



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, December 18, 2025, 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 November 20, 2025
- *Approval of the business meeting minutes from November 20, 2025
- *Ex parte Disclosures

CASE NUMBER 1498
TCO Extension

Property: 2020 Banyan Resort Way; 2000 Banyan Club Rd.; 2022 Banyan Resort Way
 Owner: USREC Banyan Cay Resort & Golf LLC
 Agent: Craig Murphy
 Permit: Multiple Permits – see below

The applicant is requesting extensions on multiple permits for the Banyan Resort project:
 Permit 17020796 – Hotel – requesting a 6 month extension to complete the HVAC testing and balancing – in progress
 Permit 17060001 – Garage – requesting a 6 month extension to complete sidewalk installation – in progress
 Permit 18050277 – Waterside Bar – requesting a 6 month extension
 Permits 21060845, 21060843, 21060846 – Pools – requesting a 6 month extension
 Note: This project came before the board in June of 2026 and was granted a 180-day extension which expires on Dec. 23, 2025.

CASE NUMBER 1511
TCO Extension

Property: 1333 S Flagler Dr.
Owner: Flagler Residential LLC
Agent: Daniel G. Hayes
Permit: 21071625

The applicant is requesting a TCO extension to allow sufficient time for inspection of items called out in the development order as a condition of the final Certificate of Occupancy and they are waiting on the arrival of additional material needed to complete the penthouse pool terrace deck.

BUSINESS MEETING

Nomination / Confirmation of Vice-Chair



Robert Brown, Building Official



Date