

**DOWNTOWN ACTION COMMITTEE AGENDA  
CITY OF WEST PALM BEACH  
June 10, 2020**

**TIME:** 9:00 a.m.

**PLACE:** Due to COVID-19, and pursuant to Florida's Executive Order 20-69, and City of West Palm Beach's Executive Orders 2020-05 and 2020-09, the meeting will be held virtually via Zoom video conferencing.

The Public Hearing will be streamed live and available for viewing in the City Commission Chambers located at City Center - 401 Clematis Street, provided that social distancing will be required. The ability to make public comment will be available in the adjacent Flagler Gallery.

If you prefer to access the meeting remotely, you may do so through Zoom via the following:

- Web: <https://zoom.us/j/94092717762>
- Telephone: 877.853.5257 (Toll Free) or 888.475.4499 (Toll Free)  
Webinar ID: 940 9271 7762

Or through the usual media channels:

- Live on WPB TV18 (Comcast)
- City Website: <https://bit.ly/3fx6B00>
- YouTube: <https://bit.ly/2WIp0PG>
- Facebook: [www.facebook.com/CityofWPB/](http://www.facebook.com/CityofWPB/)
- Twitter: <https://bit.ly/2YPA8Nr>

Accessing the meeting through Zoom does not require the purchase or download of additional software or equipment.

For those participating remotely and wishing to make public comment (not to exceed three minutes) either before or during the meeting, comments may be submitted via the following:

- Voicemail: 561.320.6599
- Video or Email: Submit a video recording or email to [DACPPublicComment@wpb.org](mailto:DACPPublicComment@wpb.org)
- Online Comment Form: [www.wpb.org/publiccomments](http://www.wpb.org/publiccomments)
- If accessing the meeting via Zoom, you may also offer public comment through the "Chat" feature (not available if you're only connected by phone) or using the "Raise Hand" feature (Press \*9 if you're only connected by phone).

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

**II. Approval of**

- a. Minutes for May 13, 2020

**III. Report from the Urban Designer**

**IV. Remarks by the Chairperson**

**V. Declaration of Ex-parte Communication**

**VI. Public Hearing**

**A. Swearing in of the Speakers**

**B. Continued Cases**

**C. New Cases**

**1. DAC Case No. 20-04:** A request by Edwin Muller of WGI Inc., on behalf of HTG Banyan, LLC for DAC approval of a Special Review, and four variances as follows: a) a variance from Table IV-46: Building requirements-QBD-3-15 regarding minimum setback required from Banyan Boulevard; b) a variance from Table IV-46: Building requirements-QBD-3-15 regarding minimum rear setback required; c) a variance from Table IV-46: Building requirements-QBD-3-15 regarding maximum setback from Tamarind Avenue; and d) a variance from Table IV-46: Building Requirements QBD-3-15 regarding minimum active use liners (2-3 stories) along Banyan Boulevard.

The property is located at 951 Banyan Boulevard, along with the four adjacent vacant parcels east of 951 Banyan Boulevard, within Commission District No. 3 – Commissioner Christy Fox.

Case Manager: Elizabeth Levesque, Urban Design planner  
Phone: (561) 822-1426  
Email: elevesque@wpb.org

**2. TDR Case No. 20-01:** A request by Edwin Muller of WGI Inc., on behalf of HTG Banyan, LLC for the DAC approval for the transfer of 56,171 sf of TDRs from the City Owned Gateway Park Urban Open Space to the property at 951 Banyan Boulevard, along with the four adjacent parcels directly east of 951 Banyan Boulevard for the Flagler Station project, utilizing the Affordable

Housing Incentive, pursuant to the City of West Palm beach Zoning and Land Development Regulations Article IV, Section 94-132 and Section 94-134.

The property is located at 951 Banyan Boulevard, along with the four adjacent vacant parcels east of 951 Banyan Boulevard, within Commission District No. 3 – Commissioner Christy Fox.

Case Manager: Elizabeth Levesque, Urban Design planner  
Phone: (561) 822-1426  
Email: elevesque@wpb.org

#### **D. Code Revision Cases**

**1. PB Case No. 1858:** A City-initiated request for a text Amendment to the Downtown Master Plan Element of the Comprehensive Plan modifying Policy 1.1.1 and Policy 3.1.3 in relation to the Northwest Neighborhood District and the Quadrille Business District.

Along with,

**2. PB Case No. 1858A:** A City-initiated request for an amendment to Chapter IV Downtown Master Plan, Section 94-119 Quadrille Business District; Section 94-128. Northwest Neighborhood District; Section 94-131 Incentive Programs; Section 94-133. Special District Incentives; Section 94-134 Affordable Housing Incentive Program; Table IV-45 Building Requirements-QBD-5-15 Story Receiving Site; Table IV-46 Building Requirements-QBD-3-15 Story Receiving Site; and Figure IV-35 TDR Sending and Receiving Sites; and creating Table IV-58A Building Requirements- NWD-3-8 Story Receiving Site, to promote the redevelopment of the Rosemary corridor within the Northwest Neighborhood District, and the Banyan Boulevard corridor within the Quadrille Business District.

And,

**3. PB Case No. 1858B:** A City-initiated request for an amendment to the Downtown Master Plan Zoning Atlas Figure 4: Street Designations to modify the classification of certain streets within the Northwest Neighborhood and the Quadrille Business District.

The subject districts are located within the Downtown Master Plan area, within Commission District No. 3 – Commission District No. 3 - Commissioner Christy Fox.

Case Manager: Ana Maria Aponte, City Urban Design designer  
Phone: (561) 822-1439

Email: aaponte@wpb.org

**VII. Unfinished Business**

**VIII. New Business**

**IX. Other Business**

**X. Adjournment**

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.

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 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.

**PUBLISH: The Palm Beach Post  
Sunday, May 31, 2020**