

MINUTES
PALM BEACH COUNTY
CONSTRUCTION BOARD OF ADJUSTMENTS AND APPEALS (CBAA)
November 9, 2017

1. CALL TO ORDER / CONVENE AS CBAA

Chair Marc Wiener 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
Milton Grey, Division I Contractor
Manny Oyola, Roofing Contractor
Rex Kirby, Division I Contractor
Justin McIntosh, Alt - Public At-Large

Bart Rasper, Plumbing Contractor
Gary Sullivan, Electrical Contractor
Steven Markel, HVAC Contractor
Margie Walden, Public At-Large

MEMBERS ABSENT:

Ron Dixon, Engineer, Vice Chair

OTHERS PRESENT:

Doug Wise, Building Official, Palm Beach County
Dean Wells, Construction Services Coordinator
Shannon Fox, Assistant County Attorney
Anne Helfant, Assistant County Attorney
Jason Griffith, Palm Beach County staff
Shawn Brown, Palm Beach County staff
Jamie Illicete, Palm Beach County staff
Brett Carlton, Palm Beach County staff
Jacquelyn Anderson, Recording secretary
Anand Poonai, Dcota Contracting
Howard Poznanski, Esquire
Terry Lee, Aspen Homes
Sharon Maraj, Property owner
Sarah Sooknanan, Property owner

B. APPROVAL OF MINUTES

Ms. Walden made a motion to approve the minutes of October 12, 2017. Mr. Oyola seconded the motion. The motion carried unanimously.

2. ADDITIONS & DELETIONS

- A. Meeting exhibit distribution preferences – Board Member Comments
- B. December meeting vote – Board Member Comments

3. OLD BUSINESS

Ms. Anderson administered an oath to all witnesses who planned to testify.

A. 16-03 – Estates of Boynton Waters - Palm Beach County staff update

Mr. Wise requested to enter the updated County Staff Report into evidence.

Mr. Wise stated Palm Beach County staff went to the site to inspect the structures, and met with the new superintendent and a local professional engineer, Mr. Young who is also a resident of the community. County staff observed that there is a lot of decay in the rim joists, and that was the concern Mr. Young raised in the last meeting. County staff's recommendation will be to fix the floor systems or come up with another bracing system. Nine permits have gone inactive again.

Mr. Lee stated work on the trusses for Lot 85 began after the onsite visit. He has cleaned up all the houses that are shells and removed debris. Mr. Lee stated he was waiting on bids to get roofs and stucco on some of the structures.

Board members questioned Mr. Lee and County staff and discussion ensued.

[There was no action taken by the Board.]

B. 17-09 – 10236 Harbourtown Ct – Doron Nissim

Mr. Wise requested to enter the County Staff Report into evidence.

Mr. Wise provided a summary of the multiple appeals regarding the subject property.

Mr. Wise stated there was an engineer's report submitted that states thirteen trusses have to be replaced. Mr. Wise stated thirteen trusses cannot be replaced without doing the wiring, electric, duct work, insulation, and drywall. There have been no plans provided for how the Appellant intends to complete the rest of the work.

Mr. Wise stated in the Energy Code if work done is 30 percent of the value of the structure it is considered a renovated building. The insulation and envelope have to be brought up to current code. Without the necessary documentation, County staff cannot issue a permit.

Mr. Carlton stated the plans submitted were just to replace the trusses. There is a lot more work that needs to be done to make the structure safe, but no other plans have been submitted.

Board members questioned County staff and discussion ensued.

There was no one present on behalf of the Appellant.

Ms. Fox summarized the original July 13, 2017, Board Order that stated the Appellant had 60 days to obtain all the permits required to repair the structure and appear again before the Board in September so the Board could consider whether the Appellant would be granted additional time to repair the structure.

Discussion ensued.

Mr. Oyola made a motion to deny the request for additional time and authorize the Building Official to proceed with demolition.

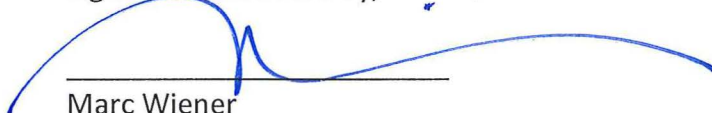
Ms. Walden seconded the Motion. The motion carried unanimously.

4. NEW BUSINESS - NONE

5. ADJOURN AS CBAA

Chairman Marc Wiener adjourned the meeting as the Construction Board of Adjustments and Appeals at approximately 2:42 p.m.

Signed for the Board by,



Marc Wiener
Chairman

Respectfully submitted,
Jacquelyn Anderson
Recording Secretary