

AGENDA

Date: February 21, 2024
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 16, 2024
- 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. 1970 (Z23070019):**

A request by Jon Schmidt of Schmidt Nichols, on behalf of West Palm Beach Housing Authority, for a rezoning to change the zoning designation of the subject property from Multifamily High Density (MF32) to Residential Planned Development (RPD), with a waiver from the City's Zoning and Land Development Regulations, to allow for the construction of a 355-unit multifamily residential development consisting of elderly and non-elderly housing units.

Location: The subject property, consisting of ±11.02 acres, is located at 3801 Georgia Ave, within Commission District No. 5 – Commissioner Christina Lambert

Case Manager: Alexis Sangeleer | Planner
Phone: 561.822.1443 | TTY: 800.955.8771
E-mail: asangeleer@wpb.org

2. **Planning Board Case No. 1445LL (Z23020022):**

A request by Brian M. Seymour, Esq., and Jack Rice, Esq., of Gunster, on behalf of RD IMV Owner, LLC, for a Major Amendment to The Marina Commercial Marine Planned Development (CMPD) to modify the Design Guidelines for the CMPD, at Section XI. Landscaping and Section XIII. Signage.

The landscape modification permits the installation of additional landscape, and the signage modification expands the signage allowance within PBAs #2 and #3.

Location: The Marina CMPD, consisting of a total of ±18.96 acres, is located on the east side of North Flagler Drive, between 38th Street and 44th Street, within Commission District No. 1 – Commissioner Cathleen Ward.

Case Manager: Eric Schneider, AICP, Principal Planner
Phone: 561.822.1446 | TTY: 800.955.8771
E-mail: eschneider@wpb.org

3. Planning Board Case No. 1969 (PD-23100008):

A request by Roxann Read of WGI, on behalf of Boys and Girls Club of Palm Beach County, for a rezoning to change the zoning designation of the subject property from Recreation and Open Space (ROS) to Recreation and Open Space Planned Development (ROSPD), with waivers from the City's Zoning and Land Development Regulations, to allow for the construction of two buildings, an outdoor playground and amphitheater.

Location: The subject property, consisting of ± 15.39, is located at 1150 Southern Boulevard, 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 | February 10, 2024