

AGENDA

Date: April 13, 2023
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/86041229241>
Telephone: 888.475.4499 or 877.853.5257 | Webinar ID: 860 4122 9241

1. FSPR 22-05A (Z23020025) - 134 Clearwater (Transit Village):

A request by Brian M. Seymour Esq., on behalf of Transit Village LLC and the County, for the Minor Subdivision Replat of Transit Village's property at 134 Clearwater Dr.

Location: The subject property is located 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. PB 1955 (Z23030021) – Temple Israel Right-of-Way Abandonment:

A request by Harvey E. Oyer, III of Shutts & Bowen LLP, on behalf of Temple Israel of West Palm Beach, for an abandonment of a 225 square foot portion of an existing public alley right-of-way, located east of North Dixie Highway and approximately 125 feet south of Pine Street.

Location: The affected area, consisting of 225 square feet, is located at the southeast corner of the unnumbered lot south of Lot 11, Block 2, Plat of "Pinewood Terrace Addition to West Palm Beach, Florida," 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

3. Formal Site Plan Review Case No.23-04 (Z23030025):

A request by Jon Schmidt of Schmidt Nichols, on behalf of the Richman Group Florida Inc., for a Formal Site Plan Review with a variance to facilitate the development of 23-story 185,923 sq.ft. residential building which provide 231 units and a 7-floor parking garage.

Location: The subject site, consisting of ±0.62 acres, is located on 500 Clearwater Park Rd, north of Okeechobee Rd, east of Australian Ave, directly west of the railroad tracks, within Commission District No. 3 – Commissioner Christy Fox.

Case Manager: Claudia D. Ibaven, City Urban Designer
Phone: 561.822.1402 | TTY: 800.955.8771
E-mail: cibaven@wpb.org

4. DMP ISPR 21-01A (Z23030018) – 7th Street Extension – NoRA (439 7th Street):

A request by Damien Barr & Margarita Ramirez of NDT Development, on behalf of N. Railroad Commercial LLC, for a Site Plan Amendment (Minor Level II) to the Face of City approval of the N Railroad Avenue streetscape (approved under Res. No. 29-22).

Location: The subject property is located 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. PB 1837H (Z23010016) and ISPR 23-01 (Z23030026) – Palm Beach Riverstone CPD Parking Easement:

A request by Harvey E. Oyer III, of Shutts & Bowen LLP, on behalf of 374 Palm Beach LLC for the following:

PB 1837H (Z23010016): A Minor Planned Development (PD) Amendment to the Palm Beach Riverstone Commercial Planned Development (CPD) to expand the parking and modify the required landscape buffer along a portion of the east property line of Lot 2, and minor changes to the building façade of the residential building under construction within the CPD.

Location: The Palm Beach Riverstone CPD, comprised of a total of 11.62 acres, is located at the southeast corner of 45th Street and Interstate-95, within Commission District No.1 – Commissioner Cathleen Ward.

ISPR 23-01 (Z23030026): An Informal Site Plan Review (Level I) to expand the parking lot and required landscape buffer along a portion of the east property line of Lot 2 of the Palm Beach Riverstone CPD into the abutting parking easement area owned by the City and identified as “Parcel C” in ORB 3127-277 of Palm Beach County.

Location: The portion of the parking easement, identified as “Parcel C” in ORB 3127-277 of Palm Beach County, abuts the east property line of Lot 2 of the Palm Beach Riverstone CPD, and is located approximately 640 feet south of 45th 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

6. PB 1954 (Z23030020) Lake Drive Right-of-Way Abandonment:

A request by Harvey E. Oyer, III and Meredith Leigh of Shutts & Bowen LLP, on behalf of SolDev FL3703, LLC, for an abandonment of a 2,500 square foot portion of an existing public right-of-way, located on the southernmost side of Lake Drive.

