

**PASS/FAIL AGENDA**

**Date:** November 15, 2022  
**Time:** 6:00pm  
**Place:** Commission Chambers  
401 Clematis Street | West Palm Beach, FL 33401

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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 THE DAY OF THE MEETING**, 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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**I. Call to Order / Roll Call**

**II. Approval of Minutes**

A. October 18, 2022

**APPROVED (7-0)**

**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. 1895 and 1902:**

**ALL ITEMS APPROVED (7-0)**

A request by Brian Seymour, Esq., of Gunster, on behalf of Immorcorp Ventures, for the approval of the following:

**PB Case No. 1895:** The approval of a Level III Special review to develop a mixed-use project to be known as Northwood Square within the Northwood Mixed Use District (NMUD). The project will consist of three buildings containing 382 residential dwelling units and approximately 63,200 square feet of commercial space. The development requires variances and waivers to provisions of Section 94-209 “Mixed-use (MU) district” and Section 94-210 “Northwood mixed-use district (NMUD)” of Article VII “Special Districts” of the City’s Zoning and Land Development Regulations.

**PB Case No. 1902:** A right-of-way abandonment for the portion of 24<sup>th</sup> Street, Northwood Road and two (2) alleys located between Broadway Avenue and Pinewood Avenue, as well as the portion of Pinewood Avenue located between 23<sup>rd</sup> Street and 25<sup>th</sup> Street.

Location: The approximately 4.68-acre site is located generally at 2501 Broadway Avenue within Commission District No. 1 – Commissioner Shalonda Warren.

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. Code Revision Case No. 22-09:**

**APPROVED (7-0)**

A request by Harvey E. Oyer III, of Shutts & Bowen LLP, on behalf of CityPlace North I LLC for a text amendment to the Zoning and Land Development Regulations, Article IV-Downtown Master Plan Urban Regulations, Section 94-131 Incentive Programs - General to modify and clarify special provisions regarding eligible historic structures.

The proposed amendment impacts the Downtown Master Plan area within Commission District No. 3 – Commissioner Christy Fox.

Case Manager: Chris Kimmerly, AICP, Urban Design Planner  
Phone: 561.822.1426 | 800.955.8771  
Email: [ckimmerly@wpb.org](mailto:ckimmerly@wpb.org)

**2. Code Revision Case No. 22-10:**

**APPROVED (7-0)**

A city-initiated request for a text amendment to the Zoning and Land Development Regulations, Article IV-Downtown Master Plan Urban Regulations Sec. 94-105 Use Requirements, Section 94-111 Parking and Loading requirements and Section 94-113 Landscape and Streetscape requirements to modify specific regulations regarding existing off-site accessory parking lots in residential sub districts; and Section 94-127 Brelsford Park district, and Section 94-128 Northwest neighborhood district to modify provisions regarding private open space requirements for certain subdistricts.

The proposed amendment impacts the Downtown Master Plan area within Commission District No. 3 – Commissioner Christy Fox.

Case Manager: Chris Kimmerly, AICP, Urban Design Planner  
Phone: 561.822.1426 | 800.955.8771  
Email: [ckimmerly@wpb.org](mailto:ckimmerly@wpb.org)

**3. Code Revision Case No. 22-11:**

**APPROVED (7-0)**

A city-initiated request for a text amendment to the Zoning and Land Development Regulations, Article IV-Downtown Master Plan Urban Regulations, Section 94-134 Downtown Master Plan Housing Incentive Program to modify certain requirements and clarify special provisions.

The proposed amendment impacts the Downtown Master Plan area within Commission District No. 3 – Commissioner Christy Fox.

Case Manager: Chris Kimmerly, AICP, Urban Design Planner  
Phone: 561.822.1426 | 800.955.8771  
Email: [ckimmerly@wpb.org](mailto:ckimmerly@wpb.org)

**VII. Other Business**

**VIII. Unfinished Business**

**IX. New Business**

**X. Adjournment**

All interested parties may appear at the above Public Hearing at the stated time and place and be heard with respect thereto. 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. The hearing may be continued from time to time which may be necessary.

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 (3) 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.

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