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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, February 2, 2026
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. PROCLAMATIONS

- 6.1. Proclaiming the week of February 11-17, 2026, as 211 Awareness Week. Proclamation to be accepted by Ty Barnes, President/CEO, 211 Palm Beach and Treasure Coast.

Originating Department:
Mayor's Office

- 6.2. Proclaiming February 2026 as Junior League of the Palm Beaches Month. Proclamation to be accepted by Junior League of the Palm Beaches Representatives: Kate Stamm, President; Emily Schachtel, President-elect; Christine DeMichael, Executive Vice President.

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. 24-26(F) provides reclassifications in the total amount of \$62,257,660 for Public Utilities capital projects, providing budget reallocation of previously adopted budget funding, including an accounting reclassification of \$650,000.

Originating Department:
Public Utilities

Ordinance/Resolution:

RESOLUTION NO. 24-26(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 WATER SEWER SERIES 2017A CONSTRUCTION BOND FUND, WATER/SEWER RENEWAL AND REPLACEMENT FUND, WATER SEWER CONSTRUCTION FUND, WATER AND SEWAGE SYSTEMS REVENUE FUND, WATER/SEWER GENERAL RESERVE FUND, STORM WATER SERIES 2017A CONSTRUCTION BOND FUND, STORMWATER FLEET REPLACEMENT FUND, STORMWATER RENEWAL AND REPLACEMENT AND IMPROVEMENT FUND BUDGETS TO PROVIDE APPROPRIATIONS FOR WATER, SEWER AND STORM WATER CAPITAL PROJECTS AND ADDITIONAL OPERATING EXPENSES; PROVIDING AN EFFECTIVE DATE; AND

FOR OTHER PURPOSES.

Background Information:

Reallocation of funding to individual capital projects not previously detailed in the adopted Fiscal Year 2025 - 2026 Public Utilities Capital budget as follows:

Water Sewer Series 2017A Construction Fund 45A

- \$12,400,000 from Reserve For Future Projects for Water & Sewer Improvement Projects

\$3,000,000 for Pilgrim & Plymouth Roads Utilities Improvements - Water Distribution and Sanitary Sewer

\$700,000 for Washington Road Improvements - Water Distribution

\$1,950,000 for Lift Station 52 Improvements - Utilities Pumping Operations and Sanitary Sewer

\$2,750,000 for Lift Station 47 Rehabilitation - Utilities Pumping Operations

\$3,000,000 for Lift Station 76 Rehabilitation - Utilities Pumping Operations

\$750,000 for Stormwater Systems Rehabilitation-26th Street & Flagler Drive - Sanitary Sewer

\$250,000 for Stormwater Outfall Tidal Valve Installation - Phase II - Sanitary Sewer

Water Sewer Renewal & Replacement Fund 454

- \$33,679,580 from Reserve for Future Projects for Water & Sewer Improvements and Rehabilitation projects

\$250,000 for York Bridge Improvements - Watershed Management

\$200,000 for Eastern Wellfield Rehabilitation - Watershed Management

\$100,000 for Watershed Management Improvements - Observation Deck & Fence - Watershed Management

\$360,000 for 7th Street 24-inch Valve Replacement - Water Distribution

\$3,500,000 for Stormwater System Rehabilitation - 26th Street & Flagler Drive - Water Distribution & Sanitary Sewer

\$500,000 for Trinity Place Water Main Improvements - Water Distribution

\$500,000 for Greymon Drive Improvements - Water Distribution

\$150,000 for Sapodilla Ave Looping-Banyan Boulevard to 2nd Street - Water Distribution

\$100,000 for Earnest Road Water Main Connection to the ECR - Water Distribution

\$500,000 for Citywide Water Main Improvements - Water Distribution

\$1,500,000 for Palm Beach County Australian Avenue from Banyan Boulevard to 45th Street - Water Distribution & Sanitary Sewer

\$500,000 Valve Replacements/Maintenance - Water Distribution

\$1,750,000 for Sunset Road Sanitary Sewer Improvements - Sanitary Sewer & Water Distribution

\$7,250,000 for Water & Wastewater Improvements-Belmonte Road & Pershing Way - Water Distribution & Sanitary Sewer

\$1,500,000 for Northwood Gardens Utilities Improvements 40th Street-45th Street - Water Distribution & Sanitary Sewer

