

AGENDA

Date: August 13th, 2026

Time: 1:00pm

Place: City Hall | Planning Division Open Area – 2nd Floor
401 Clematis Street | West Palm Beach, FL 33401

Purpose: The Plans and Plats and Plats Review Committee is a technical committee consisting of City departmental staff who review development applications for compliance with applicable standards, City ordinances, Building Code and Zoning and Land Development Regulations.

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/86392824388?pwd=1zlWB43C3imeYH2kH9y2GQbbhiu0Ug.1>

Password: 882391

Applicants Team: Team members should attend in person but may attend via zoom if needed. **Please notify staff if a member of the applicant/developer team needs to attend via zoom.**

Members of the Public: Members of the public 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.

PPRC CASES:

AGENDA

1:00PM 1. DMP FSPR 26-04 (DMP-000471-2026) - Site Plan (Formal Level II):

Description: A request by Harvey Oyer, of Shutts & Bowen, LLP, on behalf of WPB Fern Property Owner, LLC, for a Formal Level II Site Plan Review with variances which involves DAC approval to facilitate the construction of an 25-story multifamily building that includes 197 residential units, a five-story parking structure with 486 parking spaces, and a one-story commercial building. The project consists of 497,664 square feet of gross building area including 28,452 square feet of commercial use.

Location: The subject property, consisting of 12 parcels of land and totaling ±2.64 acres, is generally located at 464 Fern Street, within Commission District No. 3 – Commissioner Christy Fox.

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

1:20PM 2. PB 1060XX (PD-26070127) - Major Amendment:

Description: A request by Brian M. Seymour, Esq. and John P. Roach, AICP, of Gunster, on behalf of Bluefin WPB Properties LLC, for a Major Amendment to Parcel 3 of the Palm Beach Lakes Inn and Golf Course Commercial Planned Development (CPD) to remove the property from the original CPD, establish a new standalone CPD specific to the property, and provide for its redevelopment with a new 51,833 square foot furniture showroom.

Location: The subject property, consisting of ± 3.6 acres, is located at 1800 Palm Beach Lakes Blvd, within Commission District 3 - Commissioner Christy Fox.

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

1:30PM 2. Planning Board Case No. PB 993ZZZZZ (PD-26050110):

A request by Alex Ahrenholz of JMorton Planning & Landscape Architecture, on behalf of Club at Ibis, for the approval of a Major Planned Development Amendment to the Ibis Residential Planned Development (RPD) for the construction of new buildings and recreational facilities, the modification of existing buildings, and to establish a signage plan.

Location: The approximately 36-acre development is located at 8100 Ibis Boulevard within the 1900.5-acre Ibis RPD, in Commission District No. 4 – Commissioner Joseph Peduzzi.

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

AGENDA

The pre-application meeting section of the agenda is intended to provide a preliminary review before a formal application is submitted to the City's Planning Division.

1:40PM 1. PRE-APP-26070051 - Pre-Application Meeting Review:

Description: Site: PCNs 74-42-43-27-03-001-0140 and 74-42-43-27-03-001-0151 (±27.45 acres combined)
Existing Conditions: Site currently contains a church, daycare, and private school.

Proposed Project (Phased):

Phase I – Demolish existing school building and remove three existing temporary portables; construct new ±26,000 sf, two-story school building with associated playground area (no increase to student cap is expected - The added floor area will replace the existing portables that are being demolished).

Phase II – Construct new +/- 18,000 s.f. daycare building and meeting hall; remove two existing portables; reconfigure and expand the northern parking lot.

Phase III – Construct field house with associated vehicular and pedestrian circulation improvements.

Request: We are requesting a pre-application meeting with City Staff to discuss the above phased development plan, confirm applicable review processes (expected Major Planned Development Amendment), and identify any code requirements, concerns, or additional submittal items prior to formal application.

Location: The subject property, consisting of ± 27.44 acres, is located at 8322 Okeechobee Blvd.

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

2:00PM 2. PRE-APP-26070049 - Pre-Application Meeting Review:

Description: Level 1 Site Plan Review for Tier 1 Affordable Housing Development (Administrative Site Plan Approval)

Location: The subject property, consisting of ± 4.664 acres, is located at 1111 36th St.

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

2:15PM 3. PRE-APP-26070050 - Pre-Application Meeting Review:

Description: Level 1 Site Plan Review for Tier 1 Affordable Housing Development (Administrative Site Plan Approval)

Location: The subject property, consisting of ± 4.48 acres, is located at 3600 N Australian Ave.

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

AGENDA

2:30PM 4. PRE-APP-26070054 - Pre-Application Meeting Review:

Description: Request for a pre-application meeting to discuss the phased master site plan for the Vanderbilt campus, including the phase 1 site plan.

Location: The subject property, consisting of $\pm$ 8.66 acres, is located at 996 Datura St.

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

2:45PM 5. PRE-APP-26070052 - Pre-Application Meeting Review:

Description: The applicant intends to submit a Site Plan Amendment application to bring the property into compliance with the West Palm Beach Zoning and Land Development Regulations. The property is currently subject to code enforcement, and the applicant is seeking to resolve the outstanding issues as expeditiously as possible.

The purpose of this meeting is to discuss the proposed application, review the site's operations and functionality, define the scope of the amendment, and identify any anticipated application requirements. For reference, the site is utilized for the storage of aggregate materials only. No manufacturing, processing, or material mixing activities occur on the property.

Location: The subject property, consisting of $\pm$ 1.93 acres, is located at 2655 Electronics Way.

