



**Planning, Zoning
& Building Department**

2300 North Jog Road
West Palm Beach, FL 33411-2741
(561) 233-5000

Planning Division 233-5300
Zoning Division 233-5200
Building Division 233-5100
Code Compliance 233-5500
Contractor Regulations 233-5525
Administration Office 233-5005
Executive Office 233-5228
www.pbc.gov/pzb



**Palm Beach County
Board of County
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Todd J. Bonlarron

July 18, 2025

Juanita James,
Juanita, Your Assistant
4452 Whispering Pines Road
West Palm Beach, FL 33406

RE: NOTIFICATION OF ADMINISTRATIVE POSTPONEMENT

Dear Ms. James:

This letter is to inform you that in accordance with Article 2.A.10.B Suspension of Development Review, the Zoning Director has suspended this application. Pursuant to Article 2.A.11, Violation of Condition of Development Order (DO), all violations on the parcel shall be rectified prior to any public meeting or the issuance of any subsequent DO for the project.

Application:	2926 Ohio Street, AV-2024-00718
Control:	2926 Ohio Street, Control 2024-00005
Meeting Date:	July 25, 2025
New Meeting Date	To be determined

In February 2023, a Notice of Violation, C-2023-02280038, was issued for construction work without permits, pavers, fencing and pool. Permits were issued by the Building Division for the installation of pavers and fencing, however based on the Survey and Site Plan provided with the variance application, they were not completed in accordance with the permits or the Unified Land Development Code. Before the requested variance for a reduction in the pool setbacks may move forward for a Development Order, compliance with the installation of pavers and fencing must be completed.

Please contact the Project Manager, Donna Adelsperger, Senior Site Planner, to set up a meeting to discuss issues that must be resolved. Ms Adelsperger can be reached at 561-233-5224 or dadeslpe@pbc.gov.

Sincerely,

Wendy N. Hernández
Deputy Zoning Director

C: Lisa Amara, Zoning Director
Monica Cantor, Principal Site Planner
Donna Adelsperger, Senior Site Planner

NOTICE OF A PROPOSED PUBLIC HEARING - ZONING



Dear Property Owner:

This is a courtesy notice for a proposed zoning application for land within 500 feet of your property.

The County will consider the application at public hearings provided below. Contact the Zoning Staff for more information.

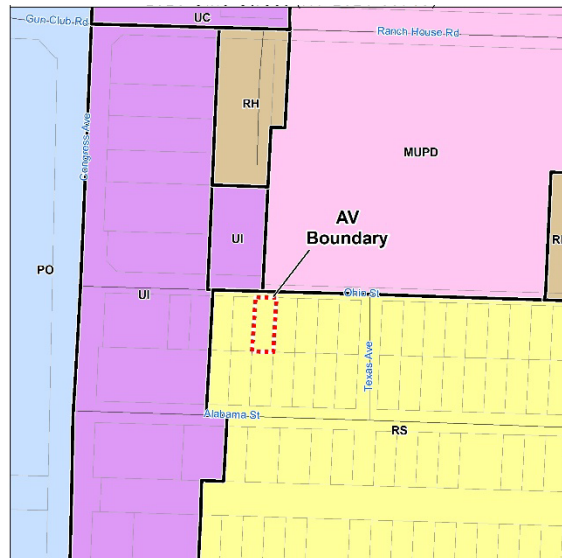
A summary of the request and a map of the subject site is available at the link below or at the QR code on the reverse side.

www.pbc.gov/pzb/notices

Hearing Agendas and Reports are available one week in advance here:

<https://discover.pbc.gov/pzb/zoning/Pages/Hearings-and-Meetings.aspx>

Application: 2926 Ohio Street, AV-2024-00718
Location: Approximately 367 feet east of South Congress Avenue on the south side of Ohio Street.
Zoning **July 25, 2025** at 9:00 a.m.
Variance 2300 North Jog Road, Vista Center, VC-1W-47
Meeting: West Palm Beach, Florida 33411
Zoning Staff Donna Adelsperger, Senior Site Planner
Contact: (561) 233-5224 or dadelspe@pbc.gov
Notice Date: July 10, 2025



Zoning Application Summary

Application:	2926 Ohio Street, AV-2024-00718
Control:	2926 Ohio Street, 2024-00005
Location:	Approximately 367 feet east of South Congress Avenue on the south side of Ohio Street.
District:	Commission District 3
Title/Request:	Title: a Type 1 Variance Request: to allow an existing pool to encroach in the side and rear setbacks
Summary: The application is for a property on 2926 Ohio Street. The site is developed with a Single-Family residence. The request is for a Type 2 Variance to reduce setbacks from 10.5 feet to 5.3 feet on the side interior (west side) and from 10.5 to 6.65 feet on the rear. The request stems from the Property Owner's contractor that installed the pool without building permits and in a location that does not meet the minimum setback from the side interior (west) and rear property lines.	