



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

## CONSTRUCTION BOARD OF ADJUSTMENT AND APPEALS

### AGENDA

November 20, 2008

The regular meeting of the Construction Board of Adjustment and Appeals will be held on November 20, 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** from the meeting of October 16, 2008
- ▶ **EXPARTE DISCLOSURES**

**CASE NUMBER 1337**

500 Division  
Lot 6  
Block 18  
Clows Add.  
Alice E. Moore  
Michael Brown

At the meeting of October 16, 2008, the Board issued the following Order: **THIS PROPERTY IS TO BE KEPT SAFE AND SECURE AND 30 DAYS IS GRANTED TO COMPLY WITH THE ORDER FROM THE MEETING OF AUGUST 21, 2008.** *(August 21, 2008 Order: THE BOARD AGREES WITH AND ADOPTS THE CITY'S FINDINGS OF FACT AS PRESENTED. APPLICANT IS TO OBTAIN AN ENGINEER'S SIGNED AND SEALED SHORING ANALYSIS OF THE STRUCTURE AND SUBMIT PLANS FOR PERMIT WITHIN*

*"An Equal Opportunity Employer"*

*SIXTY (60) DAYS. ANY COMMENTS FROM THE BUILDING DEPARTMENT ARE TO BE ADDRESSED AND RESUBMITTED WITHIN FIFTEEN (15) DAYS. APPLICANT SHALL APPEAR BEFORE THE BOARD AT THE END OF THAT SIXTY (60) DAY PERIOD WITH AN UPDATE AND IMPROVEMENT PLAN FOR THE PROPERTY).*

**CASE NUMBER 1362**            427 Evernia  
    Lots 7, 8, 9 & 10  
    Block 18  
    Town of WPB  
    Broadway Bank  
    Susan Tjarksen

The applicant is requesting an appeal of the decision of the building official pursuant to Section 401 of the Standard Unsafe Building Abatement Code, as amended by the City of West Palm Beach. The appeal is specific to the issuance of the Notice of Unsafe Building ordering the demolition of the structure referenced above.

**CASE NUMBER 1352**            800 Handy Avenue  
    Lot 38  
    Block 12  
    Roosevelt Estates  
    Arverne Mosely

At the meeting of June 19, 2008, the Board issued the following Order: **THE BOARD AGREES WITH AND ACCEPTS THE CITY'S FINDINGS OF FACT AS PRESENTED. AN EXTENSION OF NINETY (90) DAYS IS GRANTED TO SUBMIT PLANS FOR PERMIT AND RESOLVE ANY EXISTING LEGAL ISSUES. ANY COMMENTS FROM THE BUILDNG DEPARTMENT ARE TO BE ADDRESSED AND PLANS RESUBMITTED WITHIN FIFTEEN (15) DAYS. ONCE THE PERMIT IS ISSUED, CONSTRUCTION IS TO BEGIN EXPEDITIOUSLY AND CONTINUE THROUGH COMPLETION, OR THE UNSAFE BUILDING ORDER SHALL BE REINSTATED.**

**CASE NUMBER 1364**            4020 Waverly Drive  
    Lot 14  
    Block 3  
    Palm Beach Lakes North PL 1  
    Yolanda Murray

The applicant is requesting an appeal of the decision of the building official pursuant to Section 401 of the Standard Unsafe Building Abatement Code, as amended by the City of West Palm Beach. The appeal is specific to the issuance of the Notice of Unsafe Building ordering the demolition of the structure referenced above.

**CASE NUMBER 1363**            2485 Metrocentre Blvd.  
Metrolodging, LLC  
Sanjay Parag

Applicant is requesting an additional extension of the Temporary 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 1365**            303 Banyan Blvd.  
Lots 11-20  
Block 53  
303 Banyan Blvd., LLC  
Rene Tercilla

The applicant is requesting a variance to the technical codes. The request for variance is specific to the type of material which may be used for exterior trim in accordance with Florida Building Code, Building, Section 1406.2.2, which requires architectural trim that exceeds 40 feet in height above grade plane to be constructed of approved noncombustible materials. The applicant is proposing to use a Class "A" cast urethane foam plastic trim in lieu of the noncombustible trim as required by the Code.

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Robert A. Brown  
Interim Construction Services Director/Building Official