



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, June 15, 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 4/20/23

CASE NUMBER 1459
TCO Extension

Property: 416 Clematis St.
Owner: Clematis Realty Management, LLC
Agent: Thomas Rebhandl
Permit: 21020172

The applicant is requesting an additional CBAA TCO extension for permit 21020172. This case was granted an extension by the board at the November 2022 meeting. The permit description is listed as: Divide and create 416 Clematis (Pharmacy) and 418 Clematis (Veterinary) and add 9 upstairs suites. The TCO was granted for 418 Clematis (Veterinary) only. The applicant states that due to the COVID pandemic, construction material delays forced the 1st phase of the project, the veterinarian clinic to require a full 208 days to complete before moving on to the construction of an addition to the pharmacy and changes to the medical office located in Suite 209. The applicant states all final inspections have been passed within the fully separated 418 Clematis suite that contains the Clematis Animal Clinic, which has been in full operation since the TCO was granted in May 2022. In addition, all final inspections have been passed within the fully separated laboratory on the 2nd floor of the 416 area. All laboratory testing equipment has arrived and is waiting to be installed. The other businesses within the building have been fully operational since before this project commenced.

CASE NUMBER 1465
TCO Extension

Property: 7201 Georgia Ave.
Owner: City of West Palm Beach
Agent: Jay Madyun, Project Manager, Zabik & Associates
Permit: 21070679

The applicant is requesting a 30-day TCO extension for permit 21070679. The applicant states they are waiting on landscape as-builts to be approved in the city so they can pass their final landscape inspection.

CASE NUMBER 1466
TCO Extension

Property: 366 S. Rosemary Ave. Suite 101
Owner: City Place North, LLC
Agent: Promethean Builders, LLC
Permit: 21050305

The applicant is requesting a TCO extension for permit 21050305. The applicant states there was a manufacturing issue with an outdoor air unit, and they were waiting for a replacement. They are now in the process of scheduling all final inspections.

CASE NUMBER 1467
TCO Extension

Property: 2400 Metrocentre Blvd. E
Owner: Center for Creative Education
Agent: Joni Morgan
Permit: 21101420

The applicant is requesting a TCO extension for permit 21101420. The applicant states they can't get the AC equipment seacoast coated yet. It should have been done in the factory but now the AC contractor has to do it and they are waiting on him.



Robert Brown, Building Official



Date