



PINEAPPLE PARK NEIGHBORHOOD ASSOCIATION

Neighborhood Meeting

Tuesday, Sept. 29, 2026 • 6:30 pm

The Tasting Room

1605 Clare Avenue, West Palm Beach, FL 33401

info@pineapplepark.us | www.pineapplepark.us

Join, Renew & Volunteer

Membership

\$50 per household / year

- Scan to join or renew on Zeffy
- Zeffy charges PPNA no fees — every dollar stays in the neighborhood
- Must reside within Pineapple Park boundaries
- One vote per membership



Scan to join

Questions? info@pineapplepark.us

Volunteer

Every subcommittee needs neighbors like you.



Safety & Improvements

Document safety issues · clean-ups · greenway & tree canopy



Digital & Social Media

Website content · social media · database



Sponsorships & Resources

Business outreach · grant research



Engagement & Events

Socials · holiday décor · volunteer recruiting

Sign up at www.pineapplepark.us



Agenda

Sept. 29, 2026 · 6:30 pm

The Tasting Room

01

Check-in & Greetings

6:30–7:00 pm · 30 min

Sign in, meet your neighbors, join or renew membership

02

City Updates & Q&A

Commissioner Stephen Sylvester — Downtown Master Plan & mobility

03

Howard Park Community Center

New renderings — Lorenzo Rivero, Special Projects Manager

04

Parker Ave. Traffic Calming Update

City Engineering Services update on our five requests

05

Board & Subcommittees

New structure and 2026 initiatives

06

WPB Residents Coalition

Citywide partner and what it means for Pineapple Park

07

Open Q&A · Wine & Tapas

Stay and connect with your neighbors

TONIGHT'S GUESTS

Community Leaders

10 minutes of presentation · 10 minutes of Q&A per guest



Stephen Sylvester

City Commissioner, District 5 — City of West Palm Beach

Introduction · City updates · Questions



Lorenzo Rivero

Special Projects Manager — City of West Palm Beach

Howard Park Community Center renderings



Kevin Volbrecht, P.E.

Director, City Engineering Services

Traffic calming update (provided to PPNA)



Welcome, Commissioner Stephen Sylvester

West Palm Beach City Commission — District 5

Our new City Commissioner took office in April 2026. Tonight he joins us to introduce himself, share city updates, and take questions from Pineapple Park residents.



Introduction

Meet our new District 5 Commissioner



City Updates

Projects and priorities affecting our neighborhood



Questions

Open floor for resident questions



10 min presentation • 10 min Q&A



Downtown Master Plan Update (DMPU)

A 25-year vision to direct growth to the right places, require public benefits, and protect neighborhood character.

WHERE IT STANDS

- Jul 6** Mayor pauses reviews; resident partnership launched
- Sep** Downtown Action Committee advances revised plan
- Sep 23** Planning Board unanimously recommends plan amendments
- Oct 6** Community meeting · Flagler Gallery, City Hall
- Oct 20** Planning Board discussion
- Oct 26** City Commission · first reading
- 2027** Final vote expected



Benefits

- Flagler Dr. waterfront capped at 5 stories (vs. 25 proposed); taller buildings kept inland
- Stronger affordable-housing requirements; workforce units stay affordable 30 yrs (was 20)
- Large new developments must cut projected vehicle trips 25%
- Growth focused near Brightline & Tri-Rail to protect established neighborhoods
- Goals for public realm, resilience, waterfront access & historic preservation



Challenges

- Okeechobee Blvd. already at ~98–99% of capacity
- Residents say the traffic analysis doesn't match their daily experience
- Fire-rescue concerns about taller buildings
- Construction detours, noise, dust and vibration
- Downtown housing remains costly; changes are hard to reverse once adopted

Context: downtown grew from ~1,000 homes (2007) to 9,000+ today across the 767-acre DDA area.



Transportation & Mobility



West Palm Move

New all-electric city transit — launched Sept. 2026 (replaces RideWPB)

\$1

Fixed-Route ride

8–10 min

Fixed-Route
frequency

\$2

On-Demand ride

FREE

Transfers (\$2 total)

Fixed-Route: Norton Museum ↔ Northwood Village via Clematis, CityPlace, PBA & Good Samaritan

Hours: Mon–Fri 6a–9p · Sat 8a–9p · Sun 8a–8p; On-Demand daily 6a–10p

Book: West Palm Move app, online, or 561-264-0458 (wheelchair-accessible rides)

Funding: developer contributions, mobility fees, CRA and parking fees

wpbmove.com



Downtown Mobility Fee

One-time fee on new downtown development keeps impact dollars local for transit, bike lanes & sidewalk gaps.



