

MINUTES
PALM BEACH COUNTY
CONSTRUCTION BOARD OF ADJUSTMENTS AND APPEALS (CBAA)
September 13, 2018

1. CALL TO ORDER

Chair Marc Weiner 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
Margie Walden, Public At-Large

Ron Dixon, Engineer, Vice Chair
Steven Markel, HVAC Contractor

MEMBERS ABSENT:

Manny Oyola, Roofing Contractor
Justin McIntosh, Alt - Public At-Large

Rex Kirby, Division I Contractor

OTHERS PRESENT:

Doug Wise, Building Official, Palm Beach County
Brad Brown, Deputy Building Official, Palm Beach County
Dean Wells, Construction Services Coordinator
Tom Banzhaf, Construction Services Coordinator
Robert P. Banks, Chief Land Use County Attorney
Anne Helfant, Assistant County Attorney
Jacquelyn Anderson, Recording Secretary
Giselle Badillo, Senior Secretary
Lisa Forman, Property Owner
Kostas Pilkionis, Property Owner
Bryan Stern, Property Owner
Gino Rivera, Contractor

B. APPROVAL OF MINUTES

Mr. Dixon made a motion to approve the minutes of August 9, 2018. 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. 18-05 – 17089 W ALAN BLACK BLVD – KOSTAS PILKIONIS

Mr. Wise stated the case was heard previously. The Board gave the Appellant 60 days to come back and show progress on the project and come back with an update.

Mr. Wells stated the property is in the same condition. The Appellant completed interior demolition and cleaned it up.

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

Mr. Pilkionis stated the interior demolition was completed. There is a buyer who is willing to purchase the property. The quiet title process was just completed on 9/12/2018. The final judgment is in process. Five days after the final judgment is received they will be able to close on the property.

Board members questioned the Appellant and Staff. Discussion ensued.

Ms. Walden made a motion to grant the Appellant a 30-day extension to sell the property or begin the renovation, or the order to demolish the property moves forward.

Mr. Markel seconded the motion.

Discussion ensued.

The motion passed unanimously.

4. NEW BUSINESS

A. 18-09 – 7588 SIERRA TERRACE EAST – LISA FORMAN

Mr. Wise stated this is a new case involving a devastating fire at a property. The applicant is asking for additional time to repair the home.

Mr. Wells stated the general inspection was completed. An engineer's analysis is needed.

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

Ms. Forman stated the contractor came in on Monday to pull a permit. The general inspection was performed on Tuesday. They are ready to move forward.

Mr. Rivera stated the process was started. They are attempting to get an interior removal permit. After cleaning up, they will have an engineer walk through and draw up the plans to

do everything correctly from the beginning.

Board members questioned the Appellant and Staff. Discussion ensued.

Ms. Walden made a motion to grant a 90-day extension for interior cleanup and to begin the building permitting process and planning process for renovation of the structure.

Mr. Markel seconded the motion. Motion carried unanimously.

B. 18-10 – 1189 ROSEBUD LANE – MIA REAL HOLDINGS LLC

Mr. Wise stated this is a new case involving a two-story single-family dwelling with substantial water damage. The walls are significantly deformed and breaking open. The property owner is facing significant challenges to repair.

Mr. Wells stated there was a permit pulled for kitchen and bath that did not address the damage to the property. There are holes in the walls to the studs that are rotted. There has been water intrusion for a great period of time. The walls are buckling continuously from the ground to the top. An engineer's analysis is required.

Board members questioned Staff. Discussion ensued.

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

Mr. Stern stated they have applied for permits and waiting to get approval.

Board members questioned the Appellant and Staff. Discussion ensued.

Discussion ensued.

Ms. Walden made a motion to grant 30 days for an engineer's report to be submitted to Doug Wise's office; and based upon the engineer report that the safety of the area will be addressed.

Discussion ensued.

Chair Wiener directed the Appellant to arrange for an inspection of the property with the Building Division to get inside the house within one week.

Discussion ensued. There was no second to the motion. The motion died on the floor.

Ms. Walden amended the motion to grant the Appellant 21 days to submit to Doug's office an engineering report; and they have 30 days to ensure that the property is safe in terms of the surrounding neighborhood.

Discussion ensued. There was no second to the amended motion. The motion died on the floor.

Ms. Walden made a second amended motion to grant the Appellant 21 days to submit an engineer's plan to Doug Wise's office for review; and for Doug Wise's office to work with the Appellant to ensure that permits move forward to renovate or demolish and to ensure the safety of the neighborhood.

Mr. Dixon seconded the second amended motion. The motion carried unanimously as amended.

5. BOARD MEMBER COMMENTS - NONE

6. STAFF MEMBER COMMENTS

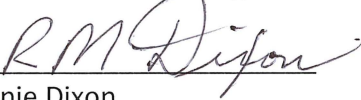
Staff provided a status update regarding the Estates of Boynton Waters.

Staff provided a status update regarding the Genoa case.

7. ADJOURNMENT

Chair Marc Wiener adjourned the CBAA meeting at approximately 2:40 p.m.

Signed for the Board by,



Ronnie Dixon

Vice Chair

Respectfully submitted,
Jacquelyn Anderson
Recording Secretary