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

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

City of West Palm Beach
City Commission
Pass/Fail Agenda
Monday, January 5, 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- 5:00 P.M.

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 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 November 10, 2025, Regular City Commission Meeting.

Originating Department:

Mayor's Office

- 6.2. Minutes of the December 8, 2025, Regular City Commission Meeting.

Originating Department:

Mayor's Office

- 6.3. Resolution No. 294-25 approving an Ad Valorem Tax Exemption, Completed Work Application for the property located at 205 Greymon Drive.

Originating Department:

Development Services

Ordinance/Resolution:

RESOLUTION NO. 294-25: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, GRANTING AN AD VALOREM TAX EXEMPTION FOR THE PROPERTY LOCATED AT 205 GREYMON DRIVE, WEST PALM BEACH, FLORIDA, AS A RESULT OF THE HISTORIC REHABILITATION OF THE PROPERTY; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Background Information:

At the December 9, 2025, meeting, the Historic Preservation Board (HPB) reviewed and recommended approval of the Completed Work Application for the property located at 205 Greymon Drive. The HPB determined that the improvements to the historic property were successfully completed according to the Secretary of the Interior's Standards for Rehabilitation. The defining architectural characteristics of the building were preserved, and new features were determined to be compatible.

This property, built in 1958, is a contributing resource within the Prospect/Southland Park Historic District and is an example of Masonry Vernacular architecture.

Section 94-51 of the Code of Ordinances sets forth an Ad Valorem Tax Exemption program for historic properties. The program permits a ten-year Ad Valorem Tax Exemption for improvements made to historic properties. To qualify, the property must be designated as an individual

site or as a contributing resource within a historic district in the Local and/or National Register of Historic Places. The property owner is required to apply for the program before improvements are initiated and again after the project is completed. The exemption is given for the City and County portion of taxes associated with the increased property value due to the improvements.

The improvements to 205 Greymon Drive include:

- Construction of a new one-story rear master bedroom suite addition of approximately 570 square feet.
- Replacement of all windows, doors, and garage door.
- Interior renovation.
- Site Improvements.

The total cost of the improvements is estimated at \$568,270.58.

The State legislation allowing this exemption requires that the Commission approve the final application. After the Commission's approval, the information will be forwarded to the Palm Beach County Property Appraiser's office for implementation, commencing on January 1, 2026, and expiring December 31, 2035.

Commission District No. 5: Commissioner Christina Lambert.

- 6.4. Resolution No. 301-25 approving an Ad Valorem Tax Exemption, Completed Work Application for the property located at 3025 Vincent Road.

Originating Department:

Development Services

Ordinance/Resolution:

RESOLUTION NO. 301-25: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, GRANTING AN AD VALOREM TAX EXEMPTION FOR THE PROPERTY LOCATED AT 3025 VINCENT ROAD, WEST PALM BEACH, FLORIDA, AS A RESULT OF THE HISTORIC REHABILITATION OF THE PROPERTY; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Background Information:

At the December 9, 2025, meeting, the Historic Preservation Board (HPB) reviewed and recommended approval of the Completed Work Application for the property located at 3025 Vincent Road. The HPB determined that

the improvements to the historic property were successfully completed according to the Secretary of the Interior's Standards for Rehabilitation. The defining architectural characteristics of the building were preserved, and new features were determined to be compatible.

This property, built in 1956, is a contributing resource within the Prospect/Southland Park Historic District and is an example of Vernacular architecture.

Section 94-51 of the Code of Ordinances sets forth an Ad Valorem Tax Exemption program for historic properties. The program permits a ten-year Ad Valorem Tax Exemption for improvements made to historic properties. To qualify, the property must be designated as an individual site or as a contributing resource within a historic district in the Local and/or National Register of Historic Places. The property owner is required to apply for the program before improvements are initiated and again after the project is completed. The exemption is given for the City and County portion of taxes associated with the increased property value due to the improvements.

The improvements to 3025 Vincent Road include:

- Construction of a new approximately 366 square foot frame master bedroom addition at the rear of the home.
- New windows, doors, and garage door.
- Roof replacement.
- Interior renovation.

The total cost of the improvements is estimated at \$375,000.

The State legislation allowing this exemption requires that the Commission approve the final application. After the Commission's approval, the information will be forwarded to the Palm Beach County Property Appraiser's office for implementation, commencing on January 1, 2026, and expiring December 31, 2035.

