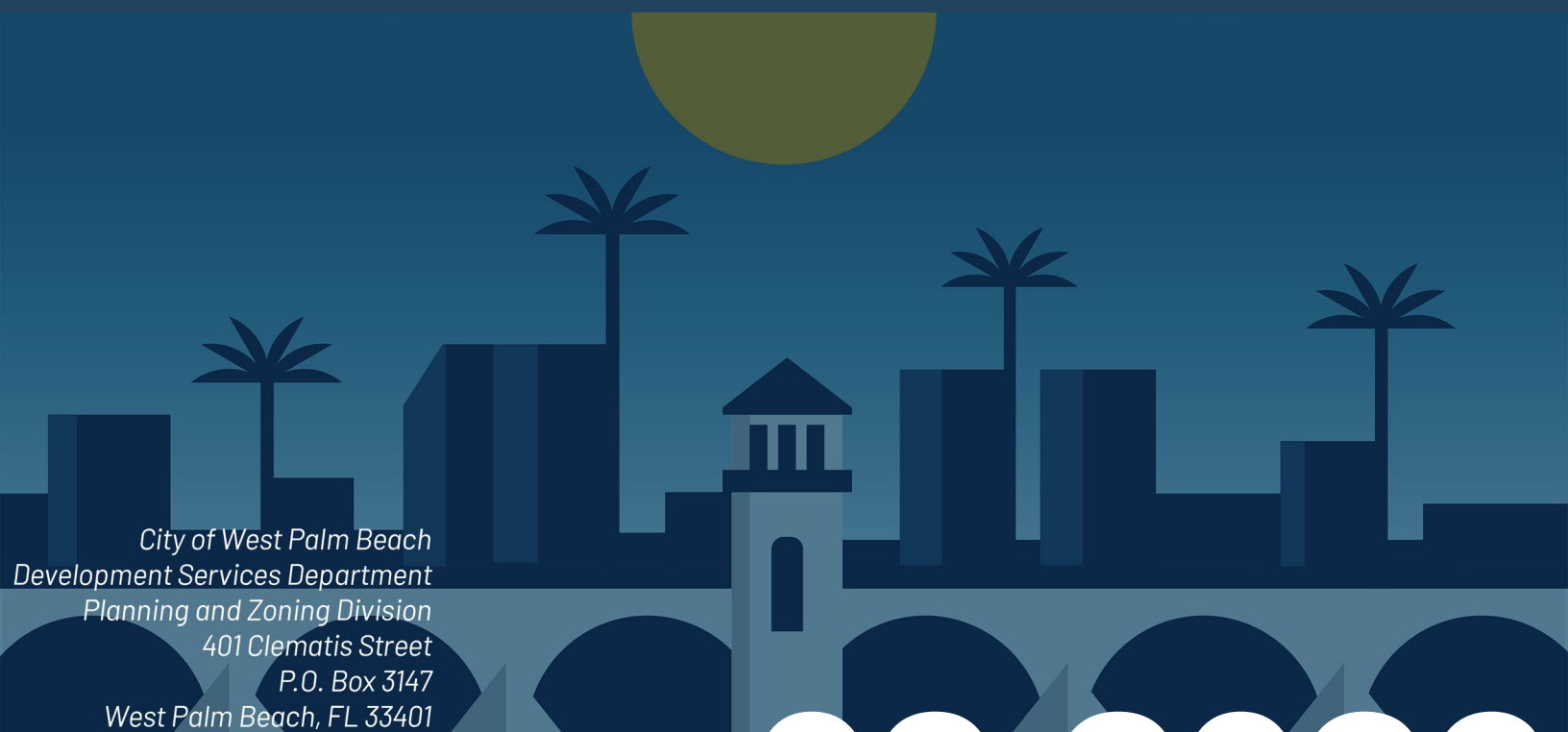


DOWNTOWN ACTION COMMITTEE

STAFF REPORTS

August 12, 2026 @ 9:00am



City of West Palm Beach
Development Services Department
Planning and Zoning Division
401 Clematis Street
P.O. Box 3147
West Palm Beach, FL 33401

P: 561.822.1435
TTY: 800.955.8771
W: wpb.org

08.2026

DATE: August 07, 2026

TO: Downtown Action Committee Members
Ms. Melissa Anderson, Senior Assistant City Attorney

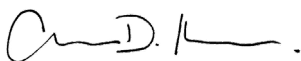
FROM: Development Services Department – Planning Division

SUBJECT: Downtown Action Committee Meeting | August 12, 2026

Enclosed are the Planning Division's Staff Reports and supporting information regarding applications for action before the City of West Palm Beach Downtown Action Committee. The Downtown Action Committee meeting will be held in the Commission Chambers located at City Hall, 401 Clematis Street, on **August 12, 2026**, beginning at 9:00am.

If you have any questions or require additional information, please feel free to contact myself or the respective Project Manager via e-mail or telephone.

If you are unable to attend the meeting, please contact me at 561.822.1402 or cibaven@wpb.org.



Claudia Ibaven
City Urban Designer

cc: City Commission



MAYOR

Honorable Keith A. James

CITY COMMISSION

Commissioner Cathleen Ward – District 1
Commissioner Shalonda Warren – District 2
Commission President Christy Fox – District 3
Commissioner Joseph Peduzzi – District 4
Commissioner Christina Lambert – District 5

DOWNTOWN ACTION COMMITTEE MEMBERS

Roger Janssen, Chairperson
Nick Mihelich, Vice Chairperson
Brian Cheguis, Member
Gregory Gabriel, Member
Kim Do, Member
Michael Bakst, Member
Brian Laura, Member
Veronica Barducci, 1st Alternate
Vacant, 2nd Alternate

Melissa Anderson, City Attorney

Ms. Jasmine Hodgson, Administrative Assistant II (Board Secretary)

AGENDA

AGENDA

Date: August 12, 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

July 8, 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. 26-04 (DMP-000498-2026):

A request by Matthew Barnes of Urban Design Studio, on behalf of Narcissus Owner, LLC for the transfer of development rights (TDRs) from the sending TDR Bank of West Palm TDRs, LLC to the receiving property of 251 N. Narcissus Avenue 'The Ben Hotel'.

The subject property is ± 0.57 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. DMP FSPR 25-05 (DMP-000394-2025):

A request by Valentina Broglia & Lentzy Jean-Louis from Urban Design Studio, on behalf of 400 Hibiscus Acquisitions, LLC for a Formal (Level II) Site Plan Review and Downtown Action Committee (DAC) Special Review, to develop a 22-story (298' high) residential mixed-use high rise containing (88) dwelling units, 11,349 square feet of commercial/retail space, with four levels of integrated parking, totaling 183 spaces. The project is within the Quadrille Garden District 10-25 (QGD 10-25) Incentive Subdistrict utilizing the Transfer of Development Rights (TDRs).

Location: The subject property, consisting of ± 0.85 acres, is generally located at 400 Hibiscus Street within Commission District 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.

PUBLISH: The Palm Beach Post | August 02, 2026

**PROOF OF
ADVERTISEMENT**

Public Notices

NOTICE TO THE PUBLIC
THE WESTGATE/BLYDERE HOMES COMMUNITY REDEVELOPMENT AGENCY'S Meeting will be held on Monday, August 13, 2026, at 2:00 P.M. The meeting will be held at 1280 N. Congress Ave., Suite 215, W.P.B., 33409. Information: 561-640-35181. 8/2/2026

Public Notice
Effective August 1, 2026, Marca Alexander, M.D., is no longer practicing with Marcus Neuroscience Institute at the following location: 2815 South Seacrest Boulevard, Boynton Beach, FL 33435. Patients who wish to obtain copies of their medical records may call 561-955-4072 or fax 561-955-4137 to request a records release.
August 2, 9, 16, 23, 2026
LSAR0549647

Public Notices

NOTICE TO CREDITORS
The administration of the estate of STEPHEN THOMAS SMITH, deceased, whose date of death was November 14, 2025, is pending in the Circuit Court for Palm Beach County, Florida, Probate Division, the address of which is 205 North Dixie Highway, West Palm Beach, FL 33401. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file and serve a claim or demand ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE AND 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE.

Bids & Proposals

ADVERTISEMENT FOR BID

Sealed Bids will be received by the Board of County Commissioners, Palm Beach County, Florida, in the Office of Palm Beach County Engineering and Public Works Department, Roadway Production Division, located at 2300 North Jog Road, Third Floor Room 3W-33, West Palm Beach, Florida, 33411-2745, up to 2:00 P.M., local time, and opened in the Third Floor Conference Room (3W-12) on **Tuesday, September 1, 2026**, for furnishing all Materials, labor, Equipment and supplies necessary for the Construction of:

CR-880 and Sam Senter Road over the South Florida Water Management District (SFWMD) Ocean Canal Intersection Improvements and Bridge Replacement
PALM BEACH COUNTY PROJECT NO. 2019803

All conditions and requirements for Bid submission, consideration, and award are contained in the Contract Documents, which are posted on the following Palm Beach County web site:
<https://pbcvsssp.pbc.gov/vssprd/Advantage4>

To review the Contract Documents for this project, go to the above URL and click on the project hyperlink. Contractors may then download and print the Contract Documents (Plans, Specifications, Excel Proposal Forms, check list "with required forms" and any other related documents).

Hard copy documents will be available at the Department for a non-refundable service fee of **\$40***. The Contractor shall contact Palm Beach County Roadway Production Division at (561) 684-4150 in advance to arrange for hard copies.

All Bids shall be submitted in accordance with the Bid Documents, including but not limited to the General Provision Section 2 and accompanied by the documentation referenced therein.

The NON-MANDATORY Pre-Bid Meeting will be held on Thursday, August 13, 2026, at 2:00 P.M. in the Third Floor Main Conference Room (3W-12) in the Palm Beach County Building at 2300 North Jog Road, West Palm Beach, Florida. **Webex Option** - <https://pbcgov.webex.com/meet/Eng-RoadwayBids>. Attendance at this pre-bid meeting is not mandatory but is highly recommended and strongly encouraged. To the extent you are unable to attend the prebid meeting, you may request and obtain an audio recording of the meeting by contacting Palm Beach County Roadway Production Division at (561) 684-4150.

The Board of County Commissioners reserves the right to reject any or all Bids. By order of the Board of County Commissioners, Palm Beach County, Florida.

ATTEST:
MICHAEL A. CARUSO, CLERK OF THE CIRCUIT COURT & COMPTROLLER

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, a political subdivision of the State of Florida, by and through its Board of County Commissioners

DAVID RICKS, P.E., COUNTY ENGINEER

BY: Sara Baxter, Mayor
8/2, 8/9/26 #1251566

PALM BEACH COUNTY NOTICE
Pursuant to Florida Statutes 287.055, Notice is hereby given that Palm Beach County requires professional services on the following project:
Two (2) Certified Professional Firms to Provide All Engineering Services Required for

Construction Engineering Inspection (CEI) Professional Continuing Services Contract
On a Consultant Service Authorization (CSA) Basis

Palm Beach County, Florida
Consultants interested in this project are required to furnish one bound hardcopy and one electronic version (PDF format on a USB flash drive) of their proposal no later than 4:00 P.M., September 1, 2026 with the following:

- 1) Letter of Interest (4 pages maximum – single sided, letter size paper) including reference to this Notice and a team summary table. Minimum font of 10 and minimum margins of 0.75" requested along with sufficient spacing within letter.
 - 2) GSA Forms SF-330, to include those personnel within your firm, or sub-consultants who have expertise in the following categories:
Prime Category: 10 (Roadway Construction Engineering Inspection (FDOT Prequalification in this category is required)
 - 3) A completed Prime Consultant Qualification Questionnaire
 - 4) A completed Sub-consultant Qualification Questionnaire (for each subconsultant)
 - 5) Copy of SBE Certificate(s) (Palm Beach County)
 - 6) OSBD Schedules 1 and 2
 - 7) Commercial Non-Discrimination Certification (for each consultant)
 - 8) Conflict of Interest Disclosure Forms (for each consultant)
 - 9) Prime Firm's Past SBE Participation Statement (optional)
- Relevant forms may be obtained by contacting the Roadway Production Division at 561-684-4150 or at**
<https://discover.pbcgov.org/engineering/roadwayproduction/Pages/Required-Roadway-Publications.aspx> or at
<https://discover.pbcgov.org/BusinessOpportunities>

Note: In accordance with Palm Beach County Code 2-351 through 2-358, **"Canoe of Silence"** hereby applies and shall be in effect as of the deadline to submit the proposal, bid, or other response to a competitive solicitation, and is defined as the prohibition on any communication, except for written correspondence, regarding a particular Request for Proposal, Request for Qualification, bid, or any other competitive solicitation between any person seeking to respond to the Request for Proposal, such competitive solicitation, and/or any County Commissioner or Commissioner's staff, or any employee authorized to act on behalf of the Commission to award a particular contract and shall terminate at the time the Board, or a County Department authorized to act on behalf of the Board, awards or approves a contract, rejects all bids or responses, or otherwise takes action which ends the solicitation.

The proposals should be sent to:
Holly B. Knight, P.E., Contracts Section Manager
Engineering and Public Works Department, Roadway Production Division
2300 N. Jog Road, Room 3W-33
West Palm Beach, FL 33411-2745

Pursuant to the Palm Beach County Code Section 2-80.20 – 2-80.40 (**SBD Ordinance**), the County will provide contracting opportunities for SBEs in the area of professional services pursuant to Section 287.055, Florida Statutes, as amended, known as the "Consultants' Competitive Negotiation Act" (CCNA). Responses will be evaluated based on the selection criteria set out in the County's PPMW CW-O-048 and the Affirmative Procurement Initiatives (APIs) determined by the County's Goal Setting Committee. The APIs for this solicitation are: 15% Minimum Mandatory SBE Participation and SBE Evaluation Preference (Ord. #2-80.24(2)(d) and 2-80.24(2)(c) Option 2)

If a mandatory SBE goal applies to this solicitation, then any proposal that fails to comply with the required goal shall be deemed non-responsive after the period allowed for waiver requests has lapsed. If a proposer is unable to provide a required waiver goal, sub-proposer shall submit a request for a waiver or partial waiver as part of the proposal package. Fillable pdfs of all SBD forms can be found on the OSBD website at <https://discover.pbcgov.org/HED/osbd/Pages/Documents.aspx>. Also, see the SBD Ordinance and Countywide PPM CW-O-043 for further information on the County's SBD Program.
Additional information pertaining to this notice can be obtained from:
<https://pbcvsssp.pbc.gov/vssprd/Advantage4>
or by emailing

ENG-RoadwayBids@pbc.gov
A Non-Mandatory Pre-Proposal Meeting will be held on Thursday, August 13, 2026 at 3:30p.m. at the Vista Center, Conference Room 3W-12, 2300 N. Jog Rd., West Palm Beach, FL 33411-2745. **Webex Option** - <https://pbcgov.webex.com/meet/Eng-RoadwayBids>. The purpose of the meeting is to provide a general overview of the anticipated scope of work and the anticipated typical section, and to respond to general questions about the project. It will be noted that the anticipated scope of work and typical section are not necessarily final and interested consultants are encouraged to consider other valid and appropriate options that may better suit the County's needs or reduce the project cost. Attendance at this pre-proposal meeting is highly recommended and strongly encouraged. To the extent you are unable to attend the pre-proposal meeting, you may request and obtain an audio recording of the meeting by contacting Palm Beach County Roadway Production Division at (561) 684-4150.
In addition, priority will be given to a proposal by an individual, as prime consultant or as a sub-consultant, desiring to provide architectural, engineering, landscape architectural, or surveying and mapping professional services to Palm Beach County must first be **FDOT Consultant Prequalified with the Florida Department of Transportation (FDOT)**, as qualified pursuant to law, and in accordance with the administrative procedures for awarding of consulting contracts adopted by Palm Beach County.

Proposers must register in the County's Vendor Self Service (VSS) at <https://pbcvsssp.pbc.gov/vssprd/Advantage4> in order to be awarded a County contract. If proposer intends to use subconsultants, proposer must also ensure that all subconsultants are registered as vendors in VSS. Firms responsible for the proposal must adjust team participation after the proposal due date. If a SBE team member withdraws before final selection, the respondent firm must submit a new Subconsultant's Questionnaire Form or new Schedules 1 and 2 and request a substitution from the County's Office of Small Business Development.

In accordance with F.S. 287.133 (2) (a), persons and affiliates who have been placed on the **convicted vendor list** may not submit bids, contract with or perform work (as a contractor, supplier, subcontractor or consultant) with any public entity (i.e. Palm Beach County) in excess of Ten Thousand Dollars (or such other amount as may be hereafter established by the Florida Division of Purchasing in accordance with F.S. 287.017) for a period of 36 months from the date of being placed on the convicted vendor list.
Prohibition against Considering Social, Political or Ideological Interests in Government Contracting – F.S. 287.057(1). Proposers are hereby notified of the provisions of section 287.057(1), Florida Statutes, as amended, that the County will not request documentation of or consider a Proposer's social, political, or ideological interests when determining if the Proposer is a responsible proposer. Proposers are further notified that the County's governing body may not give preference to a Proposer based on the Proposer's social, political, or ideological interests.

