

## AGENDA

**Date:** November 10, 2022  
**Time:** 1:00pm  
**Place:** City Hall | Planning Division Open Area – 2<sup>nd</sup> Floor  
401 Clematis Street | West Palm Beach, FL 33401

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### **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/93272131559>  
Telephone: 888.475.4499 or 877.853.5257 | Webinar ID: 932 7213 1559

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#### **1. Planning Board Case No. 1895A (Z22100025):**

A request by Brian Seymour, Esq., of Gunster, on behalf of Immocorp Capital, for the approval of a Subdivision (Minor – Plat) to create the Northwood Square plat consisting of one development lot.

Location: The subject property, consisting of 4.29 acres, is generally located at 2501 Broadway, within Commission District No. 1 – Commissioner Cathleen Ward.

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

#### **2. Planning Board Case No. 1931 (Z22100029):**

A request by Donna Isham, of Docks and More Construction, on behalf of Katherine Ward, for the approval of a Class A Special Use Permit to increase the length an existing dock beyond 100 feet.

Location: The subject property, consisting of 0.83 acres, is generally located at 7301 S Flagler Dr, within Commission District No. 5 – Commissioner Christina Lambert.

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

**3. Informal Site Plan Review Case No. 22-11 (Z22100019):**

A request by Jon Schmidt, of Schmidt Nichols, on behalf of 418 S Dixie LLC, for an Informal Site Plan Review for the redevelopment of the existing Palm Beach Braille Club facility for a 1,176 square foot expansion, eight (8) accessory automated parking lifts, and other site improvements on the subject property which has a split zoning designation of Single Family High Density (SF14) Residential and Neighborhood Commercial (NC).

Location: The subject property, consisting of 0.60 acres, is generally located at 4801 S. Dixie Highway, within Commission District No. 5 – Commissioner Christina Lambert.

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

**4. Planning Board Case No. 791MM (Z22100020):**

A request by Jon Schmidt, of Schmidt Nichols, on behalf of Centrepark Master Mind, LLC, for a Major Amendment to the Centrepark Commercial Planned Development (CPD) to allow for the development of a 13-story, 155,765 square foot office building.

Location: The subject property, consisting of ±1.27 acres, is generally located at 1545 Centrepark Drive North, within Commission District No. 3 – Commissioner Christy Fox.

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. 1946 (Z22100021):**

A request by Joseph Verdone, of Carlton Fields, on behalf of Brent and Blanca Yohe, for a Class A Special Use Permit (with waivers) to allow the removal of a 60 square foot portion of an existing dock and the installation of a new 160 square foot finger pier with a mechanical boat lift 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 ±0.19 acres, is generally located at 222 Arlington Road, 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](mailto:kdefranc@wpb.org)

**6. Planning Board Case Nos. 1111AAA and BBB (Z22100017 and Z22100018):**

A two-part request by Joni Brinkman, of Urban Design Studio, on behalf of Palm Beach Atlantic University, for the following:

**PB Case No. 1111AA (Z22100017):** The abandonment of a 12,596 square foot portion of the Gruber Place right-of-way, located west of South Olive Avenue; and

**PB Case No. 1111BB (Z22100018):** A Major Amendment to the Palm Beach Atlantic University Community Service Planned Development (CSPD) to provide for the construction of a six (6) story 125,915 square foot business school.

Location: The affected area, consisting of ±2.07 acres, is generally located at 1199 South Olive Avenue, 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)

**7. Planning Board Case No. 1702J (Z22100014):**

A request by Collene Walter, of Urban Design Studio, on behalf of Florida Power and Light, for a Minor Amendment to an existing Development of Significant Impact (DSI) to: replace the existing air-cooled chillers with a new 1,225 square foot chiller plant enclosure with a roof; add three (3) roll-up doors on the north side on the proposed enclosure; add three (3) doors to match the existing door in the existing 16 ft. high wall for access to the replacement chiller plant in the existing equipment corral; replace the existing dumpster with a new 16' high equipment corral to accommodate the addition of cooling towers; and relocate the existing trash compactor and dumpster enclosure further west to the end of the building.

Location: The subject property, consisting of ±14.65 acres, is generally 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  
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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	<a href="mailto:rbrown@wpb.org">rbrown@wpb.org</a>
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A copy of the agenda (no attachments) will be provided to the following persons:

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