



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  
Agenda  
Tuesday, January 20, 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 February 2026 as Cardinal Newman High School Varsity Football Team Month. Proclamation to be accepted by the School Representatives: Charles (Chuck) Stembler, President; Ed Curtin, Principal; Ryan Partridge, Athletic Director/Football Coach; Jack Daniels, Head Football Coach; Ignacio Zulaica "Iggy", Team Captain; James Krawiec, Player; Cruz Caldwell, Player; Bill Krawiec, Coach; Brad Caldwell, Coach.

**Originating Department:**  
Mayor's Office

## 7. CONSENT CALENDAR

All items listed under the consent calendar are considered routine and will be enacted by one motion. There will be no separate discussion of these items.

- 7.1. Resolution No. 10-26(F) accepting and appropriating a donation of \$500 from Courtside Player Development in support of the 2025 Annual Share A Supper Thanksgiving Dinner held at the Pleasant City Community Center.

**Originating Department:**  
Parks and Recreation

**Ordinance/Resolution:**

RESOLUTION NO. 10-26(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 A DONATION OF \$500 FROM COURTSIDE PLAYER DEVELOPMENT FOR THE ANNUAL SHARE A SUPPER THANKSGIVING DINNER.

**Background Information:**

Courtside Player Development and Pleasant City Community Center have partnered for two (2) years through the Player Advancement Through Help (PATH) program, which blends athletic skill workouts and conversations around accountability, self-awareness, and purpose for youth in the community. PATH is a twelve (12) week program that includes lessons on: time management, discipline, self-worth, awareness, and leadership.

Courtside Player Development's generous contribution of \$500 highlights a strong commitment to community support and well-being. The donation is instrumental to the Pleasant City community during the Thanksgiving season.

Thanksgiving meals are served to families from the community. It's with the support of all of those who have contributed that the City can fulfill its mission and bring a touch of joy to the Pleasant City community during the Thanksgiving holiday.

Resolution No. 10-26(F) authorizes the appropriation of funds donated by Courtside Player Development for the 2025 Thanksgiving Share A Supper event held at the Pleasant City Community Center.

Commission District 1: Commissioner Cathleen Ward.

**Fiscal Note:**

Approval will recognize the donation and provide appropriations for the 2025 Share A Supper Thanksgiving Dinner.

- 7.2. Resolution No. 12-26 approving a Special Event License Agreement with Annual Sportsman's Duck Dinner, LLC for the "Annual Sportsman's Duck Dinner" at Dreher Park on Wednesday, February 4, 2026, and authorizing the issuance of a permit for the sale, possession, and consumption of alcoholic beverages at the event.

**Originating Department:**

Parks and Recreation

**Ordinance/Resolution:**

RESOLUTION NO. 12-26: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, APPROVING A SPECIAL EVENT LICENSE AGREEMENT BETWEEN THE CITY AND ANNUAL SPORTSMAN'S DUCK DINNER, LLC FOR THE PURPOSE OF CONDUCTING THE ANNUAL SPORTSMAN'S DUCK DINNER AT DREHER PARK ON FEBRUARY 4, 2026, FROM 5:00 PM TO 9:00 PM; AUTHORIZING THE ISSUANCE OF A PERMIT TO THE ANNUAL SPORTSMAN'S DUCK DINNER, LLC FOR THE SALE, CONSUMPTION, AND POSSESSION OF ALCOHOLIC BEVERAGES AT THE ANNUAL SPORTSMAN'S DUCK DINNER SPECIAL EVENT; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

**Background Information:**

Annual Sportsman's Duck Dinner, LLC submitted an application to produce the "Annual Sportsman's Duck Dinner" event on Wednesday, February 4, 2026, from 5:00 PM to 9:00 PM at Dreher Park. During this event, the Annual Sportsman's Duck Dinner will serve food, alcoholic, and non-alcoholic beverages.

Pursuant to Article Section 78-152 of the City Code of Ordinances, a special event permit is required to host a special event in a City park, and Section 58-85 of the Code of Ordinances requires approval of the City Commission, subject to conditions, for the sale, possession, and consumption of alcoholic beverages in a City park during a hosted special event.

Annual Sportsman's Duck Dinner, LLC will pay the City of West Palm Beach a \$1,948.55 special event permit fee, a \$500 special event security deposit, and will provide the City of West Palm Beach with general liability insurance and liquor liability insurance. Both insurance policies will list the City of West Palm Beach as the additional insured.

Resolution No. 12-26 approves a Special Events License Agreement between the City and Annual Sportsman's Duck Dinner, LLC, and authorizes issuance of a permit for the sale, consumption, and possession of alcoholic beverages at the event.

