



401 Clematis Street  
West Palm Beach, Florida 33401  
(561) 822-2222 (TTY) 800-955-8771  
[www.wpb.org](http://www.wpb.org)

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, March 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. PROCLAMATION

- 6.1. Proclaiming March 9-15, 2026, as Flood Awareness Week. Proclamation to be accepted by City Staff: Robert A. Brown, Building Official/Flood Plan Administrator, and Ralph T. Wall Jr., Management Analyst/CSR Coordinator.

**Originating Department:**  
Mayor's Office

## 7. PRESENTATION

- 7.1. Presentation recognizing the Oscar Strong Foundation for their donation of twelve (12) Automatic External Defibrillators (AEDs) to the City's Parks and Recreation Department, and installed in parks with athletic amenities valued at approximately \$48,000.

**Originating Department:**  
Parks and Recreation

**Background Information:**

The Oscar Strong Foundation, created in response to a near-tragic event involving six-year-old Oscar Stuebe, is making a significant impact on community safety. Oscar, a healthy and active child who loved baseball, collapsed during a game on March 10, 2024, after being struck in the chest by a baseball. He had no pulse. His mother immediately began CPR and called for an AED, but none was available at the field. Thanks to the rapid response of first responders and the use of an AED, Oscar's life was saved.

Oscar was diagnosed with commotio cordis, a rare but often fatal cardiac arrest caused by a blow to the chest. His survival was possible because of immediate CPR and quick defibrillation. This experience inspired his parents to take action.

The Oscar Strong Foundation, led by Oscar's mother, Sarah Stuebe, and co-founder Sara Mariani Mallon, was established to prevent similar tragedies by promoting CPR training, increasing AED accessibility, and advocating for proper safety equipment. In February 2025, the foundation installed its first AED at Phipps Park. Since then, they have partnered with the City of West Palm Beach Parks and Recreation Department and Fire Chief Diana Matty to expand this initiative.

Through their generosity, twelve (12) permanent outdoor AEDs are currently being installed in City parks with the highest levels of sports and recreational activity. These devices will provide critical lifesaving tools for residents and visitors, ensuring that help is never far away in an emergency.

This donation of AEDs from the Oscar Strong Foundation is valued at approximately \$48,000.

AED locations:

- Two (2) Gaines Park
- Two (2) Howard Park
- One (2) South Olive Park
- One (2) Phipps Park
- One (1) Mary Brandon
- One (1) Lincoln Park
- One (1) Hilcrest/Bill Moss Paseo
- One (1) Dreher Park

**Fiscal Note:**

No fiscal impact.

## 8. APPOINTMENTS

- 8.1. City Commission approval is requested for the Mayor's reappointment of Roger P. Janssen to the Downtown Action Committee for a term of three (3) years to expire on March 3, 2029. Mr. Janssen has served over the maximum allowed number of terms (3), and it is required that the City Commission confirm his reappointment.

**Originating Department:**

Mayor's Office

**Staff Recommended Motion:**

Approve the reappointment of Roger P. Janssen to the Downtown Action Committee for a term of three (3) years to expire on March 3, 2029.

**Background Information:**

Mr. Janssen has professional expertise and institutional knowledge from his service as Chairperson that enhances the capabilities of the committee.

- 8.2. City Commission approval is requested for the Mayor's reappointment of Gabriel Jaroslavsky to the Historic Preservation Board for a term of three (3) years to expire on March 30, 2029. Mr. Jaroslavsky has served over the maximum allowed number of terms (3), and it is required that the City Commission confirm his reappointment.

**Originating Department:**

Mayor's Office

**Staff Recommended Motion:**

Approve the reappointment of Gabriel Jaroslavsky to the Historic Preservation Board for a term of three (3) years to expire on March 30, 2029.

**Background Information:**

Mr. Jaroslavsky has served admirably and thus has a thorough understanding of the Board's responsibility.

## 9. 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.

- 9.1. Resolution No. 47-26 approves a Settlement Agreement totaling \$120,000 in the matter of Alexander Hamann v. The City of West Palm Beach.

**Originating Department:**

City Attorney's Office

**Ordinance/Resolution:**

RESOLUTION NO. 47-26: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, APPROVING A SETTLEMENT AGREEMENT FOR \$120,000 IN THE MATTER OF ALEXANDRA HAMANN V. THE CITY OF WEST PALM BEACH, FILED IN THE FIFTEENTH JUDICIAL CIRCUIT, IN AND FOR PALM BEACH COUNTY, FLORIDA, CASE NO. 50-2024-CA-005923-XXXA-MB-AH, PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

**Background Information:**

Alexandra Hamann, filed a complaint for damages stemming from an incident which occurred on or about January 10, 2023, at or near the intersection of North Dixie Highway and North Quadrille Boulevard, West Palm Beach, Palm Beach County, Florida to wit: ALEXANDRA HAMANN V. THE CITY OF WEST PALM BEACH, filed in the Fifteenth Judicial Circuit, in and for Palm Beach County, Florida, Case No. 50-2024-CA-005923-XXXA-MB-AH.

