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, October 26, 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. 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.

6.1. Minutes of the August 3, 2026, City Commission Meeting.

Originating Department:
Mayor's Office

6.2. Minutes of the August 17, 2026, City Commission Meeting.

Originating Department:
Mayor's Office

6.3. Minutes of the August 31, 2026, City Commission Meeting.

Originating Department:
Mayor's Office

6.4. Resolution No. 234-26 accepting funding in the amount of $150,000 and approving an interlocal agreement between the City of West Palm Beach and the West Palm Beach Downtown Development Authority for homeless outreach services.

Originating Department:
Housing and Community Development

Ordinance/Resolution:
RESOLUTION NO. 234-26: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, ACCEPTING FUNDING AND APPROVING AN INTERLOCAL AGREEMENT BETWEEN THE CITY OF WEST PALM BEACH AND DOWNTOWN DEVELOPMENT AUTHORITY FOR HOMELESS OUTREACH SERVICES.

Background Information:
The City of West Palm Beach and the West Palm Beach Downtown Development Authority (DDA) have collaborated to address the need for coordinated outreach and engagement services for individuals experiencing homelessness within the Downtown Development Authority District. This partnership supports the DDA's 2024–2029 Work Plan, approved by the City Commission through Resolution No. 234-24, which includes funding to assist individuals experiencing homelessness with access to shelter, transportation, supportive services, and other resources.

Through the Department of Housing and Community Development, the City operates a Homeless Outreach Team that provides direct outreach, engagement, assessment, referral, housing navigation, and supportive services to unsheltered individuals. Under the proposed Interlocal Agreement, the DDA will provide funding in an amount not to exceed $150,000 for Fiscal Year 2026–2027 to support the City's homeless outreach services. The DDA has also agreed to provide an additional amount not to exceed $150,000 for Fiscal Year 2027–2028, subject to annual budget approval and appropriation by the DDA.

The funding will support outreach and engagement services for individuals experiencing homelessness within the DDA District with the goal of connecting individuals to supportive services and housing resources. Services provided by the City will include proactive street outreach and engagement; screening and referrals for supportive services and public benefits; connections to emergency shelter, transitional housing, and permanent housing opportunities; assistance with documentation and transportation; behavioral health and substance use referrals; outreach and coordination with downtown businesses; data collection and coordination; participation in community meetings and public outreach activities; and continued engagement with clients as they transition toward stable housing.

The Agreement also establishes reporting and coordination requirements to ensure accountability and communication between the City and the DDA. The City will provide monthly reports detailing services provided and offered, including overall outreach efforts and downtown-specific activities; maintain a tracking log of business outreach activities; provide periodic updates regarding participation in community and collaborative outreach meetings; provide outreach and business engagement schedules; and deliver quarterly updates to the DDA Board.

Resolution No. 234-26 accepts funding from the DDA and authorizes execution of the agreement with the DDA.

Fiscal Note:
The City will receive funding from the West Palm Beach DDA in an amount not to exceed $150,000 for Fiscal Year 2026–2027 to support homeless outreach services. An F-Resolution to recognize and appropriate the funding will be taken to Commission for approval at a later date.

6.5. Resolution No. 243-26 approving a Sponsorship Agreement with Palm Beach County Family for Friends Committee, c/o Veterans of Foreign Wars - Post 4360, for the Veterans' Day Parade on November 8, 2026, and authorizing the waiver of certain fees in the total estimated amount of $17,399.32.

Originating Department:
Parks and Recreation

Ordinance/Resolution:
RESOLUTION NO. 243-26. A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, APPROVING A SPONSORSHIP AGREEMENT BETWEEN THE CITY OF WEST PALM BEACH AND PALM BEACH COUNTY FAMILY FOR FRIENDS COMMITTEE, C/O VETERANS OF FOREIGN WARS – POST 4360, FOR THE VETERANS' DAY PARADE ON NOVEMBER 8, 2026, AND AUTHORIZING THE WAIVER OF CERTAIN FEES IN THE TOTAL ESTIMATED AMOUNT OF $17,399.32.

Background Information:
Palm Beach County Family for Friends Committee, c/o Veterans of Foreign Wars - Post 4360 will host the Veterans Day Parade on Sunday, November 8, 2026, from 2:00 PM to 4:00 PM on Clematis Street. The City will receive certain sponsorship benefits in exchange for waiving the Community Event Fees valued at $2,250 (Permit, Events Staff Fee, and Road Closure Fee); Public Works Fees valued at $5,001.34 (Labor, Vehicles, and Equipment); Public Utilities Fees valued at $4,897.98 (Labor and Equipment); and Parking Department Fees valued at $5,250.

