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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, March 30, 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 April 6 – 10, 2026, as Community Development Week. Proclamation to be accepted by Jade Greene, Director of Housing & Community Development.

**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. Minutes of the February 2, 2026, Regular City Commission Meeting.

**Originating Department:**  
Mayor's Office

- 7.2. Minutes of the February 17, 2026, Regular City Commission Meeting.

**Originating Department:**  
Mayor's Office

- 7.3. Resolution No. 46-26 authorizing the installation of streetscape improvements within the public rights-of-way of the NORA district and approving the maintenance agreement between NORA-West Palm Beach Property Owners Association Inc. and the City.

**Originating Department:**  
Development Services

**Ordinance/Resolution:**

RESOLUTION NO. 46-26: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, CONSENTING TO THE INSTALLATION OF ENCROACHMENTS WITH THE PUBLIC RIGHTS-OF-WAY OF THE NORA DISTRICT; APPROVING A RIGHT-OF-WAY ENCROACHMENT & MAINTENANCE AGREEMENT BETWEEN THE NORA – WEST PALM BEACH PROPERTY OWNERS ASSOCIATION, INC., AND THE CITY OF WEST PALM BEACH FOR MAINTENANCE OF THE ENCROACHMENTS; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

**Background Information:**

On August 15, 2025, the City Commission approved Resolution No. 188-25, which amended Resolution No. 29-22 and approved the change to the Face of the City for the proposed design concept of the North Railroad Avenue Streetscape as part of the NORA district and development.

The streetscape features elements, including trees and landscaping, custom pavers, sidewalk elements, planter curbing, street lighting, decorative/accent or landscape lighting, bike racks, trash receptacles, benches, street furnishings, art pieces, irrigation systems, drainage facilities, and signage, which encroach upon a public right-of-way per the plans approved by the City.

The streetscape elements are installed along North Railroad Avenue and the intersection portions of 7th Street, 8th Street, 9th Street, 10th Street, and 11th Street.

The streetscape has since completed construction and all improvements have been installed. A condition of approval for the site plan and subsequent projects required a maintenance agreement to be established prior to the issuance of a Certificate of Occupancy for the buildings adjacent to the right-of-way.

Resolution No. 46-26 consents to the installation of streetscape improvements and approves the right-of-way maintenance agreement between NORA-West Palm Beach Property Owners Association Inc. and the City.

Commission District 3: Commissioner Christy Fox.

**Fiscal Note:**

No fiscal impact.

- 7.4. Resolution No. 62-26 authorizes the installation of landscape improvements within the right-of-way adjacent to the Soleste Palm Station development including N. Rosemary Avenue, 3rd Street, and W. Railroad Avenue, and approving a right-a-way maintenance agreement with the Developer, 520 West Palm Beach Holdings LLC.

**Originating Department:**

Development Services

**Ordinance/Resolution:**

RESOLUTION NO. 62-26: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, CONSENTING TO THE INSTALLATION OF ENCROACHMENTS WITHIN THE PUBLIC RIGHTS-OF-WAY OF N. ROSEMARY AVENUE, 2ND STREET AND W. RAILROAD AVENUE ADJACENT TO THE SOLESTE PALM STATION PROJECT; APPROVING A RIGHT-OF-WAY ENCROACHMENT & MAINTENANCE AGREEMENT BETWEEN 520 WEST PALM BEACH HOLDINGS, LLC AND THE CITY OF WEST PALM BEACH FOR MAINTENANCE OF THE ENCROACHMENTS; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

**Background Information:**

The City Commission of the City of West Palm Beach, Florida, is the governing body of the City and has plenary authority of the roads, alleys, and rights-of-way within the City street system. The City generally maintains the City rights-of-way platted or dedicated for public use.

520 West Palm Beach Holdings, LLC, a Delaware limited liability company (“Developer”), is developing the residential project known as Soleste Palm Station located at 486 N. Rosemary Avenue, West Palm Beach, Florida (the “Project”). The Project features elements, including specialized landscaping, trees, tree grates, irrigation system, specialty pavers, benches, bike racks, art features, signage and other improvements (the “Encroachments”) to be installed within the adjacent public rights-of-way adjacent to the Project.

520 West Palm Beach Holdings, LLC agrees to assume all maintenance obligations for the Encroachments for the Project installed in the rights-of-way of N. Rosemary Avenue, 3rd Street, and W. Railroad Avenue.

Resolution No. 62-26 authorizes the installation of landscaping by the Developer within the rights of way of N. Rosemary Avenue, 3rd Street, and W. Railroad Avenue; approves a Right-of-Way Maintenance Agreement with the Developer; and approves the maintenance agreement with 520 West Palm Beach Holdings, LLC.

Commission District 3: Commissioner Christy Fox.

**Fiscal Note:**

No fiscal impact.

- 7.5. Resolution No. 63-26 authorizing the assessment of City liens in the total amount of \$16,510.98 for unpaid water service, sewer service, and stormwater charges for the month of December 2025.

