

AGENDA

Date: July 11, 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.**

Please click the link below to join the webinar:
<https://us06web.zoom.us/j/82337531176?pwd=GWYZtabBkfoo4RclodbsHEb5ByiEdb.1>
Password: 377828

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. 1624MM (PD-24040029):**
- A request by Joni Brinkman and Shayne Broadnix of Urban Design Studio, on behalf of USREC Banyan Cay Resort & Golf LLC, for a Planned Development Minor Amendment request to allow for modifications to the tennis court area on property within a Commercial Planned Development (CPD) zoning district.
- Location: The subject property consists of approximately 4.97 acres and is located at 1988 Laceleaf Court 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
- 1:05 P.M.** **2. Planning Board Case Nos. 950AAAAAAA (PD-24050032) and 950ZZZZZZ (SP-24040028):**
- A two-part request by Roger Ramdeen of Shutts & Bowen, LLP, on behalf of CityPlace South Tower II, LLC, for the following:
- PB 950AAAAAAA: The approval of a Major Planned Development Amendment to the CityPlace Commercial Planned Development (CPD) to create the CityPlace Hotel II Subarea, with associated development regulations.

PB 950ZZZZZ: The approval of a Level III Site Plan to construct a 23-story, 420-room full-service hotel, including an on-site parking garage and ground level public open space, within the newly created Hotel II Subarea.

Location: The site of the proposed Hotel II Subarea and new hotel consists of approximately 1.8 acres, and is located at 900 South Rosemary Avenue, within Commission District No. 3 – Commissioner Christy Fox.

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

1:15 PM

3. Planning Board Case No. 950XXXXXX (PD-24030021):

A request by Hale Johnson of Related for a Minor Planned Development Amendment to the CityPlace Commercial Planned Development to approve the addition of a stair on the north side of B Block along Hibiscus Street to provide egress from the second-floor arcade.

Location: The proposed stair is located within the CityPlace B Block, which consists of approximately 3.35 acres, located at 700 South Rosemary Avenue, within Commission District No. 3 – Commissioner Christy Fox.

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

1:20 PM

4. Planning Board Case No. 1799D (PD-24060033):

A request by Joe Verdone of Carlton Fields, on behalf of Flagler Residential, LLC, for a Major Planned Development Amendment to the 1309 South Flagler Residential Planned Development (RPD) to modify waivers relating to the interior side east setback and fence/wall heights, to modify the development regulations relating to Acacia Road, and to update various plan sheets based on the build out of the site.

Location: The subject property consists of approximately 1.35 acres, and is located at 1333 South Flagler Drive, within Commission District No. 5 – Commissioner Christina Lambert.

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

1:25 PM

5. Planning Board Case Nos. 1913B (FLU-24060003) and 1913C (PD-24060034):

A two-part request by Josh Martin of Frisbie Group, on behalf of 319 B Renaissance II Asset, for the following:

PB Case No. 1913B (FLU-24060003): A small-scale Future Land Use (FLU) Map Amendment to change the FLU designation of the subject property from Commercial East (CE) to Multifamily (MF).

PB Case No. 1913C (PD-24060034): A rezoning of the subject property from General Commercial (GC) to Multifamily High Density (MF32) Residential, with a further rezoning to a Residential Planned Development (RPD) to provide for a 30-unit multifamily residential development.

Location: The subject property consists of approximately 1.01 acres, and is located at 319 Belvedere Road, within Commission District No. 5 – Commissioner Christina Lambert.

Case Manager: Linda Louie, AICP, Principal Planner
Phone: 561.822.1458 | TTY: 800.955.8771

E-mail: llouie@wpb.org

1:35 PM **6. Planning Board Case No. 1989 (SUP-24050009)**

A request by William Schmitt, for a Class A Special Use permit for a dock and boat lift to be located outside the middle one third.

Location: The subject property consists of approximately 0.19 acres and is located at 184 Arlington Road, within Commission District No. 5 – Commissioner Christina Lambert.

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

1:40 PM **7. Planning Board Case No. 1990 (SUP-24040005)**

A request by Donna of Docks & More Construction Co. on behalf of Joseph Marx for a Class A Special Use Permit to allow the extension of his existing dock to reach water depths needed to moor a larger boat.

Location: The subject property consists of approximately 0.26 acres and is located at 8002 Flagler Ct, within Commission District No. 5 – Commissioner Christina Lambert

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

1:45 PM **8. Planning Board Case No. 1991 (SP-24060034)**

Alexis Knight Architect Inc. on behalf of Mr. Donald Week, for an Informal Level 1 Site Plan of the subject property to allow the proposed site plan modification to the previously approved self-storage building. This plan involves flipping the orientation of the site plan 180 degrees.

Location: The subject property consists of approximately 0.15 acres and is located at 1156 Clare Ave. within Commission District No. 3 – Commissioner Christy Fox.

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

1:55 PM **9. Informal Site Plan Review Case No. 22-02B (SP-24060037)**

A request by Jordan Sperling of Schmidt Nichols, on behalf of 1890 Palm Beach Lakes OPCO, LLC, for a Site Plan Amendment request to allow for an additional right-in only driveway access connection from Palm Beach Lakes Boulevard onto property within a General Commercial (GC) zoning district.

Location: The subject property consists of approximately 1.16 acres and is located at 1890 Palm Beach Lakes Boulevard within Commission District No. 2 – Commissioner Shalonda Warren.

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

2:00 PM 10. Planning Board Case No. 878Q (PD-24060035)

A request by Zach Ciciera of Coteleur & Hearing, on behalf of Center for Creative Education, Inc., for a Planned Development Minor Amendment request to allow for an outdoor playground south of the existing school building on property within a Commercial Planned Development (CPD) zoning district.

Location: The subject property consists of approximately 4.00 acres and is located at 2400 Metrocentre Boulevard East within Commission District No. 2 – Commissioner Shalonda Warren.

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

2:05 PM 11. Formal Site Plan Review Case No. 24-03 (SP-23110012)

A request by Liam McGuire of MPLD Consulting, on behalf of Broadway Northwood, LLC., for a Formal Site Plan Review (Level II) to allow for an eight (8) story mixed-use development consisting of 168 residential units at 2900 Broadway.

Location: The subject property consists of approximately 0.71 acres and is located at 2900 Broadway within Commission District No. 1 – Commissioner Cathleen Ward.

Case Manager: Jermaine Swaby | Senior Planner
Phone: 561.822.1431 | TTY: 800.955.8771
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Other Business

NOTE TO STAFF: ALL PPRC MEMBERS SHALL HAVE THEIR REVIEWS COMPLETED AND ENTERED INTO EPL ON OR BEFORE JULY 10, 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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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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