

MINUTES
PALM BEACH COUNTY
CONSTRUCTION BOARD OF ADJUSTMENTS AND APPEALS (CBAA)
June 14, 2018

1. CALL TO ORDER

Vice Chair Ron Dixon 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:

Ron Dixon, Engineer, Vice Chair	Bart Rasper, Plumbing Contractor
Manny Oyola, Roofing Contractor	Steven Markel, HVAC Contractor
Rex Kirby, Division I Contractor	Margie Walden, Public At-Large
Justin McIntosh, Alt - Public At-Large	

MEMBERS ABSENT:

Marc Wiener, Architect, Chair

OTHERS PRESENT:

Doug Wise, Building Official, Palm Beach County
Brad Brown, Deputy Building Official, Palm Beach County
Dean Wells, Construction Services Coordinator
Shannon Fox, Assistant County Attorney
Anne Helfant, Assistant County Attorney
Jacquelyn Anderson, Recording Secretary
Carlos Gil, Atlantis Plaza
Todd Durand, Core Capital
Rick Sapir, Esq, Cohen Norris Wolmer Ray Telepman Cohen
Kostas Pilkionis, Property Owner
Garth Smith, Public
Rachele Cibula, Florida Court Reporting
Serge Tews, 19483 NW 97th Ct Investment LLC
Christine Maasbach, Investor
Domingo Castro, US Structures General Contractors

B. APPROVAL OF MINUTES

Ms. Walden made a motion to approve the minutes of May 10, 2018. Mr. Oyola 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. 17-13 – 2942 GENOA PLACE – 19483 NW 97TH CT INVESTMET LLC

Mr. Wise stated the case was heard previously. The owner was to come back with documentation on his plan to repair the structure.

Mr. Wise requested the County Staff Report be entered into evidence.

Mr. Tews stated the house would need to be partially or completely demolished because they are unable to find the finances to complete the job. He requested only the roof be demolished.

Board members questioned Appellant and Staff and discussion ensued.

Ms. Walden made a motion that because the Board has not received an engineer's report, and there is no capacity for financing from the owner's own pocket or otherwise, the County move forward with demolition.

Mr. McIntosh seconded the motion.

Discussion ensued.

The motion passed unanimously.

B. 18-05 – 17089 W ALAN BLACK BLVD – KOSTAS PILKIONIS

Mr. Wise stated the case was heard previously. Mr. Wise requested the County Staff Report be entered into evidence.

Mr. Pilkionis stated he has a buyer and is under contract. The closing was delayed because the quiet title process is not finished. The potential buyer was present at the hearing. He requested additional time.

Board members questioned Appellant and Staff and discussion ensued.

Ms. Walden made a motion to grant the Appellant a one-month extension to sell the property or start the renovation and return before the Board in one month to report the status.

Mr. Markel seconded the motion. Mr. Dixon called the question, and the motion passed unanimously.

Discussion ensued.

Mr. Walden amended the previous motion to grant the Applicant a 60-day extension to sell the property or start the renovation and at the end of 60 days to return before the Board to report the status.

Discussion ensued.

Mr. Markel seconded the motion. The motion passed unanimously as amended.

4. NEW BUSINESS

A. 18-06 – 6074 CONGRESS AVE – ATLANTIS PLAZA INVESTMENTS INC

Mr. Wise stated the case involves a commercial strip plaza. Staff became aware of structural damage to two towers on the exterior of the building that are architectural features, not the primary occupancy. The damage is serious and needs to be repaired. An application was filed with Division and corrections have been requested. It is still pending fire review. Appellant is working in good faith to repair.

Mr. Wise requested the County Staff Report be entered into evidence.

Mr. Sapir requested the Appellant's package of information be entered into evidence.

Mr. Sapir stated the problem was discovered by the Applicant and notified the County of the unsafe condition. The property owner has begun to diligently deal with the situation. The general contractor has been hired, plans submitted, permit applied for, and they are waiting for the permit to be issued. It will take approximately 120 to 140 days after receiving the building permit to complete the process. Mr. Sapir requested 180 days to complete the renovations and come back to confirm compliance.

Board members questioned Appellant and Staff and discussion ensued.

Ms. Walden made a motion to grant a six-month extension to Atlantis Plaza Investments.

Discussion ensued.

Ms. Walden amended the motion to grant a six-month extension after receiving a building permit to complete all the bell towers for the Atlantis Plaza.

Discussion ensued.

Ms. Walden amended the motion to grant Atlantis Plaza seven months from the hearing date to complete the renovation.

Discussion ensued.

Mr. Oyola seconded the motion. The motion passed unanimously as amended.

5. BOARD MEMBER COMMENTS

Ms. Walden expressed appreciation for the sympathy card sent after her loss.

Ms. Walden made a motion to reconvene in August. Mr. Oyola seconded the motion. The motion passed unanimously.

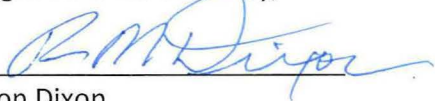
6. STAFF MEMBER COMMENTS

A. The next meeting scheduled is August 9, 2018.

7. ADJOURNMENT

Vice Chair Dixon adjourned the CBAA meeting at approximately 2:45 p.m.

Signed for the Board by,



Ron Dixon
Vice Chairman

Respectfully submitted,
Jacquelyn Anderson
Recording Secretary