

## AGENDA

**Date:** April 11, 2024  
**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. Informal Site Plan Review SP-23110010 (ISPR 23-14):**

A request by Natalie Bak of Sam Fischer Construction LLC, for an Informal Site Plan Review relating to the “Phase 3” Vista Del Lago development that was approved in 1979 for the addition of eight (8) attached townhomes consisting the entire project to be a total of 21,776sqft.

Location: The subject property, consisting of ±0.77 acres, is generally located 1810 Embassy Drive at within Commission District No. 3 – Commissioner Christy Fox

Case Manager: Valentina Broglia, Planner  
Phone: TTY: 800.955.8771 | 561.822.1442  
E-mail: [Vbroglia@wpb.org](mailto:Vbroglia@wpb.org)

**2, Planning Board Case 950YYYYYY (PD-24030022):**

A request by Roger Ramdeen of Shutts & Bowen, on behalf of CityPlace Retail, L.L.C., for the approval of a Major Planned Development Amendment to the CityPlace Commercial Planned Development (CPD) to create the Rosemary Square Hibiscus Garage Subarea for the existing “B” Block Garage, which will include additional height and requesting to add “Vertiport” as a permitted use.

Location: The approximately 2.5-acre “B” Block Garage, located at 530 Hibiscus Street, is within the approximately 77-acre CityPlace CPD within Commission District No. 3 – Commissioner Christy Fox.

Case Manager: Eric Schneider, Principal Planner  
Phone: (561) 822-1446  
E-mail: [eschneider@wpb.org](mailto:eschneider@wpb.org)

**Other Business**

**NOTE TO STAFF: ALL PPRC MEMBERS SHALL HAVE THEIR REVIEWS COMPLETED AND ENTERED INTO EPL ON OR BEFORE DECEMBER 12, 2023.**

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

| <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">jbjoseph@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>       |
| Thomas Malone       | Parking Facility Supervisor             | Parking                     | <a href="mailto:tmalone@wpb.org">tmalone@wpb.org</a>     |
| Vince Noel          | Engineering Land Development Manager    | Engineering Services        | <a href="mailto:vnoel@wpb.org">vnoel@wpb.org</a>         |
| Aishwharya Raghavan | City Transportation Engineer            | Engineering Services        | <a href="mailto:araghavan@wpb.org">araghavan@wpb.org</a> |
| Linda Quinones      | Engineering Svcs. Project Coordinator   | Engineering Services        | <a href="mailto:lquinones@wpb.org">lquinones@wpb.org</a> |
| Debbie Payne        | Engineering Svcs. Project Coordinator   | Engineering Services        | <a href="mailto:dpayne@wpb.org">dpayne@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 (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>   |
| Seth Buxton         | Police Officer                     | Police                      | <a href="mailto:sbuxton@wpb.org">sbuxton@wpb.org</a>   |
| Victor Carosi       | Director                           | Public Utilities            | <a href="mailto:vcarosi@wpb.org">vcarosi@wpb.org</a>   |
| Armando Fana        | Assistant City Administrator       | Mayor's Office              | <a href="mailto:afana@wpb.org">afana@wpb.org</a>   |
| Jennifer Ferriol    | Director                           | Housing & Community Dev.    | <a href="mailto:jferriol@wpb.org">jferriol@wpb.org</a>   |
| Arlene Franconero   | Assistant City Attorney I          | City Attorney               | <a href="mailto:AFranconero@wpb.org">AFranconero@wpb.org</a>                                   |
| Dodi Glas           | Assistant Director                 | Development Services        | <a href="mailto:dglas@wpb.org">dglas@wpb.org</a>   |
| Richard Greene      | Director                           | Development Services        | <a href="mailto:rgreene@wpb.org">rgreene@wpb.org</a>   |
| Bruce Guyton        | Transit Planner                    | Palm Tran                   | <a href="mailto:bguyton@pbcgov.org">bguyton@pbcgov.org</a>                                     |
| Alex Hansen         | City Comprehensive Planner         | Dev. Services – Planning    | <a href="mailto:ahansen@wpb.org">ahansen@wpb.org</a>   |
| Larry Hymowitz      | Planning Specialist                | FDOT                        | <a href="mailto:larry.hymowitz@dot.state.fl.us">larry.hymowitz@dot.state.fl.us</a>             |
| James Judge         | GIS Coordinator                    | Information Tech.           | <a href="mailto:jjudge@wpb.org">jjudge@wpb.org</a>   |
| David Kerschner     | Police Officer                     | Police                      | <a href="mailto:dkerschner@wpb.org">dkerschner@wpb.org</a>                                     |
| Diana Matty         | Fire Chief                         | Fire                        | <a href="mailto:dmatty@wpb.org">dmatty@wpb.org</a>   |
| Leon Pinder         | Director                           | Public Works                | <a href="mailto:lpinder@wpb.org">lpinder@wpb.org</a>   |
| Yash Nagal          | Manager – Transit Planning         | Palm Tran                   | <a href="mailto:ynagal@pbcgov.org">ynagal@pbcgov.org</a>                                       |
| Michael Owens       | Senior Planner                     | PBC School District         | <a href="mailto:Michael.Owens.1@palmbeachschools.org">Michael.Owens.1@palmbeachschools.org</a> |
| Caroline Puell      | Addressing Coordinator             | Development Services        | <a href="mailto:cpuell@wpb.org">cpuell@wpb.org</a>   |
| Cheryl Robinson     | Executive Administrative Assistant | City Clerk's Office         | <a href="mailto:ChRobinson@wpb.org">ChRobinson@wpb.org</a>                                     |
| Leah Rockwell       | Director                           | Parks & Recreation          | <a href="mailto:lrockwell@wpb.org">lrockwell@wpb.org</a>                                       |
| Kimberly Rothenburg | City Attorney                      | City Attorney               | <a href="mailto:krothenburg@wpb.org">krothenburg@wpb.org</a>                                   |
| Samuel Thomas       | Sr. Assistant City Attorney        | City Attorney               | <a href="mailto:sthomas@wpb.org">sthomas@wpb.org</a>   |
| Kevin Volbrecht     | Director                           | Engineering Services        | <a href="mailto:kcvolbrecht@wpb.org">kcvolbrecht@wpb.org</a>                                   |

| <b>Name:</b>       | <b>Title:</b>             | <b>Department/Division:</b> | <b>Email:</b>  |
|--------------------|---------------------------|-----------------------------|--|
| Angella Jones-Vann | Administrator             | Development Services        | <a href="mailto:Ajones-vann@wpb.org">Ajones-vann@wpb.org</a> |
| Daniel Giust       | Operations Superintendent | Parking                     | <a href="mailto:dgiust@wpb.org">dgiust@wpb.org</a>           |
| Edward Davis       | Systems Administrator     | Parking                     | <a href="mailto:eldavis@wpb.org">eldavis@wpb.org</a>         |
| Michael Technow    | Project Engineer          | Public Utilities            | <a href="mailto:mtechnow@wpb.org">mtechnow@wpb.org</a>       |