Commission District 5: Commissioner Christina Lambert.

**Fiscal Note:**

No expenses. Permit revenues will be received as stated.

- 7.3. Resolution No. 13-26 approving a Special Event License Agreement with Flamingo Park Neighborhood Association for the "Annual Block Party" on January 31, 2026, at Howard Park and authorizing the issuance of a permit for the sale, possession, and consumption of alcoholic beverages at the event.

**Originating Department:**

Parks and Recreation

**Ordinance/Resolution:**

RESOLUTION NO. 13-26: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, APPROVING A SPECIAL EVENT LICENSE AGREEMENT BETWEEN THE CITY AND FLAMINGO PARK NEIGHBORHOOD ASSOCIATION FOR THE PURPOSE OF CONDUCTING THE ANNUAL BLOCK PARTY AT HOWARD PARK ON JANUARY 31, 2026, FROM 5:00 PM TO 8:00 PM; AUTHORIZING THE ISSUANCE OF A PERMIT TO FLAMINGO PARK NEIGHBORHOOD ASSOCIATION FOR THE SALE, CONSUMPTION, AND POSSESSION OF ALCOHOLIC BEVERAGES AT THE ANNUAL BLOCK PARTY; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

**Background Information:**

Flamingo Park Neighborhood Association has submitted an application to produce the "Annual Block Party" event on Saturday, January 31, 2026,

from 5:00 PM to 8:00 PM at Howard Park. During this event, Flamingo Park Neighborhood Party will serve food, alcoholic, and non-alcoholic beverages.

Pursuant to Article Section 78-152 of the City Code of Ordinances, a special event permit is required to host a special event in a City park, and Section 58-85 of the Code of Ordinances requires approval of the City Commission, subject to conditions, for the sale, possession, and consumption of alcoholic beverages in a City park during a hosted special event.

Flamingo Park Neighborhood Association will pay the City of West Palm Beach a \$423 special event permit fee, a \$500 special event security deposit, and will provide the City of West Palm Beach with general liability insurance and liquor liability insurance. Both insurance policies will list the City of West Palm Beach as the additional insured.

Resolution No. 13-26 approves a Special Events License Agreement between the City and Flamingo Park Neighborhood Association and authorizes issuance of a permit for the sale, consumption, and possession of alcoholic beverages at the event.

Commission District 3: Commissioner Christy Fox.

**Fiscal Note:**

No expenses. Permit revenues will be received as stated.

- 7.4. Resolution No. 14-26(F) authorizing the addition of seventeen (17) Full-Time Equivalent Firefighters; and

Resolution No. 262-25(F) authorizing the appropriation of the 2024 Federal Emergency Management Agency (FEMA) Staffing for Adequate Fire and Emergency Response (SAFER) Grant funds for the addition of seventeen (17) Full-Time Equivalent Firefighters and uniforms.

**Originating Department:**

Fire

**Ordinance/Resolution:**

RESOLUTION NO. 14-26(F): A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, TO AMEND THE FULL TIME EQUIVALENT (F.T.E.) PERSONNEL DETAIL OF THE GRANT PROGRAMS SPECIAL REVENUE FUND BUDGET FOR THE FIRE DEPARTMENT FEMA SAFER GRANT 2024 TO ADD SEVENTEEN (17) ADDITIONAL FIREFIGHTER POSITIONS; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

RESOLUTION NO. 262-25(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 AND GRANT PROGRAMS SPECIAL REVENUE FUND BUDGETS TO PROVIDE FOR THE RECEIPT OF THE 2024 FEMA SAFER GRANT FUNDS TO PROVIDE APPROPRIATIONS FOR SEVENTEEN FIREFIGHTER POSITIONS AND UNIFORMS; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

**Background Information:**

The U.S. Department of Homeland Security, Federal Emergency Management Agency (FEMA), awarded the City of West Palm Beach the 2024 SAFER Grant in the amount of \$3,272,005.46 (Award No. EMW-2024-FF-00762). The performance period is three (3) years, with a required 25% City match in each of the first and second years, and a 65% City match required in the third year.

By Resolution No. 250-25, the City Commission approved the acceptance of the 2024 SAFER grant.

The first-year grant funding is \$1,326,489, requiring a City match of \$442,163 for a total of \$1,768,652.

The West Palm Beach Fire Department will utilize the awarded funds to hire seventeen (17) firefighters.

With this funding, residents can expect reduced response times and an increase in the number of trained personnel available at emergency scenes.

