

AGENDA

Date: May 09, 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: Applicants and anyone on their teams that would be providing information and responding to any questions/comments must attend in person. 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 and other Team Members: Members of the public and any other team members may attend via Zoom to view/listen only access may be achieved through the following Zoom link:

https://us06web.zoom.us/j/83307321484?pwd=k46YZ_cELExGq_8wUnJAc5AJnEQ4w.xlC5rCaMb-yeVHme

Password: 812782

- 1:00 PM** **1. DMP Formal Site Plan Review 24-03 (DMP-000107-2024):**
- A request by Lachivenise St. Hilaire and Alfonso Hernandez of Alfonso Hernandez Architect, LLC, for the approval of a new development, including two small-scale single-story office structures totaling 2,583 sf of gross area within the Northwest Neighborhood District.
- Location: The approximately 0.16-acre (7,000sf) office development is located with the primary address of 614 7th Street within Commission District No. 3 – Commissioner Christy Fox.
- Case Manager: Chris Kimmerly, Urban Design Planner
Phone: (561) 822-1426
E-mail: ckimmerly@wpb.org
- 1:15 PM** **2. Informal Site Plan Review 24-04 (SP-24020021)**

A request by Jesus Perea on behalf of Royal Pam Memorial Gardens Mausoleum for a Level I Informal Site Plan to allow the addition of a Mausoleum crypt structure for the purpose of above ground burials.

Location: The approximately 2.5-acre cemetery is located with a primary address of 5601 Greenwood Ave. within Commission District No. 1 – Commissioner Cathleen Ward

Case Manager: Alexis Sangeleer, Planner
Phone: (561) 822-1443
E-mail: asangeleer@wpb.org

1:25 PM 3. Informal Site Plan Review 24-05 (SP-24030023)

A request by Ashley Bobier of Thomas Engineering Group on behalf of Palm Beach Lakes LLC for a Minor Site Plan to allow the reconfiguration of the existing carwash area to provide maximum stacking on the premises to prevent traffic impeding out onto on Tamarind Ave.

Location: The approximately 0.60-acre carwash is located with a primary address of 1300 N Tamarind Ave within Commission District No. 1 – Commissioner Cathleen Ward

Case Manager: Alexis Sangeleer, Planner
Phone: (561) 822-1443
E-mail: asangeleer@wpb.org

1:35 PM 4. Formal Site Plan Review 24-01 (SP-24040027)

A Request by Deborah Nichols Architects on behalf of Palm Beach Rowing Association Boathouse Expansion for a Level II Formal Site Plan to allow the remodel of the existing 1,784 sf. boathouse and add new construction of 3,840 sf. for additional storage.

Location: The approximately 0.74-acre boat ramp park is located with a primary address of 2957 North Australian Ave. within Commission District No. 1 – Commissioner Cathleen Ward

Case Manager: Alexis Sangeleer, Planner
Phone: (561) 822-1443
E-mail: asangeleer@wpb.org

1:45 PM 5. Informal Site Plan Review- ISPR 24-03 (SP-24030024)

A request by Joyell Shaw from Planning & Intergovernmental Relations on behalf of The School District of Palm Beach County for an Informal site plan review specifically relating to the redevelopment of Roosevelt Hight School.

Location: The approximately 4.65-acre School is located with a primary address of 1601 North Tamarind Avenue within Commission District No. 1 – Commissioner Cathleen Ward.

Case Manager: Valentina Broglia, Planner
Phone: (561) 822-1442
E-mail: Vbroglia@wpb.org

1:55 PM 6. Planning Board Case No. 791PP (PD-24040026)

A request by McKenna West of Cotleur & Hearing on behalf of Colonnade Centrepark East LLC for a Minor Amendment to the Centrepark Commerical Planned Development (CPD),

to allow for the renovation of the existing building to provide for indoor parking for 2 vehicles and minor alterations to the site to accommodate an office use specific tenant on the subject property.

