

**PLANNING BOARD MEETING AGENDA
CITY OF WEST PALM BEACH
April 19, 2022**

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 April 19, 2022**, 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; or
- Completing a form on the City's website at www.wpb.org/publiccomments.

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

TIME: 6:00 p.m.

PLACE: Commission Chambers
City Center, 401 Clematis Street

I. Call to Order/Roll Call

II. Approval of Minutes

A. March 15, 2022

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. 1060PP**: A request by Carlos Florian, of Kimley-Horn & Associates, Inc., on behalf of BrandsMart USA of South Dade, Inc., for a Major Planned Development Amendment to the BrandsMart USA Commercial Planned Development (CPD) to increase the size of the previously approved BJ's Wholesale Club store by approximately 2,000 square feet and to grant a waiver to permit two gasoline price signs.

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

2. **Planning Board Case No. 1905**: A City-initiated request for rezoning of the Sunshine Park neighborhood as a result of historic designation to corresponding historic zoning: from Single-Family High Density (SF14) Residential to Historic Single-Family High Density Residential, Context 2 (SF14-C2), and from Multifamily Medium Density (MF20) Residential to Historic Multifamily Medium Density Residential, Context 1 (MF20-C1).

Location: The approximately 30 acre area is located approximately between the north side of Ardmore Road to the north, the south side of Avon Road to the south, the east side of Georgia Ave to the west, the west side of Florida Ave to the east, as well as portions of the 400 blocks of Ardmore, Upland, Westwood and Sunset Roads, within Commission District No. 5 – Commissioner Christina Lambert.

Case Manager: Anne Hamilton, Historic Preservation Planner
Phone: 561.822.1428 | TTY: (800) 955-8771
E-mail: amhamilton@wpb.org

D. Code Revision Cases

1. **Code Revision Case No. 22-05**: A City initiated request to amend Article IX Permitted Uses of Chapter 94 Zoning and Land Development Regulations (ZLDR) amending the home occupations regulations to be consistent with State Statutes

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

2. **Code Revision Case No. 22-06**: A City initiated amendment to Article II Organization, Administration and Enforcement and Article VII Special Districts of Chapter 94 Zoning and Land Development Regulations (ZLDR) to allow the demolition of structures in the Coleman Park overlay district.

Case Manager: Angella Vann, AICP, Planning and Zoning Administrator
Phone: (561) 822-1441 | TTY: (800) 955-8771

E-mail: ajones-vann@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.

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