

**PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS
AGENDA ITEM SUMMARY**

Meeting Date: December 9, 2025 ☐ Consent ☒ Regular
☐ Public Hearing

Submitted By: County Administration

Submitted For: County Administration

I. EXECUTIVE BRIEF

Motion: Staff requests Board Direction: regarding a potential redistricting involving Districts 2 and 7 in the Century Village community.

SUMMARY: Pursuant to direction given at the Board of County Commissioners (BCC) workshop meeting on October 28, 2025, the BCC directed staff to bring back additional information regarding a potential minor BCC district change. The subject area is a small portion of Century Village north of a canal which otherwise serves as the northern boundary of Century Village. This portion contains 119 residents. Attached to this item are three (3) maps identifying the distinct area, as well as, the populations impacted.

In any redistricting attempts, to maintain municipal and community contiguity are given great consideration. In the most recent BCC redistricting adopted in 2021, numerous district boundaries were drawn respecting this practice. In the case of this presentation where a distinct residential community is separated into two (2) different Commission Districts, it is appropriate to maintain them in one (1) district. In 2021 the aforementioned canal served as the District break, thus dividing the Century Village community.

Should the BCC direct staff to proceed with this change, there are a number of steps that will be taken. Florida Statutes require that changes be made no later than 270 days prior to the next general election. This sets a deadline of February 6, 2026. An Ordinance amending the Commission District boundaries would be presented to the BCC on January 6, 2026. The BCC would adopt the new boundaries on January 22, 2026, at the BCC Zoning meeting. Following adoption, Florida Statutes requires advertising a certified copy of the Ordinance for two (2) consecutive weeks.

Staff would recommend utilizing the consultants used in 2021, as well as, previous BCC redistricting efforts dating back to 2000. Stephen Cody and Jerry Wilson specialize in election law and political redistricting. They are uniquely familiar with Palm Beach County having performed these services and can respond to this expedited schedule. Staff would seek approval of their contract at the January 6, 2026, meeting. Districts 2 and 7(DB)

Background and Policy Issues: Florida Statutes sets forth the process by which the BCC may from time to time amend their boundaries.

Attachment(s):

1. Proposed BCC Commission District Map
2. Location Map
3. Vicinity Map
4. County Attorney Memorandum on Redistricting

Recommended by:  12/2/25
Deputy County Administrator Date

Approved by: _____
County Administrator Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2026	2027	2028	2029	2030
Capital Expenditures					
Operating Costs					
External Revenues					
Program Income					
In-Kind Match					
NET FISCAL IMPACT	-0-				

# ADDITIONAL FTE POSITIONS (Cumulative)					
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Is Item Included In Current Budget? Yes X No
Does this Item include the use of Federal funds? Yes No X
Does this Item include the use of State funds? Yes No X

