

**ZONING BOARD OF APPEALS AGENDA
CITY OF WEST PALM BEACH
April 2, 2020**

NOTICE:

To receive a copy of the Staff Report for any item on this agenda, please send a request to the Planning Division at planning@wpb.org. Be sure to include the following in the subject line...

“Requesting Staff Report – ZBA Case No. (*Insert Case No.*)”

Please contact us at planning@wpb.org or (561) 822-1461 with any questions.

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

a. Minutes for January 9, 2020

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. 3381:** A request by Lorenzo Rivero, Special Projects Manager, with the City of West Palm Beach Engineering Services Department, for variances to the required front and corner side setbacks within the Recreation and Open Space (ROS) zoning district to expand the existing Pleasant City Community Center.

The approximately 0.79-acre site is located at 501 21st Street, within Commission District No. 1– Commissioner Kelly Shoaf.

Case Manager: Linda M. Louie, AICP, Senior Planner
Phone: (561) 822-1458 | TTY: (800) 955-8771
Email: llouie@wpb.org

2. **Zoning Board of Appeals Case No. 3384**: A request by Josh Nichols, of Schmidt Nichols, on behalf of Sil Fir Corp, for a variance from Sec. 94- 312(1)(a) of the City’s Zoning and Land Development Regulations to allow for two (2) access points on the right-of-way (Electronics Way).

The approximately 3.14-acre property is located at 3200 Electronics Way, within Commission District No. 1 - Commissioner Kelly Shoaf.

Case Manager: Rachel Falcone, Associate Planner
Phone: (561) 822-1442 | TTY: (800) 955-8771
Email: rfalcone@wpb.org

3. **Zoning Board of Appeals Case No. 3380**: A request by Mark Elawadi and Ylva Bergehed for a variance from Section 94-72(a)(2)(a) and (d) of the City’s Zoning and Land Development Regulations for front and side yard setbacks for a residential lot.

[THE APPLICANT HAS REQUESTED A CONTINUANCE TO THE MAY 7, 2020, ZBA MEETING]

The approximately 0.019-acre property is located at 224 Churchill Road, within Commission District No. 5 - Commissioner Christina Lambert.

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.

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