

# WEST PALM BEACH

EST. 1894

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[www.wpb.org](http://www.wpb.org)

Mayor Keith A. James  
Commission President Joseph A. Peduzzi (District 4)  
Commissioner Cathleen Ward (District 1)  
Commissioner Shalonda Warren (District 2)  
Commissioner Christy Fox (District 3)  
Commissioner Stephen Sylvester (District 5)

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

City of West Palm Beach  
City Commission  
**DRAFT** Agenda  
Monday, May 11, 2026  
5:00 PM

In accordance with the provisions of the Americans with Disabilities Act (ADA), persons in need of a special accommodation to participate in this proceeding shall, within three days prior to any proceeding, contact the City Clerk's Office, 401 Clematis Street, West Palm Beach, FL 33401, (561) 822-1210.

## 1. CALL TO ORDER

## 2. MOMENT OF SILENCE

## 3. PLEDGE OF ALLEGIANCE

## 4. CIVILITY AND DECORUM

The City of West Palm Beach is committed to civility and decorum by its officials, employees and members of the public who attend this meeting. The City Code, Secs. 2-31(8), 2-31(18) and 2-31(22), provides in pertinent part:

- Officials shall be recognized by the Chair and shall not interrupt a speaker.
- Public comment shall be addressed to the City Commission as a whole and not to any individual on the dais or in the audience.
- Displays of anger, rudeness, ridicule, impatience, lack of respect and personal attacks are strictly prohibited.
- Unauthorized remarks from the audience, stamping of feet, whistles, yells and similar demonstrations shall not be permitted.
- Offenders may be removed from the meeting.
- Any person desiring to address the Commission **shall** file a written request with the city clerk prior to consideration of the matter by the Commission or prior to the public comment portion of a meeting. The person wishing to speak **shall** complete a comment card for each agenda item the person wishes to address, which **shall** include the person's full name, address, and the numbered agenda item. The person will not be recognized if the comment card is not completed.

## 5. ADDITIONS / DELETIONS / REORGANIZATION OF AGENDA

## 6. PROCLAMATIONS

- 6.1. Proclaiming Friday, May 15, 2026, as Peace Officers Memorial Day, and May 10-16, 2026, as West Palm Beach Police Week. Proclamation to be accepted by Police Chief Tony Araujo, Deputy Chief Anthony Shearer, Sergeant Adam Myers, Sergeant Ariel Munoz, Officer Seth Buxton, and Fallen Officer Jeremy Boykins' widow, Carlisha Boykins, along with her two children.

**Originating Department:**

Mayor's Office

- 6.2. Proclaiming May 17-23, 2026, as National Public Works Week. Proclamation to be accepted by Leon Pinder, Director of Public Works; Amy Marks, Assistant Director of Public Works; Matthew Williams, Fleet Manager; Jonathan Algaranaz, Facilities Manager; Calvin William, Solid Waste Superintendent; Theodore Gaines, Streets Superintendent; and Cerina Anderson, Administrative Services Superintendent.

**Originating Department:**

Mayor's Office

- 6.3. Proclaiming May 2026 as Mental Health Awareness Month. Proclamation to be accepted by Renee Govig, Chief Human Resources Officer; Mike Russell, Talent Development Officer; Leon Pinder, Director of Public Works and Support Services; and Jade Greene, Director of Housing and Community Development.

**Originating Department:**

Mayor's Office

## 7. PRESENTATION

- 7.1. Palm Beach County Commission on Ethics overview presentation by S. Lizabeth Martin.

**Originating Department:**

Mayor's Office

## 8. RECEIVED / FILED

- 8.1. Receive and File: 2026 Disparity Study from Griffin & Strong.

**Originating Department:**

Mayor's Office

**Background Information:**

In 2025, the City of West Palm Beach contracted with Griffin & Strong to

perform a comprehensive Disparity Study to determine the effectiveness of the City's equal opportunity programs and whether a disparity continues to exist between the percentage of available Minority and Women-owned firms (referred to as "MBE" and "WBE" respectively or collectively, "MWBE") within the market and the percentage of these firms utilized by the City in its procurement process.

