

AGENDA

Date: February 08, 2024
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 YOUR APPOINTMENT WITH THE PPRC.**

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

1:00 PM **1. Planning Board Case No. 79100 (PD-23120011):**

A request by Matt Wojciechowski of Schmidt Nichols, on behalf of Centrepark Residences LLC, for a Major Amendment to the Centrepark Commercial Planned Development (CPD), with waivers from the City’s Zoning and Land Development Regulations, to allow for the construction of a 323-residential unit 12-story multi-family residential building with an 8-story parking garage on the subject property.

Location: The subject property, consisting of ±2.20 acres, is generally located at 1415 Centrepark Boulevard within Commission District No. 3 – Commissioner Christy Fox.

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

1:15PM **2. Planning Board Case No. 1941A (PD-24010015):**

A request by Joseph Verdone of Carlton Fields, on behalf of WIRE F2 WPB SELF STORAGE LLC, for a Minor Amendment to the Kirksey Commons Commercial Planned Development (CPD), to allow for changes to the approved building architectural elevations (exterior - façade treatments, materials, and finishes) and floor plan (internal - elevator core and landing layout).

Location: The subject property, consisting of ±1.47 acres, is generally located at 1501 and 1515 North Dixie Highway and 424 LA Kirksey Street (15th 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

1:45PM 3. Formal Site Plan Review Case No. 24-01 (DMP-000063-2024):

A request by Harvey E. Oyer, III, of Shutts & Bowen, LLP on behalf of Property Owners, North Torino Properties, LLC and Port Saint Lucie Properties, LLC, for a formal level II site plan review which involves DAC Special Review and two variances for the proposal of a 25-story, 587,086 sq. ft. mixed-use, high-rise development, which includes 191 multi-family dwelling units, 2,675 sq. ft. of ground-floor commercial uses, and 402 parking spaces within a six-level parking garage.

Location: The subject property, consisting of ±1.92 acres, is generally located at 601 and 621 Clearwater Park Road, 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: clbaven@wpb.org

2:00PM 4. Formal Site Plan Review Case No. 22-11A (SP-24010018):

A request by John P. Roach, AICP and Brian Seymour, Esq. of Gunster, on behalf of Flagler Assemblage LLC, for a Formal Site Plan Review to install two (2) kiosks and other site improvements along the bulkhead, east of North Flagler Drive, as a waterside amenity for the residents of the approved Olara mixed-use development, located at 1911-1919 North Flagler Drive.

Location: The affected area, consisting of ±0.15 acres, is generally located east of North Flagler Drive, between Butler Street and Pine Street, within Commission District No. 1 – Commissioner Cathleen Ward.

Case Manager: Linda Louie, AICP, Principal Planner
Phone: 561.822.1458 | TTY: 800.955.8771
E-mail: llouie@wpb.org

2:15PM 5. DMP Formal Site Plan Review Case No. 22-12A (DMP-000062-2024):

A request by Brian Cheguis of iPlan & Design, on behalf of NORA HOTEL OWNER LLC and NORA WEST SPRUCE OWNER LLC, for a request to abandon/vacate the westernmost portion of the 11th Street right-of-way (a dead-end roadway terminus).

Location: The portion of right-of-way sought to be abandoned totals approximately 6,416 square feet (or +/-0.14 acres) and is generally located between N. Railroad Avenue and the Florida East Coast Railroad right-of-way, 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

2:30PM 6. Informal Site Plan Review 22-06 (Z22070019):

A request by Yanina Mauro, on behalf of Unique Space LLC, for the development of a vacant site. The proposal includes 960 sf of retail on the first floor, a parking area and 12 one- and two-bedroom units on the upper levels.

Location: The subject property, consisting of approximately 0.22 acres, is located at 5179 Broadway Avenue, within Commission District No. 1 – Commissioner Cathleen Ward.

Case Manager: Anne Clerisse Gaisha Volcy, Planner

Phone: 561.822.1552 | TTY: 800.955.8771
E-mail: avolcy@wpb.org

2:45PM 7. Planning Board Case No. 1974 (SUP-23110001):

A request by Jeff Iravani, on behalf of South Florida Energy, Inc., for a Class B Special Use permit to construct a 1,750-sf convenience store.

Location: The subject property, consisting of approximately 0.23 acres, is located at 5301 Broadway Avenue, within Commission District No. 1 – Commissioner Cathleen Ward.

Case Manager: Anne Clerisse Gaisha Volcy, Planner
Phone: 561.822.1552 | TTY: 800.955.8771
E-mail: avolcy@wpb.org

3:00PM 8. Planning Board Case No. 862Y (PD-23120014):

A request by Nour Darwish, applicant of Schmidt Nichols, on behalf of CHR West Palm Beach, LLC, for a Minor Amendment to the Northpoint Commercial Planned Development (CPD) to add 3,298 square feet. and ten (10) assisted living beds to the existing facility, The Rehab Center of the Palm Beaches.

Location: The subject property, consisting of approximately 7.49 acres, is located at 301 Northpoint Parkway, within Commission District No. 2 – Commissioner Cory Neering.

Case Manager: Luiz G. Vicentini, Senior Planner
Phone: (561) 822-1448 | TTY: 800.955.8771
E-mail: LGVicentini@wpb.org

3:15PM 9. Informal Site Plan Review 24-01 (SP-23120016):

A request by Kimley-Horn, on behalf of the City of West Palm Beach for a Level II Site Plan Amendment to install three (3) new asphalt tennis courts and a 25-car parking lot and pedestrian drop off area at South Olive Park.

Location: The subject property, consisting of approximately 12.27 acres, is located at 345 Summa Street, within Commission District No. 5 – Commissioner Christina Lambert.

Case Manager: Erik Colon, Associate Planner
Phone: (561) 822-1398 | TTY: 800.955.8771
E-mail: ecolon@wpb.org

Other Business

NOTE TO STAFF: ALL PPRC MEMBERS SHALL HAVE THEIR REVIEWS COMPLETED AND ENTERED INTO EPL ON OR BEFORE FEBRUARY 6, 2024.

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 |
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| Ricardo Elizondo | Utility Plan Examiner | Engineering Services | relizondo@wpb.org |
| Matt Hejazi | Industrial Engineer | Public Works | mhejazi@wpb.org |

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| Chloe Seifer | Engineering Srvcs. Project Coordinator | Engineering Services | cseifer@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: |
|---------------------|------------------------------------|-----------------------------|--|
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