

AGENDA

Date: June 13, 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 YOU 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 Zoon link:

<https://us06web.zoom.us/j/84327918038?pwd=URUIvJugRQUdhTTDGGVP-JNGF25D8Q.M-KVUFav5wLAd4Im>
Password: 405572

- 1:00 PM** **1. Planning Board Case No. 1941B (SUBD-24050014):**
- A request by Joseph Verdone of Carlton Fields, on behalf of WIRE F2 WPB SELF STORAGE LLC, for a Minor Subdivision (Replat) to consolidate four (4) parcels of land and the abandoned portion of the alley into one (1) single lot of record within the Kirksey Commons Commercial Planned Development (CPD) zoning district.
- 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
- 1:10 PM** **2. Informal Site Plan Review Case No. 24-06 (SP-24050030):**
- A request by Joni Brinkman, Janelle Bouchard, and Shayne Broadnix of Urban Design Studio, on behalf of Hanley Foundation Properties, Inc., for an Informal Site Plan Review request to allow for a 2,283.50 square foot expansion and renovations to the existing building and related site improvements on property within a Community Service Planned Development (CSPD) zoning district.
- Location: The subject property, consisting of ±2.789 acres, is located at 933 45th 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

1:20 PM **3. Planning Board Case No. 1982 (SUP-24050006)**

A request by Brian Cheguis of iPlan and Design on behalf of Essex Court Holdings LLC for a Class A Special Use Permit specifically related to the privately owned dock to extend 205 feet which is 105 feet more than what the Zoning Land Development and Regulations permits.

Location: The subject property, consisting of ±1.18 acres, is located at 5210 Essex Court, within Commission District No. 5– Commissioner Christian Lambert

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

1:25 PM **4. Planning Board Case No. 1983 (SUP-24050007)**

A request by Brian Cheguis of iPlan and Design on behalf of Essex Court Holdings LLC for a Class A Special Use Permit specifically related to the privately owned dock to extend 205 feet which is 105 feet more than what the Zoning Land Development and Regulations permits.

Location: The subject property, consisting of ±1.11 acres, is located at 5300 Essex Court, within Commission District No. 5– Commissioner Christian Lambert

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

1:30 PM **5. Planning Board Case No. 1060SS (PD-24030023)**

A request by Nour Darwish of Schmidt Nichols, on behalf of 879 Executive Center Drive, LLC, for the approval of a Minor Planned Development Amendment to reconfigure elements of the previously approved Pink Bird Car Wash site plan, to include landscape, entry drive and equipment locations.

Location: The approximately 1.215-acre parcel is located at 879 West Executive Center Drive within Commission District No. 3 – Commissioner Christy Fox.

Case Manager: Eric Schneider, Principal Planner
Phone: 561.822.1446 | TTY: 800.955.8771
E-mail: eschneider@wpb.org

1:40 PM **6. Planning Board Case No. 1986 (ABD-24040005)**

A request by Robert Crane of Jones Foster, on behalf of Jamco, Inc., for the abandonment of an unimproved and unused portion of Wilkins Avenue which abuts the westerly boundary line of the Petitioner’s property.

Location: The right-of-way is located at 2140 Clare Avenue within Commission District No. 3 – Commissioner Christy Fox.

Case Manager: Anne Clerisse Gaisha Volcy, Planner

Phone: 561.822.1552 | TTY: 800.955.8771

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1:45 PM

7. **Informal Site Plan Review Case No. 23-15 (SP-23110011)**

A request by Cameron Ennis of Schmidt Nichols, on behalf of 3114 Tuxedo, LLC, for the approval of an Informal Site Plan Review request to allow for a 3,508 square foot addition to an existing warehouse within an Industrial (I) zoning district.

Location: The subject property, consisting of ±6.06 acres, is located at 3114 Tuxedo Avenue within Commission District No. 5 – Commissioner Christina Lambert.

Case Manager: Anne Clerisse Gaisha Volcy, Planner

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1:55 PM

8. **Planning Board Case No. 1987 (SUP-24050008)**

A request by Joseph Peroul for a Class B Special Use Permit to allow an Auto Repair Shop in the Broadway Mixed-use District Building Type II (BMUD-II).

Location: The subject property, consisting of ±0.21 acres, is located at 604 5nd Street, within Commission District No. 1– Commissioner Cathleen Ward.

Case Manager: Jermaine Swaby, Senior Planner

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E-mail: jswaby@wpb.org

2:05 PM

9. **Planning Board Case No. 1814H (PD-24050031)**

A request by M. Troy Holloway, Ben Dolan and Patricia Lentini, on behalf of 2GHO, Inc., for a Major Site Plan Planned Development Amendment to allow changes for the proposed fast-food restaurants (Chipotle & Chick Fill-A) including changes to the related parking areas, Spine Road and western driveway and for the Amendment to the approved Design Guidelines for Prime Corner development.

Location: The subject property, consisting of ±9.841 acres, is located at 5701 N. Military Trail, within Commission District No. 4– Commissioner Marci Woodward.

Case Manager: Luiz Vicentini, Senior Planner

Phone: 561.822.1448 | TTY: 800.955.8771

E-mail: lgvicentini@wpb.org

2:15 PM

10. **Planning Board Case No. 1231N (ABD-24050006)**

A request by Tyler Woosley, on behalf of Family Church 1, LLC, for the Abandonment of the remaining portion of Chadbourne Court to allow changes for the proposed development to be known as 1111 South Flagler.

Location: The subject property, consisting of ±0.261 acres, is located at east of the Chadbourne Court and South Olive Avenue intersection for 249.70 feet and 98.16 feet north into the existing parking lot for the Family Church site, within Commission District No. 5– Commissioner Maria Sachs.

Case Manager: Luiz Vicentini, Senior Planner
 Phone: 561.822.1448 | TTY: 800.955.8771
 E-mail: lgvicentini@wpb.org

2:20 PM 11. Informal Site Plan Review Case No. 24-07 (SP-24050031)

A request by Matt Wojciechowski of Schmidt Nichols, on behalf of HOLDINGS JB,LLC, for the approval of an Informal Site Plan Review request to allow for a 1,182 square foot addition to an existing warehouse within an Industrial (I) zoning district.

Location: The subject property, consisting of ±0.40 acres, is located at 1210 Ortega Road within Commission District No. 5 – Commissioner Christina Lambert.

Case Manager: Luiz Vicentini, Senior Planner
 Phone: 561.822.1448 | TTY: 800.955.8771
 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 JUNE 12, 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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Peter LeDuc	Division Chief	Fire	pleduc@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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Jennifer Ferriol	Director	Housing & Community Dev.	jferriol@wpb.org
Kimberly Spence	Assistant Director	Housing & Community Dev.	ksspence@wpb.org

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