

MINUTES
PALM BEACH COUNTY
CONSTRUCTION BOARD OF ADJUSTMENTS & APPEALS
JULY 9, 2015

1. CALL TO ORDER / CONVENE AS CBAA.

Vice Chairman Ron Dixon called the meeting to order at 2:00 p.m. The meeting was conducted in Room 1E-47, Palm Beach County Planning, Zoning and Building Department, 2300 North Jog Road, West Palm Beach, Florida.

A. ROLL CALL.

MEMBERS PRESENT:

Ron Dixon, Vice Chairman
Bart Rasper
Michael Walker

Gary Sullivan
Duane Drawdy
Margie Walden

MEMBERS ABSENT:

Marc Weiner
Peter Dzenutis
Tom Donegan

OTHERS PRESENT:

Doug Wise, Building Official
Shannon Fox, Assistant County Attorney
Anne Helfant, Assistant County Attorney

Bob Nicholls, Construction Services Coordinator
Amanda Myer, Recording Secretary

2. APPROVAL OF MINUTES.

A motion was made and seconded to approve the CBAA minutes of March 12, 2015. The motion passed.

3. ADDITIONS & DELETIONS.

There were no additions or deletions to the agenda.

4. NEW BUSINESS.

Assistant County Attorney Shannon Fox swore in all those giving testimony.

A. Case 15-04 - 17744 Fieldbrook Circle W, Boca Raton, FL 33496 – Vesta Properties /Shimon Mazar.

Building Official Doug Wise presented the case to the Board. He indicated that staff received a complaint regarding this property on 11/13/14, the property was initially inspected by County Inspector Dean Wells, a title search was conducted, the property owner was noticed, and the county recorded a notice of an unsafe building. Mr. Wise indicated that the County staff recommends that the structure be reconstructed or the lot cleared.

County Inspector Bob Nicholls testified as to the current condition of the structure. He indicated that the property owner has applied for a partial demolition permit.

Shimon Mazar, of Vesta Properties, testified for the property owner. He indicated there was no fire damage, only water damage and neglect over the years. He said the property owner has applied for a permit for demolition and that the permit application still needs approval from the Health Department because there is a septic system on the property.

Henry Brown, an architect and engineer, testified for the property owner. He indicated the plans for reconstruction were 95% percent complete, and that the total time to complete the plans, obtain the necessary permit, and reconstruct the structure should take approximately 14-18 months.

Discussion ensued among the Board members, County staff, and the representatives of the property owner.

A motion was made and seconded to require: demolition within 30 days, except for the concrete walls and slab; the walls must be reinforced, as certified by an engineer; the building permit must be obtained within four months; construction must start within five months; construction must be completed within eight months of receiving the building permit for the reconstruction; and, if these conditions are not met, this case will be brought back to the Board for further action. The motion passed.

B. Case 15-05 – 8065 Marshwood lane, Lake Worth, FL 33467 – Anne Cafarelli.

Building Official Doug Wise presented the case to the Board. He indicated that staff received a complaint on 1/6/15, the property was initially inspected by Inspector Dean Wells, the inspection indicated there was fire damage, the property owner was notified, a notice of intent to demolish was recorded on 2/5/15, and the property owner requested a hearing before the Board. He added that the property owner is new from when this process was started.

County Inspector Bob Nicholls testified that he has inspected the property, there is substantial damage to the interior of the property, and that the property is secure.

Carl Leder, engineer, testified for the property owner. He indicated that 100% of the structure has been damaged, but the structural integrity is still intact, and he recommends that the property be repaired.

James Brown, attorney, testified for the property owner. He indicated the property has been sold to Johnson Realty, which has owned the property for approximately three weeks. He added that the property owner would like to reconstruct the property to its original condition, and that it should take one year to do so. He said the property owner would like to use the original plans to reconstruct the property.

Building Official Doug Wise indicated the original plans could be used but that additional plans will be needed to meet current requirements of the building code.

Discussion ensued among the Board members, County staff, and the representatives of the property owner.

A motion was made and seconded to allow 30 days to complete the demolition; 60 days to submit a building permit application; and 12 months after the building permit is issued to complete construction. The motion passed.

5. OLD BUSINESS.

A. CASE 15-02 – 37051 2ND Street, Canal Point, FL 33438 – Martha Gray.

Building Official Doug Wise presented the case to the Board. He indicated that the property owner, Martha Gray, was required by the Board to come back with a plan to rectify the issues with her property, but Ms. Gray was not in attendance today to present such a plan.

Board Secretary Amanda Myer indicated that Ms. Gray had not been able to get any bids on making the needed improvements to this property.

Building Official Doug Wise recommended that Ms. Gray be given 30 more days, until the next Board meeting, to submit a plan for making the needed improvements.

A motion was made and seconded to allow 30 additional days to comply with the existing Board Order for this case, which requires pricing and a plan for the improvements, or the structure will be demolished. The motion passed.

6. BOARD MEMBER COMMENTS.

There were no comments from the Board.

7. STAFF MEMBER COMMENTS.

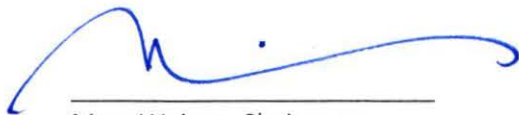
Building Official Doug Wise thanked the Board members for their work.

A Board member questioned Mr. Wise regarding the status of the Board case involving Florida Screen Builders. Mr. Wise indicated that Florida Screen Builders is closing its business, but that the owner, Rene Cantin, wants to personally comply with the Board Order using his contractor's license.

8. ADJOURNMENT.

Vice Chairman Dixon adjourned the meeting at approximately 3:00 p.m.

Signed for the Board by,



Marc Weiner, Chairman

Respectfully submitted,
Amanda Myer, Recording Secretary