

CITY OF WEST PALM BEACH PLANNING BOARD

AGENDA

Date: May 19, 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. April 21, 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. Planning Board Case No. 2035 (PD-24120054):

A request by Jon Schmidt of Schmidt Nichols, on behalf of 4700 N Flagler, LLC., for a rezoning to change the zoning designation of the subject property from Multifamily High Density Residential (MF32) to Residential Planned Development (RPD), with waivers from the City's Zoning and Land Development Regulations, to allow for the construction of a 71-unit multifamily condominium development.

Location: The subject property, consisting of ± 2.21 acres, is located at 4720 N Flagler Drive, within Commission District No. 1 – Commissioner Cathleen Ward.

Case Manager: Jermaine Swaby, Senior Planner
Phone: 561-822-1431 | TTY:800.955.8771
E-mail: jswaby@wpb.org

C. Planning Board Cases

1. Planning Board Case No. 2025 (SP-25100073):

A request by Brian Seymour, Esq. and John Roach, AICP of Gunster Law, on behalf of 2001 N Flagler Drive Owner LLC, for the approval of a Level III Special Review (with variances from the City's Zoning and Land Development Regulations), to construct a 90-unit multifamily residential development within the Currie Mixed-Use District - Core I (CMUD Core-I) Sub-district.

Location: The subject property, consisting of approximately 0.78-acre tract of land, is located at 2001 North Flagler Drive, within Commission District No. 1 – Commissioner Cathleen Ward.

Case Manager: Luiz Vicentini, M. Arch, Senior Planner
Phone: 561-822-1448 | TTY:800.955.8771
E-mail: lvicentini@wpb.org

2. Planning Board Case Nos. 2021, 2021A, and 2021B (ANNEX-25090001, FLU-25090006 & RZ-25090011):

A request by Urban Design Studios (UDS), on behalf of the property owner, Palm Lake Baptist Association Inc, and the Applicant, The Kolter Group LLC, for the approval of the following:

PB Case No. 2021: An annexation of one parcel totaling approximately 8.54 acres; and

PB Case No. 2021A: A Future Land Use Map Amendment to assign a Multifamily (MF) Future Land Use designation to the annexed parcel; and

PB Case No. 2021B: A Rezoning to assign a Multifamily 32 (MF32) zoning designation to the annexed parcel.

Location: The subject property, consisting of approximately 8.54 acres, is located at 5701 North Haverhill Road, within Commission District No. 4 – Commissioner Joseph Peduzzi.

Case Manager: Alex Hansen, AICP, City Comprehensive Planner
Phone: 561-822-1463 | TTY:800.955.8771
E-mail: ahansen@wpb.org

3. DAC Case No. 26-01:

Continued to July Planning Board meeting.

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.

Case Manager: Claudia Ibaven, City Urban Designer

Phone: 561.822.1402 | 800.955.8771

Email: cibaven@wpb.org

D. Code Revision Cases

1. CRC Case No. 26-03:

Continued to July Planning Board meeting.

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.

Case Manager: Claudia D. 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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