

**PASS/FAIL AGENDA**

**Date:** December 20, 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. November 15, 2022

**APPROVED (5-0)**

**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. **Formal Site Plan Review (FSPR) Case No. 22-11 and Planning Board (PB) Case No. 1927:**

**ALL ITEMS APPROVED (6-0)**

A request by Brian M. Seymour, Esq., of Gunster, on behalf of Flagler Assemblage, LLC, for the following:

**FSPR Case No. 22-11:** Approval of a Level III Special Review with variances and/or waivers to the Zoning and Land Development Regulations (ZLDRs) to develop a mixed-use project comprised of 485 residential units and 31,570 square feet of ground level commercial.

**PB Case No. 1927:** Consideration for the abandonment of a 3,225 square foot portion of an existing 15-foot wide alley for the assemblage of parcels to provide for the development of a mixed-use project (Reference: FSPR Case No. 22-11).

Location: The project site, consisting of ±3.32 acres, is generally located on the west side of North Flagler Drive, between Butler Street and Pine Street, within Commission District No. 1 – Commissioner Cathleen Ward.

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)

**D. Code Revision Cases**

**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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