

AGENDA

Date: June 20, 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. May 16, 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. 1111BBB:**

A request by Joni Brinkman of Urban Design Studio, on behalf of Palm Beach Atlantic University, for a Major Amendment to the Palm Beach Atlantic University (PBAU) Community Service Planned Development (CSPD) to provide for the construction of a six (6) story, 125,915 square foot new School of Business building and associated site improvements.

Location: The affected area within the PBAU CSPD, consists of ±2.07 acres, and is generally located west of South Olive Avenue, between Kings Court and Acacia Road, within Commission District No. 5 – Commissioner Christina Lambert.

Case Manager: Linda Louie, AICP
Phone: 561.822.1458 | TTY: 800.955.8771
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2. **Planning Board Case No. 1947:**

A request by Jon Schmidt of Schmidt Nichols, on behalf of Cox Science Center and Aquarium for a rezoning of ±10.5 acres from Recreation and Open Space (ROS) to Community Service (CS), with a further rezoning to Community Service Planned Development (CSPD), to create the Cox Science Center and Aquarium CSPD and provide

for the construction of a 73,356 square foot building expansion and associated site improvements; the applicant is requesting waivers from the City's Zoning and Land Development Regulations (ZLDRs).

Location: The subject property, consisting of ±10.5 acres within Dreher Park, is generally located along Dreher Trail North and approximately 0.4 miles north of Summit Boulevard, within Commission District No. 5 – Commissioner Christina Lambert.

Case Manager: Linda Louie, AICP
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3. Planning Board Case Nos. 1956 and 1956A:

A two-part City-initiated request for the following:

Planning Board Case No. 1956: A small-scale Future Land Use (FLU) Map Amendment to change the FLU designation of the subject property from Community Service (CS) Multifamily (MF).

Planning Board Case No. 1956A: A rezoning to change the zoning designation of the subject property from Coleman Park Community Service (CPCS) to Coleman Park Multifamily Low Density Residential (MF14), to allow for the development of an affordable housing project.

Location: The subject property, consisting of approximately 1.519 acres, is located at 1400 Henrietta Avenue, within Commission District No. 1 – Commissioner Cathleen Ward.

Case Manager: Angella Vann, AICP
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4. Planning Board Case No. 1949:

A request by John K. Rice of Gunster, on behalf of 1525 North Flagler, LLC for a Class A Special Use Permit to construct a private dock greater than 100 feet in length.

The approximately 0.55-acre site is located at 1525 North Flagler Drive, within Commission District No. 1- Commissioner Cathleen Ward.

Case Manager: Alexis Sangeleer
Phone: 561.822.1443 | TTY: 800.955.8771
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5. Planning Board Case Nos. 1934 and 1934A:

A two-part request by Josh Nichols of Schmidt Nichols, on behalf of 316 Southern Propco LLC and Malvern 511 Inc., for the following:

Planning Board Case No. 1934: A small-scale Future Land Use (FLU) Map Amendment to change the FLU designation of the subject property from Multifamily (MF) to Commercial (C) to allow for the proposed expansion of the existing car wash use, on the adjacent property to the north, to the subject property.

Planning Board Case No. 1934A: A rezoning to change the zoning designation of the subject property from Multifamily Medium Density Residential (MF20) to General Commercial (GC), to allow for the proposed expansion of the existing car wash use, on the adjacent property to the north, to the subject property.

Location: The subject property, consisting of approximately 0.175 acres, is located at 301 Malverne Road, within Commission District No. 5 – Commissioner Christina Lambert.

Case Manager: Kevie Defranc, Senior Planner
Phone: 561.822.1449 | TTY: 800.955.8771
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6. Planning Board Case Nos. 1959 and 1960:

A two-part request by Jon Schmidt of Schmidt Nichols, on behalf of 418 South Dixie Hwy for the following:

Planning Board Case No. 1959: A small-scale Future Land Use (FLU) Map Amendment to change the FLU designation of the subject property from Commercial (C) to Commercial East (CE) to allow the subject property to have consistent future zoning with the eastern portion of the site.

Planning Board Case No. 1960: A rezoning to change the zoning designation of the subject property from Single Family (SF14) to Neighborhood Commercial (NC), to allow consistent zoning with the eastern portion of the subject property.

Location: The subject property consisting of approximately 0.60 acres, is located at 4801 South Dixie Hwy, within Commission District No. 5 – Commissioner Christina Lambert.

Case Manager: Alexis Sangeleer, Planner
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D. Code Revision Cases

1. Code Revision Case No. 22-11:

A request by Jon Schmidt of Schmidt Nichols, on behalf of 2500 N Florida Mango LLC, for a text amendment to Section 94-486, Table XV-6, "Citywide Parking Requirements" of the City of West Palm Beach Zoning and Land Development Regulations relating to the minimum parking requirements for the Warehousing Facilities for Families and Small Businesses use category.

Case Manager: Kevie Defranc, Senior Planner
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2. Code Revision Case No. 22-10:

A request by Jon Schmidt of Schmidt Nichols, on behalf of Cox Science Center and Aquarium for a privately-initiated text amendment to the Zoning and Land Development Regulations (ZLDRs) to allow "cultural facilities" as a permitted land use to apply for parking waivers within a Community Service Planned Development (CSPD) zoning district.

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3. Code Revision Case No. 22-03:

A City-initiated request for a text amendment to Section 94-302, Fences, hedges and walls, of the City of West Palm Beach Zoning and Land Development Regulations to prohibit fences/walls on the east side of Flagler Drive for properties with non-contiguous riparian rights.

Case Manager: Angella Vann, AICP
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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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