

AGENDA

Date: November 13, 2024
Time: 9:00am
Place: Commission Chambers
401 Clematis Street | West Palm Beach, FL 33401

I. Call to Order / Roll Call / Pledge of Allegiance

II. Approval of Minutes

October 09, 2024

III. Report from the City Urban Designer

IV. Remarks by the Chairperson

V. Declaration of Ex-Parte Communication

VI. Public Hearing

A. Swearing In of the Speakers

A. Continued Cases

B. New Cases

1. TDR Case No. 24-02 (DMP-000168-2024):

A request by Lauren Thomas on behalf of the Rev. William Washington, for the transfer of 8,522 square feet of development rights from the sending property of 641 6th Street to the receiving site of 506-524 Datura Street pursuant to the City of West Palm Beach Zoning and Land Development Regulations Article IV, Section 94-132.

The subject properties are located within Commission District No. 3 – Commissioner Christy Fox.

Case Manager: Chris Kimmerly, AICP, Senior Urban Designer

Phone: 561.822.1426 | 800.955.8771

Email: ckimmerly@wpb.org

2. DAC Case No. 24-02 (DMP-000209-2024):

A request by Damien Barr & Margarita Ramirez of NDT Development, on behalf of N. Railroad Commercial LLC, for a Site Plan Amendment (Minor Level II) to the originally approved Face of City application (DMPISPR 21-01 or Resolution No. 29-22) to include NORA-specific wayfinding, parking, directional, and other district signage within the public right-of-way.

The subject area and rights-of-way impacted are located within Commission District No. 3 – Commissioner Christy Fox.

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3. DAC Case No. 24-03 (DMP-000208-2024):

A request by Harvey E. Oyer, III of Shutts & Bowen LLP on behalf of Brand Atlantic LLC. for the Downtown Action Committee (DAC) consideration of a variance as it relates to the 300 Banyan Boulevard and 301 Clematis Street developments.

- 1) A variance from Sec. 94-109 Definitions and minimum requirements. Fence; to allow a decorative screening or partition wall to go up to a maximum height of seven feet along the lot frontage; this is a 3-foot increase from the maximum permitted at four feet.

This request also includes a reevaluation or reconsideration by the DAC to review the design and conditions related to a variance (DAC 21-03) as it relates to ground-floor active uses, that were granted with the original site plan approval and special review (FSPR 21-03 – Z21070018).

- 2) A variance from Table IV-55 Incentive Building requirements CWD 10-12 to allow the ground floor active uses along Olive Avenue to be reduced from 236 feet to 186 feet, and along Banyan Boulevard from 120 feet to 80 feet.

The project is located at 300 Banyan Boulevard and 301 Clematis Street, within Commission District No. 3– Commissioner Christy Fox

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D. Code Revision Cases

E. Administrative Appeals

VII. Unfinished Business

VIII. New Business

IX. Other Business

X. Adjournment

All interested parties may appear at the above Public Hearing at the stated time and place and be heard with respect thereto. Please be advised that should any interested person seek to appeal any decision made by the Downtown Action Committee with respect to any matter considered at such hearing, such person will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which an appeal is to be based. The hearing may be continued from time to time which may be necessary.

In accordance with the provisions of the Americans with Disabilities Act (ADA), persons in need of a special accommodation to participate in this proceeding shall, within three (3) working days prior to any proceeding, contact the City Clerk's office, 401 Clematis Street, West Palm Beach, Florida 33401, (561) 822-1210.

Exact legal descriptions of the property involved may be obtained from the Planning Division of the City of West Palm Beach.

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