

## AGENDA

**Date:** January 9, 2025  
**Time:** 1:00pm  
**Place:** City Hall | Planning Division Open Area – 2<sup>nd</sup> Floor  
401 Clematis Street | West Palm Beach, FL 33401

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### **NOTICE REGARDING ATTENDANCE**

**PPRC Members:** All PPRC members are required to attend in-person at the location identified above.

**Applicants:** **The applicant /developer is requested to wait in the mayor’s lobby area until your project is ready to be heard by the Plans and Plats Review Committee. The applicant/developer will be called when it is time to review the request. PLEASE PLAN TO ARRIVE 15 MINUTES EARLY FOR YOUR APPOINTMENT WITH THE PPRC.**

**Please click the link below to join the webinar:**

<https://us06web.zoom.us/j/89821725690>

**Members of the Public:** Members of the public and other team members may attend in-person or via Zoon to view/listen only. Access may be achieved through the Zoom shown above.

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**1:00 PM**      **1.      Planning Board Case No. 162400 (PD-24100049):**

A request by Joni Brinkman and Shayne Broadnix of Urban Design Studio, on behalf of USREC Banyan Cay Resort & Golf LLC, USREC Banyan Cay Development LLC, USREC Banyan Cay Villa LLC, and Banyan Cay Community Development District, for a Minor Amendment to the Banyan Cay Resort Residential Planned Development (RPD) / Commercial Planned Development (CPD) involving site improvement modifications on property located within the CPD portion.

Location: The subject property, consisting of ±123.68 acres, is generally located at 2020 Banyan Resort Way, within Commission District No. 3 – Commissioner Christy Fox.

Case Manager: Kevie Defranc, Senior Planner  
Phone:            561.822.1449 | TTY: 800.955.8771  
E-mail:            kdefranc@wpb.org

**1:10 PM**      **2.      Planning Board Case No. 1712D (Z22080023):**

A request by Brian Seymour, Esq. and John Roach, AICP of Gunster, on behalf of 2000 SDH LLC and 2100 SDH LLC, to change the zoning designation of the subject property from General Commercial (GC) to Commercial Planned Development (CPD) to provide for the construction of a mixed-use development comprised of 11,000 square feet of retail space, 6,063 square feet of restaurant space, and 58 residential dwelling units. Waivers to the City’s Zoning and Land Development Regulations (ZLDRs) are included as part of this request.

Location: The subject property, consisting of ±1.80 acres, is located east of South Dixie Highway, between Flamingo Drive and Cordova Road, within Commission District No. 5 – Commissioner Christina Lambert.

Case Manager: Linda Louie, AICP, Principal Planner  
Phone: 561.822.1458 | TTY: 800.955.8771  
E-mail: llouie@wpb.org

**1:20 PM 3. Formal Site Plan Review Case No. 23-13 (SP-23120014):**

A request by Shutts & Bowen LLP, on behalf of Temple Isreal of West Palm Beach, for a Formal Site Plan Review (FSPR) to develop a 199-unit (28-story) multi-family residential project within the Currie Mixed Use District (CMUD).

Location: The subject property, consisting of ±1.828 acres, is located at the southwest corner Pine Street and North Flagler Drive, within Commission District No. 1 – Commissioner Cathleen Ward.

Case Manager: Linda Louie, AICP, Principal Planner  
Phone: 561.822.1458 | TTY: 800.955.8771  
E-mail: llouie@wpb.org

**1:30 PM 4. Formal Site Plan Review Case No. 24-05 (SP-24100049):**

A request by Robert Hollyman from Logan Realty Inc., on behalf of Jared Kaufmann for a Formal Site Plan Review (FSPR) to construct a 5,995.81 SF office building within the Currie Mixed Use District Edge (CMUD - E).

Location: The subject property, consisting of ± 0.18 acres, is generally located at 2711 Poinsettia Ave, within Commission District No. 3 – Commissioner Christy Fox.

Case Manager: Alexis Sangeleer, Planner  
Phone: 561.822.1443 | TTY: 800.955.8771  
E-mail: asangeleer@wpb.org

**1:40 PM 5. PB Case No. 2004 (PD-24120054):**

A request by Cameron Ennis of Schmidt Nichols, on behalf of 4700 N Flagler, LLC, for a rezoning from Multifamily High Density Residential (MF32) to Residential Planned Development (RPD), to allow for the construction of a 87-unit, 31-story multifamily condominium.

Location: The subject property, consisting of ± 2.72 acres, is generally located at 4720 North Flagler, 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](mailto:jswaby@wpb.org)

**Other Business**

**NOTE TO STAFF: ALL PPRC MEMBERS SHALL HAVE THEIR REVIEWS COMPLETED AND ENTERED INTO EPL ON OR BEFORE JAN 8, 2025.**

A copy of the agenda will be provided to the following persons and access to comment on Projects in EPL will be provided:

<b>Name:</b>	<b>Title:</b>	<b>Department/Division:</b>	<b>Email:</b>
Robert Brown	Building Official	Dev. Services – Building	<a href="mailto:rbrown@wpb.org">rbrown@wpb.org</a>
Tiffany Kapner	Senior Landscape Planner	Dev. Services – Planning	<a href="mailto:tkapner@wpb.org">tkapner@wpb.org</a>
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A copy of the agenda (no attachments) will be provided to the following persons:

<b>Name:</b>	<b>Title:</b>	<b>Department/Division:</b>	<b>Email:</b>
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