

**PLANNING BOARD MEETING AGENDA
CITY OF WEST PALM BEACH
Tuesday, May 15, 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 Nos. 1111OO, 1111PP and 1111QQ](#)**: A request by Joni Brinkman, of Urban Design Kilday Studios, on behalf of Palm Beach Atlantic University, Inc., for the following:

Case No. 1111OO: A Future Land Use (FLU) Map Amendment to change the FLU designation of two (2) parcels (labeled as Parcels A and C on the location map), totaling ±1.322 acres, from Multifamily (MF) to Community Service (CS); and

Case No. 1111PP: A Rezoning to change the zoning designation of three (3) parcels (labeled as Parcels A, B, and C on the location map), totaling ±2.199 acres, from Multifamily High Density (MF32) Residential, Community Service (CS), and Neighborhood Commercial (NC) to Community Service Planned Development (CSPD); and

Case No. 1111QQ: A Major Amendment to the Palm Beach Atlantic University CSPD to expand the boundaries of the CSPD to include three (3) additional parcels (labeled as Parcels A, B, and C on the location map), totaling ±2.199 acres, and amend the Master Plan accordingly.

Location: The subject properties, totaling ±2.199 acres, are generally located between South Dixie Highway and South Flagler Drive, south of 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

2. **Planning Board Case Nos. 1445FF and 1445GG:** A request by Brian M. Seymour, Esq., and Joshua I. Long, AICP, of Gunster, on behalf of TRG North Flagler Venture, Ltd. And RSBC Real Est, for the following:

Case No. 1445FF: A Major Amendment to The Marina Commercial Marine Planned Development (CMPD) to modify the Design Guidelines; and

Case No. 1445GG: A Level III Site Plan Review for the development of Permissible Building Areas (PBAs) #1, #2, and #3 within The Marina CMPD, providing for the construction of 399 multifamily dwelling units and approximately 2,389 square feet of non-residential uses.

Location: The Marina CMPD, consisting of a total of ±18.96 acres, is located on the east side of North Flagler Drive, between 38th Street and 44th Street, within Commission District No. 1 – Commissioner Kelly Shoaf.

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

D. Code Revision Cases

1. **Code Revision Case No. 16-11:** A City-initiated request for a text amendment to the City's Zoning and Land Development Regulations including: Article IX, Section 94-272 Permitted Use Table, Table IX-1 to allow for Medical Marijuana Dispensary as a permitted use subject to extra requirements in the Neighborhood Commercial (NC), General Commercial (GC), Industrial (I), Industrial Light (IL), Community Service (CS), and Northwood Mixed Use (NMUD) zoning districts, Article XIX, Definitions. Proposed text amendments to Chapter 94 will add a new use category Medical Marijuana Dispensary.

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

2. **Code Revision Case No. 18-05:** A city-initiated request for a text amendment to the City's Zoning and Land Development Regulations, Section 94-106(a), General uses with special requirements allowing Medical Marijuana Dispensaries within the downtown area with certain conditions.

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

3. **CRC Case No. 18-02:** A request by Alfonso Hernandez of Alfonso Hernandez Architect, LLC on behalf of 300 PBL Development LLC for a text amendment to the City's Zoning and Land Development Regulations Article IV, Downtown Master Plan, Table IV-11: Curb Cuts and passenger Loading and Drop-off standard to allow porte-cochere within the Bresford Park District.

Affected properties are located within the Downtown Master Plan area, within Commission District No. 3 - Commissioner Paula Ryan.

Case Manager: Ana Maria Aponte, City Urban Designer
Phone: (561) 822-1439
E-mail: aaponte@wpb.org

4. **PB Case No. 1794, 1794A and 1794B :** A City-initiated request for the following:

Case No. 1794: A request for an amendment to the Downtown Master Plan Element of the Comprehensive Plan in association with the creation of the new Okeechobee Business District within the Downtown Master Plan.

Case No. 1794A: A request to create the new Okeechobee Business District which includes all the properties located between Okeechobee Boulevard, Lakeview Avenue, Flagler Drive and Rosemary Avenue. The new district will amend the Downtown Master Plan Zoning Atlas.

Case No. 1794B: A request for an amendment to the Zoning and Land Development Regulations Article IV Downtown Master Plan in association with the proposal to create the new Okeechobee Business District, and promote the construction of Class A office downtown.

Affected properties are located within the Downtown Master Plan area, within Commission District No. 3 - Commissioner Paula Ryan.

Attachment to Staff report: Fishkind Final Report.

Case Manager: Ana Maria Aponte, City Urban Designer
Phone: (561) 822-1439

E-mail: aaponte@wpb.org

5. **PB Case No. 950EEEEEE**: A City-initiated request for a Major Planned Development amendment to the CityPlace Commercial Planned Development to adopt development regulations for the two blocks located between Okeechobee Boulevard and Lakeview Avenue, Rosemary Avenue and Dixie Highway.

Location: The approximately 4.34 acre area is within the 82 acre CityPlace Development of Regional Impact and located between Okeechobee Boulevard and Lakeview Avenue, Rosemary Avenue and Dixie Highway.

The subject properties are located within Commission District No. 3 - Commissioner Paula Ryan.

Attachment to Staff report: Fishkind Final Report.

Case Manager: Ana Maria Aponte, City Urban Designer
Phone: (561) 822-1439
E-mail: aaponte@wpb.org

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.

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