The County, in accordance with the provisions of **Title VI of the Civil Rights Act of 1964** (78 Stat. 252, 42 U.S.C. 85 2000d et seq.) and typical implementing regulations, hereby notifies all respondents that it will affirmatively ensure that any contract entered into pursuant to this advertisement, disadvantaged business enterprises will be afforded full and fair opportunity to submit proposals in response to this solicitation and will not be discriminated against on the grounds of race, color, or national origin in consideration for an award.

Any proposer may **protest a notification of recommended award** by submitting a written protest and bid to the Director of the Palm Beach County Procurement Department, 50 South Military Trail, West Palm Beach, FL 33415 within five (5) business days after the posting of the notification of recommended award by the Department.

After the notification of recommended award has been posted, any unsuccessful proposer may request **debriefing** from the Roadway Production Division at Engineering and Public Works Department, Roadway Production Division, 2300 N. Jog Road, Room 3W-33, West Palm Beach, FL 33411-2745.

Palm Beach County reserves the right to reject any or all responses; to waive any or all informalities and/or irregularities; to re-advertise with either an identical or revised scope, or to cancel the solicitation in its entirety.

This Notice given this 2nd day of August 2026.
Palm Beach County Engineering and Public Works Department
David L. Ricks, P.E., County Engineer
8/2, 8/9/26 #12517875

Public Notices

ON THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file and serve a claim or demand WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed

Govt Bids & Proposals

ADVERTISEMENT FOR BID

Sealed Bids will be received by the Board of County Commissioners, Palm Beach County, Florida, in the Office of Palm Beach County Engineering and Public Works Department, Roadway Production Division, located at 2300 North Jog Road, Third Floor Room 3W-33, West Palm Beach, Florida, 33411-2745, up to 2:00 P.M., local time, and opened in the First Floor Conference Room (VC-1E-58) on Tuesday, August 25, 2026, for furnishing all Materials, labor, Equipment and supplies necessary for the Construction of:

KIRK ROAD OVER LWDD L-11 CANAL- CULVERT REPLACEMENT
PALM BEACH COUNTY PROJECT NO. 2023502

All conditions and requirements for Bid submission, consideration, and award are contained in the Contract Documents, which are posted on the following Palm Beach County web site:

<https://pbcvsssp.pbc.gov/vssprd/Advantage4>
To review the Contract Documents for this project, go to the above URL and click on the project hyperlink. Contractors may then download and print the Contract Documents (Plans, Specifications, Excel Proposal Forms, check list "with required forms" and any other related documents).

Hard copy documents will be available at the Department for a non-refundable service fee of \$50.
The Contractor shall contact Palm Beach County Roadway Production Division at (561) 684-4150 in advance to arrange for hard copies.
All Bids shall be submitted in accordance with the Bid Documents, including but not limited to the General Provision Section 2 and accompanied by the documentation referenced therein.

The NON-MANDATORY Pre-Bid Meeting will be held on Thursday, August 6, 2026 at 2:30 P.M. in the Third Floor Main Conference Room (3W-12) in the Palm Beach County Building at 2300 North Jog Road, West Palm Beach, Florida.

Webex Option - <https://pbc.gov.webex.com/meet/Eng-RoadwayBids>. Attendance at this pre-bid meeting is not mandatory but is highly recommended and strongly encouraged. To the extent you are unable to attend the pre bid meeting, you may request and obtain an audio recording of the meeting by contacting Palm Beach County Roadway Production Division at (561) 684-4150.

The Board of County Commissioners reserves the right to reject any or all Bids. By order of the Board of County Commissioners, Palm Beach County, Florida.

ATTEST:
MICHAEL A. CARUSO, CLERK OF THE CIRCUIT COURT & COMPTROLLER
BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, a political subdivision of the State of Florida, by and through its Board of County Commissioners
BY: Sara Baxter, Mayor
7/26, 8/2/26 #12505287

Public Notices

ADVERTISEMENT FOR BID
Sealed Bids will be received by the Board of County Commissioners, Palm Beach County, Florida, in the Office of Palm Beach County Engineering and Public Works Department, Roadway Production Division, located at 2300 North Jog Road, Third Floor Room 3W-33, West Palm Beach, Florida, 33411-2745, up to 2:00 P.M., local time, and opened in the Third Floor Conference Room (3W-12) on Tuesday, September 1, 2026, for furnishing all Materials, labor, Equipment and supplies necessary for the Construction of:

MILITARY TRAIL & GOLF ROAD INTERSECTION IMPROVEMENTS PROJECT
PALM BEACH COUNTY PROJECT NO. 2021103

All conditions and requirements for Bid submission, consideration, and award are contained in the Contract Documents, which are posted on the following Palm Beach County web site:
<https://pbcvsssp.pbc.gov/vssprd/Advantage4>
To review the Contract Documents for this project, go to the above URL and click on the project hyperlink. Contractors may then download and print the Contract Documents (Plans, Specifications, Excel Proposal Forms, check list "with required forms" and any other related documents).

Hard copy documents will be available at the Department for a non-refundable service fee of \$50.
The Contractor shall contact Palm Beach County Roadway Production Division at (561) 684-4150 in advance to arrange for hard copies.

All Bids shall be submitted in accordance with the Bid Documents, including but not limited to the General Provision Section 2 and accompanied by the documentation referenced therein.

The NON-MANDATORY Pre-Bid Meeting will be held on Thursday, August 13, 2026, at 2:00 P.M. in the Third Floor Main Conference Room (3W-12) in the Palm Beach County Building at 2300 North Jog Road, West Palm Beach, Florida. **Webex Option** - <https://pbc.gov.webex.com/meet/Eng-RoadwayBids>. Attendance at this pre-bid meeting is not mandatory but is highly recommended and strongly encouraged. To the extent you are unable to attend the pre bid meeting, you may request and obtain an audio recording of the meeting by contacting Palm Beach County Roadway Production Division at (561) 684-4150.

The Board of County Commissioners reserves the right to reject any or all Bids. By order of the Board of County Commissioners, Palm Beach County, Florida.

ATTEST:
MICHAEL A. CARUSO, CLERK OF THE CIRCUIT COURT & COMPTROLLER
DAVID RICKS, P.E., COUNTY ENGINEER
BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, a political subdivision of the State of Florida, by and through its Board of County Commissioners
BY: Sara Baxter, Mayor
8/2, 8/9/26 #12517412

Public Notices

NOTICE OF PUBLIC SALE. Notice is hereby given that PODS Enterprises, LLC, located at 4816 Wallis Rd, West Palm Beach, FL 33415, will sell the contents of certain containers at auction to the highest bidder to satisfy a lien. Auction will be held online at www.StorageTreasures.com starting on August 20, 2026 and ending on August 27, 2026. Contents to be sold may include general household goods, electronics, office & business equipment, furniture, clothing and other miscellaneous property. Contents to be sold are stored by the following persons: Johnathon Milton (570833) - Recliner, Mattresses, Shelf and miscellaneous items.
August 2, 9 2026
LSAR0566237

Public Notices

ADVERTISEMENT FOR QUOTE/BID UNDER ANNUAL CONTRACT
Receipt of Sealed Quotes/Bids. Sealed Quotes/Bids under the County's Annual Contract for Electrical Services will be received by the Board of County Commissioners, Palm Beach County, Florida, until 2:00 p.m. on September 3, 2026, ("Quote/Bid Due Date") at Palm Beach County Facilities Development and Operations Department, Capital Improvements Division at 2633 Vista Parkway, West Palm Beach, Florida. The Quotes/Bids received by this time will be opened on September 3, 2026 at 2:00 p.m. at a public meeting at the above address. Only quotes/bids received from Qualified Contractors will be considered.

Annual Contract for Electrical Services
Project Number: P-2026-000096
Project Name: State Attorney Public Defender - Ballistic Window Film
Architect/Engineer of Record: N/A

General Description of the Project: The Work consists of: installing ballistic-resistant film on all first floor windows of the State Attorney's Office.
Invitation for Quote/Bid. All conditions and requirements for Quote/Bid submission, consideration, and award including SBE requirements and bonding requirements are contained in the Invitation for Quote/Bid and may be obtained by sending an email with the Project # in the subject line to: FDQ-CID-Bids@pbc.gov or call (561) 233-0261. Or, the Invitation for Quote/Bid (except for confidential building plans and/or drawings) may be downloaded from the County's on-line Vendor Self-Service (VSS) system at <https://pbcvsssp.pbc.gov/vssprd/Advantage4>. Confidential building plans and/or drawings may only be obtained by contacting FDQ-CID-Bids@pbc.gov or calling (561) 233-0261.

Mandatory Pre-Bid Conference. Bidders are required to attend a **Mandatory Pre-Bid Meeting** to be held on August 11, 2026, at 10:00 a.m. at the following location: 421 3rd Street, West Palm Beach, FL (meet at main entrance). The purpose of this pre-bid meeting will be to review the requirements for the project. **You must attend this meeting if you intend to bid this work.**

Qualification of Contractors. Qualification is required in order to bid for projects under this Annual Contract. A contractor may obtain a **Qualification Application for this Annual Contract by sending an email with the Project # in the subject line to: FDQ-CID-Bids@pbc.gov or call (561) 233-0261. Qualification applications may also be downloaded from the County's on-line Vendor Self-Service (VSS) system at <https://pbcvsssp.pbc.gov/vssprd/Advantage4>. The contractor must submit the Qualification Application at least 10 days before the Quote/Bid Due Date in order for its quote/bid to be considered.** Palm Beach County reserves the right to waive any bid irregularities, informalities, or technical deficiencies and to reject any and all quotes/bids.

ATTEST:
MICHAEL A. CARUSO, CLERK & COMPTROLLER
BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA
July 26, August 2, 2026 12497171

ADVERTISEMENT FOR QUOTE/BID UNDER ANNUAL CONTRACT

Receipt of Sealed Quotes/Bids. Sealed Quotes/Bids under the County's Annual Contract for Flooring Replacement will be received by the Board of County Commissioners, Palm Beach County, Florida, until 2:00 P.M. on **September 3, 2026**, ("Quote/Bid Due Date") at Palm Beach County Facilities Development and Operations Department, Capital Improvements Division at 2633 Vista Parkway, West Palm Beach, Florida. The Quotes/Bids received by this time will be opened on **September 3, 2026** at 2:00 p.m. at a public meeting at the above address. Only quotes/bids received from Qualified Contractors will be considered.

Annual Contract for Flooring Replacement
Project Number: 2023-044251
Project Name: Head Start Hattfield Fields - Flooring Replacement
Architect/Engineer of Record: N/A

General Description of the Project: Replace the flooring
Invitation for Quote/Bid. All conditions and requirements for Quote/Bid submission, consideration, and award including SBE requirements and bonding requirements are contained in the Invitation for Quote/Bid and may be obtained by sending an email with the Project # in the subject line to: FDQ-CID-Bids@pbc.gov or call (561) 233-0261. Or, the Invitation for Quote/Bid (except for confidential building plans and/or drawings) may be downloaded from the County's on-line Vendor Self-Service (VSS) system at <https://pbcvsssp.pbc.gov/vssprd/Advantage4>. Confidential building plans and/or drawings may only be obtained by contacting FDQ-CID-Bids@pbc.gov or calling (561) 233-0261.

Mandatory Pre-Bid Conference. Bidders are required to attend a **Mandatory Pre-Bid Meeting** to be held on August 12, 2026, at 10:00 a.m. at the following location: 421 3rd Street, West Palm Beach, FL (meet at main entrance in parking lot). The purpose of this pre-bid meeting will be to review the requirements for the project. **You must attend this meeting if you intend to bid this work.**

Qualification of Contractors. Qualification is required in order to bid for projects under this Annual Contract. A contractor may obtain a **Qualification Application for this Annual Contract by sending an email with the Project # in the subject line to: FDQ-CID-Bids@pbc.gov or call (561) 233-0261. Qualification applications may also be downloaded from the County's on-line Vendor Self-Service (VSS) system at <https://pbcvsssp.pbc.gov/vssprd/Advantage4>. The contractor must submit the Qualification Application at least 10 days before the Quote/Bid Due Date in order for its quote/bid to be considered.** Palm Beach County reserves the right to waive any bid irregularities, informalities, or technical deficiencies and to reject any and all quotes/bids.

ATTEST:
MICHAEL A. CARUSO, CLERK & COMPTROLLER
BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA
July 26, August 2, 2026 12507361

Public Notices

with the clerk.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is August 2, 2026.
August 2, 9 2026
LSAR0566571

Love the house.
Know the neighborhood.
Homes

Govt Bids & Proposals

Public Notices

NOTICE OF PUBLIC SALE. Notice is hereby given that PODS Enterprises, LLC, located at 4816 Wallis Rd, West Palm Beach, FL 33415, will sell the contents of certain containers at auction to the highest bidder to satisfy a lien. Auction will be held online at www.StorageTreasures.com starting on August 20, 2026 and ending on August 27, 2026. Contents to be sold may include general household goods, electronics, office & business equipment, furniture, clothing and other miscellaneous property. Contents to be sold are stored by the following persons: Engiell Pasha (41352BX, 77108XF), MARIA CORREA (129639BX); Robert Leland (8040B14); Andrei Abrashin (8111817).
August 2, 9 2026
LSAR0566209

ADVERTISEMENT FOR QUOTE/BID UNDER ANNUAL CONTRACT

Receipt of Sealed Quotes/Bids. Sealed Quotes/Bids under the County's Annual Contract for Electrical Services will be received by the Board of County Commissioners, Palm Beach County, Florida, until 2:00 p.m. on September 10, 2026, ("Quote/Bid Due Date") at Palm Beach County Facilities Development and Operations Department, Capital Improvements Division at 2633 Vista Parkway, West Palm Beach, Florida. The Quotes/Bids received by this time will be opened on September 10, 2026 at 2:00 p.m. at a public meeting at the above address. Only quotes/bids received from Qualified Contractors will be considered.

Annual Contract Electrical Services
Project Number: P-2025-000127
Project Name: Main County Courthouse – OTI Network Relocation
Architect/Engineer of Record: Johnson, Levinson, Ragan, Davila, Inc.

General Description of the Project: The Work consists of: replacing the OTI Network from the Government Center to the Main County Courthouse Basement

Invitation for Quote/Bid. All conditions and requirements for Quote/Bid submission, consideration, and award including SBE requirements and bonding requirements are contained in the Invitation for Quote/Bid and may be obtained by sending an email with the Project No. # in the subject line to: FDQ-CID-Bids@pbc.gov or call (561) 233-0261. Or, the Invitation for Quote/Bid (except for confidential building plans and/or drawings) may be downloaded from the County's on-line Vendor Self-Service (VSS) system at <https://pbcvsssp.pbc.gov/vssprd/Advantage4>. Confidential building plans and/or drawings may only be obtained by contacting FDQ-CID-Bids@pbc.gov or calling (561) 233-0261.

Mandatory Pre-Bid Conference. Bidders are required to attend a **Mandatory Pre-Bid Meeting** to be held on August 21, 2026, at 10:00 a.m. at the following location: 205 N Dixie Hwy, West Palm Beach, FL (meet at main entrance). The purpose of this pre-bid meeting will be to review the requirements for the project. **You must attend this meeting if you intend to bid this work.**

Qualification of Contractors. Qualification is required in order to bid for projects under this Annual Contract. A contractor may obtain a **Qualification Application for this Annual Contract by sending an email with the Project No. # in the subject line to: FDQ-CID-Bids@pbc.gov or call (561) 233-0261. Qualification applications may also be downloaded from the County's on-line Vendor Self-Service (VSS) system at <https://pbcvsssp.pbc.gov/vssprd/Advantage4>. The contractor must submit the Qualification Application at least 10 days before the Quote/Bid Due Date in order for its quote/bid to be considered.** Palm Beach County reserves the right to waive any bid irregularities, informalities, or technical deficiencies and to reject any and all quotes/bids.

ATTEST:
MICHAEL A. CARUSO, CLERK & COMPTROLLER
BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA
August 2, 9, 2026 12523566

Govt Public Notices

NOTICE OF CHANGES TO COMPREHENSIVE PLAN
OPCIN AND PLG AGENCIES TO REPLACE THE 1989 PALM BEACH COUNTY COMPREHENSIVE PLAN
PROPOSED TEXT CHANGES TO THE 1989 PALM BEACH COUNTY COMPREHENSIVE PLAN

In accordance with the requirements of Chapter 163, Part II, Florida Statutes, and other authority, the Palm Beach County Local Planning Agency (LPA), known as the Planning Commission, will hold a public hearing on the proposed amendments to the Palm Beach County Comprehensive Plan in Amendment Rounds 26-B2 and 27-A. The LPA will consider the amendments and make a recommendation to the Board of County Commissioners on the adoption of the amendments to the County's adopted Comprehensive Plan by ordinance.