\$400,000 for State Road 5 Dixie Highway at Northwood Road Utility Relocation - Water Distribution

\$150,000 for Town of Palm Beach Conflicts - Water Distribution

\$125,000 for Roof Replacement - Water Treatment Plant

\$250,000 for Water Treatment Plant Citywide Projects

\$125,000 for Water Treatment Plant Hardening & Replacement Electrical Equipment

\$125,000 for Water Treatment Plant Hardening & Replacement HVAC Systems

\$200,000 for Water Treatment Plant West Building Bathrooms Renovation

\$300,000 for Pumps & Motors - Water Treatment Plant

\$500,000 for Valve Replacements/Maintenance - Water Treatment Plant

\$44,580 for Water Treatment Plant Mixing/Metering Header

\$2,250,000 for Lift Station #45 Relocation-Pumping Operations & Sanitary Sewer

\$750,000 for Lift Station #73 Replacement - Pumping Operations

\$2,200,000 for Lift Station #51 Improvements - Pumping Operations & Sanitary Sewer

\$750,000 for Lift Station #88 Rehabilitation - Pumping Operations

\$4,000,000 for Flagler Drive Lift Station Retrofits - Pumping Operations

\$500,000 for Citywide Lift Station Improvements - Pumping Operations

\$500,000 for Lift Station #129 Improvements at Grassy Waters Preserve - Pumping Operations

\$300,000 for 34th & 35th Streets Alleyway Sanitary Sewer Rehabilitation - Sanitary Sewer

\$250,000 for 36th Street Utility Improvements (Australian Ave to Poinsettia Ave) - Sanitary Sewer

\$500,000 for Citywide Sanitary Sewer & Force Main Improvements - Sanitary Sewer

\$500,000 for Sewer Air Release Valve Replacement - Sanitary Sewer

\$50,000 for Grassy Waters Nature Preserve South Interior Renovations

\$250,000 for Grassy Waters Nature Preserve Visitor Restroom Expansion

Water Sewer Construction Fund 456

- *\$550,000* from Reserve for Future Projects for Water & Sewer Improvements and Rehabilitation Projects

\$50,000 for Washington Road Improvements (Alhambra Place to Seville Road) - Water Distribution

\$250,000 for Stormwater System Rehabilitation-26th Street & Flagler Drive - Water Distribution

\$200,000 for 36th Street Utility Improvements - Australian Avenue to Flagler Drive - Water Distribution

\$50,000 for Water Improvements (Bloomfield/Alahambra Place) - Water Distribution

Water & Sewage Systems Revenue Fund 450

- *\$650,000* from Water/Sewer General Reserve Fund for Maintenance

\$250,000 for Repair and Maintenance of Wellfields

\$400,000 for Repair and Maintenance of Grassy Waters Preserve Boardwalk

Stormwater Series 2017A Construction Fund 48A

- *\$5,357,080* from Reserve for Future Projects for Stormwater Improvements and Rehabilitation Projects

\$100,000 for Outfall Rehabilitation-S Flagler Dr at Monroe Drive

\$150,000 for Alhambra Place Stormwater Improvements (Olive Ave east to Dead-end)

\$2,550,000 for Stormwater Tidal Valve Installation Phase II - Stormwater & Drainage

\$332,080 for Outfall Rehab for Sunset Road & S Flagler Drive

\$800,000 for Puritan Road & Pilgrim Road Improvements - Stormwater

\$1,425,000 for Stormwater Outfall Tidal Valve Installation - Drainage

Stormwater Fleet Replacement Fund 483

- \$121,000 from Reserve for Future Project for replacement of large capacity hydraulic pump

Stormwater Renewal & Replacement & Improvement Fund 485

- \$9,500,000 from Reserve for Future Projects for Stormwater Improvements and Rehabilitation Projects

\$250,000 for Georgia Ave Stormwater - Hollywood Place to Roseland Drive

\$250,000 for Stormwater Tidal Valve Installation Phase 3A

\$500,000 for Citywide Stormwater Improvements

\$1,000,000 for Outlet Mall Stormwater Improvements

\$3,250,000 for Stormwater portion of Water & Wastewater Improvements - Belmonte Road & Pershing Way

\$3,500,000 for Stormwater System Rehabilitation (26th Street & Flagler Drive)

