

CITY OF WEST PALM BEACH DOWNTOWN ACTION COMMITTEE

AGENDA

Date: October 14, 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

September 09, 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. 26-07 (DMP-000565-2026)

A request by Lauren Thomas of Touchstone Webb Realty, on behalf of Sandra Mapp for the transfer of development rights (TDRs) from the sending property 912 9th Street to the receiving property of 400 Hibiscus Street.

The subject sending property is ± 0.14 acres and is 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

2. TDR Case No. 26-08 (DMP-000566-2026)

A request by Lauren Thomas of Touchstone Webb Realty, on behalf of Gil Yosefi for the transfer of development rights (TDRs) from the sending property 904 10th Street to the receiving TDR bank of Nora Holdings, LLC.

The subject sending property is ± 0.17 acres and is within Commission District No. 3 – Commissioner Christy Fox.

Case Manager: Chris Kimmerly, AICP, Principal Planner
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3. DMP Formal Site Plan Review Case No. 26-01 (DMP-000423-2026):

A request by Shane Zalonis of Greenspoon Marder LLP on behalf of Banyan Acquisitions LLC for the DMP Formal Site Plan Review (Level II) with DAC Special Review and includes variances for a two-story, 69,922 square foot Publix supermarket, with 178 total parking spaces at 629 Banyan Boulevard.

The subject properties are in aggregate ± 3.04 acres and are generally located between Banyan Boulevard, North Rosemary Avenue, 2nd Street, and N Sapodilla Avenue within Commission District No. 3 – Commissioner Christy Fox.

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4. Code Revision Case No. 26-07 (DMP-000511-2026):

A privately-initiated text amendment to Chapter 94 – Zoning and Land Development Regulations and Article IV – Downtown Master Plan Urban Regulations to incorporate specific-use regulations for full-service supermarkets under Section 94-106 General Uses with Special Requirements.

The subject text amendments apply to uses within the Downtown Master Plan boundary within Commission District No. 3 – Commissioner Christy Fox.

Case Manager: Chris Kimmerly, AICP, Principal Planner
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D. Administrative Appeals

VII. Unfinished Business

VIII. New Business

IX. Other Business



WEST PALM BEACH

DEVELOPMENT SERVICES DEPARTMENT
PLANNING & ZONING DIVISION

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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