Further, the purpose of this project was to determine if there continues to be a strong basis in evidence showing that willing and able Minority and Women-owned businesses are significantly underutilized in Construction, Professional Services (CCNA), Professional Services (Non-CCNA), Other Services, and Goods contracts awarded by the City, and if so, the extent to which such disparities may be attributed to discrimination.

Staff recommends that the commission receive and file the Disparity Study.

**Fiscal Note:**

No fiscal impact.

## 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. Minutes of the March 2, 2026, Regular City Commission Meeting.

**Originating Department:**

Mayor's Office

9.2. Minutes of the March 16, 2026, Regular City Commission Meeting.

**Originating Department:**

Mayor's Office

9.3. Minutes of the March 30, 2026, Regular City Commission Meeting.

**Originating Department:**

Mayor's Office

9.4. Resolution No. 96-26(F) amending the Fiscal Year 2025/26 Miscellaneous Trust Fund Budget to authorize appropriations of \$70,739 from State Law Enforcement Forfeiture Receipts for law enforcement equipment.

**Originating Department:**

Police

**Ordinance/Resolution:**

RESOLUTION NO. 96-26(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 MISCELLANEOUS TRUST FUND BUDGET TO PROVIDE APPROPRIATIONS FOR LAW ENFORCEMENT EQUIPMENT TO INCLUDE A LONG RANGE ACOUSTIC DEVICE SYSTEM, SIMUNITION TRAINING EQUIPMENT AND BALLISTIC EQUIPMENT; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

**Background Information:**

Pursuant to the Florida Contraband Forfeiture Act, when a law enforcement agency obtains title to the forfeited property, the agency shall use the funds to pay for court costs incurred in the forfeiture proceedings. After that, the remaining funds shall be used for school resource officers, crime prevention, safe neighborhood, drug abuse education and prevention programs, or other law enforcement purposes, which include defraying the cost of protracted or complex investigations, providing additional equipment or expertise, purchasing automated external defibrillators for use in law enforcement vehicles, and providing matching funds to obtain federal grants. These funds may be expended upon request by the Chief of Police to the City Commission and upon appropriation to the police departments' miscellaneous trust fund as the municipality's governing body deems appropriate.

At the direction of the Chief of Police, the West Palm Beach Police Department (WPBPD) is seeking approval for the allocation of State Law Enforcement Trust funds for the following law enforcement equipment:

**GENASYS LRAD-450XL (\$32,823):** The WPBPD needs to replace the end-of-life Long Range Acoustic Device (LRAD). The current LRAD is no longer operational and non-serviceable. The selected replacement LRAD is the Genasys LRAD-450XL. The LRAD 450-XL will significantly enhance operational effectiveness and safety during high-risk search warrants, hostage barricade situations, hostage rescue operations, and large-scale crowd management events. SWAT operations frequently occur in densely populated residential and urban environments where clear, authoritative communication is essential. Traditional public address systems are often inadequate due to distance, structural barriers, or high ambient noise. The LRAD provides focused, intelligible voice projection that ensures lawful commands are heard and understood.

**SMITH & WESSON – SIMUNITION M&P9 M2.0 TRAINING PISTOL KIT-SIMUNITION FX9004 TRAINING HELMETS and BLUE CANS (\$32,716):** The WPBPD SWAT Team is seeking to implement the listed equipment into the SWAT training environment. The simulation

equipment allows for a safe, realistic training experience. Simulation conversion kits and blue guns allow law enforcement to train with their actual service weapons using non-lethal, marking, or blank cartridges. These tools enhance safety during force-on-force drills, increase realism by simulating weapon handling and recoil, improve decision-making under stress, and build muscle memory. The training helmet works in tandem with the simulation blue gun kit by providing personal protection to the cranial area of the training participant. The Blue Cans are non-functional training suppressors that replace an operator's functioning long gun suppressor. The Blue Cans are utilized in the training environment to replicate the functionality and specifications of the operator's long gun.