The City reached a settlement agreement with Alexandra Hamann and her attorney on January 14, 2026, to resolve the matter for a total of \$120,000. The plaintiff signed a general release that releases the City from all claims arising from this motor vehicle accident, which resolves all of the claims for damages, including attorneys' fees and costs against the City of West Palm Beach.

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 the approval of the City Commission by formal resolution.

Resolution No. 47-26 approves the Settlement Agreement.

**Fiscal Note:**

Settlements are paid out of the Risk Annual Budget.

- 9.2. Resolution No. 48-26(F) amending the general fund budget to recognize additional revenue and to provide appropriations for police event coordinator operating expenditures.

**Originating Department:**

Police

**Ordinance/Resolution:**

RESOLUTION NO. 48-26(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 GENERAL FUND BUDGET TO RECOGNIZE ADDITIONAL REVENUE AND TO PROVIDE APPROPRIATIONS FOR POLICE EVENT COORDINATOR OPERATING EXPENDITURES; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

**Background Information:**

In January 2025, members of the West Palm Beach Police Department (WPBPD), West Palm Beach Fire Rescue (WPBFR), and City of West Palm Beach (CWPB) Community Events agreed there was a need to implement an updated special events permitting software system. The system selected is the Eproval software system. The Eproval software system will be funded through revenues collected via a \$2 surcharge per billed hour for contract overtime for police services.

The following information describes the Eproval software product:

Eproval was established to address one of the most complex challenges public agencies face: managing special event and film permitting across multiple departments and stakeholders. Special event and film permitting often requires street closures, fire inspections, health permits, security planning, and more—all coordinated across multiple departments and agencies. This permitting requires more than a simple land use system or park reservation tool. This is where Eproval comes in—providing a centralized, cloud-based solution that simplifies the entire permitting

process for applicants, reviewers, and permit managers.

Eproval was created to handle complexity. Whether it's a street festival, commercial filming, or a marathon, Eproval delivers structured workflows that are intuitive for applicants and efficient for reviewers. It's designed specifically for permits that require multi-agency coordination, public safety review, and detailed operational planning.

Special event and film applications often require additional permits for tents, food, alcohol, building, or pyrotechnics. Eproval is designed to work alongside those systems, not replace them.

Whether your agency wants to incorporate an existing process directly into Eproval or provide links to an external system, our platform adapts to your needs. You can easily add links to departmental websites, downloadable forms, or step-by-step instructions right within the application. This flexibility keeps your internal workflows intact, while giving applicants a clear, streamlined experience from start to finish.

Eproval's software, as a service model for permit management, drives collaboration by providing multiple stakeholders with visibility into the approval process. Real-time collaboration is facilitated by Eproval's rich interface that allows for alerts, messages, and real-time updates without the need to open other applications. This streamlined approach reduces the need for meetings and allows multiple approvals to happen at the same time. This makes the process faster, more efficient, and helps stakeholders stay informed.

**Fiscal Note:**

Police Event Coordinator administrative fee revenue offsets Eproval software contract expense.

- 9.3. Resolution No. 54-26(F) appropriating \$150,000 from the Art in Public Places (AIPP) Reserves for Future Projects to implement The Commons project, a local artists' initiative.

**Originating Department:**

Mayor's Office

**Ordinance/Resolution:**

RESOLUTION NO. 54-26(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 ARTLIFE WPB CAPITAL PROJECT FUND BUDGET TO PROVIDE APPROPRIATIONS FOR THE COMMONS, A LOCAL ARTISTS'

INITIATIVE; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

**Background Information:**

On February 4, 2026, the Art in Public Places Committee voted unanimously to recommend to City Commission the allocation of \$150,000 to initiate The Commons project, a local artists' initiative that provides an opportunity for artists who reside in Palm Beach County to create new artworks in the public realm.

The fourth iteration of The Commons project will provide selected local artists to take their art practice from their studio and create original works in our "common" spaces. Five (5) multi-disciplinary artists will be commissioned to create temporary artworks for The Commons: 5 Artists 5 Spaces 2026 project.

The total budget is \$150,000.

The Public Art Advisory Committee will review all qualifying submissions and select ten (10) artists to create conceptual proposals for the Art in Public Places Committee's review. Compensation will be \$500 per selected artist for their completed proposals.

Of the ten (10) artists, the Committee will select five (5) final artists for The Commons. Each selected artist will receive up to \$25,000 each to realize their project. Each commission will include a not-to-exceed \$5,000 artist fee, with the remaining balance for design, materials, build, installation, insurance, etc. The remaining funds from the total project budget will cover any necessary incidentals.

