

**PLANNING BOARD MEETING AGENDA
CITY OF WEST PALM BEACH
Tuesday, April 20, 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/98376493038>
- Telephone: 888.475.4499 or 877.853.5257 | Webinar ID: 983 7649 3038

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/
- 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 Nos. 1824, 1824A & 1824B:** A three-part request by Josh Nichols of Schmidt Nichols, on behalf of Grace Fellowship of West Palm Beach, Inc., for the following:

PB 1824: The annexation of two parcels totaling approximately 27.4 acres.

PB 1824A: The assignment of a Future Land Use designation of Community Service (CS) for approximately 24.5 acres and Commercial (C) for approximately 2.9 acres of the annexed parcels.

PB 1824B: The assignment of a Zoning designation of Community Service (CS) for approximately 24.5 acres and General Commercial (GC) for approximately 2.9 acres of the annexed parcels.

Location: The approximately 27.4 acre site is located at 8304 and 8350 Okeechobee Boulevard, and after annexation it will be located within Commission District No. 4 – Commissioner Joseph Peduzzi.

Case Manager: Eric Schneider, AICP, Principal Planner
Phone: 561.822.1446 | TTY: 800.955.8771
E-mail: eschneider@wpb.org

2. **Planning Board Case No. 1693H:** A request by Joni Brinkman, of Urban Design Studio, on behalf of 3111 Prospect Place Equities LLC, for a Major Amendment to the 3111 South Dixie Commercial Planned Development (CPD) to:

- Change the name of the Planned Development (PD) to Casa Mara;

- Modify a condition in the Development Order that currently limits the square footage of restaurants; and
- Increase the amount of the parking waiver previously granted.

Location: The subject property, consisting of ±9.32 acres, is located at 3111 South Dixie Highway, within Commission District No. 5 – Commissioner Christina Lambert.

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

D. Code Revision Cases

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.

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