

**MINUTES**  
**PALM BEACH COUNTY**  
**CONSTRUCTION BOARD OF ADJUSTMENTS AND APPEALS (CBAA)**  
**April 13, 2017**

**1. CALL TO ORDER / CONVENE AS CBAA**

Chairman Marc Wiener called the meeting to order at 2:05 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
Gary Sullivan, Electrical Contractor	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	Ron Dixon, Engineer, Vice Chair
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**OTHERS PRESENT:**

Doug Wise, Building Official of Palm Beach County  
Dean Wells, Construction Services Coordinator  
Shannon Fox, Assistant County Attorney  
Anne Helfant, Assistant County Attorney  
Jamie Illicete, Contractor Certification Field Investigator  
Shawn Brown, Building Construction Inspector II  
Robert Nicholls, Codes Products & Training Coordinator  
Jacquelyn Anderson, Recording Secretary  
Jason Griffith, Facilities Systems Project Manager  
Chris Poonai, Dcota Contracting, Inc.  
Urania and Hamilton Lopez, Property Owners  
Sharon Sooknanan, Property Owner

**B. APPROVAL OF MINUTES**

Ms. Walden made a motion to approve the minutes of February 9, 2017. Several Board Members seconded the motion. The motion carried unanimously.

**2. ADDITIONS & DELETIONS - NONE**

**3. OLD BUSINESS**

Board Secretary Jacquelyn Anderson administered an oath to all witnesses who planned to testify.

**A. 17-01 – 10236 Harbourtown Court – Deutsche Bank**

There was no one present on behalf of Deutsche Bank.

Mr. Wise testified Deutsche Bank filed an appeal, and they divested themselves by way of the property. The original appeal filed by Shamrock HOA was denied by the Board previously.

The appeal was dismissed. The Building Official will move forward with demolition to abate the nuisance.

**4. NEW BUSINESS**

**A. 17-03 – 4594 Hibiscus Ave – Hamilton Lopez**

Urania Lopez testified on behalf of her husband, Hamilton Lopez who owns the property at 4594 Hibiscus Avenue. They received notification that they needed to demolish the property. It's an abandoned property that they purchased. They filed the appeal because they want to demolish the structure themselves. Mrs. Lopez stated they have started the demolition process. Mrs. Lopez requested the County's demolition process be stopped because they are going to move forward themselves.

Board Members questioned Appellant and discussion ensued.

Mrs. Lopez requested three months to proceed with demolition.

Additional questioning and discussion ensued.

Mr. Wise submitted Palm Beach County Building Division's Staff report into evidence.

Board Members questioned Staff and discussion ensued.

Ms. Walden made a motion to allow the Appellant two weeks to secure the property, and within 30 days have a demolition contract ready to take the structure down.

Discussion ensued.

Mr. Sullivan seconded the motion.

Additional discussion ensued.

Ms. Walden made a motion to allow the Appellant two weeks to secure the property with appropriate fencing and 30 days to have a demolition company in place, signed contract, for the removal of all the structures including the septic tank. If in 30 days, that is not facilitated then the County needs to go forward with the demolition.

Additional discussion ensued.

Ms. Walden amended the motion to allow the Appellant two weeks to have the entire property fenced and secured, and in 30 days to demonstrate clear progress with the permitting for the demolition, including a company that has been hired to remove all the structures including the septic system, and removal of all debris, and to return to update the Board within 30 days.

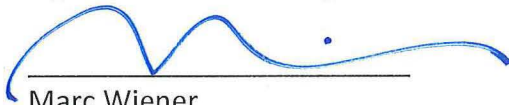
Mr. Kirby seconded the motion.

The motion carried 6 to 1.

**5. ADJOURNMENT as the CBAA**

Chairman Marc Wiener adjourned the meeting as the Construction Board of Adjustments and Appeals at approximately 2:31 p.m.

Signed for the Board by,



Marc Wiener  
Chairman

Respectfully submitted,  
Jacquelyn Anderson  
Recording Secretary