Commission District 5: Commissioner Christina Lambert.

- 6.5. Resolution No. 306-25(F) accepting a grant from Palm Beach County Partnership for Aging in the amount of \$280 to support and enhance the senior program at the Gloria Williams Multicultural Center.

Originating Department:

Parks and Recreation

Ordinance/Resolution:

RESOLUTION NO. 306-25(F): A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, AUTHORIZING THE APPROPRIATION OR TRANSFER OF CITY FUNDS IN FISCAL YEAR 2025/2026 IN ACCORDANCE WITH SECTION 4.03 OF THE CITY CHARTER OF THE CITY OF WEST PALM BEACH, FLORIDA, FOR THE PURPOSE OF AMENDING THE DONATION FUND BUDGET TO RECOGNIZE ACCEPTING A GRANT OF \$280 FROM PALM BEACH COUNTY PARTNERSHIP FOR AGING FOR THE PURCHASE OF SUPPLIES AND MATERIALS TO SUPPORT THE SENIOR PROGRAM AT THE GLORIA WILLIAMS MULTICULTURAL CENTER; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Background Information:

At the Gloria Williams Multicultural Center, located in the Pleasant City neighborhood, the parks and recreation department offers programs for senior citizens and has been a valuable resource for support and guidance for this population. One of the primary goals of the program is to enhance the quality of life for the participants.

The programming at the Gloria Williams Multicultural Center provides programming in several important areas, such as: physical health, enriching field trips, and providing adaptive products that can assist with daily activities.

This Palm Beach County Partnership for Aging Community Grant will help support the senior program.

Resolution No. 306-25(F) accepts and appropriates the Palm Beach County Partnership for Aging community grant for \$280 to assist with senior programming offered at the Gloria Williams Multicultural Center.

Commission District 1: Commissioner Cathleen Ward.

Fiscal Note:

Approval will provide \$280 in additional funds to be used towards supplies and materials, field trips, and other program expenditures.

- 6.6. Resolution No. 308-25 approves a Conditional Settlement Agreement totaling \$55,000 in the matter of Terrence Searcy v. The City of West Palm Beach.

Originating Department:

City Attorney's Office

Ordinance/Resolution:

RESOLUTION NO. 308-25: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, APPROVING A CONDITIONAL SETTLEMENT AGREEMENT FOR \$55,000 IN THE MATTER OF TERRENCE SEARCY V. THE CITY OF WEST PALM BEACH, FILED IN THE FIFTEENTH JUDICIAL CIRCUIT, IN AND FOR PALM BEACH COUNTY, FLORIDA, CASE NO. 50-2024-CA-008241-XXXAMB AA PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Background Information:

Terrence Searcy, filed a complaint in the Fifteenth Judicial Circuit of Florida for damages stemming from an alleged vehicular accident which occurred on or about September 12, 2022, on the eastbound exit ramp from South Australian Avenue onto Okeechobee Boulevard in West Palm Beach, Palm Beach County, Florida, to wit: TERRENCE SEARCY V. THE 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-008241-XXXAMB AA.

The City has reached a settlement agreement with Terrence Searcy and his attorney at mediation held on November 17, 2025, to resolve the matter for a total of \$55,000. The plaintiff signed a general release that releases the City from all claims arising from this vehicular accident, which resolves all of the claims for damages, including attorneys' fees and costs, against the City of West Palm Beach.

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. 308-25 approves the Settlement Agreement.

Fiscal Note:

Settlements are paid out of the Risk Annual Budget.

- 6.7. Resolution No. 3-26 conditionally waiving City liens and authorizing and directing the Mayor to execute a release of code enforcement liens encumbering real property at 5421 South Flagler Drive, West Palm Beach, Florida 33405.

Originating Department:

Housing and Community Development

Ordinance/Resolution:

RESOLUTION NO. 3-26: A RESOLUTION OF THE CITY COMMISSION OF CITY OF WEST PALM BEACH, FLORIDA, CONDITIONALLY WAIVING CITY LIENS; AUTHORIZING AND DIRECTING THE MAYOR TO EXECUTE A RELEASE OF CODE ENFORCEMENT LIENS ENCUMBERING CERTAIN REAL PROPERTY LOCATED AT 5421 SOUTH FLAGLER DRIVE, WEST PALM BEACH, FLORIDA; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Background Information:

The subject property is located at 5421 South Flagler Drive, West Palm Beach, Florida 33405. The property is owned by The Estate of Roger F. Quisenberry, a Florida estate, by and through Coral Gables Trust Company as its Personal Representative.

