



401 Clematis Street
West Palm Beach, Florida 33401
(561) 822-2222 (TTY) 800-955-8771
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)

CRA Executive Director Christopher Roog
City Attorney Kimberly Rothenburg
City Clerk Shaquita Edwards

City of West Palm Beach
Community Redevelopment Agency
Pass/Fail Agenda
Tuesday, September 2, 2025
3:00 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- 3:00 PM

2. 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.

3. 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.

4. COMMENTS BY THE MAYOR AND CITY COMMISSIONERS

5. ADDITIONS / DELETIONS / REORGANIZATION OF AGENDA- **None.**

6. CONSENT CALENDAR- **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 4, 2025, Community Redevelopment Agency Meeting.

Originating Department:
Mayor's Office

7. RESOLUTIONS- **All items were approved.**

- 7.1. Resolution No. 25-36 adopting Amendment No. 20 to the Downtown/City Center Community Redevelopment Agency (CRA) Strategic Finance Plan.

Originating Department:
Community Redevelopment Agency

Ordinance/Resolution:

RESOLUTION NO. 25-36: A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY ADOPTING AMENDMENT NO. 20 TO THE DOWNTOWN/CITY CENTER STRATEGIC FINANCE PLAN; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Staff Recommended Motion:
Approve Resolution No. 25-36.

Background Information:

In November 2005, the West Palm Beach Community Redevelopment Agency (the "CRA") formally adopted the Strategic Finance Plan (the "Finance Plan") for the Downtown/City Center CRA District. The Finance Plan is amended annually as needed, with each amendment subject to

formal approval by the CRA Board.

The Strategic Finance Plan for the Downtown/City Center CRA District (i.e., Amendment No. 20) is provided as Exhibit “A” to Resolution No. 25-36. The Plan provides an update to the programs in the target areas, management and organizational structure of the agency, and provides for a current 5-year finance plan as presented at previous budget discussions.

The Finance Plan identifies target project areas and specific redevelopment activities within each of the target areas, along with an organizational structure and funding mechanism for implementation.

--- FINANCE PLAN OVERVIEW ---

The Finance Plan is composed of two (2) main sections to assist users in reviewing the information contained therein. The Finance Plan is structured as a “Source” and “Use,” meaning the top portion of the plan delineates the “source” of funds (i.e., including the type of revenues and the aggregate totals), and the bottom portion delineates the “use” of funds (including the type of uses and aggregate totals). The Finance Plan is presented in the following sections and is provided hereto as Exhibit A.

SECTION 1: SUMMARY FINANCIAL STATEMENTS

- Summary Statement by Target Area – summarizes the Finance Plan data and presents Target Area Investment by Target Area.
- Summary Statement by Target Area Initiative – summarizes the Finance Plan data and presents Target Area Investment by initiative; and

SECTION 2: SUPPORTING SCHEDULES

- Target Area Supporting Schedules – details the investment by Target Area (e.g., Historic Northwest, Downtown Core, etc.).
- Tax Increment Revenue Forecast – details the assumptions for growth in tax increment revenue and the underlying property valuations.
- Debt/Financial Obligation Forecast – details the debt service requirements for debt/financial obligations.
- Miscellaneous Operating Expenditure Forecast – details operating expenses by type.

The following represents a financial summary of the Finance Plan:

REVENUES

Tax Increment:	\$395,300,767
Miscellaneous:	
Lease/Rental Revenue	933,780
Tent Site Lease	4,019,938
314 Clematis Street Lease- To-Sale	7,300,000
Investment Earnings	3,650,000
Carryforward:	
Operating Fund (105)	36,904,522
Capital Bond Fund (356)	<u>8,295,672</u>
	\$456,404,679

EXPENDITURES

Operations:	\$65,730,810
Tax Increment Split with Developers:	42,583,129
Debt Service:	60,107,329
Target Area Initiatives:	<u>163,146,344</u>
	\$331,567,612

RESERVES

\$124,837,067

CRA District: Downtown / City Center District.

Commission District 3: Commissioner Christy Fox.

Fiscal Note:

No direct fiscal impact based on the plan amendment.

- 7.2. Resolution No. 25-37(F) adopting the final estimates of revenue and expenditures for the fiscal year commencing on October 1, 2025, and ending on September 30, 2026, for the Downtown/City Center District of the West Palm Beach Community Redevelopment Agency (CRA).