**Originating Department:**

City Attorney's Office

**Ordinance/Resolution:**

RESOLUTION NO. 63-26: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, APPROVING AND AUTHORIZING AN ASSESSMENT OF CITY LIENS FOR UNPAID WATER SERVICE, SEWER SERVICE, AND STORMWATER SERVICE CHARGES FOR THE MONTH OF DECEMBER 2025; PROVIDING THAT SAID LIENS SHALL BE PRIOR IN DIGNITY TO ALL OTHER LIENS AGAINST THE ASSESSED PROPERTIES, SAVE AND EXCEPT A LIEN FOR TAXES; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

**Background Information:**

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

The liens to be assessed by Resolution No. 63-26 are for unpaid water service, sewer service, and stormwater service charges for the month of December 2025.

The list of properties to be assessed and the associated charges totaling \$16,510.98 are provided in Resolution No. 63-26 as EXHIBIT A - Utility Lien List - December 2025.

**Fiscal Note:**

No fiscal impact.

- 7.6. Resolution No. 74-26 approves a Settlement Agreement totaling \$52,500 in the matter of Misty Gray vs. The City of West Palm Beach.

**Originating Department:**

City Attorney's Office

**Ordinance/Resolution:**

RESOLUTION NO. 74-26: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, APPROVING A SETTLEMENT AGREEMENT FOR \$52,500 IN THE MATTER OF MISTY GRAY V. THE CITY OF WEST PALM BEACH, FILED IN THE FIFTEENTH JUDICIAL CIRCUIT, IN AND FOR PALM BEACH COUNTY, FLORIDA, CASE NO. 50-2025-CA-003056-XXXA-MB AO, PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

**Background Information:**

The City has reached a mediated settlement agreement with Misty Gray and her attorney at mediation held on January 13, 2026, to resolve the matter for a total of \$52,500.

The plaintiff signed a general release that releases the City from all claims arising out of a trip and fall incident which occurred on April 4, 2024 at 1810 S. Dixie Highway, (on Wildermere Road), West Palm Beach, Palm Beach County Florida, 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. 74-26 approves the Mediated Settlement Agreement.

**Fiscal Note:**

Settlements are paid out of the Risk Annual Budget.

- 7.7. Resolution No. 72-26(F) accepting and appropriating funds in the amount of \$4,250 from Prime Time of Palm Beach County, funded by the Children Services Council, in recognition of the after-school programs at Gaines Park, Pleasant City, and South Olive Park, completing the Quality Improvement System (QIS) core quality practices.

**Originating Department:**

Parks and Recreation

**Ordinance/Resolution:**

RESOLUTION NO. 72-26(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 DONATION FUND TO PROVIDE FOR THE RECEIPT AND APPROPRIATION OF THE GRANT AWARD FROM PRIME TIME OF PALM BEACH COUNTY TO PROVIDE AFTER SCHOOL PROGRAM SUPPLIES, PROFESSIONAL DEVELOPMENT, FIELD TRIPS, SPECIAL YOUTH/FAMILY EVENTS, OTHER PROGRAM EXPENDITURES; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

**Background Information:**

The Quality Improvement System (QIS) incentive program is a Prime Time of Palm Beach County strategy designed to further increase after-school program quality for their participants' activities/programs. The QIS is a performance-based recognition program that awards financial incentives to out-of-school time programs that go above and beyond in their QIS work. The award amount is based upon a tiered process through which a program demonstrates the implementation of advanced youth development and program management practices.

These practices are in concert and directly relate to a program's voluntary participation and work in Prime Time's QIS incentive program.

Funding is provided by the Children's Services Council of Palm Beach County and is based upon the availability of funds and performance.

This past year, three (3) of the City's after-school programs were eligible to receive a QIS Core Practices Development Grant through Prime Time's QIS incentive program. They have each completed the QIS core quality practices, which aim to increase and maintain positive youth development, helping young people develop the skills necessary to be successful socially, emotionally, and academically. Prime Time requires that the grant be spent on professional development, program supplies, field trips, special youth and/or family events, and other program expenditures.

Gaines Park Community Center, South Olive Community Center, and Pleasant City Community Center have each been recognized for going above and beyond in their QIS work. Pleasant City K - 5th grade was awarded \$1,500; Gaines Park 6th - 8th grade was awarded \$1,500; and South Olive K - 5th grade was awarded \$1,250.

Commission District 1: Commissioner Cathleen Ward.

Commission District 5: Commissioner Christina Lambert.

**Fiscal Note:**

Approval will provide \$4,250 in additional funds to be used towards professional development, field trips, special youth and/or family events, and other program expenditures.

- 7.8. Resolution No. 75-26 finding that City-owned properties located 611 56th is not needed for City purposes, declaring the properties as surplus, and authorizing property to be included in the Invitation to Negotiate issued for redevelopment of CRA-owned Broadway properties.

**Originating Department:**

Housing and Community Development

**Ordinance/Resolution:**

RESOLUTION NO. 75-26: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, FINDING THAT CITY-OWNED PROPERTY LOCATED AT 611 56th STREET IS NOT NEEDED FOR CITY PURPOSES AND IS DECLARED TO BE SURPLUS; AUTHORIZING THE PROPERTY TO BE INCLUDED IN THE INVITATION TO NEGOTIATE ISSUED FOR THE REDEVELOPMENT OF CRA-OWNED BROADWAY PROPERTIES; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

**Background Information:**

The City of West Palm Beach desires to make a determination of surplus for the vacant parcels located at 611 56th Street.

