

AGENDA

Date: December 14, 2022
Time: 9:00am
Place: Commission Chambers
401 Clematis Street | West Palm Beach, FL 33401

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; 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.

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

II. Approval of Minutes

A. October 12, 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. Formal Site Plan Review Case No. 22-06:

A request by Harvey E. Oyer III, of Shutts & Bowen LLP, on behalf of Prado Real Estate Development LLC, for the DAC approval of a Special Review pursuant to Section 94-54(b)(2) for a 25-story mixed-use building, consisting of 4,679 square feet of ground level commercial, 210 multifamily units and a 110-room hotel.

The subject property, consisting of 1.29 acres, is located on the east side of South Dixie Highway, between Lakeview Avenue and Okeechobee Boulevard, within Commission No. 3 – Commissioner Christy Fox.

Case Manager: Linda Louie, AICP, Senior Planner
Phone: 561.822.1458 | TTY: 800.955.8771
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2. Formal Site Plan Review Case No. 22-20:

A request by Harvey E. Oyer, III, of Shutts & Bowen, LLP, on behalf of City Place North Partners LP, for the DAC approval of a Special Review pursuant to Section 94-54(b.) (2.) with two requests for variances pursuant to Section 94-54(d.), and a right-of-way abandonment; to facilitate the construction of a 25-story Class-A office building at 515 Fern St. The project consists of approximately 425,798 sf of office space and 9,369 sf of ground-level retail.

The two variance requests are as follows:

1. A variance request from Section 94-132 TABLE IV-44 regarding the 27' conditional setback for parking garages above the 5th story (80'), specifically for levels six and seven of the proposed 7-level garage.
2. A variance request from Section 94-132 which states building requirement calculations are to exclude setback areas or land dedications for properties with indicated future rights-of-way.

The subject property, consisting of approximately 1.75 acres is located at 515 Fern St., within Commission District No. 3 – Commissioner Christy Fox.

Case Manager: Chris Kimmerly, AICP, Urban Design Planner
Phone: 561.822.1426 | TTY: 800.955.8771
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D. Code Revision Cases

1. Code Revision Case No. 22-09:

A request by Harvey E. Oyer III, of Shutts & Bowen LLP, on behalf of CityPlace North I LLC for a text amendment to the Zoning and Land Development Regulations, Article IV-Downtown Master Plan Urban Regulations, Section 94-131 Incentive Programs - General to modify and clarify special provisions regarding eligible historic structures.

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

Case Manager: Chris Kimmerly, AICP, Urban Design Planner
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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.

Case Manager: Ana Maria Aponte, AICP, CRA Deputy Director
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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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