

AGENDA

Date: October 17, 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. September 19, 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. 1961 (Z23050015):**

A request by Patricia Monahan, of Marine Construction Inc, on behalf of Mary Cheatham, for a Class A Special Use Permit to construct a dock greater than 100 feet in length, on the subject property located within the Single-Family Low Density (SF7) Residential zoning district.

Location: The subject property, consisting of approximately ±0.40 acres, is located at 7405 South Flagler Drive, within Commission District No. 4 – Commissioner Christina Lambert.

Case Manager: Jermaine Swaby | Senior Planner
Phone: 561.822.1431 | TTY: 800.955.8771
E-mail: jswaby@wpb.org

2. **Planning Board Case No. 791MM (Z22100020):**

A request by Jon Schmidt of Schmidt Nichols, on behalf of Centrepark Master Mind, LLC, for a Major Amendment to the Centrepark Commercial Planned Development (CPD), with waivers from the City's Zoning and Land Development Regulations, to allow for the construction of a 13-story, 155,765 square foot office building on the subject property.

Location: The subject property, consisting of ±1.27 acres, is located at 1545 Centrepark Drive North, within Commission District No. 3 – Commissioner Christy Fox.

Case Manager: Kevie Defranc | Senior Planner
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3. Planning Board Case Nos. 1973 and 1973A:

A City-initiated request for the following:

Planning Board Case No. 1973: A Future Land Use Map Amendment (FLUMA) to change the Future Land Use designation of approximately 17.35-acres from Multifamily (MF) and Commercial (C) to Mixed Use (MU).

Planning Board Case No. 1973A: A Zoning Map Amendment to rezone certain properties from Professional Office Residential (POR) and General Commercial (GC) into Currie Mixed Use District-Core I Subdistrict and Currie Mixed Use District-Transition Subdistrict.

Location: The affected area, consisting of ±17.35 acres, is generally bounded by the parcels south of Pine Street to the north, 14th Street to the south, North Flagler Drive to the east and North Dixie Highway to the west, within Commission District No. 1 – Commissioner Cathleen Ward.

Case Managers: Linda Louie, AICP | Principal Planner
Phone: 561.822.1458 | TTY: 800.955.8771
E-mail: llouie@wpb.org

4. Planning Board Case No. 950LLLLLL (Z22100024):

A request by Michelle Cuetara of Urban Design Studios, on behalf of CityPlace Retail, LLC, for the approval of a Major Planned Development Amendment to update portions of the Rosemary Square - CityPlace CPD Master Sign Plan.

Location: The area covered by the Rosemary Square - CityPlace CPD Master Sign Plan is located generally at the intersection of Okeechobee Boulevard and South Rosemary Avenue, within Commission District No. 3 – Commissioner Christy Fox.

Case Manager: Eric Schneider, AICP, Principal Planner
Phone: 561-822-1446 | TTY: 800-955-8771
E-mail: eschneider@wpb.org

D. Code Revision Cases

1. CRC No. 23-04:

A request by Meredith Leigh of Shutts & Bowen LLP, on behalf of Place Projects and NDT Development LLC, for the DAC review of Code Revisions to Chapter 94, Article IV. Downtown Master Plan Urban Regulations Section 94-109 - Definitions and minimum requirements, Section 94-110 - Signage Requirements, Section 94-124 - North Railroad Avenue District, and Section 94-132 - Transfer of Development Rights Program. The subject code revisions propose: to allow newly defined covered structures on rooftops, to exclude an interstitial non-active parking garage level from overall story counts, to extend mixed-use signage provisions to commercial properties fronting North Railroad Avenue, and to revise NoRA ground-level setbacks for the new streetscape design.

The subject code changes and language updates will affect properties throughout the Downtown Master Plan Area within Commission District No. 3 – Commissioner Christy Fox.

Case Manager: Chris Kimmerly, AICP, Urban Design Planner

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2. CRC No. 23-06:

A City-initiate request for a text amendment to the City's Zoning and Land Development Regulations (ZLDRs), Chapter 94, Article VII (Special Districts), Section 94-215 (Currie Mixed Use District), to address the proposed Currie Mixed Use District (CMUD) South Expansion, and to provide for additional height bonus incentives.

The subject code changes will affect properties within the current CMUD boundaries, generally consisting of properties east of North Dixie Highway, west of Flagler Drive, north of 27th Street and extending to the south side of Pine Street, and the proposed CMUD South expansion area, generally bounded by the parcels south of Pine Street to the north, 14th Street to the south, North Flagler Drive to the east and North Dixie Highway to the west, within Commission District No. 1 – Commissioner Cathleen Ward.

Case Manager: Linda Louie, AICP, Principal Planner
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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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