



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, August 17, 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 6/15/23

CASE NUMBER 1463
TCO Extension

Property: 2751 S Dixie Hwy.
 Owner: Tricera PBP LLC
 Agent: Red Door Construction LLC
 Permit: 22021128

The applicant is requesting an additional CBAA TCO extension for permit 22021128 due to unforeseen delays in work. This case was granted an extension by the board at the April 20, 2023 meeting. The TCO for the 1st and 2nd floors was applied for and approved. The 4th floor is divided amongst two tenants (SROA & KNOTEL). 4th floor work did not commence until completion of the 1st and 2nd floors. 4th floor SROA was added to existing TCO and shortly after 4th floor KNOTEL was added.

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 90-day TCO extension for permit 21080872. This case was granted an extension by the board at the April 20, 2023 meeting. The applicant states landscaping needs to be done and is scheduled for the entire property by August 31st. A landscape phasing plan has been provided in plan review. The applicant is requesting only the last building (Building A) be under TCO, (Building D, C, B are requested for CO's).

CASE NUMBER 1470
TCO Extension

Property: 325 Executive Center Drive Bldg. C
Owner: Christian Manor Restoration, LP
Agent: NEI General Contracting
Permit: 21080871

The applicant is requesting a 90-day TCO extension for permit 21080872. The applicant states landscaping needs to be done and is scheduled for the entire property by August 31st. A landscape phasing plan has been provided in plan review. The applicant is requesting only the last building (Building A) be under TCO, (Building D, C, B are requested for CO's).

CASE NUMBER 1468
TCO Extension

Property: 3161 S Dixie Hwy.
Owner: DB Palm Beach II, LLC
Agent: Charles Medrano
Permit: 22050529

The applicant is requesting a 60-day TCO extension for permit 22050529 to obtain the mechanical and building final inspections. The applicant is a retail tenant at Casa Mara. The landlord needed to remove a door to create a proper breezeway on the south side of their unit for the vents in the breezeway to meet code. Work is complete and final inspections are being scheduled.

CASE NUMBER 1469
TCO Extension

Property: 4334 N Flagler Dr.
Owner: RD IMV Owner, LLC
Agent: Arturo F. Peña
Permit: 18100526

The applicant states several administrative requirements of the planned development are pending. The applicant states the City asked that the project's pending Commission approvals be bunched into one Commission agenda item, rather than items on several separate agenda dates: The major amendment including final landscape, site plan, and signage revisions (submitted and currently in review), the Site replat (submitted and currently in review), and ArtLife Commission approval (Approved by ArtLife advisory panel on 2/1/23). The applicant is requesting a 180-day extension to finalize the pending tasks.

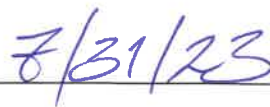
CASE NUMBER 1471
TCO Extension

Property: 991 Banyan Blvd.
Owner: HTG Banyan, LLC
Agent: Matthew Rieger
Permit: 20080364

The applicant is requesting a 180-day extension on permit 20080364. The applicant states there are several administrative requirements of the Site Plan Approval still pending. The Right of Way Maintenance Agreement is in the process of being finalized with the city and property owner. Planting of street trees and placement of light poles along Tamarind Ave. in coordination with the Tamarind Avenue Project per approved landscape plans.



Robert Brown, Building Official



Date