Pursuant to Section 162.09(3), Florida Statutes, and Section 26-35, Code of Ordinances of the City of West Palm Beach, Florida, the Code Enforcement Special Magistrate imposed the following code enforcement liens against said property for violations of the Code of Ordinances of the City of West Palm Beach, Florida. The property is currently subject to a Code Enforcement lien recorded against the property pursuant to City of West Palm Beach Code Enforcement Case Number CE18090131.

The Estate has entered into a contract for the sale of the property to a third-party purchaser (the "Buyer"), who intends to demolish the existing structure and construct a new residential dwelling on the property. The Estate seeks to resolve the Code Enforcement Lien to facilitate the sale and transfer of the Property to the Buyer.

The City Commission of the City of West Palm Beach is empowered to waive and release City liens placed on real property in the City of West Palm Beach.

Commission District 5: Commissioner Christina Lambert.

Fiscal Note:

No

fiscal

impact.

7. RESOLUTIONS- **ALL WERE APPROVED.**

- 7.1. Resolution No. 5-26 approving a conveyance agreement with Habitat for Humanity of Greater Palm Beach County, Inc., for the conveyance of City-owned property located at 600 14th Street for the development of an affordable single-family home.

Originating Department:

Housing and Community Development

Ordinance/Resolution:

RESOLUTION NO. 5-26: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, APPROVING A CONVEYANCE AGREEMENT BETWEEN THE CITY OF WEST PALM BEACH AND HABITAT FOR HUMANITY OF GREATER PALM BEACH COUNTY INC., FOR THE DEVELOPMENT OF AN AFFORDABLE SINGLE-FAMILY HOME AT 600 14TH STREET; AUTHORIZING THE MAYOR TO EXECUTE ALL AGREEMENTS AND RELATED DOCUMENTS NECESSARY FOR THE CONVEYANCE OF THE PROPERTY; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Staff Recommended Motion:

Approve Resolution No. 5-26.

Background Information:

The Department of Housing and Community Development manages City-owned vacant lots that have been set aside for affordable and/or workforce housing programs. On November 13, 2023, the City of West Palm Beach Commission approved Resolution No. 245-23, which determined that City property located at 600 14th Street (“the Property”) was not needed for City purposes, declared the property as surplus, and selected the method of disposition to be conveyance under an approved strategy in the City’s Housing Assistance Incentives Program.

The City desires to convey the Property, at no cost, to Habitat for Humanity of Greater Palm Beach County, Inc., for the development of a single-family house for the purpose of creating safe, decent, and affordable housing. The City may also provide additional development incentives outlined in the Housing Assistance Incentives Program, including expedited permitting. In 2024, Habitat for Humanity successfully completed the development of three (3) homes in collaboration with the City. The property at 600 14th Street is adjacent to five (5) single-family parcels donated by the City, three of which are currently being developed by Habitat. The inclusion of this Property will contribute to an overall neighborhood revitalization effort.

The Conveyance Agreement provided with this agenda item includes a detailed description of the terms and conditions that were negotiated among the parties, including the following material terms:

- Affordable Housing: Recipient agrees to construct one (1) single-family home that shall be sold as affordable housing to qualified buyers with an income level at or below eighty percent (80%) of the Area Median Income ("AMI").
- Restrictive Covenant: Recipient has agreed that the Property shall be owner-occupied and that the Restrictive Period shall be thirty (30) years commencing from the date the Property is delivered to the Qualified Homeowner by the Recipient.
- Reverter: The Deed to Recipient shall include a Right of Reverter, which shall provide that in the event that Construction is not completed on the Construction Completion date or as otherwise agreed upon between the parties as set forth in the Reverter, title to the Property shall revert to the City.

The procedures for disposition of City-owned property, as set forth in Section 2-31 (27) (g)(7) of the City Code, provide that City property used for construction of housing pursuant to an approved City housing program may be approved by resolution of the City Commission.

Resolution No. 5-26 authorizes the Mayor to execute a conveyance agreement with Habitat for Humanity of Greater Palm Beach County, Inc., for property located at 600 14th Street, for the development of an affordable single-family home.

Commission District 1: Commissioner Cathleen Ward.

Fiscal Note:

No fiscal impact.

8. PUBLIC HEARING- ALL WERE APPROVED; ITEM 8.3 APPROVED WITH SECOND READING SCHEDULED FOR MARCH 2, 2026, CITY COMMISSION MEETING.

