

## AGENDA

**Date:** September 19, 2023  
**Time:** 6:00pm  
**Place:** Commission Chambers  
401 Clematis Street | West Palm Beach, FL 33401

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**I. Call to Order / Roll Call**

**II. Approval of Minutes**

A. August 15, 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. 1950:**

A request by Construction Technology Inc., on behalf of 2914 North Flagler, LLC for a Class A Special Use Permit to construct a private dock greater than 100 feet in length.

Location: The subject property, consisting of approximately  $\pm 0.45$  acres, is generally located at 2914 North Flagler Drive, within Commission District No. 1 – Commissioner Cathleen Ward.

Case Manager: Alexis Sangeleer | Planner  
Phone: 561.822.1443 | TTY: 800.955.8771  
E-mail: [asangeleer@wpb.org](mailto:asangeleer@wpb.org)

**2. Planning Board Case No. 1962:**

A request by John Dykinga, on behalf of Gary S Lachman, for a Class A Special Use Permit for the construction of a boat lift outside of the middle one-third of the subject lot located within the Single-Family Low Density (SF7) Residential zoning district.

Location: The subject property, consisting of approximately  $\pm 0.45$  acres, is generally located at 4417 South Flagler Drive, within Commission District No. 4 – Commissioner Christina Lambert.

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

**3. Planning Board Case No. 1961:**

A request by Patricia Monahan, of Marine Construction Inc, on behalf of Mary Cheatham, for a Class A Special Use Permit for the construction of a 104 feet dock 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 generally 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  
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**4. Planning Board Case No. 1929:**

A request by Eleanor B. Halperin of Halperin Law, on behalf of Erik Habberstad, for a Class A Special Use Permit to extend an existing dock beyond the 100-foot dock length limitation, located within the Single-Family Low Density (SF7) Residential zoning district.

Location: The subject property, consisting of ±0.52 acres, is generally located at 3014 North Flagler Drive, within Commission District No. 1 – Commissioner Cathleen Ward.

Case Manager: Valentina Broglia | Planner  
Phone: 561.822.1442 | TTY: 800.955.8771  
E-mail: [Vbroglia@wpb.org](mailto:Vbroglia@wpb.org)

**5. Planning Board Case No. 1949A:**

A request by Brian M. Seymour, Esq. and John P. Roach, AICP of Gunster, on behalf of 1911 N Flagler Drive Associates LLC and 1919 N Flagler Drive Associates LLC, for a Class A Special Use Permit to construct a seven (7) slip dock accessory to the Olara mixed-use development.

Location: The subject property, consisting of ±3.32 acres, is generally located east of North Flagler Drive, between Pine Street and Butler 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](mailto:llouie@wpb.org)

**6. Planning Board Case No. 1913:**

A request by Josh Martin of Frisbie Group on behalf of 319 B Renaissance II Asset LLC, for a small-scale Future Land Use (FLU) Map Amendment to change ±0.63 acres of the overall 1.01-acre subject property from Commercial (C) to Commercial East (CE)

Location: The subject property, consisting of ±1.01 acres, is located at the northeast corner of Belvedere Road and South Dixie Highway at 319 Belvedere Road, within Commission District No. 5 – Commissioner Christina Lambert.

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

**7. Planning Board Case No. 1971:**

City-initiated amendments to the different Elements and the Map Series of the City's Comprehensive Plan. Specifically, the text of Chapter 1: Introduction and Administration, Chapter 2: Future Land Use, Chapter 3: Transportation, Chapter 4: Housing, Chapter 5: Utilities, Chapter 8: Recreation and Open Space, Chapter 10: Historic Preservation, Chapter, Chapter 11:Capital Improvements, and Chapter 12: Downtown Master Plan is being amended. In addition, most of the Map Series maps are being updated to reflect changed conditions.

The amendments are based on the Evaluation and Appraisal Review (EAR) process and reflect changes in State requirements or legislation, clarify the language in the policies for ease of understanding, combine or eliminate similar or redundant policies, more accurately reflect current practices, processes or conditions, and update outdated references or definitions.

Case Manager: Alex Hansen, AICP | City Comprehensive 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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