

**ZONING BOARD OF APPEALS AGENDA  
CITY OF WEST PALM BEACH  
May 5, 2022**

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***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 May 5, 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](mailto:ZBAPublicComment@wpb.org); or
- Completing a form on the City's website at [www.wpb.org/publiccomments](http://www.wpb.org/publiccomments).

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

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**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. March 3, 2022

**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. 3410:**

A request by E. Austin Depree, of Northworks Architects & Planners, for variances from Sec. 94-305(b)(4) of the City's Zoning and Land Development Regulations (ZLDRs), specifically relating to the setbacks of a generator projecting more than four (4) feet into a required rear setback.

Location: The approximately 0.29-acre site is located at 239 Murray Road, within Commission District No. 5 – Commissioner Christina Lambert.

Case Manager: Valentina Broglia, Associate Planner  
Phone: 561.822.1442 | TTY: 800.955.8771  
Email: [Vbroglia@wpb.org](mailto:Vbroglia@wpb.org)

**2. Zoning Board of Appeals Case No. 3406:**

A request by ATB Management, LLC, for a Class B Special Use Permit to grant a waiver to the 60-foot lot width requirement to allow an accessory dwelling unit on a lot less than 60 ft. wide within the Single Family High Density (SF14) Residential zoning district.

Location: The approximately 0.16 -acre site is located at 1132 11<sup>th</sup> Street, within Commission District No. 3 – Christy Fox

Case Manager: Alexander Fowlkes, Planner  
Phone: 561.822.1431 | TTY: 800.955.8771  
Email: [afowlkes@wpb.org](mailto:afowlkes@wpb.org)

**3. Zoning Board of Appeals Case No. 3407:**

A request by ATB Management, LLC, for a Class B Special Use Permit to grant a waiver to the 60-foot lot width requirement to allow an accessory dwelling unit on a lot less than 60 ft. wide within the Single Family High Density (SF14) Residential zoning district.

Location: The approximately 0.14 -acre site is located at 1027 8<sup>th</sup> Street, within Commission District No. 3 – Christy Fox

Case Manager: Alexander Fowlkes, Planner  
Phone: 561.822.1431 | TTY: 800.955.8771  
Email: [afowlkes@wpb.org](mailto:afowlkes@wpb.org)

**4. Zoning Board of Appeals Case No. 3408:**

A request by Cherokee Group, LLC, for a Class B Special Use Permit to grant a waiver to the 60-foot lot width requirement to allow an accessory dwelling unit on a lot less than 60 ft. wide within the Single Family High Density (SF14) Residential zoning district.

Location: The approximately 0.14 -acre site is located at 1126 9<sup>th</sup> Street, within Commission District No. 3 – Christy Fox

Case Manager: Alexander Fowlkes, Planner

Phone: 561.822.1431 | TTY: 800.955.8771  
Email: [afowlkes@wpb.org](mailto:afowlkes@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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