

AGENDA

Date: June 12, 2024
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

April 10, 2024

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

A. Continued Cases

B. New Cases

1. Formal Site Plan Review Case No. 23-13 (DMP-000014-2023):

A request by Harvey Oyer, of Shutts & Bowen, LLP, on behalf of WPB Fern Holdings, for the DAC approval of a Special Review, pursuant to Section 94-54(b)(2), and the DAC recommendation for the abandonment of the east-west alley located between South Quadrille Boulevard and South Dixie Highway pursuant to Chapter 78, Article VII, Section 94-112; to facilitate the construction of an eight-story mixed-use building.

The subject property, comprised of twelve (12) separate parcels, inclusive of a public alleyway, totaling ±2.64 acres, is generally located on 460 Fern Street, bounded by Quadrille Boulevard on the west, Dixie Highway on the east, Fern Street on the north and Gardenia Street on the south, within Commission District No. 3 – Commissioner Christy Fox.

Case Manager: Claudia D. Ibaven, City Urban Designer
Phone: 561.822.1402 | 800.955.8771
Email: cibaven@wpb.org

2. Formal Site Plan Review Case No. 23-12 (Z23070030):

A request by Zach Young, of Young Capital Ventures, LLC, on behalf of NORA HOTEL OWNER LLC and NDT Development LLC, for the DAC approval of a Special Review, pursuant to Section 94-54(b)(2); and for the abandonment of the 6,333 square foot terminus portion of 11th Street generally located south of Palm Beach Lakes Boulevard, west of Spruce Avenue, north of North Railroad Avenue, and east of the Florida East Coast (FEC) railway pursuant to Chapter 78, Article VII, Section 94-112; to facilitate the construction of a five-story hotel development.

The subject property, totaling ±1.08 acres is generally located at 1021 and 1135 North Railroad Avenue within Commission District No. 3 – Commissioner Christy Fox.

Case Manager: Chris Kimmerly, AICP, Senior Urban Design Planner
Phone: 561.822.1426 | 800.955.8771
Email: ckimmerly@wpb.org

3. Formal Site Plan Review Case No. 24-02 (ZZ23030023):

A request by Alfonso Hernandez Architect LLC on behalf of the Parks & Recreation Department at the City of West Palm Beach for a DAC approval for a Special Review pursuant to Section 94-54(b)(2) to facilitate the construction of a new city community center to replace the existing facility. This project consists of demolishing approximately 10,992 square feet and adding 9,545 square feet to the site.

The subject site consisting of ±30.25 acres is located at 1302 Parker Ave, within Commission District No. 3 – Commissioner Christy Fox.

Case Manager: Alexis Sangeleer | Planner
Phone: 561.822.1443 | 800.955.8771
Email: asangeleer@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 | June 02, 2024