Resolution No. 54-26(F) allocates \$150,000 for the fourth iteration of The Commons: 5 Artists 5 Spaces: A local artist initiative.

Commission District 3: Commissioner Christy Fox.

**Fiscal Note:**

Approval of this item will provide appropriations in the amount of \$150,000 from the Art In Public Places (AIPP) Reserves to implement The Commons project, a local artist initiative.

## 10. RESOLUTIONS

- 10.1. Resolution No. 50-26 approving a Local Agency Program Agreement with the Florida Department of Transportation for the construction of the Caroline Street Pedestrian Access Project in the amount of \$802,744; and

Resolution No. 51-26 approving the above-ground design features ("Face of the City") for the Caroline Street Pedestrian Access project over the Stub Canal and SFRTA railroad tracks; and

Resolution No. 49-26(F) establishing and appropriating the FDOT LAP Agreement grant funding and required City match.

**Originating Department:**

Engineering

**Ordinance/Resolution:**

RESOLUTION NO. 50-26: 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 \$802,744 IN FUNDING FOR THE CONSTRUCTION OF THE CAROLINE STREET PEDESTRIAN BRIDGE ACCESS PROJECT; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES

RESOLUTION NO. 51-26: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, APPROVING THE ABOVE-GROUND DESIGN FEATURES PRESENTED TO THE CITY COMMISSION FOR THE CAROLINE STREET PEDESTRIAN BRIDGE ACCESS PROJECT; PROVIDING FOR AN EFFECTIVE DATE AND FOR OTHER PURPOSES.

RESOLUTION NO. 49-26(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 CAROLINE STREET PEDESTRIAN BRIDGE ACCESS PROJECT; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

**Staff Recommended Motion:**

Approve Resolution No. 51-26, Resolution No. 50-26, and Resolution No. 49-26(F).

**Background Information:**

Caroline Street is one of the two access points off Parker Avenue to the Jefferson Terminal District. The segment of Caroline Street just west of Parker Avenue that crosses over the Stub Canal and the South Florida Regional Transportation Authority (SFRTA) railroad tracks currently lacks a sidewalk and ADA-accessible facilities for pedestrians, resulting in pedestrians and bicyclists needing to utilize the narrow roadway with limited separation from vehicular traffic to be able to cross over the canal and railroad tracks into and out of the Jefferson Terminal District area. The City began a planning study in 2022 to develop conceptual plans to mitigate this accessibility issue.

The City requested federal appropriations through Congresswoman Lois Frankel in Fiscal Year 2024 for the construction of the Caroline Street Pedestrian Access project. The appropriations were approved in December 2024, and the Florida Department of Transportation (FDOT) awarded the funding in the amount of \$802,744 to the City to be used toward the above-ground improvements as part of the Caroline Street Pedestrian Access project.

The City initiated the design work for this project in February 2025. The design plans are nearly completed, and it is expected to go out for construction bid by the Summer of 2026. Completion of the construction work is anticipated by mid-2027.

The project will involve modifying the Parker Ave crosswalks that access Caroline Street, adding an emergency traffic signal for Fire Station No. 4, which will also include pedestrian traffic signal capabilities, construction of a new sidewalk on the south side of Caroline Street with barrier protection from the vehicular lane adjacent to it, that will tie into the existing sidewalk on Caroline Street just west of the SFRTA railroad crossing.

The City met with the adjacent neighborhoods, Grandview Heights back in 2022, Flamingo Park and Pineapple Park neighborhoods in 2025, and they are supportive of the Caroline Street project going forward. The Palm Beach County Metropolitan Planning Organization (MPO) is also supportive of this project.

The total estimated cost for this project is \$2,309,998.

The Local Agency Program (LAP) Agreement provides funding assistance in the total amount of \$802,744 for the project. In accordance with the agreement, the City is required to provide a local match in the amount of \$1,507,254. 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. 51-26 approves the above-ground design features for the Caroline Street Pedestrian Access Project (Face of the City).

Resolution No. 50-26 accepts the FDOT funding, authorizes the project, and approves the LAP agreement with FDOT.

Resolution No. 49-26(F) recognizes and appropriates the FDOT LAP agreement funding in the amount of \$802,744 and the City match requirement of \$1,507,254.

Commission District 5: Commissioner Christina Lambert.

**Fiscal Note:**

FDOT will provide \$802,744 in LAP grant funding, and the City will provide the remaining \$1,507,254 from the One-Cent Sales Surtax funding.

## 11. PUBLIC HEARING

- 11.1. Public Hearing and Second Reading of Ordinance No. 5161-26 for proposed amendments to the Utilities Element and Capital Improvements Element of the Comprehensive Plan to update the 20-year Water Supply Facility Work Plan Sub Element and other sections of the Utilities and Capital Improvements Element as required by Section 163.3177(6)(c), Florida Statutes (F.S.). This amendment will also update the Capital Improvement Program (CIP) of the Capital Improvements Element, consistent with state requirements.

