

## AGENDA

**Date:** October 12, 2022  
**Time:** 9:00am  
**Place:** City Commission Chambers  
401 Clematis Street | West Palm Beach, FL 33401

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### **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 12:00pm on THE DAY BEFORE THE MEETING**, 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](mailto:DACPublicComment@wpb.org); or
- Completing a form on the City's website at [www.wpb.org/publiccomments](http://www.wpb.org/publiccomments).

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

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

**II. Approval of Minutes**

A. September 14, 2022

**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. New Cases**

**1. TDR Case No. 22-12:**

A request by Philip Braunstein, on behalf of WPB Fern Holdings LLC, for the DAC approval of the transfer of 102,000 sf of TDRs from the Seaboard Train Station at 205 S Tamarind Avenue to the 464 Fern Street, 418 Fern St. and W portion of 401 S Dixie Hwy receiving site, 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, Urban Design Planner  
Phone: 561.822.1426 | 800.955.8771  
Email: [ckimmerly@wpb.org](mailto:ckimmerly@wpb.org)

**2. TDR Case No. 22-13:**

A request by Ned Grace, on behalf of Nora Holdings LLC, for the DAC approval of the transfer of 165,495 sf of TDRs from the Seaboard Train Station at 205 S Tamarind Avenue and the transfer of 20,848 sf from the Jose Marti Park at 401 N. Flagler Dr. to the Nora Holdings LLC TDR Bank, 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.

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**3. Planning Board Case Nos. 1896 & 1897:**

A request by Jon Schmidt, of Schmidt Nichols, on behalf of Rosarian Academy Inc., for the DAC approval of two public right of way (ROW) abandonments:

1. Abandonment of the alleyway between 7th St. and Eucalyptus St.
2. Abandonment the terminus portion of Eucalyptus St. (approx. 155') east from N. Olive Ave.

The subject property, consisting of 0.23 acres is generally located between 7th St. and 8th St. and east of N Olive Avenue, adjacent and west of Rosarian Academy, within Commission District No. 3 – Commissioner Christy Fox.

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**D. Code Revision Cases**

**1. Code Revision Case No. 22-10:**

A city-initiated request for a text amendment to the Zoning and Land Development Regulations, Article IV-Downtown Master Plan Urban Regulations Sec. 94-105 Use Requirements, Section 94-111 Parking and Loading requirements and Section 94-113 Landscape and Streetscape requirements to modify specific regulations regarding existing off-site accessory parking lots in residential sub districts; and Section 94-127 Brelsford Park district, and Section 94-128 Northwest neighborhood district to modify provisions regarding private open space requirements for certain subdistricts.

The proposed amendment impacts the Downtown Master Plan area within Commission District No. 3 – Commissioner Christy Fox.

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**2. Code Revision Case No. 22-11:**

A city-initiated request for a text amendment to the Zoning and Land Development Regulations, Article IV-Downtown Master Plan Urban Regulations, Section 94-134 Downtown Master Plan Housing Incentive Program to modify certain requirements and clarify special provisions.

The proposed amendment impacts the Downtown Master Plan area within Commission District No. 3 – Commissioner Christy Fox.

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**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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