



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, October 16, 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 August 21, 2025

*Ex parte Disclosures

CASE NUMBER 1500

TCO Extension

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

Note: The CBAA granted a 120-day TCO extension on June 26th, 2025, which will expire on October 24th. The applicant states the initial TCO extension request was driven by the client's decision to install a commercial range and hood. The engineered drawings and fabrication schedule have extended beyond the original CBAA timeline. The applicant is requesting a 90-day extension based on the anticipated work to be completed.

CASE NUMBER 1509

TCO Extension

Property: 2901 Okeechobee Blvd.
Owner: Palm Beach Pre-Owned, Inc.
Agent: Richard Kotzen
Permit: 23120965

The applicant states this is a multiphase project. Prior to start of construction, Anderson Carr Construction reviewed the proposed phasing plan with City Building staff. It was understood that at completion of phase 1 a TCO would be required to occupy the phase 1 space, but a CC would not be possible as the entire project was not complete. They are currently under construction on phase 2 with an expected completion by the early part

of 2026. The applicant is requesting a 5-month TCO extension to March 2026 to complete all work, schedule and pass all final inspections and close out all permits to receive the Certificate of Completion.

CASE NUMBER 1510

Appeal of Decision and/or
Interpretation of the Building
Official (Schedule 1)

Property: 2750 Parker Ave.
Owner: Almeria 886 LLC
Agent: Albert Levy
Permit: 25100460-CBAA

The structure at 2750 was deemed unsafe on May 22, 2025, by Tom Moore, City of West Palm Beach Construction Inspection Coordinator. The applicant states they are actively working with licensed contractors to ensure that all repairs meet code and safety standards. The applicant states the site is fully secured and does not pose any risk of detachment or flying debris. The applicant is requesting an additional 60 days.



Robert Brown, Building Official

10/9/25

Date