Section 2-18(27)(b) of the Code of Ordinances requires that prior to the disposition of City property, the City Commission shall: (i) make a legislative finding that the City property is not needed for City purposes and declaring the property surplus; and (ii) select the method of disposition.

On August 19, 2024, the City Commission adopted Resolution No. 169-24, authorizing the acquisition of the vacant property located at 611 56th Street, West Palm Beach, Florida, from 5701 Broadway Land Trust for the purchase price of \$231,589. Resolution No. 169-24 established that the acquisition of the approximately 0.14-acre parcel was intended to support the West Palm Beach Community Redevelopment Agency's (CRA) redevelopment strategy along the Broadway Corridor, including the assemblage of properties necessary to facilitate future redevelopment activities.

Since the acquisition, the CRA has assembled multiple properties within the area to issue an Invitation to Negotiate (ITN No. 25-26-500) seeking proposals for the redevelopment of CRA-owned properties within the Broadway Mixed-Use District.

City staff determined that the property located at 611 56th Street is not required for a direct City operational purpose, and that its highest and best use would be achieved through its inclusion as part of the larger redevelopment assemblage being offered through the CRA's redevelopment solicitation process.

An agreement for the sale of the property will be brought back to the City Commission for approval.

Resolution No. 75-26 declares the property to be surplus and authorizes its inclusion in the Invitation to Negotiate for the adjacent CRA properties.

The property is located in Commission District 1: Commissioner Cathleen Ward.

**Fiscal Note:**

No fiscal impact.

- 7.9. Resolution No. 80-26 approving the continued participation of the West Palm Beach Police Department in the State of Florida, FDLE, State Financial For Fentanyl Eradication (S.A.F.E.) initiative, and authorizing execution of the Grant Adjustment Notice; and

Resolution No. 71-26(F) approving the allocation of supplemental funding from the State of Florida - State Financial Assistance for Fentanyl Eradication (S.A.F.E.) initiative in the amount of \$15,000 to assist in conducting complex criminal investigations.

**Originating Department:**

Police

**Ordinance/Resolution:**

RESOLUTION NO. 80-26: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, AUTHORIZING THE CONTINUED PARTICIPATION OF THE WEST PALM BEACH POLICE DEPARTMENT IN FDLE S.A.F.E INITIATIVE AND APPROVING THE RELATED GRANT ADJUSTMENT NOTICE; PROVIDING AN EFFECTIVE DATE; AND OTHER PURPOSES.

RESOLUTION NO. 71-26(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 GRANT PROGRAMS SPECIAL REVENUE FUND BUDGET TO RECOGNIZE GRANT PROCEEDS FROM THE FLORIDA DEPARTMENT OF LAW ENFORCEMENT PROVIDING APPROPRIATIONS FOR INVESTIGATIVE SERVICES; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

**Background Information:**

The West Palm Beach Police Department (WPBPD) conducts complex criminal investigations by members of the Criminal Investigative Division (CID) and Special Investigation Division (SID). Many investigations are of a sensitive and/or confidential nature. Narcotics investigations are one of these types of investigations.

The WPBPD is a participant in the State of Florida – State Financial Assistance for Fentanyl Eradication (S.A.F.E.) program. The WPBPD initially received \$147,500 in funding to conduct investigations related to crimes involving fentanyl activities.

The S.A.F.E. Program has been extended, and WPBPD has been approved for \$15,000 in supplemental FDLE funding for the S.A.F.E. program-related criminal investigations.

The S.A.F.E. program is available to conduct investigations designed to combat illegal fentanyl-related investigative operations, which may include:

- Overtime and Related Benefits
- Relevant Travel Costs
- Purchase of Investigative Supplies
- Equipment Purchases
- Relevant Contractual Services
- Training Costs
- Other Costs Associated with Cases Focusing on Fentanyl Eradication

The S.A.F.E. program is administered through the Florida Department of Law Enforcement (FDLE).

Resolution No. 80-26 approves the continued participation of the Police Department in the S.A.F.E. program and authorizes the Mayor to sign the Grant Adjustment Notice.

**Fiscal Note:**

Approval will recognize grant proceeds from FDLE providing appropriations for investigative services.

## 8. RESOLUTIONS

- 8.1. Resolution No. 73-26 approves the proposed artwork, "Petals of the Moon," by Sinta Tantra for 8111 South Dixie, commissioned by Woodfield-Flagler Venture, LLC in partnership with the City's Public Art Program to satisfy their public art requirement (1% escrow \$464,250; plus \$335,750 from the Public Art Account).

Resolution No. 80-25(F), which was approved at the April 14, 2025, City Commission meeting, allocates the combined funds of \$800,000 all-inclusive towards the public sculpture.

