

AGENDA

Date: February 22, 2023
Time: 6:00pm
Place: Commission Chambers
401 Clematis Street | West Palm Beach, FL 33401

- I. **Call to Order / Roll Call**
- II. **Approval of Minutes**
 - A. January 17, 2023
- 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. 1931:**

A request by Donna Isham of Docks and More Construction, on behalf of Katherine Ward, for a Class A Special Use Permit (with waivers) to make improvements to an existing dock, that includes increasing the length of the existing dock beyond 100 feet, outside the middle one-third of the subject lot located within the Single-Family Low Density (SF7) Residential zoning district.

Location: The subject property, consisting of approximately 0.83 acres, is generally located at 7301 South Flagler Drive, within Commission District No. 5 – Commissioner Christina Lambert.

Case Manager: Kevie Defranc, Senior Planner
Phone: 561.822.1449 | TTY: 800.955.8771
E-mail: kdefranc@wpb.org

2. **Planning Board Case No. 1946:**

A request by Joseph Verdone of Carlton Fields, on behalf of Brent and Blanca Yohe, for a Class A Special Use Permit (with waivers) to allow for the removal of a 60 square foot portion of an existing dock and the installation of a new 160 square foot finger pier with a

mechanical boat lift outside the middle one-third of the subject lot located within the Single-Family Low Density (SF7) Residential zoning district.

Location: The subject property, consisting of approximately 0.19 acres, is generally located at 222 Arlington Road, within Commission District No. 5 – Commissioner Christina Lambert.

Case Manager: Kevie Defranc, Senior Planner
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3. Planning Board Case Nos. 1940 and 1941:

A two-part request by Joseph Verdone of Carlton Fields, on behalf of WIRE F2 WPB SELF STORAGE LLC, for the following:

Planning Board Case No. 1940: A small-scale Future Land Use (FLU) Map Amendment to change the FLU designation of the subject property from Multifamily (MF) to Commercial East (CE).

Location: The subject property, consisting of approximately 0.3 acres, is located at 424 LA Kirksey Street (15th Street), within Commission District No. 1 – Commissioner Cathleen Ward.

Planning Board Case No. 1941: A rezoning to change the zoning designation of the subject property from Multifamily Low Density Residential (MF14) and General Commercial (GC) to Commercial Planned Development (CPD), with waivers and variances from the City's Zoning and Land Development Regulations, to allow for a mixed use development consisting of a total gross floor area of 95,600 square feet, including 84,400 square feet of self-storage area, 900 square feet of self-storage office area, 9,400 square feet of commercial flex area, and 900 square feet of lobby and utilities area.

Location: The subject property, consisting of approximately 1.47 acres, is located at 1501 & 1515 North Dixie Highway and 424 LA Kirksey Street (15th Street), within Commission District No. 1 – Commissioner Cathleen Ward.

Case Manager: Kevie Defranc, Senior Planner
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4. Planning Board Case No. 950KKKKKK:

A request by Harvey E. Oyer, III, of Shutts & Bowen, LLP, on behalf of CityPlace Retail, LLC, for an amendment to the CityPlace Development of Regional Impact (DRI) to change the use conversion ratio permitted by Section 3.20 of Ordinance No. 4412-12, which contains the current DRI regulations.

Location: The CityPlace DRI is located generally at the intersection of Okeechobee Boulevard and Rosemary Avenue, within Commission District No. 3 – Commissioner Christy Fox.

Case Manager: Eric Schneider, AICP, Principal Planner
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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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