**EXFIL BALLISTIC SL HELMET W/ BALLISTIC VISOR (\$5,200):** The WPBPD Bomb Unit is seeking to replace three (3) expired end-of-life ballistic helmets, including ballistic visors. Ballistic helmets and visors are critical, life-saving equipment for Explosive Ordnance Disposal (EOD) personnel, protecting against fragmentation, overpressure, heat, and blunt impact from blasts. EOD helmets are designed to withstand high-velocity shrapnel and fragmentation from IEDs, which are primary threats during disposal operations. Preventing Traumatic Brain Injury (TBI) is a primary function of EOD ballistic helmets by absorbing and dissipating impact energy, reducing the risk of concussions and TBIs. Ballistic visors offer critical protection for the face, covering the area from the helmet brim to below the chin against flying debris. These specialized, lightweight, and often NIJ-rated systems protect the head and face, while allowing for essential integration of communications and situational awareness tools.

Total Request: \$70,739.

**Fiscal Note:**

Approval of this item will provide appropriations in the amount of \$70,739 from State Law Enforcement Forfeiture Receipts for law enforcement equipment.

- 9.5. Resolution No. 107-26 approving a Local Agency Program Supplemental Agreement with the Florida Department of Transportation for the construction of the 49th Street Traffic Calming and Bicycle Improvements Project in the amount of \$1,172,608; and

Resolution No. 106-26 (F) recognizing and appropriating the FDOT LAP Supplemental Agreement grant funding and City match.

**Originating Department:**

Engineering

**Ordinance/Resolution:**

RESOLUTION NO. 107-26: A RESOLUTION OF THE CITY

COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, APPROVING SUPPLEMENTAL AGREEMENT NUMBER ONE BETWEEN THE FLORIDA DEPARTMENT OF TRANSPORTATION AND THE CITY OF WEST PALM BEACH TO ADJUST THE FEDERAL FUNDS GRANT FOR THE CONSTRUCTION OF THE 49TH STREET TRAFFIC CALMING AND BICYCLE IMPROVEMENTS PROJECT; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

RESOLUTION NO. 106-26(F): A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, AUTHORIZING THE APPROPRIATION OR TRANSFER OF FUNDS IN FISCAL YEAR 2025/2026 IN ACCORDANCE WITH SECTION 4.03 OF THE CITY CHARTER OF THE CITY OF WEST PALM BEACH, FLORIDA, FOR THE PURPOSE OF AMENDING THE ONE-CENT SALES TAX CAPITAL IMPROVEMENTS AND GRANT CAPITAL PROJECT FUND BUDGETS TO PROVIDE FOR THE RECEIPT OF A STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION LOCAL AGENCY PROGRAM (LAP) GRANT, MATCHING FUNDS, AND APPROPRIATIONS FOR THE 49TH STREET TRAFFIC CALMING AND BICYCLE IMPROVEMENTS PROJECT; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

**Background Information:**

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

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

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

The proposed Project includes the following improvements:

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

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

**2. Traffic Calming Improvements**

Traffic calming improvements include:

- Installation of speed humps between Broadway Avenue and Pinewood Avenue;
- Reconstruction of the traffic circle at the intersection of 49th Street and Pinewood Avenue; and
- Replacement of existing speed humps between North Flagler Drive and Broadway Avenue to meet current standards.

**3. Shared Use Paths for Pedestrians and Bicyclists**

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

**4. Bicycle Shared-Lane Markings**

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

**5. Milling and Resurfacing**

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

Under Resolution No. 22-26, the City approved a Local Agency Program (LAP) Agreement with the Florida Department of Transportation, which provided funding assistance in the amount of \$327,392 for the Project. In accordance with the agreement, the City was required to provide a local match in the amount of \$1,911,662.