\$750,000 for Alhambra Place Stormwater Improvements (Cul-de-Sac to Flagler Drive)

Fiscal Note:

Projects funded from the Reserve for Future Projects from various funds.
Approximate Fund Reserve balances after transfers: Fund 45A Water

Sewer 2017 Construction Bond: \$700,000; Fund 454 Water/Sewer R & R: \$3,200,000; Fund 456 Construction: \$415,000; Fund 459 Water/Sewer General Reserve: \$101,000,000; Fund 48A Stormwater 2017 Construction Bond: \$529,000; Fund 483 Stormwater Fleet Replacement: \$510,000; and Fund 485 Stormwater R & R & I: \$2,100,000.

- 7.2. Resolution No. 21-26 accepting a donation from the Police Athletic League of West Palm Beach Inc. of a 2015 Chevrolet Express van and a 2020 Ford Transit 350 XL for use by the West Palm Beach Police Department for law enforcement and community engagement activities; and

Resolution No. 2-26(F) appropriating the receipt of a 2015 Chevrolet Express van and a 2020 Ford Transit 350 XL.

Originating Department:

Police

Ordinance/Resolution:

RESOLUTION NO. 21-26: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, ACCEPTING A DONATION OF A 2015 CHEVROLET EXPRESS VAN AAND A 2020 FORD TRANSIT 350 XL WITH AN ESTIMATED TOTAL VALUE OF \$22,000 FROM THE POLICE ATHLETIC LEAGUE OF WEST PALM BEACH INC, TO BE USED BY THE WEST PALM BEACH POLICE DEPARTMENT FOR LAW ENFORCEMENT AND COMMUNITY ENGAGMENT ACTIVITIES; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

RESOLUTION NO. 2-26(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 2025/26 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 BUDGET TO PROVIDE APPROPRIATIONS FOR THE RECEIPT OF A 2015 CHEVROLET EXPRESS VAN AND A 2020 FORD TRANSIT 350 XL FROM THE POLICE ATHLETIC LEAGUE OF WEST PALM BEACH INC. FOR THE WEST PALM BEACH POLICE DEPARTMENT; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Background Information:

The currently inactive Police Athletic League (PAL) of West Palm Beach is a non-profit organization that provides youth development opportunities through athletics, education, and mentoring. This independent 501(c)(3) non-profit organization works to build positive relationships between youth and law enforcement and prevent juvenile crime. In September 2023, the program became inactive. The program was operated at 720 N. Tamarind Avenue, West Palm Beach, Florida.

The PAL of West Palm Beach is seeking to donate two (2) vehicles owned by the program to the West Palm Beach Police Department (WPBPD). The two (2) vehicles include a 2015 Chevrolet Express van and a 2020 Ford Transit 350 XL. The PAL of West Palm Beach has provided a commitment letter of intent to gift the vehicles. The estimated total value of the vehicles is \$22,000.

The donated vehicles will be added to the WPBPD fleet to be assigned for the primary use at the newly established WPBPD Community Engagement Center located in the former PAL building at 720 N. Tamarind Avenue.

Resolution No. 21-26 accepts the donation of the vehicles.

Fiscal Note:

The estimated value of the donated vehicles is \$22,000 for West Palm Beach Police Department.

- 7.3. Resolution No. 40-26 approving an agreement for support of the Currie Park District with certain surrounding property owners.

Originating Department:

Mayor's Office

Ordinance/Resolution:

RESOLUTION NO. 40-26: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, APPROVING AN AGREEMENT REGARDING SUPPORT FOR CURRIE PARK DISTRICT WITH CERTAIN PROPERTY OWNERS NEAR CURRIE PARK, INCLUDING 2104 CAHUENGA PARTNERS LP, LITTLE BROAD BEACH PARTNERS LP, 1031 SOUTH WOOSTER LIMITED, 6622 HOLLYWOOD BOULEVARD PARTNERS LP, AND 920 N STANLEY PARTNERS LLC, FOR SUPPORT OF THE CURRIE PARK DISTRICT; PROVIDING AN EFFECTIVE DATE AND FOR OTHER PURPOSES.

Background Information:

Currie Park, thirteen (13) acres sited directly on the Intracoastal Waterway, is getting a world-class \$35 million redesign. The City intends to maintain the Currie Park improvements and retain an operator to ensure professional operation and programming of Currie Park. The City intends to create a special district with a board to provide oversight of the operation of Currie Park.

