

**DOWNTOWN ACTION COMMITTEE AGENDA
CITY OF WEST PALM BEACH
August 11, 2021**

NOTICE REGARDING PUBLIC COMMENTS

For those wishing to make public comment, you may do so in-person during the meeting, or submit your comments to the Planning Division **no later than 2:00pm on August 10, 2021**, via the following:

- Leaving a voicemail (not to exceed 3 minutes) at 561.320.6599
- Sending an email or video recording (not to exceed 3 minutes) to DACPublicComment@wpb.org; or
- Completing a form on the City's website at www.wpb.org/publiccomments.

Please be sure to indicate the Case No. for the item you are submitting comments for.

TIME: 9:00 a.m.

PLACE: Commission Chambers
City Center, 401 Clematis Street

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

II. Approval of

- a. Minutes for July 14, 2021

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

B. Continued Cases

C. Downtown Action Committee Cases

1. **DAC Case No. 21-02**: A request by Jason Gunther of Thomas Engineering Group LLC on behalf of Hibiscus Ventures LLC for the DAC approval of four variance as follows: a) a variance from Section 94-485 Figure XV-2 regarding a reduction on the minimum drive aisle required for parking structures; b) a variance from Section 94-118 Table IV-15 Building requirements-QGD-10 to reduce the conditional setback for parking uses above the 3rd floor; c) a variance from Section 94-118 Table IV-15 Building requirements-QGD-10 to reduce the

conditional setback above the 7th floor for Dixie Highway; and d) a variance from Section 94-109 Table IV-4: Façade articulation requirements to reduce the minimum depth of the required planar break.

The property is located at 414 Gardenia Street, within Commission District No. 3 – Commissioner Christy Fox.

Case Manager: Ana Maria Aponte, City Urban Designer
Phone: (561) 822-1439
Email: aaponte@wpb.org

2. **TDR Case No. 21-03:** A request by Craig Monzio on behalf of 300 Banyan LLC. for the DAC approval for the transfer of 7,628 square feet of unused/excess development rights from the sending site located at 345 Banyan Boulevard (formerly 303 Banyan Boulevard) to 300 Banyan Boulevard, pursuant to the City of West Palm Beach Zoning and Land Development Regulations Article IV, Section 94-132.

The receiving site is located at 300 Banyan Boulevard, within Commission District No. 3 – Commissioner Christy Fox.

Case Manager: Chris Kimmerly, Urban Design Planner
Phone: (561) 822-1426
Email: ckimmerly@wpb.org

3. **TDR Case No. 21-02:** A request by Jordan Rathlev on behalf of West Palm TDRs LLC. for the DAC approval for the transfer of 27,732 square feet of development rights from the sending site located at 209 6th Street to 610 Evernia Street, pursuant to the City of West Palm Beach Zoning and Land Development Regulations Article IV, Section 94-132.

The receiving site is located at 610 Evernia Street, within Commission District No. 3 – Commissioner Christy Fox.

Case Manager: Chris Kimmerly, Urban Design Planner
Phone: (561) 822-1426
Email: ckimmerly@wpb.org

4. **TDR Case No. 21-04:** A request by Jordan Rathlev on behalf of West Palm TDRs LLC. for the DAC approval for the transfer of 9,378 square feet of development rights from the sending site located at 604 8th Street, 825 N. Rosemary Avenue, 800 Henrietta Avenue, and 601 7th Street (Heart & Soul Park); to 610 Evernia Street, pursuant to the City of West Palm Beach Zoning and Land Development Regulations Article IV, Section 94-132.

The receiving site is located at 610 Evernia Street, within Commission District No. 3 – Commissioner Christy Fox.

Case Manager: Chris Kimmerly, Urban Design Planner
Phone: (561) 822-1426
Email: ckimmerly@wpb.org

5. **TDR Case No. 21-05**: A request by Jordan Rathlev on behalf of West Palm TDRs LLC. for the DAC approval for the transfer of 49,150 square feet of development rights from the sending site located at 418 N Sapodilla to 610 Evernia Street, pursuant to the City of West Palm Beach Zoning and Land Development Regulations Article IV, Section 94-132.

The receiving site is located at 610 Evernia Street, within Commission District No. 3 – Commissioner Christy Fox.

Case Manager: Chris Kimmerly, Urban Design Planner
Phone: (561) 822-1426
Email: ckimmerly@wpb.org

D. Code Revision Cases

E. Administrative Appeals

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.

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