**Originating Department:**

Development Services

**Ordinance/Resolution:**

ORDINANCE NO. 5161-26: AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, AMENDING THE UTILITIES ELEMENT AND CAPITAL IMPROVEMENTS ELEMENT TO UPDATE THE CITY'S 20-YEAR WATER SUPPLY PLAN AND THE CAPITAL IMPROVEMENT PROGRAM (CIP); STATING THE INTENT OF THE CITY COMMISSION TO AMEND THE COMPREHENSIVE PLAN IN ACCORDANCE WITH CHAPTER 163 FLORIDA STATUTES AND WITH OTHER ELEMENTS OF THE CITY'S COMPREHENSIVE PLAN; PROVIDING A CONFLICTS CLAUSE AND A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

**Staff Recommended Motion:**

Approve Ordinance No. 5161-26 on Second Reading and submit to FloridaCommerce in accordance with Florida Statutes.

This motion is based upon the factual testimony presented, the staff report, and the findings that the proposed amendment COMPLIES with the requirements of Chapter 163 of the Florida Statutes, other appropriate State requirements, and with other elements of the City's Comprehensive Plan.

**Background Information:**

Chapter 163.3177(6)(c) of the Florida Statutes requires the City of West Palm Beach and all municipalities in the State to revise the 20-year Water Supply Facility Work Plan within its comprehensive plan no later than eighteen (18) months after the water management district approves a regional water supply plan or its update. The South Florida Water Management District (SFWMD) adopted its most recent update to the Lower East Coast Water Supply Plan on September 24, 2024 (2023/2024 WSP). This means that the City is required to update the Work Plan no later than late March 2026.

The amendments to the City's Work Plan in the Utilities Element include updates on water use permits, level of service standard, population estimates and projections, historic and future water demands, current and future capital projects, revisions to the City's water conservation efforts, and updates to reflect new practices and policies at the Water Treatment Plant.

The amendments to the City's Work Plan in the Capital Improvements Element reflect the updated level of service established within the newest Consumptive Use Permit and the City's fiscal year 2025 through 2030 capital improvement projects funded or planned to be funded through the CIP budget process.

Florida Statutes require the inclusion of a CIP in their Comprehensive Plan to show the different capital improvements that ensure that the different Levels of Service outlined in the Comprehensive Plan are maintained.

All the changes proposed as part of these amendments are consistent with the requirements of the State Statutes, the 2023/2024 WSP Update, and with other elements of the Comprehensive Plan. More details about the proposed amendments are included in the staff report.

INTERLOCAL PLAN AMENDMENT REVIEW COMMITTEE (IPARC)

Notification of the proposed Comprehensive Plan text amendments was sent to IPARC on November 7, 2025, and to date, the City has not received any objections or comments.

PLANNING BOARD

The Planning Board (Local Planning Agency) recommended approval (6-0) of the proposed amendments after a Public Hearing on November 18, 2025.

OTHER COMMENTS

After transmittal of the proposed amendment to the review agencies, the City received communication from the Treasure Coast Regional Planning Council (TCRPC), the Florida Department of Environmental Protection (FDEP), FloridaCommerce, and from the South Florida Water Management District (SFWMD), as part of their review of the EAR-based amendments. TCRPC and FDEP indicated that they had no comments on the amendments. SFWMD recommended that the City include the Water Service Area Map, which is currently part of the Comprehensive Plan Map Series, in the Water Supply Plan and clarify Policy 1.3.1 of the Potable Water Subelement of the Utilities Element with regard to public education and irrigation practices being contributors to reducing potable water demand and water reuse being an alternate water supply source. The City is revising the water supply plan to address the SFWMD's comments. Finally, FloridaCommerce indicated that they had not identified any objections or comments to the proposed amendments. These letters and emails from the review agencies are included in the staff report.

- 11.2. Public Hearing and Second Reading of Ordinance No. 5165-26 for a City-initiated request for a text amendment to Chapter 94 Zoning and Land Development Regulation, to add Section 94-58 - Request for Accommodations, which establishes procedures to request a Reasonable Accommodation to zoning regulations in compliance with the Fair Housing Act (FHA) and Americans with Disabilities Act (ADA).

**Originating Department:**

Development Services

**Ordinance/Resolution:**

ORDINANCE NO. 5165-26: 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, ARTICLE II – ORGANIZATION,

ADMINISTRATION AND ENFORCEMENT, TO ADD SECTION 94-58 - REQUEST FOR ACCOMMODATIONS; ESTABLISHING PROCEDURES FOR REQUESTING A REASONABLE ACCOMMODATION FOR FAIR HOUSING ACT (FHA) AND AMERICANS WITH DISABILITIES ACT (ADA) REASONS; DECLARING THIS AMENDMENT 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. 5165-26 on Second Reading.

