

WEST PALM BEACH

EST. 1894

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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
Pass/Fail Agenda
Monday, August 31, 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- None

6. PRESENTATION- PRESENTED

- 6.1. Check presentation to the City of West Palm Beach by the Chamber of Commerce of the Palm Beaches for the Mayor's Jumpstart Academy. Check presented by Michael Zeff, President & CEO; and James Johnson, Chairman of the Board of Directors.

Originating Department:

Mayor's Office

7. APPOINTMENT- APPROVED

- 7.1. City Commission approval is requested for the Mayor's reappointment of Rod A. Braun to the Sustainability Advisory Committee for a term of two (2) years, to expire on August 2, 2028. Mr. Braun has served over the maximum allowed number of terms (3), and it is required that the City Commission confirm his reappointment.

Originating Department:

Mayor's Office

Staff Recommended Motion:

Approve the reappointment of Rod A. Braun to the Sustainability Advisory Committee for a term of two (2) years to expire on August 2, 2028.

Background Information:

Mr. Braun's commitment and professional knowledge help enhance the capabilities of the committee.

8. CONSENT CALENDAR- ALL ITEMS WERE APPROVED.

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.

- 8.1. Minutes of the July 6, 2026, Regular City Commission Meeting.

Originating Department:

Mayor's Office

- 8.2. Minutes of the July 16, 2026, Special City Commission Meeting.

Originating Department:

Mayor's Office

- 8.3. Resolution No. 164-26 accepting the 2026 Hazardous Materials Grant award in the amount of \$163,275, with a required 50% local match of \$163,275, for the purchase of hazardous materials response equipment, for a total project cost of \$326,550; and

Resolution No. 206-26(F) authorizing the appropriation of funds from the Florida Firefighter Hazardous Materials (HazMat) Grant for the purchase of hazardous material-related equipment.

Originating Department:

Fire

Ordinance/Resolution:

RESOLUTION NO. 164-26: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, ACCEPTING A 2026 GRANT AWARD FROM THE FLORIDA DEPARTMENT OF FINANCIAL SERVICES, DIVISION OF THE STATE FIRE MARSHAL, IN THE AMOUNT OF \$163,275 FOR THE PURCHASE OF HAZARDOUS MATERIALS EQUIPMENT FOR THE WEST PALM BEACH FIRE DEPARTMENT; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

RESOLUTION NO. 206-26(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 FIRE ASSESSMENT FEE FUND AND GRANT PROGRAMS SPECIAL REVENUE FUND BUDGETS TO PROVIDE FOR THE RECEIPT OF THE FLORIDA DEPARTMENT OF FINANCIAL SERVICES, DIVISION OF THE STATE FIRE MARSHAL GRANT AND MATCHING CITY FUNDS TO PROVIDE APPROPRIATIONS FOR THE PURCHASE OF HAZARDOUS MATERIAL RELATED EQUIPMENT; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Background Information:

The Florida Department of Financial Services has approved the City of West Palm Beach Fire Department's 2026 Florida Firefighter Hazardous Materials (HazMat) Grant application and awarded the Department \$163,275 for the purchase of hazardous materials response equipment. Proposed equipment includes a rapid chemical analyzer, a foam and vapor suppression trailer, and a mass decontamination system.

The acquisition of this equipment will significantly enhance the Fire Department's ability to respond to hazardous materials incidents, chemical releases, weapons of mass destruction (WMD) threats, and mass exposure events. These specialized resources will improve the department's capability to quickly identify hazardous substances, suppress toxic vapors, and conduct large-scale decontamination operations, resulting in faster incident mitigation and improved protection for both the public and first responders.

The rapid chemical analyzer utilizes advanced detection technology, including combined Fourier Transform Infrared (FTIR) and Raman spectroscopy with smart spectral processing, to identify hazardous substances in the field within minutes. This capability allows emergency personnel to make informed decisions regarding protective actions, patient treatment, and incident management, reducing exposure times and improving emergency medical outcomes. The equipment may be utilized during routine hazardous materials responses as well as large-scale emergencies involving chemical spills, suspicious substances, or potential WMD incidents.

As a condition of the grant award, the City is required to provide a 50% local matching contribution of \$163,275, resulting in a total project cost of \$326,550.

Resolution No. 164-26 accepts the 2026 Florida Department of Financial Services Hazardous Materials Grant award and authorizes the required local matching funds for the purchase of hazardous materials response equipment for the West Palm Beach Fire Department.

Resolution No. 206-26(F) authorizes the appropriation of funds from the Florida Firefighter Hazardous Materials (HazMat) Grant for the purchase of hazardous material-related equipment and recognizes city match.

Fiscal Note:

Approval of this item will provide receipt of the 2026 Florida Firefighter Hazardous Materials (HazMat) Grant and provide appropriations for the purchase of hazardous material related equipment.

- 8.4. Resolution No. 182-26 approving the submittal of an application for a Florida Firefighter Decontamination grant in the amount of \$47,320 for the purchase of 350 firefighter hoods.

Originating Department:

Fire

Ordinance/Resolution:

RESOLUTION NO. 182-26: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, AUTHORIZING THE SUBMITTAL OF AN APPLICATION TO THE FLORIDA DEPARTMENT OF FINANCIAL SERVICES FOR A GRANT UNDER THE FIREFIGHTER CANCER DECONTAMINATION EQUIPMENT PROGRAM IN THE AMOUNT OF \$47,320 FOR THE PURCHASE OF THREE HUNDRED FIFTY (350) FIREFIGHTER HOODS; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Background Information:

Firefighting hoods are vital for protecting the head and neck from extreme heat, flames, and toxic carcinogens. Because the skin on the neck is thin and highly absorbent, these specialized hoods act as a crucial barrier to prevent deadly soot and toxic particles from entering the bloodstream and causing long-term health risks.

Particulate-blocking hoods protect firefighters by blocking contaminants from touching the head and neck. These hoods offer exceptional breathability, comfort, and mobility, and don't restrict hearing during firefighting operations. They are officially certified to meet NFPA 1971 (Standard on Protective Ensembles for Structural Fire Fighting and Proximity Fire Fighting). It is also designed to be fully compliant with the latest NFPA 1970 (Standard for Liquid and Particulate Protective Ensembles). The hoods possess extreme durability that maintains particulate blocking effectiveness, even after 100 washes.

