

MEETING MINUTES

November 15, 2022

Commission Chambers
401 Clematis Street | West Palm Beach, FL 33401

These minutes are a summary of the meeting events and may not reflect all discussion that occurred. Copies of the agenda, backup material and presentations may be obtained from the City of West Palm Beach Planning Division. Recordings of the meeting are available for review at www.youtube.com/WestPalmTV.

I. CALL TO ORDER / ROLL CALL

Chairperson Steven Mayans called the meeting to order at 6:00pm.

Ms. Tazia Kirkwood, Board Secretary, called the roll and **it was determined that a quorum was present**, as depicted in the table below.

Board Members:	Present	Absent
Steven Mayans Chairperson	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Peter Pivko Vice Chairperson	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Carla Bryant Member	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Will Corrente Member	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Patrick Mayfield Member	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Andres Paradelo Member	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Deborah Raing Member	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Jean Marseille, Jr. Alternate	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Staff Members Present:
Richard Greene, AICP Development Services Director
Dodi Glas, AICP Assistant Director of Development Services
Ana Maria Aponte, AICP Community Redevelopment Agency Deputy Director
Angella Jones-Vann, AICP Planning & Zoning Administrator
Eric Schneider, AICP Principal Planner
John Roach, AICP Principal Planner
Chris Kimmerly, AICP Urban Design Planner
Tazia Kirkwood Sr. Administrative Assistant (Board Secretary)
Samuel Thomas Sr. Assistant City Attorney (Board Attorney)

II. APPROVAL OF THE MINUTES

Mr. Peter Pivko made a motion to **APPROVE** the minutes from October 18, 2022.

Ms. Carla Bryant seconded the motion; the motion **PASSED 7-0**, as depicted in the table below.

Board Members:	Yes	No	Absent	Recused	Non-Voting
Steven Mayans Chairperson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Peter Pivko Vice Chairperson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Carla Bryant Member	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Will Corrente Member	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Patrick Mayfield Member	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Andres Paradelo Member	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Deborah Raing Member	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jean Marseille, Jr. Alternate	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Note: Mr. Andres Paradelo arrived at 6:08pm and was not in attendance during Approval of the Minutes.

III. REPORT FROM PLANNING DIVISION STAFF

Mr. John Roach, Principal Planner, welcomed Mr. Jean Marseille, Jr. as the Board's new alternate member.

Mr. Roach also provided an update on cases that were recently heard, or are scheduled be heard, by the City Commission.

IV. REMARKS BY THE CHAIRPERSON

Chairperson Mayans provided a formal introduction of Mr. Marseille, Jr. and welcomed him to the Board.

V. DECLARATION OF EX-PARTE COMMUNICATION

Board Members:	Ex-Parte Communication
Steven Mayans Chairperson	None.
Peter Pivko Vice Chairperson	None.
Carla Bryant Member	None.
Will Corrente Member	None.
Patrick Mayfield Member	None.
Andres Paradelo Member	Absent.
Deborah Raing Member	None.
Jean Marseille, Jr. Alternate	None.

Note: Mr. Paradelo arrived at 6:08pm and was not in attendance during Declaration of Ex-Parte Communication.

VI. PUBLIC HEARING

A. SWEARING IN OF THE SPEAKERS

Chairperson Mayans swore in everyone who wished to speak on the cases on the agenda.

B. CONTINUED CASES

C. PLANNING BOARD CASES

1. **Planning Board Case Nos. 1895 and 1902:**

Mr. Brian Seymour and Mr. Josh Long, of Gunster, gave a presentation on behalf of the applicant.

The members of the board discussed the following with the applicant:

- Rooftop treatment;
- Traffic (quantity, lights, railroad, pedestrian, etc.).

Mr. Chris Heggen, of Kimley-Horn, responded to comments regarding traffic.

Additional conversation with the applicant included the following:

- Clarification on the abandonment of Pinewood Avenue; and
- Architectural treatments, materials, etc.

