

**ZONING BOARD OF APPEALS AGENDA
CITY OF WEST PALM BEACH
April 1, 2021**

TIME: 1:30 p.m.

PLACE: Due to COVID-19, and pursuant to the City of West Palm Beach’s Executive Orders 2020-05 and 2020-09, the meeting will be held virtually via Zoom video conferencing.

The Public Hearing will be streamed live and available for viewing in the City Commission Chambers located at City Center - 401 Clematis Street, on the condition that social distancing be practiced. The ability to make public comment will be available in the adjacent Flagler Gallery.

If you prefer to access the meeting remotely, you may do so through Zoom via the following:

- Web: <https://zoom.us/j/92994750919>
- Telephone: 888.475.4499 or 877.853.5257 | Webinar ID: 929 9475 0919

Or through the usual media channels:

- Live on WPB TV18 (Comcast)
- City Website: <https://bit.ly/3fx6B0O>
- YouTube: <https://bit.ly/2WIp0PG>
- Facebook: www.facebook.com/CityofWPB/
- Twitter: <https://bit.ly/2YPA8Nr>

Accessing the meeting through Zoom does not require the purchase or download of additional software or equipment.

For those participating remotely and wishing to make public comment (not to exceed three minutes) either before or during the meeting, comments may be submitted via the following:

- Voicemail at 561.320.6482;
- Sending an email or video recording to ZBAPublicComment@wpb.org;
- Completing a form on the City’s website at www.wpb.org/publiccomments;
- or
- If accessing the meeting via Zoom, you may also offer public comment through the “Q&A” feature (not available if you’re only connected by phone) or using the “Raise Hand” feature (Press *9 if you’re only connected by phone).

I. Call to Order / Roll Call / Pledge of Allegiance

II. Approval of

- A. Minutes for March 4, 2021

III. Report from the Zoning Staff

IV. Remarks by the Chairperson

V. Declaration of Ex-parte Communication

VI. Public Hearing

A. Swearing in of the Speakers

B. Continued Cases

C. Zoning Board of Appeals Cases

1. **Zoning Board of Appeals Case No. 3385:** A request by Jon Schmidt, on behalf of Mark Buller, for a variance from Sec. 94-174.b.6. of the City's Zoning and Land Development Regulations (ZLDRs) to reduce the overall landscape requirement of 15% and a variance from Sec. 94-443.b.1. of the ZLDRs to waive the ten (10) foot landscape buffer requirement on Division Avenue for a property located in the Industrial (I) district.

Location: The approximately 0.83 acre site is located at 750 27th Street, within Commission District No. 1 – Commissioner Kelly Shoaf.

Case Manager: Alana Wooten, Planner
Phone: 561.822.1449 | TTY: 800.955.8771
Email: awooten@wpb.org

2. **Zoning Board of Appeals Case No. 3382:** A request by Ele Zachariades, of Dunay, Miskel & Backman, LLP, on behalf of Sailfish Real Estate, LLC, for a Class B Special Use Permit to allow a convenience store with a fast food component and accessory automotive fuel sales in the Neighborhood Commercial (NC) zoning district as prescribed by Sec. 94-273.d.12. of the Zoning and Land Development Regulations; waivers from the Additional Standards are being requested.

The approximately 1.2-acre property is located at 2624 North Australian Avenue, within Commission District No. 1 – Commissioner Kelly Shoaf.

Case Manager: Alana Wooten, Planner
Phone: 561.822.1449 | TTY: 800.955.8771
Email: awooten@wpb.org

D. 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 Zoning Board of Appeals 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.

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 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
Sunday, March 21, 2021**