The West Palm Beach Fire Department has policies and procedures that outline the selection, care, and maintenance of personnel PPE. Each firefighter is currently issued one (1) hood.

A grant of \$47,320 would provide funding to purchase 350 hoods as secondary hoods for rotation throughout the shift when PPE becomes contaminated.

Resolution No. 182-26 approves the submittal of the grant application to the State of Florida. If awarded, the grant agreement and a financial resolution will be brought back to the Commission for approval.

- 8.5. Resolution No. 196-26 approves a Mediated Settlement Agreement totaling \$90,000 in the matter of Jackqueen Carlisle vs. City of West Palm Beach.

Originating Department:

City Attorney's Office

Ordinance/Resolution:

RESOLUTION NO. 196-26: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, APPROVING A MEDIATED SETTLEMENT AGREEMENT FOR \$90,000 IN THE MATTER OF JACKQUEEN CARLISLE VS. CITY OF WEST PALM BEACH, FILED IN THE CIRCUIT COURT OF THE FIFTEENTH JUDICIAL CIRCUIT, IN AND FOR PALM BEACH COUNTY, FLORIDA, CASE NO. 50-2024-CA-009943-XXA-MB AK, PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Background Information:

Jackqueen Carlisle filed a complaint against the City of West Palm Beach for damages arising out of a motor vehicle accident which occurred on or about December 26, 2022, at or near the intersection of Broadway and 25th Street, West Palm Beach, Palm Beach County, Florida. Jackqueen Carlisle was a passenger in a vehicle that was struck by a City vehicle being driven by Officer Willy Louis, to wit: JACKQUEEN CARLISLE vs. CITY OF WEST PALM BEACH, filed in the Circuit Court of the Fifteenth Judicial Circuit, in and for Palm Beach County, Florida, Case No. 50-2024-CA-009943--XXA-MB AK. This is a companion case to Resolution No. 197-26: TONY WILLIAMS and CLARETHA WILLIAMS vs. CITY OF WEST PALM BEACH.

The City reached a Mediated Settlement Agreement with Jackqueen Carlisle and her attorney at mediation held on June 16, 2026, for the amount of \$90,000 in exchange for a general release of all claims, including all attorney's fees and costs.

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. 196-26 approves the Mediated Settlement Agreement.

Fiscal Note:

Settlements are paid out of the Risk Annual Budget.

- 8.6. Resolution No. 197-26 approves a Mediated Settlement Agreement totaling \$90,000 in the matter of Tony Williams and Claretha Williams vs. City of West Palm Beach.

Originating Department:

City Attorney's Office

Ordinance/Resolution:

RESOLUTION NO. 197-26: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, APPROVING A MEDIATED SETTLEMENT AGREEMENT FOR \$90,000 IN THE MATTER OF TONY WILLIAMS AND CLARETHA WILLIAMS VS. CITY OF WEST PALM BEACH, FILED IN THE CIRCUIT COURT OF THE FIFTEENTH JUDICIAL CIRCUIT, IN AND FOR PALM BEACH COUNTY, FLORIDA, CASE NO. 50-2024-CA-01159-XXXMB AK, PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Background Information:

Tony Williams and Claretha Williams filed a complaint against the City of West Palm Beach, for damages arising out of a motor vehicle accident which occurred on or about December 26, 2022, at or near the intersection of Broadway and 25th Street, West Palm Beach, Palm Beach County, Florida, when a City vehicle driven by City employee, Officer Willy Louis struck the plaintiffs' vehicle to wit: TONY WILLIAMS and CLARETHA WILLIAMS vs. CITY OF WEST PALM BEACH, filed in the Circuit Court of the Fifteenth Judicial Circuit, in and for Palm Beach County, Florida, Case No. 50-2024-CA-011599-XXXX-MB AK. This is a companion case to Resolution No. 196-26: JACKQUEEN CARLISLE vs. CITY OF WEST PALM BEACH.

The City reached a Mediated Settlement Agreement with Tony Williams and Claretha Williams and their attorney at mediation held on June 16, 2026, for the amount of \$90,000 in exchange for a general release of all claims, including all attorney's fees and costs.

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. 197-26 approves the Mediated Settlement Agreement.

Fiscal Note:

Settlements are paid out of the Risk Annual Budget.

- 8.7. Resolution No. 212-26 granting Development Space easements for a project to be developed at 201 and 203 Arkona Court.

Originating Department:

City Attorney's Office

Ordinance/Resolution:

RESOLUTION NO. 212-16: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, GRANTING DEVELOPMENT SPACE EASEMENTS TO 201 ARKONA LLC AND 203A RENAISSANCE II ASSET LLC TO ALLOW USE OF PORTIONS OF THE SIDEWALK ALONG THE FRONTAGE OF 201 AND 203 ARKONA COURT, IN APPLYING APPLICABLE LAND DEVELOPMENT REGULATIONS; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Background Information:

In the early 2000s, the City received complaints about sidewalk conditions along Arkona Court. Although utilized as public sidewalks, a portion of the sidewalks was actually located within the adjacent lots and was not being maintained by the property owners at that time. Pursuant to Section 95.361, Florida Statutes, on or about August 1, 2002, the City filed a maintenance map in the Office of the Circuit Court of Palm Beach County, at Road Plat Book 9, Page 3, to allow the City to maintain the sidewalk along Arkona Court.

A portion of the real property commonly known as 201 and 203 Arkona Court was included on the maintenance map and serves as a public sidewalk maintained by the City since 2002.

In July 2022, 203A Renaissance II Asset LLC purchased 203 Arkona Court. In March of 2025, 201 Arkona LLC purchased 201 Arkona Court. Unfortunately, the fact that the sidewalk portions were part of the City right-of-way was not disclosed in either transaction.

The property owners now desire to develop their properties to the full capacity they believed they purchased, including the portion of the sidewalk.

The City desires to retain the public sidewalks along Arkona Court for the benefit of the general public.

Section 94-513 of the Code of Ordinances of the City of West Palm Beach provides that any lot of record may be built upon.

The property owners requested the use of the subject sidewalk area for the calculation of its development capacity, density (dwelling units per acre), and for applying other applicable land development regulations and lot dimensional standards, including, but not limited to, minimum lot size, building height, setbacks, step backs, floorplate restrictions, massing controls, open space, and lot coverage, as such area was originally included in the 203 Arkona Court lot as originally platted.

