

AGENDA

Date: October 11, 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. September 13, 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. **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
Phone: 561.822.1426 | TTY: 800.955.8771
E-mail: ckimmerly@wpb.org

C. New Cases

1. **DAC Case No. 23-01:**

A request by Polly Daugherty of Paradelo Burgess Design Studio, on behalf of 213 Rosemary Ave Owner LLC, for the DAC approval of two variance requests pursuant to Section 94-54(d.); to facilitate the renovation of two existing historic structures into a restaurant. The project consists of approximately 6,774 sf.

The two variance requests are as follows:

- i. A variance request from Section 94-109, Table IV-7, regarding the max. 20% of overhead cover.
- ii. A variance request from Section 94-109, Table IV-7, regarding the min. 20% of vegetated area.

Location: The subject property, consisting of approximately 0.30 acres, is generally located at 213 South Rosemary Ave, within Commission District No. 3 – Commissioner Christy Fox.

Case Manager: Claudia D. Ibaven
Phone: 561.822.1402 | TTY: 800.955.8771
E-mail: cibaven@wpb.org

D. Code Revision Cases

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.

PUBLISH: The Palm Beach Post | October 1, 2023