

## AGENDA

**Date:** February 05, 2026

**Time:** 1:30pm

**Place:** Commission Chambers  
401 Clematis Street | West Palm Beach, FL 33401

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### **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](mailto:ZBAPublicComment@wpb.org); or
- Completing a form on the City's website at [www.wpb.org/publiccomments](http://www.wpb.org/publiccomments).

Please be sure to indicate the Case No. for the item you are submitting comments for.

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- I. Call to Order / Roll Call / Pledge of Allegiance**
- II. Approval of Minutes**
  - A. December 04, 2025
- 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

**1. Zoning Board of Appeals Case No. 3555 (VAR-25070036):**

A request by Fernando Rodriguez, for a variance from Sec. 94-302(b) of the City's Zoning and Land Development Regulations regarding the installation of a fence and gates along Bunker Ranch to be one foot higher than what is permitted within the front setback. This case was continued because the board wanted more information about the finance impact of the applicant to fix the fence.

Location: The subject property, consisting of approximately .18 acres, is located at 344 Bunker Ranch Road, within Commission District No. 5 – Commissioner Christina Lambert.

Case Manager: James Roman, Associate Planner

Phone: 561.822.1398 | TTY: 800.955.8771  
E-mail: [jaroman@wpb.org](mailto:jaroman@wpb.org)

**C. Zoning Board of Appeals Cases**

**1. Zoning Board of Appeals Case No. ZBA 3556 (VAR-25110040):**

A request by Schmidt Nichols on behalf of Lindsay and Nicholas Harris, for variances from Section. 94-74.A.3 and 94-312.2 of the City's Zoning and Land Development Regulations to reduce the required front setback from 25 feet to 12.5 feet and the minimum separation between driveway access points fronting the street from 50 feet to 34 feet on a single-family residential lot.

Location: The subject property, consisting of approximately .15 acres, is located at 300 Flamingo Dr, within Commission District No. 5 – Commissioner Christina Lambert..

Case Manager: James Roman, Associate Planner  
Phone: 561.822.1398 | TTY: 800.955.8771  
E-mail: [jaroman@wpb.org](mailto:jaroman@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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