



**Construction Services Department**  
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*"The Capital City of the Palm Beaches"*

**CONSTRUCTION BOARD OF ADJUSTMENT AND APPEALS**

**LOCAL CONSTRUCTION REGULATION BOARD**

**AGENDA**

**May 15, 2008**

The regular meetings of the Construction Board of Adjustment and Appeals and Local Construction Regulation Board will be held on May 15, 2008, at 2 p.m. in the City Commission Chambers, West Palm Beach City Hall, 200 2<sup>nd</sup> 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 CBAA meeting of April 17, 2008
- ▶ **EXPARTE DISCLOSURES**

**CASE NUMBER 1332**      513 Sapodilla Avenue  
Lots 1 & 2  
Block 18  
Clows Add.  
Daniel Pikula  
Bert Calero

*"An Equal Opportunity Employer"*



**CASE NUMBER 1337**      500 Division  
Lot 6  
Block 18  
Clows Add.  
Alice E. Moore  
John M. Howe, P.A.

At the meeting of December 20, 2007, the Board issued the following Order: **NINETY (90) DAYS IS GRANTED FOR THE APPLICANT TO OBTAIN RECOMMENDATIONS FROM AN ENGINEER'S REPORT TO ADDRESS ANY STRUCTURAL DEFICIENCIES IN THE BUILDING, INCLUDING ROOFING AND SHORING. AFTER THAT TIME, PLANS SHALL BE SUBMITTED FOR PERMIT AND ANY COMMENTS FROM THE CITY ON SAID PLANS SHALL BE ADDRESSED WITHIN FIFTEEN (15) DAYS. CONSTRUCTION SHALL START WITHIN FIFTEEN (15) DAYS FROM ISSUANCE OF THE PERMIT. IF ANYTHING OCCURS DURING THAT TIME AND THE CITY FEELS THAT THE PROJECT IS NOT MOVING ALONG IN A REASONABLE MANNER, THE CASE SHALL COME BEFORE THE BOARD AGAIN. THE PROPERTY SHALL BE BOARDED AND SECURED WITHIN THE FIRST THIRTY (30) DAYS.**

**CASE NUMBER 1341**      303 Sapodilla, aka 307 & 309  
E ½ of Lot 2  
Block 34  
Town of WPB  
Leap Group III, LLC  
Alejandro Espino, Esq.

At the meeting of March 30, 2008, the Board issued the following Order: **THE BOARD AGREES WITH AND ACCEPTS THE CITY'S FINDINGS OF FACT AS PRESENTED AND ACCEPTS THE APPLICANT'S REQUEST FOR AN EXTENSION OF TIME. THE APPLICANT IS TO APPEAR AGAIN AT THE MEETING OF MAY 15, 2008 WITH AN UPDATE AS TO THE STATUS OF DEMOLITION PROCEEDINGS.**

**CASE NUMBER 1342**      710 Evernia  
E ½ of Lot 2  
Block 34  
Town of WPB  
Leap Group III, LLC  
Alejandro Espino, Esq.

At the meeting of March 20, 2008, the Board issued the following Order: **THE BOARD AGREES WITH AND ACCEPTS THE CITY'S FINDINGS OF FACT AS PRESENTED AND ACCEPTS THE APPLICANT'S REQUEST FOR AN EXTENSION OF TIME. THE APPLICANT IS TO APPEAR AGAIN AT THE MEETING OF MAY 15, 2008 WITH AN UPDATE AS TO THE STATUS OF DEMOLITION PROCEEDINGS.**

**CASE NUMBER 1344**      708 Evernia  
W ½ of Lot 1 less N20' St. R/W  
Block 34  
Town of WPB  
Leap Group III, LLC  
Alejandro Espino, Esq.

At the meeting of March 20, 2008, the Board issued the following Order: **THE BOARD AGREES WITH AND ACCEPTS THE CITY'S FINDINGS OF FACT AS PRESENTED AND ACCEPTS THE APPLICANT'S REQUEST FOR AN EXTENSION OF TIME. THE APPLICANT IS TO APPEAR AGAIN AT THE MEETING OF MAY 15, 2008 WITH AN UPDATE AS TO THE STATUS OF DEMOLITION PROCEEDINGS.**

**CASE NUMBER 1346**      723 22<sup>nd</sup> Street  
Lot 9  
Block 1  
Washington Heights  
Marie J. Limousin

At the meeting of March 20, 2008, the Board issued the following Order: **THE BOARD AGREES WITH AND ACCEPTS THE CITY'S FINDINGS OF FACT AS PRESENTED. THE APPLICANT IS GRANTED AN EXTENSION OF TIME UNTIL THE MEETING OF MAY 15, 2008, AT WHICH TIME AN UPDATE SHALL BE GIVEN ON THE FUNDING SITUATION AND A TIMELINE FOR COMPLETION OF WORK SHALL BE PRESENTED. THE BUILDING SHALL REMAIN SECURED DURING THIS TIME.**

**CASE NUMBER 1350**      1025 26<sup>th</sup> Street  
Lots 6-11, 13, 15, 17  
Block C  
Northwood Add. Plat #7  
Raymond Bermudez

The applicant is requesting an appeal of the decision of the building official pursuant to Section 401 of the Standard Unsafe Building Abatement Code, as amended by the City of West Palm Beach. The appeal is specific to the issuance of the Notice of Unsafe Building ordering the repair of the structure referenced above.

**LOCAL CONSTRUCTION REGULATION BOARD**

This meeting of the Local Construction Regulation Board will begin immediately following adjournment of the Construction Board of Adjustment and Appeals. Board Members shall remain to hear the following case.

► **CALL TO ORDER/ROLL CALL**

**LCRB CASE NUMBER 5**

John C. Cassidy A/C Inc.  
John C. Cassidy, Jr.

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Neil K. Melick, CBO  
Building Official