Originating Department:

Community Redevelopment Agency

Ordinance/Resolution:

RESOLUTION NO. 25-37(F): A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY ADOPTING THE FINAL ESTIMATES OF REVENUE AND EXPENSE FOR THE FISCAL YEAR COMMENCING ON OCTOBER 1, 2025, AND ENDING ON SEPTEMBER 30, 2026; APPROPRIATING THE USE OF FUNDS SHOWN THEREIN AS MAY BE

NEEDED OR DEEMED NECESSARY TO DEFRAID ALL EXPENSES AND LIABILITIES OF THE DOWNTOWN/CITY CENTER CRA DISTRICT FOR SUCH FISCAL YEAR; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Staff Recommended Motion:

Approve Resolution No. 25-37(F).

Background Information:

The Strategic Finance Plan sets forth the prioritization of financial resources required for the CRA to attain its established goals of redevelopment. The Fiscal Year 2026 budget has been prepared in accordance with the Strategic Finance Plan and includes the following:

REVENUES

Tax Increment:	\$70,685,681
Miscellaneous:	
Lease/Rental Revenue	182,876
314 Clematis Street Lease-To-Sale	600,000
Investment Earnings	800,000
Carryforward:	
Operating Fund (105)	36,904,522
Capital Bond Fund (356)	<u>8,295,672</u>
	\$117,468,751

EXPENDITURES*

Operations:	\$12,286,201
Tax Increment Split with Developers:	7,857,974
Debt Service:	11,468,725
Target Area Initiatives:	<u>83,175,587</u>
	\$114,788,487

RESERVES

\$2,680,264

As detailed above, 87% of funding is targeted towards Redevelopment Initiatives (Target Area Initiatives, Debt Service, and Tax Increment Split with Developers).

**Please Note: These figures include the total operating activity for all CRA Funds and ties to the Strategic Finance Plan. Excluded from this total is the \$7.35 Million transfer from the CRA Fund (expense within Fund 105) into the CRA Series 2019 Bond Debt Service Fund (revenue within Fund 256). The interfund transfer represents an accounting transaction that "grosses-up" the totals which does not accurately reflect the actual investment in the*

District. As such, the Finance Plan excludes the interfund transfer activity to provide the CRA Board and stakeholders with an accurate reflection of anticipated investment within the District. The budget (Exhibits A and B of the Resolution) does include the interfund transfer to allow for the administrative management of the District.

CRA District: Downtown / City Center.

Commission District 3: Commissioner Christy Fox.

Fiscal Note:

Resolution No. 25-37(F) approves revenues and expenses for FY2026 per the approved Strategic Finance Plan.

- 7.3. Resolution No. 25-38 adopting Amendment No. 21 to the Northwood/Pleasant City Community Redevelopment Agency (CRA) Strategic Finance Plan.

Originating Department:

Community Redevelopment Agency

Ordinance/Resolution:

RESOLUTION NO. 25-38: A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY ADOPTING AMENDMENT NO. 21 TO THE NORTHWOOD / PLEASANT CITY STRATEGIC FINANCE PLAN; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Staff Recommended Motion:

Approve Resolution No. 25-38.

Background Information:

In April 2005, the West Palm Beach Community Redevelopment Agency (the "CRA") formally adopted the Strategic Finance Plan (the "Finance Plan") for the Northwood/Pleasant City CRA District. The Finance Plan is amended annually as needed, with each amendment subject to formal approval by the CRA Board.

The Strategic Finance Plan for the Northwood/Pleasant City CRA District, as revised (i.e., Amendment No. 21), is provided as Exhibit "A" to Resolution No. 25-38. Amendment No. 21 provides for an update to programs in the target areas and provides for a current 5-year finance plan (2026-2030).

The Finance Plan identifies target project areas and specific redevelopment activities within each of the target areas, along with an organizational structure and funding mechanism for implementation.

--- FINANCE PLAN OVERVIEW ---

The Finance Plan is composed of two (2) main sections to assist users in reviewing the information contained therein. The Finance Plan is structured as a “Source” and “Use,” meaning the top portion of the plan delineates the “source” of funds (i.e., including the type of revenues and the aggregate totals), and the bottom portion delineates the “use” of funds (including the type of uses and aggregate totals). The Finance Plan is presented in the following sections and is provided hereto as Exhibit A.

SECTION 1: SUMMARY FINANCIAL STATEMENTS

- Summary Statement by Target Area – summarizes the Finance Plan data and presents Target Area Investment by Target Area.
- Summary Statement by Project – summarizes the Finance Plan data and presents Target Area Investment by Project.

