

**CITY OF WEST PALM BEACH  
PLANS AND PLATS REVIEW COMMITTEE AGENDA  
June 9, 2022**

**TO:** Plans and Plats Review Committee (PPRC) Members  
**FROM:** Angella Vann, Planning & Zoning Administrator  
**SUBJECT:** PPRC Meeting – June 9, 2022  
**TIME:** 1:00 p.m.  
**PLACE:** Planning Division Open Area – 2<sup>nd</sup> 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/99009836392>
- Telephone: 888.475.4499 or 877.853.5257 | Webinar ID: 990 0983 6392

**1. Planning Board Case No. 1105E (Z22050020):**

A request by Joni Brinkman, of Urban Design Studio, on behalf of Palm Coast Invest LLC, for a Future Land Use (FLU) Map Amendment to change the FLU designation from Commercial (C) to Commercial East (CE); no modifications to the property are proposed at this time.

Location: The subject property, consisting of ±21.26 acres, is located at 7629 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](mailto:jroach@wpb.org)

**2. Formal Site Plan Review Case No. 22-06 (Z22050021):**

A request by Harvey E. Oyer, III, of Shutts & Bowen LLP, on behalf of Prado Real Estate Development, LLC, for a Formal Site Plan Review (Level II) for the construction of a 25-story mixed-use building, consisting of 3,196 square feet of commercial, 210 multi-family units and a 110-room hotel.

Location: The subject property, consisting of ±1.29 acres, is located on the east side of South Dixie Highway, between Lakeview Avenue and Okeechobee Boulevard, within Commission District No. 3 – Commissioner Christy Fox.

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

**3. Planning Board Case No. 1918 (Z22040031):**

A request by Harvey Oyer of Shutts & Bowen on behalf of RUD 1 Flagler, LLC. for the Minor Subdivision Replat of the One-Flagler property.

Location: The subject property is located at 809 S Flagler Dr. and 134 Lakeview Ave., 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](mailto:ckimmerly@wpb.org)

**4. Planning Board Case Nos. 1020G (Z22050023) & 1020H (Z22050024):**

A two-part request by Kristen DiPierro, of Thomas Engineering Group LLC, on behalf of Okee Realty Associates LLC, for the following:

**PB Case No. 1020G (Z22050023):** A Minor Development of Significant Impact (DSI) Amendment to the Okee Square Shopping Plaza DSI; and

**PB Case No. 1020H (Z22050024):** A Formal Site Plan Review to develop a 705 Sq Foot Drive through coffee and drink establishment.

Location: The subject property is located at 2033 Okeechobee Boulevard, within Commission District No. 2 – Commissioner Shalonda Warren

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

**5. Planning Board Case No. 1920 (Z22040053):**

A request by Dale Hedrick, of 2700 Electronics Properties, LLC, for an abandonment of the 27th Street right-of-way (±35,162 square feet) west of Electronics Way.

Location: The subject property is the 27<sup>th</sup> Street right-of-way located west of 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](mailto:kdefranc@wpb.org)

**6. Planning Board Case No. 1857C (Z22050025):**

A request by Harvey E. Oyer, III, of Shutts & Bowen, LLP, and Tyler Woolsey of Urban Design Studio, on behalf of Palm Beach Atlantic University, Inc., for the approval of a Minor Planned Development Amendment to the Flagler Towers Residential Planned Development for changes to the site, landscape, architectural and civil plans.

Location: The subject property, consisting of approximately 3.4 acres, is located at 1315 South Flagler Drive, within Commission District No. 5 – Commissioner Christina Lambert.

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

**7. Planning Board Case No. 1922 (Z22050026):**

A request by Harvey Oyer, III, of Shutts & Bowen, LLP, on behalf of WPB Fern Holdings, LLC, for the approval of the abandonment of an alley located between South Dixie Highway and Quadrille Avenue, in the block south of Fern Street.

Location: The approximately 0.13-acre alley subject to this request is located within the 400 Block of Fern Street and Gardenia 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](mailto: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:*

<b>Name:</b>	<b>Title:</b>	<b>Department/Division:</b>	<b>Email:</b>
Robert Brown	Building Official	Development Services – Building	<a href="mailto:rbrown@wpb.org">rbrown@wpb.org</a>
Ray Caranci	Senior Landscape Planner	Development Services – Planning	<a href="mailto:rparanci@wpb.org">rparanci@wpb.org</a>
Xavier Falconi	Traffic Engineer	Engineering Services	<a href="mailto:xfalconi@wpb.org">xfalconi@wpb.org</a>
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*A copy of the agenda (no attachments) will be provided to the following persons:*

<b>Name:</b>	<b>Title:</b>	<b>Department/Division:</b>	<b>Email:</b>
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