Resolution No. 14-26(F) approves the addition of seventeen (17) Full-Time Equivalent Firefighter positions to the Fire Department's personnel budget.

Resolution No. 262-25(F) recognizes grant proceeds for Year 1 and provides appropriations for the City match, seventeen (17) Full-Time Equivalent Firefighter positions, and uniforms.

**Fiscal Note:**

Approval will recognize grant and City match proceeds; providing appropriations for seventeen (17) full-time Firefighter positions.

- 7.5. Resolution No. 18-26(F) authorizing the appropriation or transfer of City funds in the amount of \$1,725,000 for the continuation of City Hall Flooring and HVAC Systems replacements.

**Originating Department:**

Public Works & Support Services

**Ordinance/Resolution:**

RESOLUTION NO. 18-26(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 AND CAPITAL ACQUISITION FUND BUDGETS TO PROVIDE ADDITIONAL APPROPRIATIONS FOR THE REPLACEMENT OF CITY HALL FLOORING AND HVAC SYSTEMS; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

**Background Information:**

The City Hall/Complex Improvements budget, originally approved in Fiscal Year 2024 via Resolution No. 320-23(F), allocated funding for capital improvements within City Hall and the City Complex at Charlotte Avenue. As part of ongoing efforts to ensure proper maintenance and enhancements of City facilities, this resolution allocates \$1,725,000 of these previously approved funds to support continuation of the next phase of flooring and HVAC repairs and replacements at City Hall. This work is essential to maintaining a safe, efficient, and welcoming environment at City facilities for both staff and the public we serve.

Funding will be appropriated as follows:

- \$1,100,000: City Hall Flooring
- \$625,000: HVAC Systems

Resolution No. 18-26(F) appropriates an additional \$1,725,000 to the Public Works/Support Services budget to begin work on the above-noted projects.

**Fiscal Note:**

Approval of this item will provide appropriations in the amount of \$1,725,000 to fund the continuation of the City Hall flooring and HVAC replacements.

- 7.6. Resolution No. 17-26 approving an Amendment to the ArtLife Compliance Agreement for CityPlace by and among the City and CityPlace North I, LLC, CityPlace North II, LLC, CityPlace Retail LLC, CityPlace South Tower II, LLC, 575 Rosemary Apartments LLC, C Block Development LLC, 213 Rosemary Owner LLC, 400 Rosemary Owner LLC, and 515 Fern Owner LLC.

**Originating Department:**

Mayor's Office

**Ordinance/Resolution:**

RESOLUTION NO. 17-26: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, APPROVING AN AMENDMENT TO THE ARTLIFE COMPLIANCE AGREEMENT FOR CITYPLACE AMONG THE CITY OF WEST PALM BEACH AND CITYPLACE NORTH I, L.L.C., CITYPLACE NORTH II, L.L.C., CITYPLACE RETAIL, L.L.C., CITYPLACE SOUTH TOWER II, LLC, 575 ROSEMARY APARTMENTS, LLC, BLOCK DEVELOPMENT, L.L.C., 213 ROSEMARY AVENUE OWNER LLC, 400 ROSEMARY AVENUE OWNER LLC, AND 515 FERN OWNER LLC; WHICH WILL ALLOW THE POOLING OF ARTLIFE FUNDS FOR CITYPLACE PROJECTS; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

**Background Information:**

The City and CityPlace North I, LLC, CityPlace North II, LLC, CityPlace Retail LLC, CityPlace South Tower II, LLC, and 575 Rosemary Apartments LLC, as successors in title to CityPlace Anchor Pad L.L.C., executed an Art in Public Places (AiPP) Compliance Agreement for Rosemary Square/CityPlace on July 24, 2019 (Contract No. 23008).

The City and Related Ross entities desire to amend the AiPP Compliance Agreement to expand its scope to include additional properties currently owned or acquired in the future by Related Ross entities in CityPlace.

The Amendment will allow the public art assessments required for various CityPlace projects to be pooled collectively and applied toward approved public artworks located on any CityPlace property. This approach provides an opportunity to commission high-quality public art by nationally and internationally recognized artists.

Resolution No. 17-26 approves the Amendment to ArtLife Compliance Agreement for CityPlace.

Commission District 3: Commissioner Christy Fox.

**Fiscal Note:**

No fiscal impact.



- 7.7. Resolution No. 20-26 accepting a donation from The Fund for West Palm Beach Police in the amount of \$80,000 to fund the purchase of fitness and wellness equipment and associated gym improvement costs; and

Resolution No. 25-26(F) recognizing and appropriating a donation of \$80,000 from The Fund for West Palm Beach Police in Fiscal Year 2025-2026 for the purchase of fitness and wellness equipment and associated gym improvement costs.