Place: 1st Floor Hearing Room 1W-47, Planning, Zoning and Building Department, 2300 North Jog Road, West Palm Beach, Florida 33411
Date/Time: Friday, August 14, 2026, beginning at

ATTENDANCE RECORD

ATTENDANCE RECORD

Fiscal Year 2025-2026

	Roger Janssen (Chairperson) Term Exp.: 03.03.2029	Nick Mihelich (Vice Chairperson) Term Exp.: 08.21.2028	Brian Cheguis (Member) Term Exp.: 09.01.2027	Gregory Gabriel (Member) Term Exp.: 11.25.2028	Kim Do (Member) Term Exp.: 05.23.2028	Michael R. Bakst (Member) Term Exp.: 11.28.2026	Brian Laura (Member) Term Exp.: 02.28.2027	Veronica Barducci (1 st Alternate) Term Exp.: 06.05.2028
Oct. 08 – 25	C	C	C	C	C	C	C	C
Nov. 12 – 25	P	P	A	A	P	A	P	P
Dec. 10 – 25	C	C	C	C	C	C	C	C
Jan. 14 – 26	C	C	C	C	C	C	C	C
Feb. 11 – 26	P	P	P	P	P	P	P	A
Mar. 11 – 26	P	P	P	A	A	P	P	P
Apr. 8 – 26	P	P	P	P	A	P	P	P
May. 13 – 26	P	P	P	A	P	P	P	P
Jun. 10 – 26	C	C	C	C	C	C	C	C
Jul. 8 – 26	P	P	P	P	P	A	P	A
Aug. 12 – 26								
Sep. 09 – 26								
Present	6	6	5	3	4	4	6	4
Absent			1	3	2	2		2

ATTENDANCE RULES & PROCEDURES | Article V. Section 5: Attendance

- A. The absence of a member or alternate member from three (3) consecutive meetings without cause and the prior approval of the Chairperson shall be deemed cause for removal by the mayor. The City Urban Designer shall forward to the mayor the name of any member who has been absent without cause and the prior approval of the Chairperson from three consecutive meetings.
- B. Any member unable to attend a meeting must advise the City Urban Designer of such prior to the meeting. The absence of a member caused by a unique or unforeseeable event or occurrence shall be deemed with cause.
- C. The Recording Secretary shall notify the members when a member has been absent from two (2) or more consecutive meetings. The City Urban Designer shall also notify each member of his/her attendance record each year at the annual meeting.

MINUTES

MEETING MINUTES

July 08, 2026

Commission Chambers
401 Clematis Street | West Palm Beach, FL 33401

These minutes are a summary of the meeting events and may not reflect all discussion that occurred. Copies of the agenda, backup material and presentations may be obtained from the City of West Palm Beach Planning Division. Recordings of the meeting are available for review at www.youtube.com/WestPalmTV.

I. CALL TO ORDER / ROLL CALL / PLEDGE OF ALLEGIANCE

Chairperson Roger Janssen called the meeting to order at 9:00 am.

Ms. Jasmine Hodgson, Board Secretary, called the roll, and **it was determined that a quorum was present**, as depicted in the table below.

Board Members:	Present	Absent
Roger Janssen Chairperson	☒	☐
Nick Mihelich Vice Chairperson	☒	☐
Brian Cheguis Member	☒	☐
Gregory Gabriel Member	☒	☐
Kim Do Member	☒	☐
Sam Grace Member	☐	☒
Michael Bakst Member	☐	☒
Brian Laura 1 st Alternate	☒	☐
Veronica Barducci 2 nd Alternate	☐	☒

Staff Members Present at the hearing:
Chris Kimmerly, AICP Urban Design Planner
Claudia Ibaven City Urban Designer
Ana Maria Aponte Development Services Director
Melissa Anderson City Attorney (Board Attorney)
Jasmine Hodgson Administrative Assistant II (Board Secretary)

II. APPROVAL OF MINUTES

A. May 13, 2026

Mr. Brian Cheguis motioned to **APPROVE** the minutes from May 13, 2026.

Vice chair Nick Mihelich seconded the motion; the motion **PASSED 6-0**, as depicted in the table below.

Board Members:	Yes	No	Absent	Recused	Non-Voting
Roger Janssen Chairperson	☒	☐	☐	☐	☐

MEETING MINUTES

Board Members:	Yes	No	Absent	Recused	Non-Voting
Nick Mihelich Vice Chairperson	☒	☐	☐	☐	☐
Brian Chegus Member	☒	☐	☐	☐	☐
Gregory Gabriel Member	☒	☐	☐	☐	☐
Kim Do Member	☒	☐	☐	☐	☐
Sam Grace Member	☐	☐	☒	☐	☐
Michael Bakst Member	☐	☐	☒	☐	☐
Dr. Brian Laura 1 st Alternate	☒	☐	☐	☐	☐
Veronica Barducci 2 nd Alternate	☐	☐	☒	☐	☐

B. Agenda Amendment

Mr. Brian Chegus motioned to **APPROVE** the amended agenda for July 8th, 2026.

Vice chair Nick Mihelich seconded the motion; the motion **PASSED 6-0**, as depicted in the table below.

Board Members:	Yes	No	Absent	Recused	Non-Voting
Roger Janssen Chairperson	☒	☐	☐	☐	☐
Nick Mihelich Vice Chairperson	☒	☐	☐	☐	☐
Brian Chegus Member	☒	☐	☐	☐	☐
Gregory Gabriel Member	☒	☐	☐	☐	☐
Kim Do Member	☒	☐	☐	☐	☐
Sam Grace Member	☐	☐	☒	☐	☐
Michael Bakst Member	☐	☐	☒	☐	☐
Dr. Brian Laura 1 st Alternate	☒	☐	☐	☐	☐
Veronica Barducci 2 nd Alternate	☐	☐	☒	☐	☐

III. REPORT FROM THE CITY URBAN DESIGNER

Claudia Ibaven, City Urban Designer, gave her thanks on behalf of staff for Samuel Grace's contribution to the board as he has now formally resigned.

IV. REMARKS BY THE CHAIRPERSON

Chairperson Roger Janssen made no remarks today.

V. DECLARATION OF EX-PARTE COMMUNICATION

Board Members:	Ex-Parte Communication
Roger Janssen Chairperson	None
Nick Mihelich Vice Chairperson	None
Brian Chegus Member	None

MEETING MINUTES

Board Members:	Ex-Parte Communication
Gregory Gabriel Member	None
Kim Do Member	None
Sam Grace Member	Absent
Michael Bakst Member	Absent
Dr. Brian Laura 1 st Alternate	None
Veronica Barducci 2 nd Alternate	Absent
* Form 8B: Memorandum of Voting Conflict for County, Municipal, and Other Local Public Officers, is attached.	

VI. PUBLIC HEARING

A. SWEARING IN OF THE SPEAKERS

Ms. Jasmine Hodgson, Board Secretary, swore in everyone who wished to speak on the cases on the agenda.

C. CONTINUED CASES

D. NEW CASES

1. TDR Case No. 26-03 (DMP-000459-2026):

A request by Lauren Thomas of Touchstone Webb Realty, on behalf of Liudmila Shpyrko and 400 Hibiscus Acquisitions, LLC for the transfer of development rights (TDRs) from the sending property of 900 10th Street to the receiving property of 400 Hibiscus Street.

Lauren Thomas gave a presentation on this case on behalf of the applicant.

The board had no questions.

Mr. Brian Chegus made a motion to **APPROVE** TDR Case No. 26-03.

Vice Chair Nick Mihelich seconded the motion; the motion was **APPROVED** (6-0), as depicted in the table below.

Board Members:	Yes	No	Absent	Recused	Non-Voting
Roger Janssen Chairperson	☒	☐	☐	☐	☐
Nick Mihelich Vice Chairperson	☒	☐	☐	☐	☐
Brian Chegus Member	☒	☐	☐	☐	☐
Gregory Gabriel Member	☒	☐	☐	☐	☐
Kim Do Member	☒	☐	☐	☐	☐
Sam Grace Member	☐	☐	☒	☐	☐
Michael Bakst Member	☐	☐	☒	☐	☐
Dr. Brian Laura 1 st Alternate	☒	☐	☐	☐	☐
Veronica Barducci 2 nd Alternate	☐	☐	☒	☐	☐

MEETING MINUTES

2. **DAC Case No. 26-02:**

A city-initiated request for the rezoning of the property located at 917 N Flagler Drive from the Providencia Park District-Residential (PPD-R) subdistrict to the Loftin District-5 (LD-5) subdistrict in the Downtown Master Plan ("DMP").

Location: The subject property, consisting of ± 1 acre, is within Commission District 3 - Commissioner Christy Fox.

3. **Planning Board Case Nos. 934E and 934F:**

A request by Shutts and Bowen, LLP, on behalf of Myers Auto Group, LLC, for the approval of the following:

PB Case No. 934E (FLU-25110010): A Future Land Use Map Amendment from a Commercial (C) Future Land Use designation to Urban Central Business District (UCBD); and

PB Case No. 934F (DMP-000391): A Rezoning from a General Commercial (GC) zoning designation to the Okeechobee Business District-5 (OBD-5) sub-district within the Downtown Master Plan.

Location: The subject site is comprised of three parcels with an approximate area of ± 2.466 acres and is generally located at 420 Okeechobee Boulevard and 915 South Dixie Highway, within Commission District 5 - Commissioner Stephen Sylvester.

4. **Planning Board Case No. 2038:**

A city-initiated text amendment to Element 12 – Downtown Master Plan of the City's Comprehensive Plan, and maps amendments to Map 2 – Generalized Future Land Use (2050), and Map 8-Coastal High Hazards Areas of the Comprehensive Plan Map Series to update new conditions since the last Master Plan update adopted in 2007 and to change boundaries.

The subject amendments apply to the Downtown Master Plan boundary within Commission District No. 3 – Commissioner Christy Fox and Commission District 5 - Commissioner Stephen Sylvester.

5. **CRC Case No. 26-03A:**

A city-initiated request for a text amendment to Chapter 94 – Zoning and Land Development Regulations, Article IV.-Downtown Master Plan Urban Regulations to update the zoning regulations that are applicable to the Okeechobee Business District in relation to the properties generally located at 420 Okeechobee Boulevard and 915 South Dixie Highway.

The subject amendments apply to the Downtown Master Plan boundary within Commission District No. 3 – Commissioner Christy Fox and Commission District 5 - Commissioner Stephen Sylvester.

Mr. Brian Cheguis made a motion to **CONTINUE** DAC Case No. 26-02, Planning Board Case Nos. 934E and 934F, Planning Board Case No. 2038 and CRC Case No. 26-03A.

Vice Chair Nick Mihelich seconded the motion; the motion was **APPROVED** (6-0), as depicted in the table below.

Board Members:	Yes	No	Absent	Recused	Non-Voting
Roger Janssen Chairperson	☒	☐	☐	☐	☐
Nick Mihelich Vice Chairperson	☒	☐	☐	☐	☐
Brian Cheguis Member	☒	☐	☐	☐	☐
Gregory Gabriel Member	☒	☐	☐	☐	☐

MEETING MINUTES

Board Members:	Yes	No	Absent	Recused	Non-Voting
Kim Do Member	☒	☐	☐	☐	☐
Sam Grace Member	☐	☐	☒	☐	☐
Michael Bakst Member	☐	☐	☒	☐	☐
Dr. Brian Laura 1 st Alternate	☒	☐	☐	☐	☐
Veronica Barducci 2 nd Alternate	☐	☐	☒	☐	☐

E. CODE REVISION CASES

VII. UNFINISHED BUSINESS

VIII. NEW BUSINESS

IX. OTHER BUSINESS

PUBLIC COMMENT HELD FOR THE CONTINUED CASES OF THIS AGENDA.

X. ADJOURNMENT

Chairperson Roger Janssen adjourned the meeting at 10:20am

Please be advised the minutes are not verbatim. A recording of the meeting may be requested through the City of West Palm Beach City Clerk’s office at 822-1210. There is a fee.

This signature is to attest that the undersigned is the Chairperson, or designee, of the **Downtown Action Committee** and that the information provided herein is the true and correct minutes for the **July 08, 2026**, meeting of the **Downtown Action Committee**, dated this _____ day of _____, 2026.

Chairperson (or designee)

NEW CASES

CITY OF WEST PALM BEACH DOWNTOWN ACTION COMMITTEE

Meeting Date: August 12, 2026

Transfer of Development Rights

TDR Case No. 26-04 (DMP-000498-2026)

Sending Site: West Palm TDRs, LLC

Receiving Site: 251 N. Narcissus Avenue



I. Requests

A request by Matthew Barnes of Urban Design Studio, on behalf of Narcissus Owner, LLC for the transfer of development rights (TDRs) from the sending TDR Bank of West Palm TDRs, LLC to the receiving property of 251 N. Narcissus Avenue ‘The Ben Hotel’.

The subject property is $\pm$ 0.57 acres and is within Commission District No. 3 – Commissioner Christy Fox.

II. TDR Program

The intent of the TDR program is to use market forces to pay for the preservation of historic buildings and for the creation of new public open space. It allows developers to acquire rights that can be used to increase development potential at a more suitable location. The program allows property owners to realize financial compensation that redeveloping the property could bring without losing the structures or open spaces that make West Palm Beach a unique place. The TDR

program shall apply to qualified properties located within the Downtown Master Plan (DMP) area. A property is deemed qualified if it is designated as an eligible sending site or receiving site on Figure IV-35 (see **Attachment I**).

III. Sending Site

The banking of TDRs is permitted pursuant to the City of West Palm Beach Zoning and Land Development Regulations Article IV, Section 94-132. West Palm TDRs LLC, owns and controls 84,777 square feet of TDRs which was facilitated through the Certificate of Transfer No. 22-04 heard by the Downtown Action Committee on March 9, 2022. This transfer involved 84,777 square feet of landmark development rights transferring from 809 South Flagler Drive (First Church of Christ, Scientist) to the TDR Bank of West Palm TDRs, LLC.

The subject TDR Bank is only transferring a small portion, 5,342 square feet, as part of this application.

IV. Receiving Sites

Matthew Barnes of Urban Design Studio, on behalf of Narcissus Owner, LLC had submitted to the City an application for a Minor Site Plan Amendment for the 251 N. Narcissus Avenue ‘The Ben Hotel’ property. The minor amendment included renovations to the building, extending and enclosing ground floor and rooftop spaces for the existing restaurant and rooftop bar onsite, enclosing several parking spaces to house expanded back-of-house services, and to install mechanical parking stackers/lifts to offset the lost spaces. The result of these renovations provides a net square footage increase of 5,342 square feet.

The original site plan approval required the transfer of development rights to go from the base Flagler Waterfront District – 5 (FWD-5) zoning with an FAR of 2.75, to that of the TDR Incentive Zoning, Flagler Waterfront District 5-8 (FWD 5-8) which permits a maximum FAR of 3.75. The entire site plan approved in 2017 contains The Oversea Apartments (290 N Olive Ave.), The Ben Hotel (251 N Narcissus Ave.), Elizabettas Restaurant (185 Banyan Blvd.), and the Public Open Space of (255 N Flagler Dr.); the entire project encompasses 443,361 square feet.

The 251 N. Narcissus Avenue property is designated as a receiving site of the FWD 5-8 district within Figure IV-35 (**ATTACHMENT I**). With the subject transfer, the total square footage onsite will increase to 448,703 square feet, for a total FAR of 2.87; which is well within the (FWD 5-8) incentive zoning district limits.

V. Recommendations

Staff recommends APPROVAL:

Based upon the findings for the Transfer of Development Rights Case No. 26-04 a transfer of 5,342 square feet from TDR Bank of West Palm TDRs, LLC to the receiving site of 251 N. Narcissus Avenue, meets all of the standards as prescribed by Article IV: Downtown Master Plan Urban Regulations; Section 94-132: Transfer of Development Rights Program of the Zoning and Land Development Regulations.

VI. Conclusion

Staff finds that the proposed Transfers of Development Rights are in accordance to Article IV Sec. 94-132.

Prepared and respectfully submitted by:



Chris Kimmerly, AICP
Principal Planner

GRANTING – Transfer of Development Rights

I move that the Downtown Action Committee **APPROVE** the Transfer of Development Rights TDR Case No. 26-04 as listed in the staff report dated August 12, 2026, as follows:

- a. The transfer of 5,342 square feet from TDR Bank of West Palm TDRs, LLC to the receiving site of 251 N. Narcissus Avenue, pursuant to the requirements of Section 94-132.

