

## CITY OF WEST PALM BEACH PLANNING BOARD

### AGENDA

**Date:** June 16, 2026  
**Time:** 6:00pm  
**Place:** Commission Chambers  
401 Clematis Street | West Palm Beach, FL 33401

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**I. Call to Order / Roll Call**

**II. Approval of Minutes**

A. May 19, 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. 2031 (SUP-25120021):**

A request by Mary Wissinger of RJ Heisenbottle Architects, on behalf of the Community Redevelopment Agency (CRA), for the approval of a Class A Special Use Permit to increase the number of bedrooms on a bed and breakfast establishment within two existing and historic structures and for a waiver of the parking spaces provided; as required by Section 94-273 of the Zoning and Land Development Regulations, and other such matters as may be contained in the application.

Location: The subject property, consisting of ± 0.32 acres, is generally located at 801 4th Street within Commission District 3 - Commissioner Christy Fox.

Case Manager: Claudia D. Ibaven, City Urban Designer  
Phone: 561-822-1402 | TTY:800.955.8771  
E-mail: [cibaven@wpb.org](mailto:cibaven@wpb.org)

## 2. Planning Board Case No. 950AAAAAAA – (PD-24050032) & 950ZZZZZZ – (SP-24040028):

PB 950AAAAAAA – (PD-24050032): A request by Tyler Woolsey of Shutts and Bowen LLP on behalf of CityPlace South Tower II, LLC for a Major Planned Development Amendment to the CityPlace Commercial Planned Development (CPD) to establish the Convention Center District area within the CityPlace CPD and adopt development regulations for the subarea to be known as the 'Hotel II subarea'.

PB 950ZZZZZZ – (SP-24040028): A request by Tyler Woolsey of Shutts and Bowen LLP on behalf of CityPlace South Tower II, LLC for a Level III Site Plan Review with waivers for a new 18-story, 400-room full-service hotel generally located between S Rosemary Avenue, Alabama Avenue, Kiwi Street, and L Street, within the City of West Palm Beach.

Location: The subject property, consisting of ± 1.80 acres, is generally located at 900 S Rosemary Avenue within Commission District 3 - Commissioner Christy Fox.

Case Manager: Chris Kimmerly, AICP, Principal Planner  
Phone: 561.822.1426 | 800.955.8771  
Email: [ckimmerly@wpb.org](mailto:ckimmerly@wpb.org)

### D. Code Revision Cases

### 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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