

ZONING BOARD OF APPEALS **PASS / FAIL AGENDA
CITY OF WEST PALM BEACH
March 3, 2022**

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 9:00 am on March 3, 2022**, 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. February 3, 2022

APPROVED (5-0)

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 Nos. 3379A and 3379B

A two-part request by Joni Brinkman of Urban Design Studio, on behalf of Children's Place at HomeSafe, Inc., for approval of the following:

ZBA 3379A: APPROVED (5-0)

A Class B Special Use Permit to grant a waiver from Section 94-273(d)(11)(2)(c)(3) of the City's Zoning and Land Development Regulations (ZLDR) to allow signage for a Type II Community Residential Home located within a residential district; and

ZBA 3379B: APPROVED (5-0)

Variances from Sections 94-407(3)(b) and 94-407(3)(c) of the City's ZLDR, specifically regarding the permitted size and number of identification signs for nonresidential uses.

Location: The approximately 3.7-acre property is located at 5130 47th Place North, within Commission District No. 4 – Commissioner Joseph Peduzzi.

Case Manager: Eric Schneider, AICP, Principal Planner
Phone: 561.822.1446 | TTY: 800.955.8771
Email: eschneider@wpb.org

2. Zoning Board of Appeals Case No. 3397

APPROVED (5-0)

A request by Tomazini Group, for a variance from Section 94-72 and Section 94-44 (c) of the City's Zoning and Land Development Regulations to allow the construction of three (3) single family homes within a Single-Family Low Density (SF7) Residential zoning district.

Location: The approximately 0.606-acre property is located at 204 S. Chillingworth Drive, within Commission District No. 2 – Commissioner Shalonda Warren.

Case Manager: Angella Vann, Planning & Zoning Administrator
Phone: 561.822.1441 | TTY: 800.955.8771
Email: ajones-vann@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.

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Sunday, February 20, 2022