

AGENDA

Date: April 8, 2026
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

March 11, 2026

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. TDR Case No. 26-02 (DMP-000444-2026):

A request by Lauren Thomas of Touchstone Webb Realty, on behalf of 517 Division, LLC for the transfer of development rights (TDRs) from the sending property of 517 Division Avenue to the receiving property of 400 Hibiscus Street.

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

Case Manager: Claudia Ibaven, City Urban Designer

Phone: 561.822.1402 | 800.955.8771

Email: cibaven@wpb.org

2. DAC Case No. 26-01 (DMP-000439-2026):

A request by Jennifer Ronneburger of GoPermit, on behalf of Citizens Bank, for a sign-variance to install one (1) additional internally illuminated blade sign, totaling a max. of two (2) signs proposed for the Citizens Bank located within the ground floor of the 180 Lakeview (One Flagler) Office Tower.

Location: The subject property, 180 Lakeview Avenue totaling ±1.62 acres, is generally located at the intersection of Lakeview Avenue and Chase Street, within Commission District No. 3 – Commissioner Christy Fox.

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

3. Formal Site Plan Review No. 25-01 (DMP-000281-2025) with ROW/Alley Abandonment (DMP-000294-2025):

A request by Tyler N. Woolsey of Shutts & Bowen LLP, on behalf of Nora West 10-11 Owner, LLC and Nora East 10-11 Owner, LLC, for a formal Level II Site Plan Review with DAC Special Review with two variances and a right-of-way abandonment (via application DMP-000294-2025) to facilitate the construction of an 11-story 350-unit residential mixed-use building, with four levels of structured parking, and an approximate gross building area of 476,000 square feet.

The DAC approval of a Special Review pursuant to Section 94-54(b.) (2.) with the addition of two variance requests is as follows:

1. A variance request from Section 94-109 TABLE IV-7 regarding the open space standards for the minimum seating required.
2. A variance request from Section 94-109 TABLE IV-7 regarding the open space standards for the maximum overhead coverage permitted.

The subject property, consisting of approximately 5.06 acres is generally located at 456 11th St., within Commission District No. 3 – Commissioner Christy Fox.

Case Manager: Chris Kimmerly, AICP, Principal Planner
Phone: 561.822.1426 | 800.955.8771
Email: ckimmerly@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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