

MINUTES
PALM BEACH COUNTY
CONSTRUCTION BOARD OF ADJUSTMENTS AND APPEALS (CBAA)
March 8, 2018

1. CALL TO ORDER

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
Bart Rasper, Plumbing Contractor
Rex Kirby, Division I Contractor
Justin McIntosh, Alt - Public At-Large

Ron Dixon, Engineer, Vice Chair
Steven Markel, HVAC Contractor
Margie Walden, Public At-Large

MEMBERS ABSENT:

Milton Grey, Division I Contractor
Manny Oyola, Roofing Contractor

Gary Sullivan, Electrical Contractor

OTHERS PRESENT:

Doug Wise, Building Official, Palm Beach County
Dean Wells, Construction Services Coordinator
Shannon Fox, Assistant County Attorney
Anne Helfant, Assistant County Attorney
Jacquelyn Anderson, Recording secretary
Charles Stoecker, Attorney obo U.S. Bank National Association
Kevin Harmon, AmeriGas Propane, Inc.

B. APPROVAL OF MINUTES

Mr. Dixon made a motion to approve the minutes of February 8, 2018. Ms. Walden seconded the motion. The motion carried unanimously.

2. ADDITIONS & DELETIONS

Ms. Walden requested to add a discussion of the engineer report for case 16-03, Estates of Boynton Waters.

Ms. Fox advised the Board not to discuss the engineer report if it is not due yet, and the respondent was not notified to be present for the discussion.

3. OLD BUSINESS

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

A. 18-01 – 18171 CLEAR BROOK CIRCLE – U.S. BANK NATIONAL ASSOCIATION

Mr. Wise requested to enter the updated County Staff Report into evidence. The Appellant was given a 30-day extension. A representative on behalf of the Appellant will provide an update.

Mr. Stoecker stated his client was granted access to the property, ran tests, inspected, and determined that they will move forward with demolition because the value of the property was worth more than the asset. Mr. Stoecker requested a 30-day extension to demolish the structure.

Board members questioned Appellant and Staff. Discussion ensued.

Mr. Kirby made a motion to grant a 30-day extension to the Appellant to demolish the structure; and if the demolition has not proceeded within the 30 days that the County proceed with demolition.

Ms. Walden seconded the motion. The motion passed unanimously.

4. NEW BUSINESS

A. 18-02 – 9239 W HIGHLAND PINES DR – AMERIGAS PROPANE, INC.

Mr. Wise stated the case involves a request for variance to NFPA 58 for fuel gas. The property is a congregant living facility as an ALF (assisted living facility) under the jurisdiction of Elder Affairs or AHCA (the Agency for Health Care Administration). There is a new requirement for additional fuel onsite for these types of facilities from 72 hours to 96 hours under the new order. The Appellant wants to permit another propane tank. They are very close to the requirement of 10', but a little short. If they maintain the 8' as requested in the variance application, Staff can support.

Mr. Harmon stated the ALF is on a pie-shaped property, and there is very little room. They are requesting a reduction in the required 10' to 8' to accommodate the new tank.

Board members questioned Appellant and Staff. Discussion ensued.

Ms. Walden made a motion to grant the variance for the additional tank at the 8' recommendation.

Mr. Dixon seconded the motion. The motion carried unanimously.

Discussion ensued.

5. BOARD MEMBER COMMENTS - NONE

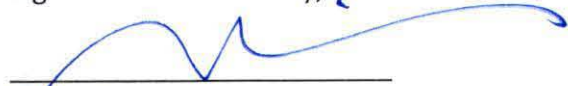
6. STAFF MEMBER COMMENTS

A. The next meeting scheduled is March 8, 2018.

7. ADJOURNMENT

Chair Marc Wiener adjourned the CBAA meeting at approximately 2:10 p.m.

Signed for the Board by,



Marc Wiener
Chairman

Respectfully submitted,
Jacquelyn Anderson
Recording Secretary