

**PLANNING BOARD MEETING AGENDA  
CITY OF WEST PALM BEACH  
Tuesday, December 21, 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 December 21, 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. November 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. 1445JJ**: A request by Brian M. Seymour, Esq., and Joshua I. Long, AICP, of Gunster, on behalf of RD IMV Owner LLC, for a Major Amendment to The Marina Commercial Marine Planned Development (CMPD) to modify the Design Guidelines, specifically relating to the required setbacks and maximum encroachment allowed within Permissible Building Areas (PBAs) #1 and #2.

Location: The Marina CMPD, consisting of a total of ±18.96 acres, is located on the east side of North Flagler Drive, between 38th Street and 44th Street, 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](mailto:jroach@wpb.org)

2. **Planning Board Case No. 1890**: A request by Gregory S. Kino, Esq., of Ciklin Lubitz, on behalf of John Gilbane, for a Class A Special Use Permit (with waivers) to construct a dock accessory to a single-family residence.

Location: The approximately ±0.38-acre site is located at 2830 North Flagler Drive, 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. 950DDDDDD**: A request by Harvey E. Oyer, III, of Shutts and Bowen, LLP, on behalf of CityPlace Retail, LLC, for the approval of a Major Planned Development Amendment to the CityPlace Commercial Planned Development (CPD) to amend the Rosemary Square Core Development Regulations to expand the boundary of the Rosemary Square Core to include the “C” Block Garage; to create the Rosemary Square East and South Subareas; and to make text changes to other sections of the regulations.

Location: The approximately 0.87-acre “C” Block Garage, located generally at 535 Hibiscus Street and the approximately 15.38-acre Rosemary Square Core are within the approximately 77-acre CityPlace CPD and located on either side of Rosemary Avenue between Okeechobee Boulevard and Fern Street 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. 1899A**: City-initiated request for an amendment to Article IV Downtown Master Plan of the Zoning and Land Development Regulations to provide specific regulations for the proposed North Railroad Avenue-NoRA District and the existing Brelsford Park District, specifically

amending section 94-102 Organization of the urban regulations, Section 94-105 Use requirements, Table IV-2 Permitted use Table for DMP, Table IV-3 Permitted use table for DMP, Section 94-109 Definitions and minimum requirements, Table IV-6 Open Space Types by subdistrict, Section 94-111 Parking and Loading requirements, Table IV-9 Parking requirements, Table IV-11 Curb cuts and passenger loading and drop off standards, Section 94-121 Special district planning areas, Section 94-124 Industrial Chic District, Table IV-28 and Table IV-29 Building requirements, Section 94-125 Lofting District, Section 94-127 Brelsford Park District, Table IV-34 and Table IV-35 Building requirements, Section 94-131 Incentive programs-General, Section 94-132 Transfer of Development Rights Program, Section 94-133 Special District incentives, Figure IV-35 TDR Sending and Receiving Sites, Section 94-134 Affordable housing incentive program, Section 94-135 Okeechobee Business District, Section 94-273 Extra Requirements for Special uses or permitted uses, and any other sections within Article IV Downtown Master Plan Urban Regulations necessary to establish the North Railroad Avenue -NoRA District.

Along with

2. **Planning Board Case No 1899B:** City-initiated request for an amendment of the Downtown Zoning Atlas Figure 1: Planning Areas and Figure 2: Districts to delineate the boundaries of the North Railroad Avenue – NoRA District , generally located between Quadrille Boulevard, North Dixie Highway, Palm Beach Lakes Boulevard, and the FEC Railroad Right of Way, Figure 3: Subdistrict, utilized as the Downtown Master Plan Zoning Map, rezoning certain properties as NoRA-5 and NoRA-2, and rezoning two properties as Urban Open Space, and Figure 4: Street classifications, to specify the roadway types within the NoRA District.

The subject area is located 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  
E-mail: [aaponte@wpb.org](mailto:aaponte@wpb.org)

## **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.

**PUBLISH:   The Palm Beach Post**  
**Saturday, December 11, 2021**