

CITY OF WEST PALM BEACH
PLANS AND PLATS REVIEW COMMITTEE AGENDA
April 14, 2022

TO: Plans and Plats Review Committee (PPRC) Members
FROM: Angella Vann, Planning & Zoning Administrator
SUBJECT: PPRC Meeting – April 14, 2022
TIME: 1:00 p.m.
PLACE: Planning Division Open Area – 2nd Floor
City Hall – 401 Clematis Street, West Palm Beach 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://zoom.us/j/97259443112>
- Telephone: 888.475.4499 or 877.853.5257 | Webinar ID: 972 5944 3112

1. **Informal Site Plan Review Case No. 22-02 (Z22030025)**: A request by Jon Schmidt, of Schmidt Nichols, on behalf of 1890 PBLB, LLC, associated with ZBA 3409 for an Informal Site Plan Review for the construction of a 4,800 square-foot automated car wash within the GC zoning district.

Location: The subject property, consisting of approximately 1.16-acres is located at 1890 Palm Beach Lakes Boulevard, within Commission District No. 2 – Shalonda Warren.

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

2. **Planning Board Case No. 1911 (Z22030014)**: A request by Harvey Oyer of Shutts & Bowen LLP on behalf KWR WPB Australian Ave, LLC for the rezoning of the existing Reflections Commercial Planned Development from CPD to CLD-25.

Location: The subject property, consisting of approximately 5.72 acres is located at 400 and 450 Australian Avenue, within Commission District No. 3 – Christy Fox.

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

3. **Planning Board Case Nos. 1895 and 1902**: A request by Brian Seymour, Esq., of Gunster, on behalf of Immocorp Ventures, for the approval of the following:

PB Case No. 1895 (Z21080015): The approval of a Development of Significant Impact to develop the Northwood Mixed Use District (NMUD) Anchor Site with three new buildings containing 360 residential dwelling units and approximately 75,710 square feet of commercial space to be known as Northwood Square. The site was previously reviewed by the PPRC at the November 18, 2021 meeting. A portion of the site is within the Northwood Road Historic District, which requires additional review and approval by the Historic Preservation Board as HPB Case No. 21-98; and

PB Case No. 1902 (Z21100017): A right-of-way abandonment for portions of 24th Street, Pinewood Avenue and two alleys located west of Broadway, totaling approximately 0.864 acres. The 24th Street and alley abandonments were previously reviewed by the PPRC at the November 18, 2021 meeting. The Pinewood Avenue abandonment request is new.

Location: The approximately 3.31-acre site is located generally at 2501 Broadway 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

NOTE TO STAFF: ALL PPRC MEMBERS SHALL HAVE THEIR REVIEWS COMPLETED AND ENTERED INTO COMMUNITY PLUS 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	Development Services – Building	rbrown@wpb.org
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Sybille Welter	Administrator of Public Art and Culture	Mayor's Office	scwelter@wpb.org

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

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