



**CITY OF WESTLAKE
NOTICE OF PUBLIC HEARING
ZONING APPLICATION VAR2-2016-01
Westlake Pod Q Variance**

This is a courtesy notice of a proposed zoning action within 1,000 feet of property that you own. You are encouraged to attend these public hearings and/or complete and return the attached Citizen Response Form, should you have any concerns regarding this matter. If you have any questions or would like further information please contact **Ken Cassel, City Manager**, at **(561) 530-5880**. Approximately three days prior to the scheduled hearing, the Staff Report with the Site Plan may be viewed online by selecting the hearing/hearing date listed below at: <http://westlakegov.com/index.php/meetings/city-council/agendas-minutes>.

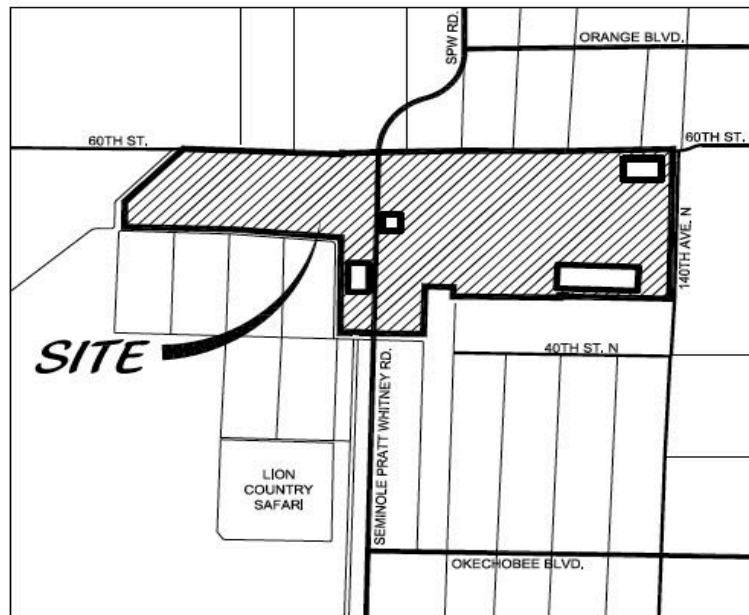
<p>PLANNING & ZONING BOARD: January 9, 2017 at 6:00 p.m.</p> <p>4001 Seminole Pratt Whitney Rd Westlake, FL 33470</p>	
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GENERAL LOCATION: East and West of Seminole Pratt Whitney Blvd., South of 60th Street North, and North of 50th Street N, East of Mead Hill Drive, and 44th Street North, East of 190th Terrace North and West of 140th Avenue North. **TITLE:** a Type II Variance **REQUEST:** to allow a reduction in lot width; building side setback; garage front and side setbacks; and the increase in maximum building lot coverage for Single Family.

APPLICATION SUMMARY:

An application for similar variances were applied for and granted by Palm Beach County per Resolution No. ZR-2015-035. Upon approval of this application, Resolution No. ZR-2015-035 will become null and void. The applicant has reapplied for Type II Variances for consideration of approval by the City of Westlake. The variances approved by Palm Beach County for Parcel Q were based on a slightly different parcel configuration and related legal description. Within the Westlake Master Plan, the proposed variance would shift Parcel Q to be closer to the Town Center, for the purpose of providing greater walk-ability and more efficient Master Planning.

LOCATION MAP 



RETURN TO:
Planning and Zoning
City of Westlake
Attn: Kenneth Cassel
4001 Seminole Pratt Whitney Rd
Westlake, FL 33470

Approve _____ Oppose _____

Application No. VAR2-2016-01 Pod Q Variance

DATE: _____

NAME: _____

PHONE: _____

ADDRESS: _____

CITY/STATE/ZIP: _____

RECOMMENDATIONS AND POSTPONEMENTS: The Planning & Zoning Board may accept, reject or modify staff recommendations and take such other appropriate and lawful action including continuing said public hearings.

CONDUCT OF HEARINGS: Planning and Zoning hearings are quasi-judicial and must be conducted to afford all parties due process. Any communication that Council Members have outside of the public hearing must be fully disclosed at the hearing. Anyone who wishes to speak at the hearing will be sworn in and may be subject to cross-examination. Public comment is encouraged and all relevant information should be presented to the Council Members so a fair and appropriate decision can be made. Tapes are limited to three (3) minutes in length and are to be submitted to the City of Westlake one week prior to the meeting date for review. All tapes/information submitted for the public record will not be returned. Auxiliary aids or services will be provided upon request, with at least four days notice to the City of Westlake, where necessary, to afford an individual with a disability an equal opportunity to participate.

GROUP REPRESENTATIVES: Any person representing a group or organization must provide written authorization to speak on behalf of that group. The representative shall inform Staff prior to the hearing of their intent to speak on behalf of a group and provide staff the name of that group.

<input type="checkbox"/> I will have a representative at the <input type="checkbox"/> Planning & Zoning Hearing My representative's name, address, and phone number are: NAME: _____ PHONE: _____ ADDRESS: _____ CITY/STATE/ZIP: _____
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APPEALS: If a person decides to appeal any final decision made by the Planning and Zoning Board, with respect to any matter considered at such hearing, he or she will need a record of the proceeding and for that purpose will need to provide his or her own court reporter to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence on which the appeal is to be based.