WEST PALM BEACH
DEVELOPMENT SERVICES DEPARTMENT
PLANNING & ZONING DIVISION

CITY OF WEST PALM BEACH
PLANNING BOARD

AGENDA

Date: November 17, 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. October 20, 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

1. 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 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.

Case Manager: Claudia Ibaven, City Urban Designer
Phone: 561.822.1402 | 800.955.8771
Email: cibaven@wpb.org

C. Planning Board Cases

1. Planning Board Case No. 1970A (PD-26090138):

A request by Cameron Baker of Schmidt Nichols, on behalf of the West Palm Beach Housing Authority, for a Major Planned Development Amendment to the Roseland Gardens Residential Planned Development (RPD) for the approval of a waiver to allow a two-foot increase to the height of the approved wall along the southern property line of the RPD, for a final wall height of eight feet, and other minor changes to the development plans based on the permitting process.

Location: The approximately 11-acre Roseland Gardens RPD is located at 3801 Georgia Avenue, within Commission District No. 5 – Commissioner Stephen Sylvester.

Case Manager: Eric Schneider, AICP, Principal Planner
Phone: 561-822-1446 | TTY: 800-955-8771
E-mail: eschneider@wpb.org

2. Planning Board Case No. 2050 - Comprehensive Plan Amendment Round 26-2:

A City initiated request for a proposed amendment to the Future Land Use Element of the Comprehensive Plan to revise Policy 1.7.2.4 to adjust the Broadway Mixed Use District (BMUD) development caps to allow for additional residential development while ensuring adequate infrastructure provision.

Location: Broadway Mixed Use District (BMUD), within Commission District No. 1 – Commissioner Cathleen Ward.

Case Manager: Alex Hansen, AICP, City Comprehensive Planner
Phone: 561-822-1463 | TTY: 800-955-8771
E-mail: ahansen@wpb.org

D. Code Revision Cases

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

A City-initiated request for text amendments to Chapter 94, Zoning and Land Development Regulations, and Chapter 18, Building and Building Regulations, to revise provisions related to the measurement of building height in historic districts (Section 94-79), the definition of building height (Section 94-611), and limitations on grading and fill placement (Section 18-292).

The subject text amendment applies City-Wide.

Case Manager: Anne Clerisse Gaisha Volcy, Senior Planner
Phone: 561-822-1552 | TTY:800.955.8771
E-mail: avolcy@wpb.org

2. Code Revision Case No. 26-07 (DMP-000511-2026):

A request by Shane Zalonis of Greenspoon Marder LLP on behalf of Banyan Acquisitions LLC for a text amendment to Chapter 94 – Zoning and Land Development Regulations and Article IV – Downtown Master Plan Urban Regulations to incorporate specific-use regulations for full-service supermarkets under Section 94-106 General Uses with Special Requirements and to modify Section 94-111. - Parking and loading requirements Table IV-11 curb cut permissions.

The subject text amendments apply to uses within the Downtown Master Plan boundary within Commission District No. 3 – Commissioner Christy Fox.

Case Manager: Chris Kimmerly, AICP, Principal Planner
Phone: 561.822.1426 | 800.955.8771
Email: ckimmerly@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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