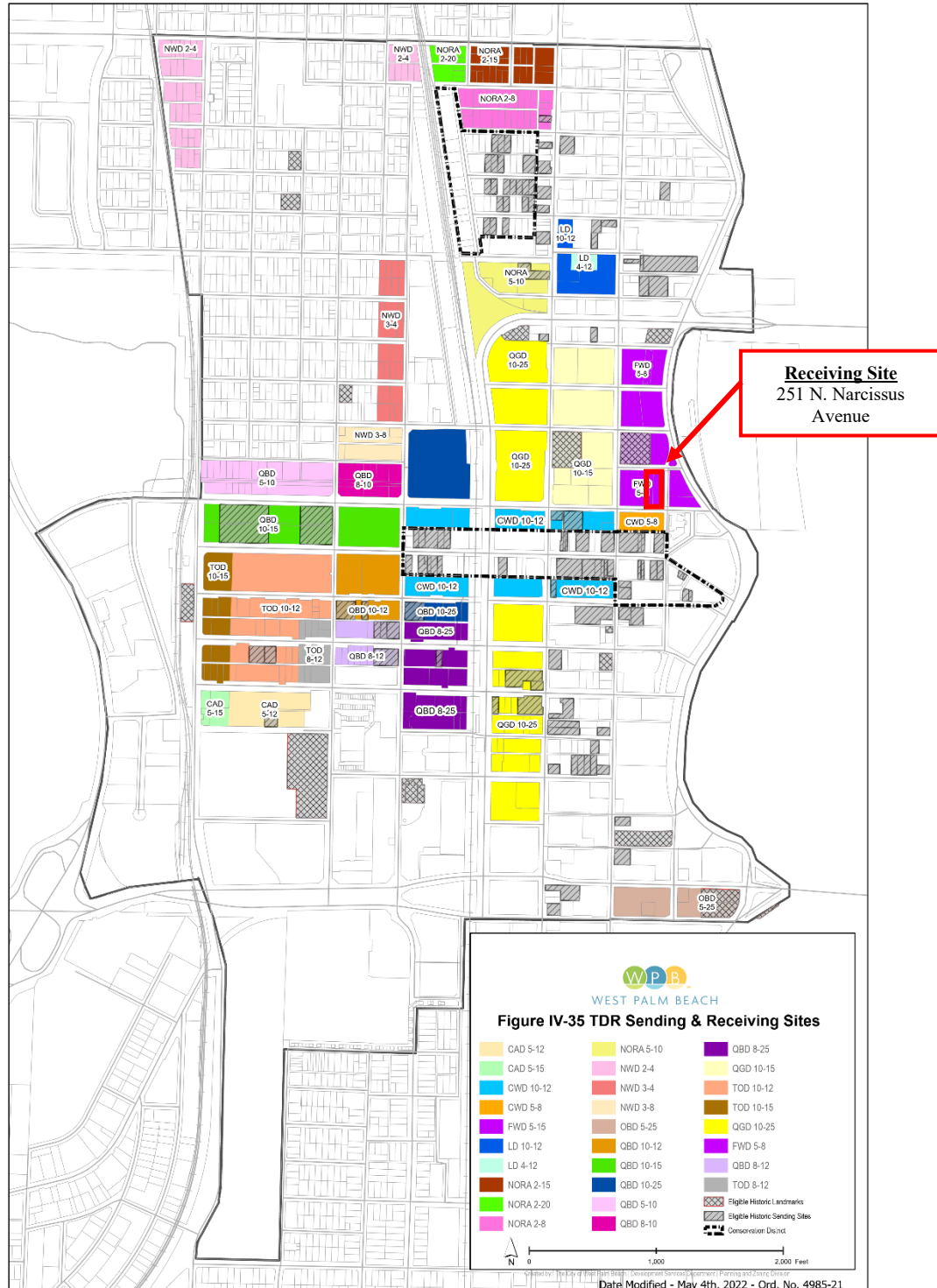
DENYING – Transfer of Development Rights

I move that the Downtown Action Committee **DENY** the Transfer of Development Rights TDR Case No. 26-04 as listed in the staff report dated August 12, 2026.

The motion is based upon a determination that the testimony presented at this hearing along with the application submitted indicates that the applicant has not presented a preponderance of the competent, substantial evidence of record that the request satisfies all of the criteria required by the City of West Palm Beach Zoning and Land Development Regulations, Article IV, Section 94-132.

ATTACHMENT I

Zoning Atlas Figure 4 - TDR Sending & Receiving Sites



THE BEN HOTEL

JUSTIFICATION STATEMENT

Request: Minor Site Plan Amendment, Transfer of Development Rights

Submittal: June 9, 2026



Urban Design
Land Planning
Landscape Architecture

Overview of Request & Property Introduction

On behalf of Narcissus Owner, LLC ("Applicant"), a subsidiary of Related Ross ("Related"), Urban Design Studio ("UDS") submits this application for a minor site plan amendment and a Transfer of Development Rights ("TDR") for proposed renovations and improvements to the Ben Hotel located at 251 N. Narcissus Avenue (the "Hotel Property").¹ The Ben Hotel and the Hotel Property were constructed as part of a larger property that includes the Oversea Apartments,² the building that houses Elisabetta's Ristorante³ and the open space to the north of Elisabetta's and east of the Hotel Property.⁴ The site plan and zoning approval for the Hotel Property includes all of the aforementioned buildings and land areas, referred to herein as the "Overall Property."

The proposed renovations and improvements consist of the following:

1. Enclosing the outdoor seating area of the first floor restaurant at the NE corner of the Hotel.
2. Enclosing nine (9) parking spaces on the first floor of the parking garage for expansion of the back of house ("BOH") operations for the Hotel.
3. Adding nine (9) mechanical parking stacking systems on the ground floor of the parking garage in order to make up for the nine spaces removed.
4. Converting the luggage storage area on the first floor to an operations support space.
5. Enclosing the open-air rooftop bar and restaurant area.

Applicant has signed and submitted the City's Waiver of Statutory Time Limits document so that the City's sufficiency review periods is waived and this application will proceed to plan review.

Background

The Overall Property and Hotel Property are located within the Downtown Master Plan ("DMP") and it is currently designated Urban Central Business District ("UCBD") on the Future Land Use Map ("FLUM") with a compatible Flagler Waterfront District-5 (FWD-5) zoning district.

When the City approved the site plan for the Overall Property on November 15, 2017 (Formal Site Plan Review No. 17-09, Z17020026), the Downtown Action Committee ("DAC") also issued DAC Order, DAC 17-01 on July 12, 2017 for the transfer of 13,418 square feet of development rights via the TDR system

¹ PCN: 74-43-43-22-46-002-0000

² PCN: 74-43-43-22-46-001-0000

³ PCN: 74-43-43-22-00-005-0020

⁴ PCN: 74-43-43-22-00-005-0010

for the project. As noted in the letter from the City dated November 15, 2017, this was based on a total floor area for the project of 443,361 square feet.

Surrounding Uses

- **East:** The eastern boundary of the Site is boarded by North Flagler Drive, a public right-of-way. Across Flagler Drive, at 210 North Sapodilla Avenue, is the parking lot for the Palm Harbour Marina. This property has a UCBD FLU designation and compatible City Center Lake Front (CC2) zoning designation.
- **North:** The northern boundary of Site is boarded by 2nd Street, a public right-of-way. Across 2nd Street at 310 North Olive Avenue is the St. Ann Catholic Church. This property has a UCBD FLU designation and a compatible FWD-5 zoning designation, the same as the Overall Property.
- **South:** The southern boundary of the Site is boarded by Banyan Blvd, a public right-of-way. Across Banyan Blvd on the west side of Narcissus Avenue is a City-owned parking garage and on the east side of Narcissus Avenue is a mixed-use building at 101 North Clematis Street. These properties have a UCBD FLU designation and compatible FWD-5 zoning designation, the same as the Overall Property.
- **West:** The west boundary of the Site is boarded by North Olive Avenue, a public right-of-way. Across North Olive Avenue is the parking garage for the Palm Beach County downtown governmental offices and a four-story office building. All of the properties to the west have a UCBD FLU designation and compatible QGD-10 zoning designation.

Project

No changes to the Oversea Apartments, Elisabetta's Ristorante or City-owned open space are proposed. The changes are limited to the Ben Hotel and a small portion of the parking garage abutting the Ben Hotel.

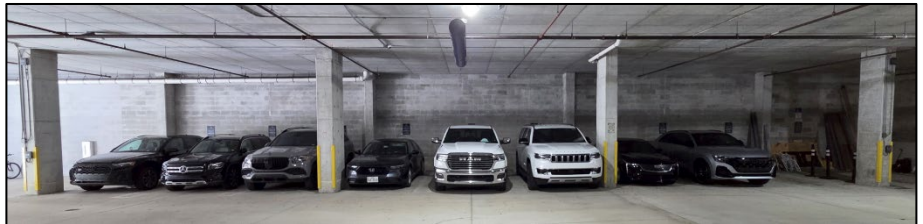
First Floor Enclosure of Restaurant

This area of the first floor was shown as counting towards the floor area ratio ("FAR") in the approved plans. The proposed enclosure extends slightly further out than what the existing limits of the area includes as FAR. On the north façade the new wall extends 2'-9" further out and on the east façade the new wall extends 5'-0" further out, resulting in a net increase of 147 square feet of FAR. Elevations of north and east facades have been submitted. The new walls will match the existing white stucco and the new glazing will match the clear vision glazing elements of the Hotel Building. A picture of this space is to the right.



Enclosure of Nine Parking Spaces for Expansion of Hotel BOH

In order to better serve the BOH operations for the Hotel, the nine parking spaces immediately west of and abutting the existing BOH area for the Hotel will be enclosed and built-out as part of the first floor of the Hotel. These nine spaces (pictured to the right) are currently designated for the exclusive use of the Hotel. All of the parking spaces in the garage are designated for specific users of the Overall Property and the garage is valet-only, no self-parking is allowed. Creating this enclosed space will add 1,354 square feet of floor area to Hotel Building.

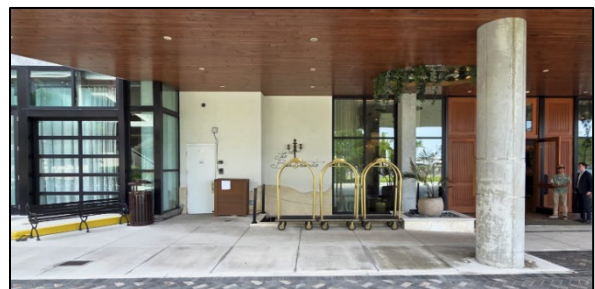


Adding Nine Mechanical Parking Stacking Systems

So that there is no net loss of total parking spaces provided in the parking garage, nine mechanical parking stacking systems will be added in the first floor of the parking garage. Details and specifications of the proposed mechanical lifts have been submitted. As mentioned previously, the garage is valet-only, no self-parking is allowed. Therefore, the mechanical parking systems will only be operated by the valet parkers who are trained to use the system. The area where the mechanical parking systems will be added are for the exclusive use of the Hotel.

Converting the Luggage Storage Area to an Operations Support Space

The existing luggage storage area to the left of the main lobby door of the hotel (see picture to the right) will be reconfigured and converted into an operations support space that will enhance the guest experience. The new space will be an area where bellhops can store luggage carts rather than storing the carts outside as they currently are. The modifications involve a slight expansion of the space by 98 square feet.



Enclosure of the Rooftop Bar and Restaurant

Currently the rooftop bar and restaurant area is open-air with a mix of different permanent roofed areas, see photo to the right. Due to prevailing wind patterns, the experience in the open-air bar and restaurant area at certain times of the year can be very difficult for guests and servers and sometimes the area has to be shut down completely. In order to ensure year-round use and enjoyment of this area Related proposes to enclose it with operable glass walls that can be opened and closed depending on the weather conditions. This area was not included as FAR in the approved plans. Enclosing this area will add 3,743 square feet of FAR to the Hotel Building.



Transfer of Development Rights

In total, the proposed renovations will add 5,342 square feet of FAR to the Hotel Building, bringing the total FAR of the Hotel Building up to 151,345 square feet. In addition to the site plan amendment application, Applicant has filed an application for an additional Transfer of Development Rights to the Overall Property. As previously explained, 13,418 square feet of TDRs were transferred to the Overall Property via DAC Order 17-01. This amount of TDRs transferred to the Overall Property was based on a total FAR of 443,361 square feet.

Applicant, through its subsidiary company West Palm TDRs LLC, owns and controls 84,777 square feet of TDRs as certified by the City via Certificate of Transfer No. 22-04 (the "TDR Certificate"), a copy of which has been uploaded with the application materials. The TDR Certificate approved sending 84,777 square feet of TDRs from 809 South Flagler Drive (the "Sending Site") to West Palm TDRs LLC, (the "TDR Bank") a company controlled by Related. Applicant is requesting to use 5,342 square feet of TDRs from the TDR Bank for the proposed improvements to the Hotel Property. This would leave 79,435 square feet of TDRs in the TDR Bank.

The transfer of 5,342 square feet of TDRs to the Overall Property would bring the total FAR of the Overall Property up to 448,703 square feet, which equals an FAR of 2.87. The FWD-5 district allows FAR up to 3.75 with incentives (TDRs). Therefore, the Project complies with the maximum FAR using incentives.

Standards for Code Compliance

The following identify the applicable standards for the proposed site plan application. The standard is first noted, following by a response. The facts set forth above are incorporated by reference.

Sec. 94-35(c) – Site Design Qualitative Development Standards

Pursuant to ZLDR Section 94-35(c), the proposed development complies with the Site Design and Qualitative Development Standards as described below.

1. *Harmonious and efficient organization.* All elements of a plan shall be organized harmoniously and efficiently in relation to topography, the size and type of the property affected, the character of adjoining property, and the type and size of buildings. The site will be developed in a manner that will not impede the normal and orderly development or improvement of surrounding property for uses permitted in this chapter.

Response: The Project does not change the fundamental nature of the existing Ben Hotel and adjoining Oversea Apartments and Elisabetta's Ristorante. The Project does not impeded the development of surrounding property.

2. *Preservation of natural conditions.* The landscape shall be preserved in its natural state, to the degree practical, by minimizing tree and soil removal and by other appropriate site planning techniques. Terrain and vegetation shall not be disturbed in a manner likely to increase significantly either wind or water erosion within or adjacent to a development site.

Response: The Project is a developed site and it will not alter any existing landscaping.

3. *Screening and buffering.* Fences, walls, or vegetative screening shall be provided where needed to protect residents and users from undesirable views, lighting, noise or other adverse off-site effects and to protect residents and users of off-site development from on-site adverse effects.

Response: The Project is a developed site and it will not alter any existing walls or landscaping.

4. *Enhancement of residential privacy.* The site plan shall provide reasonable visual and auditory privacy for all dwelling units located within and adjacent to the site. Fences, walks, barriers and vegetation shall be arranged to protect and enhance the property and to enhance the privacy of occupants.

Response: The Project does not alter the existing conditions such that it changes anything regarding the privacy of adjacent residential units.

5. *Emergency access.* Structures and other site features shall be arranged to permit access by emergency vehicle to all buildings.

Response: The Project does not alter existing, permitted access for emergency vehicles.

6. *Access to public ways.* All buildings, dwelling units and other facilities shall have safe and convenient access to public rights-of-way and/or other areas dedicated to common use.

Response: The Project does not alter existing, permitted access to abutting rights-of-way.

7. *Pedestrian circulation.* When residential uses are included, a pedestrian circulation system shall be provided that is separated to the extent possible from the vehicular circulation system and that at a minimum shall conform to sidewalk standards of the city.

Response: None of the proposed changes negatively affect the existing pedestrian circulation system.

8. *Design of access and egress drives.* The location, size, and numbers of access drives to a site will be arranged to minimize any negative impacts on public and private ways and on adjacent private property. Traffic improvements shall be provided where they will significantly improve safety for vehicles and pedestrians.

Response: None of the proposed changes affect the location, size or number of existing access drives to the Overall Property.

9. *Coordination of on-site circulation with off-site circulation.* The arrangement of public or common ways for vehicular and pedestrian circulation shall be coordinated with the pattern of existing or planned streets and pedestrian or bicycle pathways in the area.

Response: None of the proposed changes alter on-site or off-site circulation.

10. *Design of public rights-of-way.* Public streets and rights-of-way within a site shall be designed for maximum efficiency. They shall occupy no more land than is required to provide access, nor shall they unnecessarily fragment development into small blocks. Large developments containing extensive public rights-of-way shall provide a road network with local streets which provide direct access to individual parcels and other streets which provide no or limited direct access to individual parcels.

Response: None of the proposed changes affect existing public rights-of-way.

