

AGENDA

Date: October 13, 2022
Time: 1:00 p.m.
Place: City Hall | Planning Division Open Area – 2nd Floor
401 Clematis Street | West Palm Beach, FL 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/96577068110>
Telephone: 888.475.4499 or 877.853.5257 | Webinar ID: 965 7706 8110

1. Formal Site Plan Review Case No. 22-20 (Z22090013):

A request by Harvey E. Oyer, III, of Shutts & Bowen, LLP, on behalf of City Place North Partners LP, for Formal Level II Site Plan Review which involves DAC Special Review with two variances, and a right-of-way abandonment to facilitate the construction of a 25-story Class-A office building at 515 Fern St. The project consists of 425,798 square feet of office space and 9,369 square feet of ground-level retail.

Location: The subject property, consisting of ±1.754 acres, is generally located at 501 & 515 Fern St. and 510 & 520 Evernia St., within Commission District No. 3 – Commissioner President 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. 22-21 (Z22090015):

A request by Harvey E. Oyer, III, of Shutts & Bowen, LLP, on behalf of 11022 Santa Monica Blvd. Ltd. Partnership & 5816 Waring Partners LLC, for Formal Level II Site Plan Review which involves DAC Special Review to facilitate the construction of a 12-story 114,134 square foot residential building at 120 S Dixie Hwy. The project also contains 174 parking spaces and 6,650 square feet of ground-level retail.

Location: The subject property, consisting of ±0.90 acres, is generally located at 120 Dixie Highway, within Commission District No. 3 – Commissioner President Christy Fox.

Case Manager: Chris Kimmerly, AICP, Urban Design Planner
Phone: 561.822.1426 | TTY: 800.955.8771
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3. Formal Site Plan Review Case No. 22-23 (Z22090018):

A request by Brian Cheguis, on behalf of iPlan & Design LLC, for Site Plan Review to facilitate the development of a 2-story 24,200 square foot mixed-use building at 925 N Railroad Ave.

Location: The subject property, consisting of ±0.3 acres, is generally located at 925 North Railroad Avenue, within Commission District No. 3 – Commissioner President Christy Fox.

Case Manager: Chris Kimmerly, AICP, Urban Design Planner
Phone: 561.822.1426 | TTY: 800.955.8771
E-mail: ckimmerly@wpb.org

4. Informal Site Plan Review Case No. 22-09 (Z22090019):

A request by Brian Cheguis of iPlan & Design LLC, on behalf of BRP Nottingham Blvd, LLC and Nottingham Townhomes, LLC, for an Informal Site Plan Review for the development of 16 townhomes on the subject property located within the Multifamily Medium Density (MF20) Residential zoning district.

Location: The subject property, consisting of ±1.55 acres, is located at 418, 424, 430, 432, 442, and 444 Nottingham Boulevard, within Commission District No. 5 – Commissioner Christina Lambert.

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

5. Informal Site Plan Review Case No. 22-10 (Z22090021):

A request by Isami Ayala-Collazo, of Palm Beach County Facilities Development and Operations, on behalf of The Palm Beach County Board of County Commissioners, for an Informal Site Plan Review for the development of an 11,231 square foot community center and other site improvements on the subject property located within the Recreation and Open Space (ROS) and Conservation (CON) zoning districts.

Location: The subject property, consisting of ±6.11 acres, is located at 5615 Parke Avenue, within Commission District No. 4 – Commissioner Joseph Peduzzi.

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

6. Informal Site Plan Review Case No. 22-08 (Z22090007):

A request by Joseph Verdone, on behalf of PD-MM OPCO, LLC, for an Informal Site Plan Review for the redevelopment of the existing Maroone Chevrolet Dealership for a partial demolition of the 38,857 square foot motor vehicle sale and service building for a new 7,098 square foot service building that is proposed to be a total of 45,946 square feet.

Location: The subject property, consisting of ±7.19 acres, is located at 2235 Okeechobee Blvd., within Commission District No. 2 – Commissioner Shalonda Warren.

Case Manager: Valentina Broglia, Associate Planner
 Phone: 561.822.1442 | TTY: 800.955.8771
 E-mail: vbrogli@wpb.org

7. Formal Site Plan Review Case No. 22-22 (Z22090016):

A request by John K. Rice of Gunster, on behalf of Samar WP LLP, for a Formal (Level III) Site Plan Review and Special Review, to integrate the existing 3-story historic Hotel Evernia building, consisting of 38 keys, with a new 12-story expansion, consisting of an additional 104 keys, with amenities and ground level commercial uses. The proposed project will utilize Transfer of Development Rights (TDRs).

Location: The subject property, comprised of three (3) separate parcels totaling ±0.46 acres, is located on the north side of Evernia Street, just one lot west of South Rosemary Avenue, within Commission District No. 3 – Commissioner Christy Fox.

Case Manager: Linda Louie, AICP, Senior Planner
 Phone: 561.822.1458 | TTY: 800.955.8771
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NOTE TO STAFF: ALL PPRC MEMBERS SHALL HAVE THEIR REVIEWS COMPLETED AND ENTERED INTO COMMUNITY PLUS FIVE (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	Dev. Services – Building	rbrown@wpb.org
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Tracy Ward	Sr. 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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Armando Fana	Assistant City Administrator	Mayor's Office	afana@wpb.org

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