

CITY OF WEST PALM BEACH
PLANS AND PLATS REVIEW COMMITTEE AGENDA (REVISED)
September 8, 2022

TO: Plans and Plats Review Committee (PPRC) Members

FROM: Angella Vann, Planning & Zoning Administrator

SUBJECT: PPRC Meeting – September 8, 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/98872395702>
 - Telephone: 888.475.4499 or 877.853.5257 | Webinar ID: 988 7239 5702

1. Formal Site Plan Review 22-19 (Z22080012):

A request by Ele Zachariades, Esq., of Dunay Miskel and Backman, LLP, on behalf of 520 W. Palm Beach Holdings LLC, for Site Plan Review of an 8-story, 298,371 square foot residential building within two (2) towers housing 321 Multifamily units: 78 microunits; 34 one-bedroom units; 102 one-bedroom units with a den; 99 two-bedroom unit; 7 three-bedroom units; and 1 live-work unit.

Location: The subject property, consisting of ±2.49 acres, is located at 410 N. Rosemary Avenue and 510-560 N. Rosemary 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. Planning Board Case No. 1153Q (Z22080016):

A request by Jon Schmidt, of Schmidt Nichols, on behalf of Rosarian Academy Inc., for a Major Planned Development Amendment to the Rosarian Academy Community Service Planned Development (CSPD) to:

- 1) Expand the boundary of the CSPD by incorporating approximately 1.37 acres currently containing right-of-way lands and parcels zoned LD-R and LD-5.
- 2) The addition of a 150' x 280' athletic field, the relocation early learning classrooms located at 800 N Olive, and the relocation or reconfiguration of parking, stacking drop-off, and circulation.
- 3) Update the development regulations based on the expansion of the CSPD and the site plan additions or changes.

Location: The subject property, consisting of ±6.60 acres, is generally located at 807 N. Flagler Drive, within Commission District No. 3 – Commissioner Christy Fox.

Case Manager: Chris Kimmerly, AICP, Urban Design Planner
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3. Planning Board Case No. 1887A (Z22070043):

A request by Jon Schmidt, of Schmidt Nichols, on behalf of Scuba Club WPB LLC, for a Major Amendment to the Alba Residential Planned Development (RPD) to provide for the addition of a 10-slip boat dock, including a waiver to the maximum dock length, as well as make minor modifications to the previously approved site and landscape plans.

Location: The subject property, consisting of ±1.73 acres, is located at 4708-4714 North Flagler Drive, 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

4. Planning Board Case No. 1445K (Z22080031):

A request by Brian Seymour, Esq. and Josh Long, AICP, on behalf of RSBC Parcels LLC, RSBC Real Estate Company LLLP, and RD IMV Owner LLC, for a Minor Subdivision to replat The Marina Commercial Marine Planned Development (CMPD) into two (2) parcels.

Location: The subject property, consisting of ±19.04 acres, is located at 4334-4444 North Flagler Drive, within Commission District No. 1 – Commissioner Cathleen Ward.

Case Manager: John P. Roach, AICP, Principal Planner
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5. Planning Board Case No. 1940 (Z22080027):

A request by Joseph Verdone, on behalf of WIRE F2 WPB SELF STORAGE LLC, for a small-scale Future Land Use (FLU) Map Amendment to change the FLU designation of the subject property from Multifamily (MF) to Commercial East (CE).

Location: The subject property, consisting of ±0.3 acres, is located at 424 LA Kirksey Street (15th Street), within Commission District No. 1 – Commissioner Cathleen Ward.

Case Manager: Kevie Defranc, Planner
Phone: 561.822.1449 | TTY: 800.955.8771
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6. Planning Board Case No. 1941 (Z22080028):

A request by Joseph Verdone, on behalf of WIRE F2 WPB SELF STORAGE LLC, for a rezoning to change the zoning designation of the subject property from General Commercial (GC) and Multifamily Low Density Residential (MF14) to Commercial Planned Development (CPD), and request waivers from the City’s Zoning and Land Development Regulations to provide for the construction of a mixed use development consisting of a total of 95,600 square feet, including 9,400 square feet of flexible commercial space, 900 square feet of office space and 900 square feet of lobby and utilities areas on the ground floor, and 84,000 square feet of warehousing for families and small businesses.

Location: The subject property, consisting of ±1.5 acres, is located at 1501 and 1515 North Dixie Highway and 424 LA Kirksey Street (15th Street), within Commission District No. 1 – Commissioner Cathleen Ward.

Case Manager: Kevie Defranc, Planner
Phone: 561.822.1449 | TTY: 800.955.8771
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7. Planning Board Case No. 1942 (Z22080029):

A request by Joseph Verdone, on behalf of WIRE F2 WPB SELF STORAGE LLC, for an abandonment of a portion of the alley right-of-way (±1,212 square feet).

