

**CONSTRUCTION BOARD OF ADJUSTMENT AND APPEALS
AGENDA**

The regular meeting of the Construction Board of Adjustment and Appeals will be held on Thursday, August 20, 2026, 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 ENSURE 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 the meeting minutes from June 18, 2026
- Ex parte Disclosures

CASE NUMBER 1507 - TCO Extension

Property: 1401 Northpoint Pkwy.

Owner: Comcast of Florida/Georgia LLC

Agent: Eric Eason

Permit: 24010457

The applicant states the building has been remodeled in three different phases:

Phase I, located on the east side first floor of the building and Phase II, located on the west side second floor of the building are completed. They are at the final stages of Phase III located in the west side first floor of the building. The fire final and building final are still pending. An extension of the TCO is requested to complete the work.

NOTE: CBAA issued the following extensions:

On 8/21/25 180 days from 9/7/25 to expire on 3/6/26

On 2/19/26 90 days from 3/6/26 to expire on 6/4/26

The case was scheduled for the June 2026 hearing, however due to miscommunication they were not represented at the hearing. The CBAA ordered the case to be held over to the July hearing which was cancelled. The TCO was administratively extended until the August 20, 2026 CBAA hearing date.

CASE NUMBER 1525- TCO Extension

Property: 665 Belvedere Rd.

Owner: 625 Biba LLC

Agent: Vincent Mercurio

Permit: 24051692

The applicant is requesting a TCO extension for the warehouse and office/storage area. The kitchen portion of the permit remains incomplete due to equipment delays. The applicant states they hope to have the equipment delivered, installed and final inspections complete by October 16, 2026. A 90-day extension is requested.

CASE NUMBER 1526- TCO Extension**Property:** 875 N Railroad**Owner:** 809 N Railroad Ave., LLC**Agent:** RCC Associates**Permit:** 24080994

The applicant states the original TCO was requested due to the need to obtain a separate generator permit for the project. The generator permit was submitted separately and has since been approved however the city subsequently requested revisions to the gas and electrical drawings under the master permit even though the generator permit was reviewed separately. The revised gas and electrical drawings have been submitted to the city and are currently under review. Once the revisions are approved, they will proceed with scheduling the fire final and building final inspections. A 90-day extension is requested.

Note: The store is now closed for business and is no longer operating or occupied.

CASE NUMBER 1527- TCO Extension**Property:** 1100 25th St. 6**Owner:** 1100 25th St. West Palm Beach LLC**Agent:** Jacob Goldman**Permit:** 25010447

The applicant is requesting a 90-Day extension to the TCO to allow for replacement and reinspection of the proposed landscape material. The applicant states at the time of the original installation the landscape material, specifically the required trees, were damaged resulting in their quality being downgraded to Class B. As a result, the material no longer meets the minimum requirements of the City's Zoning and Land Development Regulations, which require that all material be of at least Class A quality. There are no life safety concerns with the condition of the property, and all other requirements of the TCO and permit have been addressed and satisfied.

Signed by Robert Brown, City of West Palm Beach Assistant Building Official on the 6th day of August 2026.