

## AGENDA

**Date:** August 14, 2025

**Time:** 1:00 PM

**Place:** City Hall | Planning Division Open Area - 2nd 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 YOUR APPOINTMENT WITH THE PPRC.

Please click the link below to join the meeting:  
<https://us06web.zoom.us/j/82204027205>

**Members of the Public:** Members of the public and other team members may attend in-person at the location identified above or via Zoom to view/listen only. Access may be achieved through the zoom link shown above.

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**1:00PM**     **1. PB Case No. DAC 25-06 (DMP-000330-2025) - Site Plan (Formal Level II):**

A request by Meredith Leigh of Shutts & Bowen, LLP on behalf of NORA EAST 10-11 OWNER LLC for the review and approval of a Level II Formal Site Plan review for an 11-story, 344,426 square feet mixed-use building with 122 multifamily dwelling units and 19,731 square feet of ground floor commercial on 5.15-acre parcel of land. Access points are proposed on 10th Street, Madeira, and 11th Street.

Location: The subject property, consisting of ± 5.15 acres, is located at 1105 N Dixie Hwy, within Commission District 3 - Commissioner Christy Fox.

Case Manager: Chris Kimmerly  
Phone: 561-822-1426|TTY:800.955.8771  
E-mail: [ckimmerly@wpb.org](mailto:ckimmerly@wpb.org)

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**1:20PM**     **2. PB Case No. DAC 25-05 (DMP-000328-2025) - Rezoning:**

A request by Harvey Oyer of Shutts & Bowen, on behalf of 1100 Banyan, LLC, for the rezoning of the existing Gateway Center from the Commercial Planned Development ("CPD") Zoning District to the Clearlake District-25 (CLD-25) subdistrict in the Downtown Master Plan ("DMP").

Location: The subject property, consisting of ± 4.73 acres, is located at 1100 Banyan Blvd, within Commission District 3 - Commissioner Christy Fox.

Case Manager: Claudia Ibaven  
Phone: 561-822-1402|TTY:800.955.8771  
E-mail: [cibaven@wpb.org](mailto:cibaven@wpb.org)

1:30PM

**3. PB Case No. PB 1489D (DSI-25060006) - Minor Amendment:**

A request by Cameron Baker of Schmidt Nichols, on behalf of Barbarito Gerald M DD JCL Bishop of Diocese of Palm Beach, for a Minor Amendment to the approved Cardinal Newman High School Development of Significant Impact, to allow for the construction of the proposed prefabricated covered pavilion/multi-sport training facility, basketball court, and connecting walkways on the subject property located within the Community Service (CS) zoning district.

Location: The subject property, consisting of  $\pm$  34.248 acres, is located at 512 Spencer Dr, within Commission District 2 - Commissioner Shalonda Warren.

Case Manager: Kevie Defranc  
Phone: 561-822-1449|TTY:800.955.8771  
E-mail: [kdefranc@wpb.org](mailto:kdefranc@wpb.org)

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1:40PM

**4. PB Case No. PB 1674H (PD-25070072) - Major Amendment:**

A request by Meredith Leigh of Shutts and Bowen, LLP, on behalf of Norton Museum of Art, Inc., for a Major Amendment to the New Norton Community Service Planned Development (CSPD), with waivers from the City's Zoning and Land Development Regulations, to allow for the expansion of the existing museum building with related improvements to the site, reconfiguration of the existing surface parking lot, construction of a proposed parking garage, and changes to the CSPD master signage plan.

Location: The subject property, consisting of  $\pm$  8.522 acres, is located at 1450 S Dixie Hwy, within Commission District 5 - Commissioner Christina Lambert.

Case Manager: Kevie Defranc  
Phone: 561-822-1449|TTY:800.955.8771  
E-mail: [kdefranc@wpb.org](mailto:kdefranc@wpb.org)

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2:00PM

**5. PB Case No. PB 2014 (SUP-25050018) - Class A Special Use Permit:**

A request by Cameron Ennis of Schmidt Nichols, on behalf of JESAJ WEST PALM BEACH LLC, for a Class A Special Use Permit, with a waiver and variances from the City's Zoning and Land Development Regulations, to allow for the proposed concrete recycling facility on the subject property located within the Industrial Light (IL) zoning district.

Location: The subject property, consisting of  $\pm$  2.94 acres, is located at 714 25th St, within Commission District 1 - Commissioner Cathleen Ward.

Case Manager: Kevie Defranc  
Phone: 561-822-1449|TTY:800.955.8771  
E-mail: [kdefranc@wpb.org](mailto:kdefranc@wpb.org)

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2:10PM

**6. PB Case No. PB 950IIIIII (PD-25070073) - Minor Amendment:**

A request by Roger Ramdeen of Shutts & Bowen LLP, on behalf of CityPlace Retail LLC, for the approval of a Minor Planned Development Amendment to the CityPlace Commercial Planned Development to add two parking levels to the Hibiscus (B Block) Garage and a new elevator to access Hibiscus Street.

