

PASS/FAIL AGENDA

Date: January 5, 2023
Time: 1:30pm
Place: Commission Chambers
401 Clematis Street | West Palm Beach, FL 33401

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 THE DAY OF THE MEETING**, 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.

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

II. Approval of Minutes

A. November 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 No. 3418:**

WITH INSUFFICIENT VOTES, MOTIONS FOR APPROVAL AND DENIAL DID NOT PASS. AS SUCH, THIS APPLICATION WAS NEITHER APPROVED, NOR DENIED.

A request by Josh Nichols, of Schmidt Nichols, on behalf of 2025 N Dixie Highway LLC, for a Class B Special Use Permit to allow for a proposed parking facility/lot on the subject property within the Multifamily Low Density (MF14) Residential zoning district to support the proposed health and exercise facility on the adjacent property to the east within the General Commercial (GC) zoning district.

Location: The subject property, consisting of ±0.17 acres, is located at 412 20th Street, within Commission District No. 1 – Commissioner Cathleen Ward.

Case Manager: Kevie Defranc, Senior Planner
Phone: 561.822.1449 | TTY: 800.955.8771
Email: kdefranc@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. The hearing may be continued from time to time which may be necessary.

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 (3) 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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