

AGENDA

Date: April 21, 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. March 17, 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. 1879D (Z23060033):

A request by Jon Schmidt of Schmidt Nichols, on behalf of Tobias Partners LP and Jeff Greene, to rezone the subject property to a Commercial Planned Development (CPD) along with a Site Plan amendment, to allow for the redevelopment of an existing private school campus (Greene School) with the addition of new academic facilities, library building and accessory racquet center.

Location: The subject property, consisting of approximately 5.38 acres, is located at 2001 South Dixie Highway, within Commission District No. 5 – Commissioner Christina Lambert.

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

2. Planning Board Case No. 2029 (SUP-25120022):

A request by Brian Seymour and John Roach of Gunster Law, on behalf of 5400 N. Flagler Limited Partnership, for a Class A Special Use Permit with Waivers, to allow for the construction of a four-slip dock accessory to an approved 97-unit multifamily development (5400 North Flagler Residential Planned Development) located at 5400 N. Flagler Drive.

Location: The subject property, consisting of approximately 3.011-acres (including submerged lands), is located at 5400 North Flagler Drive, within Commission District No. 1 – Commissioner Cathleen Ward.

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

3. 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

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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