The City intends that such a special district will assess the properties located within the special district to provide funding for the maintenance and operation of Currie Park.

The properties in the neighborhood surrounding Currie Park will benefit from their close proximity to Currie Park.

There are entities associated with Developer, Jeffrey Greene, that own properties near Currie Park. 2104 Cahuenga Partners LP and Little Broad Beach Partners LP own the property located at 2501 N. Flagler Drive; 1031 South Wooster Limited owns the property located at 2323 N. Flagler Drive; 6622 Hollywood Boulevard Partners LP and 920 N Stanley Partners LLC own the property located at 2175 N. Flagler Drive (collectively, the "Developer Property Owners").

The properties owned by the Developer Property Owners are located in the area for which the special district is proposed.

The Developer Property Owners recognize the benefits to be gained by their properties, due to their location with respect to Currie Park.

The City has requested, and the Developer Property Owners have agreed to support the Currie Park special district.

Resolution No. 40-26 approves an Agreement Regarding Support for Currie Park District with the Developer Property Owners.

Currie Park is located in Commission District 1: Commissioner Cathleen Ward.

Fiscal Note:

No fiscal impact by this Resolution.

- 7.4. Resolution No. 41-26 approving an Agreement with 550 Quadrille LLC regarding completion of construction of the One West Palm project.

Originating Department:

Mayor's Office

Ordinance/Resolution:

RESOLUTION NO. 41-26: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, APPROVING AN AGREEMENT WITH 550 QUADRILLE LLC REGARDING COMPLETION OF CONSTRUCTION OF THE ONE WEST PALM PROJECT; PROVIDING AN EFFECTIVE DATE AND FOR OTHER PURPOSES.

Background Information:

At the request of 550 Quadrille LLC (the "Developer"), the City amended its Zoning and Land Development regulations to provide incentives for the development of Class A office space and hotel uses in the Quadrille

Business District. The Developer took advantage of the height incentives and obtained approval for the mixed-use project known as “One West Palm”, consisting of two (2) towers and a podium with Class A office space, hotel, and luxury residential uses.

The Developer commenced construction of One West Palm in 2019, with an anticipated completion date of 2022. However, for a variety of reasons and several delays, One West Palm has been under construction for six (6) years and remains unfinished as of this date.

One West Palm is a highly visible project from many areas of the downtown, Nora and Northwood districts, yet remains unfinished. The City will not receive property taxes, sales taxes, and other revenue projected to be generated from One West Palm until the project is completed. The City and the general public will benefit from the expeditious completion of the Project.

At the request of the City, the Developer agrees to commit to completion of One West Palm and agrees that if the City has not received an application for a temporary Certificate of Occupancy for both towers no later than December 31, 2027, the Developer agrees to pay to the City as liquidated damages, and not as a penalty, the sum of Five Million Dollars (\$5,000,000).

Resolution No. 41-26 approves the execution of an Agreement Regarding Completion of Construction with 550 Quadrille LLC.

One West Palm is located in Commission District 3: Commissioner Christy Fox.

Fiscal Note:

No fiscal impact.

- 7.5. Resolution No. 43-26 approving an agreement between the City and the Palm Beach County Supervisor of Elections for vote processing equipment use and election services for the March 2026 Municipal Election.

Originating Department:

Mayor's Office

Ordinance/Resolution:

RESOLUTION NO. 43-26: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA APPROVING AN AGREEMENT BETWEEN THE CITY AND THE PALM BEACH COUNTY SUPERVISOR OF ELECTIONS FOR VOTE PROCESSING EQUIPMENT USE AND ELECTION SERVICES FOR THE MARCH 2026 MUNICIPAL ELECTIONS; PROVIDING FOR AN

EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Background Information:

Resolution No. 43-26 approves an agreement with the Supervisor of Elections for vote processing equipment use and election services for the March 2026 municipal election.

The agreement requires the City to indemnify the Supervisor of Elections for any claims arising out of the City's negligence, to defend any legal challenge relating to the municipal election, and be responsible for all legal costs including attorneys' fees for the defense of the municipality and the Supervisor of Elections.