Resolution No. 212-26 grants Development Space Easements to each property owner to allow the use of the portion of the sidewalk for the application of development regulations. However, the sidewalks will remain part of the City Arkona Court right-of-way for sidewalk use by the general public.

Commission District 5: Commissioner Stephen Sylvester.

Fiscal Note:

No fiscal impact.

- 8.8. Resolution No. 202-26(F) authorizing additional reimbursement from the Palm Beach County 911 Program Services for replacement dispatch consoles in the West Palm Beach Police Department Dispatch Center.

Originating Department:

Police

Ordinance/Resolution:

RESOLUTION NO. 202-26(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 RECEIPT OF A PALM BEACH COUNTY 911 SURCHARGE FUND DISBURSEMENT TO PROVIDE ADDITIONAL APPROPRIATIONS FOR DISPATCH WORKSTATION CONSOLE REPLACEMENTS; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Background Information:

On June 22, 2026, the City Commission approved Resolution No. 141-26(F), which recognized and appropriated reimbursement funding in the amount of \$436,483.89 from Palm Beach County 911 Program Services for the replacement of dispatch workstation consoles at the West Palm Beach Police Department (WPBPD) Dispatch Center.

An updated quote for the consoles was provided, and the Palm Beach County 9-1-1 Program Services agreed to reimburse the total additional funding needed in the amount of \$26,884.57 for the costs of the replacement workstations. This will bring the total cost and reimbursement amount to \$463,368,46.

Resolution No. 202-26(F) recognizes and appropriates the additional \$26,884.57 in reimbursement funding from Palm Beach County 9-1-1 Program Services for the modified dispatch workstation consoles. This appropriation supplements the funding previously approved under Resolution No. 141-26(F).

Fiscal Note:

Approval of this item will recognize additional funds from Palm Beach County's 911 Surcharge Fund to provide reimbursement to the Police Department for the replacement of dispatch console workstations.

- 8.9. Resolution No. 201-26(F) authorizing the appropriation of funds in the amount of \$591,256 for the purpose of amending the Stormwater Utility Renewal, Replacement and Improvement Fund to recognize a supplemental grant from the Florida Department of Environmental Protection (FDEP).

Originating Department:

Engineering

Ordinance/Resolution:

RESOLUTION NO. 201-26(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 AMENDING THE STORMWATER UTILITY RENEWAL, REPLACEMENT AND IMPROVEMENT FUND BUDGET; RECOGNIZE A SUPPLEMENTAL GRANT FROM THE DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR THE STORMWATER OUTFALL TIDAL VALVE PROJECT; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Background Information:

The Florida Department of Environmental Protection (FDEP) Resilient Florida program includes grants that are available to counties, municipalities, water management districts, flood control districts, and regional resilience entities to effectively address the impacts of flooding and sea level rise facing the State, including funding assistance to analyze and plan for vulnerabilities, as well as implement adaptation and mitigation projects. Florida Statutes Section 380.0937 establishes grant requirements.

A grant in the amount of \$800,000 (with 50% match required for a total project cost of \$1.6M) was awarded by FDEP through its Resilient Florida Program to install tidal valves at seven (7) large diameter (42 inches or greater in diameter) outfall pipes along Flagler Drive to help mitigate flooding on Flagler Drive during high tide events caused by the backflow of seawater through storm drain inlets. The project scope includes the installation of the tidal valves, rehabilitating and or replacing storm drainage pipes, and adding additional storm drainage structures as needed for proper installation and operation of the valves.

By Resolution No. 194-23 the City Commission authorized submittal of an application for this grant under the Resilient Florida program.

Resolution No. 264-23 accepted the grant and authorized execution of the grant agreement, City of West Palm Beach Tidal Valve Adaptation Project (23FRP44), with the FDEP.

Resolution No. 268-23(F) amended the Stormwater Renewal, Replacement and Improvement Fund to recognize the FDEP Grant Revenue in the amount of \$800,000 and provide additional appropriation of \$800,000 for the City of West Palm Beach Tidal Adaptation Project (23FRP44), City Project No. 92061971.

In November 2024, the City executed a supplemental funding agreement with FDEP (23FRP44 A1), for an additional \$591,256, increasing the grant award to \$1,391,256. The grant requires a 50/50 match of \$1,391,256 by the City for a total project cost of \$2,782,512.

Under Resolution No. 201-26(F) the project budget is amended as follows:

Initial Award:	\$800,000
Supplemental Award:	\$591,256
Total Award Funded:	\$1,391,256
City Match:	\$1,391,256
Total Project Funding:	\$2,782,512

Commission District 1: Commissioner Cathleen Ward.

Commission District 3: Commissioner Christy Fox.

Commission District 5: Commissioner Stephen Sylvester.

Fiscal Note:

Approval will establish supplemental funding in the amount of \$591,256 for a total of \$1,391,256. The 50% match of \$1,391,256 is budgeted in Bond funds 45A and 48A.

- 8.10. Resolution No. 207-26 approving a Landscape Maintenance Agreement with the Roosevelt Estates Neighborhood Association, Inc. for the maintenance of landscaping and improvements to be installed within the roundabouts in the Roosevelt Estates Neighborhood.

Originating Department:

Engineering

Ordinance/Resolution:

RESOLUTION NO. 207-26: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, APPROVING A LANDSCAPE MAINTENANCE AGREEMENT BETWEEN ROOSEVELT ESTATES NEIGHBORHOOD ASSOCIATION, INC., AND THE CITY OF WEST PALM BEACH FOR MAINTENANCE OF THE LANDSCAPING AND IMPROVEMENTS INSTALLED WITHIN THE ROUNDABOUTS IN THE ROOSEVELT ESTATES NEIGHBORHOOD; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Background Information:

In 2024, the Roosevelt Estates Neighborhood requested that the City enhance the recently constructed roundabouts located at the intersections of 7th Street and Handy Avenue and 7th Street and 11th Street with landscaping, decorative lighting, and neighborhood identification signage.

Following an evaluation of the proposed improvements, the City and the Roosevelt Estates Neighborhood agreed to move forward with the enhancements, with the understanding that the City would be responsible for the installation of the improvements and the Neighborhood would assume responsibility for their ongoing maintenance.