Fern Street connection

A third downtown entry point alongside Okeechobee & Banyan — roughly a 5-year project.



Transit-oriented growth

DMPU steers density toward Brightline & Tri-Rail and requires big projects to cut car trips 25%.



Countywide plan (PBC Moves)

Palm Beach County Transportation Master Plan coordinating safe streets & regional corridors.

QUESTIONS FOR PINEAPPLE PARK

- Does the On-Demand zone serve Pineapple Park & Howard Park?
- How will downtown growth affect Parker Ave. speeds and cut-through traffic?



CITY PROJECT UPDATE

Howard Park Community Center

New renderings presented by Lorenzo Rivero, Special Projects Manager, City of West Palm Beach

1380 Parker Ave. · Exterior view from Parker Ave.

A New Community Destination

A welcoming, single-story community facility with flexible spaces for recreation, programs and gatherings for residents of all ages — with generous shading canopies and a strong connection to the park.



Welcoming lobby



Multipurpose rooms



Café



Commercial kitchen



Staff areas & restrooms



Open-air pavilion (repurposed from existing center)

Durable • Accessible • Inviting



Exterior — from park, southeast



Exterior — from park, east • Renderings: Alfonso Hernandez Architect, LLC

Inside & Out



Exterior — pavilion



Interior — lobby



Interior — café & lobby



Interior — multipurpose room

SAFETY & IMPROVEMENTS

Parker Ave. Traffic Calming Update

Update provided by Kevin Volbrecht, P.E., Director of City Engineering Services, City of West Palm Beach

Traffic safety remains the #1 priority for Pineapple Park residents. Here is where each of our five requests stands.



1

Caroline St. update

● Preparing to go out to bid

2

Crosswalk: Dock St. & Kanuga Dr.

