

## AGENDA

**Date:** September 14, 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:** **The applicant /developer is requested to wait in the Mayor’s lobby area until your project is ready to be heard by the Plans and Plats Review Committee. The applicant/developer will be called when it is time to review the request. PLEASE PLAN TO ARRIVE 15 MINUTES EARLY FOR YOU APPOINTMENT WITH THE PPRC.**

**Members of the Public:** Members of the public may attend in-person at the location identified above.

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- 1:00 P.M.**      **1.      Planning Board Case No. 1913A (PD-23080003):**
- A request by Josh Martin of Frisbie Group, on behalf of 319 B Renaissance II Asset, LLC, for a rezoning to a Commercial Planned Development (CPD) to provide for a mixed-use development consisting of 32 multifamily residential dwelling units and 4,000 square feet of ground level commercial.
- Location: The subject property, consisting of ±1.01 acres, is located at the northeast corner of Belvedere Road and South Dixie Highway at 319 Belvedere Road, within Commission District No. 5 – Commissioner Christina Lambert.
- Case Manager: Linda Louie, AICP  
Phone: 561.822.1458 | TTY: 800.955.8771  
E-mail: [llouie@wpb.org](mailto:llouie@wpb.org)
- 1:15 P.M.**      **2.      Planning Board Case No. 1305F (PD-23080001):**
- A request by of Stephane Ridener of Ware Malcomb, on behalf of Costco Wholesale, for Major Amendment to allow increase in presence in the southeast and there is need for additional warehouse and trailer parking spaces to meet the demand. The proposed development proposes an increase in warehouse by 120,960 square feet, 131 employee parking spaces, 16 tractor spaces, and 269 trailer spaces.
- Location: The subject property, consisting of ± 67.91 acres, is located at 5851 45<sup>th</sup> Street, within Commission District No. 4 – Commissioner Joseph Peduzzi.
- Case Manager: Alexis Sangeleer | Planner  
Phone: 561.822.1443 | TTY: 800.955.8771  
E-mail: [asangeleer@wpb.org](mailto:asangeleer@wpb.org)

**1:30 P.M.**

**3. Planning Board Case No. ISPR 22-03B (SP-23080002):**

A request by Jordan Sperling, of Schmid Nichols, on behalf of Palm Beach Lakes Take 5 LLC, for a Formal Site Plan Amendment. The existing structure has undertaken significant fire damage beyond repair, the applicant is repurposing the existing car wash with a new proposed 1,431 sq.ft. prototype three bay quick oil service building.

Location: The subject property, consisting of ± 0.46 acres, is located at 1122 Palm Beach Lakes Boulevard, within Commission District No. 3 – Commissioner Christy Fox.

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

**1:45 P.M.**

**4. Planning Board Case No. 1956 (ABD-23080001):**

A request by Joyell Shaw from Planning & Intergovernmental Relations on behalf of Palm Beach County School Board for a Right of Way Abandonment on Windsor Avenue, 16<sup>th</sup> street and 16<sup>th</sup> Avenue.

Location: The subject property is located on the north-west side of the property at 1601 North Tamarind Avenue along Windsor Avenue, 16<sup>th</sup> Street and 16<sup>th</sup> Avenue, 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](mailto:Vbroglia@wpb.org)

**2:00 P.M.**

**5. DMP Informal Site Plan Review No. 21-01B (DMP-000003-2023):**

A request by Margarita Ramirez on behalf NDT Development for a Minor Site Plan Amendment to the Face of the City Approval for North Railroad Avenue’s streetscape. The amendment proposes the continuation of design elements from the intersection of 10<sup>th</sup> Street up to 11<sup>th</sup> Street.

Location: The subject portion of right-of-way is located along North Railroad Avenue between 10<sup>th</sup> Street and 11<sup>th</sup> Street, 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](mailto:ckimmerly@wpb.org)

**NOTE TO STAFF: ALL PPRC MEMBERS SHALL HAVE THEIR REVIEWS COMPLETED AND ENTERED INTO EPL ON OR BEFORE SEPTEMBER 5<sup>TH</sup>.**

A copy of the agenda will be provided to the following persons and access to comment on Projects in EPL will be provided:

Name:	Title:	Department/Division:	Email:
Robert Brown	Building Official	Dev. Services – Building	<a href="mailto:rbrown@wpb.org">rbrown@wpb.org</a>

<b>Name:</b>	<b>Title:</b>	<b>Department/Division:</b>	<b>Email:</b>
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>
Laura Le	Engineer	Public Utilities	<a href="mailto:lle@wpb.org">lle@wpb.org</a>
Peter LeDuc	Division Chief	Fire	<a href="mailto:pleduc@wpb.org">pleduc@wpb.org</a>
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Debbie Payne	Engineering Svcs. Project Coordinator	Engineering Services	<a href="mailto:dpayne@wpb.org">dpayne@wpb.org</a>
Aishwharya Raghavan	City Transportation Engineer	Engineering Services	<a href="mailto:araghavan@wpb.org">araghavan@wpb.org</a>
Tracy Ward	Sr. Stormwater Engineer	Engineering Services	<a href="mailto:tward@wpb.org">tward@wpb.org</a>
Sybille Welter	Administrator of Public Art and Culture	Mayor's Office	<a href="mailto:scwelter@wpb.org">scwelter@wpb.org</a>
Nancy Urcheck	Deputy City Attorney	City Attorney	<a href="mailto:nurcheck@wpb.org">nurcheck@wpb.org</a>

A copy of the agenda will be provided to the following persons but no access to comment on Projects in EPL will be provided:

<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>
Seth Buxton	Police Officer	Police	<a href="mailto:sbuxton@wpb.org">sbuxton@wpb.org</a>
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