**Originating Department:**

Police

**Ordinance/Resolution:**

RESOLUTION NO. 20-26: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, ACCEPTING A DONATION IN THE AMOUNT OF \$80,000 FROM THE FUND FOR WEST PALM BEACH POLICE FOR THE PURCHASE OF FITNESS AND WELLNESS EQUIPMENT FOR USE BY THE WEST PALM BEACH POLICE DEPARTMENT; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

RESOLUTION NO. 25-26(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 BUDGET TO PROVIDE APPROPRIATIONS FOR THE RECEIPT OF A DONATION FROM THE FUND FOR WEST PALM BEACH POLICE FOR THE PURCHASE OF NEW GYM EQUIPMENT FOR THE WPBPD FITNESS AND WELLNESS CENTER; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

**Background Information:**

The Fund for West Palm Beach Police is a 501(c)3 corporation created by residents with an interest in assisting the West Palm Beach Police Department (WPBPD) by providing resources and support.

The Fund has an operating philosophy using three (3) pillars of support:

- Supporting Our Heroes and Their Families
- Fostering Community Relations
- Equipping First Responders to Make Our City Safer

The WPBPD received a letter of commitment on November 17, 2025, from The Fund seeking to donate funding in the amount of \$80,000 for the purchase of new equipment for the WPBPD fitness and wellness center. The fitness and wellness equipment will support the members of

the WPBPD to maintain physical and mental well-being.

Physical and mental well-being is critical in the mission of providing the highest-level public safety services. Officer wellness and physical fitness provide benefits including improved job performance, enhanced officer safety, reduced stress and burnout, and improved mental and physical health for both the individual officer and the agency.

Physically fit officers are better equipped to perform physically demanding tasks, including foot pursuits, physical altercations, and navigating obstacles. This translates to better reaction times and decision-making in high-pressure, life-threatening situations.

Physical activity is a proven stress reducer and mood booster, helping officers manage the high levels of stress, anxiety, and trauma associated with their job. It also results in longer, healthier careers and a better quality of life in retirement.

Resolution No. 20-26 accepts the donation, and Resolution No. 25-26(F) appropriates the funds toward the purchase of the gym equipment.

**Fiscal Note:**

Approval will recognize the receipt of funds and provide appropriations for fitness and wellness equipment and associated gym improvement costs.

## 8. RESOLUTIONS

- 8.1. Resolution No. 26-26(F) to provide additional appropriations for the continuation of remediation, reconstruction, and upgrades to the Police Department building.

**Originating Department:**

Finance

**Ordinance/Resolution:**

RESOLUTION NO. 26-26(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 AND CAPITAL ACQUISITION FUND BUDGETS TO PROVIDE ADDITIONAL APPROPRIATIONS FOR REMEDIATION, REPAIR, AND UPGRADES TO THE POLICE DEPARTMENT BUILDING; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

**Staff Recommended Motion:**

Approve Resolution No. 26-26(F).

**Background Information:**

At the August 18, 2025, Commission meeting, the City Commission allocated \$6M towards the remediation and reconstruction of the Police Department building.

Remediation and reconstruction work has progressed, and further assessments of the building's condition have been conducted by our independent contractor and the City's Facilities Maintenance Division. Based on these ongoing assessments, additional funds are needed to continue remediation and reconstruction efforts.

To support these efforts, an additional allocation of \$13.4M is requested. This funding will ensure completion of necessary building repairs and upgrades and will ensure the continuity of operations of the Police Department.

Based on projected needs, the requested \$13.4M will be allocated as follows:

- Building Interior Remediation & Reconstruction: \$9.4M
- HVAC System Refurbishment & Upgrades: \$1.0M
- Exterior Waterproofing, Painting & Outside Drainage Improvements: \$3.0M

This requested allocation of funds is an estimate of the projected costs, and any unspent funds will be returned to discretionary fund balance. Making this investment now will avoid more costly repairs in the future and will ensure the building is in optimal conditions, so it may continue to serve the public for the next decade and beyond.

**Fiscal Note:**

Approval of this item will provide additional appropriations for the continuation of the Police Department's building remediation and repairs.

- 8.2. Resolution No. 16-26 granting approval of the Zoological Society's request to make improvements, including approval of the improvement's location and conceptual approval of the design relating to the Jaguar Trails Project.