● City recommends Flamingo Dr. instead

3

Parker Ave. traffic & speed study

● Study complete — results inside

4

Speed-bump painting & markings

● In preparation

5

Consistent, updated street signs

● Under evaluation

1

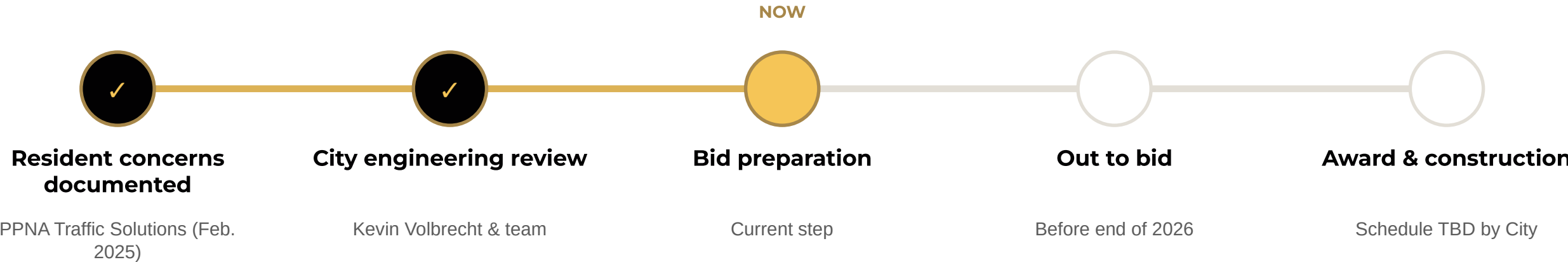
TRAFFIC CALMING • ITEM 1

Caroline St. Update

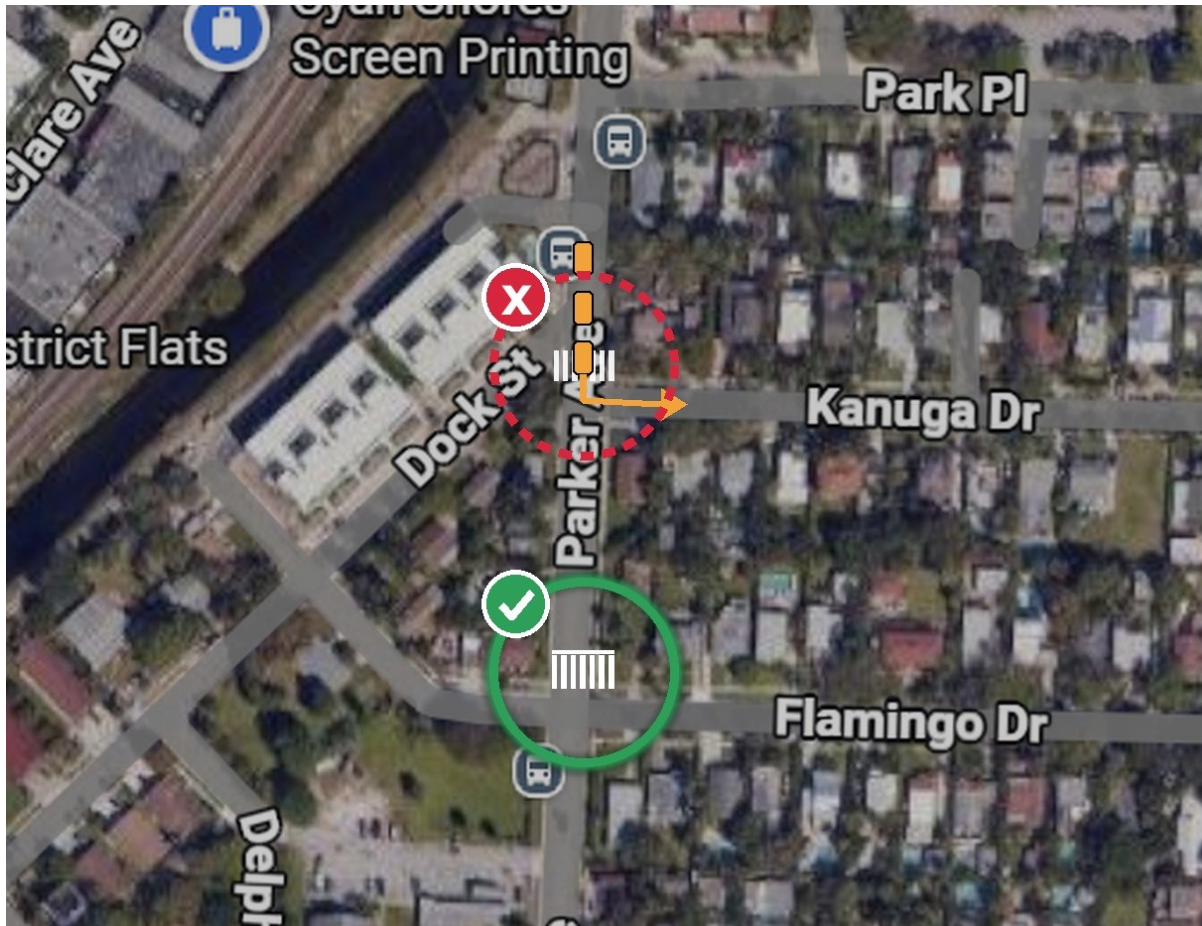


Getting ready to go out to bid before the end of 2026

City Engineering Services is preparing the Caroline St. project for bid.



Crossing Parker Ave. at the North End



Aerial: Google Maps imagery (Airbus, Maxar). Markings are conceptual; final placement by City Engineering.



Requested: Dock St. (south side) & Kanuga Dr.

Not recommended by the City

- Cars waiting to turn left onto Kanuga would likely block the crosswalk and obstruct pedestrian visibility
- Offset Dock/Kanuga intersections create extra turning conflicts



City recommendation: evaluate a crosswalk at Flamingo Dr.

- More conventional intersection crossing
- Greater separation from Park Place
- Fewer turning conflicts
- Still lets members safely cross Parker Ave. at the north end of the neighborhood

2

TRAFFIC CALMING · ITEM 2 · STREET VIEW

Parker Ave. at Flamingo Dr.

Pedestrian crossing sign & beacon

High-visibility crosswalk

ADA ramps & detectable warnings

Concept rendering for discussion only. Final design, devices and exact placement to be determined by City Engineering Services.

