

## AGENDA

**Date:** February 14, 2024  
**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. December 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**

**C. New Cases**

**1. Transfer of Development Rights Case No. 23-10 (DMP-000023-2023):**

A request by Susan Thomas of Touchstone Webb Realty Company, on behalf of NORA East 10-11 Owner, LLC, for the transfer of 9,995 square feet of development rights from the property of 914 10<sup>th</sup> Street to the TDR Bank under NORA East 10-11 Owner, LLC.

Location: The subject property, consisting of approximately 0.17 acres, is generally located at 914 10<sup>th</sup> Street, 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](mailto:ckimmerly@wpb.org)

**2. Transfer of Development Rights Case No. 24-01 (DMP-000049-2023):**

A request by Genia Baker on behalf of the City of West Palm Beach Community Redevelopment Agency (CRA), for the transfer of 12,065 square feet of development rights from the property of 1020 & 1028 North Tamarind Avenue to the CRA's TDR Bank.

Location: The subject property, consisting of approximately 0.17 acres, is generally located at 1020 & 1028 North Tamarind Avenue, within Commission District No. 3 – Commissioner Christy Fox.

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**2. DMP Formal Site Plan Review Case No. 23-14 (DMP-000021-2023):**

A request by Harvey E. Oyer III of Shutts and Bowen LLP, on behalf of MCM 324 Datura, LLC, for a Site Plan Review (Formal Level II) of an approximately 76,463 square foot, 7-story medical office building with three levels of parking and four levels of office. The review includes the Downtown Action Committee (DAC) consideration of four variances;

1. A request regarding a reduction in the conditional side interior setback, for buildings five stories and above.
2. A request regarding a reduction in the conditional setback, for buildings seven stories (or above 92ft.) fronting South Dixie Highway.
3. A request regarding a reduction in the conditional parking setback, for parking uses above three stories.
4. A request regarding a removal or reduction of the active use percentage and active use liner depths on levels two and three.

Location: The subject property, consisting of approximately 0.65-acres, is generally located at the southeast corner of Dixie Highway and Datura Street at 924 Datura Street, within Commission District No. 3 – Commissioner Christy Fox.

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**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.

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