

AGENDA

Date: July 23, 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/81749629053?pwd=7JS4QQxqMTFocLbesxHWxuaRRLrKNJ.1>

Password: 011968

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.

AGENDA

PPRC CASES:

1:00PM 1. DMP-000469-2026 – DMP Formal Site Plan Review 26-06 (209 N Sapodilla Ave.):

Description: A request by Matthew Barnes of Urban Design Studio, on behalf of Related Ross, for a Formal Site Plan Review, to develop an 8-story, 191-unit multifamily affordable housing building, with an onsite 3-story parking garage. The project utilizes the Live Local Act incentives.

Location: The subject properties, consisting of ± 1.70 acres, are generally located at 209 N. Sapodilla Avenue, within Commission District 3 - Commissioner Christy Fox.

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

1:20PM 2. FSPR 26-04 (SP-26040091) - Level II [Minor Amendment] & FSPR 26-03 (VAR-26040045) - Special Review Projects - Mixed-Use Districts Only:

Description: A request by Shayne Broadnix of Urban Design Studio, on behalf of NORTH AUSTRALIAN PROPERTY LLC, for a Minor Amendment to the approved site and landscape plans and a special site plan review with a variance request involving a multifamily residential development proposal consisting of 155 residential units (which includes 79 workforce housing units).

Location: The subject property, consisting of ± 2.46 acres, is located at 2480 N Australian Ave, within Commission District 1 - Commissioner Cathleen Ward.

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

PRE-APPLICATION MEETINGS:

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.

AGENDA**1:40PM 1. PRE-APP-26070044 - Pre-Application Meeting Review - iPlan & Design:**

Description: 3723 Morton Ave – Pre-Application Meeting Regarding the Proposed Development of a 9-Unit Townhome Project.

Location: The subject property, consisting of ± 0.465 acres, is located at 3723 Morton Ave.

Case Manager: Anne Volcy
Phone: 561-822-1552|TTY:800.955.8771
E-mail: avolcy@wpb.org

2:00PM 2. PRE-APP-26070045 - Pre-Application Meeting Review - Managed Land Entitlements:

Description: Request for Amendment to Mercer Park II project to transfer 242 apartment units to a single building on the north parcel. Please see narrative provided.

Location: The subject property, consisting of ± 3.83 acres, is located at 1714 Mercer Ave.

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

PPRC MEMBERS

Name:	Title:	Department/Division:	Email:	Phone/Ext:
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Linda Quinones	Sr. Engineering Svcs. Project Coordinator	Engineering Services	lquinones@wpb.org	(561) 494-1085

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Name:	Title:	Department/Division:	Email:	Phone/Ext:
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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:

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AGENDA

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