11. *Stormwater control.* Appropriate measures shall be taken to ensure that removal of stormwater will not adversely affect neighboring properties or the public storm drainage system. Provisions shall be made for the construction of facilities, including grading, gutters, piping and the treatment of turf, to accommodate stormwater and to prevent erosion and the formation of silt.

Response: None of the proposed changes affect the existing stormwater management system.

12. *Exterior lighting.* Exterior lighting shall not interfere with the quiet enjoyment of adjacent properties or the safety of public rights-of-way.

Response: None of the proposed changes affect the existing exterior lighting system.

13. *Protection of property values.* All elements of a site plan shall be arranged to have minimal negative impact on the property values of adjoining property.

Response: None of the changes will negatively affect property values. To the contrary, the investment into the Ben Hotel will ensure it remains a competitive hotel in the downtown market, thus stabilizing or increasing property values.

14. *Consideration of future development.* Site plan reviews performed pursuant to this section shall consider existing and likely future development adjacent to the site.

Response: Acknowledged. The proposed improvements do not impact future development of any surrounding property.

Because the Hotel Property and Overall Property are within the boundaries of the Flagler Waterfront District and the Project seeks to utilize the TDR incentive program, the Project is subject to special review by DAC.⁵ The standards for special review by DAC are in Sec. 94-54.b.2, also listed below.

- a. *Relationship of building to site and surroundings.* The proposed development should be designed in consideration of a three-dimensional context that includes surrounding private properties and public realm. The effects of the proposed building scale and form on adjacent streets, neighboring properties, and the overall development of the district in which it is located, shall be assessed to ensure any possible negative impacts are minimized.

Response: The proposed improvements do not change the relationship of the existing building to the site and surroundings. The enclosure of the first floor restaurant space will maintain the transparency requirements.

- b. *Circulation and traffic flow.* The proposed development should promote pedestrian circulation by providing attractive, safe and comfortable paths of travel. Vehicular circulation should be efficient and limit impacts to pedestrian movement around and through the site. Vehicular circulation should not detract from the active uses occurring on-site or on adjacent sites.

Response: The proposed improvements do not alter the existing circulation and traffic flow patterns of the site.

- c. *Building design.* While architectural style should not be restricted, the proposed development should be evaluated based upon the quality and execution of the design, as well as its relationship to surrounding buildings. The architectural elements chosen should be consistent across the entire development. Consistency will be determined based upon mass, bulk, proportion, fenestration, and rhythm of building elements when reviewed together and as separate elements.

⁵ ZLDR Article II. Sec. 94-54.b.1.d and g.

Response: The Project includes only minimal modifications to the exterior façades. All new wall assemblies and fenestration will be designed to match the existing materials and architectural character. Proposed solid wall areas will be finished with white stucco, while all glazing and spandrel panels will be provided with tints, finishes, and treatments consistent with the existing façade system.

- d. *Public realm.* The proposed development should enhance the quality of the public realm. Enhancement may be determined based upon the provision of open space, public amenities, landscaping, or a building design with features which contribute to the viability and attractiveness of the public realm. The public realm space should be integrated with the building site plan in a way that not only fully incorporates surrounding pedestrian circulation at the ground level, but also allows visual interaction with the floors above the ground level.

Response: The proposed improvements do not alter the existing public realm.

We look forward to working with City staff on this project. Based on the above and the application documentation, Applicant respectfully requests the approval of the proposed Minor Site Plan Amendment and Transfer of Development Rights. The request complies with all applicable standards.

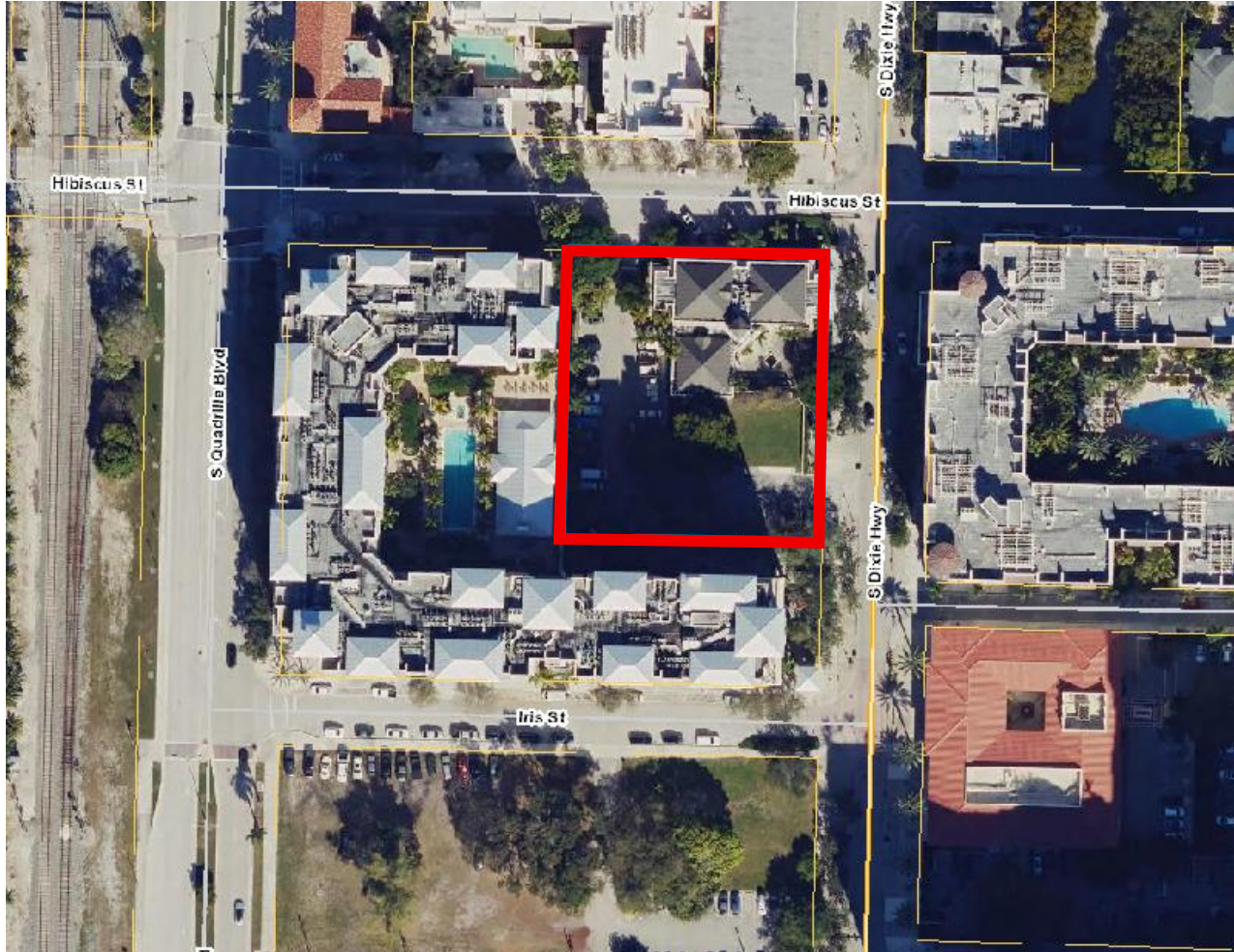
In the event you have any questions or require any additional information, please contact Matthew Barnes (mbarnes@udsflorida.com) or call 561.366.1100.

Sincerely,



Matthew Barnes, AICP
Senior Project Manager

CITY OF WEST PALM BEACH DOWNTOWN ACTION COMMITTEE
Meeting Date: August 12, 2026
Formal Site Plan Review No. 25-05 (DMP-000394-2025)
DAC Special Review



Location Aerial of Subject Property Outlined in Red

I. REQUEST

A request by Valentina Broglia & Lentzy Jean-Louis from Urban Design Studio, on behalf of 400 Hibiscus Acquisitions, LLC for a Formal (Level II) Site Plan Review and Downtown Action Committee (DAC) Special Review pursuant to Section 94-54(b).(2.), to develop a 22-story (298' high) mixed-use high rise containing (88) dwelling units, 11,349 square feet of commercial/retail space, with four levels of structured parking, totaling 183 spaces. The project is within the Quadrille Garden District 10-25 (QGD 10-25) Incentive Subdistrict utilizing the Transfer of Development Rights (TDRs) program.

Location: The subject property, consisting of $\pm$ 0.85 acres, is generally located at 400 Hibiscus Street within Commission District 3 - Commissioner Christy Fox.

II. RECOMMENDATIONS

Regarding the Special Review by the Downtown Action Committee (DAC), staff recommend **APPROVAL with Conditions** based on the findings that the petition MEETS the Special Review Standards as indicated by Section 94-54 (b.)(2.) of the Zoning and Land Development Regulations (ZLDRs). The conditions shall include the following:

1. Starting one year from the issuance of the Certificate of Occupancy (CO) for the project, the developer/owner shall provide the City's Traffic and Mobility Department and Planning Division with an annual report documenting the project's valet operations. Should the valet activity result in observable or reported traffic and circulation issues surrounding the property, the City reserves the right to revoke the valet operations permit or request the developer/owner to modify operations.
2. Prior to building permit issuance, the developer/owner shall work with Planning Division Staff to include additional screening details for all garage openings and non-active facades along the podium. Garage facades shall include crash barriers or opaque screening at a minimum height of 36" to obstruct vehicle headlights from projecting onto the neighboring properties. Non-active portions of the podium shall include a combination of at least two distinct architectural features or treatments; including but not limited to facade articulation, living green walls, planters, modified fenestration patterns, a change in materials, louvers, or other architectural elements to screen and/or breakup the facades, and to enhance the view from the adjacent properties.

III. BACKGROUND

On November 11, 2023, Valentina Broglia, of Urban Design Studio, on behalf of 400 Hibiscus Acquisitions, LLC, submitted a formal Level II Site Plan Review application for the construction of a new 22-story (296' high) 88-unit residential mixed-use project on the 0.85 acres (37,146 square feet) property generally located at 400 Hibiscus Street, at the southwest corner of the intersection between South Dixie Highway and Hibiscus Street. The proposed project site is currently occupied by a single low-rise (2 to 3-story) 11,934 square foot commercial office building, which formerly housed the Arthritis Foundation, and includes a small surface parking lot.

The proposed project is identified as a TDR Incentive Receiving Site and located within the Quadrille Garden District (QGD 10-25) incentive subdistrict, which is permitted a maximum height of 25 stories (or 308' whichever is less) of residential and commercial uses with a maximum Floor Area Ratio (FAR) of 5.5 (**ATTACHMENT I & II – DOWNTOWN ZONING DESIGNATIONS**). The regulation that governs the subject TDR Incentive Receiving Site was adopted in 2009 through Ordinance No. 4214-09 and subsequently amended by Ordinance No. 4547-15 and Ordinance No. 4958-21. The TDR program found under Sec. 94-132 of the ZLDRs requires the applicant to acquire and transfer development rights (TDRs) from historic structures. The TDRs are an incentive process, where the city gains the designation, protection, and

restoration/renovation of historic structures within the City, known as ‘sending sites’ and those structures are then allowed to sell off their unused capacity to other projects downtown within designated ‘receiving’ sites, thus allowing the receiving site to achieve the higher incentive development capacity (increase in height and FAR). To date, the applicant has already begun the transfer process and amassed a total of 81,997 square feet of TDRs from the following properties and cases:

TABLE I - Approved TDR Transfers for 400 Hibiscus

TDR Case No.:	Hearing Date:	Sending Site:	Receiving Site:	TDRs Transferred:
25-01	11/12/25	627 5th St.	400 Hibiscus St.	37,894 sf
26-01	03/11/26	610 10th St.	400 Hibiscus St.	11,279 sf
26-02	04/08/26	517 Division Ave.	400 Hibiscus St.	21,824 sf
26-03	05/13/26	900 10th St.	400 Hibiscus St.	11,000 sf

Should this project receive DAC and Site Plan Approval, the applicant will still need to acquire approximately 20,005 sq. ft. of TDRs before issuance of any building permits.

Per Florida State Statutes and the provisions within Senate Bill 1080 (SB1080) the application underwent three rounds of ‘Completeness Reviews’; the first submittal concluded on December 11, 2025, the second resubmittal concluded on February 11, 2026, and the last application completeness review was finalized on February 17, 2026, where the application was deemed ‘Complete’. Due to the scope of this project and the required review by the DAC, the project was placed on an 180-day timeline for a public quasi-judicial hearing, per SB1080. Thus, the development timeline requires a decision by August 16, 2026.

The project was heard by the City’s internal technical review or Plans Plats Review Committee (PPRC) on March 12, 2026. Review comments and project revisions were provided to the applicant by City staff, these remarks have since been addressed or will be conditioned and reassessed should the project proceed to Engineering and Building permitting.

The proposed project is subject to the DAC Special Review provisions of Sec. 94-54 due to:

- i. The proposed development seeks to utilize an incentive program (TDR incentives)

The project is otherwise fully code compliant and does not request variances from the Zoning and Land Development Regulations.

IV. ANALYSIS

A. Project Description

The proposed development is located within the Quadrille Garden District. This is a project across the entire 0.85-acre (37,146 square foot) property. The project includes a new 22-story mixed-use residential development totaling approximately 203,836 gross square feet with 88 units, 11,349 square feet of ground floor commercial space, and a 4-level internal parking garage totaling 180 parking spaces.

Due to the project's use of the incentive zoning and the transfer of development rights, the project is required to comply with the DMP Workforce Housing Incentive Program within Section 94-134. As part of this program the applicant is required to do one of the following:

1. Provide restricted units onsite and within the overall development project.
2. Provide the units offsite, within a separate project that is in construction concurrent to the subject development proposal, and in a location that is listed within the DMP program's permissible offsite locations.
3. Payment-in-lieu; a monetary contribution to the City's Housing Trust Fund based upon the per square foot construction cost in accordance with the International Code Council Building Valuation Data.

The applicant has elected to provide the restricted income units offsite within a separate project. The applicant will be required to identify the concurrent offsite project as part of their affordable housing agreement between themselves and the City's Housing and Community Development Department (HCD). This is a requirement prior to the issuance of any building permits. Any change to the applicant's commitment to the offsite units required for the DMP Workforce Housing Incentive Program would necessitate an amendment to the site plan and a potential rehearing by the DAC.

The development capacity for the site is calculated below in **TABLE II**.

TABLE II – Allowable Development Capacity

Gross lot area:	37,146 sf
FAR allowed by right: 2.75 (QGD-10)	102,152 sf
FAR allowed with TDR incentive: 5.5 (QGD 10-25)	204,303 sf
Total square footage proposed:	203,836 sf
TDRs needed:	101,684 sf

Based upon the utilization of 101,648 square feet of incentive capacity, the applicant would be required to set aside approximately 16,264 square feet for workforce housing; based upon 20% of the incentive gross building area and a 20% reduction for efficiency. Utilizing the Downtown

Average unit size of 800 square feet, this set-aside square footage roughly equates to 20 offsite units in total.

The applicant's full description of the proposed development is included (**ATTACHMENT III - Applicant's Justification Statement**) and a complete set of drawings are included as an addendum to the staff report.

1. Special Review

Special Review Standards have been created for the specific review of the project's size, massing, architecture, and general impacts. Compliance must be determined by the DAC as one component of the final Site Plan Approval. The four (4) Special Review Standards are:

A. Relationship of building to site and surroundings

B. Circulation and traffic flow

C. Building design

D. Public realm

Staff's analysis for compliance with the special review standards is as follows:

A. Relationship of Building to Site and Surroundings

Special Review Standard A requires a review of the relationship of the building to the site and surroundings, analyzing the effects of the proposed building scale and form on adjacent streets, neighboring properties, and the overall development of the district in which it is located, ensuring any possible negative impacts are minimized.

