

**ZONING BOARD OF APPEALS AGENDA  
CITY OF WEST PALM BEACH  
June 3, 2021**

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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 June 3, 2021**, 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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**TIME:** 1:30 p.m.

**PLACE:** Commission Chambers  
City Center, 401 Clematis Street

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

**II. Approval of**

A. Minutes for April 1, 2021

**III. Report from the Zoning 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. **Zoning Board of Appeals Case No. 3394**: A request by Joni Brinkman, of Urban Design Studio, on behalf of West Palm Golf Community Trust, Inc., for variances from Sec. 94-302.c.1. and Sec. 94-204.5 of the City's Zoning and Land Development Regulations (ZLDRs), specifically relating to the

height of fencing within the setback as well as the height of poles, netting, and lights associated with the proposed driving range.

Location: The approximately 176.8-acre site is located at 7001 Parker Avenue (south of Maddock Street, west of Georgia Avenue), within Commission District No. 5 – Commissioner Christina Lambert.

Case Manager: John P. Roach, AICP, Principal Planner  
Phone: 561.822.1448 | TTY: 800.955.8771  
Email: [jroach@wpb.org](mailto:jroach@wpb.org)

2. **Zoning Board of Appeals Case No. 3390**: A request by Ryan Abrams, Esquire, on behalf of New Hampshire Holdings, LLC, for a Class B Special Use Permit to allow for a Group Home Type V in the Broadway Mixed Use District (BMUD) – Building Type I zoning district; waivers from the Additional Standards are being requested.

Location: The approximately 1.2-acre site is located at the southeast corner of Broadway and 27<sup>th</sup> Street, at 2708 Broadway Avenue, within Commission District No. 1 – Commissioner Kelly Shoaf.

Case Manager: Alana Wooten, Planner  
Phone: 561.822.1449 | TTY: 800.955.8771  
Email: [awooten@wpb.org](mailto:awooten@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.

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 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.

**PUBLISH: The Palm Beach Post**  
**Sunday, May 23, 2021**