Palm Beach County Family for Friends Committee, c/o Veterans of Foreign Wars - Post 4360, will provide the City a sponsorship valued at $5,000. Sponsorship benefits will include sponsor mention in all radio spots, press releases, and Public Address (PA) announcements. Additionally, the City logo will be in all print advertisements, collateral materials, and the post-event report.

Prior to the event, Palm Beach County Family for Friends Committee, c/o Veterans of Foreign Wars - Post 4360 will pay the City a $1,000 refundable Special Event security deposit. Palm Beach County Family for Friends Committee, c/o Veterans of Foreign Wars - Post 4360 will also be responsible for paying costs related to City services, including Police, EMS, and Sanitation. The promoter will provide the City with a $1,000,000 general liability insurance policy naming the City as additionally insured.

Resolution No. 243-26 approves the waiver of fees and authorizes the Mayor to execute a Sponsorship Agreement between the Palm Beach County Family for Friends Committee, c/o Veterans of Foreign Wars - Post 4360.

Commission District 3: Commissioner Christy Fox.

Fiscal Note:
No fiscal impact. Approval of this item will authorize waiving fees for a total estimated amount of $17,399.32.

6.6. Resolution No. 246-26 calling for a General City Election to be held on Tuesday, March 9, 2027, for the purpose of electing a Mayor and two (2) City Commissioners and calling for a General City Run-off Election to be held on Tuesday, March 23, 2027, if necessary.

Originating Department:
Mayor's Office

Ordinance/Resolution:
RESOLUTION NO. 246-26: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, CALLING FOR A GENERAL CITY ELECTION TO BE HELD ON TUESDAY, MARCH 9, 2027, FOR THE PURPOSE OF ELECTING A MAYOR AND TWO (2) CITY COMMISSIONERS; CALLING FOR A GENERAL CITY RUN-OFF ELECTION TO BE HELD ON TUESDAY, MARCH 23, 2027, IF NECESSARY; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Background Information:
The City Charter and the Code of the City of West Palm Beach provide for a General City Election to be called by the City Commission on the second Tuesday in March, March 9, 2027, for the purpose of electing a Mayor and two (2) City Commissioners: one residing in District 2, and one residing in District 4. These laws also require that a General City Run-off Election be called by the City Commission on the 14th day after the first election, March 23, 2027, if necessary. Adoption of Resolution No. 246-26 establishes the dates of the election and run-off election.

Fiscal Note:
No fiscal impact.

6.7. Resolution No. 247-26 requesting the Palm Beach County Supervisor of Elections conduct the City's March 9, 2027, General City Election and, if necessary, the March 23, 2027, General City Run-off Election and delegating the duties of the City of West Palm Beach Canvassing Board.

Originating Department:
Mayor's Office

Ordinance/Resolution:
RESOLUTION NO. 247-26: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, REQUESTING THE PALM BEACH COUNTY SUPERVISOR OF ELECTIONS TO CONDUCT THE GENERAL CITY ELECTION OF MARCH 9, 2027, AND, IF NECESSARY, THE MARCH 23, 2027 GENERAL CITY RUN-OFF ELECTION; AND DELEGATING THE DUTIES OF THE CITY OF WEST PALM BEACH CANVASSING BOARD TO SHAQUITA EDWARDS, CITY CLERK, FAYE JOHNSON, CITY ADMINISTRATOR, AND KIMBERLY ROTHENBURG, CITY ATTORNEY, OR THEIR DESIGNEE IN THE EVENT OF THEIR ABSENCE, AND WENDY SARTORY LINK, PALM BEACH COUNTY SUPERVISOR OF ELECTIONS, AS A SUBSTITUTE IN THE EVENT THERE IS AN EMERGENCY AND A CANVASSING BOARD MEMBER OR THEIR DESIGNEE CANNOT BE PRESENT FOR THE GENERAL CITY ELECTION OF MARCH 9, 2027, AND THE MARCH 23, 2027, GENERAL CITY RUN-OFF ELECTION, IF NECESSARY; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Background Information:
Section 30-8 of the City's Code of Ordinances, the City Commission, by Resolution, shall have the option to delegate the duties of the canvassing board to the County Canvassing Board or to the County Supervisor of Elections.

Resolution No. 247-26 requests that the Palm Beach County Supervisor of Elections conduct the upcoming elections and delegates the duties of the City's Canvassing Board to the Shaquita Edwards, City Clerk; Faye Johnson, City Administrator; and Kimberly Rothenburg, City Attorney; or their designee in the event of their absence, and Wendy Sartory Link, Palm Beach County Supervisor of Elections, as a substitute in the event there is an emergency and a Canvassing Board member or their designee cannot be present for the General City Election of March 9, 2027, and the March 23, 2027, General City Run-off Election, if necessary.