8. RESOLUTIONS

- 8.1. Resolution No. 22-26 approving a Local Agency Program Agreement with the Florida Department of Transportation for the construction of the 49th Street Traffic Calming and Bicycle Improvements Project in the amount of \$327,392; and

Resolution No. 23-26(F) recognizing and appropriating the FDOT LAP Agreement grant funding and required City match.

Originating Department:

Engineering

Ordinance/Resolution:

RESOLUTION NO. 22-26: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, APPROVING A LOCAL AGENCY PROGRAM AGREEMENT BETWEEN THE FLORIDA DEPARTMENT OF TRANSPORTATION AND THE CITY OF WEST PALM BEACH; PROVIDING \$327,392 IN FUNDING FOR THE CONSTRUCTION OF THE 49TH STREET TRAFFIC CALMING AND BICYCLE IMPROVEMENTS PROJECT; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

RESOLUTION NO. 23-26(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 ONE-CENT SALES TAX CAPITAL IMPROVEMENTS AND GRANT CAPITAL PROJECT FUND BUDGETS TO PROVIDE FOR THE RECEIPT OF A STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION LOCAL AGENCY PROGRAM (LAP) GRANT, MATCHING FUNDS, AND APPROPRIATIONS FOR THE 49TH STREET TRAFFIC CALMING AND BICYCLE IMPROVEMENTS PROJECT; PROVIDING AN EFFECTIVE

DATE; AND FOR OTHER PURPOSES.

Staff Recommended Motion:

Approve Resolution No. 22-26 and Resolution No. 23-26(F).

Background Information:

49th Street is a residential roadway that serves as a connector between North Flagler Drive and Greenwood Avenue and provides access to St. Mary's Medical Center. The segment of 49th Street between Pinewood Avenue and Broadway Avenue currently lacks sidewalks and ADA-accessible facilities, resulting in residents and children walking along a heavily traveled roadway with limited separation from vehicular traffic.

In 2018, this segment of 49th Street was identified in the City of West Palm Beach Citywide Bicycle Master Plan as a recommended Bike Boulevard. Based on this designation, the City identified 49th Street as a suitable candidate for a Transportation Alternatives (TA) Grant. TA Grants are administered by the Palm Beach Transportation Planning Agency (TPA) and are intended to fund projects that improve safety and accessibility for non-motorized users, including pedestrians and bicyclists, and implement traffic calming measures.

In 2022, the City of West Palm Beach applied for a TA Grant with the TPA under Resolution No. 84-22 for improvements along 49th Street (the Project). The proposed Project includes the replacement of existing sidewalks with ADA-compliant sidewalks and ramps, installation of traffic calming devices, and bicycle safety enhancements. The TPA awarded the grant to the City and included the Project on its Priority Project List for Fiscal Years 2024 through 2028.

The proposed Project includes the following improvements:

1. Replacement of Existing Sidewalks with ADA-Compliant Sidewalks and Ramps

Existing sidewalks will be replaced with ADA-compliant sidewalks and ramps along 49th Street between Broadway Avenue and North Flagler Drive to provide a safe and accessible pedestrian facility.

2. Traffic Calming Improvements

Traffic calming improvements include:

- Installation of speed humps between Broadway Avenue and Pinewood Avenue;
- Reconstruction of the traffic circle at the intersection of

49th Street and Pinewood Avenue; and

- Replacement of existing speed humps between North Flagler Drive and Broadway Avenue to meet current standards.

3. Shared Use Paths for Pedestrians and Bicyclists

Two shared-use paths will be constructed between Greenwood Avenue and Broadway Avenue to provide a continuous, accessible corridor for pedestrians and bicyclists of all ages and abilities.

4. Bicycle Shared-Lane Markings

Bicycle shared-lane markings (“sharrows”) will be installed between Broadway Avenue and North Flagler Drive to enhance bicyclist visibility, promote safe passing by motorists, and improve connectivity within the City’s bicycle network.

5. Milling and Resurfacing

Milling and resurfacing will be completed along 49th Street between North Flagler Drive and Greenwood Avenue.

The Local Agency Program (LAP) Agreement provides funding assistance in the total amount of \$327,392 for the project. In accordance with the agreement, the City is required to provide a local match in the amount of \$1,911,662. The required match is fully funded through the One-Cent Sales Tax Capital Improvements Fund, and no additional General Fund resources are required.