**Originating Department:**

Mayor's Office

**Ordinance/Resolution:**

RESOLUTION NO. 73-26: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, APPROVING THE PROPOSED PUBLIC ART ARTWORK ENTITLED: "PETALS OF THE MOON" BY SINTA TANTRA FOR 8111 SOUTH DIXIE DEVELOPMENT PROJECT COMMISSIONED BY THE CITY OF WEST PALM BEACH ART IN PUBLIC PLACES IN PARTNERSHIP WITH WOODFIELD-FLAGLER VENTURE, LLC, IN COMPLIANCE WITH THE PUBLIC ART ORDINANCE; PROVIDING AN EFFECTIVE DATE;

AND OTHER PURPOSES.

**Staff Recommended Motion:**

Approve Resolution No. 73-26.

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

**Background Information:**

On March 4, 2026, at their regularly scheduled meeting, the public art committee re-reviewed the updates to the proposed public artwork, "Petals of the Moon," for 8111 S. Dixie. The committee voted unanimously to recommend the public sculpture commissioned by Woodfield-Flagler Venture, LLC, in partnership with the City's Public Art Program, to satisfy their public art requirement. This partnership provides an opportunity to commission internationally recognized female artist Sinta Tantra to create a site-specific public artwork in the City of West Palm Beach.

1% escrow \$464,250, an additional \$335,750 from the Public Art Account Resolution No. 80-25(F), allocated the combined funds to equal \$800,000; an all-inclusive budget. The Public Art Account is separate from the General Fund. Further, the Public Art funds are used solely for the selection, commissioning, acquisition, installation, maintenance, administration, and programming of the ArtLife Program.

The City will accept ownership of "Petals of the Moon" by Sinta Tantra.

ABOUT THE ARTIST

Sinta Tantra is a British artist of Balinese descent. She studied at the Slade School of Fine Art, University College London, between 1999 and 2003, and later continued her art studies at the Royal Academy Schools in London, graduating in 2006. Tantra describes herself as a painter working on an architectural scale. By using abstract geometric style, exploring color, identity, and narratives, she questions the function of spaces in her work. Tantra is highly regarded for her site-specific murals and installations in the public realm.

Sinta Tantra's artworks can be found in international private and public collections, including: the Government Art Collection UK; the Louis Vuitton Collection Southeast Asia; the Karachi Biennale; the Benetton Collection; the Folkestone Triennial, Canary Wharf; the Tumurun Museum, Indonesia; and the Museum MACAN, Indonesia. In 2024, Tantra was nominated for the Sovereign Asian Art Prize. Tantra is a recipient of many awards, including the Bridget Riley Drawing Fellow at The British School at Rome (2017).

Public commissions include: Sunset Ombre, One Satrio, Mega Kunigan, Jakarta (2022); Pink Moon Rising, Seolhaewon, Gangwon-Do (2021); Temple of Flora, Ocean Flower Island, Hainan (2021); Illuminated, 22 Bishopsgate, London commissioned by Contemporary Art Society (2021); The Grand Tour, Dulwich Picture Gallery, London (2020); The Crossing Mount Daemo, The H Honor Hills, Seoul commissioned by Hyundai (2021); Poins Square, Jakarta (2020); Horizon to Horizon, Sharjah Islamic Arts Festival, Sharjah (2019); Bright Dawn, Karachi Biennale, Karachi (2019); Compose Motions and Tasted Flight, Honer Hills, Seoul commissioned by Hyundai (2019); and Sunset in Tanah Lot, Facebook, London (2018).

Sinta Tantra is represented by gallerist KH Gallery, Kristin Hjellegjerde, West Palm Beach.

#### ABOUT THE ARTWORK/DESIGN

Two (2) large-scale abstract pieces that make one sculpture will be sited on a five-foot + plinth at the southeast corner of the 8111 S. Dixie project.

During the concept design and development phase, the artist undertook a combination of archival, remote, and sensory research to ground the work meaningfully in its context. Using tools such as Google Earth, she explored the site's layout and the shifting quality of light throughout the day, from the soft haze of morning to the golden intensity of late afternoon. These observations informed her of reflective and iridescent colors.

She met with Rose Guerrero, Director of Research at the Historical Society of Palm Beach County, who generously shared a selection of archival images and resources related to the local history of the site. These materials, along with access to the Society's online archive, offered valuable insights into the cultural and environmental narratives of the region, particularly the waterways, understood as both ecological lifelines and symbolic connectors to the wider American landscape. "Petals of the Moon" is a new site-specific work marking the southern entry point to West Palm Beach, a threshold where arrival and departure unfold.

The sculptural artwork is bold, iconic, and responsive to its environment, incorporating vivid colors and gold leaf. Rooted in the land's rich agricultural history, the work honors a legacy of cultivation and growth, embodied here by the pineapple plant.

Geometric forms rise vertically and rhythmically, echoing the pineapple's upward reach, which is a powerful emblem of welcome, prosperity, and

nurturing abundance. Gold leaf glimmers across the surface, a tribute to agricultural richness and, more broadly, to the sun itself, an eternal symbol of life, energy, and vitality in many ancient traditions. As sunlight moves through the day, the sculpture will respond by reflecting, glowing, and shifting with the tones of sunrise and sunset. In this way, the work becomes a kind of sundial, a living presence shaped by light, movement, and the passage of time.

