

ZONING BOARD OF APPEALS **PASS / FAIL AGENDA
CITY OF WEST PALM BEACH
September 1, 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 September 1, 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. June 2, 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 No. 3414:
APPROVED WITH CONDITIONS (5-0)**

A request by Dennis Almendares, of The Ohana Pet Resort, for a Class B Special Use Permit, with a waiver from section 94-273(b)(81)(b)(2) of the City of West Palm Beach Zoning and Land Development Regulations

(ZLDRs), to allow an animal daycare and boarding facility with an outdoor play area in the Office Commercial (OC) zoning district.

Location: The subject property, consisting of ±0.84 acres, is located at 2617 N. Australian Avenue, within Commission District No. 1 – Cathleen Ward.

Case Manager: Valentina Broglia, Associate Planner
Phone: 561.822.1442 | TTY: 800.955.8771
Email: Vbroglia@wpb.org

2. **Zoning Board of Appeals Case No. 3409:**
APPROVED WITH CONDITIONS (5-0)

A request by Jon Schmidt, of Schmidt Nichols, on behalf of 1890 Palm Beach Lakes OPCO, LLC, for a Class B Special Use Permit to allow for a 4,414 square-foot automated car wash within the General Commercial (GC) zoning district.

Location: The subject property, consisting of ±1.16 acres, is located at 1890 Palm Beach Lakes Boulevard, within Commission District No. 2 – Shalonda Warren.

Case Manager: Kevie Defranc, Planner
Phone: 561.822.1449 | TTY: 800.955.8771
Email: kdefranc@wpb.org

3. **Zoning Board of Appeals Case No. 3413:**
APPROVED WITH CONDITIONS (5-0)

A request by Jon Schmidt, of Schmidt Nichols, on behalf of Stuart Petro Holdings LLC, for a Class B Special Use Permit to convert an existing car wash into an oil change and quick service business.

Location: The subject property, consisting of ±0.46 acres, is located at 1122 Palm Beach Lakes Blvd., within Commission District No. 3 – Commissioner Christy Fox.

Case Manager: Alexander Fowlkes, Planner
Phone: 561.822.1431 | TTY: 800.955.8771
E-mail: afowlkes@wpb.org

4. **Zoning Board of Appeals Case No. 3416:**
APPROVED WITH CONDITIONS (4-0)

A request by Larry Rowe, on behalf of Christopher Wofford, for a Class B Special Use Permit for construction of a swimming pool within the required front setback.

Location: The subject property, consisting of ±0.471 acres, is located at 7417 S Flagler Drive., within Commission District No. 5 – Commissioner Christina Lambert.

Case Manager: Alexis Sangeleer, Associate Planner
Phone: 561.822.1443 | TTY: 800.955.8771
E-mail: asangeleer@wpb.org

D. Administrative Appeals

VII. Unfinished Business

VIII. New Business

IX. Other Business

A. Nomination and Election of Officers

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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