**Originating Department:**

City Attorney's Office

**Ordinance/Resolution:**

RESOLUTION NO. 16-26: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, APPROVING THE CONSTRUCTION OF AN EXPANSION TO THE JAGUAR HABITAT INCLUDING A JAGUAR MAYAN TRAILS BY THE

PALM BEACH ZOO WITHIN ITS LEASED PREMISES LOCATED AT 1301 SUMMIT BOULEVARD; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

**Staff Recommended Motion:**

Approve Resolution No. 16-26.

**Background Information:**

On July 21, 1969, the City of West Palm Beach entered into a lease agreement with the Zoological Society of The Palm Beaches, Inc. (the "Zoo"), leasing a portion of City-owned property within Dreher Park, located at 1301 Summit Boulevard, for the construction, operation, and maintenance of a zoo facility. Under the terms of the lease, the City Commission must approve individual structures and improvements in excess of \$5,000. The Zoo desires to construct an expansion to its existing jaguar habitat within the leased premises of the Zoo. All proposed Improvements will be permitted and constructed by the Zoo, at its expense, in accordance with the lease and all applicable codes and regulations.

The adoption of Resolution No. 16-26 approves the location of the proposed improvements and grants conceptual approval of the design of the Jaguar Trails Project.

Commission District 5: Commissioner Christina Lambert.

**Fiscal Note:**

No fiscal impact.

- 8.3. Resolution No. 27-26 consenting to the installation of improvements within a public right-of-way located along N. Flagler Drive between 40th and 41st Street, along with a maintenance agreement between the City and RSBC Parcels, LLC for ongoing maintenance of the site for a period of ten (10) years.

**Originating Department:**

Mayor's Office

**Ordinance/Resolution:**

RESOLUTION NO. 27-26: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, CONSENTING TO THE INSTALLATION OF IMPROVEMENTS WITHIN A PUBLIC RIGHT-OF-WAY TO IMPROVE NORTHBORO PARK ALONG FLAGLER DRIVE BETWEEN 40TH AND 41ST STREETS; APPROVING AN INSTALLATION AND MAINTENANCE AGREEMENT WITH RSBC PARCELS, LLC; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

**Staff Recommended Motion:**

Approve Resolution No. 27-26.

**Background Information:**

The City currently maintains an under-used area of right-of-way along N. Flagler Drive between 40th and 41st Streets that consists of approximately .33 acres of grass, a small monument, and a few parking spaces.

RSBC Parcels, LLC, which is affiliated with Huizenga Holdings, approached the City on providing improvements to the parcel at no cost to the City. These improvements include new landscaping, lighting, walkways, a new 9/11 memorial plaque, a new flagpole, benches, and a potential children's play area. The improvements will be installed and maintained by RSBC Parcels, LLC or an assignee, at no cost to the City, with the City reviewing and issuing permits as needed.

The ten (10) year maintenance agreement provides for the installation and maintenance of the improvements.

Resolution No. 27-26 authorizes the installation of the improvements and approves the Installation and Maintenance Agreement.

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

**Fiscal Note:**

No fiscal impact, as the maintenance agreement provides for savings on existing maintenance.

## 9. PUBLIC HEARING

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

**Originating Department:**

Mayor's Office

**Ordinance/Resolution:**

ORDINANCE NO. 5151-25: AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, AUTHORIZING THE CONVEYANCE OF CITY PROPERTY ALONG NORTH DIXIE HIGHWAY AND 23RD STREET IN EXCHANGE FOR PROPERTY ALONG FLAGLER DRIVE SO THAT NORTHWOOD ROAD

CAN BE EXTENDED TO CURRIE PARK; ACCEPTING THE CONVEYANCE OF A PORTION OF THE PROPERTY AT 2323 N. FLAGLER DRIVE; VACATING AND ABANDONING PORTIONS OF BETHESDA TERRACE AND ALL OF KENT TERRACE AND LAKE PLACE; GRANTING THE NORTHWOOD HEIGHT BONUS TO SPECIFIED PROPERTIES; APPROVING A COVENANT RUNNING WITH THE LAND FOR THE EXTENSION OF NORTHWOOD ROAD BETWEEN 1031 SOUTH WOOSTER LIMITED, 2104 CAHUENGA PARTNERS LP, LITTLE BROAD BEACH PARTNERS LP, 6622 HOLLYWOOD BOULEVARD PARTNERS LP, 920 N STANLEY PARTNERS LLC, 2111 FLAGLER LLC, AND THE CITY OF WEST PALM BEACH; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

**Staff Recommended Motion:**

Approve Ordinance No. 5151-25 on First Reading and schedule Second Reading for the February 2, 2026 City Commission meeting.