Budget Account No.: N/A

Fund ____ Dept ____ Unit ____ Object ____ Program Code/Period _____

B. Recommended Sources of Funds/Summary of Fiscal Impact: N/A

C. Departmental Fiscal Review: _____

III. REVIEW COMMENTS

A. OFMB Fiscal and/or Contract Development and Control Comments:

OFMB

Contract Development and Control

B. Legal Sufficiency:

Assistant County Attorney

C. Other Department Review:

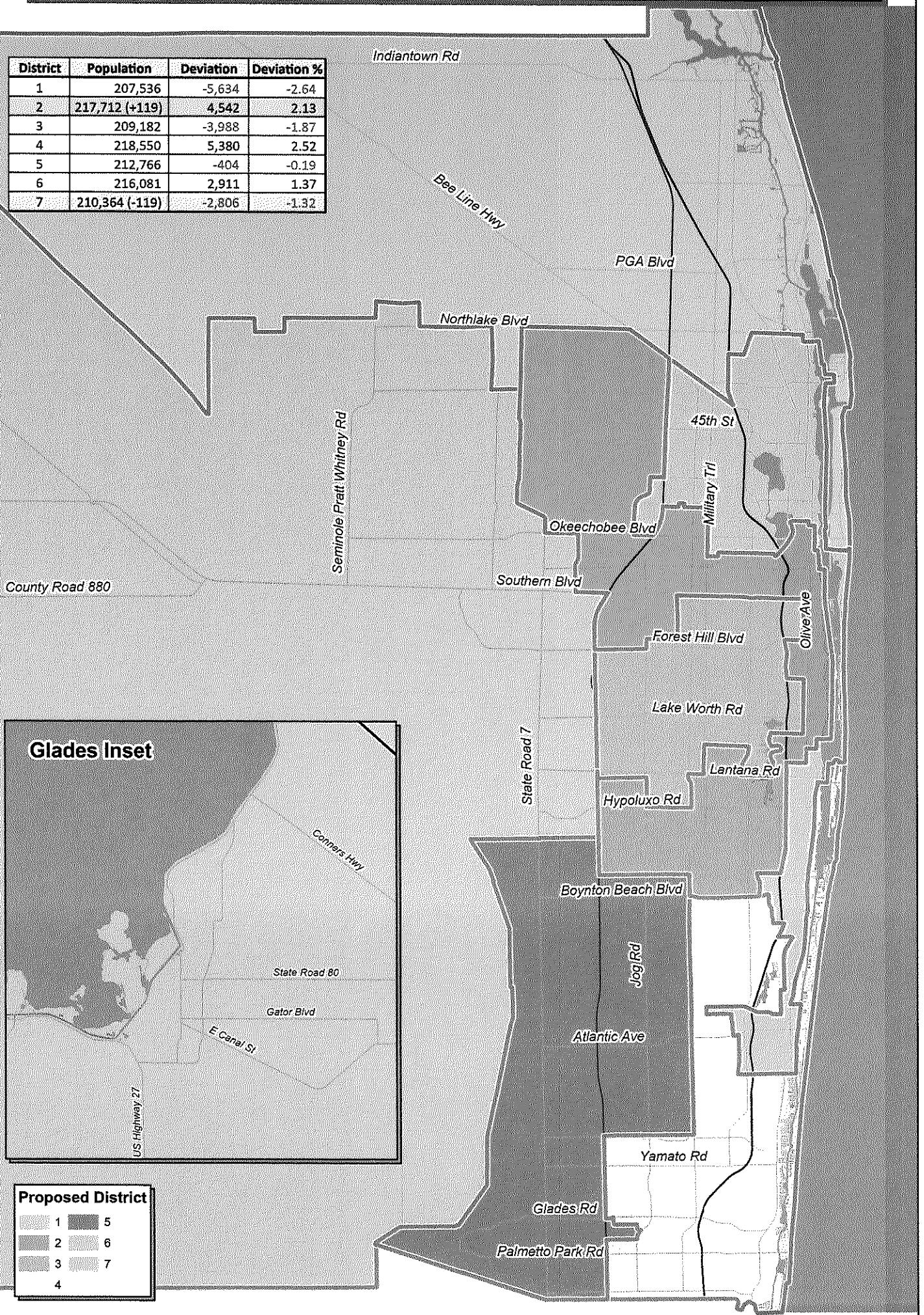
Department Director

(THIS SUMMARY IS NOT TO BE USED AS A BASIS FOR PAYMENT)

Palm Beach County

Proposed Redistricting Map

District	Population	Deviation	Deviation %
1	207,536	-5,634	-2.64
2	217,712 (+119)	4,542	2.13
3	209,182	-3,988	-1.87
4	218,550	5,380	2.52
5	212,766	-404	-0.19
6	216,081	2,911	1.37
7	210,364 (-119)	-2,806	-1.32



Proposed District

1	5
2	6
3	7
4	

Date: 11/11/21
Contact: PRC Planning Division
Filename: 1110GenusGenus 2020Redistricting 2025 Adjustment Overal 10overal

Note: Map is not official, for presentation purposes only.

Proposed District Boundary



Planning, Zoning
& Building
2300 N Jog Rd
West Palm Beach, FL 33411
Phone (561) 233-5300

