31(27)(c) of the City Code is required.

Closing on the sale is contingent upon the Developer obtaining site plan approval within 18 months and providing evidence of sufficient financing within 24 months to fully fund the project.

Additionally, the transaction includes the waiver of all of the City's interest in all the phosphate, minerals, and metals, and all petroleum that is or may be in, on, or under the Property, along with the rights to mine same, which would otherwise inure to the City pursuant to Section 270.11, Florida Statutes.

Staff recommends approval of Ordinance No. 5143-25 authorizing the sale of City-owned property located at 2410 N. Australian Avenue and approving all related agreements and documents to facilitate the development of this project.

Second Reading of this Ordinance is scheduled for September 29, 2025.

Commission District 1: Commissioner Cathleen Ward.

Fiscal Note:

The sale price of \$660,000 will be split with \$300,000 being appropriated to Public Utilities and \$360,000 to the City's Housing Trust Fund. An F-Resolution will be brought forward closer to the time of closing.

10. PUBLIC HEARING - QUASI-JUDICIAL

Disclosure of ex-parte communications, if any*
Swearing-in of witnesses.

- 10.1. Public Hearing and First Reading of Ordinance No. 5140-25 regarding a Future Land Use Map Amendment to change the Future Land Use designation of approximately 2.46 acres located at 2410, 2460, and 2508 North Australian Avenue from Community Service (CS) and Commercial (C) to Multifamily (MF); and

Public Hearing and First Reading of Ordinance No. 5141-25 regarding a Rezoning to change the Zoning designation of approximately 2.46 acres located at 2410, 2460, and 2508 North Australian Avenue from Recreation and Open Space (ROS) and Neighborhood Commercial (NC) to Multifamily High Density Residential (MF32).

The above-referenced requests are being made by Tyler Woolsey of Urban Design Studio along with Spina O'Rourke & Partners, on behalf of the City of West Palm Beach and VDG Land Co. LLC.

Originating Department:

Development Services

Ordinance/Resolution:

ORDINANCE NO. 5140-25: AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, AMENDING THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN OF THE CITY OF WEST PALM BEACH, FLORIDA, BY CHANGING THE FUTURE LAND USE DESIGNATION OF THREE (3) PARCELS LOCATED ON THE EAST SIDE OF NORTH AUSTRALIAN AVENUE, SOUTH OF 25TH STREET, AND NORTH OF NORTH MANGONIA DRIVE, APPROXIMATELY 2.46 ACRES, FROM COMMUNITY SERVICE (CS) AND COMMERCIAL (C) TO MULTIFAMILY (MF); DECLARING THE PROPOSED AMENDMENT TO THE FUTURE LAND USE MAP TO BE CONSISTENT WITH ALL OTHER ELEMENTS OF THE COMPREHENSIVE PLAN OF THE CITY; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

ORDINANCE NO. 5141-25: AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, AMENDING THE ZONING MAP OF THE CITY OF WEST PALM BEACH, FLORIDA, BY CHANGING THE ZONING DESIGNATION OF THREE (3) PARCELS LOCATED ON THE EAST SIDE OF NORTH AUSTRALIAN AVENUE, SOUTH OF 25TH STREET, AND NORTH OF NORTH MANGONIA DRIVE, APPROXIMATELY 2.46 ACRES, FROM RECREATION AND OPEN SPACE (ROS) AND NEIGHBORHOOD COMMERCIAL (NC) TO MULTIFAMILY HIGH DENSITY RESIDENTIAL (MF32); DECLARING THIS ZONING MAP AMENDMENT TO BE

CONSISTENT WITH THE COMPREHENSIVE PLAN OF THE CITY;
REVISING THE ZONING MAP OF THE CITY ACCORDINGLY;
PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER
PURPOSES.

Staff Recommended Motion:

Approve Ordinance No. 5140-25, a Future Land Use Map Amendment to change the Future Land Use designation of approximately 2.46 acres located at 2410, 2460, and 2508 North Australian Avenue from Community Service (CS) and Commercial (C) to Multifamily (MF). This motion is based upon the factual testimony presented, the application submitted, the staff report, the recommendation of the Planning Board, and the findings that the request meets the "Changed Assumptions" standard of Future Land Use Policy 1.1.5 of the City's Comprehensive Plan.

Approve Ordinance No. 5141-25, a rezoning to change the Zoning designation of approximately 2.46 acres located at 2410, 2460, and 2508 North Australian Avenue from Recreation and Open Space (ROS) and Neighborhood Commercial (NC) to Multifamily High Density Residential (MF32). This motion is based upon the application submitted, the staff report, factual testimony, the recommendation of the Planning Board, and the findings that the request complies with the Comprehensive Plan and the standards in Section 94-32 of the City's Zoning and Land Development Regulations.

Background Information:

The subject property is comprised of three (3) separate parcels, with the addresses of 2410, 2460, and 2508 North Australian Avenue, consisting of approximately 2.46 acres. Specifically, the subject property is located on the east side of North Australian Avenue, between 25th Street and North Mangonia Drive. The subject property has frontage along North Australian Avenue and contains an existing office building and vacant lots.

The applicant is proposing a residential development of 155 dwelling units, including 79 workforce housing units, in a mix of 1-, 2-, and 3-bedroom units, along with a full program of residential amenities. To allow the requests, applications were submitted to change the following:

- Future Land Use designation of the subject property from Community Service (CS) and Commercial (C) to Multifamily (MF); and
- Zoning designation of the subject property from Recreation and Open Space (ROS) and Neighborhood Commercial (NC) to Multifamily High Density Residential (MF32).

In accordance with the City's Zoning and Land Development Regulations subsection 94-552(e), a Special Site Plan Review is required for this type of residential development proposal, which will require approval by the City Commission. If the future land use map and zoning map amendments are approved by the City Commission, the applicant will then be required to seek a Special Site Plan Review from the City Commission.

PLANNING BOARD

After a Public Hearing on July 15, 2025, the Planning Board recommended approval (6-0).

PUBLIC NOTICE

Individual notices were mailed to all property owners within 500 feet of the property, and signs were posted on the subject property. Ordinance No. 5140-25 and Ordinance No. 5141-25 were advertised in the Palm Beach Post.

Commission District 1: Commissioner Cathleen Ward.

11. 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.

12. COMMENTS BY THE MAYOR AND CITY COMMISSIONERS

13. 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.