

**PLANNING BOARD MEETING AGENDA  
CITY OF WEST PALM BEACH  
Tuesday, November 17, 2020**

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

**PLACE:** Due to COVID-19, and pursuant to the 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/96541735539>
- Telephone: 1-888-475-4499 (Toll Free) or 1-877-853-5257 (Toll Free)  
Webinar ID: 965 4173 5539

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 October 20, 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**

1. **Planning Board Case No. 1248HH**: A request by David Milledge, Esq., of Cotleur & Hearing, on behalf of MorseLife Housing Corporation, Inc., and Tradition of the Palm Beaches, Inc., for a Major Planned Development amendment to the MorseLife Community Service Planned Development to add two buildings, totaling approximately 37,232 square feet, for Hospice Care and the PACE program, and related site improvements, including updates to the campus master plan and development regulations.

Location: The requested improvements to the approximately 46.04 acre MorseLife CSPD are generally located at 4888 North Haverhill Road, within Commission District No. 4 - Commissioner Joseph Peduzzi.

Case Manager: Eric Schneider, AICP, Principal Planner

Phone: (561) 822-1446

E-mail: [eschneider@wpb.org](mailto:eschneider@wpb.org)

2. **Planning Board Case No. 1712C**: A request by Jon E. Schmidt of Schmidt Nichols, on behalf of 2000 SDH, LLC and 2100 SDH, LLC, for a rezoning to change the zoning designation of the subject property from General Commercial (GC) to Commercial Planned Development (CPD), request waivers from the Zoning and Land Development Regulations (ZLDRs), and to provide for the construction of a mixed-use development consisting of a six (6) screen 600-seat theatre; 58 residential dwelling units; 6,910 square feet of restaurant; and 8,748 square feet of retail.

Location: The subject property, consisting of approximately 1.81 acres, is

located just east of South Dixie Highway, between Flamingo Drive and Cordova Road, within Commission District No. 5 – Commissioner Christina Lambert.

Case Manager: Linda Louie, AICP, Senior Planner  
Phone: (561) 822-1458  
E-mail: [llouie@wpb.org](mailto:llouie@wpb.org)

#### **D. Code Revision Cases**

1. **CRC 20-04:** A request by Harvey E. Oyer, III of Shutts and Bowen, LLP on behalf of N Railroad Commercial LLC for an amendment to Chapter 94 Article IV Downtown Master Plan, Section 94-105 Use requirements and Table IV-2: Permitted Use Table for DMP and Table IV- 3: Permitted Use Table for DMP, and Section 94-124 Industrial Chic District, Table IV-28 Building Requirements ICD-5 and Table IV-29 Building Requirements ICD-2 to modify permitted uses within the Industrial Chic District-5 and Brelsford Park District-R and remove the density limitations within the ICD.

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)

2. **CRC 20-05:** A request by the City of West Palm Beach and Palm Beach County for an amendment to Chapter 94 Article IV Downtown Master Plan, Section 94-104 Prior development approvals to modify the language regarding the length of time granted to replace a nonconforming structure destroyed by windstorm, flood, fire or other natural disaster.

The amendment would apply within the entire Downtown Master Plan area, within Commission District No. 3- Commissioner Christy Fox.

Case Manager: Rick Greene, Development Services Director  
Phone: (561) 822-1455  
Email: [RGreene@wpb.org](mailto:RGreene@wpb.org)

#### **VII. Other Business**

#### **VIII. Unfinished Business**

#### **IX. New Business**

## **X. 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, TTY: (800) 955-8771}.

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, November 7, 2020**