

AGENDA

Date: August 10, 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/83813218127>
Telephone: 888.475.4499 or 877.853.5257 | Webinar ID: 838 1321 8127

1. Planning Board Case No. 1970 (Z23070019):

A request by Schmidt Nichols on behalf of West Palm Beach Housing Authority (WBPHA) for a Residential Planned Development (RPD). Roseland Gardens will consist of a 355-unit multifamily residential development consisting of elderly and non-elderly housing split into two phases.

Location: The subject property, consisting of ± 11.02 acres, is located at 3801 Georgia Ave, 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

2. Formal Site Plan Review No. 23-10 (Z23070024)

A request by Tyler Woolsey of Urban Design, on behalf of Linton Jog Associates, for the development of a 25-story multifamily residential building including 190 units, a parking garage, and the preservations of approx. 9,411 sq. ft. of existing retail uses.

Location: The subject property, consisting of ± 0.95 acres, is located at 315/312 South Dixie Highway and 411 Fern Street, within Commission District No. 3 – Commissioner Christy Fox.

Case Manager: Claudia D. Ibaven | City Urban Designer
Phone: 561.822.1402 | TTY: 800.955.8771
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3. Planning Board Case No. PB 1069EE (Z23070034):

A request by Heather Jo Allen, Esq., AICP, of Keiser Legal, PLLC, on behalf of Everglades College, Inc., for the approval of a major amendment to the Keiser University Community Service Planned Development to permit the construction of an aquatic center on the campus, with waivers.

Location: The Keiser University campus, consisting of approximately 98.58 acres, is located at 2600 North Military Trail, within Commission District No. 2 – Commissioner Shalonda Warren.

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. PB 1445MM (Z23070031):

A request by Brian Seymour, Esq., of Gunster, on behalf of RSBC Parcels, LLC, for the approval of a Formal Site Plan Amendment to permit the expansion of the existing M/Y Cafe from 4,251 to 8,251 square feet and associated parking and landscape changes within The Marina Commercial Marine Planned Development.

Location: The Marina Commercial Marine Planned Development, consisting of approximately 13.98 acres, is located at 4050 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

5. Planning Board Case No. 1968A (Z23070012):

A request by Lentzy Jean-Louis of Urban Design Studio, on behalf of District Pointe LLC for the approval of a Formal Site Plan to construct a 277-unit residential building and a mixed-use building containing 193-units on a 7.85 site that contains a hotel and office building for a total of 479,345 square feet of development. This request includes a concurrent Future Land Use Map amendment from Commercial (C) to Commercial East (CE) and is utilizing the affordable housing provisions in accordance with Resolution Number 306-22 to include requesting waivers.

Location: The subject properties, consisting of approximately 7.85 acres, are located at 1501 and 1505 Belvedere Road, within Commission District No. 3 – Commissioner Christy Fox.

Case Manager: Eric Schneider, AICP, Principal Planner
Phone: 561.822.1446 | TTY: 800.955.8771
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6. Formal Site Plan Review No. 23-11 (Z23070029)

A request Brian Cheguis of iPlan and Design, LLC, on behalf of 515 PALM, LLC, for an Informal Site Plan Review involving the proposed 4,356 square foot expansion of the existing commercial building resulting in a total building area of 7,106 square feet to allow for a new office use at the subject property.

Location: The subject property, consisting of ± 0.63 acres, is located at 515 Palm Street, within Commission District No. 5 – Commissioner Christina Lambert.

Case Manager: Kevie Defranc | Senior Planner
Phone: 561.822.1449 | TTY: 800.955.8771
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7. Planning Board Case Nos. 1429D (Z23070027):

A request by Tyler Woolsey of Urban Design Studio, on behalf of Woodfield-Flagler Venture, LLC, a Formal Site Plan Review to construct an eight-story multifamily residential building with 358 units, retail and restaurant buildings. This request includes a Future Land Use Map amendment from Multi-Family (MF) to Commercial East (CE) and is utilizing the Workforce Housing provisions in accordance with Resolution Number 306-22 to include requesting waivers.

Location: The subject property, consisting of approximately 6.51 acres, is located at 8111 South Dixie Highway, within Commission District No. 5 – Commissioner Christina Lambert.

Case Manager: Jermaine Swaby, Senior Planner
Phone: 561.822.1431 | TTY: 800.955.8771
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8. Planning Board Case No. PB 1969 (Z23070017):

A request by Angela Biagi of WGI, Inc, on behalf of Boys and Girls Club of Palm Beach County, for a Formal Site Plan Review to construct two buildings, an outdoor playground and outdoor amphitheater with a lease area of 1.77 acres.