Location: The subject property, consisting of  $\pm$  2.6 acres, is located at 530 Hibiscus St, within Commission District 3 - Commissioner Christy Fox.

Case Manager: Eric Schneider  
Phone: 561-822-1446|TTY:800.955.8771  
E-mail: [eschneid@wpb.org](mailto:eschneid@wpb.org)

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2:20 PM

**7. ISPR Case No. 24-13 (SP-24120053) Level I [Minor Amendment]:**

A request by Cameron Ennis of Schmidt Nichols, on behalf of Clematis 400 Properties, LLC, for the approval of an Informal Site Plan (Level I) application to allow the development of a mixed-use building which includes office space on the first floor and three (3) residential unit on the second floor within the Railroad Transition (RTD) zoning district.

Location: The subject property, consisting of approximately 0.24 acres, is located at 501 Claremore Drive, within Commission District No. 5 – Commissioner Christina Lambert.

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

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2:35PM

**8. ZBA Case No. 3453 (SUP-25050017) Class B Special Use Permit [Non-Residential & Mixed Use]:**

A request by Simone Marseille of the School District of Palm Beach County for a Class B Special Use Permit to allow an off-site parking lot as an accessory use providing additional parking for Forest Hill Community High School within the Single-Family Low Density (SF7) zoning district.

Location: The subject property, consisting of approximately 1.1 acres, is located at 838 Forest Hill Drive, 6814, 6900, 6906, 6910 and 6914 Parker Avenue, within Commission District No. 5 – Commissioner Christina Lambert.

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

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2:45PM

**9. PB Case No. SP-25060067 (SP-25060067) - Level I [Minor Amendment]:**

A request by Andres Mizrahi, of Bowman LLC, on behalf of Toye Phil, of Dolphin Stations, LLC, for a Site Plan Review, Level I (Minor Amendment), to allow for site improvement modifications on an existing 4,177 sf convenience store located within the General Commercial (GC) zoning district.

Location: The subject property, consisting of ± 1.51 acres, is located at 2701 Lake Ave, within Commission District 5 - Commissioner Christina Lambert.

Case Manager: Luiz Gustavo Vicentini  
Phone: 561-822-1448|TTY:800.955.8771  
E-mail: [lgvicentini@wpb.org](mailto:lgvicentini@wpb.org)

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2:55PM

**10. PB Case No. PB 1105F (DSI-25070007) – Development of Significant Impact - Minor Amendment:**

A request by Lentzy Jean-Louis of Urban Design Studio, on behalf of CubeSmart, L.P, for the approval of a Minor Amendment to the Devon Self Storage Development of Significant Impact to update the site plan to allow the subdivision of the site into two parcels.

Location: The subject property, consisting of approximately 6.94 acres, is located at 7501 South Dixie Highway, within Commission District 5 – Commissioner Christina Lambert.

Case Manager: Eric Schneider  
Phone: 561-822-1446|TTY:800.955.8771  
E-mail: [eschneid@wpb.org](mailto:eschneid@wpb.org)

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3:05PM

**11. PB Case No. PB 1105G (SUBD-25070036) – Minor Subdivision Replat:**

A request by Lentzy Jean-Louis of Urban Design Studio, on behalf of Cube Smart, L.P, for the approval of a Minor Subdivision to replat a 6.94-acre parcel into two parcels, one consisting of 5.48 acres and the other consisting of 1.46 acres. No new development is proposed as part of the replat.

Location: The subject property, consisting of approximately 6.94 acres, is located at 7501 South Dixie Highway, within Commission District 5 – Commissioner Christina Lambert.

Case Manager: Eric Schneider  
Phone: 561-822-1446|TTY:800.955.8771  
E-mail: [eschneid@wpb.org](mailto:eschneid@wpb.org)

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**Other Business:**

**NOTICE TO STAFF: ALL PPRC MEMBERS SHALL HAVE THEIR REVIEWS COMPLETED AND ENTERED INTO EPL ON OR BEFORE AUGUST 13, 2025.**

A copy of the agenda will be provided to the following PPRC members:

<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>
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Daniel Roberge	Engineering Services Project Manager	Engineering Services	<a href="mailto:droberge@wpb.org">droberge@wpb.org</a>
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Vacant	Utilities Plan Examiner II	Public Utilities	Vacant
Sybille Canthal	Director of Arts, Culture & Community Bldg.	Mayor's Office	<a href="mailto:scanthal@wpb.org">scanthal@wpb.org</a>

A copy of the agenda (no attachments) will be provided to the following people:

<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>
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Nathan Polselli	Commission Aide	District 5 Comm. Lambert	<a href="mailto:NPolselli@wpb.org">NPolselli@wpb.org</a>