

AGENDA

Date: September 13, 2023
Time: 9:00am
Place: Commission Chambers
401 Clematis Street | West Palm Beach, FL 33401

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

II. Approval of Minutes

A. August 9, 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

1. DAC Case No. 23-02:

A request by Donna Weinberger of Inspire Recovery LLC, on behalf of property owner Abe Haruvi, for a Class B Special Use Permit to establish a Family Community Residence in an existing structure; as required by Section 94-106 (a)(7) and to establish a community residence located within 660 linear feet of an existing community residence; as required by Section 94-273(3)(a) of the Zoning and Land Development Regulations, and other such matters as may be contained in the application.

Location: The subject property is located at 414 9th Street within Commission District No. 3 – Commissioner Christy Fox.

Case Manager: Claudia D. Ibaven
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C. New Cases

1. DAC Case No. 23-03:

A City initiated amendment to revise the Downtown Master Plan Element of the City's Comprehensive Plan as part of the Evaluation and Appraisal Review (EAR) of the Comprehensive Plan.

Chapter 163.3191(1) of the Florida State Statutes require that “At least once every 7 years, each local government shall evaluate its comprehensive plan to determine if plan amendments are necessary to reflect changes in state requirements in this part since the last update of the comprehensive plan, and notify the state land planning agency as to its determination.” This process is known as the Evaluation and Appraisal Review (EAR) of the Comprehensive Plan.

Staff has determined that multiple elements and maps of the City’s Comprehensive Plan must be amended to reflect changes in state requirements since its last EAR-based update in 2016/2017. Amendments are also planned to reflect changes in local conditions, as well as the City’s vision and desired future outcomes.

Staff is proposing some updates to the Introduction section and a handful of policies of the Downtown Master Plan Element in order to reflect updated development and population information as well as changes in conditions since the last EAR update in 2016/17.

Location: The proposed amendments will affect the Downtown Master Plan area, within Commission District No. 3 – Commissioner Christy Fox.

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D. Code Revision Cases

1. CRC No. 23-04:

A request by Meredith Leigh of Shutts & Bowen LLP, on behalf of Place Projects and NDT Development LLC, for the DAC review of Code Revisions to Chapter 94, Article IV. Downtown Master Plan Urban Regulations Section 94-109 - Definitions and minimum requirements, Section 94-110 - Signage Requirements, Section 94-124 - North Railroad Avenue District, and Section 94-132 - Transfer of Development Rights Program. The subject code revisions propose: to allow newly defined covered structures on rooftops, to exclude an interstitial non-active parking garage level from overall story counts, to extend mixed-use signage provisions to commercial properties fronting North Railroad Avenue, and to revise NoRA ground-level setbacks for the new streetscape design.

The subject code changes and language updates will affect properties throughout 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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E. Administrative Appeals

VII. Unfinished Business

VIII. New Business

IX. Other Business

1. Architecture & Façade Articulation Update for DAC Case No. 22-21:

At the August 9, 2023 DAC meeting, Formal Site Plan Review Case No. 22-21 for 120 S Dixie Highway received DAC Special Review approval; however there was an additional condition levied by DAC:

- I. Prior to issuance of final site plan approval, the applicant shall work with City Planning Staff to revise the elevation drawings for the east and west facades to provide additional elements complimentary to north/south facades; not limited to the optional removal of arches, the revisions are to be brought back to DAC for approval prior to issuance of Final Site Plan Approval.

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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