

AGENDA

Date: October 09, 2025

Time: 1:00 PM

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 meeting:
<https://us06web.zoom.us/j/86189517011>

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. DMP ISPR 25-01 (DMP-000351-2025) - Site Plan Review:

A request by Brian Cheguis of iPlanDesign on behalf of NDT Development for a DMP Informal Site Plan Review regarding a "temporary" parking lot on the FEC right-of-way between 7th Street and Quadrille Boulevard. Project site contains 46 surface parking spaces.

Location: The subject property, consisting of \pm 0.67 acres, is located between 7th Street and Quadrille Boulevard, within Commission District 3 - Commissioner Christy Fox.

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

1:10PM 2. PB 1069FF (PD-25070074) - Minor Amendment:

A request by Heather Jo Allen, Esq. of Keiser Legal, PLLC, on behalf of Everglades College, Inc., for a Minor Amendment to the Keiser University Community Service Planned Development (CSPD), to allow for a new student housing proposal located on the subject property.

Location: The subject property, consisting of \pm 89.14 acres, is located at 2600 N Military Trl, within Commission District 2 - Commissioner Shalonda Warren.

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

1:20PM 3. PB 1111JJJ (PD-25060070) - Planned Development - Major Amendment:

A request by Shutts and Bowen, LLP on behalf of Palm Beach Atlantic University, Inc. for a Major Amendment to the PBAU CSPD to amend the boundary of the PBAU CSPD, add ±0.67 acres to the PBAU CSPD, amend the Master Plan, add uses and additional waivers.

Location: The subject property, consisting of ± 0.67 acres, is located at 201 & 203 Arkona Road and a portion of 1501 S. Flagler Drive, within Commission District 5 – Commissioner Christina Lambert.

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

1:40PM 4. PB 1111HHH (RZ-25060010) - Rezoning:

A request by Shutts and Bowen, LLP, on behalf of Palm Beach Atlantic University, Inc. for Rezoning changing the zoning designation of the parcels located at 201 & 203 Arkona Road (consisting of ± 0.5 acres) and a portion of 1501 S. Flagler Drive (consisting of ±0.17 acres) from MF32 to CS and from CS to CSPD. The total acreage subject to the proposed rezoning is ±0.67 acres.

Location: The subject property, consisting of ± 0.67 acres, is located at 201 & 203 Arkona Road and a portion of 1501 S. Flagler Drive, within Commission District 5 – Commissioner Christina Lambert.

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

2:00PM 5. PB Case Nos. 2021, 2021A, 2021B, & 2021C:

A four-part request by Lentzy Jean-Louis of Urban Design Studios (UDS), on behalf of the property owner, Palm Lake Baptist Association Inc, and the Applicant, The Kolter Group LLC, for the following:

PB 2021 (ANNEX-25090001)- Annexation: A request by Lentzy Jean-Louis of Urban Design Studios (UDS), on behalf of the property owner, Palm Lake Baptist Association Inc, and the Applicant, The Kolter Group LLC, for a Voluntary Annexation Request to incorporate the subject 8.54-acre property into the City of West Palm Beach from the Unincorporated Palm Beach County municipal jurisdiction.

PB 2021A (FLU-25090006)- Future Land Use: A request by Lentzy Jean-Louis of Urban Design Studios (UDS), on behalf of the property owner, Palm Lake Baptist Association Inc, and the Applicant, The Kolter Group LLC, for the assignment of a Multifamily (MF) residential future land use designation to the annexed parcel.

PB 2021B (RZ-25090011)- Rezoning: A request by Lentzy Jean-Louis of Urban Design Studios (UDS), on behalf of the property owner, Palm Lake Baptist Association Inc, and the Applicant, The Kolter Group LLC, for the assignment of a Multifamily High Density (MF-32) residential zoning designation to the annexed parcel.

PB 2021C (SP-25090071)- Site Plan (Formal Level II): A request by Lentzy Jean-Louis of Urban Design Studios (UDS), on behalf of the property owner, Palm Lake Baptist Association Inc, and the Applicant, The Kolter Group LLC, for A Special Site Plan Review pursuant to Sec. 94-552 under the Affordable and Workforce Housing Overlay (AWHO) program to approve 320 multifamily residential units.

Location: The subject property, consisting of approximately 8.54 acres, is located at 5710 N. Haverhill Road (NE corner of Haverhill Road and 45th Street), within Commission District 4 – Commissioner Joseph Peduzzi.

Case Manager: Alex Hansen
Phone: 561-822-1463|TTY:800.955.8771
E-mail: ahansen@wpb.org

Other Business:

NOTICE TO STAFF: ALL PPRC MEMBERS SHALL HAVE THEIR REVIEWS COMPLETED AND ENTERED INTO EPL ON OR BEFORE OCTOBER 08, 2025.

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

Name:	Title:	Department/Division:	Email:
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Vacant	Utilities Plan Examiner II	Public Utilities	Vacant
Sybille Canthal	Director of Arts, Culture & Community Bldg.	Mayor's Office	scanthal@wpb.org

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

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