#### ABOUT THE MATERIAL

The sculpture will be fabricated and produced in stainless steel. The surface will be finished with a tight spray of epoxy paint, selected for its strong adhesion to stainless steel and its resistance to weather, UV exposure, and chemicals.

Selected areas will be enhanced with gold leaf, adding visual richness and symbolic value to the piece. To ensure longevity, the gold leaf will be sealed with a protective clear coat suitable for outdoor conditions. All materials and finishes have been reviewed and approved through a conservator's report to confirm their suitability for long-term outdoor display.

The sculpture will be anchored with a hidden base located beneath the pavement, allowing the form to emerge cleanly from the ground with a visible plinth. A structural engineer will be engaged to calculate wind load resistance, including hurricane-force conditions, ensuring long-term safety and compliance with local regulations.

Regular maintenance through the City's public art program will include gentle cleaning with non-abrasive materials, annual inspections for surface or structural issues, and periodic resealing of both epoxy-painted surfaces and gold leaf areas to ensure long-term preservation in a public environment.

"Petals of the Moon" will be added to the City's growing Public Art Collection and will be maintained by the City's art program.

Resolution No. 73-26 approves the artwork "Petals of the Moon" by Sinta Tantra for the 8111 South Dixie Development Project by Woodfield-Flagler Venture, LLC, to satisfy their public art requirement.

Commission District 5: Commissioner Christina Lambert.

- 8.2. Resolution No. 78-26 approves a temporary exhibit in the Urban Living Room of the Mandel Public Library by multimedia artist Jose Alvarez.

Resolution No. 292-25(F), which was approved at the December 8, 2025, City Commission meeting, allocates the funds for the temporary exhibit.

**Originating Department:**

Mayor's Office

**Ordinance/Resolution:**

RESOLUTION NO. 78-26: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, APPROVING A TEMPORARY PUBLIC ART INSTALLATION BY JOSE ALVAREZ ART STUDIO AT THE URBAN LIVING ROOM OF THE MANDEL PUBLIC LIBRARY OF WEST PALM BEACH; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

**Staff Recommended Motion:**

Approve Resolution No. 78-26.

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

**Background Information:**

On March 4, 2026, at their regularly scheduled meeting, the public art committee voted unanimously to recommend the temporary art installation titled "Convergence," created by Jose Alvarez for the Urban at Mandel Library. The immersive installation will be on exhibit for eighteen (18) months.

ABOUT THE ARTIST

Born Deyvi Orangel Peña Arteaga, Jose Alvarez (D.O.P.A.), creates paintings/collages on mica, videos, installations, and performances, through which he breaks down belief systems into intersecting components of science, spirituality, and mysticism. His works burst with psychedelic patterns, colors, lush floral imagery, and traditional shamanic materials such as crystals and porcupine quills. They appear as hallucinatory portals into other realms. He began his career through charismatic performances where he "channeled" the 2,000-year-old spirit of a shaman named Carlos. In front of live audiences around the world, Carlos' performances and media broadcasts have been seen by millions in the United States, China, Australia, Europe, and South America.

Alvarez (D.O.P.A.) has performed and exhibited at the Whitney Museum of American Art, The Kitchen in New York, NASA Johnson Space Flight Center, Parkes Radio Telescope in Australia, Gavlak Gallery in Los Angeles and Palm Beach, Marlborough Gallery in New York, The Moore

Space in Miami, Ratio 3 in San Francisco, Jeffrey Deitch in New York, the Yerba Buena Center for The Art in San Francisco, The Norton Museum of Art in West Palm Beach, Taubman Museum of Art in Roanoke, Beth Rudin DeWoody's The Bunker Artspace in West Palm Beach, The Kemper Art Museum in Kansas City, The Drawing Center in New York, Boca Raton Museum of Art in Boca Raton, Florida, and the San Antonio Museum of Art in San Antonio, Texas, among others. In 2020, he was included in *A Very Anxious Feeling: Voices of Unrest in the American Experience* at the Taubman Museum of Art. In 2021, for the Sarasota Art Museum, he created an impressive 10.5 x 78-foot vinyl mural, his largest to date. In 2024, he was featured in the traveling exhibition *Conjuring the Spirit World: Art, Magic, and Mediums* at the Peabody Essex Museum in Salem, Massachusetts.

### ABOUT THE WORK

Alvarez will create a dazzling, brightly colored work that exudes an undeniable sense of positive exuberance. Approaching the space with generosity toward an unknown public, the artist aims to transform a public thoroughfare—a typically utilitarian environment—into a magical and welcoming experience.

This immersive installation will feature floor-to-ceiling wallpaper designs created in the artist's signature color palette of pinks, blues, oranges, greens, and yellows, among others. Otherworldly patterns—both linear and nonlinear—come together to form one continuous, expansive painting, where lush floral imagery intertwines with geometric motifs.

Repetition of patterns that pulsate with vivid color gives the work its rhythm and energy. There is no clear beginning or end; instead, viewers are invited to respond to the work in the present moment, experiencing it as they move through the space.