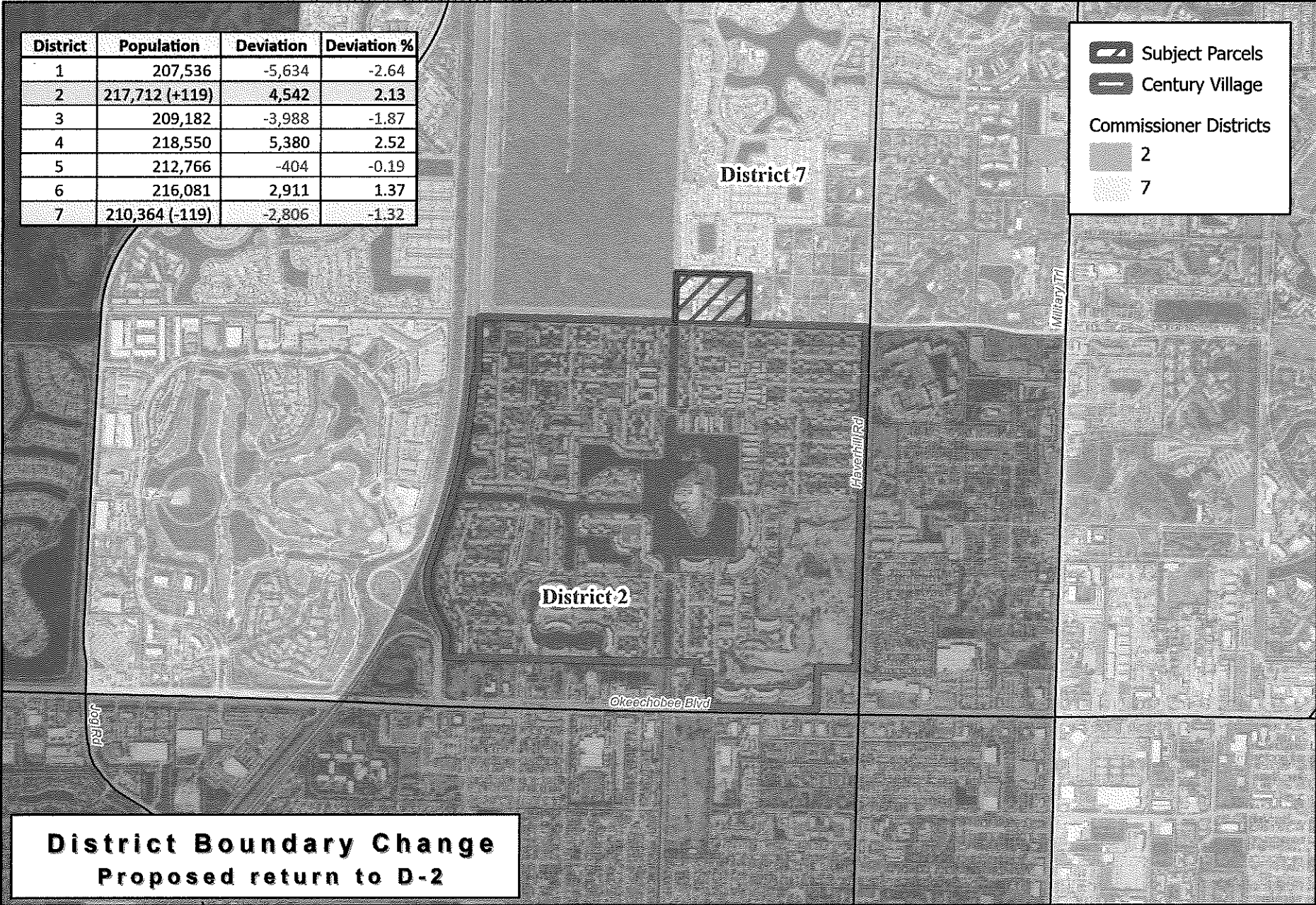


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Subject Parcels
 Century Village