Resolution No. 22-26 accepts the FDOT funding, authorizes the project, and approves the LAP agreement with FDOT.

Resolution No. 23-26(F) recognizes and appropriates the FDOT LAP agreement funding in the amount of \$327,392 and the City match requirement of \$1,911,662.

Commission District 1: Commissioner Cathleen Ward.

Fiscal Note:

Approval of this item will recognize the grant funds from FDOT LAP Agreement and provide appropriations for the construction of the 49th Street complete improvements.

9. PUBLIC HEARING

- 9.1. Public Hearing and Second Reading of Ordinance No. 5151-25 approving an agreement granting the Northwood Road height incentive under the CMUD Zoning and Land Development Regulations; providing for the exchange of portions of certain land parcels for the roadway; approving the abandonment of Lake Road, Kent Terrance, and portions of Bethesda Terrace; and accepting the Developer contribution for the construction of Northwood Road.

Originating Department:

Mayor's Office

Ordinance/Resolution:

ORDINANCE NO. 5151-25: AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, AUTHORIZING THE CONVEYANCE OF CITY PROPERTY ALONG NORTH DIXIE HIGHWAY AND BETHESDA TERRACE IN EXCHANGE FOR PROPERTY ALONG FLAGLER DRIVE SO THAT NORTHWOOD ROAD CAN BE EXTENDED TO CURRIE PARK; ACCEPTING THE CONVEYANCE OF A PORTION OF THE PROPERTY AT 2323 N. FLAGLER DRIVE; VACATING AND ABANDONING PORTIONS OF BETHESDA TERRACE AND ALL OF KENT TERRACE AND LAKE PLACE; GRANTING THE NORTHWOOD HEIGHT BONUS TO SPECIFIED PROPERTIES; APPROVING A COVENANT RUNNING WITH THE LAND FOR THE EXTENSION OF NORTHWOOD ROAD BETWEEN 1031 SOUTH WOOSTER LIMITED, 2104 CAHUENGA PARTNERS LP, LITTLE BROAD BEACH PARTNERS LP, 6622 HOLLYWOOD BOULEVARD PARTNERS LP, 920 N STANLEY PARTNERS LLC, 2111 FLAGLER LLC, AND THE CITY OF WEST PALM BEACH; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Staff Recommended Motion:

Approve Ordinance No. 5151-25 on Second Reading.

Note:

Pursuant to Section 22-31(27) of the Code of Ordinances, the property exchange shall be approved by a super majority (4/5) vote of the City Commission at either First or Second Reading, and

Pursuant to Section 22-31(27) of the Code of Ordinances, waiver of appraisals shall be unanimously approved by vote of the City Commission.

Background Information:

The City adopted Ordinance Nos. 4963-21, 4964-21, and 5085-24, increasing the maximum allowable heights within the Currie Mixed Use

District (CMUD) zoning district, and amended the City's Zoning Map to rezone properties within CMUD.

In accordance with Section 94-215(k)(2)(i), parcels within the CMUD Core 1A sub-district located on either side of the Northwood Road extension, can achieve a maximum height of 350 feet in exchange for the payment of no more than \$6 million and the dedication of the right of way for the construction of the Northwood Road Extension (the "Northwood Road Height Bonus").

The design of Currie Park contemplates the new entrance to Currie Park to line up with an eastward extension of Northwood Road from North Dixie Highway to the future entrance of Currie Park (the "Northwood Road Extension").

The City desires to construct the Northwood Road Extension, as well as a linear park adjacent to the south and along the full length of the Northwood Road Extension, over a portion of the land owned by the City commonly known as Joel T. Daves Park and certain land currently owned by developer entities located at 2323 N. Flagler Drive, West Palm Beach.

The Developer desires to achieve the maximum height of 350 feet for the Developer's parcels, which will be located on either side of the Northwood Road extension through the Northwood Road Height Incentive.

The City and the Developer have agreed on certain arrangements involving: (a) the Developer conveying to the City a portion of its property in order to permit the City to construct the Northwood Road Extension and adjacent linear park; (b) the City conveying to the Developer a portion of Joel T. Daves Park; (c) the City abandoning Lake Place, Kent Terrace, and portions of the Bethesda Terrace rights-of-way; (d) the Developer paying \$6 million for the Northwood Road Extension; and (e) the City granting certain development approvals.

