

AGENDA

Date: December 19, 2023
Time: 6 p.m.
Place: Commission Chambers
401 Clematis Street | West Palm Beach, FL 33401

- I. **Call to Order / Roll Call**
- II. **Approval of Minutes**
 - A. November 21, 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. PB 950RRRRRR:**

A request by Harvey E. Oyer, III, of Shutts & Bowen, LLP, on behalf of CityPlace Retail, L.L.C., for the approval of a Level III Site Plan to construct a 21-story tower and a 23-story tower consisting of approximately 744,492 square feet of office and 63,890 square feet of retail, including a parking structure and ground level public open space, with waivers, within the CityPlace Commercial Planned Development.

Location: The subject property, consisting of approximately 3.35 acres, is located at 550 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

2. **Planning Board Case No. 1965 (Z23060036):**

A request by Brian M. Seymour, Esq. and John P. Roach, AICP of Gunster, on behalf of 4906 N FLAGLER DRIVE LLC, for a rezoning to change the zoning designation of the subject property from Multifamily High Density Residential (MF32) to Residential Planned Development (RPD), with waivers from the City's Zoning and Land Development Regulations, to allow for the construction of a 46-unit multifamily development.

Location: The subject property, consisting of ±1.45 acres, is located at 4906 North Flagler Drive, within Commission District No. 1 – Commissioner Cathleen Ward.

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

3. Formal Site Plan Review Case No. 23-02:

A request by Brian Terry of Insite Studio, on behalf of 6622 Hollywood Boulevard Partner LP and 920 N Stanley Partners LLC, for the approval of a Level III Special Review pursuant to Sec. 94-55 of the Zoning and Land Development Regulations (ZLDRs) to develop a mixed-use project comprised of 152 residential units, 5,100 square feet of commercial and 1,500 square feet of office within the Currie Mixed Use District (CMUD). The proposed project requires variances to the provisions of Sec. 94-209, "Mixed Use District" and Sec. 94-215, "Currie Mixed Use District" of the ZLDRs.

Location: The subject property, consisting of ± 4.49 acres, is generally located at the southwest corner of North Flagler Drive and 23rd Street, within Commission District No. 1 – Commissioner Cathleen Ward.

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

4. Planning Board Case Nos. 1429B (Z23070025) and 1429C (Z23070026):

A two-part request by Tyler Woolsey of Urban Studio, on behalf of Woodfield-Flagler Venture, LLC, for the following to allow the development of a workforce housing project:

Planning Board Case No. 1429B: A small-scale Future Land Use (FLU) Map Amendment to change FLU designation from Multifamily (MF) to Commercial East (CE).

Planning Board Case No. 1429C: A rezoning to change the zoning designation from Residential Planned Development (RPD) to General Commercial (GC).

Location: The subject property, consisting of approximately 6.51 acres, is located at 8111 South Dixie Highway, within Commission District No. 5 – Commissioner Christina Lambert.

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

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.

PUBLISH: The Palm Beach Post | December 9, 2023