

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

**TO:** Plans and Plats Review Committee (PPRC) Members  
**FROM:** Angella Vann, Planning & Zoning Administrator  
**SUBJECT:** PPRC Meeting – July 14, 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/98530165689>
- Telephone: 888.475.4499 or 877.853.5257 | Webinar ID: 985 3016 5689

**1. Formal Site Plan Review Case No. 22-03A (Z22060034):**

A request by Michael Flaugh on behalf of EAHG WEST PALM BEACH LLC d/b/a AKA West Palm for a Minor Site Plan Amendment to both the hardscape and landscape of the Hotel AKA property.

Location: The subject property is located at 695 South Olive Avenue, 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)

**2. Formal Site Plan Review Case No. 22-09 (Z22060027):**

A request by Cristobal Betancourt and Daniela Martinat, of Chen Moore and Associates, on behalf of the City of West Palm Beach, for a Formal Site Plan Review of renovations to Gaines Park including expansion of the Community Center building, replacement of an existing bathroom building, construction of a new Tennis Center building, relocation of a picnic pavilion, resurfacing of six existing tennis courts, construction of two new tennis courts, resurfacing of two existing racquetball courts, and conversion of two existing racquetball courts into a tennis practice hitting wall.

Location: The subject property is located at 1501 North Australian Avenue, 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)

**3. Planning Board Case No. 1837E (Z22060032):**

A request by Harvey E. Oyer, III, of Shutts & Bowen, LLP, on behalf of Paradise Riverwalk, LLC, for a Major Planned Development (PD) Amendment to modify the approved 8-story, 150-room hotel building with surface parking on Pod 2 of the Palm Beach Riverstone Commercial Planned Development (CPD), to a 16-story, 234-room hotel building with a 4-story parking garage.

Location: Pod 2 is approximately 1.59 acres within the overall 11.62-acre Palm Beach Riverstone CPD, located on the south side of 45<sup>th</sup> Street, just east of Interstate 95 (I-95), 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](mailto:llouie@wpb.org)

**4. Formal Site Plan Review Case No. 22-10 (Z22060030):**

A request by Harvey E. Oyer, III, of Shutts & Bowen, LLP, on behalf of Northwood Partnership, LLC, for a Formal Site Plan Review for the construction of a six-story mixed-use building with 200 multifamily units, 5,259 square feet of indoor and outdoor amenities space, and 1,587 square feet of retail and co-working space and a six-story parking garage. Project includes an alley abandonment request and variance request.

Location: The subject property is located at 2501 Spruce Avenue, 507 & 511 24th Street, and 500, 508, 528 & 534 25th Street, 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)

**5. Planning Board Case No. 1923 (Z22060031):**

A request by Harvey E. Oyer, III, of Shutts & Bowen, LLP, on behalf of Northwood Enterprises, LLC, for an abandonment of a portion of the alley right-of-way (±3,600 square feet).

Location: The subject property is the alley right-of-way located between 25th Street to the north, 24th Street to the south, Spruce Avenue to the east, and Broadway to the west, 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. Formal Site Plan Review Case No. 22-08 (Z22050022):**

A request by Harvey Oyer of Shutts & Bowen, LLP, on behalf of WPB Fern Holdings, LLC & Linton Jog Associates, Ltd, for a Formal Site Plan Review for the full block Residences of Palm Beach West project consisting of the construction of a 25-story mixed-use building with approximately 30,000 square feet of commercial, 372 dwelling units and structured parking, as well as the preservation of an existing three story, 29,109 square foot commercial building. The alley abandonment for the site was reviewed by PPRC at the June 9, 2022 meeting.

Location: The subject site consists of multiple parcels, totaling approximately 2.64 acres, located on the 401 South Dixie Highway block, 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:*

Name:	Title:	Department/Division:	Email:
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>

<b>Name:</b>	<b>Title:</b>	<b>Department/Division:</b>	<b>Email:</b>
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*A copy of the agenda (no attachments) will be provided to the following persons:*

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