In 2025, the City initiated the design of the landscaping, lighting, and neighborhood signage improvements and coordinated with representatives of the Roosevelt Estates Neighborhood to obtain input and feedback throughout the design process. The final design was completed in January 2026.

To establish the respective responsibilities of the City and the Roosevelt Estates Neighborhood for the proposed improvements, a Maintenance Agreement has been prepared. Under the Agreement, the City will install the landscaping, lighting, and neighborhood identification signage within the existing roundabouts at 7th Street and Handy Avenue and 7th Street and 11th Street, and the Roosevelt Estates Neighborhood will be responsible for the ongoing maintenance of these improvements in accordance with the terms of the Agreement.

Approval of Resolution No. 207-26 will authorize the Mayor to execute the Maintenance Agreement between the City and the Roosevelt Estates Neighborhood for the maintenance of the specified improvements installed within the two (2) roundabouts.

Commission District 3: Commissioner Christy Fox.

Fiscal Note:

The costs associated with the installation will be paid from the One Cent Sales Surtax Capital Fund 325.

- 8.11. Resolution No. 116-26 authorizing the installation of advertising bus benches in the rights-of-way and approving the bus bench agreement between Creative Outdoor Advertising of America, Inc. and the City of West Palm Beach.

Originating Department:

Parking & Mobility Administration

Ordinance/Resolution:

RESOLUTION NO. 116-26: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, AUTHORIZING THE INSTALLATION OF ADVERTISING BUS BENCHES IN THE RIGHTS-OF-WAY; APPROVING THE BUS BENCH AGREEMENT BETWEEN CREATIVE OUTDOOR ADVERTISING OF AMERICA, INC., AND THE CITY OF WEST PALM BEACH; APPROPRIATING ADVERTISING PROCEEDS RECEIVED BY THE CITY TO AN ACCOUNT TO BENEFIT PROGRAMS FOR THE HOMELESS; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Background Information:

In 2016, the City Commission approved a Bus Bench Agreement with Metropolitan Systems, Inc. (Metro). Since that time, Metropolitan Systems, Inc. has been acquired by Creative Outdoor Advertising of America, Inc. (COA), which has assumed Metro's role as the City's bus bench provider. The proposed agreement updates the contracting entity to reflect the acquisition and maintains the City's longstanding partnership for the provision of public seating amenities at transit stops.

The updated agreement continues to authorize the placement of bus benches at designated transit stop locations and retains the annual contribution to the City's Homelessness Prevention Fund. Additionally, the agreement modernizes several provisions, including requiring a minimum of 150 bus benches City-wide, replacing existing bench styles with updated designs, expanding opportunities for City public service messaging, and clarifying maintenance, insurance, and audit requirements.

The continued provision of bus benches aligns with the Parking & Mobility Administration's strategic vision of creating "A West Palm Beach where getting around is simple and seamless". As the City prepares for the launch of The Move, comfortable and accessible transit amenities will continue to play an important role in supporting a multimodal transportation system and encouraging the use of alternatives to single-occupancy vehicle travel. By leveraging private investment to provide and maintain these public amenities, the agreement advances the City's broader Parking & Mobility Administration Strategic Plan while enhancing the overall transit experience for residents and visitors.

Resolution No. 116-26 authorizes the City to enter into an agreement with Creative Outdoors Advertising Inc., authorizing the installation and maintenance of bus benches with advertising at designated transit stops throughout the City pursuant to Section 337.408, Florida Statutes.

The agreement provided for the placement of benches within the public right-of-way, established advertising standards, and required Metro to contribute the greater of \$8,000 annually or ten percent (10%) of net advertising revenues to support homelessness prevention initiatives within the City. The advertising proceeds will be included in the FY2027 budget.

Fiscal Note:

Creative Outdoor Advertising of America, Inc. to contribute the greater of \$8,000 annually or ten percent (10%) of net advertising revenues to support homelessness prevention initiatives within the City. The advertising proceeds will be included in the FY2027 Parking & Mobility Fund budget.

- 8.12. Resolution No. 192-26 adopting the City of West Palm Beach ADA Transition Plan to ensure compliance with the Americans with Disabilities Act (ADA); establishing a framework for identifying, prioritizing, and implementing accessibility improvements within the public right-of-way.

Originating Department:

Parking & Mobility Administration

Ordinance/Resolution:

RESOLUTION NO. 192-26: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, ADOPTING THE CITY OF WEST PALM BEACH ADA TRANSITION PLAN TO ENSURE COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA); ESTABLISHING A FRAMEWORK FOR IDENTIFYING, PRIORITIZING, AND IMPLEMENTING ACCESSIBILITY IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Background Information:

The Americans with Disabilities Act (ADA) of 1990 requires public entities to ensure that individuals with disabilities have equal access to public programs, services, and facilities. Title II of the ADA further requires municipalities with identified accessibility barriers to develop and maintain an ADA Transition Plan outlining a strategy for identifying, prioritizing, and removing barriers to access.

The City of West Palm Beach has prepared an ADA Transition Plan to establish a framework for evaluating and improving accessibility within the public right-of-way, including sidewalks, curb ramps, crosswalks, pedestrian signals, and other pedestrian facilities. The Plan incorporates the latest Public Rights-of-Way Accessibility Guidelines (PROWAG), aligns with the City's Complete Streets Policy, and establishes a 20-year implementation horizon with updates occurring at least every five (5) years.

The ADA Transition Plan includes a self-evaluation process, prioritization criteria, public outreach and grievance procedures, and a coordinated implementation strategy involving the City's Engineering Services, Public Works, and Public Utilities Departments. The Plan further integrates accessibility improvements into the City's Capital Improvement Plan (CIP), annual budgeting processes, and future infrastructure investments to ensure continued progress toward compliance with federal accessibility standards.

Adoption of the ADA Transition Plan reaffirms the City's commitment to fostering an inclusive, equitable, and accessible community for residents and visitors of all abilities. The Plan supports the City's broader strategic objectives by promoting safe, connected, and multimodal transportation infrastructure and advancing the vision of "A West Palm Beach where getting around is simple and seamless".

Resolution No. 192-26 adopts the ADA Transition Plan.

Fiscal Note:

No fiscal impact.

- 8.13. Resolution No, 221-26 approving a License Agreement with Palm Beach County for the use of the judicial parking lot for the 11th Annual BBQ, Brews & Blues Festival to be held on September 5, 2026.

