

## AGENDA

**Date:** March 2, 2023  
**Time:** 1:30pm  
**Place:** Commission Chambers  
401 Clematis Street | West Palm Beach, FL 33401

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

**II. Approval of Minutes**

A. January 5, 2023

**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. Wireless Communication Facility (WCF) Permit Nos. 22-27 and 22-28:**

A request by Roger Ramdeen of Shutts, on behalf of CityPlace Retail, LLC, for the following:

**WCF 22-27:** The approval of a Level III Wireless Communication Permit to allow the relocation of two of the three existing Olympusat satellite dish antennas on the rooftop of 477 South Rosemary Avenue.

**WCF 22-28:** The approval of a Level III Wireless Communication Permit to allow the installation of one new satellite dish antenna to accommodate Good Karma Broadcasting, an ESPN affiliate, on the rooftop of 477 South Rosemary Avenue.

Level III Wireless Communication Permits require approval by the Zoning Board of Appeals as a Class B Special Use Permit in accordance with Section 94-323.b.3 of the Zoning and Land Development Regulations. Both applications require a waiver from Section 94-337.b.ii.8 of the Zoning and Land Development Regulations, which only permit one satellite dish antenna on a parcel.

Location: The subject property, consisting of a total of approximately 1.25 acres is located at 477 South Rosemary Avenue, within Commission District No. 3 – Commissioner Christy Fox.

Case Manager: Eric Schneider, AICP, Principal Planner  
Phone: 561.822.1446 | TTY: 800.955.8771  
E-mail: [eschneider@wpb.org](mailto:eschneider@wpb.org)

**2. Zoning Board of Appeals Case No. 3403:**

A request by Jon Schmidt, of Schmidt Nichols, on behalf of Francesco Blanco, for a Class B Special Use Permit to allow a portion of the required parking for 205 Southern Boulevard to be located off-site on the property located at 214 Southern Boulevard.

Location: The subject properties, consisting of a total of ±0.66 acres, are located at 205 & 214 Southern Boulevard, within Commission District No. 5 – Commissioner Christina Lambert.

Case Manager: Angella Jones-Vann, AICP, Planning & Zoning Administrator  
Phone: 561.822.1441 | TTY: 800.955.8771  
E-mail: [ajonesva@wpb.org](mailto:ajonesva@wpb.org)

**3. Zoning Board of Appeals Case No. 3421:**

A request by Harvey E. Oyer, III of Shutts & Bowen LLP, on behalf of Debra A. Schwinn of Palm Beach Atlantic University, Inc., for a Class B Special Use Permit to allow for a proposed Rooming & Boarding House on the subject property within the Multifamily Medium (MF20) Residential zoning district.

Location: The subject property, consisting of approximately 0.23 acres, is located at 233, 235, 237, and 239 Malverne Road within Commission District No. 5 – Commissioner Christina Lambert.

Case Manager: Kevie Defranc, Senior Planner  
Phone: 561.822.1449 | TTY: 800.955.8771  
E-mail: [kdefranc@wpb.org](mailto:kdefranc@wpb.org)

**4. Zoning Board of Appeals Case No. 3419**

A request by Brian Cheguis, on behalf of John Gordan, for variances from the following provisions of the City's Zoning and Land Development Regulations in order to exceed the maximum building height, exceed the maximum height for a privacy wall and reduce the front setback; Section 94-72, Section 94-241 Table VIII, Section 94-306, and Section 94-302 (b) (1). The requests are being made to provide for the construction of a new single-family residence.

Location: The subject property, consisting of approximately 0.4505 acres, is located at 4619 South Flagler Drive, within Commission District No. 5 – Christina Lambert.

Case Manager: Alexis Sangeleer Planner  
Phone: 561.822.1443 | TTY: 800.955.8771  
E-mail: [asangeleer@wpb.org](mailto:asangeleer@wpb.org)

**5. Zoning Board of Appeals Case No. 3418:**

A request by Josh Nichols, of Schmidt Nichols, on behalf of 2025 N Dixie Highway LLC, for a Class B Special Use Permit (with a waiver) 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 approximately 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  
E-mail: [kdefranc@wpb.org](mailto: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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