

## AGENDA

**Date:** May 11, 2023  
**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:** Applicants and their teams will attend virtually via Zoom. Emails will be sent with a unique login that will allow virtual participant access to the meeting. These logins are unique to the individual and should not be shared. It is requested that all applicants and their teams please log into the meeting at least 15 minutes before the scheduled start time. Applicants and their teams are required to participate in the meeting and will be placed on standby until their item is up for discussion. *Please note that cases are not being assigned time slots and will simply go in the order of the agenda.*

**Members of the Public:** Members of the public may attend in-person at the location identified above, or view/listen-only access may be achieved through Zoom via the following:

Web: <https://us06web.zoom.us/j/86768488261>  
Telephone: 888.475.4499 or 877.853.5257 | Webinar ID: 867 6848 8261

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#### **1. (Z23040049) 11<sup>th</sup> Street Alley Abandonment (NoRA):**

A request by Damien Barr of NDT Development, on behalf of NORA W Spruce LLC, for the abandonment of a 15' wide, 3,975 square foot alleyway between the FEC right-of-way, Spruce Avenue, 11<sup>th</sup> Street, and Palm Beach Lakes Boulevard. The abandonment facilitates the development of the temporary parking lot proposed within FSPR 22-14 - (Z22070021).

Location: The subject property is generally located at the intersection of 6<sup>th</sup> Street, 7<sup>th</sup> Street, and N Railroad Avenue, within Commission District No. 3 – Commissioner Christy Fox.

Case Manager: Chris Kimmerly, Urban Design Planner, AICP  
Phone: 561.822.1426 | TTY: 800.955.8771  
E-mail: [ckimmerly@wpb.org](mailto:ckimmerly@wpb.org)

#### **2. FSPR 23-03 (Z23030023):**

A request by Alfonso Architect, LLC on behalf of Park & Recreations of the City of West Palm Beach requesting for a Formal Site Plan Review (Level II) for the approval of a new City Community Center.

Location: The Subject property is located at 1302 Parker Avenue, within Commission District No. 3 – Commissioner Christy Fox.

Case Manager: Alexis Sangeleer, Planner  
Phone: 561.822.1443 | TTY: 800.955.8771  
Email: [asangeleer@wpb.org](mailto:asangeleer@wpb.org)

**3. FSPR 23-06 (Z23040023):**

A request by Matt Wojciechowski of Schmidt Nichols, on behalf of 1010 N Olive LLC for a Formal Site Plan review to facilitate the development of a three-story 8,044sq.ft. live/work building. The project consists of a ground floor professional office with a car garage, and a residential dwelling unit on the 2<sup>nd</sup> and 3<sup>rd</sup> floors.

Location: The subject property, consisting of ±0.2 acres, is located at 1010 North Olive Avenue within Commission District No. 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)

**4. PB993GGGGG (Z23040016)**

A request from Mathew Barnes from WGI, Inc, on behalf of the Club at Ibis Property Owners Association, Inc. for a Major Planned Development Amendment for the redevelopment of the existing Recreational North Campus, proposing a 30,000sqft fitness center, mini-golf area, relocation of the existing dog park and playground, an addition of bocce ball courts and 12 pickle ball courts.

Location: The subject property, consisting of ±11.11 acres, is located at 9055 Ibis Boulevard within Commission District No. 4 – Commissioner Joseph Peduzzi.

Case Manager: Valentina Broglia, Planner  
Phone: 561.822.1442 | TTY: 800.955.8771  
E-mail: [Vbroglia@wpb.org](mailto:Vbroglia@wpb.org)

**5. FSPR 19-08A (Z23040029):**

A request by Harvey E. Oyer, III of Shutts & Bowen LLP, on behalf of Rosemary WPB LLC, for Site Plan Amendment (Minor Level II) to review and accept the provided as-built plans for The Grand project. The as-built plans document minor amendments to the approved site plan under FSPR19-08.

Location: The subject property is generally located at 602 2<sup>nd</sup> Street, within Commission District No. 3 – Commissioner Christy Fox.

Case Manager: Chris Kimmerly, Urban Design Planner, AICP  
Phone: 561.822.1426 | TTY: 800.955.8771  
E-mail: [ckimmerly@wpb.org](mailto:ckimmerly@wpb.org)

**6. FSPR 23-05 (Z23040020):**

A request by Jeffrey Sanon of Pillar Consultants, Inc., on behalf of THE SPECTRA ORGANIZATION, INC, for a Formal Site Plan Review (Level II) to allow for a multi-family residential development consisting of 48 units totaling approximately 11,855 square feet of building area within the Industrial (I) zoning district.

Location: The subject property is generally located at 3430 45<sup>th</sup> Street, within Commission District No. 2 – Commissioner Shalonda Warren.

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

**NOTE TO STAFF: ALL PPRC MEMBERS SHALL HAVE THEIR REVIEWS COMPLETED AND ENTERED INTO COMMUNITY PLUS FIVE (5) DAYS PRIOR TO THE SCHEDULED MEETING.**

A copy of the agenda and all attachments will be provided to the following persons:

Name:	Title:	Department/Division:	Email:
Robert Brown	Building Official	Dev. Services – Building	<a href="mailto:rbrown@wpb.org">rbrown@wpb.org</a>
Smith Amisial	Landscape Planner	Dev. Services – Planning	<a href="mailto:samisial@wpb.org">samisial@wpb.org</a>

<b>Name:</b>	<b>Title:</b>	<b>Department/Division:</b>	<b>Email:</b>
Ricardo Elizondo	Utility Plan Examiner	Engineering Services	<a href="mailto:relizondo@wpb.org">relizondo@wpb.org</a>
	Traffic Engineer	Engineering Services	
Matt Hejazi	Industrial Engineer	Public Works	<a href="mailto:mhejazi@wpb.org">mhejazi@wpb.org</a>
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Sybille Welter	Administrator of Public Art and Culture	Mayor's Office	<a href="mailto:scwelter@wpb.org">scwelter@wpb.org</a>

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>
Genia Baker	Deputy Redevelopment Manager	CRA	<a href="mailto:gbaker@wpb.org">gbaker@wpb.org</a>
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