

AGENDA

Date: September 12, 2024
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: 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/82226347429?pwd=qa2bKdoKBu22Pk2SidjSo8NF73o8DS.1>
Password: 607419

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

1:00 PM **1. ZBA Case No. 3342 (SUP-24080011):**

A request by Schmidt Nichols, on behalf of 250 Southern LLC for a Class B Special Use Permit for off-site parking for a restaurant located at 250 Southern Boulevard. Off-site parking is being proposed on two separate properties 215 and 213 Southern Boulevard.

Location: The subject property, consisting of ± 0.32 acres, is generally located at 250 Southern Boulevard 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

1:10 PM **2. PB Case No. 1947A (PD-24070041):**

A request by Matt Wojciechowski of Schmidt Nichols on behalf of Cox Science Center and Aquarium, Inc., for a Minor Amendment to the approved Science Center Community Service Planned Development (CSPD), to add an additional 4,192 square feet of building to the CSPD by adjusting the building square footages and reconfiguring the building footprint of existing and approved structures, the removal of the existing mini golf course, providing for two (2) additional parking spaces, and other minor site-related improvements.

Location: The Science Center CSPD, located within Dreher Park and consisting of ±10.5 acres, is generally located along Dreher Trail North, approximately 0.4 miles north of Summit Boulevard, 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

1:15 PM

3. **PB Case No. 1878B (Z23060032) & PB Case No. 1878C (Z23060033):**

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

PB Case No. 1878B (Z23060032): A small-scale Future Land Use Map Amendment (FLUMA) changing ±2.72 acres of the ±5.38-acre eastern parcel (proposed east campus) of the subject area from Commercial (C) to Commercial East (CE).

PB Case No. 1878C (Z23060033): A rezoning of the subject area to a Commercial Planned Development (CPD), to provide for the unified expansion of an existing private school use, consisting of the existing 47,671 sq. ft. lower school and the 29,966 sq. ft. upper school, and new accessory structures to the school use, including: a racquet ball facility (27,327 sq. ft.), a theatre facility (16,948 sq. ft.), and an indoor sports facility (30,390 sq. ft.) on west side of the F.E.C. tracks, connected to the proposed east campus by a pedestrian overpass, and other site-related improvements.

Location: The subject area, consisting of ±6.94 acres, is generally located on the west side of South Dixie Highway, between Flamingo Drive and Claremore Drive, 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

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4. **PB Case No. 1994 (ABD-24080007)**

A request by Brain Cheguis from iPlan & Design on behalf of Essex Holdings LLC to abandon a portion of approximately 79.92 feet of the northern extension on Essex Court right of way.

Location: The subject property is generally located at the northern extension of Essex Court, within Commission District No. 5 – Commissioner Christina Lambert.

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

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5. **PB Case No. 1996 (PD-24080044)**

A request by Lentzy Jean-Louis of Urban Design Studio, on behalf of PK Flagler House, LLC, for a rezoning from Multifamily High Density Residential (MF32) to Residential Planned Development (RPD), to allow for the construction of a 39-unit, 18-story mixed-use development with 996 square feet of commercial.

Location: The subject property is generally located at 3705 South Flagler, 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

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6. PB Case No. 1997A (ABD-24080008)

A request by Liam McGuire of MPLD Consulting, on behalf Broadway Northwood,LLC., for a Right-of-way Abandonment adjacent to the subject property at 2900 Broadway.

Location: The ±3,125 square foot of right-of-way is located at the south one half of 29th Street, which is north and adjacent to 2900 Broadway 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

Other Business

NOTE TO STAFF: ALL PPRC MEMBERS SHALL HAVE THEIR REVIEWS COMPLETED AND ENTERED INTO EPL ON OR BEFORE SEP 11, 2024.

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

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A copy of the agenda is being provided to the following people as a courtesy. For additional information please contact the project planner.

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