

**PLANNING BOARD MEETING AGENDA  
CITY OF WEST PALM BEACH  
Tuesday, April 17, 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**

**C. Planning Board Cases**

1. **[Planning Board Case No. 862Y](#)**: A request by Josh Nichols, LEED AP, of Schmidt Nichols, on behalf of CHR West Palm Beach, LLC, for a Major Amendment to the Northpoint Commercial Planned Development (CPD) to add 11,000 square feet and ten (10) assisted living beds to the existing facility, The Rehab Center of the Palm Beaches.

Location: The subject property, consisting of ±7.49 acres, is located at 301 Northpoint Parkway, within Commission District No. 2 – Commissioner Cory Neering.

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

2. A City-initiated request for the following:

**[Planning Board Case No. 1788](#)**: A text amendment to the Future Land Use Element of the City's Comprehensive Plan to amend Future Land Use Policy 1.1.3 in order to create a new Commercial Mixed Use (CMX) Future Land Use designation.

**Planning Board Case No. 1788A**: A text amendment to Chapter 94 (Zoning and Land Development Regulations) of the City's Code of Ordinances, to establish the Commercial Mix Use (CMX) District and corresponding development regulations.

Location: The new Future Land Use (FLU) Designation and Zoning District are only applicable to properties currently zoned General Commercial (GC) and located east of I-95 citywide and in the area east of Australian Avenue between Okeechobee Boulevard and Belvedere Road.

Case Managers: Angella Vann, Planning & Zoning Administrator  
Alex Hansen, Comprehensive Planner  
Paul Greilich, Senior Planner  
Phone: (561) 822-1435  
E-mail: [ajones-vann@wpb.org](mailto:ajones-vann@wpb.org), [ahansen@wpb.org](mailto:ahansen@wpb.org) and [pgreilich@wpb.org](mailto:pgreilich@wpb.org)

**D. Code Revision Cases**

**E. Other Business**

**VII. Unfinished Business**

**VIII. New Business**

**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.

**PUBLISH: The Palm Beach Post  
Saturday, April 7, 2018**