In approaching this large public site, *The Urban*, the artist's intention is to bring moments of joy into everyday life. Through this vibrant environment, he seeks to connect with a fundamental thread of humanity—compassion—by creating a shared space that briefly transports the public into his world of wonder.

### ARTIST STATEMENT

"Ultimately, the installation is a proposal: an invitation to come together. It reflects the variety of forms and colors within the artwork as a mirror of the diversity that exists within the community — a celebration of difference and coexistence. Everyone, absolutely everyone, is welcome to exist here. Through this space, I hope to encourage a moment of reflection about what it means to be part of a larger whole — to find,

within our multiplicity, the common thread of humanity that connects us all."

### ABOUT THE MATERIAL

Digital reproductions of unique artworks are transferred onto wallpaper/vinyl. Low maintenance; it is a temporary project.

Resolution No. 78-26 approves the proposed temporary artwork "Convergence" by Jose Alvarez for the for The Urban at the Mandel Public Library.

Resolution No. 292-25(F) allocated the funds for the public art project.

Commission District 3: Commissioner Christy Fox.

#### **Fiscal Note:**

No fiscal impact.

- 8.3. Resolution No. 77-26 approving the conveyance of five (5) City-owned properties located on the Broadway Corridor: 2803 Broadway, 2813 Broadway, 2815 Broadway, 601 27th Street, and 611 27th Street, to 2823 Broadway QOZB LLC for development of an affordable rental housing project.

#### **Originating Department:**

Housing and Community Development

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

RESOLUTION NO. 77-26: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, APPROVING THE CONVEYANCE OF PROPERTY LOCATED AT 2803 BROADWAY, 2813 BROADWAY, 2815 BROADWAY, 601 27TH STREET AND 611 27TH STREET TO 2823 BROADWAY QOZB LLC FOR DEVELOPMENT OF AN AFFORDABLE HOUSING RENTAL PROJECT; APPROVING THE AGREEMENT FOR CONVEYANCE AND DEVELOPMENT OF REAL PROPERTY AND THE AGREEMENT FOR AFFORDABLE RENTAL HOUSING AND RESTRICTIVE COVENANT; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

#### **Staff Recommended Motion:**

Approve Resolution No. 77-26.

#### **Background Information:**

By Resolution No. 246-23, the City Commission made a determination of surplus of real properties located at 2803 Broadway, 2813 Broadway, 2815 Broadway, 601 27th Street, and 611 27th Street, and selected the method of disposition to be a competitive Invitation to Negotiate (ITN)

process.

Resolution No. 42-24 authorized City staff to develop an ITN for the lease and/or purchase and development of the properties on the Broadway Corridor with the intent of soliciting proposals that would maximize the development potential of the site, act as a catalyst for additional development and economic impact, as well as provide a mixed-use, mixed-income residential project to include affordable/workforce housing.

The City Commission directed City staff to negotiate an agreement with 2823 Broadway QOZB, LLC after a presentation of their proposal received under ITN No. 23-24-500.

City staff and the Developer have negotiated the following final terms and conditions for approval by the City Commission:

- Project: The development will be a mixed-use project that will incorporate residential units, retail, public space, and parking consisting of approximately 151 affordable housing units; 5,000 square feet of ground floor retail and /or community facility space; 166 parking spaces; and a 7,500 square foot pocket park.
- Affordable Housing: 100% of the residential units shall be affordable housing (at or below 80% of the area median income (AMI) as follows: 18% (27 units) for qualified households at 30% AMI or less; 56% (85 units) for qualified households at 31-50% AMI; and 26% (39 units) for qualified households at 51-80% AMI. The period of affordability shall be no less than thirty (30) years.
- Design and Architectural Features: The Developer will incorporate visually appealing elements into the design of the Project, including a modern interpretation of South Florida tropical design with breezeblock-inspired features, large windows and balconies, and pastel tones reflective of mid-century modern architecture, while utilizing a form-based approach that respects the transition from the commercial corridor to adjacent residential neighborhoods.
- Sustainability and Resilience: The Developer agrees to construct the Project to meet or exceed the National Green Building Standards (NGBS) Silver certification criteria and shall incorporate sustainable design practices and energy-efficient materials in the construction plan.
- Purchase Price: The property will be conveyed at no cost. The City's sole financial contribution to the Project is the value of the property, which is being provided at no cost to support the delivery of long-term affordable housing.

- Local Workforce Plan: The Developer shall obtain the City's written approval of its Local Workforce Plan detailing its plan to inform and hire at least fifteen percent (15%) of its on-site construction workforce from City residents.
- Small Business Participation: The Developer shall use all commercially reasonable efforts to engage no less than eighteen percent (18%) of its contractors and subcontractors from small businesses certified by the City.
- Mineral Rights: Section 270.11, Florida Statutes, provides that unless the City chooses not to reserve its interest, deeds for the sale of land shall reserve to the City an undivided three-fourths interest in, and title in and to an undivided three-fourths interest in, all the phosphate, minerals and metals that are or may be in, on or under the said land and an undivided one-half interest in all the petroleum that is or may be in, on or under said land with the privilege to mine and develop the same. The City has no indication that any such minerals exist on the property and has no intent to enter the Property to mine for minerals. The City will release its statutory interest with the deed.

