

**PLANNING BOARD MEETING AGENDA  
CITY OF WEST PALM BEACH  
Tuesday, October 19, 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 October 19, 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. September 21, 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 Dev. LLC, for a Major Subdivision to replat Tract L2 of the Banyan Cay RPD/CPD, consisting of ±10.10 acres, into the following: 31 fee-simple single-family lots; three (3) open space tracts; and one (1) private roadway tract. The proposed subdivision and creation of the single family lots is in conformance with the approved Banyan Cay Master Plan.

Location: The entire Banyan Cay RPD/CPD consists of ±123.68 acres and is located at 3100-3200 North Congress Avenue and 2101-2300 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. 1857B:** A request by Harvey E. Oyer, III, of Shutts & Bowen, LLP, on behalf of FH3, LLC, to rezone approximately 3.4 acres from Multifamily High Density (MF32) Residential to Residential Planned Development (RPD), with waivers, to create the Flagler Towers RPD consisting of 109 residential units and approximately 3,878 square feet of food service use in a building containing two 356-foot tall towers.

Location: The subject property, consisting of approximately 3.4 acres, is located at 1315 South Flagler 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)

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

- 1. Planning Board Case No. 1899:** A City-initiated request for a text amendment to the Downtown Master Plan Element of the Comprehensive Plan modifying Policy 1.1.1, Policy 2.3.2, and Policy 3.1.3 to promote the redevelopment of the area between Quadrille Boulevard, Dixie Highway, Palm Beach Lakes Boulevard and the FEC Right of Way, creating the new North Railroad Avenue District, modifying the existing Brelsford Park District, deleting the existing Industrial Chic District, and designating additional incentive areas which allow additional height and development capacity within the North Railroad Avenue District, and creating two additional urban open spaces.

The subject area is located within Commission District No. 3 – Commissioner Christy Fox.

Case Manager: Ana Maria Aponte, City Urban Designer  
Phone: 561.822.1439 | 800.955.8771  
Email: [aaponte@wpb.org](mailto:aaponte@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, 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, October 9, 2021**