

**ZONING BOARD OF APPEALS AGENDA  
CITY OF WEST PALM BEACH  
April 4, 2019**

**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 December 6, 2018](#)

**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. 3369:** A request by Jon Schmidt, of Schmidt Nichols, on behalf of the South Florida Science Center, for the following:

a. A variance from the requirements of Sec. 94-204(2)e. to provide for the construction of a two (2) story storage building within 25 feet of existing structures on the property, as well as within 25 feet of a proposed storage building to be constructed during Phase II of the improvements; and

b. A variance from the requirements of Sec. 94-204(2)d. to construct the Phase II storage building five (5) feet from the rear property line.

**THE APPLICANT HAS REQUESTED A CONTINUANCE OF THIS CASE TO MAY 2, 2019, AGENDA.**

The approximately 4.821 acre site is located at 4801 Dreher Trail North, within Commission District No. 5 – Commissioner Christina Lambert.

Case Manager: John P. Roach, AICP, Principal Planner  
Phone: (561) 822-1448  
Email: [jroach@wpb.org](mailto:jroach@wpb.org)

2. **Zoning Board of Appeals Case No. 3368:** A request by Andrew McCown of GIA Consultants on behalf of CHS CAPC JV1 LLC, for the approval of the following:

- a. A variance from the requirements of Sec. 94-220(a)(3) to enable the construction of stories at sidewalk level to exceed sixteen (16) feet in height from finished floor to finished ceiling by two (2) feet; and
- b. A variance from the requirements of Sec. 94-220(a)(4) to enable mezzanines (lofts) to not be counted as a story and for stories above the first story to exceed fourteen (14) feet in height from finished floor to finished ceiling by four (4) feet; and
- c. A waiver from the requirements of Sec. 94-220(d)(1) to allow exterior finish materials other than stone, brick, stucco, pre-cast concrete, clapboard siding, and wood shingles; and
- d. A waiver from the requirements of Sec. 94-220(d)(8) to allow flat roofs to be constructed without a parapet.

The approximately 1.31 acre site is located at 2823 Broadway, within Commission District No. 1 – Commissioner Kelly Shoaf.

Case Manager: Heather Danforth, PLA, Senior Planner  
Phone: (561) 822-1562  
Email: [hdanforth@wpb.org](mailto:hdanforth@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**  
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