Location: The subject property, consisting of ±2.69 acres, is generally located at 1801 Centrepark Drive East within Commission District No. 3 – Commissioner Christy Fox.

Case Manager: Kevie Defranc, Senior Planner
Phone: (561) 822-1449
E-mail: kdefranc@wpb.org

2:05 PM

7. **Planning Board Case No. 891NN (SUBD-24020010):**

A request by Molly Brown, on behalf of Palm Beach Outlets I LLC and SREIT Palm Beach Lakes Blvd LLC, for the approval of a Subdivision Minor (Replat) to replat the Palm Beach Outlets Replat 1 within the Palm Beach Outlets Commercial Planned Development (CPD) to reconfigure parcel lines.

Location: The approximately 86-acre Palm Beach Outlets CPD is located with the primary address of 1801 Palm Beach Lakes Boulevard within Commission District No. 2 – Commissioner Shalonda Warren.

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

2:10 PM

8. **Planning Board Case 144500 (SUBD-24040012):**

A request by John Lindgren of Gunster, on behalf of RSBC Parcels LLC and RSBC Real Estate Company LLLP, for the approval of a Subdivision Minor (Replat) to replat Parcels 1 and 3 and a portion of Parcel 2 of the Rybovich Plat within The Marina Commercial Marine Planned Development (CMPD) into as the Safe Harbor Rybovich plat containing two parcels.

Location: The Safe Harbor Rybovich plat contains approximately 14-acres and has a primary address of 4000 North Flagler Drive within Commission District No. 1 – Commissioner Cathleen Ward.

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

2:15 PM

9. **Planning Board Case Nos. 1979 (SUBD-24040013) and 1979A (SP-24040029)**

A request by Brian Seymour, Esq., and John Roach, AICP, of Gunster, on behalf of 1701 N Flagler Drive Owner, LLC and 1717 N Flagler Drive Venture, LLC for the following:

PB Case No. 1979 (SUBD-24040013): A Minor Subdivision (re-plat) of the properties located at 1701 and 1717 North Flagler Drive, to provide for the construction of a multifamily residential development project.

PB Case No. 1979A (SP-24040029): A Level III Special Review with variances to construct a 138-unit multifamily residential development at 1701-1717 North Flagler Drive.

Location: The ± 2.55-acre subject property is generally located on the west side of North Flagler Drive, and east of North Lakeside Court at the dead-end, within Commission District No. 1 – Commissioner Cathleen Ward.

Case Manager: Linda Louie, Principal Planner
 Phone: (561) 822-1458
 E-mail: llouie@wpb.org

2:35: PM 10. Planning Board Cases 1231L (FLU- 24040002) and 1231M (PD-24040025):

A request by David Harrison, of Related Company, and Tyler Woolsey, AICP, of Urban Design Studios, on behalf of Family Church 1, LLC for the following:

PB Case No. 1231L (FLU- 24040002): A Small-Scale Future Land Use Map Amendment from the Community Service (CS) to the Multifamily (MF) FLU designation.

PB Case No. 1231M (PD-24040025): A Rezoning from Community Service Planned Development (CSPD) to Multifamily High Density (MF32); A further rezoning to the Residential Planned Development (RPD) zoning district; Level II Site Plan Review with waivers to increase the footprint of an existing church, to construct a new school and daycare space, and to construct a mixed-use development comprised of multi-family residential units and restaurant uses at 1111 South Flagler Drive.

Location: The ± 9.636-acre subject property is generally located on the west side of South Flagler Drive, and east of South Olive Avenue, within Commission District No. 1 – Commissioner Cathleen Ward.

Case Manager: Luiz Vicentini, Senior Planner
 Phone: (561) 822-1448
 E-mail: lgvicentini@wpb.org

Other Business

NOTE TO STAFF: ALL PPRC MEMBERS SHALL HAVE THEIR REVIEWS COMPLETED AND ENTERED INTO EPL ON OR BEFORE MAY 08, 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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Debbie Payne	Engineering Svcs. Project Coordinator	Engineering Services	dpayne@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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