



WEST PALM BEACH

Development Services

CONSTRUCTION BOARD OF ADJUSTMENT AND APPEALS AGENDA

The regular meeting of the Construction Board of Adjustment and Appeals will be held on Thursday, January 16, 2025, at 2:00 P.M. in the City Commission Chambers, West Palm Beach City Hall, 401 Clematis Street, West Palm Beach, Florida.

SHOULD ANY INTERESTED PARTY SEEK TO APPEAL ANY DECISION MADE BY THE BOARD WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH A MEETING OR HEARING, HE WILL NEED A RECORD OF THE PROCEEDINGS AND FOR SUCH PURPOSE HE MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND THE EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. THE CITY OF WEST PALM BEACH DOES NOT PREPARE OR PROVIDE SUCH A RECORD.

- *Call to Order/Roll Call
- *Approval of the meeting minutes from 10/17/2024
- *Approval of the business meeting minutes from 10/17/2024
- *Reading of Ex parte disclosure from 10/17/24 hearing (City Attorney)
- *Ex parte Disclosures

CASE NUMBER 1479
TCO Extension

Property: 901 S. Flagler Dr.
 Owner: Palm Beach Atlantic University Inc.
 Agent: Stacie Bowie
 Permit: 23021306

The applicant is requesting an extension of 180 days on the existing TCO. The applicant states that while the entire project has been TCO'd, one final requirement remains.
 NOTE: this case came before the CBAA in April of 2024 and was granted a 270-day extension, which expires on 1/13/25, to complete the upgrade of the existing fire panel which was the last remaining requirement to be completed at that time.

CASE NUMBER 1481
TCO Extension

Property: 233 Arlington Rd.
 Owner: T.J. Solomon
 Agent: Mike Moore
 Permit: 21100447

The applicant states that currently the main permit has met all conditions for a CO. In the interim, the owner hired an electrician to install an electric generator powered by natural gas. The permit was applied for but not issued. This permit application is independent of the main permit. The agent was informed that this permit would not be issued until the

permit was issued and passed inspection. Per the agent, this has been completed and supposedly the generator install permit is in process.

NOTE: this case came before the CBAA in April 2024 and was issued a 120-day extension and again in August 2024 and was issued a 120-day extension.

<u>CASE NUMBER 1491</u>	Property:	300 Banyan Blvd.
TCO Extension	Owner:	300 Banyan, LLC
	Agent:	Craig Monzio
	Permit:	22050714

The applicant is requesting an extension due to the following reasons:

1. City Agreements – maintenance and easement agreement and TDM agreement are still pending. As of the date of the application, the City has not issued a draft of the maintenance and easement agreement required by the City for CO. The applicant is working with City staff to finalize the TDM.
2. Art Life – completion of the installation of the requirements associated with the Art Life approval. Work is expected to be completed in early Q1 2025.

NOTE: The original TCO certificate was issued in May 2024 and was extended to November 3rd, 2024. The CBAA application for a TCO extension was submitted in October 2024 however, both the November and December CBAA meetings were canceled.

<u>CASE NUMBER 1492</u>	Property:	1927 Dock Street
TCO Extension	Owner:	Dock Street, LLC
	Agent:	Florida Foreclosure Investments, LLC
	Permit:	22030455

The applicant states the building's electrical panels need to be elevated above the design flood elevation. The appointments with FP&L to de-energize and re-energize the property are on January 13th and January 23rd. The applicant is requesting a 90-day TCO extension to make these changes to the electrical system.

<u>CASE NUMBER 1493</u>	Property:	512 Spencer Drive
TCO Extension	Owner:	Gerald M Barbarito, Bishop of Dioceses of Palm Beach
	Agent:	Michael Lockwood
	Permit:	23050901

The applicant is requesting a TCO extension as the process for Test, Balance, and Commissioning has been delayed due to equipment manufacturers.

CASE NUMBER 1494
TCO Extension

Property: 201 Clearwater Drive
Owner: 350 S Australian Owner, LP
Agent: Brian Bartczak
Permit: 21091343

The applicant states they are requesting a TCO extension out of an abundance of caution. Per the applicant, the ABO has stated all other items have been satisfied to issue a CO with the exception of the following pending zoning items:

1. A DMP Minor Amendment for the final as-builts needed to be submitted and approved. The applicant states they recall a conversation / request to Linda Quinones in engineering in May of 2024, requesting your team to submit for a DMP Site Plan Amendment (Minor Level II). This was in regard to site changes to landscaping and the addition of the pickle-ball courts / drainage changes.
2. A right-of-way landscape and maintenance agreement must be recorded with the city for any improvements surrounding the site.
3. A transportation / mobility agreement must be finalized, outlining the contribution to the city for the micro-units located onsite.



Robert Brown, Building Official



Date