Location: The subject property is the alley right-of-way located between North Dixie Highway to the east, Spruce Avenue to the west, LA Kirksey Street (15th Street) to the

north, and 14th Street to the south, within Commission District No. 1 – Commissioner Cathleen Ward.

Case Manager: Kevie Defranc, Planner
Phone: 561.822.1449 | TTY: 800.955.8771
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8. Planning Board Case No. 1712D (Z22080023):

A request by Brian M. Seymour, Esq., of Gunster, on behalf of 2000 SDH LLC and 2100 SDH LLC, for a Rezoning to change the zoning designation of the subject property from General Commercial (GC) to Commercial Planned Development (CPD), and request waivers from the Zoning and Land Development Regulations (ZLDRs) to provide for the construction of a mixed-use development consisting of a six (6) screen, 600-seat cultural arts theater, 59 residential dwelling units and 15,607 square feet of ground floor restaurant and retail uses.

Location: The subject property, consisting of ±1.804 acres, is located just east of South Dixie Highway, between Flamingo Drive and Cordova Road, within Commission District No. 5 – Commissioner Christina Lambert.

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

9. Planning Board Case No. 1702I (Z22080026)

A request by Collene Walter, of Urban Design Studio, on behalf of Florida Power and Light Company, for a Minor Amendment to a Development of Significant Impact (DSI) for a revision to the configuration of the access drive points on Up The Grove Lane, known as Gate 11.

Location: The subject property, consisting of ±14.65 acres, is located at 4217 Up the Grove Lane, 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

10. 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, 400 dwelling units and structured parking, as well as the preservation of an existing three story, 29,109 square foot

commercial building. **This is the resubmittal to address comments issued at the July 14, 2022 PPRC 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

11. 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. **This is the resubmittal to address comments issued at the June 9, 2022 PPRC meeting.**

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

12. Planning Board Case No. 1937 (Z22080024):

A request by Jon Schmidt, of Schmidt Nichols, on behalf of 2500 N Florida Mango LLC, for a Rezoning to change the zoning designation of the subject property from General Commercial (GC) to Commercial Planned Development (CPD), and request waivers from the Zoning and Land Development Regulations (ZLDRs) to provide for the construction of a 107,292 sq. ft self-storage facility

Location: The subject property, consisting of ±2.46 acres, is located at 2500 N Florida Mango Rd, within Commission District No. 3 – Commissioner Christy Fox.

Case Manager: Alexander Fowlkes, Planner
Phone: 561.822.1458 | TTY: 800.955.8771
E-mail: afowlkes@wpb.org

13. Planning Board Case Nos. 1934 and 1934A (Z22080019 and Z22080022), Zoning Board of Appeals Case No. 3270B (Z22080020), and Informal Site Plan Review Case No. 22-07 (Z22080021):

A four-part request by Jon Schmidt, of Schmidt Nichols, on behalf of 316 Southern Propco LLC and Malvern 511 Inc., for the following:

PB Case No. 1934 (Z22080019): A Future Land Use (FLU) Map amendment to change the FLU designation of ±0.175 acres located at the northwest corner of South Olive Avenue and Malverne Road (301 Malverne Road) from Multifamily (MF) to Commercial (C); and

PB Case No. 1934A (Z22080022): A rezoning to change the zoning designation of ±0.175 acres located at the northwest corner of South Olive Avenue and Malverne Road (301 Malverne Road) from Multifamily Medium Density (MF20) Residential to General Commercial (GC); and

ZBA Case No. 3270B (Z22080020): An expansion of an existing Class B Special Use Permit, previously approved for a full-service car wash facility at the southwest corner of Southern Boulevard and South Olive Avenue (316 Southern Boulevard), to include an additional ±0.175 acres located at the northwest corner of South Olive Avenue and Malverne Road (301 Malverne Road); and

ISPR Case No. 22-07 (Z22080021): An Informal Site Plan Review to modify and expand the existing full-service car wash facility.

Location: The subject property, consisting of two (2) parcels totaling ±0.60 acres, is located at 316 Southern Boulevard and 301 Malverne Road, 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

14. Zoning Board of Appeals Case No. 3418 (Z22080030):

A request by Josh Nichols, of Schmidt Nichols, on behalf of 2025 N Dixie Highway LLC, for a Class B Special Use Permit to allow for a proposed parking facility/lot on the subject property within the Multifamily Low Density (MF14) Residential zoning district to support the proposed health and exercise facility on the adjacent property to the east within the General Commercial (GC) zoning district.

Location: The subject property, consisting of ±0.17 acres, is located at 412 20th Street, within Commission District No. 1 – Commissioner Cathleen Ward.

Case Manager: Kevie Defranc, Planner
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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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A copy of the agenda (no attachments) will be provided to the following persons:

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