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 has established an informal process for Community Residence or persons who need to request a Reasonable Accommodation for Fair Housing Act (FHA) and/or Americans with Disabilities Act (ADA) reasons.

As of July 1, 2025, Section 397.487, Florida Statutes, now requires all government entities to provide a formalized process within their regulations. This text amendment outlines this process and provides the specific information required for submittal of a Reasonable Accommodation request. The specific language for the text amendment is provided in the Ordinance, and the background is provided in the Planning Board Staff Report.

PLANNING BOARD

The Planning Board recommended approval (5-0) of this request to the City Commission after a Public Hearing on January 21, 2026, 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.

- 11.3. Public Hearing and First Reading of Ordinance No. 5147-25 for a City-initiated amendment to Chapter 2 (Administration) of the Code of Ordinances to update the Education Advisory Committee by establishing a mission, revising composition and qualifications, clarifying duties, updating meeting and reporting requirements, and adding a section on future goals.

**Originating Department:**

Mayor's Office

**Ordinance/Resolution:**

ORDINANCE NO. 5147-25: 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 PART II – CODE OF ORDINANCES, CHAPTER 2 (ADMINISTRATION) BY AMENDING AND RESTATING ARTICLE III (BOARDS, COMMITTEES AND COMMISSIONS), DIVISION 2 (EDUCATION ADVISORY COMMITTEE) TO AMEND SECTION 2-76 (ESTABLISHMENT) TO ADD THE MISSION; TO AMEND SECTION 2-77 (COMPOSITION; APPOINTMENT; TERMS) TO REDEFINE THE COMPOSITION; TO AMEND SECTION 2-79 TO REDEFINE THE QUALIFICATIONS OF MEMBERS; TO AMEND SECTION 2-80 TO REDEFINE THE DUTIES AND RESPONSIBILITIES; TO AMEND SECTION 2-81 TO AMEND THE MEETINGS REQUIREMENT AND PROVIDE FOR ANNUAL REPORTS; TO CREATE A NEW SECTION, NUMBER 2-82, ENTITLED FUTURE GOALS; 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. 5147-25 on First Reading and schedule Second Reading for March 16, 2026.

**Background Information:**

This ordinance is intended to clarify and realign the Education Advisory Committee as a primarily advisory body to the Mayor and City Commission, focused on providing recommendations, strategic input, and coordination on education-related matters within the City.

Key updates include:

- Establishing a formal mission statement to clearly define the Committee's advisory purpose.
- Revising membership, composition, and appointment structure to better reflect community representation and educational expertise.

- Updating member qualifications to align with the Committee's advisory focus.
- Clarifying duties and responsibilities to emphasize policy guidance, recommendations, and collaboration rather than operational functions.
- Modifying meeting requirements and establishing an annual reporting requirement to ensure accountability and transparency.
- Creating a new section on future goals to provide strategic direction and long-term focus.

These changes are designed to strengthen the Committee's role as a strategic advisory resource to the Mayor and City Commission on education matters affecting the West Palm Beach community.

**Fiscal Note:**

No fiscal impact.

- 11.4. Public Hearing of Resolution No. 274-25 regarding a major amendment of the development regulations and conditions of approval for the Residential Planned Development 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:**

Approve Resolution No. 274-25, amending the development regulations and granting waivers for the redevelopment of the Family Church Residential Planned Development (RPD), which consists of the Family Church Campus with school and accessory daycare use, two (2) multi-family residential towers with commercial use, and two (2) parking garages. 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 according to Section 94-32(a), 94-35(c), and 94-207 of the City's Zoning and Land Development Regulations.

**Background Information:**

(THE INFORMATION PROVIDED BELOW IS A GENERAL SUMMARY. A FULL ANALYSIS IS INCLUDED IN THE STAFF REPORT.)

A request by David Harrison, agent of Related Company, and Tyler Woolsey, agent of Urban Design Studios, on behalf of First Church 1, LLC (the Owner), for a Major Amendment to the Family Church Residential Planned Development (RPD) to allow changes to the previously approved Site Plan with Waivers, for a mixed-use development consisting of a new church with PB1231P– 2 school campus, two (2) multifamily residential towers with a total of 190-units, two (2) parking garages, and restaurant uses.

The approximately 9.89-acre property is located at 1101 South Flagler Drive, within Commission District 1: Commissioner Cathleen Ward.