Location: The subject property impact area, consisting of approximately 4.74 acres, is located at 1150 Southern Boulevard, within Commission District No. 5 – Commissioner Christina Lambert.

Case Manager: Jermaine Swaby, Senior Planner
Phone: 561.822.1431 | TTY: 800.955.8771
E-mail: jswaby@wpb.org

9. Planning Board Case Nos. 1966(Z23060014) and 1966B (Z23070004)- Mercer Park Homes II:

A request by Heather Danforth of Integrated Perspectives on behalf of Alexander Millan for the following:

PB 1966 (Z23060014): A Right-of-Way Abandonment for a vacant 12-foot-wide alley located north of Alpha Street between lots 3,4,5 & 8,9,10 of the Grove Dale Park Plat.

PB 1966B (Z23070004): A Formal Site Plan to construct a 245-unit residential building, a parking garage and a park on a total of 3.84-acre site. This request includes a concurrent rezoning from Multifamily Low Density (MF14) to Multifamily High Density (MF32) and is utilizing the affordable housing provisions in accordance with Resolution Number 306-22 to include requesting waivers.

Location: The subject property, consisting of approximately 3.84 acres, is located on the south and north side of Alpha Street, within Commission District No. 3 – Commissioner Christy Fox.

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

10. Planning Board Case Nos. 1878B (Z23060032) and 1878C (Z23060033) – Greene School:

A two-part request by Jon Schmidt of Schmidt Nichols, on behalf of Tobias Partners LP and Jeff Greene for the following:

PB 1878B (Z23060032): A Small-Scale Future Land Use Map Amendment changing ±2.72 acres from Commercial (C) to Commercial East (CE).

PB 1878C (Z23060033): A rezoning of the subject property to a Commercial Planned Development (CPD) to provide for the expansion of the existing private school use with a new state-of-the-art racquet center and theater building.

Location: The subject property, consisting of approximately ± 6.94 acres, is generally located west of South Dixie Highway, between Flamingo Drive and Claremore Drive, within Commission District No. 5 – Commissioner Christina Lambert.

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

11. Planning Board Case No. 1712D (Z22080023) – Carefree 6 at Flamingo CPD (Resubmittal):

A request by Brian M. Seymour of Gunster, on behalf of 2000 SDH LLC and 2100 SDH LLC, for a rezoning to change the zoning designation of the subject property from General Commercial (GC) to Commercial Planned Development (CPD), and request waivers from the Zoning and Land Development Regulations (ZLDRs) to provide for the construction of a mixed-use development consisting of a six (6) screen, 600-seat cultural arts theatre; 59 residential dwelling units and 14,200 square feet of ground floor commercial.

Location: The subject property, consisting of approximately ± 1.804 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, Senior Planner
Phone: 561.822.1458 | TTY: 800.955.8771
E-mail: llouie@wpb.org

12. Formal Site Plan Review No. 21-01A (Z23070022) – NoRA Parking Lots (Minor Amendment):

A request by Damien Barr and Margarita Ramirez of NDT Development for a Minor Site Plan Amendment to the previously approved FSPR 21-01 which included 3 surface parking lots on the east side of North Railroad Ave. The amendment reconfigures the lot to increase greenspace associated with the linear park.

Location: The subject property, consisting of approximately ± 0.46 acres, is located east of North Railroad Avenue, between 7th and 10th Street, within Commission District No. 3 – Commissioner Christy Fox.

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

13. Formal Site Plan Review No. 23-12 (Z23070030) – NoRA Hotel:

A request by Zach Young and Joseph Furst of Place Projects on behalf of Nora Hotel Owner, LLC for a Formal Site Plan Review (Formal Level-II) of a 5-story, 203,214 sf Hotel, generally located at 1110 N Railroad Ave.

Location: The subject property, consisting of approximately ± 1.07 acres, is located at 1021/1147 North Railroad Avenue, between 10th and 11th Street, within Commission District No. 3 – Commissioner Christy Fox.

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

14. Planning Board Case Nos. 1967B (Z23070008):

A request by Matt Wojciechowski of Schmidt Nichols on behalf of 1551 Forum Place, LLC, for a Formal Site Plan Review to construct a multifamily residential building with 237 units. This request includes a Future Land Use Map amendment from Commercial (C) to Multifamily (MF) and is utilizing the Workforce Housing provisions in accordance with Resolution Number 306-22 to include requesting waivers.

Location: The subject property, consisting of approximately 3.74 acres, is located at 1551 Forum Place, 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

Other Business

None

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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Nancy Urcheck	Deputy City Attorney	City Attorney	nurcheck@wpb.org

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

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