

AGENDA

Date: November 9, 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: **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.

1:00 P.M. **1. Informal Site Plan Review Case No. 23-11 (SP- 23080004):**

A request by James Hackett of H&L Planning and Development, on behalf of R & D Paving, for an Informal Site Plan Review of proposed site improvement changes involving a paving contractor’s storage yard with a utility building and employee parking that is currently under construction on the subject property located within the Industrial zoning district.

Location: The subject property, consisting of ±0.79 acres, is located at 976 27th Street, 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

1:15 P.M **2. Minor Site Plan Amendment Case No. 23-10 (SP-23100009)**

A request by Ballbe & Associates on behalf of Cable Holdco Exchange II, LLC for a Minor Site Plan Amendment for the redevelopment of approximately 0.37 acres of the existing parking lot to build a 1,500 square feet pre-engineered metal building that will serve as a drive thru supply/storage facility for the Comcast service fleet. A vehicle entrance and exit to the building will be provided by redesigning the area adjacent to the building.

Location: The subject property, consisting of ± 5.16 acres, is located at 1401 Northpoint Parkway, within Commission District No. 2 – Commissioner Shalonda Warren.

Case Manager: Alexis Sangeleer | Planner
Phone:561.822.1443 | TTY: 800.955.8771
E-mail: asangeleer@wpb.org

1:30 P.M

3. Alley Abandonment PB Case No. 1972 (ABD-23100002)

A request by 2GHO Inc. as agent for the Owner, Jeffery Jacobs, is requesting review and approval of the abandonment of a right of way. The Abandon cul-de-sac is adjacent to subject parcels in connection with concurrent Minor Subdivision Application.

Location: The subject property, is generally located at the intersection of North Flagler Drive, and Flagler Lane and is immediately west of the Intracoastal Waterway, within Commission District No. 1 – Commissioner Cathleen Ward.

Case Manager: Alexis Sangeleer | Planner
Phone: 561.822.1443 | TTY: 800.955.8771
E-mail: asangeleer@wpb.org

1:45 P.M

4. Major Subdivision PB Case No.1966D (SUBD- 23100006)

A request by Heather Danforth on Behalf of Alexander Millan, Owner of Mercer Homes Park LLC for a major subdivision for a replat of 18 parcels along Alpha Street, Mercer Avenue, Longwood Street, and Wilkins Avenue and on proposed alley abandonment

Location: The subject property, consisting of ± 3.82 acres, is located at, within Commission District No. 3 – Commissioner Christy Fox

Case Manager: Valentina Broglia. Planner
Phone: 561.822.1442| TTY: 800.955.8771
E-mail: Vbroglia@wpb.org

2:00 P.M

5. Planning Board Case No. PB 1969 (PD- 23100008):

A request by Roxann Read of WGI, Inc, on behalf of Boys and Girls Club of Palm Beach County, for a rezoning to Recreation and Open Space Planned Development to construct two buildings, an outdoor playground and outdoor amphitheater with a lease area of 1.69 acres and off-lease improvements of 0.93 acres.

Location: The subject property impact area, consisting of approximately 5.77 acres, is located at 1150 Southern Boulevard, within Commission District No. 5 – Commissioner Christina Lambert.

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

2:15 P.M

6. DMP Formal Site Plan Review Case No. 23 -14 (DMP FSPR 23-14) DMP-000030-2023:

A request by Shutts & Bowen LLP on behalf of MCM 324 Datura, LLC, for a Site Plan Review (Formal Level II), Downtown Action Committee Special Review, and three Variances; for the 0.65-acre site located at the southeast corner of Dixie Highway and Datura Street in the City of West Palm Beach. The Applicant proposes to construct a 7-story medical office building with three levels of parking and four levels of office.

Location: The subject property impact area, consisting of approximately 0.65 acres, is located at 324 Datura 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

Other Business

NOTE TO STAFF: ALL PPRC MEMBERS SHALL HAVE THEIR REVIEWS COMPLETED AND ENTERED INTO EPL ON OR BEFORE NOVEMBER 7, 2023.

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	rbrown@wpb.org
Smith Amisial	Landscape Planner	Dev. Services – Planning	samisial@wpb.org
Ricardo Elizondo	Utility Plan Examiner	Engineering Services	relizondo@wpb.org
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Peter LeDuc	Division Chief	Fire	pleduc@wpb.org
Thomas Malone	Parking Facility Supervisor	Parking	tmalone@wpb.org
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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
Nancy Urcheck	Deputy City Attorney	City Attorney	nurcheck@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
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Michael Owens	Senior Planner	PBC School District	Michael.Owens.1@palmbeachschools.org

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