

AGENDA

Date: October 21, 2025
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. September 16, 2025
- 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. 1974 (SUP-23110001):

A request by Jeff Iravani, of Jeff H. Iravani, Inc., on behalf of South Florida Energy, Inc. for a Class B Special Use Permit to allow the use of a Convenience Store within the Broadway Mixed-Use District (BMUD).

Location: The subject property, consisting of approximately ±0.24 acres, is located at 5301 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

2. Planning Board Case No. 1231P (PD-25080079):

A request by David Harrison, agent of Related Company, and Tyler Woolsey, agent of Urban Design Studios, on behalf of First Church 1, LLC (the Owner), for a Major Amendment of the Family Church Residential Planned Development (RPD) to allow changes of a previously approved Site Plan with Waivers, on a mixed-use development consisting of a new church with school campus, two (2) multifamily residential towers with a total of 190-units, two (2) parking garages, and restaurant uses.

Location: The approximately 9.897 acres Family Church RPD is located at 1101 South Flagler Drive, within Commission District No. 5 – Commissioner Cristina Lambert.

Case Manager: Luiz G. Vicentini, AIA, Senior Planner
Phone: 561.822.1448 | TTY: 800.955.8771
E-mail: lgvicentini@wpb.org

3. Planning Board Case No. 1617G (DSI-24120005):

A request by Matt Wojciechowski of Schmidt Nichols, on behalf of POTP LLC, for a Major Amendment to the Broward Block Development of Significant Impact (DSI), with a waiver from the City's Zoning and Land Development Regulations, to convert 1,700 square feet of existing ground level leasing and management office space to commercial retail space within the Currie Mixed Use District - Core II (CMUD-CORE II) zoning district.

Location: The subject property, consisting of approximately 1.29 acres, is located at 2121 Broward Avenue within Commission District No. 1 – Commissioner Cathleen Ward.

Case Manager: Kevie Defranc, Senior Planner
Phone: 561.822.1449 | TTY: 800.955.8771
E-mail: kdefranc@wpb.org

4. Planning Board Case No. PB 950JJJJJJ (PD-25080077):

A request by Roger Ramdeen of Shutts & Bowen, on behalf of C Block Development LLC, for the approval of a Major Amendment to amend the waivers approved as part of the Level III Site Plan approved by Resolution No. 18-24 for the development of two office towers at 550 South Rosemary Avenue within the CityPlace East Subarea of the CityPlace Commercial Planned Development. The amended waivers are to permit greater than 60 percent of the façade without a planar break on the western tower along South Rosemary Avenue and to reduce the amount of required active use along Hibiscus Street and Gardenia Street.

Location: The parcel containing the two towers, consisting of approximately 3.35 acres, is located at 550 South Rosemary Avenue, within Commission District No. 3 – Commissioner Christy Fox.

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

D. Code Revision Cases

1. Code Revision Case No. 25-10:

A City-initiated request for a text amendment to Chapter 94 – Zoning and Land Development Regulations, Article VII.- Special Districts, Section 94-215 – Currie Mixed Use District eliminating the bonus height incentives for the Core IA subdistrict.

The subject text amendment generally applies to properties within the Currie Mixed Use District area within Commission District No. 1– Commissioner Cathleen Ward.

Case Manager: Ana Maria Aponte, Development Services Director
Phone: 561.822.1439 | 800.955.8771
Email: aaponte@wpb.org

2. Code Revision Case No. 25-11:

A City-initiated request for a text amendment to the Code of Ordinances- Chapter 22- Businesses and Business at Article VI. Peddlers and Chapter 94 – Zoning and Land Development Regulations, Article X- Supplemental District Regulations to include regulations for Mobile Vendors.

The subject text amendment applies City-Wide.

Case Manager: Angella Jones-Vann, Assistant Development Services Director
Phone: 561.822.1441 | 800.955.8771
Email: ajones-vann@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.

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