- 8.1. Resolution No. 4-26 approving substantial amendments to the City's Annual One-Year Action Plans for Fiscal Years 2024/2025 and 2025/2026; authorizing submission of the substantial amendment to the Plans to the U.S. Department of Housing and Urban Development, and authorizing the Mayor to execute all agreements and documents for submission of the amendment and use of the funds; and

Resolution No. 6-26(F) amending the CDBG Program Grant Fund budget to reallocate funds to specific projects and to establish anticipated CDBG program income, the HOME Program Grant Fund budgets to provide for appropriations of prior year HOME program income, and the HOPWA Program Grant Fund budget to reprogram funds to specific projects.

Originating Department:

Housing and Community Development

Ordinance/Resolution:

RESOLUTION NO. 4-26: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, AUTHORIZING SUBSTANTIAL AMENDMENTS TO THE CITY'S ANNUAL ACTION PLAN FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM FOR FISCAL YEARS 2024/2025 AND 2025/2026; FOR THE HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME) FOR FISCAL YEARS 2025/2026, AND FOR THE HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS (HOPWA) PROGRAM FOR FISCAL YEAR 2024/2025; AUTHORIZING AND DIRECTING THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT TO SUBMIT THE PROPOSED SUBSTANTIAL AMENDMENTS TO THE PLANS TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; AUTHORIZING THE MAYOR TO EXECUTE ALL AGREEMENTS AND DOCUMENTS NECESSARY FOR SUBMISSION OF THE AMENDMENTS AND FOR THE USE OF THE FUNDS; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

RESOLUTION NO. 6-26(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 COMMUNITY DEVELOPMENT FUND, HOME PROGRAM GRANT FUND, AND HOUSING OPPORTUNITIES FOR PERSON WITH AIDS GRANT FUND BUDGETS TO PROVIDE FOR APPROPRIATIONS FOR PRIOR YEAR PROGRAM INCOME, TO REPROGRAM FUNDS TO SPECIFIC PROJECTS, AND TO ESTABLISH AN ESTIMATE FOR PROGRAM INCOME RECEIPTS; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Staff Recommended Motion:

Approve Resolution No. 4-26 and Resolution No. 6-26(F).

Background Information:

The City of West Palm Beach is an entitlement recipient of federal funds from the U.S. Department of Housing and Urban Development (HUD) for the Community Development Block Grant (CDBG) Program, the HOME Investment Partnerships (HOME) Program, and the Housing Opportunities for Persons with AIDS (HOPWA) Program. In accordance with 24 CFR 91.505, the City of West Palm Beach is submitting a substantial amendment to the CDBG, HOME, and HOPWA budgets for Program Years (PY) 2024 and 2025. The proposed changes are as follows:

- Reallocating CDBG funds in the PY 2024 Annual Action Plan to fund eligible public facilities/improvement projects;
- Budgeting for anticipated CDBG program income in the PY 2025 Annual Action Plan;
- Programming unallocated HOME program income funds received during PY 2024 to support eligible New Construction/Housing Development projects; and
- Reallocating HOPWA funds in the PY 2024 Annual Action Plan to fund eligible tenant-based rental assistance projects.

A detailed description of the proposed substantial amendment, including specifics on budgetary changes, is provided in Resolution No. 4-26 as "Exhibit A".

Federal regulations require the City to provide citizens with reasonable notice of and an opportunity to comment on any substantial amendment to the Plans in accordance with 24 CFR 91.105. The minimum 30-day comment period commenced on November 8, 2025, and ends on January 5, 2026. The City of West Palm Beach will consider any comments or views of residents, agencies, or other interested parties in preparation of the final amendment.

Resolution No. 4-26 approves the substantial amendments to the City's Annual Action Plans, directs the Department of Housing and Community Development to submit the Amendments to HUD for its review, and authorizes the Mayor to execute any Agreement and all other documents necessary for submission of the Amendment and use of the funds.

Resolution No. 6-26(F) re-appropriates CDBG, HOME, and HOPWA grant funds to reprogram funds to specific projects, budgets anticipated CDBG program income, and appropriates prior years' HOME program income.

Fiscal Note:

Approval authorizes the amendment of CDBG, HOME, and HOPWA funds, providing appropriations for program income and reprogramming of funds.