Parker Ave. Traffic & Speed Study



621–1,108
 vehicles per hour at peak



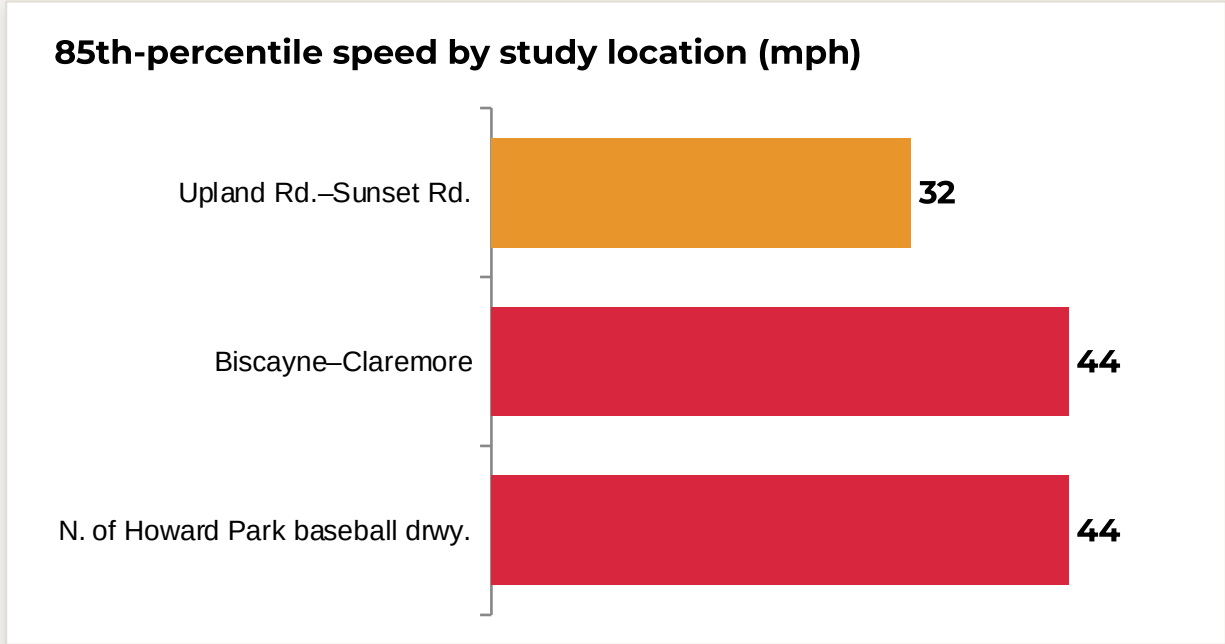
8 AM • 5 PM
 morning & evening peak hours



32 mph
 85th-percentile speed, Upland Rd.–Sunset Rd.



44 mph
 85th-percentile speed, two northern locations



SOUTH • Upland Rd. to Sunset Rd.

74.4%
 at or below 30 mph

5.5%
 over 35 mph

NORTH • Biscayne–Claremore & N. of Howard Park

~72–74%
 of vehicles over 35 mph

44 mph
 85th-percentile speed



3

TRAFFIC CALMING · ITEM 3 · HOT SPOTS

Where Speeding Is Excessive

C

North of Howard Park baseball driveway

85th %: 44 mph · ~72–74% over 35 mph

Continues north of the map

B

Biscayne Dr. to Claremore Dr.

