



Construction Services Department
P.O. Box 3366
West Palm Beach, Florida 33402
Telephone: 561/805-6700
Fax: 561/659-8026

"The Capital City of the Palm Beaches"

CONSTRUCTION BOARD OF ADJUSTMENT AND APPEALS

AGENDA

March 17, 2005

This regular meeting of the Construction Board of Adjustment and Appeals will be held on March 17, 2005, at 2 p.m. in the City Commission Chambers, West Palm Beach City Hall, 200 2nd 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 February 24, 2005

CASE NUMBER 1228 4011 Northshore
Repl. of Blocks 17-19
Westfield No. 1
Gregory Mack, Pastor

This case originally came before the Board at the meeting of February 20, 2003.

At the meeting of February 24, 2005, the Board issued the following Order: **A PROGRESS REPORT SHALL BE SUBMITTED AT THE NEXT MEETING.**

"An Equal Opportunity Employer"

CASE NUMBER 1166 3311 Pinewood Avenue
Lot 15
Block 54
Northwood
Carl Bryant

This case originally came before the Board at the meeting of April 18, 2002.

At the meeting of February 24, 2005, the Board issued the following Order: **A CERTIFICATE OF OCCUPANCY IS TO BE OBTAINED FOR THIS PROPERTY BY THE NEXT MEETING OF THIS BOARD.**

CASE NUMBER 1227 800 N. Sapodilla
Lot 7
Block 1
Amended Plat of Freshwater Add.
Darden Holdings, Inc.

At the meeting of February 24, 2005, the Board issued the following Order: **APPLICANT IS TO BRING IN A CONSTRUCTION SCHEDULE AND UPDATE ON THIS PROPERTY AT THE NEXT MEETING OF THIS BOARD.**

CASE NUMBER 1272 2216 Palm Beach Lakes Blvd.
Lot 3
Block 38-A
P.B. Lakes So. Repl. of Blocks 38 & 39
Bill Sharpe
Blend, LLC

The applicant is requesting a variance to Chapter 7, Subsections 705.1.1.2, 705.1.2 and Table 405.1.2 of the Florida Building Code, 2001 Edition with 2003 revisions, which states that every exterior wall within 15 feet of a property line shall be equipped with approved opening protectives in compliance with Table 705.1.2. Table 705.1.2 requires all openings in exterior walls to have opening protectives with a minimum fire resistance of $\frac{3}{4}$ hour. The applicant proposes to install window assemblies complying with missile impact protection provisions with the addition of fire sprinkler system heads at the window. The proposed exterior wall with the subject openings is located 5 feet from the property line.

CASE NUMBER 1273 1101 South Olive Avenue
Lot 0010
Block 005
No. 24 Jefferson Park
Palm Beach Atlantic University
Hanson Professional Services, Inc.

Applicant is requesting a variance to Chapter 34, Subsection 3401.7.1.1.2 of the Florida Building Code, 2001 Edition with 2003 revisions, which states that when additions or alterations to an existing building increase the floor area by 25 percent or more of the area of the existing building, the existing building and the addition shall be made to comply with all requirements of the code. The applicant proposes to meet all the requirements of the code with the exception of Subsection 414.4 which requires the installation of a smoke control system within the atrium of the rotunda portion of the building. In lieu of smoke control, they propose to provide additional detection in the separated room on the second level of the rotunda by means of spot type and beam type smoke detectors and to separate the rotunda from the surrounding new construction by a one-hour rated partition (with water curtain at the fixed glass window).

Neil K. Melick
Building Official