

CITY OF WEST PALM BEACH PLANNING BOARD

AGENDA

Date: October 20, 2026
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 15, 2026
- 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. 1937A (PD-26010097):

A request by Jordan Sperling of Schmidt Nichols (Applicant), on behalf of 2500 N Florida Mango LLC (Owner), for a Major Amendment to the Tropicana Self Storage Commercial Planned Development (CPD), with waivers from the City's Zoning and Land Development Regulations, to amend the CPD's current development regulations and approved plans, for the addition of a new use and to allow for the construction of a 113,071 square-foot two-story mixed-use building consisting of a private recreational space and self-storage facility.

Location: The subject property, consisting of approximately 2.6 acres, is located at 2500 North Florida Mango Road, within Commission District No. 3 – Commissioner Christy Fox.

Case Manager: Luiz Vicentini, AIA / M. Arch. Senior Planner
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E-mail: lgvicentini@wpb.org

2. Planning Board Case No. 2037 (SUP-26050026):

A request by Jack Rice and John Roach, AICP, of Gunster, on behalf of Daniel Piazza, property owner, for the approval of a Class A Special Use Permit for a waiver from the requirement that accessory residential docks be located within the middle 1/3 of a property, to allow for an approved dock to remain as currently permitted with the increase in the size of the upland property.

Location: The approved dock is located at the 0.26-acre property with an address of 2565 South Flagler Drive, with the final site proposed to be 0.959 acres, within Commission District No. 5 – Commissioner Stephen Sylvester.

Case Manager: Eric Schneider, AICP, Principal Planner
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D. Code Revision Cases

1. Code Revision Case No. 26-05 (TC-26090008):

A City-initiated request for a text amendment to Chapter 94 Zoning and Land Development Regulations, to update provisions regarding the definitions of height of structures, Section 94-215 to modify the measurement of dimensional standards relating to height in Historic districts, and Section 94-85 to update the criteria for lot coverage and floor area ratio exceptions through special exception review.

The subject text amendment applies City-Wide.

Case Manager: Anne Clerisse Gaisha Volcy, Senior Planner
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2. Code Revision Case No. 26-04 (formally known as CRC No. 26-03), DAC Case No. 26-01 & 26-03:

A three-part city-initiated request for the approval of the following:

CRC Case No. 26-04: A city-initiated request for a text amendment to Chapter 94 – Zoning and Land Development Regulations, Article IV.- Downtown Master Plan Urban Regulations to provide for an updated vision of the area and address the new conditions and changes since the last Master Plan update adopted in 2007.

The subject text amendment applies to the Downtown Master Plan boundary within Commission District No. 3 – Commissioner Christy Fox.

DAC Case No. 26-01: A city-initiated request for the rezoning of the property located at 901 N Flagler Drive from the Providencia Park District-Professional Office (PPD-PO) subdistrict to the Loftin District-5 (LD-5) subdistrict and the property located at 807 N Flagler Drive from the Loftin District-R (LD-R) subdistrict to the Loftin District-5 (LD-5) subdistrict in the Downtown Master Plan (“DMP”).

Location: The subject properties, consisting of ± 0.62 acres for the 901 N Flagler Dr and ± 6.08 acres for the 807 N Flagler Dr, are within Commission District 3 - Commissioner Christy Fox.

DAC Case No. 26-03: A city-initiated request for the rezoning of the properties located at 701, 708, 709, 713, 714, 720 & 723 Evernia Street, 265 & 303 South Sapodilla Avenue from the Transit Oriented District-8 (TOD-8) subdistrict to the Transit Oriented District-10 (TOD-10) subdistrict in the Downtown Master Plan ("DMP").

Location: The subject properties, in aggregate consists of ± 2.55 acres, are within Commission District 3 - Commissioner Christy Fox.

Case Manager: Claudia Ibaven, City Urban Designer

Phone: 561.822.1402 | 800.955.8771

Email: cibaven@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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