

## AGENDA

**Date:** August 3, 2023  
**Time:** 1:30pm  
**Place:** Commission Chambers  
401 Clematis Street | West Palm Beach, FL 33401

---

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

**II. Approval of Minutes**

A. May 4, 2023

**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**

**C. Zoning Board of Appeals Cases**

**1. Zoning Board of Appeal Case No. 3424 (Z23050012):**

A City-initiated request for a variance from Sec. 94-312(1)(c) of the City's Zoning and Land Development Regulations for the construction of two, 20-foot wide driveways in a Single-Family Low Density (SF7) residential district.

Location: The subject property, consisting of approximately 0.50 acres, is generally located at 4400 Parker Avenue, within Commission District No. 5 – Commissioner Christina Lambert.

Case Manager: Anne Clerisse Gaisha Volcy, Planner  
Phone: 561.822.1552 | TTY: 800.955.8771  
E-mail: [avolcy@wpb.org](mailto:avolcy@wpb.org)

**2. Zoning Board of Appeals Case No. 3427 (Z23050022):**

A request by Larry Rowe of L. B. Rowe, Inc., on behalf of William Kanarick, for a variance from Sec. 94-72(a)(2)(a) of the City's Zoning and Land Development Regulations for the construction of a casita, along South Olive Avenue, within the required front setback.

Location: The subject property, consisting of approximately 0.17 acres, is generally located at 245 Ellamar Road, within Commission District No. 5 – Commissioner Christina Lambert.

Case Manager: Anne Clerisse Gaisha Volcy, Planner  
Phone: 561.822.1552 | TTY: 800.955.8771  
E-mail: [avolcy@wpb.org](mailto:avolcy@wpb.org)

**3. Zoning Board of Appeals Case No. 3428 (Z23050023):**

A request by Larry Rowe of L. B. Rowe, Inc., on behalf of William Kanarick, for a Class B Special Use Permit to obtain a waiver from the requirements of Sec. 94-304(e)(2) of the City's Zoning and Land Development Regulations for the installation of a swimming pool within the required front setback.

Location: The subject property, consisting of approximately 0.17 acres, is generally located at 245 Ellamar Road, within Commission District No. 5 – Commissioner Christina Lambert.

Case Manager: Anne Clerisse Gaisha Volcy, Planner  
Phone: 561.822.1552 | TTY: 800.955.8771  
E-mail: [avolcy@wpb.org](mailto:avolcy@wpb.org)

**4. Zoning Board of Appeals Case No. 3425 (Z23050014):**

A request by Joni Brinkman, of Urban Design Studio, on behalf of West Palm Golf Community Trust, Inc., for a variance from Sec. 94-204(5) of the City's Zoning and Land Development Regulations, specifically relating to the height of the poles and netting associated with the driving range.

Location: The subject property, consisting of approximately 174.16 acres, is generally located at 7301 Georgia Avenue, within Commission District No. 5 – Commissioner Christina Lambert.

Case Manager: Jermaine Swaby, Senior Planner  
Phone: 561.822.1431 | TTY: 800.955.8771  
E-mail: [jswaby@wpb.org](mailto:jswaby@wpb.org)

**5. Zoning Board of Appeals Case No. 3429 (Z23060017):**

A request by Donald Dowd on behalf of William Manthy for a variance from Section 94-210(i)(2)(b) of the City's Zoning and Land Development Regulations (ZLDRs), specifically relating to the required rear setbacks for a walk-in cooler for a restaurant.

Location: The approximately 0.09-acre site is located at 425 25th Street, within Commission District No. 1 – Commissioner Cathleen Ward.

Case Manager: Valentina Broglia, Planner  
Phone: 561.822.1442 | TTY: 800.955.8771  
E-mail: [Vbroglia@wpb.org](mailto:Vbroglia@wpb.org)

**6. Zoning Board of Appeals Case No. 3431 (Z23050031):**

A request by Holly Benitez and Zachary Palmisciano from Design Floor and Home on behalf of Cody Johns for a variance from Sec. 94-482(d)(4) of the City's Zoning and Land Development Regulations (ZLDRs), specifically relating to the required side setbacks of an existing driveway.

Location: The approximately 0.14-acre site is located at 935 Avon Road, within Commission District No. 5 – Commissioner Christina Lambert.

Case Manager: Valentina Broglia, Planner  
Phone: 561.822.1442 | TTY: 800.955.8771  
E-mail: [Vbroglia@wpb.org](mailto:Vbroglia@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.

PUBLISH: The Palm Beach Post | July 24, 2023