Fiscal Note:
No fiscal impact.

7. PUBLIC HEARING- APPROVED.

7.1. Public Hearing and First Reading of Ordinance No. 5185-26 for the proposed amendment to the Downtown Master Plan Element of the City's Comprehensive Plan and the amendment to the Map 2– Generalized Future Land Use (2050) and Map 8 – Coastal High Hazards Areas of the Comprehensive Plan Map Series to reflect the new conditions of the Downtown and expand the boundaries of the Downtown Master Plan Area to include three (3) parcels generally located at 420 Okeechobee and 915 South Dixie Highway; and

Discussion of proposed amendments to Article IV - Downtown Master Plan of the Zoning and Land Development Regulations.

Originating Department:
Development Services

Ordinance/Resolution:
ORDINANCE NO. 5185-26: AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, AMENDING THE DOWNTOWN MASTER PLAN ELEMENT OF THE CITY'S COMPREHENSIVE PLAN; AND AMENDING MAP 2 – GENERALIZED FUTURE LAND USE (2050) AND MAP 8 – COASTAL HIGH HAZARDS AREAS OF THE COMPREHENSIVE PLAN MAP SERIES TO REFLECT THE NEW CONDITIONS OF THE DOWNTOWN AND TO EXPAND THE BOUNDARIES OF THE DOWNTOWN MASTER PLAN AREA TO INCLUDE THREE (3) PARCELS GENERALLY LOCATED AT 420 OKEECHOBEE BOULEVARD AND 915 SOUTH DIXIE HIGHWAY STATING THE INTENT OF THE CITY COMMISSION TO AMEND THE COMPREHENSIVE PLAN IN ACCORDANCE WITH CHAPTER 163 FLORIDA STATUTES AND WITH OTHER ELEMENTS OF THE COMPREHENSIVE PLAN; PROVIDING A CONFLICTS CLAUSE, AND A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Staff Recommended Motion:
Approve Ordinance No. 5185-26 on First Reading and submit to Florida Commerce in accordance with Florida Statutes.

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

Background Information:
The City Commission adopted the City of West Palm Beach Comprehensive Plan by Ordinance No. 2295-89 on November 20, 1989.

Chapter 163, Part II, Florida Statutes, directs local governments to adopt needed amendments to ensure that the plan provides appropriate policy guidance for the growth and development in the City. The City's Comprehensive Plan includes the Downtown Master Plan Element, which guides the development within the downtown area.

The goals, objectives, and policies in the Downtown Master Plan Element are derived from a unified vision of a Downtown that guides the redevelopment of downtown into a mixed-use urban environment with a high-quality public realm and a vibrant environment that supports the City's growth.

The proposed amendments to the Downtown Master Plan Element reflect changes to new conditions and the desire to promote the redevelopment of underdeveloped land located within close proximity to mass transportation alternatives (Tri-Rail and Brightline train service) to accommodate future growth following the principles of smart growth.

In addition, the proposed amendment expands the downtown master plan boundary to incorporate the property located at 915 S Dixie Highway/420 Okeechobee Boulevard. The property is bounded by a mix of uses such as an office project (West Palm Point), the Woodland Cemetery to the south, the Palm Beach Atlantic University to the east, and a residential building (CityPlace South Tower) to the west, separated by the FEC Railroad tracks and Alabama Avenue. The site is suitable to be integrated into the Downtown Master Plan, so that any future redevelopment aligns with the regulatory framework that enables a vibrant, mixed-use, walkable, and attractive downtown.

(FULL DETAILS ARE PROVIDED IN THE STAFF REPORT.)

Since February 2025, the City of West Palm Beach, together with the consulting firm Zyscovich Inc., has been preparing a comprehensive update to the Downtown Master Plan (DMPU). This update sets a forward-looking vision for Downtown, ensuring its sustainability and success for future generations while carefully considering and evaluating past planning efforts and studies. The DMPU establishes a 25-year vision for Downtown West Palm Beach, where residents live in vibrant neighborhoods, actively participate in economic growth, and where significant resources can thrive.

The City, along with Zyscovich, Inc., performed a robust public engagement process incorporating civic leadership, community input, interagency coordination, and technical expertise, resulting in more than fifty (50) meetings, which included four (4) visioning discussions, five (5) neighborhood associations meetings, one (1) Mayor and Commissioner workshop, and one (1) Community Open House.

