

AGENDA

Date: December 8, 2022
Time: 1:00pm
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/95429275941>
Telephone: 888.475.4499 or 877.853.5257 | Webinar ID: 954 2927 5941

1. Planning Board Case No. 1931 (Z22100029):

A request by Donna Isham, of Docks and More Construction, on behalf of Katherine Ward, for a Class A Special Use Permit (with a waiver) to increase the length of an existing dock beyond 100 feet on the subject lot located within the Single-Family Low Density (SF7) Residential zoning district.

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

2. 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
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E-mail: kdefranc@wpb.org

3. 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

4. Planning Board Case No. 1949 (Z22110012):

A request by Brian Seymour, Esq., of Gunster, on behalf of Savanna, for a Minor Subdivision (Replat) to combine parcels for the proposed Olara redevelopment project (Reference: FSPR 22-11).

Location: The subject property, consisting of ±3.179 acres, is generally located on the east side of North Flagler Drive, between Butler Street and Pine Street, 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

5. Formal Site Plan Review Case No. 22-10 (Z22060030) and Planning Board Case No. 1923 (Z22060031):

A two-part request by Harvey E. Oyer, III, of Shutts & Bowen, LLP, on behalf of Northwood Partnership, LLC, for the following:

FSPR Case No. 22-10 (Z22060030): A Special Review for the construction of an eight-story mixed use building with 270 multifamily units, 5,844 square feet of indoor and outdoor amenities space, and 2,444 square feet of retail and co-working space and an eight-level parking garage with one waiver and three variances request from the provision of Section 94-210.

Note: This is a resubmittal but includes an increase from the original application in the proposed height, number of residential units, square footage of indoor and outdoor amenities space, and square footage of retail and co-working space.

PB Case No. 1923 (Z22060031): An abandonment of a portion of the alley right-of-way (±3,600 square feet) located between 25th Street to the north, 24th Street to the south, Spruce Avenue to the east, and Broadway to the west.

Location: The subject property, consisting of ±1.51 acres, is generally 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

6. Planning Board Case No. 1947 (Z22110009):

A request by Jon Schmidt, of Schmidt Nichols, on behalf of Cox Science Center and Aquarium, for a rezoning of ±10.50 acres from Recreation Open Space (ROS) to Community Service (CS), with a further rezoning to Community Service Planned Development (CSPD), to create the Cox Science Center and Aquarium CSPD and provide for the construction of a 73,356 square foot expansion and associated site improvements; the applicant is requesting three (3) waivers from the City’s Zoning and Land Development Regulations (ZLDRs).

Location: The subject property, consisting of ±10.50 acres, is generally located along Dreher Trail North, approximately 0.4 miles north of Summit Boulevard, 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

7. 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 a resubmittal to address comments issued at the October 25, 2022, PPRC meeting.**

Location: The subject site consists of multiple parcels, totaling ±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
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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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Xavier Falconi	Traffic Engineer	Engineering Services	xfalconi@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:
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