- 8.2. Public Hearing and Second Reading of Ordinance No. 5150-25 amending the procurement code to create efficiencies by including the time for completing a solicitation, adding an additional procurement method applicable to unsolicited proposals in accordance with authority granted in Chapter 255, Florida Statutes, and providing greater opportunities to contract with small businesses by creating additional flexibility.

Originating Department:

Procurement

Ordinance/Resolution:

ORDINANCE NO. 5150-25: AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, AMENDING CHAPTER 66, (PROCUREMENT), ARTICLE IV (PROCUREMENT METHODS) SECTION 66-70 AND 66-73 AND ARTICLE IX (SMALL BUSINESS PROGRAM), SECTIONS 66-227 THROUGH 66-229 AND SECTION 66-234; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY AND CONFLICT; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Staff Recommended Motion:

Approve Ordinance No. 5150-25 on Second Reading.

Background Information:

The City of West Palm Beach has the governmental, corporate, and proprietary powers to enable it to conduct municipal government, perform municipal functions, and render municipal services. These powers are granted by the Florida Constitution and codified by the State of Florida Legislature, codifying the power to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry.

The City Commission adopted Ordinance No. 4581-15 regulating unsolicited proposals pursuant to authority granted by the Florida Legislature as adopted in Chapter 2013-223, Laws of Florida, and codified in Section 287.05712, Florida Statutes. The ordinance includes the process for submitting and evaluating proposals submitted after receipt of an unsolicited proposal. In 2024, recognizing the importance of the timely completion of public projects, the Florida Legislature expanded the authority to permit local governments to accept unsolicited proposals without using a bidding process.

Adoption of Ordinance No. 5150-25 will amend three (3) sections of the City's procurement code, which will assist in obtaining timely, cost-effective completion of procurements. First, the procurement methods section is amended to ensure that when a solicitation is not timely completed, the City may reevaluate the need for the solicitation and the procurement methods available to procure needed goods, services, or construction. Next, the amendment adds to the unsolicited proposal procurement process to permit consideration of unsolicited proposals

without a bidding process. Finally, the small business section is modified to increase the authority to contract with small businesses whose bid is more than 15% above the lowest bid.

Fiscal Note:

No fiscal impact.

- 8.3. Public Hearing and First Reading of Ordinance No. 5161-26 for proposed amendments to the Utilities Element and Capital Improvements Element of the Comprehensive Plan to update the 20-year Water Supply Facility Work Plan Sub Element and other sections of the Utilities and Capital Improvements Element as required by Section 163.3177(6)(c), Florida Statutes (F.S.). This amendment will also update the Capital Improvement Program (CIP) of the Capital Improvements Element, consistent with state requirements.

Originating Department:

Development Services

Ordinance/Resolution:

ORDINANCE NO. 5161-26: AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, AMENDING THE UTILITIES ELEMENT AND CAPITAL IMPROVEMENTS ELEMENT TO UPDATE THE CITY'S 20-YEAR WATER SUPPLY PLAN AND THE CAPITAL IMPROVEMENT PROGRAM (CIP); 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 CITY'S COMPREHENSIVE PLAN; PROVIDING A CONFLICTS CLAUSE AND A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Staff Recommended Motion:

Approve Ordinance No. 5161-26 on First Reading and schedule Second Reading on January 20, 2026.

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

Background Information:

Chapter 163.3177(6)(c) of the Florida Statutes requires the City of West Palm Beach and all municipalities in the State to revise the 20-year Water Supply Facility Work Plan within its comprehensive plan no later than eighteen (18) months after the water management district approves a regional water supply plan or its update. The South Florida Water Management District (SFWMD) adopted its most recent update to the

Lower East Coast Water Supply Plan on September 24, 2024 (2023/2024 WSP). This means that the City is required to update the Work Plan no later than late March 2026.

The amendments to the City's Work Plan in the Utilities Element include updates on water use permits, level of service standard, population estimates and projections, historic and future water demands, current and future capital projects, revisions to the City's water conservation efforts, and updates to reflect new practices and policies at the Water Treatment Plant.

The amendments to the City's Work Plan in the Capital Improvements Element reflect the updated level of service established within the newest Consumptive Use Permit and the City's fiscal year 2025 through 2030 capital improvement projects funded or planned to be funded through the CIP budget process.

Florida Statutes require the inclusion of a CIP in their Comprehensive Plan to show the different capital improvements that ensure that the different Levels of Service outlined in the Comprehensive Plan are maintained.

