

AGENDA

Date: July 13, 2023
Time: 1:00pm
Place: City Hall | Planning Division Open Area – 2nd Floor
401 Clematis Street | West Palm Beach, FL 33401

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/89694784750>
Telephone: 888.475.4499 or 877.853.5257 | Webinar ID: 896 9478 4750

1. Informal Site Plan Review 14-06F (Z23060021):

A request by Shayne Broadnix of Urban Design Studio, on behalf of Florida Power & Light Co., for the approval of a Minor Site Plan Amendment to add a total of six parking spaces consisting of a mix of EV and ADA parking to the Manatee Education Center Park.

Location: The subject property, consisting of approximately 4.4 acres, is located at 5904 North Flagler Drive, within Commission District No. 1 – Commissioner Cathleen Ward.

Case Manager: Eric Schneider, AICP, Principal Planner
Phone: 561.822.1446 | TTY: 800.955.8771
E-mail: eschneider@wpb.org

2. Planning Board Case No. PB 950RRRRRR (Z23060031):

A request by Harvey E. Oyer, III, of Shutts & Bowen, LLP, on behalf of CityPlace Retail, L.L.C., for the approval of a Level III Site Plan to construct a 21-story tower and a 23-story tower consisting of approximately 744,856 square feet of office and 63,890 square feet of retail, including a parking structure and ground level public open space, with waivers, within the CityPlace Commercial Planned Development.

Location: The subject property, consisting of approximately 3.35 acres, is located at 550 South Rosemary Avenue, within Commission District No. 3 – Commissioner Christy Fox.

Case Manager: Eric Schneider, AICP, Principal Planner
Phone: 561.822.1446 | TTY: 800.955.8771
E-mail: eschneider@wpb.org

3. Formal Site Plan Review 23-08 (Z23060022):

A request by Lentzy Jean-Louis of Urban Design Studio, on behalf of Vita Nova Village, LLC, and Vita Nova Village III, LLC, for the approval of a Special Site Plan Review for an affordable housing project in accordance with Resolution Number 306-22 to construct a 12-unit residential building.

Location: The subject property, consisting of approximately 0.77 acres, is located at 1330 Alpha Street, within Commission District No. 3 – Commissioner Christy Fox.

Case Manager: Eric Schneider, AICP, Principal Planner
Phone: 561.822.1446 | TTY: 800.955.8771
E-mail: eschneider@wpb.org

4. Planning Board Case No. PB1929 (Z22100013):

A request by Ellie Halperin from Halperin Law on behalf of Erik Habberstad, owner of 3014 North Flagler Drive, for a Class A Special Use Permit to extend their existing dock beyond the 100-foot dock length limitation.

Location: The subject property, consisting of approximately 0.52 acres, is located at 3014 North Flagler Drive, within Commission District No. 1 – Commissioner Cathleen Ward.

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

5. Planning Board Case No. 1965 (Z23060036):

A request by John Roach of Gunster, on behalf of 4906 N FLAGLER DRIVE LLC, for a rezoning from Multifamily High Density Residential (MF32) to Residential Planned Development (RPD) to allow for the construction of a 46-unit multifamily development on the subject property.

Location: The subject property, consisting of approximately 1.45 acres, is located at 4906 North Flagler Drive, within Commission District No. 1 – Commissioner Cathleen Ward.

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

6. Informal Site Plan Review 22-06 (Z22070019):

A request by Yanina Mauro, on behalf of Unique Space LLC, for the development of a vacant site. The proposal includes 960 sf of retail on the first floor, a parking area and 12 one and two-bedroom units in the upper levels.

Location: The subject property, consisting of approximately 0.22 acres, is located at 5179 Broadway Avenue, within Commission District No. 1 – Commissioner Cathleen Ward.

Case Manager: Anne Clerisse Gaisha Volcy, Planner
Phone: 561.822.1552 | TTY: 800.955.8771
E-mail: avolcy@wpb.org

7. ISPR 20-14B (Z23060006)- 835 Belvedere (Sanctuary Medicinals):

A request by Dan Krentzman on behalf of Sanctuary Medicinals LLC for the Minor Subdivision Replat of the Sanctuary Medicinal property at 835 Belvedere Road.

