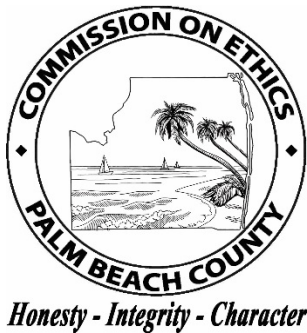




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News Release

For immediate release:
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August 7, 2026
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Summary of Palm Beach County Commission on Ethics Meeting Held on August 6, 2026

The Palm Beach County Commission on Ethics (COE) took the following action at its monthly public meeting held on August 6, 2026.

The COE heard one complaint in executive session. The complete file will be posted on the COE's website within seven days at: <http://www.palmbeachcountyethics.com/complaints.htm>.

C26-001: After reviewing the report of investigation, the probable cause statement, and considering the COE advocate's recommendation, the COE adopted the recommendation thereby making a finding of no probable cause and dismissing the complaint.

The COE approved three advisory opinions. The full opinions will be available on the COE's website within seven days at: <https://www.palmbeachcountyethics.com/coepub/>.

RQO 26-014: Does a board member's service on the Delray Beach Downtown Development Authority (DDA) create a conflict of interest under the Palm Beach County Code of Ethics (Code) when the board member's outside business represents the owner of the building in which the DDA is a tenant and the building is being sold?

COE ANSWER: Based on the facts presented, and considering the nature of the transaction involved, there does not appear to be an identifiable conflict of interest between the purchase and sale of the building in which the DDA leases office space and his service on the DDA board, even though his outside business represents the owner of the building in which the DDA is a tenant. The analysis turns on the fact that no aspect of the transaction, including whether the sale of the building occurs, will come before the DDA board for review, approval, or any other official action. Although the DDA may have an interest in the potential effects of a change in ownership because it leases office space in the building, the DDA is essentially a bystander in the transaction and has no role in the transaction itself.

RQO 26-015: Does the Code prohibit a person from serving on both the Delray Beach Downtown Development Authority and the City of West Palm Beach Planning Board?

COE ANSWER: Based on the facts presented, the Code does not prohibit simultaneous service on two separate and independent municipal boards, nor does such dual service alone create a per se conflict of interest. A conflict would arise if he were to use his official position on either board to give a special financial benefit to any prohibited person or entity listed in the Code or otherwise violate another provision of the Code.

RQO 26-016: What restrictions does the Code place on a board member of the Delray Beach Downtown Development Authority (DDA) when the member also serves on the board of the Delray Beach Concours Foundation (CF), a local non-profit organization?

COE ANSWER: Based on the facts presented, the Code does not prohibit simultaneous service on the boards of directors of the DDA and CF. However, a conflict would arise if he were to use his official position as a DDA board member to give a special financial benefit to himself, CF, or any other prohibited person or entity, or otherwise violate another provision of the Code. The guidance provided in this opinion must be carefully followed, including abstaining from voting and filing a voting conflict form (Form 8B) where required.

A detailed explanation of all agenda items is available at
<http://www.palmbeachcountyethics.com/meetings.htm>.

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