

MINUTES
PALM BEACH COUNTY
CONSTRUCTION BOARD OF ADJUSTMENTS AND APPEALS (CBAA)
August 10, 2017

1. CALL TO ORDER / CONVENE AS CBAA

Chair Marc 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, Architect, Chair
Bart Rasper, Plumbing Contractor
Manny Oyola, Roofing Contractor

Gary Sullivan, Electrical Contractor
Steven Markel, HVAC Contractor
Margie Walden, Public At-Large

MEMBERS ABSENT:

Ron Dixon, Engineer, Vice Chair
Justin McIntosh, Alt - Public At-Large

Rex Kirby, Division I Contractor

OTHERS PRESENT:

Doug Wise, Building Official, Palm Beach County
Dean Wells, Construction Services Coordinator
Robert P. Banks, Chief Land Use County Attorney
Anne Helfant, Assistant County Attorney
Jamie Illicete, Field Investigator
Brad Brown, Deputy Building Official, Palm Beach County
Jacquelyn Anderson, Recording Secretary
Steve Dermangian, Kimco Realty
Anand Poonai, Dcota Contracting
Howard Poznanski, Esquire

B. APPROVAL OF MINUTES

Mr. Sullivan made a motion to approve the minutes of July 13, 2017. Ms. Walden seconded the motion. The motion carried unanimously.

2. ADDITIONS & DELETIONS - NONE

3. OLD BUSINESS

Ms. Anderson administered an oath to all witnesses who planned to testify.

A. 15-04 – 17744 Fieldbrook Cir W – Vesta Properties

Mr. Wise requested to enter the County Staff Report into evidence.

The case has been before the Board on two previous occasions. The first Board Order required the Appellant to get permits within a period. The Board granted the Appellant until December 31, 2017 to complete the repairs, and required the case to come before the Board on August 10, 2017 to provide an update.

The structure is currently under construction. The Appellant has made substantial progress. Staff believes the Appellant is on target to meet the completion deadline. The Appellant is complying with the second Board Order. Staff recommended there be no action taken at this time.

4. NEW BUSINESS

A. 17-10 – 2945 S Military Trl – Blueprint Properties

Mr. Wise requested to enter the County Staff Report into evidence.

Mr. Wells presented a summary of the case findings. On August 8, 2017, Mr. Wells inspected the property, and the property remains in the same condition as in the photographs presented.

Staff recommended demolition of the structure if the owner fails to obtain permits to repair or raze the structure.

No one was present to testify on behalf of the Appellant.

Ms. Walden made a motion to allow staff to proceed with demolition of the property as soon as possible based upon the unsafe condition of the property.

Mr. Sullivan seconded the motion.

The motion passed unanimously.

B. 17-11 – 9803 S Military Trl – KIR BOYNTON

Mr. Wise requested to enter the County Staff Report into evidence.

This is a commercial building. There is a mansard on the front of the building that is about to collapse. There are some 4x4's shoring it up. Staff did not suggest the entire building is unsafe, but the overhang is extremely dangerous.

Mr. Dermangian appeared on behalf of the Appellant. The Appellant has shored up the collapsing portion of the mansard roof to avoid any further collapse. The Appellant offered to install a six-foot construction fence to secure the property more. The Appellant requested additional time.

Discussion ensued.

Ms. Walden made a motion to grant the Appellant 30 days to install the six-foot chain link fence; and have an engineer come in to discuss securing the mansard roof, or taking it down, whichever the

engineer determines is better; and to report to the Board in one month.

Mr. Markel seconded the motion.

Discussion ensued. The motion did not carry.

Mr. Sullivan made a motion that the engineer come back with a report to the owner and in 30 days the Appellant satisfy the requirements of the engineer to secure the building for windborne debris or demolish the building within 30 days.

Ms. Walden seconded the motion.

Discussion ensued. The motion did not carry.

Mr. Oyola made a motion to grant the Appellant two weeks to install six-foot construction fence, and within 30 days, the Board see a report from a qualified engineer as to how the Appellant will proceed.

Ms. Walden seconded the motion.

Discussion ensued.

The motion carried unanimously.

The Appellant is required to come back to the Board in 30 days.

5. ADJOURNMENT as the CBAA

Chairman Marc Wiener adjourned the meeting as the Construction Board of Adjustments and Appeals at approximately 2:25 p.m.

Signed for the Board by, .



Marc Wiener
Chairman

Respectfully submitted,
Jacquelyn Anderson
Recording Secretary