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

PPRC MEMBERS

Name:	Title:	Department/Division:	Email:	Phone/Ext:
Robert Brown	Building Official	Dev. Services – Building	rbrown@wpb.org	(561) 805-6652
Tiffany Kapner	Senior Landscape Planner	Dev. Services – Planning	tkapner@wpb.org	(561) 822-1462
Matt Hejazi	Industrial Engineer	Public Works	mhejazi@wpb.org	(561) 822-2045
Mark Hurley	Field Customer Service Supervisor	Public Utilities	mhurley@wpb.org	(561) 822-2262
Jean-Brucely Joseph	Public Works Program Manager	Public Works	jbjoseph@wpb.org	(561) 494-1141
Jessica Keller	Mobility & Transportation Manager	Engineering Services	jkeller@wpb.org	(561) 822-1094
Michael Potter	Project Engineer	Public Utilities	mpotter@wpb.org	(561) 494-1047
Peter LeDuc	Division Chief	Fire	pleduc@wpb.org	(561) 804-4709
Thomas Malone	Parking Facility Supervisor	Parking	tmalone@wpb.org	(561) 822-1496

AGENDA

Name:	Title:	Department/Division:	Email:	Phone/Ext:
Vince Noel	Engineering Land Development Manager	Engineering Services	vnoel@wpb.org	(561) 494-1096
Laura Le	Public Utilities Engineer	Public Utilities	lle@wpb.org	(561) 494-1093
Linda Quinones	Sr. Engineering Svcs. Project Coordinator	Engineering Services	lquinones@wpb.org	(561) 494-1085
Chloe Seifer	Project Engineer	Engineering Services	cseifer@wpb.org	(561) 494-1098
Debbie Payne	Engineering Svcs. Project Coordinator	Public Utilities	dpayne@wpb.org	(561) 494-1041
Sybille Canthal	Director of Arts, Culture and Community Building	Mayor's Office	scanthal@wpb.org	(561) 822-1521
Nancy Urcheck	Deputy City Attorney	City Attorney	nurcheck@wpb.org	(561) 822-1365
Saurabh Basnet	City Traffic Engineer	Engineering Services	sbasnet@wpb.org	(561) 494-1094
Zach Gamble	Contractor - Storm Water Reviewer	Engineering Services	zgamble@wpb.org	(561) 501-5718
Trent Ebersole	Contractor – Traffic Engineer	Engineering Services	tebersole@bowman.com	(561) 840-8650
Gabby Silva de Azevedo	Contractor – Traffic Engineer	Engineering Services	gsilva@bowman.com	(954) 884-5263
Thomas Wesolek	Assistant Fire Marshal	Fire	twesolek@wpb.org	(561) 804-4754
Caitlin L. Douty	Senior Fire Inspector	Fire	cldouty@wpb.org	(561) 804-4724

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

Name:	Title:	Department/Division:	Email:
Genia Baker	Deputy Redevelopment Manager	CRA	gbaker@wpb.org
Seth Buxton	Police Officer	Police	sbuxton@wpb.org
Victor Carosi	Director	Public Utilities	vcarosi@wpb.org
Armando Fana	Assistant City Administrator	Mayor's Office	afana@wpb.org
Jade Greene	Director	Housing & Community Dev.	jagreene@wpb.org
Kimberly Spence	Assistant Director	Housing & Community Dev.	ksspence@wpb.org
Lucy Joseph	HCD Program Coordinator	Housing & Community Dev.	ljoseph@wpb.org
Ana Maria Aponte	Director	Development Services	aaponte@wpb.org
Bruce Guyton	Transit Planner	Palm Tran	bguyton@pbcgov.org
Alex Hansen	City Comprehensive Planner	Dev. Services – Planning	ahansen@wpb.org

AGENDA

Name:	Title:	Department/Division:	Email:
Larry Hymowitz	Planning Specialist	FDOT	larry.hymowitz@dot.state.fl.us
James Judge	GIS Coordinator	Information Tech.	jjudge@wpb.org
Diana Matty	Fire Chief	Fire	dmatty@wpb.org
Leon Pinder	Director	Public Works	lpinder@wpb.org
Simone Marseille	Senior Planner	PBC School District	Simone.marseille@palmbeachschools.org
Caroline Puell	Addressing Coordinator	Development Services	cpuell@wpb.org
Cheryl Robinson	Executive Administrative Assist.	City Clerk's Office	ChRobinson@wpb.org
Leah Rockwell	Director	Parks & Recreation	lrockwell@wpb.org
Kimberly Rothenburg	City Attorney	City Attorney	krothenburg@wpb.org
Samuel Thomas	Sr. Assistant City Attorney	City Attorney	stthomas@wpb.org
Kevin Volbrecht	Director	Engineering Services	kcvolbrecht@wpb.org
Angella Jones-Vann	Assistant Director	Development Services	Ajones-vann@wpb.org
Stephanie Gregory	Planning & Zoning Administrator	Development Services	stgregory@wpb.org
Daniel Giust	Operations Superintendent	Parking	dgiust@wpb.org
Nerlande Adolphe	Commission Aide	District 1 Comm. Ward	nadolphe@wpb.org
Tarelle Goldwire	Commission Aide	District 2 Comm. Warren	TGoldwire@wpb.org
Jessica Navarro	Commission Aide	District 3 Comm. Fox	jnavarro@wpb.org
Lee Hooks	Commission Aide	District 4 Comm. Peduzzi	lhooks@wpb.org
Ashanta Williamson	Commission Aide	District 5 Comm. Sylvester	awilliamson@wpb.org
Ximena Pernett	Engineering Manager	Public Utilities	xpernett@wpb.org