

## AGENDA

**Date:** May 10, 2023  
**Time:** 9:00am  
**Place:** Commission Chambers  
401 Clematis Street | West Palm Beach, FL 33401

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

**II. Approval of Minutes**

A. April 12, 2023

**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. 22-24:**

A request by Jon Schmidt of Schmidt Nichols, on behalf of Von Esselborn, Inc, for a Formal Site Plan Review which involves a DAC Special Review with two variances to facilitate the expansion of the commercial building at 309 Clematis St, also known as Roxy's Pub. The project consist of renovating existing commercial space at 309 Clematis Street and expanding to parcel located directly west at 313 Clematis Street. Parcel west includes an additional third floor to accommodate a pool and rooftop restaurant. Both properties are designed to function as one cohesive property. The project's combination and expansion totals 45,090 square feet of gross building area.

The two variance requests are as follows:

1. A variance request from Section 94-122 TABLE IV-26 regarding the conditional setback of 56' for stories above 2 (32') fronting Clematis Street.
2. A variance request from Section 94-122 TABLE IV-26 regarding the minimum rear setback of 5' for stories ground to 5 (68').

Location: The subject site, consisting of ±0.35 acres, is located on 309 and 313 Clematis St, east of N. Dixie Highway and west of Olive Ave., within Commission District No. 3 – Commissioner Christy Fox.

Case Manager: Claudia D. Ibaven, City Urban Designer  
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E-mail: cibaven@wpb.org

**D. Code Revision Cases**

**E. Administrative Appeals**

**VII. Unfinished Business**

**VIII. New Business**

**IX. Other Business**

**1. Review of Façade Articulation & Architectural Elevations for Formal Site Plan Review Case No. 22-20:**

At the March 8<sup>th</sup>, 2023 DAC meeting, Formal Site Plan Review Case No. 22-20 for 992 Datura St. (Solana) received DAC Special Review approval & approval of two variances; however there was an additional condition levied by DAC:

1. The applicant/developer shall present to DAC the project's final architectural design and articulation; for approval of the building's façade organization, composition, and material usage.

The applicant would like to present their revised elevations and architectural plans to the DAC.

**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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