BACKGROUND

On November 25, 2024, the City Commission approved a series of applications related to the site's redevelopment as the Family Church Residential Planned Development (RPD). First, the City Commission adopted Ordinance No. 5112-24 to change the Future Land Use (FLU) designation of the site from Community Service (CS) to Multifamily (MF). Concurrently, the Commission adopted Ordinance No. 5113-24, which terminated the prior First Baptist Church CSPD and reverted the property's zoning from CSPD back to Community Service (CS). The Commission then adopted Ordinance No. 5114-24 to rezone the site from CS to Multifamily High Density (MF32) Residential, followed by a further rezoning to the Residential Planned Development (RPD) district, establishing the Family Church RPD. The City Commission then approved Resolution No. 224-24, which allowed for the abandonment of the Chadbourne Court right-of-way that terminated into the site.

Finally, the City Commission approved Resolution No. 225-24, which pertained to the Development Regulations and a Formal Site Plan with Waivers for the Family Church RPD. The plans include a renovated church and school campus totaling approximately 146,709 square feet, two (2) high-rise multifamily residential towers with a combined total of 190 units, a 5,400-square-foot restaurant, and two (2) five-story parking structures for the use of residents and the users of the Church / School campus. These approvals represent the latest and current entitlements applicable to the subject property.

### ANALYSIS

As indicated in the applicant's Justification Statement, the applicant is proposing a major amendment to the approved development plans, including changes to the previously approved Site Plan and associated waivers, as outlined below with the proposed improvements:

- Enhance façade articulation along the east parking podium to better engage the pedestrian experience along S. Flagler Drive (further discussed in the Staff Report under SECTION VII).
- Update the residential tower architecture to balance a hierarchy of vertical and horizontal façade elements to distinguish façade proportions better and create cohesion with the podium façade (further discussed in the Staff Report under SECTION VII).
- Increase lot area from 9.636-acres to 9.897-acres (+0.261-acres), resulting from the abandonment of Chadbourne Court (further discussed in the Staff Report under SECTION VI).
- Decrease open space area from 208,463 SF (49%) to 204,136 SF (47%) (further discussed in the Staff Report under SECTION VII).
- Adjust gross building area to account for a slight increase in residential floor area and a decrease in non-residential floor area (further discussed in the Staff Report under SECTION VII).
- Increase building height for a portion of the church/school from 72'-5" to 73'-2" (+9") (further discussed in the Staff Report under SECTION VI).
- Increase building height of west podium from 54'-0" to 54'-7" (+7") (further discussed in the Staff Report under SECTION VI).
- Decrease building height of northern residential tower from 348'-5" to 325'-5" (-23') (further discussed in the Staff Report under SECTION VI).

- Increase building height of southern residential tower from 303'-5" to 329'-5" (+26') (further discussed in the Staff Report under SECTION VI).
- Adjust required and proposed building setbacks resulting from changes to building heights (further discussed in the Staff Report under SECTION VI).
  - (i) Required north tower side setback reduced from 174'-3" to 162'-9" (-11'-6")
  - (ii) Required south tower side setback increased from 151'-8" to 164'-8" (+13')
  - (iii) Provided north tower and west podium side setback along South Property Line 1 decreased from 436'-6" to 435'-6" (-1')
  - (iv) Provided north tower side setback along South Property Line 2 decreased from 181'-4" to 179'-2" (-2'-2")
  - (v) Provided south tower side setback along East Property Line 2 increased \ from 55'-6" to 61'-8" (+6'-2")
  - (vi) Provided south tower side setback at corner of East Property Line 2 and South Property Line 2 decreased from 52'-9" to 49'-7" (-3'-2")

The Waiver Summary (indicated in the Staff Report) is provided in connection with the associated applications for RPD rezoning and Formal (Level II) Site Plan Review. It outlines the waivers previously approved by the City Commission under Resolution No. 225-24, as well as those impacted by this major amendment.

The applicant is requesting modifications to Waiver #1 and Waiver #2, originally approved under Resolution No. 225-24.

#### WAIVERS

*Waiver #1: Section 94- 207(c)(2) Minimum Area Required for RPD - the minimum area required for a residential planned development district shall be ten (10) acres.*

#### *Modifications:*

Waiver #1 previously allowed a reduction of 0.364 acres in the minimum required size for a Residential Planned Development (RPD). However,

following the abandonment of the Chadbourne Court right-of-way, the total lot area has increased by 0.261 acres, resulting in a new total site area of 9.897 acres. As a result, this application proposes to reduce the extent of the waiver to reflect only a 0.1-acre reduction in the minimum RPD size, as shown in the updated waiver table provided in the Staff Report.

Staff have no objection to this amendment, as the abandonment of Chadbourne Court was previously approved by the City Commission under Resolution No. 224-24 and the right-of-way is now fully integrated into the site.

*Waiver #2: Sec. 94-77(a)(3) - Maximum building height. The maximum building height shall be the greater of 40 feet or two feet in height for each one foot in setback from side and rear lot lines.*

*Modifications:*

The applicant previously received RPD approval for a residential development comprised of two (2) towers, the North Tower, which is constructed with the tallest building within the project at 348'- 5" above existing grade to the top of roof, and the South Tower, which is constructed with a building height of 303'-5" above existing grade to the top of roof. As indicated on pages 7 through 10 of the Staff Report, the applicant requests amendments to the South Tower side setbacks as a result of the change of building heights of the North and South Towers.