*Note:*

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

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

**Background Information:**

The City adopted Ordinance Nos. 4963-21, 4964-21, and 5085-24, increasing the maximum allowable heights within the Currie Mixed Use District (CMUD) zoning district, and amended the City's Zoning Map to rezone properties within CMUD.

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

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

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

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

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

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

The public hearing was advertised in the Palm Beach Post, with proof of publication housed in the Development Services Department – Planning Division, along with evidence that individual notices of the public hearing were mailed to all property owners within 400 feet of the proposed abandonments, and signs were posted in accordance with Section 78-215 of the City's Code of Ordinances.

The following Developer entities own the properties subject to the Northwood Road Height Incentive: 1031 South Wooster Limited, 2104 Cahuenga Partners LP, Little Broad Beach Partners LP, 6622 Hollywood Boulevard Partners LP, and 920 N Stanley Partners LLC.

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

Commission District 1: Commissioner Cathleen Ward.

**Fiscal Note:**

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

- 9.2. Public Hearing and Second Reading of Ordinance No. 5162-26 amending the Code of Ordinances at Chapter 54 to provide the City with additional options to enforce the City's prohibition related to anchoring or mooring of vessels in the waters of Lake Worth.

**Originating Department:**

Police

**Ordinance/Resolution:**

ORDINANCE NO. 5162-26: AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, AMENDING CHAPTER 54, (OFFENSES), ARTICLE IX, (OFFENSES REGARDING LAKE WORTH) SECTION 54-291 OF THE CODE OF ORDINANCES, AMENDING SECTION 54-291; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY AND CONFLICT; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

**Staff Recommended Motion:**

Approve Ordinance No. 5162-26 on Second Reading.

**Background Information:**

Pursuant to the authority vested by the state legislature, the City Commission adopted Section 54-291 of the City of West Palm Beach Code of Ordinances regulating anchoring and mooring of vessels in the waters of Lake Worth.

Section 327.60(3), Florida Statutes, provides that local governmental authorities are not prohibited from the enactment or enforcement of regulations that prohibit or restrict the mooring or anchoring of floating structures, live-aboard vessels, or commercial vessels, excluding commercial fishing vessels, within their jurisdictions.

Since its adoption, the state legislature has amended Section 327.60(2)(f), Florida Statutes, to allow local governmental regulation of the anchoring of vessels anchored for a period of one (1) hour or more between one-half hour after sunset and one-half hour before sunrise for more than thirty (30) days in any 6-month period, excluding any time the vessel is anchored overnight within the boundaries of a marked mooring field or any time the vessel is anchored overnight for the purpose of completing permitted marine construction, installation, or maintenance work.

The proposed changes will ensure that the City's code of ordinances is amended to mirror the permissible local governmental regulation provided in Chapter 327, Florida Statutes.



Approval of Ordinance No. 5162-26 will amend the code to add additional regulations related to anchoring and mooring in the waters of Lake Worth and provide the Police Department with additional options to enforce the City's prohibition related to anchoring or mooring of vessels in the waters of Lake Worth.

**Fiscal Note:**

No fiscal impact.

## 10. PUBLIC HEARING - QUASI-JUDICIAL

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

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

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

**Originating Department:**

Development Services

**Ordinance/Resolution:**

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

**Staff Recommended Motion:**

Approve Ordinance No. 5163-26 on First Reading and schedule Second Reading for February 2, 2026, for a request to abandon the planned development status of the Gateway Center and formally adopt the existing DMP zoning district.

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

**Background Information:**

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

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

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

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

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

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

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

Commission District 3: Commissioner Christy Fox.

- 10.2. Public Hearing of Resolution No. 7-26 regarding a request by Roger Ramdeen of Shutts & Bowen, on behalf of C Block Development LLC, for the approval of a Major Planned Development (PD) Amendment to amend the waivers approved as part of the Level III Site Plan approved by Resolution No. 18-24 for the development of two (2) primarily office towers at 550 South Rosemary Avenue within the CityPlace East Subarea of the CityPlace Commercial Planned Development. The amended waivers are to permit greater than 60 percent (60%) of the façade without a planar break on the western tower along South Rosemary Avenue and to reduce the amount of required active use along Hibiscus Street and Gardenia Street.

