

**PLANNING BOARD MEETING AGENDA
CITY OF WEST PALM BEACH
Tuesday, March 19, 2019**

TIME: 6:00 p.m.

PLACE: City Commission Chambers
City Center, 401 Clematis Street

I. Call to Order/Roll Call

II. Approval of

a. [Minutes for February 19, 2019 meeting](#)

III. Report from the Planning 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 Nos. 1814, 1814A, & 1814B:**](#) A three-part request by Brian Terry of Insite Studio on behalf of RaceTrac to annex and rezone 2970 North Military Trail to General Commercial (GC) with an accompanying Future Land Use Map Amendment to Commercial (C) to construct a 5,411 sf gas station and related site improvements.

PB Case Nos. 1814: A voluntary annexation to annex a 1.48 acre parcel located in unincorporated Palm Beach County into the City Limits of the City of West Palm Beach

PB Case Nos. 1814A: The approval of the Future Land Use Map Amendment of 2970 North Military Trail to Commercial (C).

PB Case Nos. 1814B: The approval of the rezoning of 2970 North Military Trail to General Commercial (GC).

Location: The approximately 1.48 acre parcel is located at 2970 North Military Trail, within Commission District No. 2 – Commissioner Cory Neering.

Case Manager: Paul Greilich, AICP, Senior Planner
Phone: (561) 822-1443
E-mail: pjgreilich@wpb.org

2. **Planning Board Case No. 878M:** A request by Chuck Millar of Kimley-Horn on behalf of TAM-CAT 45th St. LLC for a Major Planned Development Amendment to expand the existing two story, 26,959 square foot building by 35,085 square feet and construct a new 20,000 square foot office building at 2400 Metrocentre Boulevard (Lot 10).

Location: The approximately 4.0 acre site is located at 2400 Metrocentre, within Commission District No. 2 – Commissioner Cory Neering.

Case Manager: Paul Greilich, AICP, Senior Planner
Phone: (561) 822-1443
E-mail: pjgreilich@wpb.org

3. **Planning Board Case No. 1242G:** A request by Jon Schmidt, of Schmidt Nichols, on behalf of Mulberry Street Partners, LLC, for a Major Amendment to the Sail Club Residential Planned Development (RPD) to change the name to Clear Lake Estates and provide for the construction of a 352-unit multifamily development.

Location: The approximately 10.92 acre site is located at 719 Executive Center Drive, within Commission District No. 3 – Commissioner Paula Ryan.

Case Manager: John P. Roach, AICP, Principal Planner
Phone: (561) 822-1448
Email: jroach@wpb.org

4. **Planning Board Case No. 1399R:** A request by Brian Terry of Insite Studio, Inc., on behalf of 42 K LLC, for the approval of a Major Planned Development Amendment to the Sedona Commons Commercial Planned Development (CPD) to permit the use of artificial turf for a daycare playground.

Location: The approximately 0.58 acre daycare parcel is part of the approximately 5.94 acre Sedona Commons CPD and located at 8146 Okeechobee Boulevard, within Commission District No. 4 – Commissioner Keith James.

Case Manager: Eric Schneider, AICP, Principal Planner
Phone: (561) 822-1446
E-mail: eschneider@wpb.org

5. **Planning Board Case No. 1670J:** A request by Jon E. Schmidt of Schmidt Nichols, on behalf of Coral P.B. Real Estate, LLC, for a Major Amendment to the Palms Gateway Commercial Planned Development (CPD) to amend the approved Master Development Plan and Master Freestanding Sign Program, and to provide for the construction of a 14,683 square foot motor vehicle sales and service establishment on Tract #3 of the Planned Development.

Location: The approximately 8.84 acre site is located at the southeast corner of Belvedere Road and Australian Avenue, within Commission District No. 5 – Commissioner Christina Lambert.

Case Manager: Linda Louie, AICP, Planner
Phone: (561) 822-1458
E-mail: llouie@wpb.org

6. **Planning Board Case Nos. 1813, 1813A and 1813B:** A three-part request by George Gentile of 2GHO et al., on behalf of Prime Development, LLC, for the following:

Case No. 1813: A voluntary annexation to annex a 4.16 acre parcel located in unincorporated Palm Beach County into the City Limits of the City of West Palm Beach (the “subject property”).

Case No. 1813A: A Future Land Use (FLU) Map Amendment to change the FLU designation of the subject property from County Commercial High (CH/5) and Medium Density Residential (MR-5) to Commercial (C) within the City of West Palm Beach.

Case No. 1813B: A Rezoning of the subject property from County Multiple Use Planned Development (MUPD) to General Commercial (GC) within the City of West Palm Beach.

Location: The approximately 4.16 acre site is located at 4651 45th Street, within Commission District No. 4 – Commissioner Keith James.

Case Manager: Linda Louie, AICP, Planner
Phone: (561) 822-1458
E-mail: llouie@wpb.org

D. Code Revision Cases

E. Other Business

VII. Unfinished Business

VIII. New Business

IX. 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.

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 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: Palm Beach Post
March 9, 2019