

## AGENDA

**Date:** June 8, 2023  
**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/89436153079>  
Telephone: 888.475.4499 or 877.853.5257 | Webinar ID: 894 3615 3079

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#### **1. Planning Board Case No. ISPR 20-14A (Z23050026):**

A request by Thomas Engineering Group LLC, on behalf of Sanctuary Medicinals of Florida LLC, for a Minor Site Plan Amendment.

Location: The subject property, consisting of ±0.54 acres, is located at 835 Belvedere Road, within Commission District No. 5 – Commissioner Christina Lambert.

Case Manager: Alexis Sangeleer Planner  
Phone: 561.822.1443 | TTY: 800.955.8771  
E-mail: [asangeleer@wpb.org](mailto:asangeleer@wpb.org)

#### **2. Informal Site Plan Review Case No. 23-02 (Z23040019):**

A request by Josh Nichols of Schmidt Nichols, on behalf of 2025 N. Dixie Highway, LLC, for an Informal Site Plan Review (Level I), to satisfy the Class B Special Use Permit (ZBA Case No. 3418) condition of approval, involving a proposed parking lot serving as the required parking for the proposed exercise studio and health club on the subject property zoned Multifamily Low Density (MF14) Residential and General Commercial (GC).

Location: The subject property, consisting of ±0.66 acres, is located at 412 20<sup>th</sup> Street and 2025 North Dixie Highway, within Commission District No. 1 – Commissioner Cathleen Ward.

Case Manager: Kevie Defranc, Senior Planner  
Phone: 561.822.1449 | TTY: 800.955.8771

E-mail: [kdefranc@wpb.org](mailto:kdefranc@wpb.org)

**3. Informal Site Plan Review Case No. 23-05 (Z23050016):**

A request by Aileron Investment Management Inc, on behalf of Balkhi Enterprises LLC, for an Informal Site Plan Review (Level I), to satisfy the Class B Special Use Permit (ZBA Case No. 3426), to allow the construction of a fuel service station and convenience store (7-Eleven) in General Commercial (GC) Zoning.

Location: The subject property, consisting of ±1.27 acres, is located at 2701 Okeechobee Boulevard, within Commission District No. 2 – Commissioner Shalonda Warren.

Case Manager: Jermaine Swaby, Senior Planner  
Phone: 561.822.1431 | TTY: 800.955.8771  
E-mail: [jswaby@wpb.org](mailto:jswaby@wpb.org)

**4. Planning Board Case No. 1961 (Z23050015):**

A request by Patricia Monahan for a Class A Special Use Permit (with waiver) at 7405 S Flagler Drive for a dock for the construction of a new dock.

Location: The subject property, consisting of ±0.40 acres, is located at 7405 South Flagler Drive, within Commission District No. 5 – Commissioner Christine Lambert.

Case Manager: Jermaine Swaby, Senior Planner  
Phone: 561.822.1431 | TTY: 800.955.8771  
E-mail: [jswaby@wpb.org](mailto:jswaby@wpb.org)

**Other Business**

Post PPRC discussion as needed.

**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:

<b>Name:</b>	<b>Title:</b>	<b>Department/Division:</b>	<b>Email:</b>
Robert Brown	Building Official	Dev. Services – Building	<a href="mailto:rbrown@wpb.org">rbrown@wpb.org</a>
Smith Amisial	Landscape Planner	Dev. Services – Planning	<a href="mailto:samisial@wpb.org">samisial@wpb.org</a>
Ricardo Elizondo	Utility Plan Examiner	Engineering Services	<a href="mailto:relizondo@wpb.org">relizondo@wpb.org</a>
Matt Hejazi	Industrial Engineer	Public Works	<a href="mailto:mhejazi@wpb.org">mhejazi@wpb.org</a>
Mark Hurley	Field Customer Service Supervisor	Public Utilities	<a href="mailto:mhurley@wpb.org">mhurley@wpb.org</a>
Jean-Brucely Joseph	Public Works Program Manager	Public Works	<a href="mailto:jbjoseph@wpb.org">bjjoseph@wpb.org</a>
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Tracy Ward	Sr. Stormwater Engineer	Engineering Services	<a href="mailto:tward@wpb.org">tward@wpb.org</a>
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Nancy Urcheck	Deputy City Attorney	City Attorney	<a href="mailto:nurcheck@wpb.org">nurcheck@wpb.org</a>

A copy of the agenda (no attachments) will be provided to the following persons:

<b>Name:</b>	<b>Title:</b>	<b>Department/Division:</b>	<b>Email:</b>
Genia Baker	Deputy Redevelopment Manager	CRA	<a href="mailto:gbaker@wpb.org">gbaker@wpb.org</a>
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