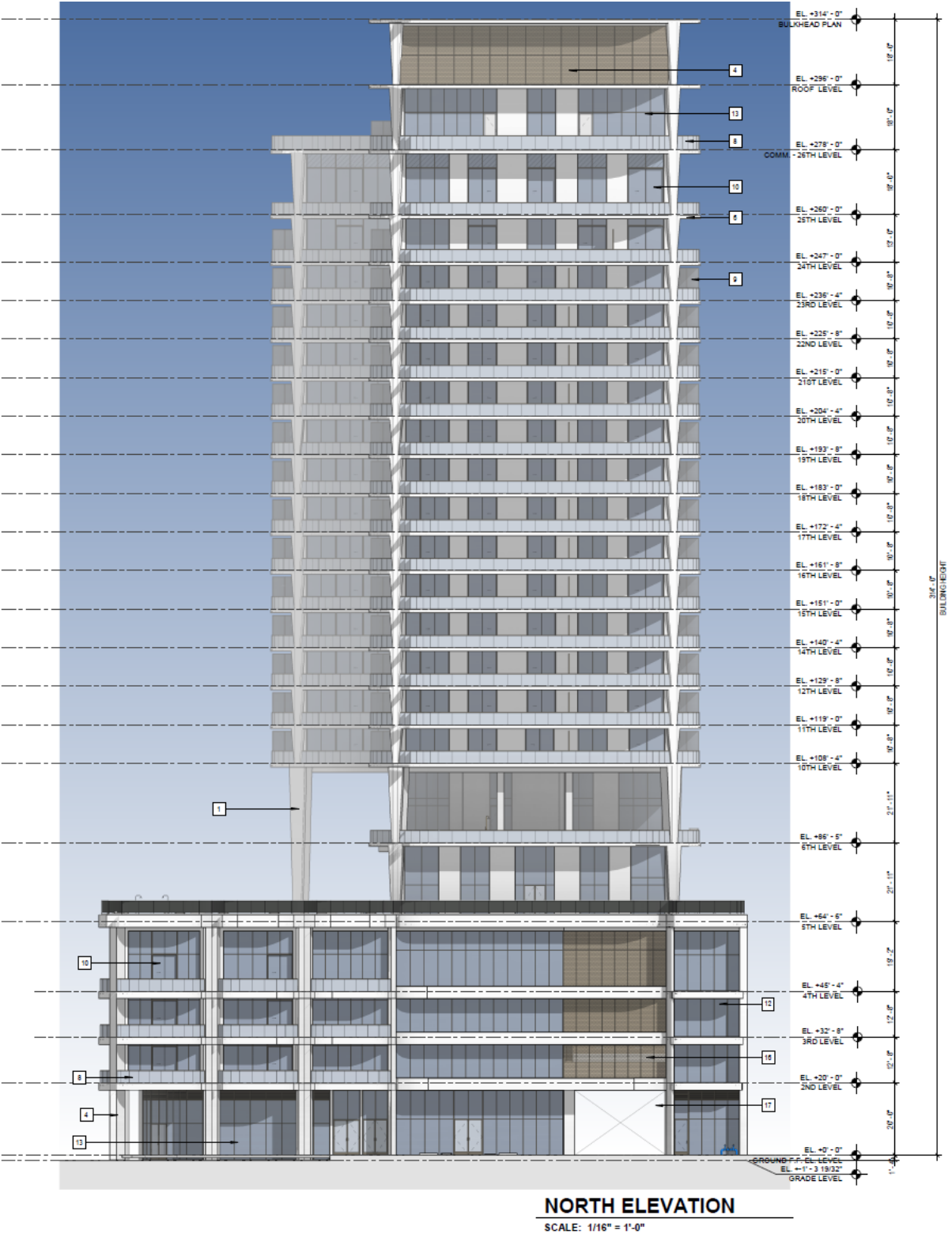
- Building Height:

According to the zoning designation, the project site has a base zoning of Quadrille Garden District 10, with a maximum of 10 stories (or 128' whichever is less) and a 2.75 FAR. (**ATTACHMENT I**). The site is also eligible to receive TDRs and increase its height to a maximum of 25 stories (or 308' whichever is less) and FAR from 2.75 to 5.5 under the QGD 10-25 incentive zoning, in Figure IV-35 TDR sending and receiving sites (**ATTACHMENT II**).

As such, the proposed project complies with the above regulations and results in a tower height of 296' at the roof level of the last occupiable floor. Per Section 94-109 TABLE IV-5 mechanical spaces are allowed to encroach an additional 20' above the maximum district height, thus with the inclusion of the mechanical bulkhead projection, the final structure elevation is 314'; within the allowed maximum of 328'. Within the 296-foot-tall structure, 22 total stories are to be built with floor to ceiling heights varying throughout the building. Beginning with the ground floor we have an approximately 20' double-height floor housing commercial and residential lobby/amenity spaces, The remaining three podium levels contain residential-lined parking levels, two of which are at 12'-8" in height with the 4th level returning to a larger 19'-2" format. As a result, the podium

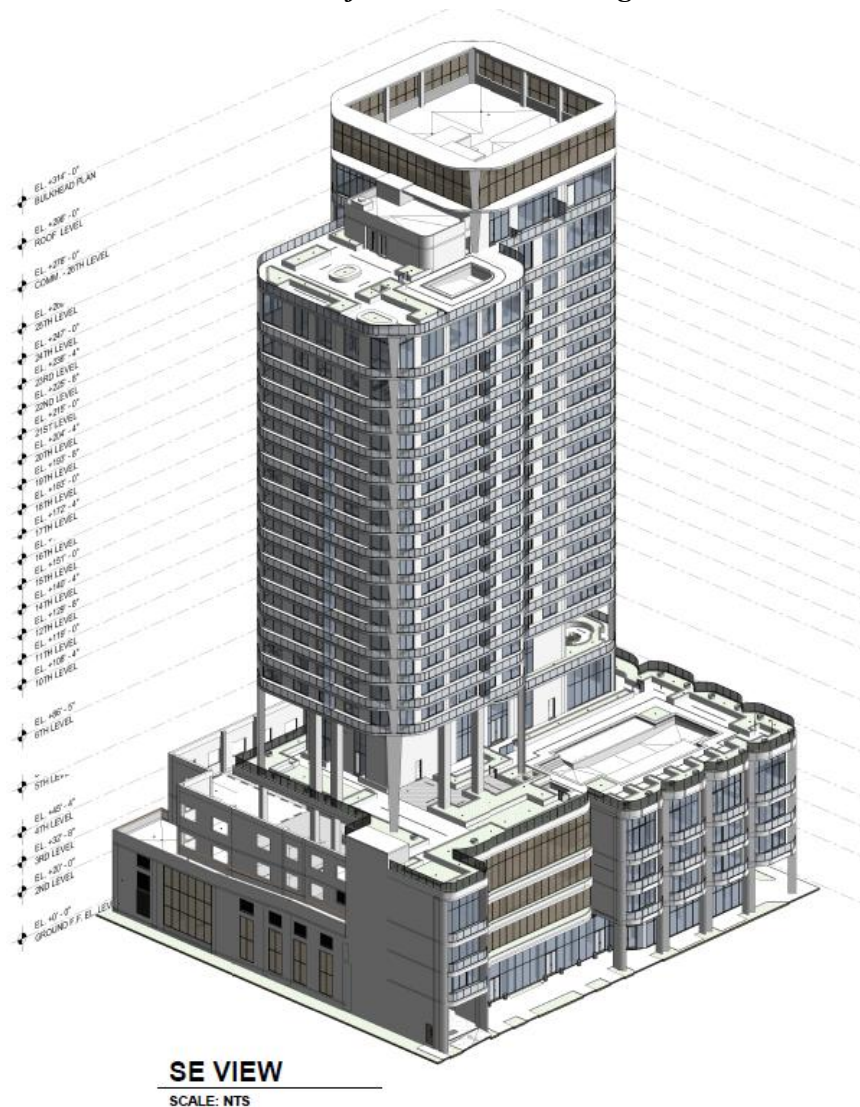
elevation extends to its maximum height of 64'-6", purposely aligning the structure's rooftop terrace and pool amenity deck with the neighboring residential development 'City Palms' amenity deck that is approximately 59'-8" in height. The structure then transitions into an offset two-tower configuration containing its amenities and the bulk of the residential units see **FIGURE I**.

FIGURE I – Project Elevation & Height



Starting with levels five and six, which are double-height at 21'-11" and feature large column structures around a condensed amenity core, supporting the almost cantilevered tower above. This design results in a perceived 'opening' or gap in building mass between the podium below and the subsequent residential tower floors above, see **FIGURE II**. The two private residential amenity floors feature a pool, spa, various fitness rooms, lounges, and a library. Continuing further up the tower, stories 7-19 transition into a typical residential floor with a 10'-8" floor to ceiling height. The 20th story introduces the project's first penthouse level, with a slightly elevated 13' height. The last residential penthouse level on the 21st story features the tallest floor to ceiling heights at 18'. The final two stories of the 400 Hibiscus project features a rooftop amenity deck featuring a club room, lounge, and pool terrace, the covered and occupiable core extends an additional 18' in height, reaching the roof level at 296'. Above this roofline is the building's 14' high screened and enclosed mechanical space, containing the elevator machine control room, stair bulkheads, water heaters, and other mechanical appurtenances. Thus, the overall building tops out at 314' feet.

FIGURE II – 3D Project Elevation & Height Schematic



- **Relationship with Adjacent Properties:**

The subject development is within the DMP Urban Core Planning Area, which primarily contains the central commercial, financial, and office core of the downtown and is where the most intense building development occurs within the city, with a mix of uses including high density multifamily residential, high density office uses and ground floor active uses.

Section 94-118 of the Downtown Master Plan Urban Regulations states that:

“The Quadrille Garden district is intended to function as a transition zone between the Quadrille business district and the waterfront. The greatest development intensity should be oriented towards Quadrille Boulevard to create a signature mixed-use corridor. Development should respect the scale of the pedestrian streets, Dixie Highway, and Olive Avenue.”

The subject 400 Hibiscus development aligns with the overall district intent and purposely features design choices that are consistent with the goal or focus for the Quadrille Garden District corridor. Taking a section across South Quadrille Boulevard and the FEC railway, the western side of the DMP urban core features the more intense office, commercial, and mixed-use residential developments of the CityPlace DRI/CPD and the Quadrille Business District. Similar to the Quadrille Garden District, the QBD features a base zoning allowance of 10 stories (or 155’ of building height) at 2.75 FAR. The QBD subdistricts may also utilize the DMP’s transfer of development rights program, allowing the QBD 10-25 incentive zoning with a maximum height of 25 stories (or 380’ in height). The slight deviation in district heights between the QBD 10-25 and the QGD 10-25 is to help encourage or accommodate larger floor plate office developments to locate towards the west. As observed along the section and moving eastward, the QGD incentive district begins the east-west transition in height by capping the district at a maximum of 308’. Once across South Dixie Highway towards the east, the QGD district removes the incentive zoning and limits development height to the base QGD-10 subdistrict regulations at 128’ or 10 stories. Further east across South Olive Avenue, the east-west zoning section transitions into the Flagler Waterfront District-5 or FWD-5 subdistrict. Despite the numerous taller nonconforming structures that pre-date the DMP (Esplanade Grande, The Strand, Lourdes Noreen Residences, St. James and St. Andrews Residences, Flagler Center, and The Plaza of the Palm Beaches), the remaining properties here are limited to 5 stories or 68’ feet in height. Thus the 400 Hibiscus property situated at 296’ in height is consistent with the desired section or height transition across the downtown, see **FIGURE III**.

Despite the 400 Hibiscus property being a relatively square (203' x 183') 'postage-stamp' parcel on the northeastern corner of the block, the residential tower maintains the Quadrille Garden District goal of orienting the tower mass closer to South Quadrille Boulevard. The ground floor features a 35-42.2' setback from South Dixie Highway whereas the amenity deck and upper residential tower is required to conditionally setback 66' from South Dixie Highway once above the 8th story or 104' in building height. The residential tower exceeds this minimum conditional setback by setting the tower back 105' from the back of curb for level 5, and a minimum of 71' of setback for levels 6 to 22 facing South Dixie Highway. Along the western side interior setback, which by code can be 0'; the project proposes 2.9' for the podium levels, and between 16 to 43' setback for the amenity deck and residential floors for levels 5 to 22. As a result, all applicable setbacks across the proposed project are met or exceeded for both the ground and upper levels.

Given the lower-scale context of the 10-story (109'-4" tall) residential 'City Palms' development to the west and south, the proposed 400 Hibiscus project maintains a 4-story or 64'-6" high podium. This closely matches the existing parking podium and amenity level of the City Palms condominium building at 59'-8".

B. Circulation and Traffic Flow

Special Review Standard B requires a review of pedestrian and vehicular circulation, reinforcing the concept that proposed developments should promote pedestrian circulation by providing attractive, safe and comfortable paths of travel. Vehicular circulation should be efficient and limit its impacts to pedestrian movement around and through the site.

- Vehicular Circulation:

The project includes a 4-level parking garage with a total of 180 internal parking spaces accessed from South Dixie Highway; this total includes 62 standard parking spaces, 98 standard stackers, 6 ADA spaces, and 17 compact spaces; there are 3 additional on-street parking spaces along the Hibiscus street frontage as well. The parking provided falls between the required minimum of 117 spaces and the maximum parking allowed of 229 spaces.

The subject 400 Hibiscus project will have all its sanitation services, loading, and parking access located internal to the building's podium. There will be no new curb cuts produced along the street frontages surrounding this project, as it maintains a single access point off South Dixie Highway and the egress onto Hibiscus Street.

Based upon the project's anticipated trip generation as outlined within their Traffic Study and Impact Analysis, the trip generation for a high-rise multifamily development with a ground floor fine dining establishment is estimated to generate a total of 666 daily trips. As for the total peak-hour morning trips, 20 new trips are added to the network and in the afternoon peak-hour the net new trips amount to 70. The provided traffic analysis (see ATTACHMENT X) has been reviewed by the City's Parking & Mobility staff as well as the City's traffic consultants, to which the project's anticipated traffic impact is negligible to Downtown's roadway network and vehicular

circulation. In comparison, the existing 11,934 square feet of office was estimated to generate a total of 254 daily trips, with 13 peak-hour morning trips and 13 peak-hour afternoon trips. Thus, the anticipated trips generated by the proposed project containing 203,836 square feet of gross building area has a new net increase of less than double the existing condition; 412 additional daily trips, 7 additional peak morning trips, and 57 additional peak afternoon trips.

The project is anticipated to provide valet operations primarily for the restaurant/commercial patrons and those residents who choose not to self-park. The vehicle drop-off area utilizes the on-street parking along Hibiscus Street with direct circulation into the parking structure off South Dixie Highway. From there the vehicles circulate up into the parking garage to the various spaces available (standard, ADA, stacker, or tandem). The valet pick-up occurs internal to the building and parking structure, where a second standby lane is added to the egress along Hibiscus Street, this provides enough space for several cars to queue/stack as patrons and residents leave. The project is not required to implement Transportation Demand Management (TDM) strategies per the existing DMP ZLDRs, and despite the low/minimal traffic impact, the applicant has volunteered to enter into a TDM Agreement between themselves and the City. As part of this elective TDM Agreement, the applicant/developer agrees to the following provisions:

1. Actively market and promote TDM Programs/TDM Strategies to residents, tenants, employees and visitors; provide information during tenant onboarding, digital displays, conduct outreach to promote alternatives and City's mobility services
2. Conduct an employee commuter survey to evaluate commuting patterns and the effectiveness of TDM programs

The TDM Agreement will also require developer monitoring and reporting to the City and is a great opportunity to collect data or pilot ideas for the City's TDM Program future.

- Pedestrian Circulation:

From the pedestrian perspective the project will accommodate substantial improvements to the streetscape. The Hibiscus and Dixie frontages of the project will feature 8-foot wide sidewalks, lined with landscaping beds and required street trees. Along the eastern façade of the building, a 1,980 square foot semi-public open space is provided despite the Quadrille Garden District not requiring open space for properties less than 50,000 square feet in size. The applicant's inclusion of this semi-public open space upholds the landscaping goals of the QGD district intent, while offering additional site vegetation and seating areas along the public realm.

The project provides ample bicycle parking for both residential tenants and the general public. The building itself features a controlled access 11-rack residential bike storage room on the second

floor. Along the public right-of-way there are 5 additional bicycle racks at the intersection of Hibiscus Street and South Dixie Highway.

C. Building Design

Special Review Standard C requires a review regarding the quality and execution of the design. According to the standards for special review, the architectural style of a proposed development should not be restricted, but the proposed development should be evaluated based upon the quality and execution of the design.

The high-rise building is proposed in a contemporary style compatible with the Quadrille Garden District and overall DMP development pattern. The overall structure includes an expansive array of materials across the entire façade. The structural elements and primary building faces feature a combination of light wheat colored and dark grey stucco finishes. The upper residential balcony projections integrate laminated white glass with bronze-colored aluminum railings. The fenestration framing continues the use of bronze accents. The lower podium levels of the building feature distinguished storefronts and primary entrances for the residential lobby with large expanses of transparent glass. The non-active facades and primary corner at the intersection of Hibiscus Street and South Dixie Highway is lined with residential units with their balcony projections. For the interior non-active portions of the building there is a continuous pattern of fenestration to match the active areas, the use of perforated bronze-colored breezeblocks, as well as metallic bronze louvers. These proposed architectural treatments for the non-active uses are designed in a manner that ensures it is an integral part of the façade design and not an applied element. As a result, the internal parking structure is appropriately lined or screened to mitigate any negative visual impact upon the public realm, and the design provides a seamless transition between both the active and non-active portions of the structure.

