



**Construction Services Department**  
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*"The Capital City of the Palm Beaches"*

## **CONSTRUCTION BOARD OF ADJUSTMENT AND APPEALS**

### **AGENDA**

**August 21, 2008**

The regular meeting of the Construction Board of Adjustment and Appeals will be held on August 21, 2008, at 2 p.m. in the City Commission Chambers, West Palm Beach City Hall, 200 2<sup>nd</sup> 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**
- ▶ **APPROVAL OF MINUTES**
- ▶ **EXPARTE DISCLOSURES**

**CASE NUMBER 1350**

1025 26<sup>th</sup> Street  
Lots 6-11, 13, 15, 17  
Block C  
Northwood Add. Plat #7  
Raymond Bermudez

*"An Equal Opportunity Employer"*

At the meeting of May 15, 2008, the Board issued the following Order: **THE BOARD AGREES WITH AND ACCEPTS THE CITY'S FINDINGS OF FACT AS PRESENTED. THE DEMOLITION ORDER IS STAYED, PROVIDED THE APPLICANT APPLIES FOR TWO (2) SEPARATE PERMITS, ONE FOR DEMOLITION AND ONE FOR GENERAL STRUCTURAL REPAIR. BOTH PERMITS ARE TO BE APPLIED FOR BY THE END OF THIS WEEK. ANY COMMENTS FROM THE CITY RELATIVE TO THESE APPLICATIONS SHALL BE ADDRESSED WITHIN FIFTEEN (15) DAYS. UPON ISSUANCE OF THE DEMOLITION PERMIT, PROCEED AND COMPLETE WITHIN TWO (2) WEEKS. UPON ISSUANCE OF THE GENERAL STRUCTURAL PERMIT, WORK IS TO BE COMPLETED WITHIN TWO (2) WEEKS. IF ANY OF THESE TIME FRAMES ARE NOT ADHERED TO, THE DEMOLITION ORDER SHALL BE REINSTATED.**

**CASE NUMBER 1349**      1905 N. Dixie Highway  
Lot 6  
Block 2  
Currie Add. to Palm Beach North  
Michael B. Small

At the meeting of April 17, 2008, the Board issued the following Order: **DEMOLITION PERMIT, SITE CLEAN-UP, FENCING AND BRACING (IF NEEDED) ARE TO BE COMPLETED AS QUICKLY AS POSSIBLE. SIXTY DAYS ARE GRANTED TO COMPLETE AN ENGINEERING EVALUATION AND REPORT AND DETERMINE A COURSE OF ACTION. IF ANY OF THESE CONDITIONS ARE NOT MET, THE DEMOLITION ORDER SHALL BE REINSTATED.**

**CASE NUMBER 1332**      513 Sapodilla Avenue  
Lots 1 & 2  
Block 18  
Clows Add.  
Daniel Pikula  
Bert Calero

At the meeting of May 15, 2008, the Board issued the following Order: **THE BOARD AGREES WITH AND ACCEPTS THE CITY'S FINDINGS OF FACT AS PRESENTED. APPLICANT SHALL BE GRANTED A TWO (2) WEEK EXTENSION OF THE DEMOLITION ORDER, WITH THE CONDITION THAT**

**HE RE-APPLY FOR AN INTERIOR DEMOLITION AND SHORING PERMIT IN TWO (2) WEEKS. AFTER ISSUANCE OF THE PERMIT, THIRTY (30) DAYS IS GRANTED TO COMPLETE THE INITIAL INTERIOR DEMOLITION. AFTER DEMOLITION IS COMPLETE, TWO (2) WEEKS IS GRANTED TO SHORE UP THE STRUCTURE. IF NOT SUCCESSFUL, THE DEMOLITION ORDER SHALL BE REINSTATED.**

**CASE NUMBER 1337**      500 Division  
Lot 6  
Block 18  
Clows Add.  
Alice E. Moore  
Michael Brown

At the meeting of May 17, 2008, the Board issued the following Order: **THE BOARD AGREES WITH AND ACCEPTS THE CITY'S FINDINGS OF FACT AS PRESENTED. BUILDING IS TO BE MADE AND KEPT SAFE AND SECURE TO THE SATISFACTION OF THE CITY WITHIN THE NEXT SEVEN (7) DAYS. SIXTY (60) DAYS IS GRANTED TO OBTAIN RECOMMENDATIONS FROM AN ENGINEER. AFTER THAT TIME, PLANS SHALL BE SUBMITTED FOR PERMIT AND ANY COMMENTS FROM THE CITY ON SAID PLANS SHALL BE ADDRESSED WITHIN FIFTEEN (15) DAYS. CONSTRUCTION SHALL START WITHIN FIFTEEN (15) DAYS FROM ISSUANCE OF THE PERMIT. IF ANYTHING OCCURS DURING THAT TIME AND THE CITY FEELS THAT THE PROJECT IS NOT MOVING ALONG IN A REASONABLE MANNER, THIS CASE SHALL COME BEFORE THE BOARD AGAIN.**

**CASE NUMBER 1340**      376 Forest Hill Blvd.  
Lot 10  
Block A  
Broadmore Sec. 4  
Marli Souza

At the meeting of April 17, 2008, the Board issued the following Order: **SIXTY DAYS IS GRANTED TO SUBMIT DRAWINGS TO THE CITY FOR REPAIRS DUE TO FIRE DAMAGE. WITHIN 15 DAYS, THE PROPERTY IS TO BE FENCED AND SECURED. ANY PLAN REVIEW COMMENTS FROM THE CITY ARE TO BE ADDRESSED AND RESUBMITTED WITHIN 15 DAYS, AND CONSTRUCTION**

**SHALL BEGIN WITHIN 15 DAYS AFTER PERMIT ISSUANCE & PROCEED IN AN EXPEDITIOUS MANNER TO COMPLETION. IF ANY OF THESE CONDITIONS ARE NOT MET, THE DEMOLITION ORDER SHALL BE REINSTATED.**

**CASE NUMBER 1356**      5205 Greenwood Avenue  
Tenet St. Mary's Inc.  
Palm Healthcare Foundation  
Hedrick Brothers Construction

The applicant is requesting an extension to the Partial/Conditional Certificate of Occupancy beyond the allowable 90 days prescribed in the City's adopted Resolution No. 47-06 establishing the Building Permit Fee Schedule of Rates and Charges. This resolution authorizes the issuance of a Partial and/or Conditional Certificate of Occupancy valid for a period of 30 days, and up to 2 extensions of 30 days each for a total of 90 days. Any extensions beyond 90 days from the original issuance must be granted by the Construction Board of Adjustment and Appeals.

**CASE NUMBER 1357**      525 Okeechobee Blvd.  
CityPlace Office I, L.L.C.  
Dan Petrocchi

The applicant is requesting an extension to the Partial/Conditional Certificate of Occupancy beyond the allowable 90 days prescribed in the City's adopted Resolution No. 47-06 establishing the Building Permit Fee Schedule of Rates and Charges. This resolution authorizes the issuance of a Partial and/or Conditional Certificate of Occupancy valid for a period of 30 days, and up to 2 extensions of 30 days each for a total of 90 days. Any extensions beyond 90 days from the original issuance must be granted by the Construction Board of Adjustment and Appeals.

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Neil K. Melick  
Building Official