

AGENDA

Date: November 12, 2025
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

September 10, 2025

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. DAC Case No. 24-04 (DMP- 000228-2024):

A request by Kayla McKenzie of Urban Design Studio, on behalf of the City of West Palm Beach Community Redevelopment Agency (CRA) for the DAC approval of four variance requests pursuant to Section 94-54(d.); to facilitate the infill redevelopment of a mixed-use project featuring a two-story mixed-use building providing 5,633 square feet of gross floor area with 2,205 square feet of office space on the ground floor and six (6) dwelling units on the second story.

The four variance requests are as follows:

- i. A variance request from Section 94-113 (d) (2), regarding the street trees requirement along North Tamarind Avenue.
- ii. A variance request from Section 94-128, Table IV-36, regarding the min. 65% of active use on the ground floor along North Tamarind Avenue.
- iii. A variance request from Section 94-128, Table IV-36, regarding the min. 50% transparency for active uses on the ground floor along North Tamarind Avenue.
- iv. Section 91-111, Table IV-9, regarding the required parking.

The subject property, consisting of ± 0.13 acres, is located at 800 North Tamarind Avenue 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. TDR Case No. 25-01 (DMP-000380-2025):

A request by Lauren Thomas of Touchstone Webb Realty, on behalf of the City of West Palm Beach Community Redevelopment Agency (CRA) and 400 Hibiscus Acquisitions, LLC for the transfer of development rights (TDRs) from the sending properties of 719 N Sapodilla Avenue, 627 5th Street, and the CRA Bank to the receiving property of 400 Hibiscus Street.

The subject properties are within Commission District No. 3 – Commissioner Christy Fox.

Case Manager: Chris Kimmerly, Senior Urban Designer

Phone: 561.822.1426 | 800.955.8771

Email: ckimmerly@wpb.org

3. DAC Case No. 25-05 (DMP-000328-2025):

A request by Harvey Oyer of Shutts & Bowen, on behalf of 1100 Banyan, LLC, for the rezoning of the existing Gateway Center from the Commercial Planned Development (“CPD”) Zoning District to the Clearlake District-25 (CLD-25) subdistrict in the Downtown Master Plan (“DMP”).

Location: The subject property, consisting of ± 4.73 acres, is located at 1100 Banyan Blvd, within Commission District 3 - Commissioner Christy Fox.

Case Manager: Claudia D. Ibaven, City Urban Designer

Phone: 561.822.1402 | 800.955.8771

Email: 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.

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