

CITY OF WEST PALM BEACH
PLANS AND PLATS REVIEW COMMITTEE AGENDA
May 12, 2022

TO: Plans and Plats Review Committee (PPRC) Members

FROM: Angella Vann, Planning & Zoning Administrator

SUBJECT: PPRC Meeting – May 12, 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://us06web.zoom.us/j/95811459058>
- Telephone: 888.475.4499 or 877.853.5257 | Webinar ID: 958 1145 9058

1. Planning Board Case No. 1919 (Z22040032):

A request by Harvey E. Oyer, III, of Shutts & Bowen LLP, on behalf of West Palm Golf Community Trust, Inc., for a Minor Subdivision (Replat) to replat the entire property into one (1) tract.

Location: The subject property, consisting of ±174.16 acres, is located at 7301 Georgia Avenue, within Commission District No. 5 – Commissioner Christina Lambert.

Case Manager: John P. Roach, AICP, Principal Planner
Phone: 561.822.1448 | TTY: 800.955.8771
E-mail: jroach@wpb.org

2. Formal Site Plan Review Case No. 22-04 (Z22030046):

A request by Juliette Schiff, of Asante Design Group, LLC, on behalf of the City of West Palm Beach, for an Informal Site Plan Review to construct two (2) new buildings, totaling 1,190 square feet, at the Phipps Park baseball complex.

Location: The subject property, consisting of ±29.84 acres, is located at 4301 South Dixie Highway, within Commission District No. 5 – Commissioner Christina Lambert.

Case Manager: John P. Roach, AICP, Principal Planner
Phone: 561.822.1448 | TTY: 800.955.8771
E-mail: jroach@wpb.org

3. Planning Board Case No. 1608C (Z22040026):

A request by Rebecca Miller, of Miller Permitting & Land Development, on behalf of EFN West Palm Motor Sales, LLC, for a Major Amendment to the Napleton Hyundai Commercial Planned Development (CPD) to renovate and expand the existing showroom/service center, as well as construct an additional showroom and service center.

Location: The subject property, consisting of ±5.49 acres, is located at 2301 Okeechobee Boulevard, within Commission District No. 2 – Commissioner Shalonda Warren.

Case Manager: John P. Roach, AICP, Principal Planner
Phone: 561.822.1448 | TTY: 800.955.8771
E-mail: jroach@wpb.org

4. Planning Board Case No. 1913 (Z22040015):

A request by Joshua Martin of Frisbie Group, on behalf of TACK3, LLC, for a small-scale Future Land Use (FLU) Map Amendment to consolidate the split FLU designation of the subject property to Commercial East (CE).

Location: The subject property, consisting of ±1.0-acre, is located at 319 Belvedere Road, within Commission District No. 5 – Commissioner Christina Lambert.

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

5. Informal Site Plan Review Case No. 21-03A (Z22030030):

A request by Bryan Donahue of Insite Studio, Inc., on behalf of 2649 Electronics Way, LLC., for an Informal Site Plan Review for a modification to the previously approved site plan to accommodate for the proposed subdivision of the subject property.

Location: The subject property, consisting of approximately 1.15 acres, is located at 2649 Electronics Way, within Commission District No. 1 – Commissioner Cathleen Ward.

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

6. Planning Board Case No. 1915 (Z22040020):

A request by Bryan Donahue of Insite Studio, Inc., on behalf of 2649 Electronics Way, LLC., for a Minor Subdivision (Replat) to subdivide an existing parcel into two (2) new separate parcels.

Location: The subject property, consisting of approximately 1.15 acres, is located at 2649 Electronics Way, within Commission District No. 1 – Commissioner Cathleen Ward.

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

7. Informal Site Plan Review Case No. 22-04 (Z22040017):

A request by Joni Brinkman of Urban Design Studio, on behalf of Holand Automotive Real Estate, LLC., for an Informal Site Plan Review involving an expansion of the existing motor vehicle sales and service use that includes a proposed 3,121 square foot showroom addition and 34,788 square foot service center addition to the existing building.

Location: The subject property, consisting of approximately 1.83 acres, is located at 2345 Okeechobee Boulevard, within Commission District No. 2 – Commissioner Shalonda Warren.

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

8. Informal Site Plan Review Case No. 22-03 (Z22040021):

A request by Jon Schmidt, on behalf of Stuart Petro Holdings LLC, to convert an existing car wash into an oil change and quick service business.

Location: The subject property, consisting of approximately 0.46 acres, is located at 1122 Palm Beach Lakes Blvd., within Commission District No. 3 – Commissioner Christy Fox.

Case Manager: Alexander Fowlkes, Planner
Phone: 561.822.1431 | TTY: 800.955.8771
E-mail: afowlkes@wpb.org

9. Formal Site Plan Review Case No. 22-07 (Z22040023):

A request by Andy Zitman, on behalf of CRA of West Palm Beach Florida / Styx's Design Build, LLC., to construct a new 2,494 sf office building on Lot 3 in the Northwest Neighborhood.

Location: The subject property, consisting of approximately 0.16 acres, is located at 614 7th 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

10. Formal Site Plan Review Case No. 19-03A (Z22040018):

A request by Jordan Rathlev, on behalf of RUD 1 Flagler LLC, for a Minor Site Plan Amendment (Level II) to include a new drop-off location on Lakeview Avenue for the First Church of Christ, Scientist and the One Flagler property.

Location: The subject property is located at 180 Lakeview, 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

11. Formal Site Plan Review Case No. 22-05 (Z22040014):

A request by Joseph Verdone, on behalf of Transit Village LLC, for a Formal Site Plan Review of the changed Transit Village project with: nearly 1.3 million sf of total development; 180,000 sf of office; 55,000 sf retail; 986 residential units, and 2,003 parking spaces. Total project FAR of 4.48.

Location: The subject property, consisting of 6.62 acres is located at 150 Clearwater Drive, 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

12. Formal Site Plan Review Case No. 15-06C (Z22040056):

A request by Fidel Zabik, on behalf of 550 Quadrille LLC, Melrose Camerford Partners LLC, & Little Broad Beach Partners LLP, for a Minor Site Plan Amendment (Level II) regarding the alteration to the drop-offs and open spaces on the One West Palm project.

Location: The subject property, is located at 550 Quadrille Boulevard, 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. Planning Board Case No. 1914 (Z22040016):

A request by Joseph Verdone of Carlton Fields, on behalf of 2801 Flagler Investment, LLC, to change the zoning designation of the subject property from Currie Mixed Use District (CMUD) – Edge Sub-district to CMUD-Transition Sub-district.

Location: The subject property, consisting of ±0.55-acre, is located at 2801 North Flagler Drive, 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

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
Ray Caranci	Senior Landscape Planner	Development Services – Planning	rpearanci@wpb.org
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Xavier Falconi	Traffic Engineer	Engineering Services	xfalconi@wpb.org
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Tracy Ward	Senior Stormwater Engineer	Engineering Services	tward@wpb.org
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:

Name:	Title:	Department/Division:	Email:
Genia Baker	Deputy Redevelopment Manager	CRA	gbaker@wpb.org
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