Originating Department:

Parks and Recreation

Ordinance/Resolution:

RESOLUTION NO. 221-26: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, APPROVING A LICENSE AGREEMENT BETWEEN THE CITY OF WEST PALM BEACH AND PALM BEACH COUNTY FOR THE CITY'S USE OF THE JUDICIAL PARKING LOT FOR THE 11TH ANNUAL BBQ BREWS AND BLUES FESTIVAL TO BE HELD ON SEPTEMBER 5, 2026; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Background Information:

The City of West Palm Beach will host the 11th Annual BBQ Brews & Blues Festival on Saturday, September 5, 2026, at Heart & Soul Park in the Historic Northwest. The free community event provides residents and visitors with live blues music, a BBQ competition, craft brews, food and local vendors, contests, family activities, and other entertainment. The event has grown over the years and requires additional space to support event operations, including parking, staging, vendor and logistical needs.

Palm Beach County owns the Judicial Center surface parking lot located at 505 Banyan Boulevard. The County has agreed to allow the City to use the Judicial Lot in connection with the 2026 BBQ Brews & Blues Festival. Use of the property will provide the additional operational and parking space necessary to support the event and its attendees.

Palm Beach County requires the City to enter into a License Agreement for the temporary use of the County-owned property.

Resolution No. 221-26 authorizes the City to accept the license and approve execution of the License Agreement.

Commission District 3: Commissioner Christy Fox.

Fiscal Note:

No fiscal impact.

9. RESOLUTIONS- **APPROVED**

- 9.1. Resolution No. 199-26 authorizing the submittal of an application to the U.S. Department of Transportation under the Advanced Transportation Technologies and Innovation (ATTAIN) Program for the City of West Palm Beach.

Originating Department:

Parking & Mobility Administration

Ordinance/Resolution:

RESOLUTION NO. 199-26: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, AUTHORIZING SUBMITTAL OF AN APPLICATION TO THE U. S. DEPARTMENT OF TRANSPORTATION UNDER THE ADVANCED TRANSPORTATION TECHNOLOGIES AND INNOVATION (ATTAIN) PROGRAM REQUESTING FUNDING IN THE AMOUNT OF \$6,298,506 FOR THE WEST PALM MOVE AUTONOMOUS TRANSIT DEPLOYMENT PROJECT; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Staff Recommended Motion:

Approve Resolution No. 199-26.

Background Information:

The U. S. Department of Transportation (USDOT), through the Federal Highway Administration (FHWA), has announced the Fiscal Years 2025-2026 Advanced Transportation Technologies and Innovation (ATTAIN) Competitive Grant Program. The program provides competitive funding for projects that deploy advanced transportation technologies to improve safety, mobility, congestion management, system performance, and transportation innovation.

Staff has prepared an application for the West Palm Move Autonomous Transit Deployment Project, which builds upon the City's existing West Palm Move transit system. The proposed project would introduce autonomous vehicle technology to the existing North-South fixed-route transit corridor while maintaining integration with the City's existing electric fleet, rider application, dispatch platform, and operations center. The project is intended to serve as the next phase in the City's long-term mobility strategy by improving service reliability, enhancing safety, reducing long-term operating costs, and creating opportunities to expand transit service without increasing operating expenditures.

The proposed project includes roadway mapping and validation, autonomous vehicle integration, command center technology, community engagement, first responder training, and phased deployment of autonomous transit operations. Upon successful implementation, the existing conventional vehicles operating on the corridor would be redeployed to establish an additional East-West transit route, expanding public transit service within the City.

The total estimated project cost is \$7,873,132, consisting of an ATTAIN grant request of \$6,298,506 (80%) and a required 20% local match of \$1,574,626, which will be funded through City funds already allocated to the West Palm Move transit program.

Resolution No. 199-26 authorizes submission of the grant application to USDOT. Should the City receive an award, acceptance of the grant agreement and any associated agreements or budget amendments will be presented to the City Commission for future consideration.

Fiscal Note:

The total estimated project cost is \$7,873,132, consisting of an ATTAIN grant request of \$6,298,506 (80%) and a required 20% local match of \$1,574,626, which will be funded through City funds already allocated to the West Palm Move transit program.

10. PUBLIC HEARING- ALL ITEMS WERE APPROVED

- 10.1. Public Hearing and Second Reading of Ordinance No. 5171-26 amending Chapter 78 (Streets, Sidewalks and Public Places) of the Code of Ordinances of the City of West Palm Beach by amending Article XV - Public Right-of-Way, by adding Section 78-440 - Sandwich Board or Sidewalk Signs to establish regulations for sidewalk signs.

Originating Department:

Development Services

Ordinance/Resolution:

ORDINANCE NO. 5171-26: AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, AMENDING CHAPTER 78 (STREET, SIDEWALKS AND PUBLIC PLACES) AT ARTICLE XV - PUBLIC RIGHT-OF-WAY OF THE CODE OF ORDINANCES OF THE CITY OF WEST PALM BEACH, FLORIDA, AS AMENDED, BY ADDING SECTION 78-440 - SANDWICH BOARD OR SIDEWALK SIGNS, TO ESTABLISHES REGULATIONS FOR SIDEWALK SIGNS; PROVIDING A SEVERABILITY AND CODIFICATION CLAUSE, PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Staff Recommended Motion:

Approve Ordinance No. 5171-26.

Background Information:

Currently, the City prohibits all types of sandwich board signs on sidewalks or within any public right-of-way.

However, as mixed-use developments have increased, bringing in more ground-floor restaurants and retail, Code Enforcement has observed a rise in illegal sidewalk signs.

To address this while still preserving safe and accessible sidewalks, this text amendment will permit and regulate all sidewalk signs.

The proposed regulations will regulate the location, height, size, number, and display requirements, as well as provide enforcement measures for violators.

Commission District: City-wide.

- 10.2. Public Hearing and Second Reading of Ordinance No. 5180-26: A City-initiated request for a text amendment to Chapter 94 - Zoning and Land Development Regulations to update and replace the existing sign regulations with new sign regulations.