**Originating Department:**

Development Services

**Ordinance/Resolution:**

RESOLUTION NO. 7-26: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, RELATING TO AMENDING THE WAIVERS APPROVED AS PART OF THE LEVEL III SITE PLAN APPROVED BY RESOLUTION NO. 18-24, WHICH ALLOWED THE CONSTRUCTION OF TWO (2) OFFICE TOWERS LOCATED AT 550 SOUTH ROSEMARY AVENUE; DECLARING AMENDMENT TO BE CONSISTENT WITH THE COMPREHENSIVE PLAN OF THE CITY, THE CONDITIONS OF APPROVAL OF THE CITYPLACE DRI DEVELOPMENT ORDER, AND THE REQUIREMENTS OF SECTION 94-32 OF THE CITY'S ZONING AND LAND DEVELOPMENT REGULATIONS; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

**Staff Recommended Motion:**

Approve Resolution No. 7-26.

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 with the standards in Section 94-32 of the City's Zoning and Land Development Regulations.

**Background Information:**

The development at 550 South Rosemary Avenue was approved by Resolution No. 18-24 with two (2), primarily, office towers and a parking garage consisting of approximately 800,000 square feet. The site is located within the CityPlace Commercial Planned Development.

Since the approval of Resolution No. 18-24, Related Ross, the Developer, realized that the original parking program to use parking lifts to supply the parking needs was not feasible, and applied to amend the East Subarea requirements to allow a taller podium to provide more traditional parking levels. A result of the garage redesign is that the active use liner requirement along Hibiscus Street and Gardenia Street was no longer met, which requires an amendment to the waivers approved as part of Resolution No. 18-24. Additionally, the applicant revised the design of the planar break locations on the western tower along South Rosemary Avenue and is requesting a waiver to permit a redesigned planar break. Please refer to the Planning Board Report (ATTACHMENT I) for additional background and visuals for the request.

**AMENDED WAIVERS**

The CityPlace Development of Regional Impact permits the City Commission to grant waivers as part of a Level III Site Plan approval. Since the Level III Site Plan has already been approved by Resolution No. 18-24, the method to amend the waivers approved by the resolution is by the approval of a Major PD Amendment by the City Commission. The CityPlace East Subarea Building Envelope includes the specific development standards that a building must conform to, including height, setback, amount of active use, and the amount of transparency on a facade. Additionally, for any development regulations not specifically stated in the CityPlace East Subarea follow the requirements of the Downtown Master Plan, which in this case is specifically the need to provide a planar break. The request is to permit more than 60 percent (60%) of continuous building frontage without a planar break on the western tower along South Rosemary Avenue and to reduce the amount of required active use along Hibiscus Street and Gardenia Street.

**Waiver #1:** Section 94-109 Table IV-4: Facade Articulation Requirements – Ground Floor & Podium Planar Break for West Tower South Rosemary Avenue frontage. Required: No facade shall exceed 60% of continuous building frontage without providing a planar break; Requested: Levels 3 through 5 up to 77% of continuous building frontage without providing a planar break.

A planar break is an interruption in a facade consisting of a horizontal recess or protrusion. Planar breaks are required for building podiums that exceed 150 linear feet along a right-of-way. The purpose of a

planar break(s) is to break up the mass of buildings by eliminating long stretches of flat walls. This provides visual interest for building frontages. Buildings are required to have a minimum of 20 percent (20%) of the facade with a planar break of at least three (3) feet in depth; however, no building may have more than 60 percent (60%) of continuous building frontage without providing a planar break.

The currently approved building design only has four (4) levels in the podium, all of which comply with the total amount of planar break requirements. The code requires that a building is only permitted a maximum of 60 percent (60%) of the frontage without a planar break. Levels 3 and 4 of the current building design comply with this requirement due to planar break indents at various places along the facade. Related Ross would like to remove these indents along the central portion of the building, which results in approximately 77 percent (77%) of continuous building frontage without a planar break. Due to the curved building design at the ends of the building, the required minimum 20 percent (20%) planar break is still met for these levels. The new building design includes architectural details to offset the impact of this waiver request. Note: The redesign of the floor heights resulted in this waiver needed for Levels 3 through 5.

**Waiver #2:** CityPlace East Subarea Hibiscus Street Active Use Liner – Level 2 to 60 feet. Required: Resolution No. 18-24 Waiver Approval - Levels 2 & 3: 52% and Levels 4 & 5: 26% (East Subarea pre-waiver requirement: 60%), Requested Levels 2 & 3: 47% and Levels 4 & 5: 25.7%.

**Waiver #3:** CityPlace East Subarea Gardenia Street Active Use Liner - Level 2 to 60 feet. Required: Resolution No. 18-24 Waiver Approval - Levels 4 & 5: 26% (East Subarea pre-waiver requirement: 50%); Requested Levels 2 & 3: 22.6% and Levels 4 & 5: 25.7%.