85th %: 44 mph · ~72–74% over 35 mph

Next to Pineapple Park homes

A

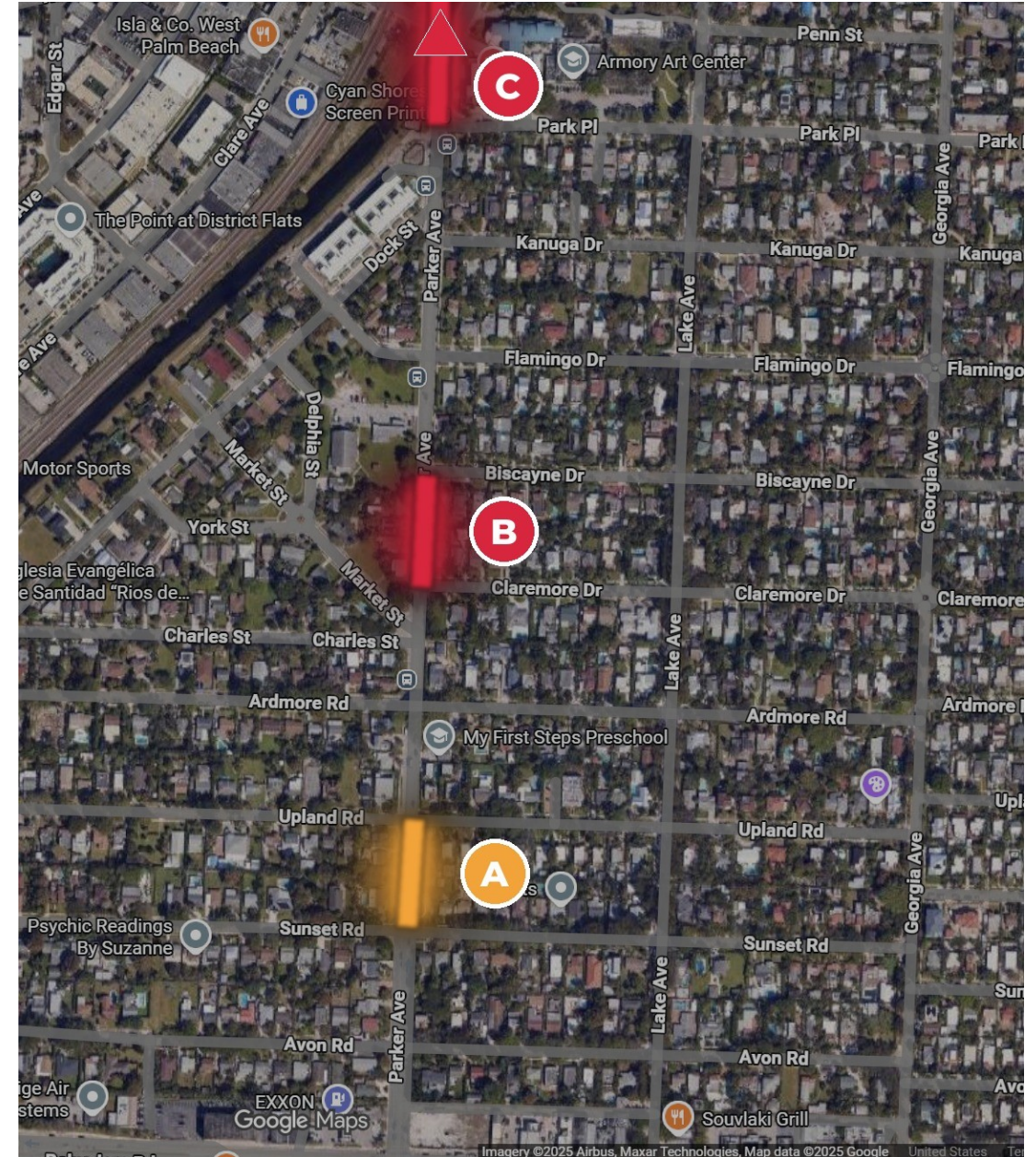
Upland Rd. to Sunset Rd.

85th %: 32 mph · 5.5% over 35 mph

74.4% at or below 30 mph

■ Excessive (85th % = 44 mph)

■ Moderate (85th % = 32 mph)



Aerial: Google Maps imagery (Airbus, Maxar). Study segments shown approximately.

Neighborhood Street Improvements

4



Speed-bump painting & markings

In preparation

“We are still in the process of getting this prepared to do.”

Clearly marked speed bumps help drivers see and slow down on our side streets.

5



Consistent & updated street signs

Under evaluation

“We are still evaluating.”

Goal: consistent, up-to-date signage throughout Pineapple Park.



2026 PPNA Board

Each board member's role and subcommittee assignment

SG PRESIDENT Shad Goetsch All subcommittees	JF VICE PRESIDENT JP Farrell Safety & Improvements	GC TREASURER Giuseppe Colella Safety & Improvements
RC SECRETARY Roxanne Cicchino Engagement & Events	AG DIRECTOR Autumn Gurrola Sponsorships & Resources	VR DIRECTOR Victor Russo Digital & Social Media
PG DIRECTOR Pete Glocker Digital & Social Media	SC DIRECTOR Dr. Sal Colombo Engagement & Events	FP DIRECTOR Francine Pellegrino Sponsorships & Resources



Four Subcommittees, Two Board Members Each

Our committees have been consolidated into four subcommittees to focus effort and share the work.



01

Safety & Improvements

Proactively identify and address neighborhood traffic, crime, infrastructure and safety concerns while enhancing our physical appearance.

BOARD MEMBERS
JP Farrell
Giuseppe Colella



02

Digital Website & Social Media

Manage all digital communications — website, social media and electronic records — so residents stay well informed.

