

**ZONING BOARD OF APPEALS AGENDA  
CITY OF WEST PALM BEACH  
January 4, 2018**

**TIME: 1:30 p.m.**

**PLACE: Commission Chambers  
City Center, 401 Clematis Street**

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

**II. [Minutes](#)**

**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**

1. **[Zoning Board of Appeals Case No. 3356](#)**: A request by David J. Coviello, Esq., of Shutts and Bowen, LLP, on behalf of The Jerome Golden Center for Behavioral Health, Inc., for a variance from the dwelling unit size requirements of Section 94-209(2.)(j)(1)(m) of the Zoning and Land Development Regulations (ZLDRs) in the construction of a 36-unit, multifamily (affordable) housing project within the Currie Mixed Use District – Edge Sub-district.

Location: The approximately 0.71 acre site is located at the northeast corner of Poinsettia Avenue and 27<sup>th</sup> Street, within Commission District No. 1 – Commissioner Sylvia Moffett.

Case Manager: Linda Louie, Planner  
Phone: (561) 822-1458  
Email: [llouie@wpb.org](mailto:llouie@wpb.org)

**C. Zoning Board of Appeals Cases**

1. **[Zoning Board of Appeals Case No. 3359](#)**: A request by Barry J. Hayes and Mauricio Busa for a variance from Section 94-72 (a)(2)a of the Zoning and Land Development Regulations from the front yard setback requirement of 25 feet to allow the construction of a garage. **Staff is requesting a thirty (30) day continuance.**

The approximately 0.29 acre site is located at 227 Churchill Road, within

Commission District No. 5 – Commissioner Shanon Materio.

Case Manager: Alana Wooten, Associate Planner  
Phone: (561) 822-1449  
Email: [awooten@wpb.org](mailto:awooten@wpb.org)

2. **Zoning Board of Appeals Case No. 3362:** A request by Ryan Johnston of Johnston Group Development & Design, Inc., on behalf of Morrison's of Palm Beach, Inc., for the approval of a Class B Special Use Permit to allow a laundry and dry cleaning establishment (no cleaning on premise) within the Neighborhood Commercial (NC) zoning district.

The approximately 0.59 acre site is located at 6108 South Dixie Highway, within Commission District No. 5 – Commissioner Shanon Materio.

Case Manager: Linda Louie, Planner  
Phone: (561) 822-1458  
Email: [llouie@wpb.org](mailto:llouie@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.

**PUBLISH: The Palm Beach Post  
December 24, 2017**