

AGENDA

Date: May 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. April 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

1. Planning Board Case No. 1712D (Z22080023):

A request by Brian M. Seymour, Esq., and John P. Roach, AICP, of Gunster, on behalf of 2000 SDH, LLC and 2100 SDH, LLC, to change the zoning designation of subject area from General Commercial (GC) to Commercial Planned Development (CPD), and to provide for the construction of a mixed-use development comprised of a 600-seat theatre, 58 residential dwelling units, 6,680 square feet of restaurant use and 7,400 square feet of retail use. Waivers to the Zoning and Land Development Regulations (ZLDRs) are included as part of this request. **The applicant is requesting a continuance to the June meeting.**

Location: The subject area, consisting of ±1.80 acres, is located east of South Dixie Highway, between Flamingo Drive and Cordova Road, within Commission District No. 5 – Commissioner Christina Lambert.

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

C. Planning Board Cases

1. Planning Board Case No. 1977 (SUP-24030004):

A request by Ladeesse Sam, on behalf of Forrest Partners, for a Class B Special Use Permit to allow an Event Hall in the Northwood Mixed Use District (NMUD)-Transition Sub-district.

Location: The lease area, within the subject property consisting of approximately 0.17 acres, is generally located at 2401 North Dixie Highway, within Commission District No. 1 – Commissioner Cathleen Ward.

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

2. Planning Board Case No. 1980 (VAR-24030010):

A request by Yanina Mauro on behalf of Unique Space, LLC for a variance and waiver from the City's Zoning and Land Development Regulations (ZLDRs) to allow for the construction of a mixed-use project, including retail with parking on the ground floor, and residential units in the upper levels, in the Broadway Mixed Use District (BMUD).

Location: The subject property, consisting of approximately 0.225 acres, is generally located at 5179 Broadway, within Commission District No. 1 – Commissioner Cathleen Ward.

Case Manager: Anne Clerisse Gaisha Volcy | Planner
Phone: 561.822.1552 | TTY: 800.955.8771
E-mail: avolcy@wpb.org

D. Code Revision Cases

1. Planning Board Case No. 1981A Workforce Housing Overlay Development

A City initiated text amendment to the Zoning and Land Development Regulations (ZLDR) to implement the recently adopted amendments to the Comprehensive Plan to allow for incentives to produce Workforce Housing. These provisions are similar to the City Resolution 306-22 that implemented the Florida Statute section 166.0451 (as provided for in in HB1339 in 2022)

Planning Board Case No. 1981B Multifamily/Mixed Use Housing Developments

A City initiated text amendment to the Zoning and Land Development Regulations (ZLDR) to implement provisions of Florida Statute Section 166.0451/Live Local Housing Act (SB328.)

Case Manager: Dodi Glas, AICP | Assistant Director
Phone: 561.822.14832 | TTY: 800.955.8771
E-mail: dglas@wpb.org

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 | May 11, 2024