Mr. Eric Schneider, Principal Planner, gave a presentation on behalf of the City's Planning Division.

The members of the Board discussed with staff the following:

- The pedestrian bridge connecting the residential units to the parking garage; and
- Clarification on the approval process and whether or not the project would be before the Board again in the future.

Chairperson Mayans opened the floor to public comment. The following member of the public spoke regarding the application:

- Mr. Joe Colomé, of Colomé & Associates, Inc.,

The applicant and staff clarified the alley abandonment.

Mr. Pivko made a motion to **APPROVE the Level III Site Plan Review** (PB Case No. 1895), **subject to the following conditions:**

1. Final site development plans must be submitted to the Planning Division and pass the Formal Site Plan Review process.
2. The final elevations must be approved by the Historic Preservation Division prior to the approval of the Formal Site Plan.
3. The final location of the new crosswalk across 23rd Street at the Broadway extension will be determined as part of the engineering approvals and may require the removal of the existing obsolete curb cut on the south side of 23rd Street (in front of the CRA owned parcel) in order to facilitate a safe crossing location.
4. In the event that the Florida Department of Transportation (FDOT) does not issue a permit for the improvements, to include the landscape, shown within the Broadway ROW, then code compliant improvements must be installed on the site after the approval of a site plan amendment.
5. If at time of construction/parking space striping additional spaces are identified as less than one foot from a wall, the spaces will also need to be marked as compact with an amendment to the site plan at that time.
6. Prior to the first Certificate of Occupancy for the site:

- a. Access and maintenance easements, approved by the City Attorney’s Office, are required to be recorded for any portions of sidewalks, roadways, parking spaces and street lighting located within the development site.
- b. An aerial easement, approved by the City Attorney’s Office, is required to be recorded.

Ms. Raing seconded the motion. The motion **PASSED 7-0**, as depicted in the table below.

Board Members:	Yes	No	Absent	Recused	Non-Voting
Steven Mayans Chairperson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Peter Pivko Vice Chairperson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Carla Bryant Member	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Will Corrente Member	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Patrick Mayfield Member	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Andres Paradelo Member	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Deborah Raing Member	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jean Marseille, Jr. Alternate	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Mr. Pivko made a motion to **RECOMMEND APPROVAL TO THE CITY COMMISSION for the right-of-way abandonments** (PB Case No. 1902).

Ms. Raing seconded the motion. The motion **PASSED 7-0**, as depicted in the table below.

Board Members:	Yes	No	Absent	Recused	Non-Voting
Steven Mayans Chairperson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Peter Pivko Vice Chairperson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Carla Bryant Member	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Will Corrente Member	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Patrick Mayfield Member	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Andres Paradelo Member	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Deborah Raing Member	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jean Marseille, Jr. Alternate	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Mr. Pivko made a motion to **GRANT the variances** (as listed in the November 15, 2022, Staff Report - PB Case No. 1895).

Ms. Raing seconded the motion. The motion **PASSED 7-0**, as depicted in the table below.

Board Members:	Yes	No	Absent	Recused	Non-Voting
Steven Mayans Chairperson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Peter Pivko Vice Chairperson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Carla Bryant Member	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Will Corrente Member	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Patrick Mayfield Member	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Board Members:	Yes	No	Absent	Recused	Non-Voting
Andres Paradelo Member	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Deborah Raing Member	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jean Marseille, Jr. Alternate	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

D. CODE REVISION CASES

1. Code Revision Case No. 22-09:

Mr. Roger Ramdeen, of Shutts & Bowen, gave a presentation on behalf of the applicant.

The members of the board requested clarification regarding the proposed text amendment, specifically the current options available for the incentive and the options proposed; Mr. Ramdeen responded accordingly.

Mr. Chris Kimmerly, Urban Design Planner, gave a presentation on behalf of the City's Planning Division.

The members of the Board discussed with staff the specific property prompting the application and its ownership status.

Chairperson Mayans opened the floor to public comment. There were no public comments.