The building's tower begins with two double-height (21'-11" each) floors where the upper residential units and building mass cantilevered through the use of large angular support columns. The mass of the tower is intentionally positioned toward the interior of the square lot and toward Quadrille Boulevard, minimizing the perception of the tower from the street. As previously mentioned, the tower's amenity deck closely aligns with the neighboring 'City Palms' amenity deck at a height of 59'-8". The void in the building mass between the 5th and 6th levels reduces the visual impact on the adjacent lower-scale residential units, maximizing light, air, and potential sightlines outward toward the east. The overall structure transitions its mass in response to the desired development pattern of the Quadrille Garden District. The building integrates a series of step-backs, architectural projections, framing, and planar breaks throughout its façade, which shifts and breaks the overall massing across the property. The inclusion of a semi-public open space along South Dixie Highway establishes visual relief at the ground level, a strong focal point, and a pedestrian-oriented space along the more heavily active and trafficked roadway.

FIGURE IV - Project Rendering
Looking southwest



D. Public Realm

Special Review Standard D requires a review regarding the enhancement of the public realm.

Street Level:

The mixed-use residential development proposes no new curb cuts along the public rights-of-way (Hibiscus Street and South Dixie Highway), maintaining a more walkable public realm. Additionally, the eastern frontage's 1,980 square foot semi-public open space further softens the street edge and allows for ground-floor activity to spill out along the building frontage.

An enhanced and activated pedestrian realm is proposed along all facades. The project offers:

- Continuous 8-foot-wide sidewalks along Hibiscus Street and Dixie Highway
- A constant rhythm of shade trees planted every 30 feet within 4-foot-wide landscape strips and vegetated spaces along both the curb and building foundation
- Three on-street parking spaces and ample bicycle parking
- A prominent 11,349 square feet of commercial ground level retail space along the South Dixie Highway frontage and intersection with Hibiscus Street
- Internalized parking and loading operations

Conclusion

Based on the analysis presented above, it is the staff's professional opinion that the requested Special Review is consistent and compliant with the Downtown Master Plan Zoning and Land Development Regulations, the project seeks no relief or variances and maintains a building that is compatible with the existing incentive criteria. Several measures have been taken throughout this iterative review process, and the project's design ensures that any potential negative impacts to either the urban form or public realm are minimized to the greatest extent feasible or appropriately mitigated.

V. INTERDEPARTMENTAL REVIEW

On March 12, 2026, the project was reviewed by the Plans & Plats Review Committee (PPRC). Review comments and project revisions were provided to the applicant by City staff, these remarks have since been addressed or will be conditioned and reassessed should the project proceed to Engineering and Building permitting. During PPRC, staff indicated to the applicant that the project would be subject to Special Review by the Downtown Action Committee because of:

- Use of the TDR incentive program

VI. PROJECT DETAILS

A. Land Use and Zoning

The subject property currently has an Urban Central Business District (UCBD) land use designation and a Quadrille Garden District (QGD 10-25) incentive zoning designation.

The adjacent land use designations are:

North: Urban Central Business District (UCBD)

South: Urban Central Business District (UCBD)

East: Urban Central Business District (UCBD)

West: Urban Central Business District (UCBD)

The adjacent zoning designations are:

North: Quadrille Garden District (QGD 10-25)

South: Quadrille Garden District (QGD 10-25)

East: Quadrille Garden District (QGD 10-15)

West: Quadrille Garden District (QGD 10-25)

B. Special Review Standards

Applications for Special Review must be determined to be consistent with the standards as indicated by Section 94-54 (b) (2) of the Zoning and Land Development Regulations. The staff's determination of compliance with the Special Review Standards is as follows:

- A. Relationship of Building to Site and Surrounding. The proposed development should be designed in consideration of a three-dimensional context that included surrounding private properties and public realm. The effects of the proposed building scale and form on adjacent streets, neighboring properties, and the overall development of the district in which it is located, shall be assessed to ensure any possible negative impacts are minimized.**

The form and scale of each building shall meet the requirements for each subdistrict, as defined in the corresponding building requirements table. Proposed developments shall submit floor plans, building elevations, building cross-sections and street level three dimensional renders for the proposed development and all buildings on adjacent sites, public spaces and streets to illustrate how the new building relates to the surrounding area. All the quantitative requirements included in section 94-109 will be used as references to evaluate the relationship of building site and surroundings.

Response:

The subject development aligns with the overall district intent, in providing a compact and vibrant development. The project is appropriately sited and massed; the building height is compliant with the DMP incentive regulations and both the podium and tower massing are consistent in their step backs and orientations to be respectful of the surrounding context. The overall design highlights the transition in scale across the DMP from the QBD/CPD districts to the west and the QGD or FWD districts to the east.

COMPLIES

- B. Circulation and Traffic Flow. The proposed development should promote pedestrian circulation by providing attractive, safe and comfortable paths of travel. Vehicular circulation should be efficient and limit impacts to pedestrian movement around and through the site. Vehicular circulation should not detract from the quality of active uses occurring on-site or on adjacent sites.**

Response:

The project provides sufficient vehicle and bicycle parking for the proposed mix of commercial and residential condominium uses. The building internalizes parking, loading, and sanitation services, while offering valet operations for patrons and residents. The Hibiscus and Dixie frontages feature 8-foot-wide sidewalks, lined with landscaping beds and required street trees.

Based upon the project's anticipated trip generation as outlined within the Traffic Study and Impact Analysis reviewed by City Mobility and Traffic Staff, the anticipated trips generated by the proposed project is a negligible increase to the roadway network. Additionally, the applicant has been in coordination with the Mobility and Transportation Manager and made a voluntary commitment to develop a transportation demand management (TDM) agreement between themselves and the City.

COMPLIES

- C. Building Design. While architectural style should not be restricted, the proposed development should be evaluated based upon the quality and execution of the design, as well as its relationship to surrounding buildings. The architectural elements chosen should be consistent across the entire development. Consistency will be determined based upon mass, bulk, proportion, fenestration, and rhythm of building elements when reviewed together and as separate elements.**

Response:

Building is proposed in contemporary style compatible with the rest of the downtown and Quadrille Garden District. The building provides residential units that line the prominent

corner and building frontage, the façade seamlessly integrates screening for all nonactive uses and provides various architectural projections, step backs, and planar breaks to mitigate any negative visual impacts associated with the podium levels. The project height is compliant with the DMP QGD 10-25 incentive building regulations, the amenity roof of the podium aligns with the neighbor's amenity deck, the tower cantilevers to provide additional light, air, and view corridors to the neighboring units, and the bulk of the tower begins above the adjacent 10-story residential development. Overall, the tower's mass is oriented toward the interior of the property, away from South Dixie Highway and more toward Quadrille Boulevard.

COMPLIES

D. Public Realm. The proposed development should enhance the quality of the public realm. Enhancement may be determined based upon the provision of open space, public amenities, landscaping, or a building design with features which contribute to the viability and attractiveness of the public realm. The public realm should be integrated with the building site plan in a way that not only fully incorporated surrounding pedestrian circulation at the ground level but also allows visual interaction with the floors above the ground level.

Response:

The public realm is enhanced with a DMP compliant streetscape, there are no new curb-cuts created as part of this project along the public rights-of-way (the existing two are maintained or slightly realigned), a semi-public open space further softens the street edge, and a mix of residential lobby and commercial/restaurant active uses line the ground floor.

COMPLIES

Prepared and respectfully submitted by,

A handwritten signature in black ink, appearing to read "Chris Kimmerly", with a long horizontal flourish extending to the right.

Chris Kimmerly, AICP
Principal Planner

GRANTING THE SPECIAL REVIEW

I move that the Downtown Action Committee **APPROVE with Conditions** the Special Review for Formal Site Plan Review No. 25-05 (DMP-000394-2025) as listed in the staff report dated August 12, 2026. The conditions shall include the following:

1. Starting one year from the issuance of the Certificate of Occupancy (CO) for the project, the developer/owner shall provide the City's Traffic and Mobility Department and Planning Division with an annual report documenting the project's valet operations. Should the valet activity result in observable or reported traffic and circulation issues surrounding the property, the City reserves the right to revoke the valet operations permit or request the developer/owner to modify operations.
2. Prior to building permit issuance, the developer/owner shall work with Planning Division Staff to include additional screening details for all garage openings and non-active facades along the podium. Garage facades shall include crash barriers or opaque screening at a minimum height of 36" to obstruct vehicle headlights from projecting onto the neighboring properties. Non-active portions of the podium shall include a combination of at least two distinct architectural features or treatments; including but not limited to facade articulation, living green walls, planters, modified fenestration patterns, a change in materials, louvers, or other architectural elements to screen and/or breakup the facades, and to enhance the view from the adjacent properties.

The motion is based upon a determination that the testimony presented at this hearing along with the application submitted constitutes a preponderance of competent, substantial evidence. The Committee hereby makes findings of fact that the special review requested satisfies all the criteria of the City of West Palm Beach Zoning and Land Development Regulations, Article II, Section 94-52(b.)(2.).

DENYING THE SPECIAL REVIEW

I move that the Downtown Action Committee **DENY** the Special Review for Formal Site Plan Review No. 25-05 (DMP-000394-2025) as listed in the staff report dated August 12, 2026.

The motion is based upon a determination that the testimony presented at this hearing along with the application submitted indicates that the applicant has not presented a preponderance of the competent, substantial evidence of record that the request satisfies all of the criteria required by the City of West Palm Beach Zoning and Land Development Regulations, Article II, Section 94--52(b.)(2.).

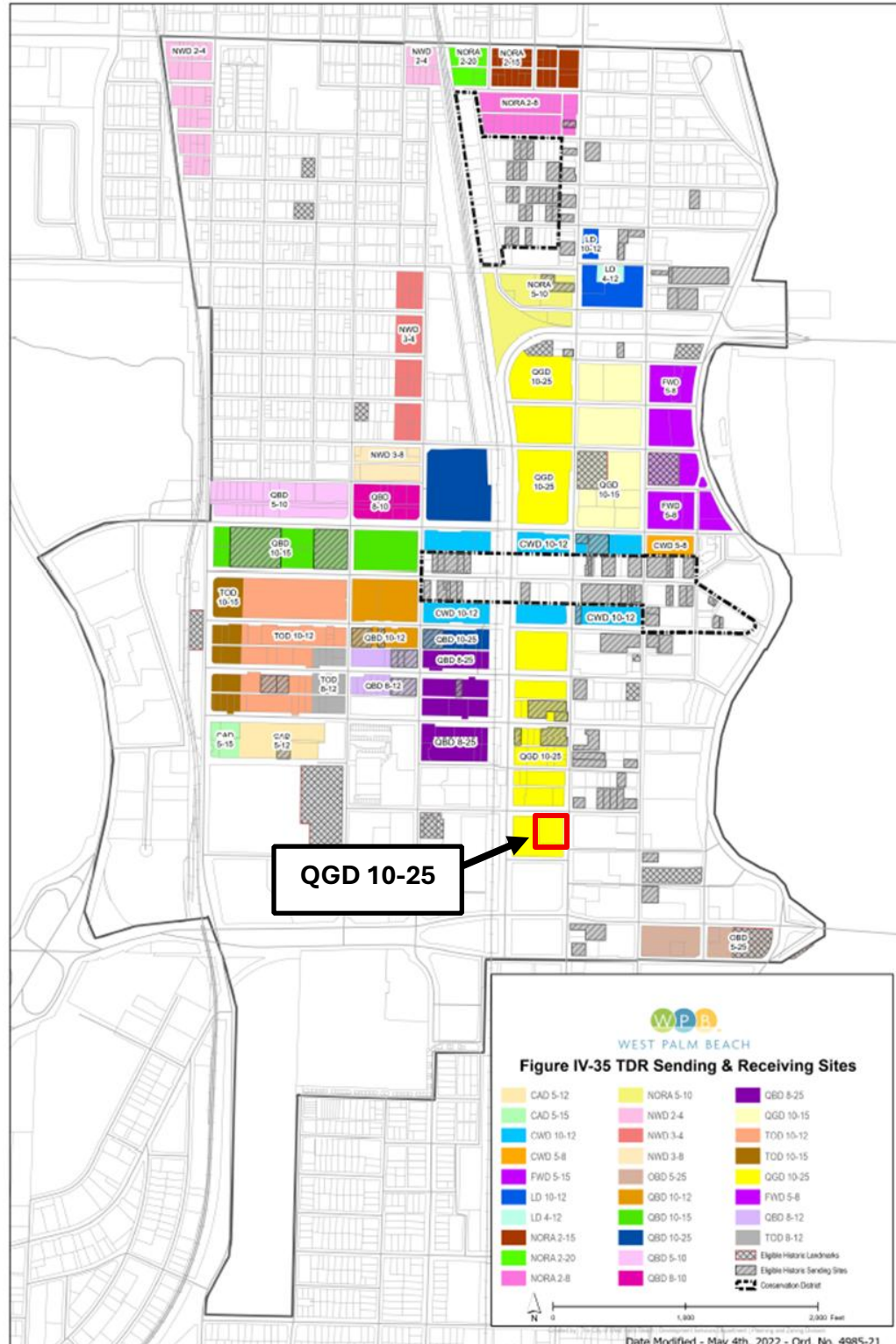
Zoning Atlas Figure 3: Sub-Districts



ATTACHMENT II

Sending and Receiving Sites Incentive Zoning Designation

Zoning Atlas Figure 4 - TDR Sending & Receiving Sites



ATTACHMENT III

Applicant Justification Statement & Standards for Code Compliance

[To be attached as an addendum to the staff report]

400 HIBISCUS ST. JUSTIFICATION STATEMENT

Request: Formal (Level II) Site Plan

Submittal: November 12, 2025

Revised: June 5, 2026



Urban Design
Land Planning
Landscape Architecture

Overview of Request & Property Introduction

On behalf of the Property Owner/Applicant, **400 Hibiscus Acquisitions**, LLC (the "Applicant"), Urban Design Studio ("UDS") and Shutts & Bowen LLP, as Co-Agents, submit this application for Formal (Level II) Site Plan Review to the City of West Palm Beach ("City"). The subject property (the "Site") totals 0.85 acres according to survey included with this application. The Site is generally located on the southwest corner of the intersection of Hibiscus Street and Dixie Highway. The Site's parcel control number is 74-43-43-21-08-056-0010. The Applicant seeks to redevelop an old, existing office building with a new, state-of-the-art mixed-use high-rise including eighty-eight (88) dwelling units and 11,349 square-feet of Commercial use.

Background & Approval History

The Site is currently developed with a 2-story, 11,938 square-foot office building, known as Arthritis Foundation with a courtyard and surface parking. The Site is accessed through a single two-way driveway with curb cuts on Hibiscus Street and Dixie Highway.

The Applicant contacted City staff to inquire about existing development orders or approvals related to the site, finding that the existing office building was approved in 2000. Since then, the site has received minor zoning approvals for improvements related to signage, addition of awnings, mechanical replacement and electrical repairs.

The Site is located within the Downtown Master Plan (DMP) and is currently designated Urban Central Business District (UCBD) on the Future Land Use Map ("FLUM") with a compatible Quadrille Garden District (QGD-10) zoning district. The Site is located within an area of the downtown core allowing for development incentives pursuant to Section 94-132 of the City's Zoning and Land Development Regulations (ZLDRs). Specifically, the Site is an eligible receiving site subject to the QGD 10-25 incentive building requirements.

Surrounding Uses

The Site is in an area of the City developed with compatible uses, including the City Palms Condominium located adjacent to the west and south of the Site and the Prado Condominium located directly across S. Dixie Highway to the east of the Site. See below for a more detailed description of surrounding properties and existing uses.

- **East:** The eastern boundary of the site is boarded by South Dixie Highway, a 74-foot-wide public right-of-way. Across from the Site, at 600 South Dixie Highway, exists the Prado Condominium that is developed with an 8-story, 304-unit residential building. This property is assigned the Urban Central Business District (UCBD) FLU designation and compatible QGD-10 Zoning District, just as the Site.
- **North:** To the north of the Site are a series of three individually owned lots improved with commercial uses that include an office building, a Marriot Hotel, and Goodyear Auto Service Center which is separated from the subject site by Hibiscus Street, an 80-foot-wide public right-of way. This property is assigned the Urban Central Business District (UCBD) FLU designation and compatible QGD-10 Zoning District, just as the Site.
- **South & West:** The south and west boundary of the Site is boarded by City Palms Condominium, an existing residential building developed with 10-stories and 288-units at 480 Hibiscus Street. This property is assigned the Urban Central Business District (UCBD) FLU designation and compatible with the QBG-10 Zoning District, just as the Site.

Project

Development Program

The Applicant is proposing an urban infill redevelopment in the form of a high-rise mixed-use project offering 88 dwelling units, 11,349 square feet of commercial space, an integrated parking garage, and extensive building amenities.

