

**MINUTES**  
**PALM BEACH COUNTY**  
**CONSTRUCTION BOARD OF ADJUSTMENTS AND APPEALS (CBAA) sitting as the**  
**LOCAL CONSTRUCTION REGULATION BOARD (LCRB)**  
**May 11, 2017**

**1. ADJOURN AS CBAA / CONVENE AS LCRB**

Chairman Marc Wiener adjourned the CBAA meeting and reconvened as the LCRB at approximately 3:55 PM. The meeting was conducted in Room 1W-47, Palm Beach County Planning, Zoning and Building Department, 2300 North Jog Road, West Palm Beach, Florida.

**MEMBERS PRESENT:**

Marc Wiener, Architect, Chair	Bart Rasper, Plumbing Contractor
Ron Dixon, Engineer, Vice Chair	Manny Oyola, Roofing Contractor
Rex Kirby, Division I Contractor	Margie Walden, Public At-Large
Justin McIntosh, Alternate Public At-Large	

**MEMBERS ABSENT:**

Duane Drawdy, Division I Contractor	Gary Sullivan, Electrical Contractor
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**OTHERS PRESENT:**

Doug Wise, Building Official, Palm Beach County  
Brad Brown, Deputy Building Official, Palm Beach County  
Ramsay Bulkeley, Deputy Director, PZB, Palm Beach County  
John Blake, Assistant Deputy of Inspections, Palm Beach County  
Jamie Illicete, Contractor Certification Field Investigator  
Robert Nicholls, Codes Products & Training Coordinator  
Dean Wells, Construction Services Coordinator  
Shannon Fox, Assistant County Attorney  
Anne Helfant, Assistant County Attorney  
Jacquelyn Anderson, Recording Secretary  
Anand Poonai, Dcota Contracting, Inc.  
Alan Hess, Property Owner  
Lisa Glennon, Property Owner  
John Glennon, Property Owner  
Andre Parke, Attorney, The Forest Condominium  
Ronald Simmons, Property Owner  
Claudia Langieri, Property Owner  
Brenda Booze, Property Owner  
Ellen Rappaport, Property Owner  
Ira Rappaport, Property Owner  
Rich Link, Aspen Homes  
Sarah Sooknanan, Property Owner

**OTHERS PRESENT:**

John Kennelly, Aspen Homes and Estates of Boynton Waters  
Urania Lopez, Property Owner  
Hamilton Lopez, Property Owner  
Neil O'Neal, Contractor, The Forest Condominium  
Alan Meltzer, The Forest Condominium

**2. APPROVAL OF MINUTES**

Ms. Walden made a motion to approve the minutes with correction of a typo on page 2 of 6 at the end of the sentence of the second bullet. Mr. Oyola seconded the motion. The motion carried unanimously.

**3. OLD BUSINESS**

An oath was previously administered during the CBAA meeting to all witnesses who planned to testify.

**A. 17-02 – Anand Poonai, CGC-1508344 & CCC-1326958 (DBA Dcota Contracting, Inc.)**

Mr. Wise stated this case was a follow up of a case the Board heard the previous month. The case was for willful code violation and fraud against Mr. Poonai. The Board found Mr. Poonai guilty of willful code violation and fraud. The Board elected to defer the penalty phase to allow Mr. Poonai to go back and work with the client to come to some idea of how to solve the issues.

Ms. Illicete stated the homeowner and contractor met together and have come to some agreement. The contractor has hired design professionals to evaluate the conditions. A permit has been obtained for the garage door by Marko Garage doors, but no inspections have been done. There has been no physical work done at the property.

Mr. Poonai stated he had meetings with the building department on 4/18. He met with an engineer at the property on 4/24, who evaluated the property. On 4/27 an email was sent to the homeowner advising her of what was being done and requesting the scope of work. The day prior to the hearing Mr. Poonai received the scope of work from the homeowner's daughter describing the scope of work the homeowner would like done in addition to the requirements of the building department. Mr. Poonai said he would incorporate the additional work into the drawings to submit for a permit for the work. Once the permit is issued, he will need at least 30 days to do the work that she has requested in addition to the work that the building department wants, and he will be able to complete the permit.

Board members questioned Staff and Respondent.

Discussion ensued.

Ms. Walden made a motion to grant 90 days (3 months) to ensure all work is completed, and if not, the Building Official must bring the Respondent back before the Board.

Mr. Wise stated the case would have to come before the Board again for the penalty phase.

Ms. Walden amended the motion to grant the Respondent 90 days (3 months) to ensure all work is completed and appear before the Board to allow the Board to review the completed case.

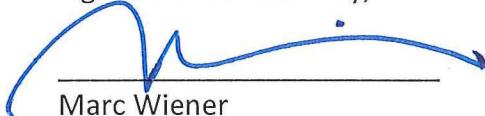
Mr. Rasper seconded the motion. The motion passed unanimously.

Mr. Wise requested the staff report be submitted into evidence.

4. **NEW BUSINESS – NONE**
5. **BOARD MEMBER COMMENTS – NONE**
6. **STAFF MEMBER COMMENTS - NONE**
7. **ADJOURNMENT**

Chairman Marc Wiener adjourned the LCRB meeting at approximately 4:02 p.m.

Signed for the Board by,



Marc Wiener  
Chairman

Respectfully submitted,  
Jacquelyn Anderson  
Recording Secretary