

**PLANNING BOARD MEETING AGENDA
CITY OF WEST PALM BEACH
Tuesday, July 17, 2018**

TIME: 6:00 p.m.

PLACE: City Commission Chambers
City Center, 401 Clematis Street

I. Call to Order/Roll Call

II. [Minutes](#)

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. 1797 and 1798](#)**: A city-initiated two-part request regarding the southern portion of two (2) parcels totaling approximately .34 acres located at 1422 and 1416 Okeechobee Road, for the following:

Case No. 1797– A Future Land Use (FLU) Map amendment from Multifamily (MF) to Commercial (C).

Case No. 1798– A rezoning from Multifamily High Density (MF20) to General Commercial (GC).

Location: The approximately .34 acre site is located at 1422 and 1416 Okeechobee Road, within Commission District No. 5 – Christina Lambert.

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

2. **[Planning Board Case No. 794D](#)**: - A request by Ryan Johnston on behalf of 5335 North Military LLC for the approval of a Major PD Amendment to Southwind Plaza to reduce the square footage of a previously approved

retail building, and construct a 4,500 sf standalone restaurant and site and landscape improvements

Location: The subject property, consisting of ±16.04 acres, is located at 5335 North Military Trail, within Commission District No. 4 – Commissioner Keith James.

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

3. **PB 1421G**: A request by Ken DeLa Torre of Design and Entitlement Consultants LLC on behalf of Pulte Home Company, LLC for a Major Subdivision to plat 34 lots to enable the construction of townhomes in the Merry Place RPD.

Location: The 1.49 acre project is located within the Merry Place RPD (2034 Spruce Ave, 2010 Spruce Ave, 1914 Merry Place, 1906 Merry Place, 460 17th Street, 440 17th Street, and 437 Cheerful Street).

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

4. **Planning Board Case Nos. 1111RR, 1111SS and 1111TT**: A request by Joni Brinkman, of Urban Design Kilday Studios, on behalf of Palm Beach Atlantic University, Inc., for the following:

Case No. 1111RR: A Future Land Use (FLU) Map Amendment to change the FLU designation of ±0.09 acres from Commercial East (CE) to Community Service (CS); and

Case No. 1111SS: A Rezoning to change the zoning designation of ±0.09 acres from General Commercial (GC) to Community Service (CS), with a further rezoning to Community Service Planned Development (CSPD); and

Case No. 1111TT: A Major Amendment to the Palm Beach Atlantic University CSPD to expand the boundaries of the CSPD to include ±0.09 acres, and amend the Master Plan accordingly.

Location: The subject property, consisting of ±0.09 acres, is located at 1200 South Dixie Highway, within Commission District No. 3 – Commissioner Paula Ryan.

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

5. [Planning Board Case Nos. 1773, 1773A and 1773B](#): A request by Michelle Cuetera and Alessandria Palmer, of Urban Design Kilday Studios, on behalf of Jamco Inc. & Murphy Construction Co., for the following:

Case No. 1773: A Future Land Use (FLU) Map Amendment to change the FLU designation of ±5.52 acres from Industrial (I) to Commercial East (CE); and

Case No. 1773A: A Rezoning to change the zoning designation of ±5.52 acres from Industrial (I) to General Commercial (GC); and

Case No. 1773B: A further Rezoning and Site Plan Approval establishing the 1701 Clare Avenue Commercial Planned Development (CPD) Masterplan and Pod 'A' Site Plan.

Location: The subject properties, consisting of ±5.52 acres, are located at 1630 Clare Ave, 1701 Clare Ave, 1940 Clare Ave and 1980 Clare Ave within Commission District No. 5 – Commissioner Christina Lambert.

Case Manager: Heather Tribou Senior Planner

Phone: (561) 822-1562

E-mail: hmtribou@wpb.org

6. [Planning Board Case Nos. 1776, 1776A, 1776B, 1776C](#): A city-initiated request regarding two (2) parcels acres located at 611 27th Street and 610 28th Street, for the following:

Case No. 1776– 611 27th Street- A Future Land Use (FLU) Map amendment from Single Family (SF) to Mixed Use (MU).

Case No. 1776A– 611 27th Street -A rezoning from Single Family (SF7) to Broadway Mixed Use (BMUD) .

Case No. 1776B– (Advertised as Case No. 1776C) 610 28th Street- A Future Land Use (FLU) Map amendment from Single Family (SF) to Mixed Use (MU).

Case No. 1776C– (Advertised as Case No. 1776D) 610 28th Street-A rezoning from Multifamily High Density (MF20) to General Commercial (GC).

Location: The subject properties, consisting of a total of ±0.32 acres, are within Commission District No. 1 – Kelly Shoaf.

Case Manager: Heather Tribou, Senior Planner

Phone: (561) 822-1562

E-mail: hmtribou@wpb.org

7. **Planning Board Case No. 1670I**: A request by Bohler Engineering FL, LLC, on behalf of JAF Restaurant Group, LLC, for a Major Amendment to the Palms Gateway Commercial Planned Development (CPD) to amend the adopted Master Development Plan, and to provide for the construction of a 2,420 square foot fast food restaurant with drive-through on Tract #2 of the Planned Development.

Location: The subject property, consisting of ±8.84 acres, is located at the southeast corner of Belvedere Road and Australian Avenue, within Commission District No. 5 – Commissioner Christina Lambert.

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

8. **Planning Board Case Nos. 1712 and 1712B**: A two-part request by Jon E. Schmidt of Schmidt Nichols, on behalf of 2000 SDH, LLC, for the following:

Case No. 1712: A Small-Scale Future Land Use Map Amendment (FLUMA) for portions of the following two (2) parcels:

- 1.) 2000 South Dixie Highway: Change ±0.48 acres of the overall ±0.73 acre parcel from Commercial (C) and Multifamily (MF) to Commercial East (CE).
- 2.) 2020 South Dixie Highway: Change ±0.22 acres of the overall ±0.50 acre parcel from Single Family (SF) to Commercial East (CE).

Case No. 1712B: A rezoning to change the zoning designation for portions of the following two (2) parcels:

- 1.) 2000 South Dixie Highway: Rezone ±0.26 acres of the overall ±0.73 acre parcel from Professional Office Residential (POR) to General Commercial (GC).
- 2.) 2020 South Dixie Highway: Rezone ±0.22 acres of the overall ±0.5 acre parcel from Single-family High Density (SF14) Residential to General Commercial (GC).

Location: The ±1.23 acre subject site is located at 2000 and 2020 South Dixie Highway, within Commission District No. 3 – Commissioner Paula Ryan.

Case Manager: Linda M. 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.

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