

**PLANNING BOARD MEETING AGENDA  
CITY OF WEST PALM BEACH  
Tuesday, June 16, 2020**

**TIME:** 6:00 p.m.

**PLACE:** Due to COVID-19, and pursuant to Florida's Executive Order 20-69, and City of West Palm Beach's Executive Orders 2020-05 and 2020-09, the meeting will be held virtually via Zoom video conferencing.

The Public Hearing will be streamed live and available for viewing in the City Commission Chambers located at City Center - 401 Clematis Street, on the condition that social distancing be practiced. The ability to make public comment will be available in the adjacent Flagler Gallery.

If you prefer to access the meeting remotely, you may do so through Zoom via the following:

- Web: <https://zoom.us/j/95294542143>
- Telephone: 1-888-475-4499 (Toll Free) or 1-877-853-5257 (Toll Free)  
Webinar ID: 952 9454 2143

Or through the usual media channels:

- Live on WPB TV18 (Comcast)
- City Website: <https://bit.ly/3fx6B0O>
- YouTube: <https://bit.ly/2WIp0PG>
- Facebook: [www.facebook.com/CityofWPB/](http://www.facebook.com/CityofWPB/)
- Twitter: <https://bit.ly/2YPA8Nr>

Accessing the meeting through Zoom does not require the purchase or download of additional software or equipment.

For those participating remotely and wishing to make public comment (not to exceed three minutes) either before or during the meeting, comments may be submitted via the following:

- Voicemail: 561-320-6451
- Video or Email: Submit a video recording or email to [PBPublicComment@wpb.org](mailto:PBPublicComment@wpb.org)
- Online Comment Form: [www.wpb.org/publiccomments](http://www.wpb.org/publiccomments)
- If accessing the meeting via Zoom, you may also offer public comment through the "Q&A" feature (not available if you're only connected by phone) or using the "Raise Hand" feature (Press \*9 if you're only connected by phone).

**I. Call to Order/Roll Call**

**II. Approval of**

- a. Minutes for May 19, 2020

**III. Report from the Zoning 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**

**D. Code Revision Cases**

- 1. **Planning Board Case Nos. 1858 and 1858A:** A City-initiated request for the following:

**Case No. 1858:** A text Amendment to the Downtown Master Plan Element of the Comprehensive Plan modifying Policy 1.1.1 and Policy 3.1.3 in relation to the Northwest Neighborhood District and the Quadrille Business District; and

**Case No. 1858A:** A text amendment to Chapter 94, Article IV (Downtown Master Plan), Section 94-119 Quadrille Business District; Section 94-128 Northwest Neighborhood District; Section 94-131 Incentive Programs; Section 94-133 Special District Incentives; Section 94-134 Affordable Housing Incentive Program; Table IV-45 Building Requirements-QBD-5-15 Story Receiving Site; Table IV-46 Building Requirements-QBD-3-15 Story Receiving Site; and Figure IV-35 TDR Sending and Receiving Sites; and creating Table IV-58A Building Requirements-NWD-3-8 Story Receiving Site, to promote the redevelopment of the Rosemary corridor within the Northwest Neighborhood District, and the Banyan Boulevard corridor within the Quadrille Business District.

The subject districts are located within the Downtown Master Plan area, within Commission District No. 3 – Commissioner Christy Fox.

Case Manager: Ana Maria Aponte, City Urban Design Designer  
Phone: (561) 822-1439  
Email: [aaponte@wpb.org](mailto:aaponte@wpb.org)

**E. Other Business**

**VII. Unfinished Business**

**VIII. New Business**

**IX. Adjournment**

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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