Based on the comparison with similar Residential Planned Development (RPD) projects and the technical justifications provided by the applicant, staff finds the proposed amendment to Waiver #2 to be consistent with the requirements of ZLDR Section 94-77(a)(3).

MAJOR AMENDMENT TO THE FAMILY CHURCH RESIDENTIAL PLANNED DEVELOPMENT (RPD)

*Design Intent and Amendment Justification:*

As part of this revised development plan, the applicant is requesting a Major Amendment to the previously approved Family Church RPD, in accordance with Section 94-207(e)(1) of the Zoning and Land Development Regulations (ZLDR), which requires that any new structures beyond those provided for in an adopted Master Plan be reviewed and approved as a Planned Development Amendment.

The design presented in this amendment refines the previously approved proposal by reducing the overall building heights of the two (2) residential towers and introducing minor adjustments to the podium and building

façades. This is achieved through a reconfiguration of the vertical massing, specifically by lowering the North Tower by two (2) stories and transferring that vertical mass to the South Tower. Additionally, the South Tower has been repositioned over six (6) feet further from the eastern property line (PL2) to enhance structural integrity, improve circulation around the adjacent emergency staircase, and optimize the overall building ergonomics. Importantly, the original unit count is preserved by redistributing floor area between the North and South Towers, ensuring efficient use of space while maintaining the previously approved density.

Additionally, the proposed restaurant square footage has been reduced from 5,400 to 4,874 square feet to better accommodate amenities for residents and guests. Staff has determined that the proposed adjustments align with prior approvals and result in no changes to the approved site transportation plan, site setbacks, or the overall building heights of the Church and School Campus. A complete site analysis is available in the Staff Report.

*Conclusion and Recommendation:*

The proposed modifications to the building heights and revised setbacks for the multifamily residential development, particularly along the southern portion of the property, are consistent with a new architectural envelope that is better aligned with the surrounding urban context. These enhancements are anticipated to increase activity in the area, bringing an influx of new residents and visitors to a site that has remained underutilized for an extended period of time.

While the original development approved under Resolution No. 225-24 may have increased the intensity of uses on the site, it can be reasonably argued that the amended development may result in reduced overall traffic impacts. By consolidating a range of complementary uses, including residential and limited commercial, into a dense, walkable urban form, the project enhances accessibility for surrounding residents, reduces vehicle trip lengths, and supports multimodal transportation options. The proposed amendment to the residential development reflects a continued investment in the neighborhood and contributes to the long-term vitality and sustainability of the area.

It is staff's professional opinion that the amended waivers and the proposed development are in compliance with the applicable standards established in the City's Comprehensive Plan and ZLDRs, as further detailed in Section VIII of the Staff Report. Accordingly, staff recommends approval of the requests, subject to the conditions outlined herein.

## STANDARDS

The Planning and Zoning Division has determined that the Major Planned Development Amendment to the Family Church Residential Planned Development complies with the Comprehensive Plan and the standards according to Section 94-32(a) and meets all the standards for the Development Regulation found in Section 94-35(c) and for the site plan according to Sections Section 94-207 (b)(1) and 94-207(c) of the City of West Palm Beach ZLDRs.

Compliance with the above-referenced standards is detailed in the Planning Board Staff Report (Attachment I).

## PLANNING BOARD

At the Planning Board Public Hearing on October 21, 2025, approval was recommended (6-0) with conditions of the Major Planned Development Amendment to the City Commission after determining it complies with the Planned Development Standards found in Section 94-35(c), Section 94-207 (b)(1) and Section 95-207 (c) of the City of West Palm Beach ZLDRs.

## NOTICE

Individual notices were mailed to all property owners within 500 feet of the area covered by the Major Amendment. Signs for the Major Amendment were posted on the property on October 6, 2025.

Resolution No. 274-25 grants waivers regarding the minimum area required and setbacks, and approves the Major Amendment to the Family Church Residential Planned Development.

Commission District 1: Commissioner Cathleen Ward.

## **12. PUBLIC HEARING - QUASI-JUDICIAL**

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

- 12.1. Public Hearing of Resolution No. 32-26: A request by Tyler Woolsey, of Shutts & Bowen LLP, on behalf of Family Church 1, LLC (the Owner), for the abandonment of a 0.261-acre (11,355 square foot) portion of the Chadbourne Court right-of-way, located east of and perpendicular to South Olive Avenue, within the boundaries of the Family Church Residential Planned Development (RPD).

