

**PLANNING BOARD MEETING AGENDA  
CITY OF WEST PALM BEACH  
Tuesday, August 17, 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 August 17, 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 Minutes**

A. July 20, 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. 950ZZZZZ**: A request by Brian M. Seymour of Gunster Law, on behalf of Cohen Brothers Realty Corporation of Florida, LLC, for the approval of a Level III Site Plan Review within the CityPlace Development of Regional Impact (DRI) to construct a 24 story class A office building containing 430,375 sf of office space, 17,110 sf of retail uses, and a parking garage with 1,195 spaces in conformance with the requirements of the CityPlace DRI and commercial planned development.

Location: The approximately 2.36-acre site is located at 801 S Dixie Highway, between Okeechobee Boulevard, Lakeview Avenue, Dixie Highway and Quadrille Boulevard, within Commission District No. 3 – Commissioner Christy Fox.

Case Manager: Ana Maria Aponte, AICP, City Urban Designer  
Phone: 561.822.1439 | TTY: 800.955.8771  
E-mail: [aaponte@wpb.org](mailto:aaponte@wpb.org)

2. **Planning Board Case Nos. 1875 and 1875A:** A two-part request by Josh Nichols of Schmidt Nichols, on behalf of Dock Street, LLC, for the following:

**PB Case No. 1875:** A rezoning to change the zoning designation of the subject property from Single-family High Density (SF14) Residential to Residential Planned Development (RPD), request waivers from the Zoning and Land Development Regulations (ZLDRs), and to provide for the construction of fourteen (14) townhouse units and associated site improvements.

**PB Case No. 1875A:** Major Subdivision (re-plat) to establish fourteen (14) fee-simple townhouse lots and 5,683 square feet of common open space for the proposed residential planned development.

Location: The subject property, consisting of ±1.14 acres, is located on Dock Street, between Parker Avenue and Flamingo Drive, within Commission District No. 5 – Commissioner Christina Lambert.

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

3. **Planning Board Case No. 1060MM:** A request by Ele Zachariades of Dunay, Miskel & Backman, LLP, on behalf of Brandsmart USA of South Dade, Inc., for a Major Planned Development Amendment to the Brandsmart USA Commercial Planned Development (CPD) to permit the construction of an approximately 103,611 square foot BJs Warehouse Store, with motor vehicle fuel sales, and site and landscape upgrades, including waivers.

Location: The approximately 17.66-acre Brandsmart USA CPD is located at 751 West Executive Center Drive within Commission District No. 3 – Commissioner Christy Fox.

Case Manager: Eric Schneider, AICP, Principal Planner  
Phone: (561) 822-1446 | TTY: (800) 955-8771  
E-mail: [eschneider@wpb.org](mailto:eschneider@wpb.org)

4. **Planning Board Case No. 1060NN:** A request by Brian Cheguis of iPlan & Design, LLC., on behalf of Vybe Investments, LLC, for the approval of a Major Planned Development Amendment to a portion of Parcel 3 of the Palm Beach Lakes Inn & Golf Course Commercial Planned Development (CPD) to construct an automated car wash facility.

Location: The approximately 1.22-acre Parcel 3 of the Palm Beach Lakes Inn & Golf Course subject to this application is located at 879 West Executive Center Drive within Commission District No. 3 – Commissioner Christy Fox.

Case Manager: Eric Schneider, AICP, Principal Planner  
Phone: (561) 822-1446 | TTY: (800) 955-8771  
E-mail: [eschneider@wpb.org](mailto:eschneider@wpb.org)

5. **Planning Board Case No. 1895:** A proposed text amendment to the Comprehensive Plan that will create the new Property Rights Element consistent with the requirements of Florida House Bill 59 (HB 59).

Case Manager: Alex Hansen, AICP, City Comprehensive Planner  
Phone: (561) 822-1463 | TTY: (800) 955-8771  
E-mail: [ahansen@wpb.org](mailto:ahansen@wpb.org)

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

#### **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, 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, August 7, 2021**