Originating Department:

Development Services

Ordinance/Resolution:

ORDINANCE NO. 5180-26: AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, AMENDING THE CODE OF ORDINANCES OF THE CITY OF WEST PALM BEACH, FLORIDA, AT CHAPTER 94 - ZONING AND LAND DEVELOPMENT REGULATIONS TO AMEND THE REGULATIONS APPLICABLE TO THE SIGN REGULATIONS AS FOLLOWS: ARTICLE III - RESIDENTIAL DISTRICTS TO AMEND SIGN CODE SECTION NUMBERS; ARTICLE IV - DOWNTOWN MASTER PLAN URBAN REGULATIONS TO REMOVE REGULATIONS RELATED TO SIGN REGULATIONS; ARTICLE V - COMMERCIAL DISTRICTS REMOVING ALL REFERENCES TO SIGN REGULATIONS; ARTICLE VII - SPECIAL DISTRICTS REMOVING ALL REFERENCE TO SIGN REGULATIONS; AMENDING AND REPLACING ARTICLE XIII - SIGN REGULATIONS WITH NEW REGULATIONS; ARTICLE XIX - DEFINITIONS REMOVING ALL DEFINITIONS REGULATED TO SIGNAGE; DECLARING THIS AMENDMENT TO BE CONSISTENT WITH THE COMPREHENSIVE PLAN OF THE CITY; PROVIDING A CONFLICTS CLAUSE, A CODIFICATION CLAUSE, AND A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Staff Recommended Motion:

Approve Ordinance No. 5180-26.

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

Background Information:

The City's current signage regulations have not had a complete review and update since 1992. To address this issue, the City hired Jeff Katims of Complete Cities Planning Group to update the City's entire sign regulations. During this process, the City established a focus group made up of Developers, business owners, and sign contractors to provide input for the new regulations. This input, along with staff reviews and consultant expertise, led to the proposed sign regulations for review and approval.

The City-initiated amendments proposed under this ordinance will update the sign regulations as follows:

- Centralizes sign regulations for all zoning districts;
- Regulations specific to zoning districts are organized by general districts, the Urban Core districts, the residential enclaves within the Downtown Master Plan Area, and special neighborhood districts outside of the Downtown Master Plan Area;
- Sections are devoted to general regulations, to regulations that apply to specific sign types, and to administrative provisions (permits, master sign plans, relief, and nonconformities);
- Consistent use of terms and drafting styles;
- Some "general provisions" are found within Article XIII (sign regulations) and Sec. 94-110 (Downtown Master Plan Area sign regulations) without clear applicability. It also clarifies which general provisions apply to the special neighborhood sign regulations;
- Adds needed definitions;
- Content-neutral in compliance with case law; and
- Provides illustrative graphics.

DOWNTOWN & RESIDENTIAL ENCLAVES

The following changes to these sections are proposed:

- The existing system of signage bans on buildings and prohibition of freestanding signs remains in the urban core;
- The sign allowances in the residential enclaves are largely unchanged;
- Businesses fronting a courtyard would be allowed to have wall signs;
- Expanded allowance of pedestrian directories;
- Restricts opaque window signs via maximum percentage and limit location of vinyl wraps between 4 and 8 feet above grade; stricter limits on size of promotional signs in windows; and
- Special Clematis Street provisions for digital video displays in windows.

STANDARD DISTRICTS (OUTSIDE OF DOWNTOWN)

The following is a summary of the proposed changes to all standard districts:

- Addresses the aesthetics of sign placement, proportionality, and design; and
- Requires coordination of a sign in multi-tenant buildings via a master sign program.

FREESTANDING SIGNS

- Low, medium, and high ground sign standards, front street and side street standards are replaced with standards scaled to street context; and
- More flexibility as to the number of shopping center signs; can spread allowance.

WALL SIGNS

- Per schedule 5-12% of façade area allowing up to 1100 square feet façade replaced with a standard based upon linear façade linear measurement, with a maximum total area of 400 square feet per tenant façade in commercial districts;
- Prohibit box signs; cabinet signs allowed only for logos and must be contoured to the sign copy;
- Allow on-site wayfinding signs for large shopping centers and business parks; and
- Allow temporary promotional window signs only.

The specific language for the text amendment is provided in Exhibit A of Ordinance No. 5180-26, and the background is provided in the Planning Board staff report.

DOWNTOWN ACTION COMMITTEE & PLANNING BOARD

The Downtown Action Committee recommended approval (7-0) of this request after a Public Hearing on February 11, 2026.

The Planning Board recommended approval (6-0) of this request to the City Commission after a Public Hearing on March 17, 2026.

Commission District: City-wide.

11. PUBLIC HEARING - QUASI-JUDICIAL- ALL ITEMS WERE APPROVED.

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

- 11.1. Public Hearing and Second Reading of Ordinance No. 5179-26 regarding the CityPlace Commercial Planned Development to adopt development regulations for the Convention Center District and Hotel II Subarea, and to transfer those development regulations and all future major amendments to Resolution No. 156-26; and

Resolution No. 156-26 regarding a Major Planned Development Amendment to the CityPlace Commercial Planned Development to formally designate or identify the Convention Center District and Hotel II Subarea, and to establish the development regulations for said subarea; and

Resolution No. 157-26 regarding a Major Planned Development Amendment to the CityPlace Commercial Planned Development for a Level III Site Plan Review of an 18-story, 400 room hotel with waivers within the Hotel II Subarea.

The request was submitted by Tyler Woolsey of Shutts & Bowen, LLP, on behalf of CityPlace South Tower II, LLC, for the property generally located at 900 S Rosemary Avenue.

Originating Department:
Development Services

Ordinance/Resolution:

ORDINANCE NO. 5179-26: AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, AMENDING ORDINANCE NO. 2267-89, AS AMENDED BY ORDINANCE NO. 3126-98, RELATING TO THE CITYPLACE COMMERCIAL PLANNED DEVELOPMENT, TO ADOPT DEVELOPMENT REGULATIONS FOR THE CONVENTION CENTER DISTRICT, GENERALLY LOCATED BETWEEN OKEECHOBEE BOULEVARD, HOWARD PARK, M STREET, N STREET, AND ALABAMA AVENUE; AND TO TRANSFER THOSE DEVELOPMENT REGULATIONS TO RESOLUTION NO. 156-26; PROVIDING A CONFLICTS CLAUSE; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

