

**PLANNING BOARD MEETING AGENDA
CITY OF WEST PALM BEACH
Tuesday, March 16, 2021**

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/91996867388>
- Telephone: 888.475.4499 or 877.853.5257 | Webinar ID: 919 9686 7388

Or through the usual media channels:

- Live on WPB TV18 (Comcast)
- City Website: <https://bit.ly/3fx6B00>
- YouTube: <https://bit.ly/2WIp0PG>
- Facebook: 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 at 561.320.6451
- Sending an email or video recording to PBPublicComment@wpb.org
- Completing a form on the City's website at 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 February 16, 2021

III. Report from the Planning Division 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. 1624FF:** A request by Joni Brinkman, of Urban Design Studio, on behalf of Banyan Cay Resort & Golf LLC, for a Major Amendment to the Banyan Cay RPD/CPD to modify the Design Guidelines, specifically with regard to the required elements for the parking garage.

Location: The entire Banyan Cay RPD/CPD consists of ±119.53 acres and is located at 3100-3200 North Congress Avenue, within Commission District No. 1 – Commissioner Kelly Shoaf.

Case Manager: John P. Roach, AICP, Principal Planner
Phone: 561.822.1448 | TTY: 800.955.8771
E-mail: jroach@wpb.org

2. **Planning Board Case Nos. 1736, 1736A and 1736B:** A three-part request by Kevin McGinley of LRMI, on behalf of Military Brake and Alignment Services, Inc., for the following:

Case No. 1736: A voluntary annexation to annex a 0.17-acre parcel located in Unincorporated Palm Beach County into the City Limits of the City of West Palm Beach (the “subject property”).

Case No. 1736A: A Future Land Use (FLU) Map Amendment to change the FLU designation of the subject property from County Commercial High (CH/8) to City Commercial (C).

Case No. 1736B: A Rezoning from County General Commercial (CG) to
Location: The approximately ±0.17-acre parcel is located at 4449 12th Street, within Commission District No. 2 – Commissioner Cory Neering.

Case Manager: Linda M. Louie AICP, Senior Planner
Phone: 561.822.1458 | TTY: 800.955.8771
E-mail: llouie@wpb.org

D. Code Revision Cases

1. **Case No. PB 1882:** A City-initiated request for a text Amendment to the Downtown Master Plan (DMP) Element of the Comprehensive Plan modifying Policy 2.4.2 and Policy 3.1.3 in relation to the creation of a new Housing Incentive program for the downtown area.

The amendment will affect properties within the Downtown Master Plan area, within Commission District No. 3– Commissioner Christy Fox.

Case Manager: Ana Maria Aponte, City Urban Designer
Phone: (561) 822-1439 | TTY: (800) 955-8771
Email: aaponte@wpb.org

VII. Other Business

VIII. Unfinished Business

IX. New Business

- A. Organizational Meeting – Election of Vice-Chairperson

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, March 6, 2021