TDR Incentive Program

The survey included with this application identifies the Site is 0.85 Acres (37,146 square feet). The base zoning district (QGD-10) allows for a maximum Floor Area Ratio (FAR) of 2.75 (102,152 square feet) but, under the Transfer of Development Rights (TDR) program, the incentive building requirements (QGD 10-25) allows for a maximum of 5.5 FAR (204,303 square feet). The project proposes a gross floor area of 204,181 in a 22-story tower at 296 feet of building height. Pursuant to Sec. 94-134 of the ZLDRs, the Applicant is proposing to contribute a payment in-lieu to satisfy the requirements of the DMP housing incentive program.

Overall Site Design

The overall project presents a refined urban mixed-use infill redevelopment defined by its slender 296-foot-tall tower rising above a sculpted five-level podium with 88 residential units, 183 parking spaces to include 48 stackers, and approximately 22,700 square feet of commercial and amenity spaces, including a vibrant ground-floor retail area, a top-floor commercial venue, and generous outdoor terraces. The building emphasizes active urban engagement through a 20-foot-high, transparent ground level that accommodates retail, a residential lobby, and access points, all opening to a shaded public courtyard along S. Dixie Highway. At level 6, a landscaped deck offers lounges, a pool, and fitness spaces, reinforcing the project's focus on outdoor living.

Building Design

The tower's form is defined by two offset square volumes that create a slender, sculptural profile maximizing corner views toward the waterfront. Softly chamfered balconies, trapezoidal corner columns, and recessed levels at the amenity decks create a dynamic interplay of mass and lightness between the podium and tower. The podium itself serves as a strong yet permeable base, mediating between city scale and vertical rise with interlocking volumes and stepped terraces that extend the tower's geometric rhythm to the street. Its design minimizes the visual impact of parking by concealing four levels behind active uses.

Materially, the tower combines off-white and wheat-toned stucco surfaces with bronze-painted aluminum framing and glass guardrails, achieving a cohesive, refined aesthetic. Grey stucco bands integrate mechanical systems seamlessly, while a light-grey rooftop screen maintains a clean skyline presence. The podium continues this palette with sculpted stucco columns and bronze-tinted brick screens, creating a tactile, human-scaled façade. Together, these elements establish 400 Hibiscus as a sophisticated urban landmark that balances sculptural form, material warmth, and vibrant street-level engagement.

Open Space

The project will enhance the pedestrian experience along S. Dixie Highway by providing a new sidewalk and additional street trees creating a shaded canopy for the public walkway. Pedestrian pathways extend from the public sidewalk along Hibiscus Street and S. Dixie Highway into the site providing pedestrian access to the residential lobby, ground-floor retail, and upper-level amenities and club.

While no public open space is required due to the small size of the Site, the project features a public open space courtyard along the S. Dixie Highway frontage that will provide a warm and decorative welcoming for pedestrians and residents.

Access

The Site currently has an existing driveway from South Dixie Highway via a 20-foot-wide two-way drive aisle as well as an existing two-way driveway onto Hibiscus Street. The Applicant proposes to retain this existing access configuration and incorporate it into the circulation plan for the proposed development.

Parking & Loading

Pursuant to Sec. 94-111, Table IV-9 of the ZLDRs, the proposed development program of 88 dwelling units and 11,349 square feet of commercial use would require a minimum of 117 parking spaces. The project provides a total of 183 parking spaces, including 62 standard parking spaces, 98 stackers, 17 compact spaces and 6 required accessible parking spaces for secured resident parking, in compliance with the applicable parking requirements. Sufficient parking is proposed to conveniently serve all residents, guests, staff and expected services of the Project. 180 spaces are provided within the garage with an additional 3 parking spaces provided for on-street parking.

Loading will be provided on site concealed within the parking podium to avoid any pedestrian or vehicular conflicts. The dedicated service and loading zone are accessed through the driveway on S. Dixie Highway.

The project provides 15 bicycle parking spaces within the parking garage for bicycle storage in addition to a total of four (4) bicycle parking spaces with two (2) bike racks located on Hibiscus and another two (2) bike racks located on South Dixie highway.

Landscape and Buffering

Landscape and Hardscape Plans prepared by OBJ are included in the submittal packet. As reflected in these plans the proposed landscape buffers and number of plantings meet or exceed the minimum ZLDR requirements for open space, buffers, street scape and foundation plantings.

Waste Collection

The proposed loading area will also serve as the trash pick-up location where trash will be pulled outside by employees in the timeframes coordinated with Solid Waste Authority of Palm Beach County.

Architecture

An architecture package including elevations, floor plan and renderings prepared by Corwil Architects in collaboration with OMA has been included in the submittal packet demonstrating compliance with the relevant ZLDR provisions.

Civil Engineering

Civil Plans and supplemental analysis prepared by Langan Engineering and Environmental Service are included in the submittal packet. These plans indicate the proposed utility infrastructure and expected service capacity related to the proposed development program.

Traffic Engineering

A traffic study prepared by Langan Engineering and Environmental Services is included in the submittal packet reflecting the proposed traffic generation, assignment, and distribution resulting the proposed development. Although the Site is located within the Transportation Concurrency Exemption Area (TCEA).

Standards for Code Compliance

The following identify the applicable standards for the proposed site plan application. The standard is first noted, following by a response. The facts set forth above are incorporated by reference.

Sec. 94-35(c) – Site Design Qualitative Development Standards

Pursuant to ZLDR Section 94-35(c), the proposed development complies with the Site Design and Qualitative Development Standards as described below.

1. *Harmonious and efficient organization.* All elements of a plan shall be organized harmoniously and efficiently in relation to topography, the size and type of the property affected, the character of adjoining property, and the type and size of buildings. The site will be developed in a manner that will not impede the normal and orderly development or improvement of surrounding property for uses permitted in this chapter.

Response: The project was designed in such a way as to meet the intent of the respective subdistrict and be harmonious and compatible with the existing surrounding context of the Quadrille Garden District Zoning. The proposed development intends to continue the existing aesthetic and character by providing activated frontages including 6,678 SF of ground floor retail space, residential liner units wrapping the upper levels of the parking podium, 8' wide sidewalks, a public open space courtyard along S. Dixie Highway.

2. *Preservation of natural conditions.* The landscape shall be preserved in its natural state, to the degree practical, by minimizing tree and soil removal and by other appropriate site planning techniques. Terrain and vegetation shall not be disturbed in a manner likely to increase significantly either wind or water erosion within or adjacent to a development site.

Response: The Site is in the core of the Downtown, which was relieved of its natural conditions over 120 years ago when the City was incorporated and the area developed as a commercial center. The Site has been previously cleared and constructed with a two-story office building and surface parking. All existing landscaping on and adjacent to the Site has been previously planted. The existing street trees are proposed to be preserved in place and one (1) Sabal Palm will be relocated but the Site will be landscaped in accordance with the current code requirements for streetscaping and screening.

3. *Screening and buffering.* Fences, walls, or vegetative screening shall be provided where needed to protect residents and users from undesirable views, lighting, noise or other adverse off-site effects and to protect residents and users of off-site development from on-site adverse effects.

Response: The design has been developed to protect residents and users from undesirable views. The massing of the building, placement of vegetation, planters and site amenities have been incorporated to soften the façade while taking into account the urban nature of the area. The surrounding properties are developed with uses typical of an urban area including office, hotel, retail, restaurant, and residential structures with structured parking garages. The Site is not surrounded by any undesirable views or nuisance uses which would necessitate the proposed development to provide screening or buffering from the surrounding uses. The proposed design appropriately conceals the structured parking garage with active use liners and contextual architectural screening. The necessary mechanical and “back of house” functions for the development are all internal to the proposed building to effectively screen and buffer adjacent uses from such operations.

4. *Enhancement of residential privacy.* The site plan shall provide reasonable visual and auditory privacy for all dwelling units located within and adjacent to the site. Fences, walks, barriers and vegetation shall be arranged to protect and enhance the property and to enhance the privacy of occupants.

Response: The design provides privacy for residential units to the highest extent possible by locating residential units within upper levels. The project offers a dedicated

resident access from Hibiscus Street. This directs residents away from the busier South Dixie Highway when entering and exiting their respective units. The proposed development respects adjacent development by managing the podium massing, orienting the towers and amenity decks to protect privacy of surrounding residents, and minimizing the impact on views from surrounding properties. The subject development is also located on a corner of the block and serves as the transition into the pedestrian-oriented character of Hibiscus Street. Auditory privacy will be ensured as the applicant will study the acoustic values of materials used in the subject building to maximize reduction of noise impacts.

5. *Emergency access.* Structures and other site features shall be arranged to permit access by emergency vehicle to all buildings.

Response: All applicable codes and proper site planning methods have been implemented to ensure adequate access to all building structures and site features.

6. *Access to public ways.* All buildings, dwelling units and other facilities shall have safe and convenient access to public rights-of-way and/or other areas dedicated to common use.

Response: Vehicular access is provided into the parking podium via driveways on S. Dixie Highway and Hibiscus Street. The project's program provides ample access from retail units to S. Dixie Highway via the existing sidewalk and also provides access from the residential lobby and residential units of the subject development to Hibiscus Street.

7. *Pedestrian circulation.* When residential uses are included, a pedestrian circulation system shall be provided that is separated to the extent possible from the vehicular circulation system and that at a minimum shall conform to sidewalk standards of the city.

Response: Pedestrian circulation is separated from vehicular circulation as pedestrians access the retail and residential uses from Hibiscus Street and S. Dixie Highway, respectively. The existing sidewalks provide ample space for pedestrian circulation as both sidewalks will meet the width regulated by City standards.

8. *Design of access and egress drives.* The location, size, and numbers of access drives to a site will be arranged to minimize any negative impacts on public and private ways and on adjacent private property. Traffic improvements shall be provided where they will significantly improve safety for vehicles and pedestrians.

Response: There are no negative impacts on public and private ways and adjacent private property. There is an existing 20-foot-access drive along Dixie Highway for ingress to the site and an egress access drive on Hibiscus Street, which will be utilized in the proposed development.

9. *Coordination of on-site circulation with off-site circulation.* The arrangement of public or common ways for vehicular and pedestrian circulation shall be coordinated with the pattern of existing or planned streets and pedestrian or bicycle pathways in the area.

Response: On-site and off-site circulation is consistent with the pattern of existing and planned streets in the area as the Site provides pedestrian access via Hibiscus St. and South Dixie Highway and vehicular access via driveways along both frontage consistent with the existing driveways into the Site.

10. *Design of public rights-of-way.* Public streets and rights-of-way within a site shall be designed for maximum efficiency. They shall occupy no more land than is required to provide access, nor shall they unnecessarily fragment development into small blocks. Large developments containing extensive public rights-of-way shall provide a road network with local streets which provide direct access to individual parcels and other streets which provide no or limited direct access to individual parcels.

Response: There are no new streets proposed within the Site. The Project will utilize the existing street and alley infrastructure of the Downtown.

11. *Stormwater control.* Appropriate measures shall be taken to ensure that removal of stormwater will not adversely affect neighboring properties or the public storm drainage system. Provisions shall be made for the construction of facilities, including grading, gutters, piping and the treatment of turf, to accommodate stormwater and to prevent erosion and the formation of silt.

Response: Appropriate measures will be taken to ensure that stormwater management will not adversely affect neighboring properties or the public storm drainage system. Please refer to the conceptual paving, drainage, water and wastewater plans included with this application for more details.

12. *Exterior lighting.* Exterior lighting shall not interfere with the quiet enjoyment of adjacent properties or the safety of public rights-of-way.

Response: The proposed exterior lighting design will not cause light pollution or an undesirable effect. The design will provide a soft aesthetic appeal while providing the necessary lumens to satisfy public safety standards. An exterior lighting plan will be submitted to demonstrate that the development will comply with all standards for exterior lighting described in ZLDR Section 94-113(b).

13. *Protection of property values.* All elements of a site plan shall be arranged to have minimal negative impact on the property values of adjoining property.

Response: The proposed Project will have a positive impact on the property values of adjoining properties. The site has been an office building for more than 10 years and has been an underutilized piece of land in the heart of the Downtown. Redeveloping the site into an active, and attractive use will bring jobs and more members of a skilled workforce to the Downtown, thereby increasing the value of the surrounding properties.

14. *Consideration of future development.* Site plan reviews performed pursuant to this section shall consider existing and likely future development adjacent to the site.

Response: Acknowledged. The remaining adjacent properties are currently developed with a mix of residential and commercial uses. The proposed development carefully accounts for its relationship to existing development on adjacent properties and does not impact future development of any surrounding property.

Sec. 94-54(b)(2) – Standards for Special Review

Pursuant to ZLDR Section 94-54(b)2, all proposed development seeking to utilize the DMP TDR Incentive Programs must comply with the Standards for Special Review as described below.

- a. Relationship of building to site and surroundings. The proposed development should be designed in consideration of a three-dimensional context that includes surrounding private properties and public realm. The effects of the proposed building scale and form on adjacent streets, neighboring properties, and the overall development of the district in which it is located, shall be assessed to ensure any possible negative impacts are minimized.

The form and scale of each building shall meet the requirements for each subdistrict, as defined in the corresponding building requirements table. Proposed developments shall submit floor plans, building elevations, building cross-sections and street-level three-dimensional renderings for the proposed development and all buildings on adjacent sites, public spaces and streets to illustrate how the new building relates to the surrounding area. All the quantitative requirements included in section 94-109 will be used as references to evaluate the relationship of building to site and surroundings.

Response: The proposed development is designed to meet the incentive building requirements for form and scale under the QGD10-25 subdistrict. There are no waivers or variances associated with this request. The project was designed with consideration of the scale and character of the surrounding context in mind. As mentioned above, the proposed development is adjacent to residential condominiums and commercial uses, like Good Year auto repair, and the Marriott hotel. The character and design aesthetic of these buildings are consistent with the subject architecture proposed. The site is proposed to be developed in a manner that will not impede the normal and orderly development or improvement of surrounding uses and to enhance the public realm.

- b. Circulation and traffic flow. The proposed development should promote pedestrian circulation by providing attractive, safe and comfortable paths of travel. Vehicular circulation should be efficient and limit impacts to pedestrian movement around and through the site. Vehicular circulation should not detract from the active uses occurring on-site or on adjacent sites.

Response: The proposed infill redevelopment project will offer a luxurious and welcoming streetscape upgrade that will promote pedestrian circulation in a safe and comfortable walkway setting along S. Dixie Highway while also activating the Hibiscus Street pedestrian circulation with additional streetscape trees that will provide a shade

canopy. Vehicular circulation will be efficient and provide no negative impacts on pedestrian circulation on surrounding roadways.

- c. Building design. While architectural style should not be restricted, the proposed development should be evaluated based upon the quality and execution of the design, as well as its relationship to surrounding buildings. The architectural elements chosen should be consistent across the entire development. Consistency will be determined based upon mass, bulk, proportion, fenestration, and rhythm of building elements when reviewed together and as separate elements.

Response: The architectural elements chosen are consistent across the entire development, the architecture features a combination of off-white and wheat-toned stucco surfaces with bronze-painted aluminum framing and glass guardrails, achieving a cohesive, refined aesthetic. Grey stucco bands integrate mechanical systems seamlessly, while a light-grey rooftop screen maintains a clean skyline presence. The podium continues this palette with sculpted stucco columns and bronze-tinted brick screens, creating a tactile, human-scaled façade.

- d. Public realm. The proposed development should enhance the quality of the public realm. Enhancement may be determined based upon the provision of open space, public amenities, landscaping, or a building design with features which contribute to the viability and attractiveness of the public realm. The public realm space should be integrated with the building site plan in a way that not only fully incorporates surrounding pedestrian circulation at the ground level, but also allows visual interaction with the floors above the ground level.

Response: The proposed development will enhance the quality of the public realm with sufficient landscaping that provides a shaded canopy area for pedestrians and a public open space that compliments the building design and creates a viability and attractiveness to the public realm. The building design offers pedestrian-scale architecture with a fully activated podium including ground-floor commercial uses and residential liner units. The design provides both vertical and horizontal articulations which are carried throughout the structure from the podium and up the towers to ensure a cohesive architectural language throughout. The dual-tower design and four-sided architecture creates visual interest and interaction with the public realm with a pleasing view from any direction or angle. Amenities decks atop the podium and roof provide visual interaction from other multi-story buildings surrounding the site. The landscaping and building design features proposed here will contribute to an overall enhancement of the public realm.

CONCLUSION

Based on the above and the application submittal documentation, the Applicant respectfully requests the approval of the proposed Level II Site Plan Review and Special Review by DAC. The request complies with all applicable standards as contained in Section 94-35(c), Site

Design Qualitative Development Standards and Standards for Special Review Section 94-38(d)(6).

In the event you have any questions or require any additional information, please contact Valentina Broglia at vbrogia@udsflorida.com and Robert Dinsmore at RDinsmore@udsflorida.com or call the office at 561.366.1100.

WEST PALM BEACH

DEVELOPMENT SERVICES DEPARTMENT
PLANNING & ZONING DIVISION