SECTION 2: SUPPORTING SCHEDULES

- Target Area Supporting Schedules – details the investment by Target Area (e.g., Broadway, Currie Corridor, etc.).
- Tax Increment Revenue Forecast – details the assumptions for growth in tax increment revenue and the underlying property valuations.
- Debt/Financial Obligation Forecast – details the debt service requirements for existing debt obligations.
- Miscellaneous Operating Expenditure Forecast – details operating expenses by type.

The following represents a financial summary of the 5-Year Finance Plan:

REVENUES

Tax Increment:	\$49,528,119
Miscellaneous:	4,754,415
Carryforward:	<u>885,653</u>
	\$55,168,187

EXPENDITURES

Operations:	\$7,050,564
Tax Increment Split with Developers:	1,150,373
Debt Service:	8,605,000
Target Area Initiatives:	<u>25,680,588</u>
	\$42,486,525

RESERVES

\$12,681,662

CRA District: Northwood Village / Pleasant City.

Commission District 1: Commissioner Cathleen Ward.

Fiscal Note:

No direct fiscal impact based on the plan amendment.

- 7.4. Resolution No. 25-39(F) adopting the final estimates of revenue and expenditures for the fiscal year commencing on October 1, 2025, and ending on September 30, 2026, for the Northwood/Pleasant City District of the West Palm Beach Community Redevelopment Agency (CRA).

Originating Department:

Community Redevelopment Agency

Ordinance/Resolution:

RESOLUTION NO. 25-39(F): A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY ADOPTING THE FINAL ESTIMATES OF REVENUE AND EXPENSE FOR THE FISCAL YEAR COMMENCING ON OCTOBER 1, 2025, AND ENDING ON SEPTEMBER 30, 2026; APPROPRIATING THE USE OF FUNDS SHOWN THEREIN AS MAY BE NEEDED OR DEEMED NECESSARY TO DEFRAY ALL EXPENSES AND LIABILITIES OF THE NORTHWOOD/PLEASANT CITY CRA DISTRICT FOR SUCH FISCAL YEAR; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Staff Recommended Motion:

Approve Resolution No. 25-39(F).

Background Information:

The Strategic Finance Plan sets forth the prioritization of financial resources required for the CRA to attain its established goals of redevelopment. The Fiscal Year 2026 budget has been prepared in accordance with the Strategic Finance Plan and includes the following:

REVENUES

Tax Increment:	\$7,763,015
Miscellaneous:	
Lease/Rental Revenue	61,200
Investment Earnings	130,000
Carryforward:	<u>885,653</u>
	\$8,839,868

EXPENDITURES

Operations:	\$1,334,380
Tax Increment Split with Developers:	97,174
Debt Service:	1,976,000
Target Area Initiatives:	<u>5,145,818</u>
	\$8,553,372

RESERVES

\$286,496

As detailed above, 82% of funding is targeted towards Redevelopment Initiatives (Target Area Initiatives, Debt Service, and Tax Increment Split with Developers).

CRA District: Northwood Village / Pleasant City / Broadway.

Commission District 1: Commissioner Cathleen Ward.

Fiscal Note:

Resolution No. 25-39(F) approves revenues and expenses for FY2026 per approved Strategic Finance Plan.

- 7.5. Resolution No. 25-40 approving a mobility improvement assistance agreement in the amount of \$335,000 among WPB Mobility Coalition, Inc., the City of West Palm Beach, and the West Palm Beach Community Redevelopment Agency (CRA) commencing October 1, 2025 for three (3) years.

Originating Department:

Community Redevelopment Agency

Ordinance/Resolution:

RESOLUTION NO. 25-40: A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY

REDEVELOPMENT AGENCY APPROVING A THREE-YEAR MOBILITY IMPROVEMENT ASSISTANCE AGREEMENT IN THE AMOUNT OF \$335,000 AMONG WPB MOBILITY COALITION, INC., THE CITY OF WEST PALM BEACH, AND THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Staff Recommended Motion:

Approve Resolution No. 25-40.

Background Information:

The West Palm Beach Mobility Coalition, or WPBgo, is a non-profit public private partnership of community leaders addressing the challenge of reducing traffic impacts and improving mobility to, from, within, and around downtown West Palm Beach to enable economic growth, reduce commute times, and make everyday life easier.