All the changes proposed as part of these amendments are consistent with the requirements of the State Statutes, the 2023/2024 WSP Update, and with other elements of the Comprehensive Plan. More details about the proposed amendments are included in the staff report.

INTERLOCAL PLAN AMENDMENT REVIEW COMMITTEE (IPARC)

Notification of the proposed Comprehensive Plan text amendments was sent to IPARC on November 7, 2025, and to date, the City has not received any objections or comments.

PLANNING BOARD

The Planning Board (Local Planning Agency) recommended approval (6-0) of the proposed amendments after a Public Hearing on November 18, 2025.

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

Originating Department:

Police

Ordinance/Resolution:

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

Staff Recommended Motion:

Approve Ordinance No. 5162-26 on First Reading and schedule Second Reading for January 20, 2026.

Background Information:

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

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

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

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

Approval of Ordinance No. 5162-26 will amend the code to add additional regulations related to anchoring and mooring in the waters of Lake Worth

and provide the Police Department with additional options to enforce the City's prohibition related to anchoring or mooring of vessels in the waters of Lake Worth.

Fiscal Note:

No fiscal impact.

9. PUBLIC HEARING - QUASI-JUDICIAL- ITEM 9.1 WAS CONTINUED TO THE MARCH 2, 2026, CITY COMMISSION MEETING.

Disclosure of ex-parte communications, if any*

Swearing-in of witnesses.

- 9.1. Public Hearing of Resolution No. 274-25 regarding a major amendment of the development regulations and conditions of approval for the Residential Planned Development (RPD) and the granting of waivers from the Zoning and Land Development Regulations for the redevelopment of the Family Church Residential Planned Development, which consists of the Family Church Campus, Multifamily Residential Towers, and Commercial use, located at 1101 South Flagler Drive.

The above-referenced requests are being made by David Harrison, agent of Related Company, and Tyler Woolsey, agent of Urban Design Studio, on behalf of Family Church 1, LLC (the Owner).

Originating Department:

Development Services

Ordinance/Resolution:

RESOLUTION NO. 274-25: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, AMENDING THE DEVELOPMENT REGULATIONS, INCLUDING SITE, LANDSCAPE, ARCHITECTURAL, AND CIVIL PLANS, FOR THE REDEVELOPMENT OF THE FAMILY CHURCH RESIDENTIAL PLANNED DEVELOPMENT, WHICH CONSISTS OF THE FAMILY CHURCH CAMPUS, MULTIFAMILY RESIDENTIAL TOWERS, AND COMMERCIAL USE, LOCATED GENERALLY AT 1101 SOUTH FLAGLER DRIVE; GRANTING WAIVERS TO THE ZONING AND LAND DEVELOPMENT REGULATIONS; DECLARING THIS MAJOR AMENDMENT CONSISTENT WITH THE COMPREHENSIVE PLAN OF THE CITY; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Staff Recommended Motion:

Approve Resolution No. 274-25, amending the development regulations and waivers for the redevelopment of the Family Church Residential Planned Development (RPD), which consists of the Family Church Campus with school and accessory daycare use, two (2) multi-family residential towers with commercial use, and two (2) parking garages.

This motion is based upon the application submitted, the staff report, factual testimony, the recommendation of the Planning Board, and the findings that the request complies with the Comprehensive Plan and the standards in Sections 94-32, 94-35(c), and 94-207 of the City's Zoning and Land Development Regulations.

Background Information:

(THE INFORMATION PROVIDED BELOW IS A GENERAL SUMMARY. A FULL ANALYSIS IS INCLUDED IN THE STAFF REPORT.)

A request by David Harrison, agent of Related Company, and Tyler Woolsey, agent of Urban Design Studios, on behalf of First Church 1, LLC (the Owner), for a Major Amendment to the Family Church Residential Planned Development (RPD) to allow changes to the previously approved Site Plan with Waivers, for a mixed-use development consisting of a new church with PB1231P– 2 school campus, two (2) multifamily residential towers with a total of 190-units, two (2) parking garages, and restaurant uses.

The approximately 9.89-acre property is located at 1101 South Flagler Drive, within Commission District 1: Commissioner Cathleen Ward.