Under Resolution No. 23-26(F), the required local match was fully funded through the One-Cent Sales Tax Capital Improvements Fund, and no additional General Fund resources were required.

Subsequent to the execution of the LAP Agreement, updated construction cost estimates for the grant-participating items demonstrated that the original FDOT funding allocation was insufficient to cover eligible project costs.

FDOT has submitted Supplemental Agreement No. 1 to provide an additional \$1,172,608 in LAP funding, increasing FDOT's total participation to an amount not to exceed \$1,500,000, which is the maximum allowable funding for this type of grant.

As a result, the City's required local match is reduced by \$1,172,608, resulting in a revised total local match of \$739,054. The local match will continue to be funded through the One-Cent Sales Tax Capital Improvements Fund.

Resolution No. 107-26 accepts the additional FDOT funding and approves Supplemental Agreement No. 1 with FDOT.

Resolution No. 106-26(F) recognizes and appropriates the FDOT LAP Supplemental Agreement funding in the amount of \$1,172,608 and adjusts the City's required local match to a new total of \$739,054.

Commission District 1: Commissioner Cathleen Ward.

**Fiscal Note:**

Approval of this item will recognize the additional FDOT contribution in the amount of \$1,172,608 for a total FDOT participation of \$1.5M. The City's match funding will be reduced by \$1,172,608, for a new total of \$739,054.

- 9.6. Resolution No. 109-26 approving and authorizing the medical and dental insurance plan, supplemental benefits insurance, and Employee Assistance Program (EAP) for all eligible City employees; and

Resolution No. 110-26 approving and authorizing the life insurance (employer paid and employee purchase)/AD&D insurance, long-term disability insurance, and short-term disability insurance for all eligible City employees; and

Resolution No. 111-26 approving and authorizing the vision insurance for all eligible City employees; and

Resolution No. 112-26 approving and authorizing the voluntary benefits to include flexible spending accounts, pet insurance, legal plan identity theft, and network discount membership program supplemental benefit.

**Originating Department:**

Human Resources

**Ordinance/Resolution:**

RESOLUTION NO. 109-26: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, APPROVING AND AUTHORIZING EXECUTION OF ALL NECESSARY DOCUMENTS BETWEEN THE CITY OF WEST PALM BEACH AND CIGNA HEALTH AND LIFE INSURANCE COMPANY (CHLIC) DBA CIGNA HEALTHCARE FOR MEDICAL AND DENTAL INSURANCE, SUPPLEMENTAL BENEFITS INSURANCE, AND THE EMPLOYEE ASSISTANCE PROGRAM (EAP), FOR ALL ELIGIBLE CITY EMPLOYEES AUTHORIZING PAYMENT OF ALL INSURANCE PREMIUMS; PROVIDING FOR AN EFFECTIVE DATE; AND OTHER PURPOSES.

RESOLUTION NO. 110-26: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, APPROVING AND AUTHORIZING EXECUTION OF ALL NECESSARY DOCUMENTS BETWEEN THE CITY OF WEST PALM BEACH AND LIFE INSURANCE COMPANY OF NORTH AMERICA (LINA) AND NEW YORK LIFE INSURANCE AN ANNUITY CORPORATION (NYLIAC) DBA NEW YORK LIFE GROUP BENEFIT SOLUTIONS (NYL GBS) FOR LIFE INSURANCE (EMPLOYER PROVIDED AND EMPLOYEE SUPPLEMENTAL), LONG TERM DISABILITY INSURANCE, AND SHORT TERM DISABILITY INSURANCE (SUPPLEMENTAL BENEFIT) FOR ALL ELIGIBLE CITY EMPLOYEES; AUTHORIZING PAYMENT OF ALL INSURANCE PREMIUMS; PROVIDING FOR AN EFFECTIVE DATE; AND OTHER PURPOSES.

