



"The Capital City of the Palm Beaches"

Construction Services Department

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CONSTRUCTION BOARD OF ADJUSTMENT AND APPEALS

MINUTES

August 21, 2008

This regular meeting of the City of West Palm Beach Construction Board of Adjustment and Appeals was called to order at 2 p.m. in the City Hall Commission Chambers, 200 2nd Street, West Palm Beach, Florida.

PRESENT: Michael Davila, Acting Chairman
Everett Fennell (tardy)
Timothy Hulihan
Thomas McCarthy
Larry Rowe
Keith Spina
Kimberly Rothenburg, Assistant City Attorney/Board Counsel
Pamela Yusko, Recording Secretary

ABSENT: Daniel Canavan

APPROVAL OF MINUTES: Motion was made by Thomas McCarthy and seconded by Timothy Hulihan to approve the Minutes of the July 17, 2008 meeting. Motion carried.

Keith Spina disclosed that he spoke to Greg Kino, who is representing Case 1337, and the architectural firm he works for has done work at 525 Okeechobee Blvd. (Case 1357).

CASE NUMBER 1350 1025 26th Street
Lots 6-11, 13, 15, 17
Block C
Northwood Add. Plat #7
Raymond Bermudez

"An Equal Opportunity Employer"

Presenting this case to the Board were Ray Bermudez and Wes Kane. Representing the City were Tom Moore, Building/Demolition Inspector and Neil Melick, Building Official. A videotape of the property was shown.

Motion was made by Larry Rowe and seconded by Thomas McCarthy that: **THE BOARD AGREES WITH AND ACCEPTS THE CITY'S FINDINGS OF FACT AS PRESENTED. FINAL INSPECTION IS TO BE PERFORMED BY SEPTEMBER 18, 2008. IF THESE PERMITS ARE NOT CLOSED OUT BY THAT TIME, THE DEMOLITION ORDER SHALL BE REINSTATED.** Motion carried.

CASE NUMBER 1349 1905 N. Dixie Highway
Lot 6
Block 2
Currie Add. to Palm Beach North
Michael B. Small

Greg Kino presented this case to the Board. Also speaking were John Avercamp and Nick Fusco. Neil Melick, Building Official, and Bobby Powell, Planner, represented the City. A videotape of the property was shown.

Motion was made by Timothy Hulihan and seconded by Thomas McCarthy that: **APPLICANT IS GRANTED FOURTEEN (14) DAYS TO SHORE THE EXTERIOR WALLS IN COMPLIANCE WITH THE CODE. IF THIS IS NOT DONE, APPLICANT SHALL APPEAR AT THE MEETING OF SEPTEMBER 18, 2008.** Motion carried.

CASE NUMBER 1332 513 Sapodilla Avenue
Lots 1 & 2
Block 18
Clows Add.
Daniel Pikula
Bert Calero

Dan Pikula and Michelle Graham presented this case to the Board. Speaking on behalf of the City was Neil Melick, Building Official.

Motion was made by Everett Fennell and seconded by Thomas McCarthy that: **THE BOARD AGREES WITH AND ACCEPTS THE CITY'S FINDINGS OF FACT AS PRESENTED. APPLICANT IS GRANTED SEVEN (7) DAYS TO APPLY FOR PERMITS. ANY COMMENTS FROM THE BUILDING DEPARTMENT ARE TO BE ADDRESSED AND RESUBMITTED WITHIN FIFTEEN (15) DAYS.**

AFTER PERMIT ISSUANCE, THIRTY (30) DAYS ARE GRANTED TO COMPLETE THE DEMOLITION AND SHORING. APPLICANT MUST APPEAR BEFORE THE BOARD AGAIN IN NINETY (90) DAYS WITH AN ARCHITECT AND A PLAN FOR PROCEEDING WITH REHAB. Motion carried.

CASE NUMBER 1337 500 Division
Lot 6
Block 18
Clows Add.
Alice E. Moore
Michael Brown

Presenting this case to the Board was Michael Brown. Representing the City was Tom Moore, Building/Demolition Inspector, Lisa Conforti, Assistant City Attorney, and Jillian Papa, Historic Preservation Planner. A videotape of the property was shown.

Motion was made by Everett Fennell and seconded by Thomas McCarthy that: **THE BOARD AGREES WITH AND ADOPTS THE CITY'S FINDINGS OF FACT AS PRESENTED. APPLICANT IS TO OBTAIN AN ENGINEER'S SIGNED AND SEALED SHORING ANALYSIS OF THE STRUCTURE AND SUBMIT PLANS FOR PERMIT WITHIN SIXTY (60) DAYS. ANY COMMENTS FROM THE BUILDING DEPARTMENT ARE TO BE ADDRESSED AND RESUBMITTED WITHIN FIFTEEN (15) DAYS. APPLICANT SHALL APPEAR BEFORE THE BOARD AT THE END OF THAT SIXTY (60) DAY PERIOD WITH AN UPDATE AND IMPROVEMENT PLAN FOR THE PROPERTY.** Motion carried.

CASE NUMBER 1340 376 Forest Hill Blvd.
Lot 10
Block A
Broadmore Sec. 4
Marli Souza

Representing the City was Tom Moore, Building/Demolition Inspector. The applicant for this case was not in attendance, but sent a letter, which was read to the Board. A videotape of the property was shown.

Motion was made by Keith Spina and seconded by Everett Fennell that: **THIS CASE WILL BE DEFERRED UNTIL THE MEETING OF OCTOBER 16, 2008.** Motion carried.

CASE NUMBER 1356 5205 Greenwood Avenue
Tenet St. Mary's Inc.
Palm Healthcare Foundation
Hedrick Brothers Construction

At the request of the applicant, this case has been withdrawn.

CASE NUMBER 1357 525 Okeechobee Blvd.
CityPlace Office I, L.L.C.
Dan Petrocchi

Due to a conflict, Board Member Keith Spina abstained from participation in this case.

Lynda Harris and Dan Petrocchi came forward to present this case to the Board. Representing the City was Neil Melick, Building Official.

Motion was made by Thomas McCarthy and seconded by Larry Rowe that: **THE BOARD AGREES WITH AND ADOPTS THE CITY'S FINDINGS OF FACT AS PRESENTED. THE EXTENSION REQUESTED IS GRANTED.** Motion carried.

As there was no further business to come before the Board at this time, the meeting was adjourned at 4:12 p.m.

Michael D. Davila
Acting Chairman