

AGENDA

Date: June 04, 2026
Time: 1:30pm
Place: Commission Chambers
401 Clematis Street | West Palm Beach, FL 33401

NOTICE REGARDING PUBLIC COMMENTS

For those wishing to make public comments, you may do so in person during the meeting.

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

II. Approval of Minutes

A. May 07, 2026

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.

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

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

C. Zoning Board of Appeals Cases

1. Zoning Board of Appeals Case No. 3559 (SUP-26040024):

A request by Jurate Nume for a Class B Special Use Permit to allow for a Laundry and Dry-Cleaning Establishment, Serving Primarily the Public, No Cleaning on Premise in a General Commercial (GC) zoning district.

The subject property, consisting of approximately 1.75-acre, is located 1400 Alabama Ave, within Commission District No. 5 – Commissioner Stephen Sylvester.

Case Manager: James Roman, Associate Planner
Phone: (561) 822-1398 | TTY: (800) 955-8771
E-mail: Jaroman@wpb.org

2. Zoning Board of Appeals Case No. 3558 (VAR-25110041):

A request by Isabella Barrantes, of Schmidt Nichols on behalf of John Rogers and Dean Henderson for variances from Sections 94-443(b)(1), 94-443(b)(2), 94-443(b)(3), 94-443(b)(4), and 94-173(1)(b) of the City's Zoning and Land Development Regulations, specifically relating to reductions in landscape and lot width requirements.

The subject property, consisting of approximately 0.1320 acres, is located at 2571 Division Avenue within Commission District No. 1 – Commissioner Cathleen Ward.

Case Manager: Kevin Kenny, Planner
Phone: 561-822-1443
Email: kjkenny@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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401 Clematis Street
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