

**PLANNING BOARD MEETING AGENDA
CITY OF WEST PALM BEACH
Wednesday, November 28, 2018**

TIME: 6:00 p.m.

**PLACE: City Commission Chambers
City Center, 401 Clematis Street**

I. Call to Order/Roll Call

II. [Minutes](#)

III. Report from the Planning Staff

IV. Remarks by the Chairperson

V. Declaration of Ex-Parte Communication

VI. Public Hearing

A. Swearing in of the Speakers

B. Continued Cases

1. **[Planning Board Case Nos. 1060JJ&1060KK](#)**: A two-part request by Carlos Florian of Kimley-Horn and Associates, Inc., on behalf of Brandsmart USA of West Palm Beach, Inc., for the following:

PB Case No. 1060JJ: The approval of a Major Planned Development Amendment to the Brandsmart U.S.A. Commercial Planned Development (CPD) to create a master plan and to establish development regulations to permit the subdivision of the overall site. The requested development regulations include waivers to the General Commercial development standards outlined in the Zoning and Land Development Regulations, including landscape, parking, floor area ratio and signage.

PB Case No. 1060KK: The approval of a Major Subdivision to replat Tract 1 of the Brandsmart U.S.A. at West Palm Beach plat to create five (5) development tracts, two (2) stormwater tracts, one (1) parking and buffer tract, and one (1) roadway tract.

The approximately 17.66 acre property is located at 751 West Executive Center Drive within Commission District No. 3 – Commissioner Paula Ryan.

Case Manager: Eric Schneider, AICP, Principal Planner
Phone: (561) 822-1446
E-mail: eschneider@wpb.org

C. Planning Board Cases

1. **Planning Board Case Nos. 1702C**: A request by Colleene Walter of Urban Design Kilday Studios, on behalf of Florida Power & Light Co., for a Major Development of Significant Impact (DSI) Amendment to the Florida Power & Light Distribution Control Center DSI to construct a 7,207 square foot commissary building.

The subject 9.77 acre site is located at 4217 Upthegrove Lane within Commission District No. 2 – Commissioner Cory Neering.

Case Manager: Paul Greilich, AICP, Senior Planner
Phone: (561) 822-1443
E-mail: pjgreilich@wpb.org

2. **Planning Board Case Nos. 1338C and 1248FF**: A two-part request by Alexander Ahrenholz of Cotleur & Hearing, on behalf of Joseph L. Morse Health Center, Inc., for the following:

PB Case No. 1338C: A Major Planned Development amendment to dissolve the Children's Place at Homesafe Community Service Planned Development (CSPD).

PB Case No. 1248FF: A Major Planned Development Amendment to expand the boundaries of the MorseLife CSPD to incorporate the area that was previously the Children's Safe at Homesafe CSPD and to update the MorseLife CSPD master plan to convert the temporary sales trailer into a permanent office building.

Location: The approximately 9.9 acre Children's Place at Homesafe parcel is located at 4888 North Haverhill Road and the approximately 36.12 acre MorseLife campus is located at 4847 David Mack Drive (f.k.a Fred Gladstone Drive), within Commission District 4 – Commissioner Keith James.

Case Manager: Eric Schneider, Principal Planner
Phone: (561) 822-1446
E-mail: eschneider@wpb.org

3. **Planning Board Case Nos. 1799 and 1799A**: A two-part request by Joe Verdone of Carlton Fields, on behalf of Flagler Residential, LLC, for the following:

PB 1799: A rezoning from a Professional Office Residential (POR) zoning designation to a Multifamily High Density (MF32) Residential zoning designation.

PB 1799A: A rezoning from a Multifamily High Density (MF32) Residential zoning designation to a Residential Planned Development (RPD) zoning designation to create the 1309 South Flagler Drive RPD, a 24-story, 42-unit residential tower, with waivers.

Location: The approximately 1.38 acre site is located at 1309 and 1311 South Flagler Drive, within Commission District No. 3 – Commissioner Paula Ryan.

Case Manager: Eric Schneider, Principal Planner
Phone: (561) 822-1446
E-mail: eschneider@wpb.org

4. **Planning Board Case No. 1674C:** A request by Brian M. Seymour, Esq. and Joshua I. Long, AICP, of Gunster, on behalf of Norton Gallery & School of Art, Inc. for a Major Subdivision to replat ±8.54 acres located on the southeast corner of Jefferson Road and South Dixie Highway, and the northwest corner of Palm Street and South Dixie Highway.

Location: The approximately 8.54 acre site is generally located at 1450 South Dixie Highway, within Commission District No. 3 – Commissioner Paula Ryan.

Case Manager: John P. Roach, AICP, Principal Planner
Phone: (561) 822-1448
E-mail: jroach@wpb.org

5. **Planning Board Case No. 1111UU:** A request by Joni Brinkman, or Urban Design Kilday Studios, on behalf of Palm Beach Atlantic University, Inc., for a Major Amendment to the Palm Beach Atlantic University (PBAU) Community Service Planned Development (CSPD) to amend the Master Plan and provide for the construction of a student dormitory, consisting of 154 rooms (510 beds), at the northeast corner of South Dixie Highway and Pembroke Place.

Location: The affected area consists of approximately 0.89 acres and is located at 300-310 Okeechobee Boulevard, within Commission District No. 3 – Commissioner Paula Ryan.

Case Manager: John P. Roach, AICP, Principal Planner
Phone: (561) 822-1448
E-mail: jroach@wpb.org

D. Code Revision Cases

E. Other Business

VII. Unfinished Business

VIII. New Business

1. Election of Officers

IX. Adjournment

All interested parties may appear at the above Public Hearing at the stated time and place and be heard with respect thereto. Please be advised that should any interested person seek to appeal any decision made by the Planning Board with respect to any matter considered at such hearing, such person will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which an appeal is to be based.

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 working days prior to any proceeding, contact the City Clerk's office, 401 Clematis Street, West Palm Beach, Florida 33401, {(561) 822-1210}.

Exact legal descriptions of the property involved may be obtained from the Planning Division of the City of West Palm Beach.

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