

MINUTES
PALM BEACH COUNTY
CONSTRUCTION BOARD OF ADJUSTMENTS AND APPEALS
MAY 12, 2016

1. CALL TO ORDER / CONVENE AS CBAA.

Chairman Wiener called the meeting to order at 2:00 p.m. The meeting was conducted in Room 1W-47, Palm Beach County Planning, Zoning and Building Department, 2300 North Jog Road, West Palm Beach, Florida.

A. ROLL CALL.

MEMBERS PRESENT:

Marc Wiener, Chairman	Ron Dixon, Vice Chairman
Bart Rasper	Gary Sullivan
Duane Drawdy	Rex Kirby
Margie Walden	

MEMBERS ABSENT:

Michael Walker	Peter Dzenutis
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OTHERS PRESENT:

Doug Wise, Building Official
Dean Wells, Construction Services Coordinator
Shannon Fox, Assistant County Attorney
Anne Helfant, Assistant County Attorney
Jacquelyn Anderson, Senior Secretary

B. APPROVAL OF MINUTES.

A motion was made and seconded to approve the minutes of March 10, 2016. The motion passed.

2. ADDITIONS & DELETIONS. None.

3. OLD BUSINESS. None.

4. NEW BUSINESS.

Board Secretary Jacquelyn Anderson swore in all witnesses who planned to testify.

A. Case # 16-03 – Multiple Properties – Estates of Boynton Waters Corporation

John Kennelly introduced himself as an attorney and Vice President of the Estates of Boynton Waters Corporation, and as representing the property owner. He requested time to make a presentation after staff presented its staff report.

Building Official Doug Wise presented the staff report. He indicated that the 11 homes in question were permitted in the 2005/2006 timeframe, but have since been abandoned. Staff has inspected the homes as unsafe structures based on a complaint received. Staff has met with the property owner but would prefer the Board determine how best to proceed with this case.

Mr. Kennelly indicated there are 140 lots in the Estates of Boynton Waters and 100 homes are owned and occupied. The 11 homes in question are 25-80% complete. They are now financially able to complete each homes. A copy of a bank statement distributed to the Board indicates that approximately \$4.8 million has been deposited to make the needed improvements to complete

each home. He indicated that all 11 properties have been secured. They are not able to renew the previous permits but must obtain new permits for each home. They are requesting 24 months to obtain the new permits and complete each home.

Several Board Members questioned Mr. Kennelly and discussion ensued.

Mr. Kennelly agreed to use plywood to secure access to any home that has interior stairs leading to an upper level to abate potential safety hazards to anyone who may access the property.

A motion was made and seconded to allow 24 months to complete each of the 11 homes, to meet all safety codes, and to provide an update to the Board in six months. The motion passed.

B. Case # 16-04 – Multiple Properties – Boynton Waters JV, LP

Heather Allen, an attorney representing the property owner, introduced herself to the Board. She requested time to make a presentation after staff presented its staff report.

Building Official Doug Wise presented the staff report. He indicated these two partially-constructed homes had been foreclosed and staff had inspected them as unsafe structures. Staff had not met with the property owner and did not know how they wanted to proceed.

Ms. Allen indicated the two properties in question were acquired in November 2014. She provided the Board with a report from a structural engineer regarding the condition of each building. They intend to demolish the home at 6357 Esprit Way and to repair the home at 6341 Esprit Way, and they are requesting 120 days to accomplish this.

Several Board members questioned Ms. Allen and discussion ensued.

A motion was made and seconded to allow 120 days to demolish the home at 6357 Esprit Way and to come back before the Board with a plan to complete the home at 6341 Esprit Way. The motion passed.

5. **BOARD MEMBER COMMENTS.** None.

6. **STAFF MEMBER COMMENTS.**

Building Official Doug Wise indicated that the Building Officials Association of Florida, Palm Beach County Chapter, and the International Association of Electrical Inspectors, Palm Beach County Chapter, et al., were having their annual picnic on Saturday, May 14th, at Ocean Reef Park in Riviera Beach. He invited all Board members and staff to attend.

7. **ADJOURNMENT.**

Chairman Wiener adjourned the meeting at approximately 3:00 p.m.

Signed for the Board by,



Marc Wiener
Chairman

Respectfully submitted,
Jacquelyn Anderson
Recording Secretary