The proposed amendments to the Downtown Master Plan Element and Map Series of the Comprehensive Plan implement the recommendations from the comprehensive update and public engagement performed by the City along with Zyscovich, Inc.

A notification of the proposed Comprehensive Plan Text and Map amendments was sent to the Interlocal Plan Amendment Review Committee (IPARC) on September 2, 2026, and to date, the City has not received any objections or comments.

The Downtown Action Committee recommended approval (3-1) of this request to the City Commission after a Public Hearing on September 9, 2026.

The Planning Board, acting as the Local Planning Agency, recommended approval (7-0) of this request to the City Commission after a Public Hearing on September 15, 2026.

All of the public hearings were advertised in the Palm Beach Post. Proof of publication is housed in the Planning and Zoning Division records.

A presentation on the proposed amendments to Article IV - Downtown Master Plan Urban Regulations of the Zoning and Land Development Regulations will be provided for discussion and feedback purposes only. Amendments to Article IV will be brought forward to the City Commission following the State's review and approval of the Comprehensive Plan amendments, tentatively scheduled for February 2027.

8. PUBLIC HEARING - QUASI-JUDICIAL- ITEMS WERE CONTINUED TO THE NOVEMBER 9, 2026, CITY COMMISSION MEETING.

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

8.1. CONTINUATION OF ORDINANCE NO. 5183-26 TO THE NOVEMBER 9, 2026, CITY COMMISSION MEETING.

Public Hearing and First Reading of Ordinance No. 5183-26 regarding a request by Roger Ramdeen, of Shutts & Bowen, LLP, on behalf of CityPlace Retail, LLC, for an amendment to the CityPlace Development of Regional Impact (DRI) to change the Small Business Enterprise language contained in Section 3.29 of Ordinance No. 5038-23, which governs the CityPlace DRI.

Originating Department:
Development Services

Ordinance/Resolution:
ORDINANCE NO. 5183-26: AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, RELATING TO A DEVELOPMENT OF REGIONAL IMPACT NOW KNOWN AS THE CITYPLACE DEVELOPMENT OF REGIONAL IMPACT; AMENDING SECTION 3.29 “MINORITY BUSINESS PARTICIPATION” OF ORDINANCE NO. 5038-23; REPEALING ALL ORDINANCES OR PORTIONS OF ORDINANCES IN CONFLICT HEREWITH; CONSTITUTING THIS ORDINANCE AS AN AMENDMENT TO THE DEVELOPMENT ORDER APPROVED BY THE CITY OF WEST PALM BEACH IN COMPLIANCE WITH LAW; PROVIDING AN EFFECTIVE DATE; PROVIDING A SEVERABILITY CLAUSE; AND FOR OTHER PURPOSES.

Staff Recommended Motion:
I move to continue consideration of Ordinance No. 5183-26 to the commission meeting scheduled to begin at 5:00 p.m. on November 9, 2026, at the City of West Palm Beach City Hall Commission Chambers, 401 Clematis Street, West Palm Beach, Florida 33401.

8.2. **CONTINUATION OF RESOLUTION NO. 217-26 TO THE NOVEMBER 9, 2026 CITY COMMISSION MEETING.**

Public Hearing of Resolution No. 217-26 regarding a request by Roger Ramdeen of Shutts & Bowen LLP, on behalf of CityPlace Retail, L.L.C., for a Major Planned Development Amendment to the CityPlace Commercial Planned Development (CPD) to amend the CityPlace Core Development Regulations to update the Small Business Enterprise requirement language, to add provisions for the Helipad/Veristop use in the Hibiscus Garage Subarea and for other miscellaneous text updates.

Originating Department:
Development Services

Ordinance/Resolution:
RESOLUTION NO. 217-26: 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 TO AMEND THE CITYPLACE CORE DEVELOPMENT REGULATIONS TO UPDATE THE SMALL BUSINESS ENTERPRISE REQUIREMENT LANGUAGE, TO ADD PROVISIONS FOR THE HELIPAD/VERTISTOP USE IN THE HIBISCUS GARAGE SUBAREA AND FOR OTHER MISCELLANEOUS TEXT UPDATES; DECLARING THIS RESOLUTION CONSISTENT WITH THE COMPREHENSIVE PLAN OF THE CITY; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Staff Recommended Motion:
I move to continue consideration of Resolution No. 217-26 to the commission meeting scheduled to begin at 5:00 p.m. on November 9, 2026, at the City of West Palm Beach City Hall Commission Chambers, 401 Clematis Street, West Palm Beach, Florida 33401.

9. 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.

10. COMMENTS BY THE MAYOR AND CITY COMMISSIONERS

11. ADJOURNMENT- 9:22 P.M.

*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.