RESOLUTION NO. 111-26: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA,

APPROVING AND AUTHORIZING EXECUTION OF ALL NECESSARY DOCUMENTS BETWEEN THE CITY OF WEST PALM BEACH AND EYEMED VISION CARE, LLC (EYEMED) FOR VISION INSURANCE FOR ALL ELIGIBLE CITY EMPLOYEES; AUTHORIZING PAYMENT OF ALL INSURANCE PREMIUMS; PROVIDING FOR AN EFFECTIVE DATE; AND OTHER PURPOSES.

RESOLUTION NO. 112-26: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, APPROVING AND AUTHORIZING EXECUTION OF ALL NECESSARY DOCUMENTS BETWEEN THE CITY OF WEST PALM BEACH AND UNITED HEALTH SERVICES, INC./UNITED HEALTHCARE INSURANCE COMPANY FOR PET INSURANCE; TOTAL ADMINISTRATIVE SERVICES (TASC) FOR FLEXIBLE SPENDING ACCOUNTS; METLIFE AND SAFEGUARD HEALTH PLANS, INC. FOR LEGAL PLAN AND IDENTITY THEFT; AND BEYOND MED PLAN, INC. DBA BEYOND MED FOR SUPPLEMENTAL BENEFITS; AUTHORIZING PAYMENT OF ALL INSURANCE PREMIUMS; PROVIDING FOR AN EFFECTIVE DATE; AND OTHER PURPOSES.

**Background Information:**

The City issued Invitation to Negotiate (ITN) #25-26-501 for Employee Benefits Insurance on February 6, 2026. The ITN sought proposals for the following services:

- Medical, Prescription Drug, and Dental Insurance
- Vision Insurance
- Life Insurance
- Long Term Disability Insurance
- Employee Assistance Program
- Flexible Spending Account (FSA) Administration Services

The ITN also sought proposals for optional insurance and voluntary benefits plans, which employees can sign up for at their own expense. Voluntary benefit plans allow the City to negotiate group rates for these benefits, which enhance our employees' benefit package at no additional cost to the City. Proposals for the following voluntary benefits plans were sought as part of this ITN:

- Short Term Disability, Accident, Critical Illness, and Hospitalization Indemnity
- Supplemental Benefits Program for non-covered procedures-therapies
- Pet Insurance
- Legal Insurance
- Identity Theft Insurance

On April 17, 2026, the City's ITN selection committee (committee) and City's insurance broker, the Gehring Group met to review the submitted proposals. The committee selected the following proposers to provide the above-mentioned insurance and services as follows:

- **CIGNA** insurance to provide Medical, Dental, Prescription, Hospitalization Indemnity, Critical Illness, and Accident Insurance, as well as the administration of the Employee Assistance Program.
- **EyeMed** to provide vision insurance.
- **New York Life** for Life and Accidental Death and Long-Term Disability Insurance.
- **Total Administrative Services Corp. (TASC)** to administer Flexible Spending Accounts (FSA).
- **MetLife** for Legal Plan & Identity Theft insurance.
- **United Health Services/United Healthcare Insurance Company** for pet insurance.
- **New York Life** for Short Term Disability Insurance (STD).
- **Beyond Med** network discount membership program for non-covered procedures-therapies.

Selection of the above proposers will not result in increased premiums for the 2026-2027 plan year, which begins on July 1, 2026.

## 10. RESOLUTIONS

- 10.1. Resolution No. 102-26 recognizing the neighborhood from 40th Street to 45th Street, from East Broadway to North Flagler, and the areas east of North Flagler known as the Marina CPD, as the Northwood Marina or NOMAR neighborhood.

**Originating Department:**

City Attorney's Office

**Ordinance/Resolution:**

RESOLUTION NO. 102-26: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, RECOGNIZING THE AREA FROM 40TH STREET TO 45TH STREET BETWEEN BROADWAY AVENUE AND NORTH FLAGLER DRIVE AND THE AREAS EAST OF NORTH FLAGLER DRIVE IDENTIFIED AS THE MARINA CPD AS THE "NORTHWOOD MARINA" OR "NOMAR" NEIGHBORHOOD; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

**Background Information:**

The neighborhood approximately between 40th Street and 45th Street between Broadway Avenue to Flagler Drive and to the Intracoastal in the area designated as the Marina CPD, is seeing a significant amount of private and public investment including a complete redevelopment of the existing marina to a mixed-use complex of residential towers and walkable retail and dining.