The CRA Board approved \$100,000 in funding for WPBgo in the 2024 fiscal year. The City of West Palm Beach is also funding the organization with an additional \$50,000. In return, WPBgo has a specific set of tasks and deliverables that are outlined in the funding agreement that are consistent with the CRA's Strategic Finance Plan. The mobility goals included in the funding agreement include:

GOALS

The City, CRA, and WPBgo will collaborate in order to achieve the following goals:

- A. Increase redevelopment capacity of Downtown West Palm Beach by:
 - (i) Increasing the transportation throughput of the transportation network by shifting behavior to more spatially efficient modes of travel and assisting in the identification of transportation enhancements that will increase growth for additional commercial and retail space.
 - (ii) Encouraging/catalyzing/spurring public and private investment in mobility options that increase the commercial capacity and commercial success of Downtown WPB.
 - (iii) Encouraging best practices in Downtown WPB that make the city the regional leader for employers and developers to build, as transportation challenges are dealt with in a coordinated manner and transportation benefits (such as Brightline, Tri-Rail, on-demand services, walkability) are adroitly exploited to further the community's competitiveness regionally and nationally.

A. Increase redevelopment demand of Downtown West Palm Beach by:

- (i) Creating viable alternatives to high parking requirements that make many redevelopments not financially viable.

Continuing to attract the best talent to the City due to the high quality of living, and maintaining high demand for residential development in the City core.

Outlined under these goals are tasks that are specific to the many sub-districts located in the CRA.

- Attract a mix of public and private funding to leverage the City and CRA investment for greatest impact.
- Maintain an action-oriented public-private working group to further community mobility objectives in an effective, multilateral way consistent with the CRA's Strategic Finance Plan and the City's mobility plan. While WPBgo will not be responsible for goals outlined in these plans, WPBgo will be a partner by providing expertise, awareness promotion, and planning feedback that will aid the City and CRA in meeting the goals. Only those goals that are associated with mobility and transit in the Downtown City Center are listed below. CRA Strategic Finance Plan Goals consistent with WPBgo's efforts to improve mobility include:
 - Historic Northwest Target Area
 - Goal 3: Improve the neighborhood infrastructure and streetscapes.
 - Goal 6: Reduce the negative impacts of the Palm Beach Lakes Boulevard FEC Railroad overpass on adjacent neighborhoods.
 - NORA / Brelsford Providencia Park
 - Goal 1, Strategy 1: Support infrastructure and streetscape improvements needed to implement the NORA redevelopment plan.
 - Clear Lake District
 - Goal 1: Extend Fern Street across the CSX railway to Australian Avenue.

- Goal 2: Develop a state-of-the-art transportation hub around the Historic Seaboard Train Station.
 - Goal 3: Enhance the pedestrian and bicycle infrastructure within the area.
 - Goal 4: Support Transit Oriented Development.
- Downtown Core Target Area
 - Goal 4: Enhance the public realm to provide a comfortable pedestrian realm.
 - Goal 6: Support the implementation of the (City of West Palm Beach) mobility plan.
- Okeechobee Corridor
 - Goal 1: Improve mobility and connectivity along Okeechobee Boulevard.
- Coordination with the Florida Atlantic University Engineering Research Center - Smart and Connected Streetscapes including, but not limited to:
 - Data Sharing
 - Community engagement
 - System Development w/ researchers
- Review and assessment of street and transportation-related items included in the CRA's strategic finance plan that will further the goals of WPBgo and the City's mobility plan.
- Prepare for and initiate a twenty (20) to thirty (30) company pilot TDM program to increase access to the City (as measured in volume of workforce, residence, and customers), enhancing the value of potential future developments in the area.
- Assist in oversight and effectiveness of the on-demand transportation system [currently operated by Circuit] using data driven methods and best practices to optimize the system for efficiency, cost effectiveness, and rider experience as measured by riders per hour, cost per rider, and customer wait times within

service standards.

- Pilot a measurement tool to assess mode split and identify through track traveler input on methods to reduce car reliance, increasing capacity for customers, residents and workers within the Downtown City Center CRA district.
- Continue monthly action-oriented public-private working group.
- Complete at least a six (6) month twenty (20) to thirty (30) company pilot TDM program and report on results.

Resolution No. 25-40 approves the Mobility Improvement Assistance Agreement with WPBgo in the amount of \$335,000 for three (3) years.

This is the companion item to City Commission agenda item Resolution No. 212-25 scheduled to be heard at the September 15, 2025, City Commission meeting.

Located in City Commission District 3: Commissioner Christy Fox.

Fiscal Note:

Funding will be allocated in each budget cycle if funding is available.