BOARD MEMBERS
Victor Russo
Pete Glocker



03

Sponsorships & Resource Development

Identify and secure external financial and in-kind support from businesses, organizations and individuals to fund association initiatives.

BOARD MEMBERS
Francine Pellegrino
Autumn Gurrola



04

Community Engagement, Volunteers & Social Events

Cultivate community involvement by recruiting and managing volunteers, and plan engaging social events that connect neighbors.

BOARD MEMBERS
Dr. Sal Colombo
Roxanne Cicchino





SUBCOMMITTEE 01

JP Farrell · Giuseppe Colella

Safety & Improvements

Proactively identify and address neighborhood traffic, crime, infrastructure and safety concerns while enhancing our physical appearance.

KEY ACTIONS

- Primary resident contact for safety; share tips & alerts on web and social
- Liaise with police, traffic and other city departments; post updates
- Research & recommend safety initiatives (traffic calming, lighting)
- Coordinate clean-ups & beautification; be the conduit for repairs
- Scope improvements (cost & timeline), write proposals, find grants

2026 Initiatives

#	Initiative	Lead	Status / Update	Target
CONTINUING INITIATIVES — STILL IN PROGRESS				
<u>1</u>	<u>Parker Ave. traffic calming (with City Engineering)</u>	==	<u>In progress</u>	==
<u>2</u>	<u>Caroline St. project</u>	==	<u>In progress · going to bid by end of 2026</u>	==
<u>3</u>	<u>North-end crosswalk (Flamingo Dr. evaluation)</u>	==	<u>In progress · City evaluating</u>	==
<u>4</u>	<u>Speed-bump painting & consistent street signs</u>	==	<u>In progress</u>	==
NEW 2026 INITIATIVES				
<u>5</u>	<u>Stub Canal Greenway cleanup & improvements</u>	==	<u>New for 2026</u>	==
<u>6</u>	<u>Tree canopy</u>	==	<u>New for 2026</u>	==
<u>7</u>	<u>Updated trash cans with lids & doggy-bag stations</u>	==	<u>New for 2026</u>	==

Add lead and target date for each initiative before the meeting.

Stub Canal Greenway: Cleanup & Improvement



Stub Canal Greenway: Cleanup & Improvement

Turning the Stub Canal edge into a clean, shaded green space for walking, biking and gathering.



Phase 1: PPNA cleanup

Neighborhood cleanups through the SWA Adopt-A-Spot program.



Native Florida planting

Small Leaf Clusia, Gumbo Limbo, Live Oak and more.



Proposal to the City

18-page PPNA proposal to the City of West Palm Beach (May 2026).



Next step

Confirm right-of-way occupancy permit needs for the SFWMD C-51 canal.



Use WPB Key for City Service Requests

The City’s free app and web portal — the fastest way to get neighborhood issues on the City’s work list.

1

Get WPB Key

Download “WPBKey” from the App Store or Google Play, or go to wpbkey.wpb.org. Sign in / register.



2

Create a request

Tap Create Service Request, pick a category, drop the location and add a photo.

3

Track it

You get a tracking number showing which department has it — plus scheduled and completion dates for street repairs.

EXAMPLES OF WHAT YOU CAN REQUEST



Street & Traffic

Streetlight out · pothole · street or sidewalk repair · damaged traffic sign



Traffic Engineering

Request a new traffic sign or new traffic-calming devices



Sanitation & Dumping

Missed or bulky-item pickup · new container · illegal dumping



Code & Property

Abandoned vehicles · business & private property complaints · code inspection



Parks Maintenance

Tree trimming · fields · restrooms · drinking fountains



Water & Stormwater

Water distribution · wastewater · stormwater & drainage

Also: parking, zoning, permits, recreation, library, water billing & post-hurricane reports.



No app? Call the City Hotline **(561) 822-2222** · Emergencies: call 911

Share your tracking # with PPNA (info@pineapplepark.us) so our Safety & Improvements team can follow up.





SUBCOMMITTEE 02

Victor Russo · Pete Glocker

Digital Website & Social Media

Manage all digital communications — website, social media and electronic records — so residents stay well informed.

