

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

NOTICE REGARDING PUBLIC COMMENTS

For those wishing to make public comment, you may do so in-person during the meeting, or submit your comments to the Planning Division **no later than 9:00am on July 1, 2021**, via the following:

- Leaving a voicemail (not to exceed 3 minutes) at 561.320.6482;
- Sending an email or video recording (not to exceed 3 minutes) to ZBAPublicComment@wpb.org;
or
- Completing a form on the City's website at www.wpb.org/publiccomments.

Please be sure to indicate the Case No. for the item you are submitting comments for.

TIME: 1:30 p.m.

PLACE: Commission Chambers
City Center, 401 Clematis Street

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

II. Approval of Minutes

A. June 3, 2021

III. Report from the Planning Division 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. 3392**: A request by James Paine Jr., of Law Office of James C. Paine Jr., on behalf of Shannon and Rylynn Howell, for a variance from the front setback requirements of Sec. 94-72.2.a. of the City's Zoning and Land Development Regulations (ZLDRs) to construct an attached garage on a residential lot.

Location: The approximately 0.26-acre site is located at 251 Seville Road, within Commission District No. 5 – Commissioner Christina Lambert.

Case Manager: Rafaela F. Thermidor, Associate Planner
Phone: 561.822.1443 | TTY: 800.955.8771
Email: rthermidor@wpb.org

2. **Zoning Board of Appeals Case No. 3391:** A request by Guy Bartels, of Yellowfin Builders, on behalf of Kevin and Jennifer Johnson, for a variance from Sec. 94-302.b.1. of the City’s Zoning and Land Development Regulations (ZLDRs), specifically regarding the maximum height for a security fence in the front setback.

Location: The approximately 0.50-acre site is located at 6517 South Flagler Drive, within Commission District No. 5 – Commissioner Christina Lambert.

Case Manager: Rafaela F. Thermidor, Associate Planner
Phone: 561.822.1443 | TTY: 800.955.8771
Email: rthermidor@wpb.org

3. **Zoning Board of Appeals Case No. 3390:** A request by Ryan Abrams, Esquire, on behalf of New Hampshire Holdings, LLC, for a Class B Special Use Permit to allow for a Group Home Type V in the Broadway Mixed Use District (BMUD) – Building Type I zoning district; waivers from the Additional Standards are being requested.

Location: The approximately 1.2-acre site is located at 2708 Broadway 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, June 20, 2021