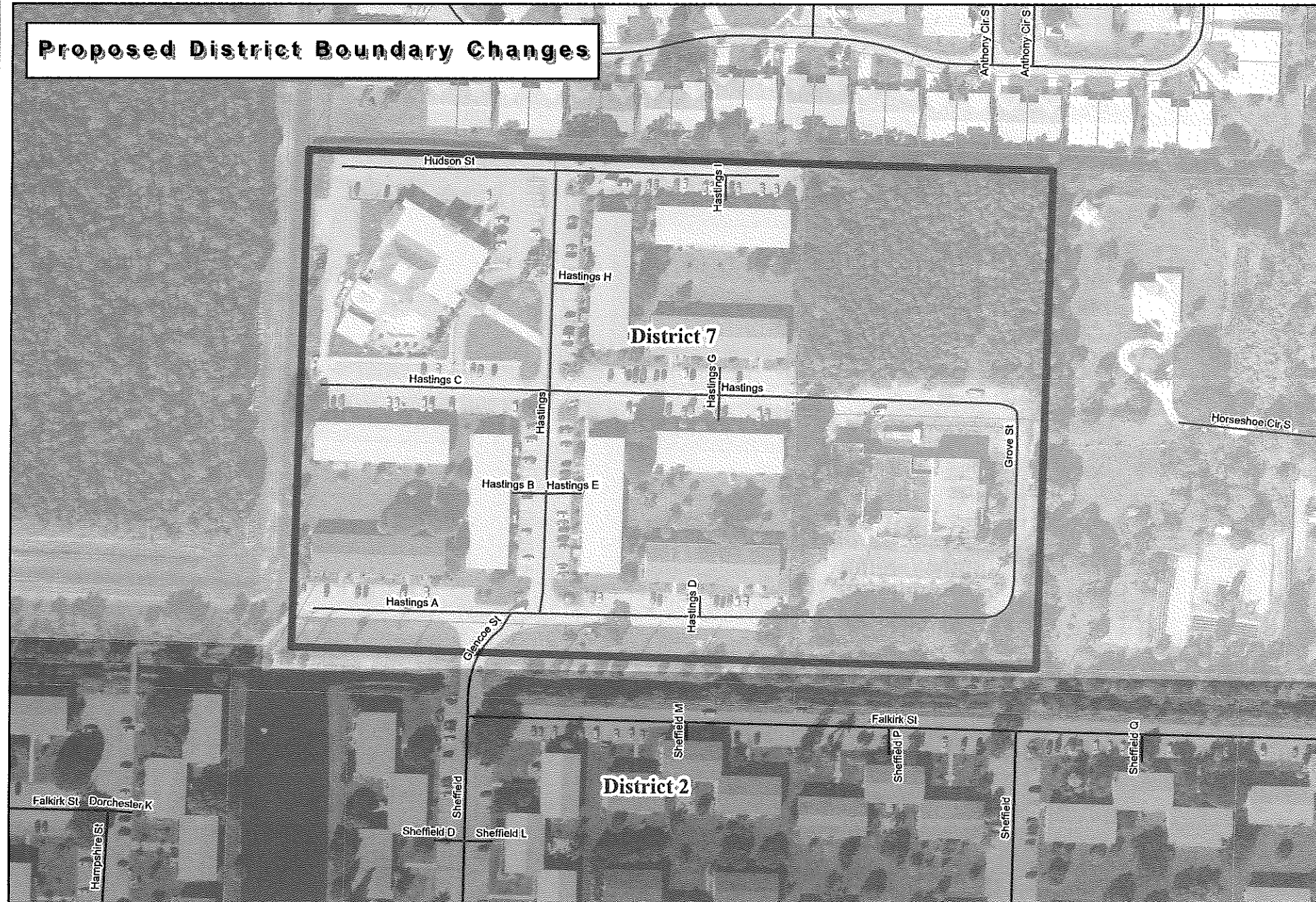
Commissioner Districts

2
 7



District Boundary Change
 Proposed return to D-2

Proposed District Boundary Changes



Revision Date: 11/19/2025
 Contact: Dale Whitfield
 Filename: H:\Census\Census 2020\Redistricting\2026 Adjustment\Century

Note: Map is not official, for presentation purposes only.

 Subject Parcels

300 0 300 Feet



Planning, Zoning
 & Building
 2300 N Jog Rd
 West Palm Beach, FL 33411
 Phone (561) 233-5300



To: Denise Coffman, Esq., County Attorney
From: David Behar, Esq. Assistant County Attorney
Date: September 12, 2025

RE: Process for the BCC to Change District Boundaries

You asked me to provide an overview of the legal process required to change district boundaries. As set forth below, the County would accomplish the changes by ordinance and would need to comply with Chapter 124, Florida Statutes by:

- (1) ensuring nearly equal population proportion;
- (2) not modifying districts within 270 days of a general election for county commission;
- (3) not favoring a candidate based on residence; and
- (4) providing notice of the changes to the public and the State.

In addition to Chapter 124, any redistricting must comply with State and Federal voter protection laws, including the Federal Voters Rights Act. For this reason, it is recommended that any redistricting be run by a voting rights consultant, which is what the County did in 2021, following the most recent census.

A. BCC May Modify Districts, Ensuring Nearly Equal Population

As an initial matter, it is clear that the BCC has the authority to modify its commission districts, from time to time, via ordinance. See 124.01(3), Fla. Stat. Such a modification, however, must ensure that the districts are nearly equal in proportion to population as practicable. See 124.01(3), Fla. Stat. (“The board of county commissioners shall, from time to time, fix the boundaries of the county commissioners’ districts so as to keep them as nearly equal in proportion to population as practicable[.]”).

B. Districts May Not Be Modified Within 270 Days of Election

Additionally, the districts may not be modified in the 270 days before a regular general election for the BCC. 124.01(3) (“[C]hanges made in the boundaries of county commissioner districts pursuant to this section may not be made in the 270 days before a regular general election for the board of county commissioners.”).

C. Districts May Not Favor Candidate Based on Residential Address

Nor may the districts be drawn with the intent to favor or disfavor a candidate based on their residential address. 124.01(3) (“Districts may not be drawn with the intent to favor or disfavor a candidate for county commission or an incumbent county commissioner based on the candidate’s or incumbent’s residential address.”).

D. Notice Must Be Provided After Redistricting and Sent to State

Finally, upon adoption, the BCC must (1) provide notice of the changed boundaries in the newspaper at least once a week for two consecutive weeks; (2) do a receive and file of the proof of publication; and (3) the clerk must send a certified copy of the minutes reflecting the boundary changes to the Department of State. See 124.02(1) (notice in newspaper); 124.02(3) (proof of publication filed in minutes); 124.03(3) (certified copy to Department of State).

In addition to complying with Chapter 124, the revisions must not run afoul of State and Federal voter protection laws, including, but not limited to, the Federal Voters Rights Act. As such, as in 2021, it is recommended that the County retain an expert consultant to ensure compliance.