

CITY OF WEST PALM BEACH
PLANS AND PLATS REVIEW COMMITTEE AGENDA
August 11, 2022

TO: Plans and Plats Review Committee (PPRC) Members

FROM: Angella Vann, Planning & Zoning Administrator

SUBJECT: PPRC Meeting – August 11, 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/98507027960>
 - Telephone: 888.475.4499 or 877.853.5257 | Webinar ID: 985 0702 7960

1. Formal Site Plan Review Case No. 22-13 (Z22070020):

A request by Brian Chegus, of iPlan & Design, LLC, on behalf of NORA HOLDINGS LLC, for a Formal Site Plan Review for the construction of service courts (parking, loading, and access) to the rear/back of house functions of the western businesses along North Railroad Avenue.

Location: The subject property consists of ±1.22 acres located between the FEC ROW and the western side of North Railroad 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

2. Formal Site Plan Review Case No. 22-14 (Z22070021):

A request by Brian Chegus, of iPlan & Design, LLC, on behalf of N Railroad Land LLC and NORA W Spruce LLC, for a Formal Site Plan Review for the construction of a temporary surface parking lot for the NoRA businesses along North Railroad Avenue.

Location: The subject property consists of ±1.61 acres located north of the 11th Street and N Railroad Avenue intersection, between the FEC ROW and Spruce Avenue, within Commission District No. 3 – Commissioner Christy Fox.

Case Manager: Chris Kimmerly, AICP, Urban Design Planner
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3. Formal Site Plan Review Case No. 22-15 (Z22070022):

A request by Brian Chegus, of iPlan & Design, LLC, on behalf of 439 7th Street LLC, for a Formal Site Plan Review for a 4,184 square foot expansion of a commercial building, to facilitate an indoor/outdoor restaurant use along North Railroad Avenue.

Location: The subject property consists of ±0.21 acres located at 439 7th Street, at the corner of North Railroad Avenue and 7th Street, within Commission District No. 3 – Commissioner Christy Fox.

Case Manager: Chris Kimmerly, AICP, Urban Design Planner
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4. Formal Site Plan Review Case No. 22-16 (Z22070023):

A request by Brian Chegus, of iPlan & Design, LLC, on behalf of 810 N RAILROAD AVE LLC, for a Formal Site Plan Review for the construction of a 2-story, 14,000 square foot mixed-use retail/office building along North Railroad Avenue.

Location: The subject property consists of ±0.3 acres located at 818 N Railroad Avenue, at the corner of North Railroad Avenue and 8th 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

5. Formal Site Plan Review Case No. 22-17 (Z22070024):

A request by Brian Cheguis, of iPlan & Design, LLC, on behalf of NORA HOLDINGS LLC, for a Formal Site Plan Review for the construction of a 2-story, 15,800 square foot mixed-use retail/office building along North Railroad Avenue.

Location: The subject property consists of ±0.34 acres, located at 444 10th Street, at the corner of North Railroad Avenue and 10th 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
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6. Formal Site Plan Review Case No. 22-18 (Z22070025):

A request by Brian Cheguis, of iPlan & Design, LLC, on behalf of N Railroad Commercial LLC, for a Formal Site Plan Review for the construction of a 2-story, 17,600 square foot mixed-use retail/office building along North Railroad Avenue.

Location: The subject property consists of ±0.26 acres, located at 831 N Railroad Avenue, along North Railroad Avenue and fronting the intersection with 8th 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

7. Formal Site Plan Review Case No. 22-12 (Z22070013):

A request by Harvey Oyer of Shutts & Bowen on behalf of 777 SOUTH FLAGLER ASSOCIATES LLC for a Formal Site Plan Review for the infrastructure and streetscape improvements of Chase Street, spanning from South Flagler Drive to Okeechobee Boulevard.

Location: The entire length of Chase St. between S Flagler Dr. to Okeechobee Blvd. 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

8. Planning Board Case No. 1926 (Z22070007):

A request by Urban Design Studio, on Behalf of 4047 Properties, LLC, for the approval of a Minor Planned Development Amendment to create a 153 square foot handover bay, as well as changes to the existing parking lot to support the new expansion.

Location: The subject property consists of ±18.98 acres located at 4001 Okeechobee Blvd., within Commission District No. 2 – Shalonda Warren

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. 22-11 (Z22070008):

A request by Brian Seymour, Esq. and Joshua Long, AICP, of Gunster, on behalf of Flagler Assemblage, LLC, for a Level III Special Review for the construction of a mixed-use project consisting of 479 residential units located within two towers over 33,465 square feet of ground floor commercial and an internal parking garage.

Location: The proposed project site, consisting of ±3.56 acres, is located west of North Flagler Drive, generally between Bulter Avenue and Pine Street, within Commission District No. 1 – Commissioner Cathleen Ward.

Case Manager: Linda Louie, AICP, Senior Planner
Phone: 561.822.158 | TTY: 800.955.8771
E-mail: llouie@wpb.org

10. Planning Board Case No. 1927 (Z22070010):

A request by Brian Seymour, Esq. and Joshua Long, AICP, of Gunster, on behalf of 1919 N. Flagler Associates, LLC, for a partial abandonment of a 15-foot wide alley to allow or the configuration of parcels related to a proposed mixed-use development project (Reference: FSPR Case No. 22-11).

Location: The portion of the alley subject to the abandonment is comprised of 3,225 square feet (0.07 acres), and is generally located north of Pine Street, South of Butler Street and west of North Flagler Drive, within Commission District No. 1 – Commissioner Cathleen Ward.

Case Manager: Linda Louie, AICP, Senior Planner
Phone: 561.822.158 | TTY: 800.955.8771
E-mail: llouie@wpb.org

11. Planning Board Case No. 1917 (Z22040030):

A request by David Lawrence of DBL Architecture, on behalf of Ashley and Sean Heyniger and 3120 Washington WPB LLC, for a Minor Subdivision to replat three (3) existing parcels into a total of four (4) new parcels.

Location: The subject parcels are located at 3120, 3130 and 3140 Washington Road and are comprised of a total of ±3.64 acres, within Commission District No. 5 – Commissioner Christina Lambert.

Case Manager: Linda Louie, AICP, Senior Planner
Phone: 561.822.158 | TTY: 800.955.8771
E-mail: llouie@wpb.org

12. Planning Board Case No. 1928 (Z22070011):

A request by Akbar Mondal Nunez, of Boat Lifts & Docks of South Florida, on behalf of John Rost, for a Class A Special Use Permit (with waiver) to allow the installation of two boat lifts on an existing dock outside the middle one-third of the subject lot located within the Single-Family Low Density (SF7) residential zoning district.

Location: The subject property, consisting of ±0.78 acres, is located at 3400 North Flagler Drive, 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

13. Informal Site Plan Review Case No. 22-06 (Z22070019):

A request by Yanina Mauro, of Red Octopus LLC, on behalf of MDT Developers LLC, for an Informal Site Plan Review to construct a mixed-use development consisting of 1,199 square feet of retail and 12 residential dwelling units.

Location: The subject property, consisting of ±0.226 acres, is located at 5179 Broadway Avenue, within Commission District No. 1 – Commissioner Cathleen Ward.

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

14. Informal Site Plan Review Case No. 22-05 (Z22070014):

A request by Collene Walter, of Urban Design Studio, on behalf of Florida Power & Light Company (FPL), for an Informal Site Plan Review to replace an existing meter building with a new 7,600 square foot, 2-story structure.

Location: The subject property, consisting of ±4.45 acres, is located at 5950 N. Military Trail, within Commission District No. 2 – Commissioner Shalonda Warren.

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

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