



"The Capital City of the Palm Beaches"

Construction Services Department

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CONSTRUCTION BOARD OF ADJUSTMENT AND APPEALS

MINUTES

March 17, 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 2nd Street, West Palm Beach, Florida.

PRESENT: Timothy Hulihan, Vice-Chairman, Acting Chairman
Michael Davila
Everett Fennell
Thomas McCarthy
Larry Rowe
Jennifer Hunecke, Assistant City Attorney/Board Counsel
Pamela Yusko, Recording Secretary

ABSENT: Daniel Canavan, Chairman
Keith Spina

APPROVAL OF MINUTES: Motion was made by Tom McCarthy and seconded by Michael Davila to approve the Minutes of the February 24, 2005 meeting. Motion carried.

At the request of Mike Carsillo, Interim Fire Marshal, the cases were heard out of order.

CASE NUMBER 1273

1101 South Olive Avenue
Lot 0010
Block 005
No. 24 Jefferson Park
Palm Beach Atlantic University
Hanson Professional Services, Inc.

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Presenting this case to the Board were Bob Knoedler and Ron Hackett. Representing the City were Neil Melick, Building Official and Captain Mike Carsillo, Interim Fire Marshal.

Motion was made by Michael Davila and seconded by Larry Rowe that: **THE BOARD AGREES WITH AND ACCEPTS THE CITY'S FINDINGS OF FACT AS PRESENTED, AS WELL AS THE FIRE STUDY AND PROPOSALS PRESENTED BY THE APPLICANT. CONDITIONAL APPROVAL OF THE VARIANCE IS GRANTED, THE CONDITION BEING THAT THE EXCEPTIONS THAT HAVE BEEN CITED IN THE INTERNATIONAL CODE GET ADOPTED INTO THE FLORIDA BUILDING CODE. STROBES ARE TO BE ADDED TO THE SPACES THAT ARE SEGREGATED FROM THE SECOND FLOOR, AND SHALL ALSO MEET THE AUDIBLE REQUIREMENTS.** Motion carried.

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

Pastor Gregory Mack presented a status update to the Board. Representing the City was Neil Melick, Building Official.

Motion was made by Michael Davila and seconded by Tom McCarthy that: **THE BOARD AGREES WITH AND ADOPTS THE CITY'S FINDINGS OF FACT AS PRESENTED. APPLICANT IS GRANTED AN ADDITIONAL THREE (3) MONTHS TO GET HIS CONTRACT UNDERWAY AND THE JOB IN PROGRESS, AND IS TO APPEAR AGAIN BEFORE THIS BOARD AT THAT TIME WITH A PROJECTED DATE OF COMPLETION.** Motion carried.

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

Carl Bryant presented this case to the Board. Speaking on behalf of the City was Tom Moore, Building/Demolition Inspector.

Motion was made by Michael Davila and seconded by Everett Fennell that: **THE BOARD AGREES WITH AND ADOPTS THE CITY'S FINDINGS OF FACT AS PRESENTED. APPLICANT IS TO APPEAR AT THE NEXT REGULARLY SCHEDULED MEETING WITH A CERTIFICATE OF OCCUPANCY.** Motion carried.

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

Boone Darden presented this case to the Board. Tom Moore, Building/Demolition Inspector, represented the City.

Motion was made by Michael Davila and seconded by Larry Rowe that: **THE BOARD AGREES WITH AND ADOPTS THE CITY'S FINDINGS OF FACT AS PRESENTED. ANY COMMENTS ON THE SUBMITTED PLANS ARE TO BE ADDRESSED AND RESUBMITTED WITHIN 15 DAYS. CONSTRUCTION IS TO BEGIN WITHIN 15 DAYS AFTER ISSUANCE OF A PERMIT. IF THIS OCCURS AFTER THE COMMENCEMENT DATE (MAY 16, 2005) ON THE SUBMITTED SCHEDULE, A REVISED SCHEDULE IS TO BE PRESENTED TO THE BOARD. IF ANY OF THESE REQUIREMENTS ARE NOT MET, THE DEMOLITION ORDER IS TO BE REINSTATED.** Motion carried.

CASE NUMBER 1272 2216 Palm Beach Lakes Blvd.
Lot 3
Block 38-A
P.B. Lakes So. Repl. of Blocks 38 & 39
Bill Sharpe
Blend, LLC

Bill Sharpe came forward to present this case to the Board. Neil Melick, Building Official, represented the City.

Motion was made by Michael Davila and seconded by Tom McCarthy that: **THE BOARD AGREES WITH AND ADOPTS THE CITY'S FINDINGS OF FACT AS PRESENTED. VARIANCE IS GRANTED, CONTINGENT UPON THE SPRINKLER HEADS BEING THE TYPE APPROVED BY THE CITY AND INSTALLED ON BOTH SIDES OF THE OPENING.** Motion carried.

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As there was no further business to come before the Board at this time, the meeting was adjourned at 3:30 p.m.

Timothy F. Hullihan
Vice Chairman/Acting Chairman

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