



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, April 20, 2023 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 INSURE 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
- *Exparte Disclosures
- *Approval of the meeting minutes from 01/19/2023

<u>CASE NUMBER 1462</u> Variance to the Flood Prevention And Control Ordinance	Property: 115 Pershing Way Owner: Pershing Way LLC (John Ford / Teresa Phelan) Agent: David Lawrence Permit: 23030611
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The applicant is requesting a variance to the flood prevention and control ordinance (schedule 3). The applicant states the proposed work constitutes a substantial improvement to this historic residence which would, without a variance require the residence to be raised. Applicant seeks a variance to preserve the historical integrity of the residence and maintain its current harmony with the El Cid historic District.

<u>CASE NUMBER 1463</u> TCO Extension	Property: 2751 S. Dixie Hwy. 1 st , 2 nd , 4 th Floors Owner: Tricera PBP, LLC Agent: Gal Bensaadon, Red Door Construction, LLC Permit: 22021128
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The applicant is requesting a TCO extension for permit 22021128. TCO for the 1st and 2nd floor was approved. The 4th floor is for two tenants, SROA and KNOTEL. The 4th floor work did not commence until completion of 1st and 2nd floors. The applicant is seeking to add the 4th floor SROA to the existing TCO, and soon after, KNOTEL and needs additional time to complete the work.

CASE NUMBER 1464
TCO Extension

Property: 325 Executive Center Drive Bldg. D
Owner: Christian Manor Restoration, LP
Agent: NEI General Contracting
Permit: 21080872

The applicant is requesting a TCO extension for permit 21080872. Applicant states the lighting protection was not able to be completed in the designated timeframe. Delays in roofing materials and the need to refabricate roofing edge metals has resulted in the need for additional time to complete the work.



Robert Brown, Building Official



Date