

**PLANNING BOARD MEETING AGENDA  
CITY OF WEST PALM BEACH  
Tuesday, June 15, 2021**

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***NOTICE REGARDING PUBLIC COMMENTS***

For those wishing to make public comment, you may do so in-person during the meeting, or submit your comments to the Planning Division **no later than 2:00pm on June 15, 2021**, via the following:

- Leaving a voicemail (not to exceed 3 minutes) at 561.320.6451;
- Sending an email or video recording (not to exceed 3 minutes) to [PBPublicComment@wpb.org](mailto:PBPublicComment@wpb.org); or
- Completing a form on the City's website at [www.wpb.org/publiccomments](http://www.wpb.org/publiccomments).

Please be sure to indicate the Case No. for the item you are submitting comments for.

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

**PLACE:** Commission Chambers  
City Center, 401 Clematis Street

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

**II. Approval of**

- a. **Minutes for May 18, 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. 1624BB, 1624CC and 1624DD:** A request by Joni Brinkman, of Urban Design Studio, on behalf of ECI-Palm Beach, LLC, for the following:

**PB Case No. 1624BB:** A Future Land Use (FLU) Map Amendment to change the FLU designation of ±4.15 acres from Multifamily (MF) to Commercial East (CE);

**PB Case No. 1624CC:** A Rezoning to change the zoning designation of ±4.15 acres from Residential Planned Development (RPD) to General Commercial (GC), with a further rezoning to Commercial Planned Development (CPD); and

**PB Case No. 1624DD:** A Major Amendment to the Banyan Cay Residential/Commercial Planned Development (RPD/CPD) to expand the boundaries of the RPD/CPD to include an additional ±4.15 acres, grant waivers to the City's Zoning and Land Development Regulations, and amend the master plan and design guidelines accordingly, to provide for the construction of a multifamily residential development.

Location: The approximately 4.15-acre property is located at 2101 Presidential Way, and the Banyan Cay RPD/CPD is located at 2300 Presidential Way, within Commission District Nos. 1 & 3 – Commissioners Kelly Shoaf and Christy Fox, respectively.

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

2. **Planning Board Case No. 692W:** A request by E. C. Fennel, P.A., for a Major Amendment to the Congress Crossings Commercial Planned Development (CPD) to allow for the construction of two (2), two-story office buildings totaling 34,600 square feet of professional office space on Lots 6, 7, and 8.

Location: The subject property, 4400 Beacon Circle is located inside the Congress Crossings CPD. The approximately 3.5-acre site is located on the southeastern side of 45<sup>th</sup> Street and N Congress Avenue, within Commission District No. 1 – Commissioner Kelly Shoaf.

Case Manager: Alana Wooten, Planner  
Phone: 561-822-1449 | TTY: 800.955.8771  
E-mail: [awooten@wpb.org](mailto:awooten@wpb.org)

3. **Planning Board Case No. 1594C:** A request by Gary M. Brandendurg, of Brandendurg & Associates, P.A., on behalf of Timothy M. Hulett, for a Major Amendment to the Hulett Place Commercial Planned Development (CPD) to allow for the construction of a 22,684 square foot two-story building.

Location: The subject property, 7670 Okeechobee Boulevard, is approximately 3.652 acres and located on the southwest corner of

Okeechobee Boulevard and Wekiva Way, within Commission District No. 4. – Commissioner Joseph Peduzzi.

Case Manager: Alana Wooten, Planner  
Phone: 561.822.1449 | TTY: 800.955.8771  
E-mail: [awooten@wpb.org](mailto:awooten@wpb.org)

#### **D. Code Revision Cass**

1. **Case No. PB 1882A**: A City-initiated request for a text Amendment to Article IV Downtown Master Plan of the Zoning and Land Development Regulations to create a new Housing Incentive Program.

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](mailto:aaponte@wpb.org)

2. **Code Revision Case No. 21-05**: A City initiated text amendment to Article II Organization, Administration and Enforcement; Article IV Downtown Master Plan Urban Regulations; Article V Commercial Districts; Article VII Special Districts; Article IX Permitted Uses, Uses Permitted with Extra Requirements, and Special Uses; Article XV Parking; Article XVI Regulations of Nonconformities; Article XIX Definitions and Appendix A Master Use List of Chapter 94 Zoning and Land Development Regulations to make reasonable accommodations that the Federal Housing Act requires for group homes, community residences and/or recovery communities. The amendment is city-wide.

Case Manager: Angella Vann, Planning and Zoning Administrator  
Phone: (561) 822-1441 | TTY: (800) 955-8771  
Email: [ajones-vann@wpb.org](mailto:ajones-vann@wpb.org)

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

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

#### **VIII. 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}.

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, June 5, 2021**