KEY ACTIONS

- Maintain a user-friendly, accessible neighborhood website
- Send all email communications and newsletters
- Manage digital records on a shared drive
- Implement efficiency tools (Zeffy membership, forms)
- Content calendar, timely responses, Resident Corner spotlights

2026 Initiatives

#	Initiative	Lead	Status / Update	Target
1	Website & email newsletter	—	✓ Updated newsletter & website content	—
2	Zeffy membership, events & sponsorships	—	In progress · updating Zeffy for sponsorships	—
3	Content calendar & blog	—	✓ Updated content calendar & blog	—
4	Shared-drive records system	—	✓ Shared drive created	—

Add lead and target date for each initiative before the meeting.

2026 Initiatives

#	Initiative	Lead	Status / Update	Ta
1	2027 business sponsorship letter (\$100 / \$250 / \$500 tiers)	—	✓ Letter drafted	
2	“Friends of Pineapple Park” static-cling decal (6 × 2 in)	—	✓ Decal designed · print-ready	

2027 BUSINESS SPONSORSHIP PROGRAM

\$100

per year

\$250

per year

\$500

per year



Static-cling door decal · 6 × 2 in

- Logo on www.pineapplepark.us
- “Friends of Pineapple Park” door decal
- Logo in the PPNA newsletter
- \$500 sponsors introduced at neighborhood meetings



SUBCOMMITTEE 03

Francine Pellegrino · Autumn Gurrola

Sponsorships & Resource Development

Identify and secure external financial and in-kind support from businesses, organizations and individuals to fund association initiatives.

KEY ACTIONS

- Create sponsorship packages for events, projects and needs
- Build relationships with nearby businesses
- Manage sponsor relationships and deliver sponsor benefits
- Explore city grants and other funding sources
- Partner with every subcommittee on its resource development needs



SUBCOMMITTEE 04

Dr. Sal Colombo · Roxanne Cicchino

Community Engagement, Volunteers & Social Events

Cultivate community involvement by recruiting and managing volunteers, and plan engaging social events that connect neighbors.

KEY ACTIONS

- Build a volunteer database (skills & interests) with Digital
- Recruit volunteers and match them to projects; track hours
- Volunteer appreciation events and recognition
- Social event calendar, planning, budgets and permits
- Gather resident feedback after each event

2026 Initiatives

#	Initiative	Lead	Status / Update	Target
1	Volunteer database & recruitment drive	—	<i>Update needed</i>	—
2	Fall social & membership drive	—	<i>Update needed</i>	—
3	Halloween & holiday lights / lamp-post decorations	—	<i>Update needed</i>	—
4	Volunteer appreciation	—	<i>Update needed</i>	—

Add lead, status and target date for each initiative before the meeting.



COMMUNITY ENGAGEMENT · HOLIDAY SEASON

Pineapple Trick & Treat

Saturday, Oct. 31

Light a pineapple to show trick-or-treaters your home is participating — a glowing welcome that is uniquely Pineapple Park.

- Display pineapple lights in your yard or porch
- Help us map participating homes
- Volunteer at www.pineapplepark.us

Deck the Poles

Holiday lights and decorations on our refurbished lamp posts — alongside the new Pineapple Park welcome banners.

Thank you to the PPNA Improvements Committee
led by Giuseppe Colella, for their hard work and dedication in seeing this project through.

A special note of appreciation to Ancora Construction for generously donating the labor to make the lamp post refurbishment possible.



Holiday Lights





CITYWIDE PARTNER

wpbrc.org

West Palm Beach Residents Coalition

"A citywide, non-partisan coalition giving West Palm Beach residents a coordinated voice on growth, development, infrastructure, resilience, transparency, and quality of life."

- 501(c)(4) social-welfare organization
- Board drawn from neighborhood associations across the city
- Complements neighborhood associations — it doesn't replace them

Join: wpbrc.org/join · Calendar: wpbrc.org/events

WPB RESIDENTS COALITION

Benefits to PPNA



A stronger citywide voice

Parker Ave. traffic, flight paths and development carry more weight when neighborhoods speak together.



Development & Neighborhood Tracker

Interactive map to follow projects and hearings that affect Pineapple Park.



Aligned committees

Traffic & Parking and Crime & Safety committees match our Safety & Improvements work.



Independent studies

Planned citywide mobility and infrastructure studies to back up our traffic-calming asks.



Know which hearings matter

Calendar of public meetings, forums and hearings worth showing up for.



Shared resources

Resident advocacy, education and a network of neighborhood leaders.

Thank you

Questions & open discussion



Stay for wine & tapas — available for purchase at The Tasting Room.

info@pineapplepark.us | www.pineapplepark.us

