

## AGENDA

**Date:** September 7, 2023  
**Time:** 1:30pm  
**Place:** Commission Chambers  
401 Clematis Street | West Palm Beach, FL 33401

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

**II. Approval of Minutes**

A. August 3, 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. Case No. 3270B (Z22080020):**

A request by Jon Schmidt, of Schmidt Nichols, on behalf of 316 Southern Propco LLC and Malvern 511 Inc., for an expansion of an existing Class B Special Use Permit, previously approved for a full-service car wash facility at the southwest corner of the Southern Boulevard and South Olive Avenue intersection (316 Southern Boulevard), to include the lot located at the northwest corner of the South Olive Avenue and Malverne Road intersection (301 Malverne Road) within the General Commercial (GC) zoning district.

Location: The subject property, consisting of two (2) parcels totaling 0.60 acres, is located at 316 Southern Boulevard and 301 Malverne Road, within Commission District No. 5 – Commissioner Christina Lambert.

Case Manager: Kevie Defranc, Senior Planner  
Phone: 561.822.1449 | TTY: 800.955.8771  
E-mail: [kdefranc@wpb.org](mailto:kdefranc@wpb.org)

**2. Case No. 3432 (Z23070018):**

A request by Patrick Mayfield, of Dailey Janssen Architects, PA, for a variance from Sec. 94-72(a)(2) of the City's Zoning and Land Development Regulations (ZLDRs), for the construction of a new residence.

Location: The subject property, consisting of approximately 0.42 acres, is generally located at 100 Worth Court South, 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. Case No. 3426 (Z23050017):**

A request by Cristopher Lall, of Aileron Investment Management LLC, on behalf of Balkhi Enterprises LLC, for a Class B Special Use Permit to allow for a convenience store and accessory fuel service station (7-Eleven) within the General Commercial (GC) zoning district. **(THIS CASE IS BEING REMOVED FROM THE AGENDA)**

Location: The approximately 1.27 -acre site is located at 2701 Okeechobee Boulevard, within Commission District No. 2 – Commissioner Shalonda Warren.

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