



Palm Beach County
CONSTRUCTION BOARD OF ADJUSTMENT AND APPEALS (CBAA)
AUGUST 11, 2022 MEETING
MINUTES

I. CALL TO ORDER

Steven Markel, Acting as Chair, called the meeting to order at 2:31 pm. The meeting was conducted in Room 1W-47, Palm Beach County Planning, Zoning and Building Department, 2300 N Jog Road, West Palm Beach, FL.

A. Roll Call

Members Present

Timothy Wingate, Division 1 Contractor
Bart Rasper, Plumbing Contractor
Manuel Oyola, Roofing Contractor
Steven Markel, HVAC Contractor

Ron Dixon, Engineer 3:00pm

Members Absent

Jessica Dornblaser, Architect, **Vice Chair**

Rex Kirby, Division 1 Contractor, **Chair**

Others Present

Doug Wise, Building Official (PBC)
Thomas Banzhaf, Construction Services Coordinator (PBC)
Michelle Carter, Recording Secretary
Michael Fox, Codes, Products and Training Supervisor
Mark Hagen, Information Management Services Specialist
Matthew Militzok, Attorney for Jorge Fernandez
Laura Moss, Wrights Windows and Door
Tien Nguyen- 4498 Thornwood
Chris Frazier, 6347 Harbour Star Drive

Shannon Fox, Senior County Attorney
Ryan Maher, Assistant County Attorney
Lisa Bourassa Giamboi, Administrative Technician I
Bob Nichols, Codes, Product and Training Coordinator
Howard Perl, Attorney for Norwich Condominium
Paul Henriques, Norwich B-Jorge Fernandes
Troy Bishop, Wrights Windows and Door
Dan May, 6347 Harbour Star Drive

B. Approval of Minutes

- ✦ Mr. Wise noted that there's an error and a title correction is needed on the May 12, 2022, minutes. Mr. Wise was listed as the Assistant Deputy Building Official and not the Building Official.
- ✦ Mr. Oyola made a motion to approve the May 12, 2022 meeting minutes with the error being noted. Mr. Rasper seconded the motion. The motion carried unanimously.

C. Administer Oath to Witnesses

Ms. Bourassa Giamboi administered an oath to the witnesses testifying in the proceedings.

II. ADDITIONS AND DELETIONS

Justin McIntosh has missed 3 consecutive meetings which makes him ineligible to be a member on the board.

III. OLD BUSINESS

A. 2021-06 and 2022-07 – 48 Norwich B and Norwich Condominium Association

- ✦ Mr. Wise asked Mr. Henriques for an update on Jorge Fernandes living situation.
- ✦ Mr. Henriques informed the board and Mr. Wise that Jorge is still homeless and nothing has changed.

Discussion Ensued.

- ✦ Mr. Perl went over the Exhibits he submitted for the board to view i.e Licensing and Insurance, COI, the agreement between contractor and association, and stated the funding is still pending.

Discussion Ensued

- ✦ Mr. Wise asked that the staff report be admitted into evidence.
- ✦ Mr. Oyola made a motion to move forward with demolition by Palm Beach County. Mr. Oyola added an amendment that may give them time to get their funding together as Mr. Wise said earlier it can be 90-100 days before anything could be worked out. So in that period of time, it can give them the opportunity to get the funding that they need and permits needed and everything in place. Mr. Rasper seconded the motion. The motion carried unanimously.

IV. NEW BUSINESS

A. 2022-04-6525 Oriole Blvd APT 107 (Wrights Windows and Door)

- ✦ Mr. Wise states that this is an issue that occurred during plan review and the company is trying to get their permit issued.
- ✦ Michael Fox explained to the board that the length of the mullion is what drew our attention. There is a product approval for that size mullion that would meet the pressure but not the length. That's what got us asking for more information.

Discussion Ensued

- ✦ My Oyola made a motion to deny the variance. Mr. Rasper seconded the motion. The motion carried unanimously.

B. 2022-05- 4498 Thornwood Circle

- ✦ Tom Banzhaf stated this is a 2 story attached townhouse that one of the owners has vandalized both exterior and interior. An unsafe building inspection was performed on May 03, 2022, and noted the extent of damage to the structure.

Discussion Ensued

- ✦ Mr. Wise asked that the staff report be admitted into evidence.
- ✦ Staff is recommending 30 days to get repairs and the appellant is asking for more time to find a contractor and have a contract with them.

Discussion Ensued

- ✦ Mr. Oyola made a motion to grant 30 days and come back with a contractor or contract to sell the property. Mr. Wingate seconded the motion.

Discussion Ensued

- ✦ Mr. Dixon amended the motion and made a motion to grant them 60 days and come back with a contracted contractor or contract to sell the property. Mr. Wingate seconded the motion. The motion carried unanimously.

C. 2022-06- Harbour Star Drive-Neptune Docks LLC

- ✦ Mr. Wise asked that the staff report be admitted into evidence.
- ✦ Tom Banzhaf stated this was reported from the commissioner's office about an unsafe structure. Code enforcement went out and took photos of the structure.

Discussion Ensued

- ✦ Cory Frazier ask for 90 days to obtain permits. We will be using Mr. Dobson as the contractor.
- ✦ Mr. Rasper made a motion to grant them 90 days. Mr. Oyola seconded the motion. The motion carried unanimously

V. BOARD MEMBER COMMENTS

None

VI. STAFF COMMENTS

None

VII. ADJOURNMENT

None

Steven Markel adjourned the meeting at approximately 3:56 PM.

Signed for the Board by,



Rex Kirby, Chair

Respectfully submitted by
Michelle Carter, Recording Secretary