

## AGENDA

**Date:** January 22, 2026  
**Time:** 1:00pm  
**Place:** City Hall | Planning Division Open Area – 2<sup>nd</sup> 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 meeting:**  
<https://us06web.zoom.us/j/85999179968>

**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.

---

**1:00PM**      **1. FSPR 25-05 (SP-25100073) - Level III Formal Site Plan Review:**

A request by Brian Seymour, Esq. and John Roach, AICP of Gunster, on behalf of 2001 N Flagler Drive Owner LLC, for a Level III Special Review (with variances from the City’s Zoning and Land Development Regulations), to construct a 90-unit multifamily residential development within the Currie Mixed-use District - Core I Sub-district.

Location: The subject property, consisting of +/- 0.783 acres, is located at 2001 N Flagler Dr, within Commission District 1 - Commissioner Cathleen Ward.

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

### **PRE-APPLICATION MEETINGS**

No meetings.

### **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>
Tiffany Kapner	Senior Landscape Planner	Dev. Services – Planning	<a href="mailto:tkapner@wpb.org">tkapner@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>
Jessica Keller	Mobility & Transportation Manager	Engineering Services	<a href="mailto:jkeller@wpb.org">jkeller@wpb.org</a>
Michael Potter	Project Engineer	Public Utilities	<a href="mailto:mpotter@wpb.org">mpotter@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>
Veronica Altuve	City Traffic Engineer	Engineering Services	<a href="mailto:valtue@wpb.org">valtue@wpb.org</a>
Linda Quinones	Sr. Engineering Svcs. Project Coordinator	Engineering Services	<a href="mailto:lquinones@wpb.org">lquinones@wpb.org</a>
Chloe Seifer	Project Engineer	Engineering Services	<a href="mailto:cseifer@wpb.org">cseifer@wpb.org</a>
Debbie Payne	Engineering Svcs. Project Coordinator	Public Utilities	<a href="mailto:dpayne@wpb.org">dpayne@wpb.org</a>
Sybille Canthal	Director of Arts, Culture and Community Building	Mayor's Office	<a href="mailto:scanthal@wpb.org">scanthal@wpb.org</a>
Nancy Urcheck	Deputy City Attorney	City Attorney	<a href="mailto:nurcheck@wpb.org">nurcheck@wpb.org</a>
Zach Gamble	Contractor - Storm Water Reviewer	Engineering Services	<a href="mailto:zgamble@wpb.org">zgamble@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>
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>
Kimberly Spence	Assistant Director	Housing & Community Dev.	<a href="mailto:ksspence@wpb.org">ksspence@wpb.org</a>
Lucy Joseph	HCD Program Coordinator	Housing & Community Dev.	<a href="mailto:ljoseph@wpb.org">ljoseph@wpb.org</a>
Ana Maria Aponte	Director	Development Services	<a href="mailto:aaponte@wpb.org">aaponte@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>

<b>Name:</b>	<b>Title:</b>	<b>Department/Division:</b>	<b>Email:</b>
Leon Pinder	Director	Public Works	<a href="mailto:lpinder@wpb.org">lpinder@wpb.org</a>
Simone Marseille	Senior Planner	PBC School District	<a href="mailto:Simone.marseille@palmbeachschools.org">Simone.marseille@palmbeachschools.org</a>
Caroline Puell	Addressing Coordinator	Development Services	<a href="mailto:cpuell@wpb.org">cpuell@wpb.org</a>
Cheryl Robinson	Executive Administrative Assist.	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:sthenburg@wpb.org">sthenburg@wpb.org</a>
Kevin Volbrecht	Director	Engineering Services	<a href="mailto:kcvolbrecht@wpb.org">kcvolbrecht@wpb.org</a>
Angella Jones-Vann	Assistant Director	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>
Nerlande Adolphe	Commission Aide	District 1 Comm. Ward	<a href="mailto:nadolphe@wpb.org">nadolphe@wpb.org</a>
Tarelle Goldwire	Commission Aide	District 2 Comm. Warren	<a href="mailto:TGoldwire@wpb.org">TGoldwire@wpb.org</a>
Jessica Navarro	Commission Aide	District 3 Comm. Fox	<a href="mailto:jnavarro@wpb.org">jnavarro@wpb.org</a>
Lee Hooks	Commission Aide	District 4 Comm. Peduzzi	<a href="mailto:lhooks@wpb.org">lhooks@wpb.org</a>
Nathan Polselli	Commission Aide	District 5 Comm. Lambert	<a href="mailto:NPolselli@wpb.org">NPolselli@wpb.org</a>
Ximena Pernet	Senior Stormwater Engineer	Engineering Services Department	<a href="mailto:xpernett@wpb.org">xpernett@wpb.org</a>