

**CONSTRUCTION BOARD OF ADJUSTMENT AND APPEALS
AGENDA**

The regular meeting of the Construction Board of Adjustment and Appeals will be held on Thursday, June 26, 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 3/20/2025
- *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
Agent: Craig Murphy
Permit: Multiple Permits – see below

The applicant is requesting a 90-day TCO extension on multiple permits:

Hotel permit 17020796: Pending plan review by the City of WPB of response to city comments. Pending Completion of HVAC testing and balance of existing system

Pool permits 21060845, 21060843, 21060846: Pending final plan review approval of pool barrier

Parking garage permit 17080001: Pending installation of final ADA access sidewalk required per plan review comments

Waterside bar permit 18050277: Amending and re-submitting plans with dechlorination notes to satisfy outstanding plan review comments

CASE NUMBER 1499
TCO Extension

Property: 2195 Okeechobee Blvd.
Owner: Dean Roger Chevrolet, Inc.
Agent: Brad Hodgen
Permit: 23040294

The applicant states the final phase of the site work remains, which includes installation of two drainage structures, landscaping, and asphalt. Construction is ongoing while working around a fully operational dealership which has required the project to be broken down into multiple phases. The applicant is requesting a TCO extension of 120 days.

CASE NUMBER 1500
TCO Extension

Property: 2350 Florida Ave
Owner: TPTS LLC
Agent: Jill Bernstein
Permit: 22010834

The applicant states they are delayed in obtaining the CO due to the client's decision to keep the range and hood in the northeast section of the building. The initial engineering and design provided by JLRD did not meet the Building Official requirements. The client stated Mr. Gathright advised a TCO could be granted if we included "removal of range prior to CO" in the request.

The applicant is requesting a TCO extension to explore other applications with the Building Department.

CASE NUMBER 1501
TCO Extension

Property: 579 W Executive Center Dr.
Owner: BJS Wholesale Club Inc.
Agent: Edward Kelly
Permit: 21081263

The applicant is requesting a 90-day TCO extension to the gas station portion of the project, permit 21081263. The applicant states they are pending a zoning final for the BJ Wholesale Club in order to CO the gas station. The club needs to install a screen on the AC unit and replace some sidewalk, all of which is scheduled to be completed by the end of June 2025.

CASE NUMBER 1502
Variance to the Flood
Prevention and Control
Ordinance (schedule 3)

Property: 3411 Washington Rd.
Owner: Chad and Audra Quist
Agent: Polly Daugherty, Paradelo Burgess Design Studio
Permit: 25021253 / 25021254

The applicant is applying for a variance to the flood prevention and control ordinance (schedule 3). The request is to maintain the current finished floor height at the existing primary residence, accessory building and proposed additions.

CASE NUMBER 1503
TCO Extension

Property: 1927 Dock Street
Owner: Dock Street LLC
Agent: Florida Foreclosure Investments LLC
Permit: 22030455

The applicant is requesting a 90-day extension to complete the required electrical modifications. Specifically, the building's electrical panels must be elevated above the design flood elevation to comply with code. The work has been scheduled in coordination with Florida Power & Light and is set to take place between June 9th and 11th. The additional time will allow for proper completion and inspection of these essential upgrades.

CASE NUMBER 1504
TCO Extension

Property: 309 Clematis St.
Owner: Von Esselborn Inc.
Agent: Samantha DelBene
Permit: 22061092

The applicant states the construction is complete in the area of the rooftop / deck however they are not done with the construction on the lower two floors. They are currently trying to separate the projects (keep the third floor and rooftop separate) and are requesting a TCO extension while they work this out.

NOTE: The current TCO is for "phased TCO occupy roof-top deck bar and kitchen area only. Excluding 1st, 2nd, & 3rd floor office areas of 313 Clematis, pool, pool deck area and 309 Clematis St. 2nd floor".



Robert Brown, Building Official



Date