Planning staff evaluated the proposed abandonment of Lake Place, Kent Terrace, and portions of the Bethesda Terrace rights-of-way pursuant to the criteria contained in Section 78-217 of the City's Code of Ordinances and recommends approval of the abandonment.

The public hearing was advertised in the Palm Beach Post. Individual notices of the public hearing were mailed to all property owners within 400 feet of the proposed abandonments, and signs were posted in accordance with Section 78-215 of the City's Code of Ordinances.

The following Developer entities own the properties subject to the Northwood Road Height Incentive: 1031 South Wooster Limited, 2104 Cahuenga Partners LP, Little Broad Beach Partners LP, 6622 Hollywood

Boulevard Partners LP, and 920 N Stanley Partners LLC.

Ordinance No. 5151-25 approves the following: (a) acceptance of the property conveyed by the Developer in order to permit the City to construct the Northwood Road Extension and adjacent linear park; (b) Conveyance by the City to the Developer of a portion of Joel T. Daves Park; (c) the roadway abandonment of Lake Place, Kent Terrace, and portions of the Bethesda Terrace rights-of-way; (d) payment of \$6 million to the City by the Developer to be used for the Northwood Road Extension project; (e) the City granting certain development approvals; and (f) approving the agreement which documents these commitments.

Commission District 1: Commissioner Cathleen Ward.

Fiscal Note:

\$6 million deposit to the City for the Northwood Road extension; F-Resolution to follow.

10. PUBLIC HEARING - QUASI-JUDICIAL

Disclosure of ex-parte communications, if any*

Swearing-in of witnesses.

- 10.1. Public Hearing and Second Reading of Ordinance No. 5163-26 for the rezoning of the Gateway Center CPD generally located at 1100 Banyan Boulevard from a Commercial Planned Development (CPD) Zoning district to Clearlake District-25 (CLD-25) in the Downtown Master Plan (DMP).

This request was submitted by Harvey E. Oyer, III, of Shutts & Bowen, LLP, on behalf of 1100 Banyan LLC.

Originating Department:

Development Services

Ordinance/Resolution:

ORDINANCE NO. 5163-26: AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, REZONING THE GATEWAY CENTER LOCATED GENERALLY AT 1100 BANYAN BOULEVARD FROM A COMMERCIAL PLANNED DEVELOPMENT (CPD) ZONING DISTRICT TO CLEARLAKE DISTRICT - 25 (CLD-25) SUBDISTRICT IN THE DOWNTOWN MASTER PLAN (DMP); DECLARING THIS REZONING TO BE CONSISTENT WITH THE COMPREHENSIVE PLAN OF THE CITY; PROVIDING A CONFLICTS CLAUSE AND A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Staff Recommended Motion:

Approve Ordinance No. 5163-26 on Second Reading for a request to abandon the planned development status of the Gateway Center and formally adopt the existing DMP zoning district.

This motion is based upon the application submitted, the staff report, factual testimony, the recommendations of the Planning Board and the Downtown Action Committee, and the findings that the proposed rezoning complies with all of the amendment standards found in Section 94-32 of the Zoning and Land Development Regulations.

Background Information:

On June 23, 1980, the City Commission approved Ordinance No. 1505-80, rezoning the property located at 1100 Banyan Boulevard from R-5 (Multiple Dwelling District) to C-2 (Commercial District) and subsequently from C-2 to General Commercial Planned Unit Development (CPUD). At this time, the proposed development consisted of a new office building for the First Federal Savings and Loan Association of The Palm Beaches.

On September 22, 1997, the Gateway Center development was approved via Ordinance No. 3085-97, allowing the construction of an eighty thousand (80,000) square foot television broadcast studio, with appurtenant satellite dishes, microwave dishes, and a helipad. On May 31, 2011, the Planned Development (PD) was amended to allow additional satellite dishes via Resolution No. 109-11.

On July 3, 2025, Harvey Oyer of Shutts & Bowen, on behalf of 1100 Banyan LLC, submitted a Downtown Master Plan application to request the rezoning of the existing Gateway Center Planned Development to the Clearlake District-25.