The Agreement for Conveyance and Development of Real Property and Agreement for Affordable Rental Housing and Restrictive Covenant, being provided with this agenda item, provides a detailed description of the terms and conditions that were negotiated among the parties.

Section 22-31(27) of the City Code of Ordinances provides that the City Commission may waive the need for appraisals for properties by unanimous approval.

Pursuant to Section 22-31(27) of the City Code of Ordinances, property to be conveyed for construction of housing pursuant to a City housing program may be approved by resolution by simple majority vote.

Resolution No. 77-26 approves the conveyance of the five (5) City-owned properties along the Broadway Corridor and authorizes the execution of the conveyance agreement, affordable housing agreement, and related documents to facilitate the development of this project.

Commission District 1: Commissioner Cathleen Ward.

**Fiscal Note:**

No fiscal impact.

## 9. PUBLIC HEARING

- 9.1. Public Hearing and First Reading of Ordinance No. 5148-25 granting to Florida Public Utilities Company, its successors and assigns, a non-exclusive franchise for a period of thirty (30) years to sell, distribute, transport, and transmit natural, manufactured, or mixed gas in the City of West Palm Beach.

**Originating Department:**

Mayor's Office

**Ordinance/Resolution:**

ORDINANCE NO. 5148-25: AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA GRANTING TO FLORIDA PUBLIC UTILITIES COMPANY, ITS SUCCESSORS AND ASSIGNS, A NON-EXCLUSIVE FRANCHISE FOR A PERIOD OF THIRTY (30) YEARS TO SELL, DISTRIBUTE, TRANSPORT, AND TRANSMIT NATURAL, MANUFACTURED, OR MIXED GAS IN THE CITY OF WEST PALM BEACH, FLORIDA; PRESCRIBING THE TERMS AND CONDITIONS UNDER WHICH SAID FRANCHISE MAY BE EXERCISED; MAKING FINDINGS; PROVIDING SEVERABILITY; PROVIDING AN EFFECTIVE DATE UPON FINAL PASSAGE; AND REPEALING PRIOR ORDINANCE.

**Staff Recommended Motion:**

Approve Ordinance No. 5148-25 on First Reading and schedule Second Reading on April 13, 2026.

**Background Information:**

The City of West Palm Beach, Florida (the "City") owns and/or exercises control over the City's rights-of-way (as defined herein).

Florida Public Utilities Company (the "Company") has requested permission from the City to continue to erect, construct, operate, and maintain a gas system to import, transport, sell, and distribute gas (as defined herein) within the City; and for these purposes to establish and install facilities and equipment and to lay and maintain gas mains, service pipes, and any other appurtenances as are used or useful in the sale, transportation, and distribution of gas within the City limits. The last Franchise Agreement between the Company and the City expired in 2019.

The City desires to ensure that the rights-of-way, property, and utility easements used by the Company are promptly restored to a safe and secure condition to protect the health, safety, and welfare of the citizens and residents of the City.

The City finds that it is in the public interest and advances the health, safety, and welfare of its citizens to enter into this Franchise Agreement with the Company.

**Fiscal Note:**

Estimated revenue of \$150,000 for FY2026.

**10. PUBLIC HEARING - QUASI-JUDICIAL**

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

- 10.1. Public Hearing of Resolution No. 55-26: A request by Peter Hofheinz of Cotleur & Hearing on behalf of Bear Lakes Country Club, Inc. for a Major Amendment to the Bear Lakes Country Club Community Service Planned Development (CSPD) to construct a 4,224 square foot addition to the clubhouse and related buildings in order to accommodate a new staff facility area, a new Pro Shop building, a new restroom building, as well as to renovate the aquatic and racquet amenities.

**Originating Department:**

Development Services

**Ordinance/Resolution:**

RESOLUTION NO. 55-26: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, APPROVING A MAJOR AMENDMENT TO THE BEAR LAKES COUNTRY CLUB COMMUNITY SERVICE PLANNED DEVELOPMENT, ADOPTING REVISED DEVELOPMENT PLANS TO INCREASE THE CLUBHOUSE AMENITIES LOCATED AT 1901 VILLAGE BOULEVARD; 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. 55-26 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 INFORMATION PROVIDED BELOW IS A GENERAL SUMMARY. A FULL ANALYSIS IS INCLUDED IN THE STAFF REPORT.)

The subject property, consisting of ±13.34 acres, is generally located between Village Boulevard and Shenandoah Drive, approximately ½ mile west of Interstate 95.

In 1981, the Bear Lakes Country Club was originally zoned as a Planned Community (PC) district and designated for golf course and clubhouse use in its original Master Plat for the Villages of Palm Beach Lakes Planned Community Development. Subsequently, the clubhouse, the two

(2) golf courses, and associated accessory uses were completed as part of the Villages of Palm Beach Lakes Residential Planned Development. Although the City Zoning Code required all properties within a Planned Community to be rezoned to the appropriate planned development district at the time of development, the rezoning of the subject property did not occur until February 1996. Pursuant to adopting Ordinance No. 2891-95, the City of West Palm Beach City Commission approved the rezoning of the subject property from PC district to Community Service (CS) district, with a further rezoning to Community Service Planned Development (CSPD).

