

AGENDA

Date: April 23, 2026
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 meeting:

<https://us06web.zoom.us/j/89797610819>

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

1:00PM **1. FSPR 25-08 (SP-25110076) - Level II [Formal]:**

Description: A request by Heather Jo Allen, Esq. of Keiser Legal, PLLC, on behalf of Everglades College, Inc., for a Formal Site Plan Review to allow for a new student housing (5-story dormitory building) proposal located within the Keiser University Community Service Planned Development (CSPD) zoning district.

Location: The subject property, consisting of ± 57.22 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

PRE-APPLICATION MEETINGS

1:15PM 1. PRE-APP-26040015 - Pre-Application Meeting Review:

Description: Applicant proposes a Car Wash on the 1.05-acre subject site. The site carries a zoning designation of CPD and a Future Land Use Designation of Commercial (C).

Location: The subject property, consisting of ± 1.05 acres, is located at 3109 45th St.

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

1:30PM 2. PRE-APP-26040016 - Pre-Application Meeting Review:

Description: Redevelopment of the subject property with a furniture showroom.

Location: The subject property, consisting of ± 3.63 acres, is located at 1800 Palm Beach Lakes Blvd.

Case Manager: Eric Schneider
Phone: 561-822-1446|TTY:800.955.8771
E-mail: escheinder@wpb.org

1:45PM 3. PRE-APP-26040017 - Pre-Application Meeting Review:

Description: On behalf of 16th St WPB, LLC, Urban Design Studio is submitting a Pre Application Meeting request to discuss the proposed development of a one story, approximately 41,282 square foot industrial/warehouse building with accessory office on the 2.77 acres. This acreage includes a proposed concurrent abandonment application request for approximately 365 linear feet of 16th Street, as well as the abandonment of approximately 82 linear feet of an existing alleyway. Confirmation for the allowance for a waiver request to allow vehicular access interruption of more than 25% of the frontage along 15th Street is also being requested. As directed by staff, compliance with the neighborhood compatibility requirements in Sec. 94-175 to the surrounding residential zoning districts including the buffer yard requirement where contiguous to residential property.

The request also includes a Comprehensive Plan Future Land Use Map Amendment to change the residentially designated parcel from Multifamily (MF) to Industrial (I) and the rezoning of the residential parcel from Multifamily Low Density Residential (MF 14) to Industrial Light (IL) and the balance of the property to Industrial Light (IL).

Location: The subject property, consisting of ± 2.77 acres, is located at 528 16th St.

Case Manager: Jermaine Lorenzo Swaby
Phone: 561-822-1431|TTY:800.955.8771
E-mail: jswaby@wpb.org

2:00PM 4. PRE-APP-26040020 - Pre-Application Meeting Review:

Description: Request to develop the site.

Location: The subject property, consisting of ± 1.477 acres, is located at 300 N Flagler Dr.

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

2:15PM 5. PRE-APP-26040022 - Pre-Application Meeting Review:

Description: Replat lot lines to make single family home lots

Location: The subject property, consisting of ± 2.94 acres, is located at 1003 Allendale Rd.

Case Manager: Kevin J. Kenny
 Phone: 561-822-1442|TTY:800.955.8771
 E-mail: kjkenny@wpb.org

PPRC MEMBERS

Name:	Title:	Department/Division:	Email:
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A copy of the agenda (no attachments) will be provided to the following people:

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