**Originating Department:**  
Development Services

**Ordinance/Resolution:**

RESOLUTION NO. 32-26: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, VACATING AND ABANDONING A PORTION OF CHADBOURNE COURT RIGHT-OF-WAY, LOCATED IN A PLATTED TRACT, EAST OF AND PERPENDICULAR TO SOUTH OLIVE AVENUE, TOTALING APPROXIMATELY 11,355 SQUARE FEET OF AREA; AUTHORIZING EXECUTION OF A DISCLAIMER OF INTEREST IN THE AFORESAID RIGHT-OF-WAY; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

**Staff Recommended Motion:**

Approve Resolution No. 32-26 for the abandonment of a portion of Chadbourne court right of way east of and perpendicular to South Olive Avenue, totaling approximately 11,355 square feet.

This motion is based upon the application submitted, the staff report, factual testimony, and the findings that the request complies with the abandonment standards in Section 87-217 of the City code.

**Background Information:**

(THE INFORMATION PROVIDED BELOW IS A GENERAL SUMMARY. A FULL ANALYSIS IS INCLUDED IN THE STAFF REPORT.)

This request is for the proposed abandonment of a 0.26-acre (11,355 square feet) portion of the Chadbourne Court public right-of-way, located in a plated tract, east of and perpendicular to South Olive Avenue and adjacent to the boundaries of the Family Church Residential Planned Development (RPD).

On January 12, 2024, the applicant submitted an application for a Planned Development Amendment to the existing First Baptist Church CSPD for the redevelopment of the church with a school campus and accessory daycare use, and for the construction of a new mixed-use development with a concurrent application for the abandonment of a portion of the Chadbourne Court right-of-way.

On November 12, 2024, the City Commission approved Resolution No. 224-24, for the abandonment of a 0.26-acre (11,355 square feet) portion of the Chadbourne Court public right-of-way, and approved Resolution No. 225-24, for the Development Regulations of the Family Church Residential Planned Development (RPD) to allow for the redevelopment of the Family church with a school campus and accessory daycare use, and for the construction of a new mixed-use development.

According to Section 3 of Resolution No. 224-24, the vacation and abandonment of Chadbourne Court was subject to the fee payment to the City in the full amount of \$3,787,500 dollars.

Section 7 of Resolution No. 224-24 states that *"If the conditions set forth in Section 3 of this Resolution were not satisfied within twelve (12) months of the date of this Resolution, the approval of the abandonment and authorization for execution of the requisite documents shall expire."*

The applicant did not fulfill the requirements of Section 3, thereby triggering Section 7 of Resolution No. 224-24. As a result, the applicant is required to return to the City Commission to again obtain approval for the abandonment of Chadbourne Court.

Resolution No. 32-26 approves the abandonment of the subject right-of-way, conditioned upon receipt, within twelve (12) months of the compensation for the property abandoned.

The subject abandonment is necessary for the proposed redevelopment of the site, consisting of a new Church, a school campus with auxiliary daycare use, and for a new mixed-use development consisting of two (2) multifamily residential towers comprised of 190 dwelling units with restaurant uses at the ground level, and two (2) parking garages.

If the abandonment is approved, it will add 11,355 square feet (the portion of the abandonment) to the First Baptist Church RPD, increasing the size of the RPD from ±9.636 acres to ±9.897 acres.

The abandonment would not result in any negative impact to the surrounding area. The parcel has little development potential to anyone other than the adjoining property owner (First Baptist Church), and the abandonment will not disrupt traffic circulation and accessibility, as the redeveloped property will provide full access to the surrounding street network.

There are currently utilities within the subject right-of-way; however, the utilities will be relocated with the redevelopment of the site. The abandonment of the subject right-of-way is necessary for the petitioner to consolidate adjacent portions of land for the redevelopment of the Family Church campus and for the proposed mixed-use development.

The value for the subject right-of-way, as estimated by an appraisal conducted by Anderson Carr, Inc. and dated January 9, 2026, was appraised at \$5,200,000; a second estimate requested by the applicant, and conducted by Callaway & Price, Inc., dated January 20, 2026, appraised the subject right-of-way at \$3,075,000. The average of the two appraisals is \$4,137,000.

Resolution No. 32-26 requires that the value be set by the average of two (2) appraisals dated within six (6) months of the payment date. If the

payment has not been made within six (6) months from the date of approval of this Resolution, a new appraisal will be required to update the value. The final value will be established by the average of then-current appraisals.

### STANDARDS

Staff found that the requested abandonment complies with the abandonment criteria of Section 78-217 of the City's Code of Ordinances.

### NOTICES

Pursuant to the requirements of Section 78-215(b) of the Code of Ordinances, individual notices were mailed to all property owners within 400 feet of the subject abandonment, and signs were also posted in the area of the subject abandonment.

### COMMISSION DISTRICT

Commission District 5: Commissioner Christina Lambert.

## **13. 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.

## **14. COMMENTS BY THE MAYOR AND CITY COMMISSIONERS**

## **15. 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.