Location: The subject property, consisting of approximately 0.52 acres, is located at 835 Belvedere Road, within Commission District No. 5 – Commissioner Christina Lambert.

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

8. Planning Board Case No. 1950 (Z23010019):

A request by 2914 Flagler LLC for a Class A. Special Use Permit for the property located at 2914 North Flagler Drive.

Location: The subject property, consisting of approximately 0.45 acres, is located at 2914 North Flagler Drive, within Commission District No. 1 – Commissioner Cathleen Ward.

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

9. Informal Site Plan Review 23-10 (Z23060034):

A request by Urban Design Studios on behalf of 425 Belvedere Road DF LLC for north lot of the property also known as Lot 1 to consist of a warehouse use with 2,200sqft. of mezzanine area.

Location: The subject property, consisting of approximately 0.58 acres, is located at 429 Belvedere Road & 428 Avon Road, within Commission District No. 5 – Commissioner Christina Lambert.

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

10. Informal Site Plan Review 22-09 (Z22090019):

A request by Brian Chequis, on behalf of BRP Nottingham Blvd, LLC, for a Formal Site Plan Review (Level III) for 28 multifamily dwelling units.

Location: The subject properties, consisting of approximately 1.59 acres, are located at 418, 424, 430, 432, 442, and 444 Nottingham Blvd, within Commission District No. 5 – Commissioner Christina Lambert.

Case Manager: Anne Clerisse Gaisha Volcy, Planner
Phone: 561.822.1552 | TTY: 800.955.8771
E-mail: avolcy@wpb.org

11. Planning Board Case No. 1962 (Z23060023):

A request by John Dykinga, on behalf of Gary S Lachman, for a Class A Special Use Permit for a boat lift. The applicant is also requesting a waiver from Sec. 94-313(a)(3)(h) relating to the location and setbacks for the boatlift.

Location: The subject property, consisting of approximately 0.45 acres, is located at 4417 South Flagler Drive, within Commission District No. 5 – Commissioner Christina Lambert.

Case Manager: Anne Clerisse Gaisha Volcy, Planner
Phone: 561.822.1552 | TTY: 800.955.8771
E-mail: avolcy@wpb.org

12. Planning Board Case No. 1962 (Z23060023):

A request by Brian M. Seymour. Esq. and John P. Roach, AICP, of Gunster, on behalf of Flagler Assemblage LLC, for a Class A Special Use Permit to construct a seven (7) slip dock accessory to the Olara Mixed Use development.

Location: The subject property, consisting of ±3.32 acres, is generally located on the east side of North Flagler Drive, between Butler Street and Pine Street, within Commission District No. 1 – Commissioner Cathleen Ward.

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

13. Planning Board Case No. 1887A (Z2200043):

A request by Jon Schmidt of Schmidt Nichols, on behalf of Scuba Club WPB,LLC., for a Major Planned Development Amendment to construct a 222 ft. long dock with 8 slips.

Location: The subject property, consisting of approximately 1.73 acres, is located at 4708 & 4714 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

14. Formal Site Plan Review Case No. 23-09 (Z23060037):

A request by Brian M. Seymour. Esq. and John P. Roach, AICP, of Gunster, on behalf of Transit Village PPP-Seaboard LLC for a temporary SFRTA parking lot.

Location: The subject property, consisting of approximately 1.07 acres, is located at 901-909 Evernia Street, within Commission District No. 3 – Commissioner Christy Fox.

Case Manager: Chris Kimmerly, Urban Design Planner
Phone: 561.822.1426 | TTY: 800.955.8771
E-mail: ckimmerly@wpb.org

Other Business

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	rbrown@wpb.org
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Matt Hejazi	Industrial Engineer	Public Works	mhejazi@wpb.org

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A copy of the agenda (no attachments) will be provided to the following persons:

Name:	Title:	Department/Division:	Email:
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