The owner of the property, Bear Lakes County Club Inc., is now requesting a Major Amendment to the Community Service Planned Development. The request includes the following: increasing the clubhouse amenities by 4,224 square feet of building space by adding 2,165 square feet of staff facilities; a 1,127 square foot Pro Shop building and 932 square feet of restroom building. The proposed construction also includes the addition of 2,474 square feet of covered outdoor dining and bar area. The renovation of the aquatic and racquet amenities adjacent to the clubhouse includes the addition of six (6) pickleball and one (1) padel court. Other site design changes include the reconfiguration of vehicular parking spaces, including a new parking area south of the racquet amenities; the addition of twelve (12) golf cart stalls, totaling twenty-four (24) stalls along the existing golf cart path; and the addition of seven (7) bicycle spaces.

### STANDARDS

Staff finds the requested Planned Development Major Amendment is consistent with applicable dimensional standards, site design criteria, parking ratios, landscaping requirements, and other relevant provisions of the City's regulations, as well as the City's Comprehensive Plan.

### PLANNING BOARD

The Planning Board recommended approval with conditions (5-0) of this request to the City Commission after a Public Hearing on February 18, 2026, 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.

### NOTICE

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.

- 10.2. Public Hearing of Resolution No. 68-26: A request by Meredith Leigh of Shutts and Bowen, LLP, on behalf of Norton Museum of Art, Inc., for a Major Amendment to the New Norton Community Service Planned Development (CSPD), with waivers from the City's Zoning and Land Development Regulations, to allow for the proposed expansion of the existing museum building with related improvements to the site, reconfiguration of the existing surface parking lot, construction of a proposed parking garage, and changes to the CSPD master signage plan.

**Originating Department:**

Development Services

**Ordinance/Resolution:**

RESOLUTION NO. 68-26: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, APPROVING A MAJOR AMENDMENT TO THE NEW NORTON COMMUNITY SERVICE PLANNED DEVELOPMENT, GENERALLY LOCATED WEST OF SOUTH OLIVE AVENUE, SOUTH OF JEFFERSON ROAD, EAST OF THE FLORIDA EAST COAST RAILWAY, AND NORTH OF PALM STREET, REVISING THE MASTER PLAN AND MASTER SIGNAGE PLAN, MODIFYING THE DEVELOPMENT REGULATIONS, AND MODIFYING PREVIOUSLY APPROVED WAIVERS; GRANTING NEW WAIVERS TO THE CITY'S ZONING AND LAND 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. 68-26 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 property is comprised of nine (9) parcels consisting of approximately 8.52 acres of land within the New Norton Community Service Planned Development (CSPD) zoning district. The subject property is located on the east and west sides of South Dixie Highway, between Jefferson Road and Palm Street. The portion of the subject property located on the east side of South Dixie Highway has frontage along Jefferson Road, South Olive Avenue, Cranesnest Way, and South

Dixie Highway. The portion of the subject property located on the west side of South Dixie Highway has frontage along Palm Street and South Dixie Highway. The portion of the subject property located on the east side of South Dixie Highway contains the existing cultural facility known as the Norton Museum of Art, consisting of the existing museum building, its accessory structures and vehicle use areas, as well as historically-designated single-family residences. The portion of the subject property located on the west side of South Dixie Highway contains an office/service building and surface parking lot for the Norton Museum of Art.

Currently, the approved plans (as reflected in Resolution No. 359-17) of the New Norton CSPD reflect one (1) proposed four-story 66-foot-high museum building with a gross building area of 171,795 square feet, six (6) existing 2-story residential structures, two (2) existing sheds, one (1) proposed shed, one (1) existing single-story office building, and one (1) existing single-story guard house structure.

The applicant is now requesting approval of a Major Amendment to the New Norton CSPD to allow for the proposed expansion of the existing museum building (reflecting a four-story 70-foot-high museum building with a gross building area of 231,116 square feet) with related improvements to the site, reconfiguration of the existing surface parking lot, construction of a proposed three-level parking garage with an active use liner, and changes to the CSPD master signage plan.

Additionally, the applicant is requesting modifications to the New Norton CSPD development regulations to:

- Establish minimum setbacks development standards for the overall CSPD;
- Reflect an updated list of plans for the overall CSPD;
- Reflect updated sign plans for the New Norton Sign Program;
- Update the status of several existing development regulations to indicate completed; and
- Remove the requirement pertaining to on-street parking on South Olive Avenue.

The applicant is also seeking a new waiver from the proposed minimum front setback requirement to allow for the proposed location of the parking garage on the subject site. The applicant is seeking a new waiver from the minimum landscape buffer screening requirement to allow for no hedges and no trees within the required landscape buffer along the western boundary of the subject site.

Staff finds the requested Planned Development Major Amendment is consistent with the type of development permitted within the New Norton 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 January 21, 2026, 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 5: Commissioner Christina Lambert.

## **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.