

AGENDA

Date: November 21, 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. October 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

1. 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

2. Code Revision Case 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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C. Planning Board Cases

1. Planning Board Case Nos. 1967 and 1967A:

A two-part request by Matt Wojciechowski of Schmidt Nichols, on behalf of 1551 Forum Place LLC, for the following to allow the development of a workforce housing project:

Planning Board Case No. 1967: A small-scale Future Land Use (FLU) Map Amendment to change FLU designation from Commercial (C) to Multifamily (MF).

Planning Board Case No. 1967A: A rezoning to change the zoning designation from Office Commercial (OC) to Multifamily High Density (MF-32) residential district.

Location: The subject property, consisting of approximately 3.74 acres, is generally located at 1551 Forum Place, within Commission District No. 3 – Commissioner Christy Fox.

Case Manager: Anne Clerisse Gaisha Volcy | Planner
Phone: 561.822.1552 | TTY: 800.955.8771
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2. Planning Board Case No. 1937 (Z22080024):

A request by Jon Schmidt of Schmidt Nichols, on behalf of 2500 N Florida Mango LLC, for a rezoning to change the zoning designation of the subject property from General Commercial (GC) to Commercial Planned Development (CPD), to allow for the construction of a 108,292 square foot self-storage facility.

Location: The subject property, consisting of approximately 2.6 acres, is located at 2500 North Florida Mango Road, within Commission District No. 3 – Commissioner Christy Fox.

Case Manager: Kevie Defranc | Senior Planner
Phone: 561.822.1449 | TTY: 800.955.8771
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3. Planning Board Case No. 1966A (Z23070003)

A request by Heather Danforth of Integrated Perspectives on behalf of Alexander Millan, for a Zoning Map Amendment to rezone certain properties from Multifamily low density (MF14) to Multifamily High Density (MF32).

Location: The affected area, consisting of ±3.83 acres, is generally bounded by the parcels to the north of Alpha Street and a portion of parcels to the south, Mercer Avenue to the East, a portion of parcels along Longwood Street to the north and Wilkins Avenue to the West, within Commission District No. 3 – Commissioner Christy Fox.

Case Manager: Valentina Broglia | Planner
Phone: 561.822.1442 | TTY: 800.955.8771
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4. Planning Board Case No. 1887A (Z22070043)

A request by Nour Darwish, of Schmidt Nichols, on behalf of Scuba Club WPB, LLC, for a Major Amendment to the Alba Residences Residential Planned Development (RPD), with waivers from the City's Zoning and Land Development Regulations, to allow for changes to the approved site plan and to construct a dock greater than 100 feet in length.

The subject property, consisting of ±1.73 acres, is located at 4708-4714 North Flagler Drive, within Commission District No. 1 – Commissioner Cathleen Ward.

Case Manager: Jermaine Swaby | Senior 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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