Active use liners are required to screen uses such as parking and mechanical equipment from the view of the public from rights-of-way along street frontages. CityPlace East Subarea requires active uses up to the 60-foot level of buildings. The current approval was granted a waiver to reduce the required active-use liners for Levels 4 and 5 from 60 percent to 26 percent. Upon closer review of the calculations, the applicant had rounded up the linear amount of active use provided, which resulted in the permit drawing sets not meeting the minimum waiver amount. As part of this Major PD Amendment, staff is correcting the waiver amount to 25.7 percent. This waiver results in no change to the building at these levels.

The waiver changes are on Levels 2 and 3 for both Hibiscus Street and Gardenia Street, due to the reconfiguration of the garage to provide standard parking stalls instead of parking lifts. Standard

parking stalls require more room, so the applicant is proposing to convert the majority of the currently approved office space on Levels 2 and 3 of the east tower to parking within the core of the office tower. There is no reduction of active use on the western tower.

The eastern building will still have some active uses to screen the parking from Hibiscus Street at Levels 2 and 3; however, due to some of the area not meeting the minimum 20-foot active-use depth requirement, it may not be counted toward meeting the minimum active-use area. The reduction from 52 percent (52%) to 47 percent (47%) active use is approximately 26 linear feet.

The active uses on Levels 2 and 3 of the eastern building are completely removed on the Gardenia Street side of the building as part of the proposed waiver. This will be the same condition as Levels 4 and 5 where waivers were granted to allow no active use adjacent to the parking area. The applicant is proposing to continue to use spandrel glass, matching the core building facade, as a solid screen where the parking will be adjacent to the exterior wall. Additionally, there is a terrace along Gardenia Street at Level 2 that at its narrowest point is 30 feet in depth, so the spandrel wall does not immediately front on Gardenia Street. The setback helps to mitigate that there is no activity behind the building wall.

Staff does not object to the waiver requests.

### STANDARDS

The Planning Division has determined that the Major Planned Development Amendment to the Rosemary Square Core Development Regulations meets all eight (8) of the amendment standards found in Section 94-32 of the City of West Palm Beach Zoning and Land Development Regulations.

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

### PLANNING BOARD

At their Public Hearing on October 21, 2025, the Planning Board recommended approval (7-0) of the Major Planned Development Amendment to the City Commission after determining it complies with the amendment standards found in Section 94-32 of the City of West Palm Beach Zoning and Land Development Regulations.

## 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 3, 2025.

Commission District 3: Commissioner Christy Fox.

### **Fiscal Note:**

No fiscal impact.

## **11. APPEALS**

- 11.1. Appeal by Circuit Transit, Inc. regarding Denial of Protest of Intent to Award Request for Proposal 24.25.220 SS Term Contract for Transit Management Services-Rebid to Tidewater Transit, LLC.

### **Originating Department:**

Procurement

### **Staff Recommended Motion:**

The City Commission will either approve or reject the Procurement Official's decision.

### **Background Information:**

On August 14, 2025, the City of West Palm Beach issued Request for Proposals (RFP) 24.25.220 SS Term Contract for Transit Management Services.

On or before 3:00 p.m. October 1, 2025, the City of West Palm Beach Procurement division received three (3) proposals from Circuit Transit, Inc.; Keolis Transit Services, LLC; and Tidewater Transit LLC, a subsidiary of Via Transportation, Inc.

On October 28, 2025, beginning at 1:00 p.m., the evaluation and selection committee met at a publicly noticed, public meeting to discuss, evaluate, and rank proposals.

On October 29, 2025, the City issued a written Notice of Intent to Award a contract to Tidewater Transit LLC.

On November 4, 2025, Circuit Transit, Inc. ("Circuit") filed a Notice of Protest of Intent to Award RFP 24.25.220 SS Term Contract for Transit Management Services – Rebid to Tidewater Transit LLC.

The West Palm Beach Code of Ordinances Section 66-151(a) Right to Protest provides: "The right to protest is intended only to remedy procedural or legal errors committed during the procurement solicitation

which, if corrected, would result in the selection of the person or entity filing the protest.”

The Procurement Official reviewed the basis of the protest as provided in Circuit’s Notice of Protest dated November 4, 2025, reviewed the solicitation process, and identified no procedural or legal error committed during the solicitation.

Accordingly, on November 26, 2025, the Procurement Official issued a written letter of response denying the protest.

**Fiscal Note:**

No fiscal impact.

## **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.