RESOLUTION NO. 156-26: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, APPROVING A MAJOR PLANNED DEVELOPMENT AMENDMENT TO THE CITYPLACE COMMERCIAL PLANNED DEVELOPMENT (CPD) TO ESTABLISH THE CONVENTION CENTER DISTRICT BOUNDARIES AND ESTABLISH THE HOTEL II SUBAREA AND ITS CORRESPONDING DEVELOPMENT REGULATIONS; DECLARING THIS RESOLUTION CONSISTENT WITH THE COMPREHENSIVE PLAN OF THE CITY; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

RESOLUTION NO. 157-26: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, RELATING TO THE CITYPLACE DEVELOPMENT OF REGIONAL IMPACT (DRI) GOVERNED BY ORDINANCE NO. 5038-23, THE DEVELOPMENT ORDER FOR THE CITYPLACE DRI; APPROVING A LEVEL III SITE PLAN PURSUANT TO ORDINANCE NO. 5083-23 TO ALLOW THE CONSTRUCTION OF A 18-STORY HOTEL TOWER, INCLUDING WAIVERS, LOCATED AT 900 SOUTH ROSEMARY AVENUE; DECLARING THE SITE PLAN 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 94-35 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 Ordinance No. 5179-26 regarding the CityPlace Commercial Planned Development to adopt development regulations for the Convention Center District and Hotel II Subarea, and to transfer those development regulations and all future major amendments to Resolution 156-26; and

Approve Resolution No. 156-26 regarding a Major Planned Development Amendment to the CityPlace Commercial Planned Development to formally designate or identify the Convention Center District and Hotel II Subarea, and to establish the development regulations for said subarea; and

Approve Resolution No. 157-26 regarding a Major Planned Development Amendment to the CityPlace Commercial Planned Development for a Level III Site Plan Review of an 18-story, 400-room hotel with waivers within the Hotel II Subarea, and generally located at 900 S Rosemary Avenue.

This motion is based upon the factual testimony presented, the application submitted, the staff report, the recommendation of the Planning Board, the findings that the major planned development amendment to the CityPlace CPD meets all eight (8) of the required amendment standards found in Section 94-32 of the City of West Palm Beach Zoning and Land Development Regulations, and the findings that the Level III Site Plan Review meets all fourteen (14) of the required site design qualitative development standards found in Section 94-35 of the City's Zoning and Land Development Regulations.

Background Information:

On March 8, 1999, the City Commission adopted Resolution No. 44-99, which amended Ordinance 3098-97 for the CityPlace Development of Regional Impact (DRI) and approved the Level III site plan for the Palm Beach County Convention Center Phase I and II. While the DRI and CityPlace CPD established an overall development program and maximum development capacity for the broader project, it did not adopt specific development regulations governing the Convention Center District, such as building height, floor area ratio (FAR), setbacks, lot coverage, or other site development standards. Thus, the properties surrounding the convention center lack a regulatory framework that provides clear guidance for future development and redevelopment activities. As a result, the separate properties are subject to their own development orders, which must be amended individually to reflect any modifications.

The subject major planned development amendment before the City presents an opportunity to formally establish the Convention Center District within the CityPlace CPD and formulate a comprehensive framework for the various sub-areas within the district, and in this instance, a set of development regulations for the proposed Hotel II Subarea. These regulations are intended to address the specific hotel development currently proposed at 900 South Rosemary Avenue, while also creating a predictable and enforceable framework for any future expansions, modifications, or redevelopments of the site. By utilizing the Downtown Master Plan's Zoning and Land Development Regulations as a reference, the Hotel II Subarea codifies standards related to building form, intensity, and site design. The subject amendments will ensure that future development within the Hotel II Subarea remains consistent with the vision and development parameters of the Cityplace DRI and CityPlace CPD.

The 900 South Rosemary Avenue site, while zoned CityPlace CPD, is located within the CityPlace Development of Regional Impact (DRI), which allows a mix of residential, retail, restaurant, office, hotel, and entertainment uses, as well as the Palm Beach County Convention Center. The subject parcel of land, 900 South Rosemary Avenue, has always been a vacant property and since 2016 has served as additional overflow surface parking for the Hilton Hotel and Palm Beach County Convention Center. This surface parking lot is subject to the amendment and Level III site plan.

The CityPlace DRI requires that new buildings constructed within the DRI be approved as a Level III Site Plan Review by the Planning Board and City Commission. Staff has reviewed the application, and the proposed building conforms to the requirements of the DRI.

The proposed development will consist of a single 18-story (204') tall and 400-room full-service hotel. The proposed development requires waivers from the Hotel II Subarea Building Envelope requirements and the City Zoning and Land Development Regulations. The City Commission is authorized to grant waivers as part of the Level III Site Plan approval.

- Waiver #1: Hotel II Subarea Building Envelope
Requirement: Rosemary Avenue Active Use Liner for Levels 2 through 6 (72') is 60% of Buildable Lot Frontage.
Applicant's proposal/request: On Level 2, providing 44%.
- Waiver #2: Hotel II Subarea Building Envelope
Requirement: L Street Active Use on Ground Level is 20% of Buildable Lot Frontage.
Applicant's proposal/request: Ground Level, providing 9.5%.

- Waiver #3: Zoning and Land Development Regulations of Sec. 94-312. – Access to Streets
Requirement: Corner clearance distance for collector/non-thoroughfare is a minimum of 50' of clearance
Applicant's proposal/request: providing 43'-4" of clearance.

The subject property, consisting of ± 1.80 acres, is generally located at 900 South Rosemary Avenue within Commission District 3: Commissioner Christy Fox.

The Planning Board recommended approval (4-0) of these requests to the City Commission after a Public Hearing on June 16, 2026.

- 11.2. Public Hearing and First Reading of Ordinance No. 5181-26 regarding the "Barnett Centre" Downtown Planned Development to transfer the site development plans, the development regulations, and all future major amendments to Resolution No. 187-26; and

Discussion of Resolution No. 187-26 regarding a Major Planned Development Amendment to the Bank of America/Barnett Centre Downtown Planned Development to allow research and development facilities not of an industrial nature as a permitted use within the existing development.

The request was submitted by Jordan Sperling of Schmidt Nichols, on behalf of 625 Flagler Acquisition, LLC, for the property generally located at 625 North Flagler Drive.