BACKGROUND

On November 25, 2024, the City Commission approved a series of applications related to the site's redevelopment as the Family Church Residential Planned Development (RPD). First, the City Commission adopted Ordinance No. 5112-24 to change the Future Land Use (FLU) designation of the site from Community Service (CS) to Multifamily (MF). Concurrently, the Commission adopted Ordinance No. 5113-24, which terminated the prior First Baptist Church CSPD and reverted the property's zoning from CSPD back to Community Service (CS). The Commission then adopted Ordinance No. 5114-24 to rezone the site from CS to Multifamily High Density (MF32) Residential, followed by a further rezoning to the Residential Planned Development (RPD) district, establishing the Family Church RPD. The City Commission then approved Resolution No. 224-24, which allowed for the abandonment of the Chadbourne Court right-of-way that terminated into the site.

Finally, the City Commission approved Resolution No. 225-24, which pertained to the Development Regulations and a Formal Site Plan with Waivers for the Family Church RPD. The plans include a renovated church and school campus totaling approximately 146,709 square feet, two (2) high-rise multifamily residential towers with a combined total of 190 units, a 5,400-square-foot restaurant, and two (2) five-story parking structures for the use of residents and the users of the Church / School campus. These approvals represent the latest and current entitlements applicable to the subject property.

ANALYSIS

As indicated in the applicant's Justification Statement, the applicant is proposing a major amendment to the approved development plans, including changes to the previously approved Site Plan and associated waivers, as outlined below with the proposed improvements:

- Enhance façade articulation along the east parking podium to better engage the pedestrian experience along S. Flagler Drive (further discussed in the Staff Report under SECTION VII).
- Update the residential tower architecture to balance a hierarchy of vertical and horizontal façade elements to distinguish façade proportions better and create cohesion with the podium façade (further discussed in the Staff Report under SECTION VII).
- Increase lot area from 9.636-acres to 9.897-acres (+0.261-acres), resulting from the abandonment of Chadbourne Court (further discussed in the Staff Report under SECTION VI).
- Decrease open space area from 208,463 SF (49%) to 204,136 SF (47%) (further discussed in the Staff Report under SECTION VII).
- Adjust gross building area to account for a slight increase in residential floor area and a decrease in non-residential floor area (further discussed in the Staff Report under SECTION VII).
- Increase building height for a portion of the church/school from 72'-5" to 73'-2" (+9") (further discussed in the Staff Report under SECTION VI).
- Increase building height of west podium from 54'-0" to 54'-7" (+7") (further discussed in the Staff Report under SECTION VI).
- Decrease building height of northern residential tower from 348'-5" to 325'-5" (-23') (further discussed in the Staff Report under SECTION VI).
- Increase building height of southern residential tower from 303'-5" to 329'-5" (+26') (further discussed in the Staff Report under SECTION VI).
- Adjust required and proposed building setbacks resulting from changes to building heights (further discussed in the Staff Report under SECTION VI).

- (i) Required north tower side setback reduced from 174'-3" to 162'-9" (-11'-6")
- (ii) Required south tower side setback increased from 151'-8" to 164'-8" (+13')
- (iii) Provided north tower and west podium side setback along South Property Line 1 decreased from 436'-6" to 435'-6" (-1')
- (iv) Provided north tower side setback along South Property Line 2 decreased from 181'-4" to 179'-2" (-2'-2")
- (v) Provided south tower side setback along East Property Line 2 increased \ from 55'-6" to 61'-8" (+6'-2")
- (vi) Provided south tower side setback at corner of East Property Line 2 and South Property Line 2 decreased from 52'-9" to 49'-7" (-3'-2")

The Waiver Summary (indicated in the Staff Report) is provided in connection with the associated applications for RPD rezoning and Formal (Level II) Site Plan Review. It outlines the waivers previously approved by the City Commission under Resolution No. 225-24, as well as those impacted by this major amendment.

The applicant is requesting modifications to Waiver #1 and Waiver #2, originally approved under Resolution No. 225-24.

WAIVERS

Waiver #1: Section 94- 207(c)(2) Minimum Area Required for RPD - the minimum area required for a residential planned development district shall be ten (10) acres.

Modifications:

Waiver #1 previously allowed a reduction of 0.364 acres in the minimum required size for a Residential Planned Development (RPD). However, following the abandonment of the Chadbourne Court right-of-way, the total lot area has increased by 0.261 acres, resulting in a new total site area of 9.897 acres. As a result, this application proposes to reduce the extent of the waiver to reflect only a 0.1-acre reduction in the minimum RPD size, as shown in the updated waiver table provided in the Staff Report.