Policy 3.1.4 (D.) of the DMP Element of the City's Comprehensive Plan states that new PDs shall not be permitted and existing PDs shall not expand. The intent of this policy is to ensure that development within the DMP area is consistent with the intent of the DMP zoning regulations. Policy 3.1.4 (D.) specifically states that if a Planned Development is abandoned, the properties included with the Planned Development will be deemed to have the development capacity and zoning for the district in which the properties are located.

After the City's 1995 adoption of the DMP and the subsequent update in 2009, the underlying zoning for the area has been the ClearLake District - 25 (CLD-25). This request would abandon the PD status and formally adopt the existing DMP zoning district.

Planning staff analysis of the rezoning request is detailed in the Planning Board Staff Report.

On November 12, 2025, the Downtown Action Committee (DAC) recommended approval (6-0) of the rezoning request, and on November 18, 2025, the Planning Board also recommended approval (6-0).

Commission District 3: Commissioner Christy Fox.

- 10.2. Public Hearing of Resolution No. 11-26: A request by Heather Jo Allen, Esq. of Keiser Legal, PLLC, on behalf of Everglades College, Inc., for a Major Amendment to the Keiser University Community Service Planned Development (CSPD), to amend the master plan by adding new uses and to amend the current development regulations.

Originating Department:

Development Services

Ordinance/Resolution:

RESOLUTION NO. 11-26: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, APPROVING A MAJOR AMENDMENT TO THE KEISER UNIVERSITY COMMUNITY SERVICE PLANNED DEVELOPMENT, GENERALLY LOCATED AT 2600 NORTH MILITARY TRAIL, REVISING THE MASTER PLAN AND MODIFYING THE DEVELOPMENT REGULATIONS; DECLARING THIS AMENDMENT CONSISTENT WITH THE COMPREHENSIVE PLAN OF THE CITY; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Staff Recommended Motion:

Approve Resolution No. 11-26 based upon the application submitted, the staff report, factual testimony, the recommendation of the Planning Board, the findings that the request complies with the Comprehensive Plan, and the standards in Section 94-32(a) and 94-35(c) of the City's Zoning and Land Development Regulations.

Background Information:

The subject site is comprised of three (3) parcels approximately 89.14 acres in size and generally located at 2600 North Military Trail, along the east side of North Military Trail (between Orlando Avenue and Gardenia Street), within the Keiser University Community Service Planned Development (CSPD) zoning district. The current master plan illustrates a combination of existing development and proposed building areas/bubbles where future development is intended to take place, since the Keiser University flagship campus is not fully developed.

The applicant is requesting approval of a Major Amendment to the Keiser University CSPD to modify the proposed building area/bubble number 12 to include the dormitory use and thus reflect that cultural center, classrooms, administrative, and dormitory uses are permitted within this proposed building area/bubble. The applicant is also requesting to modify the proposed building area/bubble number 16 to include the classrooms

and aquatic center uses and thus reflect that student union, dormitories, classrooms, and aquatic center uses are permitted within this proposed building area/bubble.

Additionally, the applicant is requesting modifications to the provisions specifically pertaining to vehicular parking requirements that are outlined in the development regulations for the Keiser University CSPD. Currently, the minimum vehicular parking requirements for the Keiser University CSPD are one (1) parking space per two (2) student stations, one (1) parking space per full-time faculty/staff member, one (1) parking space per two (2) adjunct/part-time faculty/staff members, one (1) parking space per four (4) seats in assembly places, and 20 parking spaces for visitors. Specifically, the applicant is requesting to establish a minimum vehicular parking requirement of 0.7 parking spaces per full-time on-campus students for the Keiser University CSPD.

Staff finds the requested Planned Development Major Amendment is consistent with the type of development permitted within the Keiser University CSPD as well as the City's Comprehensive Plan.

The Planning Board recommended approval with conditions (5-0) of this request to the City Commission after a Public Hearing on December 16, 2025, based on the testimony presented at the hearing, along with the application submitted and the Staff Report, that the request does comply with the standards for the Planned Development Major Amendment.

NOTICES

Pursuant to the requirements of Sections 94-39(i)(5) and 94-39(j) of the City's Code of Ordinances, individual notices were mailed to property owners within 500 feet of the subject property, the site was posted, and the resolution was advertised in the Palm Beach Post. To date, the City has not received any inquiries regarding the general nature of this request.

Commission District 2: Commissioner Shalonda Warren.

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.