Mr. Rick Greene, Development Services Director, provided clarification regarding the approval process and timeframe for any new development utilizing the incentive.

Mr. William Corrente made a motion to **RECOMMEND APPROVAL TO THE CITY COMMISSION.**

Ms. Bryant seconded the motion. The motion **PASSED 7-0**, as depicted in the table below.

Board Members:	Yes	No	Absent	Recused	Non-Voting
Steven Mayans Chairperson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Peter Pivko Vice Chairperson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Carla Bryant Member	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Will Corrente Member	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Patrick Mayfield Member	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Andres Paradelo Member	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Deborah Raing Member	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jean Marseille, Jr. Alternate	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

2. Code Revision Case No. 22-10:

Mr. Chris Kimmerly, Urban Design Planner, gave a presentation on behalf of the City's Planning Division.

The members of the Board discussed with Ms. Ana Maria Aponte, Community Redevelopment Agency Deputy Director, examples for the shared parking.

The Board also discussed the following with staff:

- Clarification on the lot size (square footage);
- Required landscaping; and
- Applicable locations.

Chairperson Mayans opened the floor to public comment. There were no public comments.

Ms. Bryant made a motion to **RECOMMEND APPROVAL TO THE CITY COMMISSION.**

Ms. Raing seconded the motion. The motion **PASSED 7-0**, as depicted in the table below.

Board Members:	Yes	No	Absent	Recused	Non-Voting
Steven Mayans Chairperson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Peter Pivko Vice Chairperson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Carla Bryant Member	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Will Corrente Member	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Patrick Mayfield Member	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Andres Paradelo Member	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Deborah Raing Member	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jean Marseille, Jr. Alternate	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

3. Code Revision Case No. 22-11:

Ms. Aponte gave a presentation on behalf of the City.

The members of the Board discussed with staff the following:

- Definition of micro units;
- Clarification on the payment in lieu option and the change in percentages;
- Clarification on all the options available for the developer to comply;
- Interior finishes required for the affordable units;
- Affordable units in condominiums;
- The compliance options that have been utilized to-date; and
- The Housing Trust Fund and how it is utilized.

Chairperson Mayans opened the floor to public comment. There were no public comments.

Ms. Bryant made a motion to **RECOMMEND APPROVAL TO THE CITY COMMISSION.**

Ms. Raing seconded the motion. The motion **PASSED 7-0**, as depicted in the table below.

Board Members:	Yes	No	Absent	Recused	Non-Voting
Steven Mayans Chairperson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Peter Pivko Vice Chairperson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Carla Bryant Member	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Will Corrente Member	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Patrick Mayfield Member	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Andres Paradelo Member	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Deborah Raing Member	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Board Members:	Yes	No	Absent	Recused	Non-Voting
Jean Marseille, Jr. Alternate	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

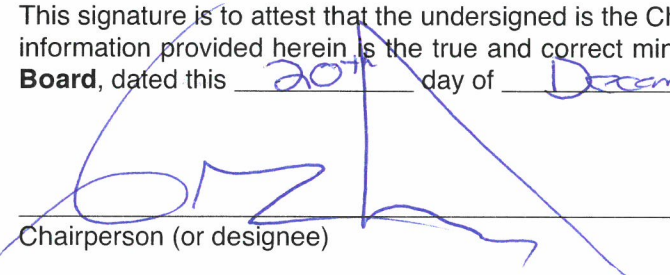
- VII. OTHER BUSINESS
- VIII. UNFINISHED BUSINESS
- IX. NEW BUSINESS
- X. ADJOURNMENT

Chairperson Mayans adjourned the meeting at 8:09pm.

Please be advised the minutes are not verbatim. A recording of the meeting may be requested through the City of West Palm Beach City Clerk's office at 822-1210. There is a fee.

* * * * *

This signature is to attest that the undersigned is the Chairperson, or designee, of the **Planning Board** and that the information provided herein is the true and correct minutes for the **November 15, 2022**, meeting of the **Planning Board**, dated this 20th day of December, 2022.



 Chairperson (or designee)