Staff have no objection to this amendment, as the abandonment of Chadbourne Court was previously approved by the City Commission

under Resolution No. 224-24 and the right-of-way is now fully integrated into the site.

Waiver #2: Sec. 94-77(a)(3) - Maximum building height. The maximum building height shall be the greater of 40 feet or two feet in height for each one foot in setback from side and rear lot lines.

Modifications:

The applicant previously received RPD approval for a residential development comprised of two (2) towers, the North Tower, which is constructed with the tallest building within the project at 348'- 5" above existing grade to the top of roof, and the South Tower, which is constructed with a building height of 303'-5" above existing grade to the top of roof. As indicated on pages 7 through 10 of the Staff Report, the applicant requests amendments to the South Tower side setbacks as a result of the change of building heights of the North and South Towers.

Based on the comparison with similar Residential Planned Development (RPD) projects and the technical justifications provided by the applicant, staff finds the proposed amendment to Waiver #2 to be consistent with the requirements of ZLDR Section 94-77(a)(3).

MAJOR AMENDMENT TO THE FAMILY CHURCH RESIDENTIAL PLANNED DEVELOPMENT (RPD)

Design Intent and Amendment Justification:

As part of this revised development plan, the applicant is requesting a Major Amendment to the previously approved Family Church RPD, in accordance with Section 94-207(e)(1) of the Zoning and Land Development Regulations (ZLDR), which requires that any new structures beyond those provided for in an adopted Master Plan be reviewed and approved as a Planned Development Amendment.

The design presented in this amendment refines the previously approved proposal by reducing the overall building heights of the two (2) residential towers and introducing minor adjustments to the podium and building façades. This is achieved through a reconfiguration of the vertical massing, specifically by lowering the North Tower by two (2) stories and transferring that vertical mass to the South Tower. Additionally, the South Tower has been repositioned over six (6) feet further from the eastern property line (PL2) to enhance structural integrity, improve circulation around the adjacent emergency staircase, and optimize the overall building ergonomics. Importantly, the original unit count is preserved by redistributing floor area between the North and South Towers, ensuring efficient use of space while maintaining the previously approved density.

Additionally, the proposed restaurant square footage has been reduced from 5,400 to 4,874 square feet to better accommodate amenities for residents and guests. Staff has determined that the proposed adjustments align with prior approvals and result in no changes to the approved site transportation plan, site setbacks, or the overall building heights of the Church and School Campus. A complete site analysis is available in the Staff Report.

Conclusion and Recommendation:

The proposed modifications to the building heights and revised setbacks for the multifamily residential development, particularly along the southern portion of the property, are consistent with a new architectural envelope that is better aligned with the surrounding urban context. These enhancements are anticipated to increase activity in the area, bringing an influx of new residents and visitors to a site that has remained underutilized for an extended period of time.

While the original development approved under Resolution No. 225-24 may have increased the intensity of uses on the site, it can be reasonably argued that the amended development may result in reduced overall traffic impacts. By consolidating a range of complementary uses, including residential and limited commercial, into a dense, walkable urban form, the project enhances accessibility for surrounding residents, reduces vehicle trip lengths, and supports multimodal transportation options. The proposed amendment to the residential development reflects a continued investment in the neighborhood and contributes to the long-term vitality and sustainability of the area.

It is staff's professional opinion that the amended waivers and the proposed development are in compliance with the applicable standards established in the City's Comprehensive Plan and ZLDRs, as further detailed in Section VIII of the Staff Report. Accordingly, staff recommends approval of the requests, subject to the conditions outlined herein.

STANDARDS

The Planning Division has determined that the Major Planned Development Amendment to the Family Church Residential Planned Development meets all eight (8) of the amendment standards for amendments found in Section 94-32, and the standards for site plans found in Section 94-35 of the City of West Palm Beach ZLDRs.

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

PLANNING BOARD

At the Planning Board Public Hearing on October 21, 2025, approval was recommended (6-0) with conditions of the Major Planned Development Amendment to the City Commission after determining it complies with the amendment standards found in Section 94-32 and Section 94-35(c) of the City of West Palm Beach ZLDRs.

NOTICE

Individual notices were mailed to all property owners within 500 feet of the area covered by the Major Amendment. Signs for the Major Amendment were posted on the property on October 6, 2025.

Commission District 1: Commissioner Cathleen Ward.

10. 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.

11. COMMENTS BY THE MAYOR AND CITY COMMISSIONERS

12. ADJOURNMENT- 6:00 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.