Location: The affected area, consisting of approximately 2,500 square feet or ±0.057 acre, is located at the south 50 feet of Lake Drive, Plat of “Addition Number Two to Estates of South Palm Beach,” within Commission District No. 1 – Commissioner Cathleen Ward.

Case Manager: Valentina Broglia, 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 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
Ray Caranci	Sr. Landscape Planner	Dev. Services – Planning	rparanci@wpb.org
Ricardo Elizondo	Utility Plan Examiner	Engineering Services	relizondo@wpb.org
	Traffic Engineer	Engineering Services	
Matt Hejazi	Industrial Engineer	Public Works	mhejazi@wpb.org
Mark Hurley	Field Customer Service Supervisor	Public Utilities	mhurley@wpb.org
Jean-Brucely Joseph	Public Works Program Manager	Public Works	jbjoseph@wpb.org
Laura Le	Engineer	Public Utilities	lle@wpb.org
Peter LeDuc	Division Chief	Fire	pleduc@wpb.org
Thomas Malone	Parking Facility Supervisor	Parking	tmalone@wpb.org
Vince Noel	Engineering Land Development Manager	Engineering Services	vnoel@wpb.org
Valerio Oricchio	City Transportation Engineer	Engineering Services	voricchio@wpb.org
Linda Quinones	Engineering Svcs. Project Coordinator	Engineering Services	lquinones@wpb.org
Rick Rossano	Sr. Engineering Svcs. Project Coordinator	Engineering Services	rrossano@wpb.org
Debbie Payne	Engineering Svcs. Project Coordinator	Engineering Services	dpayne@wpb.org
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
Lina Busby	Assistant City Attorney II	City Attorney	lbusby@wpb.org
Seth Buxton	Police Officer	Police	sbuxton@wpb.org
Victor Carosi	Director	Public Utilities	vcarosi@wpb.org
Armando Fana	Assistant City Administrator	Mayor’s Office	afana@wpb.org
Jennifer Ferriol	Director	Housing & Community Dev.	jferriol@wpb.org
Arlene Franconero	Assistant City Attorney I	City Attorney	AFranconero@wpb.org
Dodi Glas	Assistant Director	Development Services	dglas@wpb.org
Richard Greene	Director	Development Services	rgreene@wpb.org
Bruce Guyton	Transit Planner	Palm Tran	bguyton@pbcgov.org
Alex Hansen	City Comprehensive Planner	Dev. Services – Planning	ahansen@wpb.org
Larry Hymowitz	Planning Specialist	FDOT	larry.hymowitz@dot.state.fl.us

Name:	Title:	Department/Division:	Email:
James Judge	GIS Coordinator	Information Tech.	jjudge@wpb.org
David Kerschner	Police Officer	Police	dkerschner@wpb.org
Diana Matty	Fire Chief	Fire	dmatty@wpb.org
Joshua McDermott	Director	Public Works	jmcdermott@wpb.org
Yash Nagal	Manager – Transit Planning	Palm Tran	ynagal@pbcgov.org
Michael Orio	GIS Support Specialist I	Information Tech.	morio@wpb.org
Michael Owens	Senior Planner	PBC School District	Michael.Owens.1@palmbeachschools.org
Caroline Puell	Addressing Coordinator	Development Services	cpuell@wpb.org
Cheryl Robinson	Executive Administrative Assistant	City Clerk's Office	ChRobinson@wpb.org
Leah Rockwell	Director	Parks & Recreation	lrockwell@wpb.org
Kimberly Rothenburg	City Attorney	City Attorney	krothenburg@wpb.org
Justin Stroh	Planning Specialist II	FDOT	Justin.Stroh@dot.state.fl.us
Samuel Thomas	Sr. Assistant City Attorney	City Attorney	sthomas@wpb.org
Nancy Urcheck	Deputy City Attorney	City Attorney	nurcheck@wpb.org
Kevin Volbrecht	Director	Engineering Services	kcvolbrecht@wpb.org