In addition, the neighborhood is adding a significant number of new single-family homes along 40th through 45th Street, a new pocket park, along with infrastructure enhancements, including road, utilities, and street lighting.

A neighborhood name helps to identify an area and fosters a sense of community.

The City desires to officially recognize this redeveloping area as the Northwood Marina or "NOMAR" neighborhood.

Commission District 1: Commissioner Cathleen Ward.

**Fiscal Note:**

No fiscal impact.

## 11. PUBLIC HEARING - QUASI-JUDICIAL

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

- 11.1. Public Hearing of Resolution No. 98-26, a request by Tyler N. Woolsey of Shutts & Bowen LLP. on behalf of Nora West 10-11 Owner, LLC and Nora East 10-11 Owner, LLC to abandon and vacate a 13,645 square foot (0.31 acre) 'T-shaped' alleyway between North Railroad Avenue, 10th Street, North Dixie Highway, and 11th Street for the revised appraisal value of \$680,0000.

**Originating Department:**

Development Services

**Ordinance/Resolution:**

RESOLUTION NO. 98-26: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, VACATING AND ABANDONING A 13,645 SQUARE FOOT ALLEYWAY BETWEEN NORTH RAILROAD AVENUE, 10TH STREET, NORTH DIXIE HIGHWAY, AND 11TH STREET, AS ASSOCIATED WITH THE NORA PHASE 3 RESIDENTIAL MULTI-FAMILY DEVELOPMENTS; AUTHORIZING THE MAYOR TO EXECUTE A DISCLAIMER OF INTEREST IN THE AFORESAID ALLEYWAY; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

**Background Information:**

Nora West 10-11 Owner, LLC and Nora East 10-11 Owner, LLC have proposed and received Downtown Action Committee (DAC) approval on April 8, 2026, for a new 11-story mixed-use residential development totaling approximately 476,003 gross square feet with 350 units and 16,819 square feet of ground floor commercial space at 456 11th Street. Additionally, the NORA development team has an 11-story condominium project currently in for site plan review, which is also located on the same block.

The two (2) proposed development sites are currently bisected by a 14-foot-wide 'T-shaped' alleyway located between 10th Street, North Railroad Avenue, 11th Street, and North Dixie Highway. The total square footage requested to be abandoned is approximately 13,645 (0.31 acres). Subsequent to the abandonment, the development team is proposing to extend Madeira Court through the 10th to 11th Street block. This extension will serve as a private-access drive for the two (2) projects and will internalize their parking, loading, and sanitation services. A public access easement will be overlaid on this new drive/roadway once built.

In accordance with the Code of Ordinances, Planning staff asserts that the alleyway is not needed for any public purpose and the abandonment will comply with the criteria set forth in Section 78-217 of the Code of Ordinances.

Resolution No. 98-26 vacates and abandons the 13,645 square feet of right-of-way upon receipt of a revised appraisal fee of \$680,000 as compensation for the value of the right-of-way. This value reflects the appraisal conducted by Anderson & Carr, Inc. at \$800,000 and includes a 15% discount, as allowed by Code.

**CONCLUSION:** It is staff's professional opinion that the alleyway subject to this abandonment is no longer needed by the City for any public purpose and that its removal will facilitate the applicant's proposed and approved NORA development.

**PUBLIC NOTICE:** In accordance with Section 78-215 of the City's Code of Ordinances, individual notices were mailed to all property owners within 500 feet of the property, and signs were posted on the subject alley right-of-way.

Commission District 3: Commissioner Christy Fox.

**Fiscal Note:**

City to receive \$680,000.

## 12. 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.

## 13. COMMENTS BY THE MAYOR AND CITY COMMISSIONERS

## 14. 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.