Originating Department:
Development Services

Ordinance/Resolution:

ORDINANCE NO. 5181-26: AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, AMENDING ORDINANCE NO. 1679-82, AS AMENDED, RELATING TO THE "BARNETT CENTRE" DOWNTOWN PLANNED DEVELOPMENT, LOCATED AT 625 NORTH FLAGLER DRIVE, TO TRANSFER THE SITE DEVELOPMENT PLANS AND THE DEVELOPMENT REGULATIONS TO A SEPARATE RESOLUTION; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

RESOLUTION NO. 187-26 FOR DISCUSSION ONLY: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, APPROVING A MAJOR PLANNED DEVELOPMENT AMENDMENT TO THE BANK OF AMERICA/BARNETT CENTRE DOWNTOWN PLANNED DEVELOPMENT (DPD), LOCATED AT 625 NORTH FLAGLER DRIVE, TO ALLOW RESEARCH AND DEVELOPMENT FACILITIES NOT OF INDUSTRIAL NATURE AS A PERMITTED USE WITHIN THE EXISTING DEVELOPMENT; DECLARING THIS AMENDMENT CONSISTENT WITH THE COMPREHENSIVE PLAN OF THE CITY; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Staff Recommended Motion:

Approve Ordinance No. 5181-26 on First Reading and schedule Second Reading on September 14, 2026, regarding the "Barnett Centre" Downtown Planned Development to transfer the site development plans, the development regulations, and all future major amendments to Resolution No. 187-26.

The motion is based upon the testimony presented, the application submitted, the staff report, the recommendation from the Planning Board, and the findings of fact that each of the applicable criteria in Section 94-32 of the City of West Palm Beach Zoning and Land Development Regulations has been met.

Discussion of Resolution No. 187-26 regarding a Major Planned Development Amendment to the Bank of America/Barnett Centre Downtown Planned Development to allow research and development facility not of an industrial nature as a permitted use within the existing development.

Background Information:

(FULL DETAILS ARE PROVIDED IN THE STAFF REPORT.)

On December 27, 1982, City Commission approved Ordinance No. 1679-82 to rezone the subject property to a Downtown Plan Unit Development (DPUD) and construct the “Barnett Centre” development, which consists of an eleven-story office building and a five-level parking garage.

On April 14, 2026, Jordan Sperling of Schmidt Nichols, on behalf of 625 Flagler Acquisition, LLC, submitted an application for a Major Amendment to the Bank of America/Barnett Centre Downtown Planned Development (DPD) to allow research and development facilities not of an industrial nature as a permitted use within the existing Planned Development.

The development approved, per Ordinance No. 1679-82 and Planning Board Case No. 948, includes an eleven-story office building intended to accommodate uses such as a financial institution, offices, a restaurant, and parking. The request to amend the Planned Development regulations is to allow/include ‘research and development facilities not of an industrial nature as a permitted use. The proposed amendment does not include changes to the square footage of the building area and footprint.

PLANNING BOARD

The Planning Board recommended approval (5-0) of the Major Amendment request (PB Case No. 648D) to the City Commission after a Public Hearing on July 21, 2026.

PUBLIC NOTICE

Notices of the Public Hearing were mailed to property owners within 500 feet of the subject property, and sign postings for the Major Amendment to the Planned Development were completed.

The subject property, consisting of ± 1.2 acres, is generally located at 625 North Flagler Drive within Commission District 3: Commissioner Christy Fox.

- 11.3. Public Hearing of Resolution No. 183-26 regarding a request by Mary Wissinger of RJ Heisenbottle Architects, on behalf of the Community Redevelopment Agency (CRA), for the approval of a Class A Special Use Permit to increase the number of bedrooms on a bed and breakfast establishment within two (2) existing historic structures and two (2) waivers; as required by Section 94-273 of the Zoning and Land Development Regulations.

Originating Department:

Development Services

Ordinance/Resolution:

RESOLUTION NO. 183-26: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, APPROVING A CLASS A SPECIAL USE PERMIT TO INCREASE THE NUMBER OF BEDROOMS ON A BED AND BREAKFAST ESTABLISHMENT WITHIN TWO (2) HISTORIC STRUCTURES GENERALLY LOCATED AT 801 4TH STREET; DECLARING THE SUBJECT USE TO BE CONSISTENT WITH THE COMPREHENSIVE PLAN OF THE CITY; GRANTING WAIVERS TO THE ZONING AND LAND DEVELOPMENT REGULATIONS; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Staff Recommended Motion:

Approve Resolution No. 183-26.

The 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 required standards in Section 94-36(e)(3) through (5), and Section 94-273(a)(2) and waiving compliance with the requirements of Section 94-273(d)(5.2)(2) and (5), of the City of West Palm Beach Zoning and Land Development Regulations (ZLDRs).

Background Information:

(FULL DETAILS ARE PROVIDED IN THE STAFF REPORT.)

Per Section 94-105 of the City's Zoning and Land Development Regulations (ZLDRs) Bed and Breakfast establishments shall be limited to the rehabilitation of historically contributing structures within the historic Northwest Neighborhood District - Residential - Context 1 (NWD-R-C1) and shall comply with requirements in Section 94-273(5.2).

On December 8, 2025, applicant Mary Wissinger of RJ Heisenbottle Architects, on behalf of the Community Redevelopment Agency (CRA), submitted a Class A Special Use permit with two (2) waiver applications for the establishment of a Bed and Breakfast within two (2) existing historic buildings located at 801 4th Street.

The subject site is located within the NWD-R-C1. The standards applicable to the project are provided in Section 94-273(d)(5.2). The applicant is seeking approval to increase the number of bedrooms from ten (10) to twelve (12), and the code permits an increase of up to fifteen (15) rooms upon the approval of a Class A special use permit by the City Commission, and a waiver of the parking required, and the standard where the owner or a resident employee shall live on the premises.

The proposed bed and breakfast establishment consists of twelve (12) bedrooms with six (6) parking spaces. The site is owned by the CRA, which plans to have an approved vendor manage and operate the establishment.

PLANNING BOARD

On June 16, 2026, the Planning Board heard PB Case No. 2031 (SUP-25120021) and recommended approval (4-0) of the Class A Special Use Permit and the waivers to the City Commission after determining it complies with the required standards of the City of West Palm Beach Zoning and Land Development Regulations.

PUBLIC NOTICE

Notices of the Public Hearing were sent to all property owners within a 500-foot radius of the project. Sign postings for the Class A Special Use Permit were also completed.

Commission District 3: Commissioner Christy Fox.

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- 7:12 PM

*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.