



**Construction Services Department**

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*"The Capital City of the Palm Beaches"*

**CONSTRUCTION BOARD OF ADJUSTMENT AND APPEALS**

**MINUTES**

**February 24, 2005**

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 2<sup>nd</sup> Street, West Palm Beach, Florida.

**PRESENT:** Daniel Canavan, Chairman  
Michael Davila  
Everett Fennell  
Timothy Hulihan (late)  
Tom McCarthy  
Larry Rowe  
Jennifer Hunecke, Assistant City Attorney/Board Counsel  
Pamela Yusko and Jennifer Hardy, Recording Secretaries

**ABSENT:** Keith Spina

**APPROVAL OF MINUTES:** Motion was made by Tom McCarthy and seconded by Everett Fennell to approve the Minutes of the January 20, 2005 meeting. Motion carried.

**CASE NUMBER 1228** 4011 Northshore  
Repl. of Blocks 17-19  
Westfield No. 1  
Gregory Mack, Pastor

Pastor Gregory Mack came forward to speak about this case. Representing the City was Tom Moore, Building/Demolition Inspector.

Motion was made by Tom McCarthy and seconded by Larry Rowe that: **A PROGRESS REPORT SHALL BE SUBMITTED AT THE NEXT MEETING.** Motion carried.

*"An Equal Opportunity Employer"*

**CASE NUMBER 1166**      3311 Pinewood Avenue  
Lot 15  
Block 54  
Northwood  
Carl Bryant

No applicant was present at this time. Representing the City was Tom Moore, Building/Demolition Inspector. A videotape of the property was shown.

Motion was made by Michael Davila and seconded by Tom McCarthy that: **A CERTIFICATE OF OCCUPANCY IS TO BE OBTAINED FOR THIS PROPERTY BY THE NEXT MEETING OF THIS BOARD.** Motion carried.

Board Member Timothy Hulihan arrived at this time.

**CASE NUMBER 1227**      800 N. Sapodilla  
Lot 7  
Block 1  
Amended Plat of Freshwater Add.  
Darden Holdings, Inc.

Speaking on behalf of this case was Boone Darden. Representing the City was Tom Moore, Building/Demolition Inspector. A videotape of the property was shown.

Motion was made by Tom McCarthy and seconded by Timothy Hulihan that: **APPLICANT IS TO BRING IN A CONSTRUCTION SCHEDULE AND UPDATE ON THIS PROPERTY AT THE NEXT MEETING OF THIS BOARD.** Motion carried.

**CASE NUMBER 1189**      620 7<sup>th</sup> Street (aka 624)  
**CASE NUMBER 1190**      620 7<sup>th</sup> Street (aka 638)  
Lot 6  
Block 3  
Clows Add.  
Alice Moore

Charlene Montford, Director of the City's Economic and Community Development Department, spoke on behalf of owner Alice Moore, who was also in attendance. Tom Moore, Building/Demolition Inspector, showed a videotape of the property.

Motion was made by Michael Davila and seconded by Tom McCarthy that: **THE DEMOLITION ORDER IS TO BE CARRIED THROUGH FOR THE PROPERTY ALSO KNOWN AS 624 7<sup>th</sup> STREET. ADDITIONAL TIME IS GRANTED FOR A FINAL INSPECTION AT THE PROPERTY ALSO KNOWN AS 638 7<sup>th</sup> STREET.** Motion carried.

**CASE NUMBER 1204**      920 6<sup>th</sup> Street  
                                 Lot 6  
                                 Block 9  
                                 Clows Add.  
                                 Thelma L. White  
                                 Thelma W. Rich

No applicant was present to speak on behalf of this case. Tom Moore, Building/Demolition Inspector, represented the City. A videotape of the property was shown. Sergeant Ronald Ghianda, from the City of West Palm Beach Police Department, noted numerous police reports filed at this location and spoke in favor of demolition.

As the Motion made at the meeting of January 20, 2005, was not complied with, the demolition is to proceed from the time allotted in the last Order.

Since Carl Bryant, applicant for Case Number 1166, 3311 Pinewood Avenue, was now in attendance, the Board explained to him the Motion that was made. Mr. Bryant was in agreement with the Order.

As there was no further business to come before the Board at this time, the meeting was adjourned at 2:50 p.m.

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Daniel T. Canavan  
Chairman