- 7.6. Resolution No. 25-42 authorizing a Relocation and Development Assistance grant for Project Flagship for an amount not to exceed \$2 million.

Originating Department:

Community Redevelopment Agency

Ordinance/Resolution:

RESOLUTION NO. 25-42: A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY APPROVING A RELOCATION AND DEVELOPMENT INCENTIVE GRANT IN AN AMOUNT NOT TO EXCEED \$2,000,000 FOR PROJECT FLAGSHIP FOR THE RELOCATION OF ITS REGIONAL OFFICE TO 10 CITYPLACE IN THE DOWNTOWN/ CITY CENTER CRA DISTRICT; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Staff Recommended Motion:

Approve Resolution No. 25-42.

Background Information:

Project Flagship, introduced to the City by the Business Development Board (BDB), is an initiative to attract a sizeable Artificial Intelligence (AI) company to West Palm Beach. This project has been dubbed “Flagship” to maintain confidentiality.

Due to the State's response of over \$15M+ in incentives, the Community Redevelopment Agency (CRA) is offering a Relocation and Development Assistance Grant (RADA) to facilitate Flagship's establishment of a regional headquarters and innovation hub. This incentive would match up to 15% of State funds (but not to exceed \$2 million).

The new development is slated for 10 City Place, a new 480,000 square foot office building in the CRA's Okeechobee Corridor. Project Flagship is expected to create 856 net new high-quality jobs with an average annual wage of \$170,000, yielding a total estimated wage expenditure of over \$140 million over the course of six (6) years. In addition to the \$50 million capital investment for construction, Project Flagship is calculated to contribute over \$280 million in total economic impact to West Palm Beach.

Resolution No. 25-42 authorizes the grant to Project Flagship.

CRA District: Downtown / City Center.

Fiscal Note:

Not to exceed \$450k in any single Fiscal Year.

- 7.7. Resolution No. 25-35 granting approvals to allow the Open Space under a Ground Lease with Navarro Lowrey Waterfront, LLC, adjacent to 185 N. Banyan, to be used during the 2025-2026 winter season by The Ben hotel as an ice rink open to the public.

Originating Department:

Community Redevelopment Agency

Ordinance/Resolution:

RESOLUTION NO. 25-35: A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY, ACCEPTING FUNDING AND APPROVING AN INTERLOCAL AGREEMENT BETWEEN THE CITY OF WEST PALM BEACH AND DOWNTOWN DEVELOPMENT AUTHORITY FOR HOMELESS OUTREACH SERVICES; PROVIDING FOR AN EFFECTIVE DATE; AND OTHER PURPOSES.

Staff Recommended Motion:

Approve Resolution No. 25-35.

Background Information:

In 2018, the CRA Board approved Resolution No. 18-9 for a ground lease and development agreement with Navarro Lowrey Waterfront, LLC, for lease of the Helen Wilkes site (CRA property--now 185 Banyan Boulevard). This property, along with the old City Hall site, was redeveloped into a 443,361 square foot commercial project consisting of

The Ben hotel, a mixed-use building with residential and components, a parking garage, and a restaurant with an open space component on the CRA property.

The CRA property now houses Elisabetta's Ristorante and the Open Space component, situated directly north of the restaurant. This Open Space is utilized for additional restaurant seating, special events, and use by the general public. It is allowed to be closed to the public for limited periods for private events.

The Ben hotel proposes to use this Open Space to install and operate a seasonal ice rink and concession area for food and beverages between November 1, 2025 and March 1, 2026. The ice rink will be open to the public and will provide discounted ticket prices for students and seniors. The CRA's lessee, Navarro Lowrey Waterfront, LLC, consents to this use of the Open Space.

Resolution No. 25-35 approves an amendment to the ground lease to allow the use as an ice rink for the 2025-2026 winter season, along with an amendment to the Declaration of Covenants, Conditions, Restriction and Easements, which governs the old City Hall / Helen Wilkes site development, among the Developer entities, Hotel Owner, and Mixed-Use Owner, CRA, and the City.

CRA District: Downtown/City Center.

Commission District 3: Commissioner Christy Fox.

Fiscal Note:

No fiscal impact.

8. ADJOURNMENT- 4:14 PM

NOTICE: IF ANY PERSON DECIDES TO APPEAL ANY DECISION OF THE CITY COMMISSION AT THIS MEETING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND FOR THAT PURPOSE MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. THE CITY OF WEST PALM BEACH DOES NOT PREPARE OR PROVIDE SUCH A RECORD.